

# STAFF REPORT

## CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



**Date:** 9 August 2019  
**Application Number:** 2019-0806  
**Property Location:** Leeper Park  
**Architectural Style/Date/Architect or Builder:** Planned landscape/1897/City superintendent Herman Beyer; Landscape Architect George Kessler  
**Property Owner:** City of South Bend, Venues Parks & Arts  
**Landmark or District Designation:** Local Landscape Landmark, Ordinance #8734-96 and National Register of Historic Places, 6/15/2000  
**Rating:** N/A

**DESCRIPTION OF STRUCTURE/ SITE:** Leeper Park is the first planned public park in South Bend located north of downtown and the medical district. Leeper Park is oriented east/west at the St. Joseph River, divided into three sections, East, Central, and West, by Michigan Street and Lafayette Boulevard. The Eastern section was originally established for the Water Works with the first construction on site being a network of thirty, six-inch artesian wells.<sup>1</sup> “The first land condemned for the future Leeper Park, in June of 1895, was meant to provide a second artesian well field and pumping facility for the lively industries and town population which was growing along the south bend of the St. Joseph River.”<sup>2</sup> City superintendent Herman Beyer first influenced the design including curvilinear paths, plantings, and water features. The 1911-1915 Parks and Boulevard system and the Leeper Park Plan, designed by celebrated planner and landscape architect George Kessler, embodied early twentieth century ideals grounded in the City Beautiful movement, connecting parks and boulevards as planned elements of a coordinated city plan. Kessler’s Plan for Leeper Park included both formal and informal design elements, adopting existing park features of the Beyer era through a skillful remodel. The association of the park sections with different uses was a result of Kessler’s planning; the West section was deemed for active recreation, the Central section as passive recreation, and the Eastern Section was adopted for its function as a Water Works but also boasts a number of recreation-related features. While the Kessler Plan guided Leeper Park development for the next decade, documentary evidence appears that only some elements of the Kessler design were actually installed.<sup>3</sup> Sensitive extensions of Kessler’s Plan continued into the 1920s and 1930s and included Works Progress Administration funded labor for several projects.<sup>4</sup>

Leeper Park East features include: the North Pumping Station, the water reservoir, multiple water well pumps, Ziegler Performing Center with fixed bench seating, signage for the former Garden of Fragrance, the Navarre Cabin, the foundation of the former Powell House, a non-functioning Comfort Station, a swing set/slide, the Sunken (Rose) Garden, the island, and the Works Progress Administration retaining wall and a bridge to the island.

Leeper Park Central features include: West Lagoon (Duck Pond), concrete stairs on embankment, a well house, the Edward B. Reynolds fountain, Lavender Labyrinth, memorials including trees, stones, and plaques.

Leeper Park West features include: backdrop of the former baseball diamond, tennis courts, a recreation building, a parking lot, an odor garden, and raised vegetable gardens with adjoining paths.

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<sup>1</sup> Leeper Park Cultural Landscape Report, prepared by Westerly Group for the Historic Preservation Commission of South Bend and St. Joseph County, May 1998.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

<sup>4</sup> Malcolm Cairns, ASLA. “Leeper Park Historic District.” National Register of Historic Places Inventory/Nomination Form, NR-1411. South Bend, St. Joseph County, Indiana, June 15, 2000.

## **ALTERATIONS:**

### **Throughout**

COA 2019-0402 approved conditionally 1. Lighting, with condition of staff approval 2. Sign locations, not sign design 3. Furnishings and Garden Ornaments with exception of the backed, non-custom metal benches around the fountain to be the backless benches, only 4. Planting Design.

COA 2019-0109 approved conditionally 1. Pedestrian circulation improvements and pathways, with condition of staff approval over memorials and landscaping 2. New playground 3. Studebaker Fountain and associated gathering place 4. Removal of Duck Pond, with condition that "reseed the lawn" is not approved but instead requires a plan be submitted to the Commission to interpret the Duck Pond in another way 5. Concept of a formal river overlook with final design to be approved by Commission.

RMEs and COAs for tree trimming, removal, and installation have been approved under the guidance of the City Forester.

RMEs and COAs for sidewalks have been approved.

### **Leeper Park East**

RME 2017-0410 approved "This permit covers only Phase I of the project - drilling a pilot well. Phase II (drilling the actual well and trenching in the piping) will require a separate COA."

COA 2017-0306 approved installation of new stage and new audience seating, landscape beautification and lighting for stage, new benches with concrete pad closer to stage.

RME 2016-1013 approved removal of brush and planting of willow tree near Rose Garden.

The Sunken (Rose) Garden with reflecting pool and statuary were removed in the 1960s. RME 2017-1012 approved installation of two small concrete pads with two benches adjacent to Rose Garden. Benches to match those approved through COA 2015-0302A. COA 2017-0228 approved installation of 8' wide crushed limestone walkway connecting the Michigan Street sidewalk with the Sunken Garden, bounded by two, 42" wide flower beds, and irrigation system for entire garden. COA 2015-1002 approved "Within an existing concrete curb (that will remain), the landscaping bed will be enhanced to mimic the reflecting pool formerly within its boundary. New flower beds will be defined using new soil, compost and plantings. A walkway of crushed limestone will pass through the beds. Additional half circle beds will be added to the north and south of the concrete curb. The "three-fates" statues will be repaired pro-bono by a local artist, and then placed into the center of the "pool" bed, where they were originally, in the same back-to-back-to-back style; and the one remaining "cherub" will be nearby, on a footing. That "cherub" will be duplicated from the original, and the new statue also placed nearby in the "pool" bed." COA 2015-0504A approved restoration of Rose Garden and gravel path system by volunteers.

COA 2015-0908 approved "Bartlett Street Roundabout Project Description (114-032b). Project to construct a roundabout at Bartlett and Michigan Street approved per all diagrams and documents submitted. Encroachment to Leeper Park East will be limited to 0.57 acres and all trees removed will be replaced within the park."

The Garden of Fragrance no longer exists, but the signage remains. RME 2015-0422 approved "Rebuild/restack low retaining wall currently located in Leeper Park next to Garden for the Blind. Matching flagstone has been donated by Knepp Sand and Stone and Old Fort Building Supply; and follows material estimate made by a representative of the SB Parks Department. The restacking of the flagstone wall will also require digging away the dirt around loose blocks and backfilling afterwards."

COA 2011-1103A approved "Replace the existing lift station on the south side of the North Pumping Station driveway and relocate it to the north side of the driveway. Screen the new location with landscaping and plantings. Rehabilitate the Garden of Fragrance Braille marker and boulder monument and install new sidewalks and decorative paving. All per diagrams, plans and plant palette submitted and approved."

Wading Pool was filled in and the pergola removed, 1970s.

Circa 1862 vernacular Powell House

Navarre Cabin moved to Leeper Park, 1904; relocated, 1916; relocated again to present site, 1954.

Zoo closed, and structures used for animals were demolished, 1913.

### **Leeper Park Central**

COA 2017-0213B approved "Addition to Leeper Park of a garden labyrinth, 40'-0" diameter center, 80'-0" diameter outer circle per submitted plans. Includes removal and replacement of existing trees specified in plans; removal of DAR memorial tree NOT PERMITTED."

COA 2013-0519 approved “Install a climber and merry-go-round at Leeper Park playground. (Replaces old pieces which were removed.)”  
The Mall/Formal Garden, an elongated adaptation of the Kessler design survived well into the 1960s. The Garden and pedestrian walks became grown over, 1980s.  
Tennis courts moved from Central to Eastern section, 1916.  
1905 Bugbee Fountain removed, unknown date.  
1907-08 East Lagoon (Lily Pond) became stagnant and was removed along with the rustic wooden bridge, unknown date.  
1907-08 West Lagoon (Duck Pond) was extensively remodeled including a change in configuration from a naturalized shape to a near oval, 1980s and 1990s. The covered shelter and chain link fence are not original. Only remnants of a path system were recorded by WPA, 1938.  
1910 Reynold’s horse watering trough, relocated from downtown South Bend, 1937.  
Fill added and installation of double flight of concrete steps along west bank of West Lagoon, 1916.  
Carriage drives redesigned, unknown date.

### **Leeper Park West**

COA 2015-0302A approved “Create a Garden in four sections totaling about 3000 sf including all plants; include an 8 foot wide ADA standard concrete sidewalk-initially 500 feet long; one monument circle and 2 flanking garden observation/education pads to be added per diagram submitted. Install 8 +/- historic lights of the style of Leeper Park East to be installed along the 8 foot wide walk: 1 on each side of the 3 bump outs along the walk, 1 close to Lafayette and 1 close to the northwest corner end of the current phase of the walkway. 8 +/- durable quality public benches; 4+/- umbrella tables near tennis court; opportunities for public art along the garden walk. Subject to approval by the Parks Board. All the garden plant and vegetable plant options to be agreed upon by Parks Department/Board, Madison School and HPC Staff to conform to the Standards and Guidelines adopted for Leeper Park. Abstain from planting fruit trees at this time.”  
COA 2008-0306 approved installation of an “Odor Garden” with blower piping and underground odor control bed to treat sewer gas. Surface odor control bed planted as flower garden. Area will be restored to grass if and when the system is taken out of service.  
COA 2007-0605B approved “Renovation of Tennis Courts, Pavement and Fence replacement, expansion of Court pavement approximately 20’ to South; removal of 17 trees in the South per Brent Thompson and replace with 12 Cypress per Brent Thompson. Plant to the north of the fence 5 deciduous trees.”  
A parking lot south of the Tennis Center was added during the Madison School renovation along with lighting without COA, 1998.  
The 1936 WPA shelter house was replaced with the present recreation building, 1970.  
Fill added for installation of Riverside Drive, 1910 and 1938.

**APPLICATION ITEMS:** “Construction of a new river overlook in Leeper Park. ”

**DESCRIPTION OF PROPOSED PROJECT:** Under the direction of Venues, Parks and Arts, the work proposed to Leeper Park has been designed by Jonathon Mooney, RLA, LEED AP, Senior Landscape Architect with Lochmueller Group, having expertise with historic landscapes and specific to George Kessler’s historic landscapes.

See Attachment A, Project Description:

1. River Overlook
  - a. Railing
  - b. Benches
  - c. Lighting

Additional application items are adjustments from previously approved COA 2019-0402 and 2019-0109:

2. Benches
  - a. Previously approved “backed, non-custom metal benches around the fountain to be the backless benches” are being amended to be “all benches around the fountain to be backed, non-custom

benches”. No backless benches are being applied for. Proposed benches around Fountain will be the same as River Overlook and are more historically accurate than backless.

3. Add railings to replicated stairs
  - a. Historic stairs were beyond repair and will be replicated using new aesthetically similar concrete. New concrete will replicate original in appearance with staff having approved the new exposed stone aggregate concrete. The new stairs will require railings, per Code. New railing will be wrought iron and set into sidewalls in six sections, per Staff recommendation.

## **STANDARDS AND GUIDELINES:**

### **9.0 LANDSCAPES – STANDARDS AND CRITERIA FOR LEEPER PARK**

#### 9.1 Introduction

1. In these guidelines the verb Should indicates a recommended course of action; the verb Shall indicates those actions which are specifically required to preserve and protect significant architectural elements.
2. The intent of these standards and criteria is to preserve the overall character and appearance of Leeper Park including its spatial organization, topography, vegetation, circulation and features.
3. The standards and criteria acknowledge that there will be changes to the landscape and are intended to make the change sensitive to the historic character of the landscape.
4. Each property will be separately studied to determine if a later addition(s) and/or alteration(s) can, or should, be removed.
5. Since it is not possible to provide one general guideline, the following factors that will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:
  - a. Compatibility with the original property’s integrity in scale, materials, and character.
  - b. Historic association with the property.
  - c. Quality in design and execution of the addition/alteration.
  - d. Functional usefulness.
6. Recreational facilities which exist should be allowed to remain as long as they serve substantial community functions. In some cases these features can be redesigned to be more compatible with the overall landscape.
7. Additions to existing recreational facilities shall not be allowed unless such additions make the facilities more compatible with the overall landscape.
8. The development of additional facilities for active recreation or single purpose uses for limited user groups shall not be allowed.
9. Proposals for special activities and events which cause significant impacts or require permanent or even semi-permanent (seasonal) structures or facilities shall not be permitted.
10. The Historic Preservation Commission of South Bend and St. Joseph County recommends that the work proposed to the landscape be executed with the guidance of landscape professional with expertise with historic landscapes.
11. The land, streets, island(s), street lighting, park lighting, topography, vistas, vegetation, architectural elements, structures, spatial organization, street furniture, sewer covers, electrical and water vault and/or manholes covers, parking areas are subject to the terms of the landscape guidelines herein stated.
12. Items under Historic Preservation review include but are not limited to the following:

#### 9.2 Spatial Organization (includes, Views, Vistas, Landscape Spaces, etc.)

Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.7 and 9.8 for additional Standards and Criteria that may apply.

1. Views and vistas are among the most important aspects of a landscape, therefore, they should be maintained and preserved.
2. All views, vistas, landscape spaces located in the eastern section and central section of Leeper Park shall be preserved. All views, vistas, landscape spaces located north and east and west of a line designated as the northern fence of the tennis courts located in the western section of Leeper Park shall also be preserved. This shall include the island(s) located in the St. Joseph River and the slough which lies between the island(s) and the mainland. All views, vistas, and landscape spaces shall also include the entirety of the riverbank as well as the area lying between the roadway of Riverside Drive up to and including the riverbank and cut stone wall along the riverbank.
3. Original or later contributing special organizational features shall be retained in their existing configuration and shall be maintained through proper drainage, access and erosion control, pruning and removal of invasive vegetation or otherwise using recognized horticultural and soil management practices.
4. Alteration of existing or addition of new spatial organizational features will be considered if they do not alter the basic concept of the historic landscape design.
5. Deteriorated or missing spatial organizational features shall be replaced with features that match the original in form, shape, color and texture.
6. When replacement of features is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Important visual connections between spaces within the landscape shall be retained by maintaining vegetation, circulation and topography features which contribute to those visual relationships.
9. The historic spatial and functional relationship of circulation systems, water features and structures shall be preserved by maintaining the massing of adjacent vegetation, vistas, or other associated features.
10. Maintenance of removal or, and additions of vegetation materials and elements should consider maintaining existing or intended vistas and spaces, screening intrusions, creating new spaces where appropriate and maintaining defined areas of shade and sun.

11. The form and shape of individual spaces and their associated vertical element shall be retained in order to preserve the historic relationships of the landscape. Examples include the relationship between open fields and hedgerows or the width and length of an alley.
12. Moving or demolishing historic structures that would alter spatial and visual relationships in the landscape shall not be allowed.
13. Construction of new structures that would alter historic spatial and visual relationships in the landscape shall not be allowed.
14. Intrusive views or new construction may be screened with compatible fencing or plant material so long as the screening would not detract from the historic character of the landscape.

9.3 Topography (includes the Shape, Slope, Elevation, Contour of landforms and Ground Plane, etc.) Refer to Sections 9.2, 9.4, 9.5, 9.8, 9.9 and 9.10 for additional Standard and Criteria that may apply.

1. All locations and items listed in 9.2.2 shall also apply to this section and shall be preserved.
2. Original or later contributing topographical features shall be retained in their existing configuration and shall be maintained through proper drainage, access and erosion control, and recognized soil management practices.
3. Alteration of existing or addition to new topographical features will be considered if they do not later the basic concept of the historic landscape design.
4. Natural features (e.g. rock outcroppings) which are integrated into the landscape shall be treated as part of the overall design and shall be retained.
5. Deteriorated or missing materials or features shall be replaced with materials that match the original in form, shape, color and texture.
6. When replacement of materials or features is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Whenever appropriate, plant materials, rather than structural materials should be used to solve erosion problems. Repair of WPA island and slough stone construction projects is strongly encouraged.

9.4 Vegetation (includes Trees, Shrubs, Ground Covers, Hedges, Allees, Fields, Forests, Planting Beds, etc.)

Refer to Sections 9.2, 9.3, 9.5, 9.7, 9.8, 9.9, and 9.10 for additional Standards and Criteria that may apply.

1. Refer to Section 9.2.2 for items within this section which shall be preserved. Also included in this section shall be the diverse variety of trees, shrubs, bushes and other vegetation which may or may not be indigenous to this region. List of such types of vegetation can be in lists and inventories which were published in the annual reports of both the City of South Bend and the South Bend Park Commissions from the years 1910 to 1940.
2. Original or later contributing vegetation materials and features shall be retained in their existing configuration and shall be maintained through proper horticultural management practices.
3. Alteration of existing or addition of new vegetation materials and features will be considered if they do not alter the basic concept of the historic landscape design.
4. Deteriorated or missing materials or features shall be replaced with materials that match the original in form, shape, color and texture.
5. When replacement of vegetation materials or features is necessary, it should be based on physical or documentary evidence.
6. If using the same vegetation material is not technically or economically feasible, then compatible substitute vegetation materials may be considered if they convey the same growth habit, form, foliage and bloom characteristics as the historic plant.
7. Existing vegetation material shall be retained unless it is part of a later non-compatible design or is volunteer vegetation inconsistent with the original design.
8. Consideration for removal of existing healthy vegetation materials and features will be given when it is in conflict with the original design intent of the landscape, such as when an important vista has become overgrown or when plants have grown out of scale with their intended purpose.
9. Maintenance of, removal of, and additions of vegetation materials and features should consider maintaining existing or intended vistas and spaces, screening intrusions, creating new spaces where appropriate and maintaining defined areas of shade and sun.
10. Invasive vegetation shall be removed whenever technically feasible and shall be replaced with appropriate vegetation consistent with the original design of the park and with current factors such as security, ecological conditions, and wildlife management practices.
11. Hazardous plants or portions of plants should be removed promptly.
12. Plants with diseases that are difficult or not practical to control or cure should be removed promptly to prevent their infection of other plants.
13. Mutilated or distorted plants should be removed.
14. Plant replacements should be added on a schedule that will insure a continuity in the landscape design.
15. Existing vegetation shall be protected adjacent construction activities by fencing the root system prior to the start of construction.
16. Future plantings of the main floral garden in the central section of the park shall be guided by the design of the main floral garden as laid out by George Kessler in 1912.

9.5 Circulation (includes Roads, Paths, Parkways, Drives, Trails, Walks, etc.)

Refer to Sections 9.2, 9.5, 9.6, 9.8, 9.9 and 9.10 for additional Standards and Criteria that may apply.

1. The following shall be preserved: Riverside Drive, Lafayette Boulevard, Park Lane (Foote Street), Bartlett Street, the Alleyway east of Michigan Street running north from Bartlett Street, all sidewalks, curbs, pathways around the duck pond (west lagoon), stairways, pathways in and around the Sunken Garden, and the footbridge from the mainland to the island. Alteration or addition of

Roads, Paths, Parkways, Trails, Walks, etc. shall be based upon physical or historical documentation of these items as they existed from 1910 to 1940.

2. Original or later contributing layouts of walks, roads, and paved areas shall be maintained.
3. Alteration of existing or addition of new circulation layouts will be considered if it can be shown that better site circulation is necessary, and that the alteration does not alter the basic concept of the historic landscape design.
4. When replacement of circulation layouts is necessary, it should be based on physical or documentary evidence.
5. Original or later contributing circulation materials and features shall be retained and, if necessary, repaired by patching, piecing-in or reinforcing the material or feature using recognized preservation methods.
6. Deteriorated or missing circulation materials and features shall be replaced with materials that match the original in size, shape, color, profile, form, texture, and detail of installation.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Alteration of existing or addition of new circulation materials and features will be considered if they do not alter the basic concept of the historic landscape design.
9. Consideration will be given to an alternate paving material if it can be shown that its properties will improve the original or later contributing design concept.
10. When replacement of circulation materials or features is necessary, it should be based on physical or documentary evidence.
11. Consideration for removal of existing circulation systems and features will be given when it is in conflict with the original design intent of the landscape or when they are no longer appropriate to their intended purposes.
12. No vehicles unless of or approved by the South Bend Parks Department shall be permitted on any part of the park surface at any time. Vehicles of American Electric Power and/or other vehicles of the City of South Bend, shall use predetermined routes to and from their destination, when said travel would cause them to cross any area of the park which is not paved and designed for vehicular traffic. Any damage caused by any vehicle, shall be repaired immediately to look as it did prior to said damage.
13. Encroachment of vehicles off the paved roadway of any area of the park shall not be permitted. Areas now used for vehicular parking which are not part of the historical design of that park shall be removed.
14. Construction of any type within the park shall be done so as not to disturb any feature of the park. Sheets of plywood or other approved material may need to be laid upon the surface of the park prior to construction equipment. Repairs which must match the original historic design concept shall be made in any and all circumstances of damage.

#### 9.6 Water Features (includes Fountains, Pools, Irrigation Systems, Ponds, Rivers, etc.)

Refer to Sections 9.11 B, C, and D regarding treatment of materials and features; and Sections 9.2, 9.3, 9.4, 9.5, 9.7, 9.8 and 9.10 for additional Standards and Criteria that may apply.

1. Features which shall be preserved include: the duck pond (West Lagoon), the water pond in the Sunken Garden, the slough between the island and the mainland, all drinking fountains, pump houses, manhole covers, drainage grates, horse and dog fountain and path of the St. Joseph River in relation to the park.
2. Original or later contributing water features shall be retained and maintained.
3. Existing water courses or bodies should not be altered. Consideration will be given to proposals that improve site drainage, improve water quality, enhance the landscape design or improve wildlife habitat.
4. Alteration of existing or addition of new water features will be considered if they do not alter the basic concept of the historic landscape design.
5. When placement of water features and their materials are necessary, it should be based on physical or documentary evidence.
6. Original or later contributing water feature materials shall be retained and, if necessary, repaired by patching, piecing in, consolidating or reinforcing the material using recognized preservation methods.
7. Deteriorated or missing water feature materials shall be replaced with materials that match the original in size, shape, color, profile, form, texture, and detail of installation.
8. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
9. Alteration of existing or addition of new water features will be considered if they do not alter the basic concept of the historic landscape design.
10. When appropriate from an ecological perspective, dredging of waterways shall be permitted as a means of retaining historic waterways.
11. All wetlands shall be preserved.
12. All shorelines of water courses or bodies shall be protected from erosion in a manner in keeping with the basic concept of the landscape design.
13. Consideration for removal of existing water features will be given when it is in conflict with the original design intent of the landscape or when they are no longer appropriate to their intended purposes.
14. Some areas of Leeper Park are utilized for the pumping of water for the City of South Bend, and there exists both within the park and the St. Joseph River and on the island(s) wells, well-houses and other water supply entities. Repairs that may be necessary to existing services, or additions to existing services, or the sinking or additional new wells; all such work, installations and/or repairs shall return the disturbed areas(s) of the park, island(s) and the St. Joseph River to conditions of the park as in that time period 1912 to 1940. Any new installations of any type may be considered if the alteration does not alter the basic concept of the historic landscape design.

#### 9.7 Furnishings and Objects (includes Benches, Lights, Signs, Drinking Fountains, Trash Receptacles, Fences, Tree Grates, Flagpoles, Sculpture, Monuments, Memorials, Planters, Urns, etc.)

Refer to Sections 9.11 B, C and D regarding treatment of materials and features; and Sections 9.2, 9.3, 9.4, 9.5, 9.6, 9.8, 9.9 and 9.10 for additional Standards and Criteria that may apply.

1. All items listed herein shall be preserved:
  - a. The Duck Pond (West Lagoon), including the Island in the lagoon, the Walls, Curbing, Fence, and Shelter House.
  - b. The Stone and Plaque of the DAR, with related Tulip and Gingko Trees.
  - c. The Concrete Stairway leading west southwesterly from the Duck Pond (West Lagoon).
  - d. The High Embankment on the west-southwest side of the Duck Pond (West Lagoon).
  - e. The Pump Houses, number 2 and 3.
  - f. The Edward B. Reynolds Horse and Dog Watering Fountain.
  - g. The Drinking Fountain in the south east portion of the central section of the park.
  - h. The central section of the park, the area of the large Floral Garden and Pathways as designed by George Kessler in 1912.
  - i. All Sidewalks on Lafayette Boulevard, Riverside Drive, Park Lane (Foote Street), Bartlett Street and Michigan Street.
  - j. The Retaining Wall on the western boundary of the western section of the park.
  - k. The Wall comprised of Cut Stone, which extended west-northwest and east-southeast from the southern approach of the Leeper Park Bridge.
  - l. The Log Cabin known as the Navarre House, and the footings of the cabin/house which was burned down.
  - m. All Drinking Fountains located in the eastern section of the park and/or on the island(s).
  - n. The Sunken Garden on the eastern section of the park, along with all the Vegetation, Pathways, Stairs and the Fountain and Statues.
  - o. The WPA walls and Sloughs(s) in the eastern section of the park and the adjoining St. Joseph River.
  - p. All Park Benches.
  - q. All Manhole Covers, Sewer Covers and Grates, and all Electrical Underground Vault and/or Raceway Covers.
  - r. The north/south alleyway east of Michigan Street, running north from Bartlett Street which used to run between Lot 'A' and Lots 13, 14, 15, 16, 17, 18, 19 and part of 20 of the Rockstroh Addition.
  - s. All Plaques, Monuments, Sculptures, Memorials, Planters, Urns, Curbing, Roadways, Marker Stones, Sundials, Well-Head Covers, Fences, Trellises, Pergolas, Pathways, and Trees.
2. Original or later contributing furnishings and objects, shall be retained and, if necessary, repaired by patching, piecing in, consolidating or reinforcing the material using recognized preservation methods.
3. Deteriorated or missing furnishings and objects, materials, elements, features and details shall be replaced with materials that match the original in material, size, shape, color, profiles, form, texture, configuration and detail of installation.
4. Alteration of existing or addition of new furnishings and objects will be considered if they do not alter the basic concept of the historic landscape design.
5. When replacement of furnishings and objects and their materials is necessary, it should be based on physical or documentary evidence.
6. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
7. Existing memorials, statues, monuments and fountains shall be carefully preserved and restored where necessary, maintaining the integrity of the original material and design. The work shall be coordinated with the Historic Preservation Commission of South Bend and St. Joseph County.
8. New furnishings and object should be designed using vandal resistant standards.
9. Location of signs shall be guided by a master plan.
10. Signs shall conform to a simple sign system.
11. Existing non-conforming signs should be removed.
12. All new monuments and fountains shall be placed so that they conform to and with the original historic landscape design of the park and park system.

9.8 Structures (includes Walls, Terraces, Arbors, Gazebos, Follies, Playground Equipment, Picnic Shelters, Plazas, Greenhouse, Steps, Bridges, Dams, Buildings, etc.)

Refer to Sections 9.11 B and D regarding treatment of materials and features; and sections 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.9 and 9.10 for additional Standards and Criteria that may apply.

1. The general intent is to preserve the original or later contributing structures that enhance the historic landscape.
2. Refer to Sections 9.2.2 and 9.7.1 of structures, elements and materials that need to be preserved such as wall, terraces, arbors, gazebos, follies, playground equipment, picnic shelters, plazas, greenhouses, steps, bridges, dams, building, etc. which shall be preserved.
3. Original or later contributing structures, shall be retained and, if necessary, repaired by patching, piecing in, consolidating or reinforcing the material using recognized preservation methods.
4. Deteriorated or missing structures, materials, elements, features and details shall be replaced with materials that match the original in material, size, shape, color, profiles, form, texture, configuration and detail of installation.
5. When replacement of structures is necessary, it should be based on physical or documentary evidence.
6. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
7. New addition/alterations to the landscape (such as: parking lots, comfort stations, buildings, etc.) shall be as unobtrusive as possible and preserve and original or later contributing landscape features.
8. Removal of non-historic structures from the existing landscape is encouraged.
9. Structures shall be protected from arson and other acts of vandalism through proper monitoring procedures and methods such as; permanent installation of smoke detectors, alarms, or other security systems, or temporarily boarding up windows and openings.
10. No building(s) shall be erected in the central section of the park; the western section of the park, north of the northern fence to the tennis courts; the eastern section of the park, west of the rear set-back of the north Pumping Station, or in the area north and east of the Log Cabin.

## 9.9 Archeology

Refer to Section 9.11 B and C, and D regarding treatment and materials. Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.7 and 9.8 for additional Standards and Criteria that may apply.

1. The landscape should be surveyed for potential archeological sites prior to the beginning of any construction project.
2. Known Archeological site(s) shall be protected during any construction project.
3. Disturbance of the terrain within the landscape shall be kept to a minimum so as not to disturb any unknown archeological materials.
4. All planning, any necessary site investigation, or data recovery shall be conducted by professional archeologist.

## 9.10 Accessibility

Refer to Sections 9.11 B, C and D regarding treatment of materials. Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.7, and 9.8 for additional Standards and Criteria that may apply.

1. A three-step approach is recommended to identify and implement accessibility modification that will protect the integrity and historic character of the property.
  - a. Review the historical significance of the property and identify character-defining features;
  - b. Assess the property's existing and required level of accessibility;
  - c. Evaluate accessibility options within a preservation context.
2. Because of the complex nature of accessibility, the Historic Preservation Commission will review proposals on a case by case basis. The Commission recommend consulting with the following document which is available from the Commission office: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; Preservation Brief 32, "Making Historic Properties Accessible" by Thomas C. Jester and Sharon C. Park, AIA.

## 9.11 Architectural Materials

### A. General

The Historic Preservation Commission of South Bend and St. Joseph County recommend that work proposed to the materials outlined in Sections B, C, and D be executed with the guidance of a professional building material conservator.

1. Removal of the speakers atop Pump House Number 3 is encouraged.

### B. Masonry (Brick, Stone, Terra Cotta, Concrete, Stucco, and Mortar)

1. [intentionally left blank]
2. Original or later contributing masonry materials, feature, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, or consolidating the masonry using recognize preservation methods.
3. Deteriorated or missing masonry materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original mortar shall be retained.
7. Deteriorating mortar shall be carefully removed by hand-raking the joints.
8. Use of mechanical saws and hammers shall not be allowed.
9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Historic Preservation Commission of South Bend and St. Joseph County.
11. Cleaning of masonry is discouraged and should be performed only when necessary to halt determination.
12. If the building is to be cleaned, the mildest method possible shall be used.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Historic Preservation Commission of South Bend and St. Joseph County. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible.)
14. Sandblasting (wet or dry), wire brushing, or similar abrasive cleaning methods shall not be permitted. Doing so changes the visual quality of the material and accelerates deterioration.
15. Waterproofing or water repellent are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

### C. Wood

1. [intentionally left blank]



2. Original or later contributing wood surfaces, features, details and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating or reinforcing the wood using recognized preservation methods.
3. Deteriorated or missing wood surfaces, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same materials or elements is necessary, it should be based on physical or documentary evidence.
6. Cleaning of wooden elements shall use the mildest method possible.
7. Paint removal should be considered only where there is a paint surface deterioration and as part of an overall maintenance appropriate protective coatings. Coatings such as paints help protect the wood from moisture and ultraviolet light and stripping the wood bare will expose the surface to the effects of weathering.
8. Damage or deteriorated paint should be removed to the next sound layer using the mildest method possible.
9. Propane or butane torches, sandblasting, water blasting, or other abrasive cleaning and/or paint removal methods shall not be permitted. Doing so changes the visual quality of the wood and accelerates deterioration.
10. Repainting should be based on paint serration studies. If an adequate record does not exist repainting shall be done with the colors that are appropriate to the style and period of the building.

D. Architectural Metals (Cast Iron, Steel, Pressed Tin, Copper, Aluminum, and Zinc)

1. All metal materials, features, details and ornamentation of the buildings in the park shall be preserved. This also includes all metal parts of all fountains, monuments, memorials, plaques, street lights, drinking fountains, etc.
2. Original or later contributing metal materials, features, details, and ornamentation shall be retained and, if necessary repaired by patching, splicing or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical evidence or documentary evidence.
5. If using the same material is not technically or economically feasible then compatible substitute materials may be considered.
6. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the mildest method possible.
7. Abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed as long as it does not abrade or damage the surface.
8. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Historic Preservation Commission of South Bend and St. Joseph County. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible.)
9. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program which involved repainting or applying other appropriate protective coatings. Paint or other coatings help retard the corrosion rate of the metal. Leaving the metal base will expose the surface to accelerated corrosion.
10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style a and period of the building.

The Landscapes- Specific Standard and Criteria was financed in part with funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of State, Michael Joseph Connolly, Chairman, and adopted for use by the Historic Preservation Commission of South Bend and St. Joseph County, Indiana, by permission of the Environment Department, City of Boston, Massachusetts, by Michael A. Cannizzo, Staff Architect, 1996.

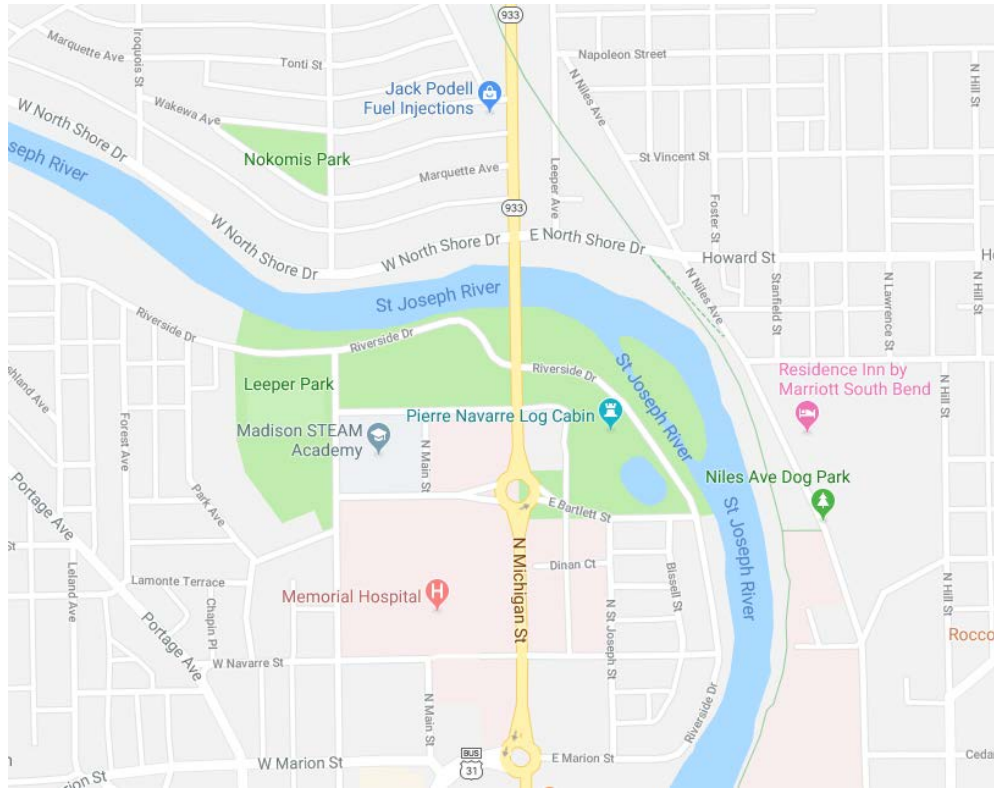
**SITE VISIT REPORT:** N/A

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed projects.

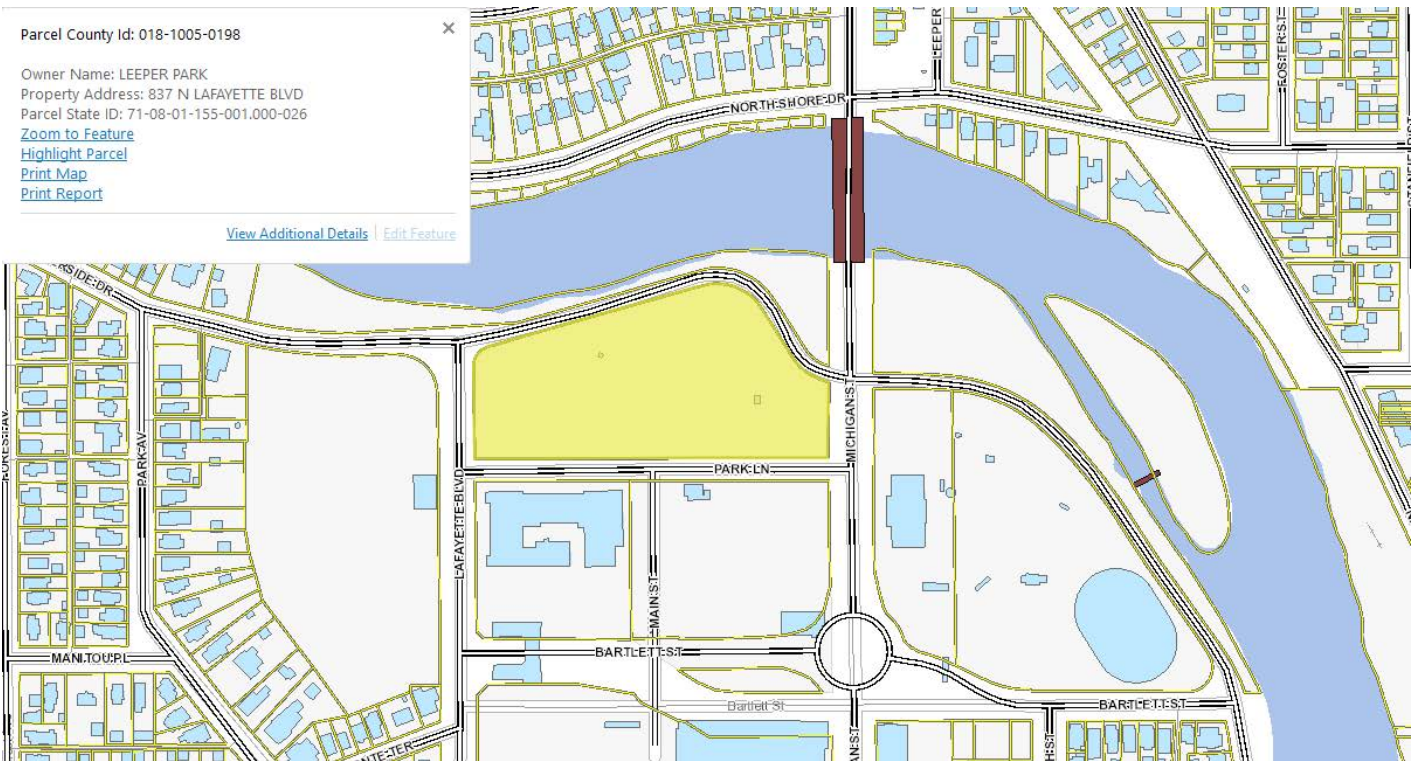
Report compiled by  
Elicia Feasel, Historic Preservation Administrator

# HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

LOCATION MAP - Map showing location of the property and surrounding area (Google Maps)



AERIAL MAP - highlighted property on map (MACOG)



**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

PHOTOGRAPHS - Showing location of the proposed overlook



**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

PHOTOGRAPHS - Studebaker Fountain Installation July 2019



PROPOSED RAILING AT REPLICATED STAIRS



**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

PHOTOGRAPHS - Replicated stairs concrete mock up approved by staff July 2019





# HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601  
http://www.southbendin.gov/government/department/community-investment  
Phone: 574/235.9371 Fax: 574/235.9021  
Email: [hpcsbsjc@southbendin.gov](mailto:hpcsbsjc@southbendin.gov)

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation  
Administrator

## APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS

**OFFICE USE ONLY>>>>>>>DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX<<<<<<<OFFICE USE ONLY**

Date Received: 08/05/2019 Application Number: 2019 — 0806

Past Reviews:  YES (Date of Last Review) 2019-0402  NO

Staff Approval authorized by: \_\_\_\_\_ Title: \_\_\_\_\_

Historic Preservation Commission Review Date: \_\_\_\_\_

Local Landmark  Local Historic District (Name) \_\_\_\_\_

National Landmark  National Register District (Name) Leeper Park

Certificate Of Appropriateness:  Denied  Tabled  Sent To Committee  Approved and issued: \_\_\_\_\_

Address of Property for proposed work: Leeper Park, South Bend, IN 46616  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): City of South Bend, Venues Parks & Arts Phone #: 574-235-7499

Address of Property Owner(s): 301 S St Louis Blvd, South Bend, IN 46617  
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Jonathan Mooney (Project Manager) Phone #: 574-334-5487

Contractor Company Name: Lochmueller Group (Engineer)

Address of Contractor Company: 112 W Jefferson Blvd, Suite 500, South Bend, IN 46601  
(Street Number—Street Name—City—Zip)

Current Use of Building: Park  
(Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)

Type of Building Construction: River overlook  
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

Proposed Work: (more than one box may be checked)  Landscape  New  Replacement (not in-kind)  Demolition

Description of Proposed Work: Construction of a new river overlook in Leeper Park. This application also includes use of all backed benches at the Studebaker Fountain Plaza (versus previously approved backless) and installation of wrought iron handrails at the rebuilt historic steps.

Owner e-mail: aperri@southbendin.gov and/or Contractor e-mail: jmooney@lochgroup.com

X \_\_\_\_\_ and/or X \_\_\_\_\_  
Signature of Owner Signature of Contractor

By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable.

APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE

## PROJECT DESCRIPTION

Leeper Park reflects the characteristics of an early 20th century urban park combining the concepts of a rural retreat, preservation and enhancement of natural scenery, opportunities for public gathering, and space for active recreation. Parks of this era frequently combined formal elements such as public gardens and promenades with more informal and pastoral spaces. From the 1998 Leeper Park National Register of Historic Places (NRHP) nomination, “. . . early 20th century parks were not static elements of the urban landscape; they were often overlays of sequential designs.” This concept is proven by the history of the Leeper Park and, looking forward, by the proposed improvements included in this application.

The modern visioning process for Leeper Park began in 1996 with the extensive research published by J. Edward Talley, followed by the 1998 Cultural Landscape Report, the 1998 NRHP nomination, development of site specific preservation guidelines, and the 2017 riverfront and trail framework plan. The 2018 Leeper Park Concept Plan presented in this application incorporates concepts from the above documents and draws heavily from George Kessler’s 1915 plan, itself an overlay of the 1905 Beyer Plan, to create a public space that celebrates Leeper Park’s historic integrity and functions for contemporary needs.

This application for a Certificate of Appropriateness is for the following project elements (see map on next page for the Phase 1 project area):

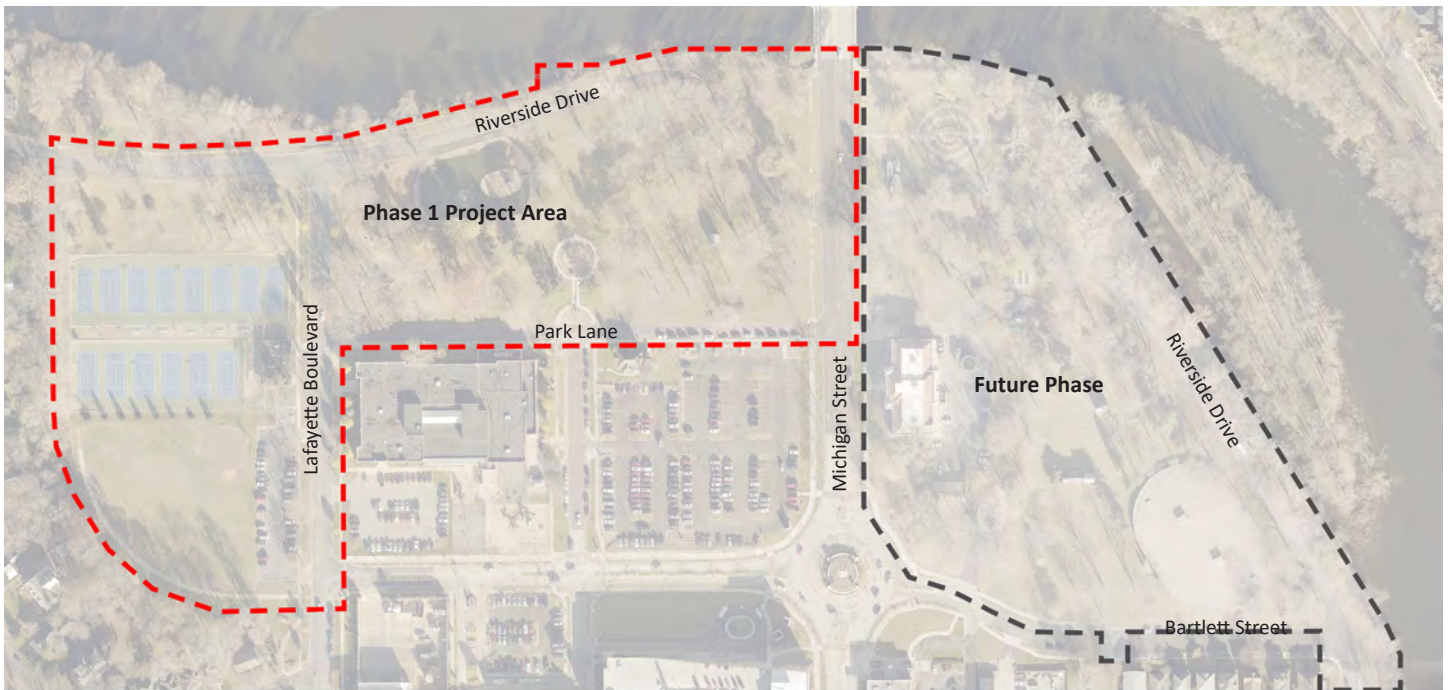
1. River Overlook
  - a. Railing
  - b. Benches
  - c. Lighting

These elements are discussed in detail on the following pages and are supported by a combination of plans, photographs, narrative and additional imagery.



Leeper Park is bounded by the park's property line on the west, the St. Joseph River on the north and east, and Park Avenue and Bartlett Street on the south.

This application requests a Certificate of Appropriateness for the following Phase 1 elements:



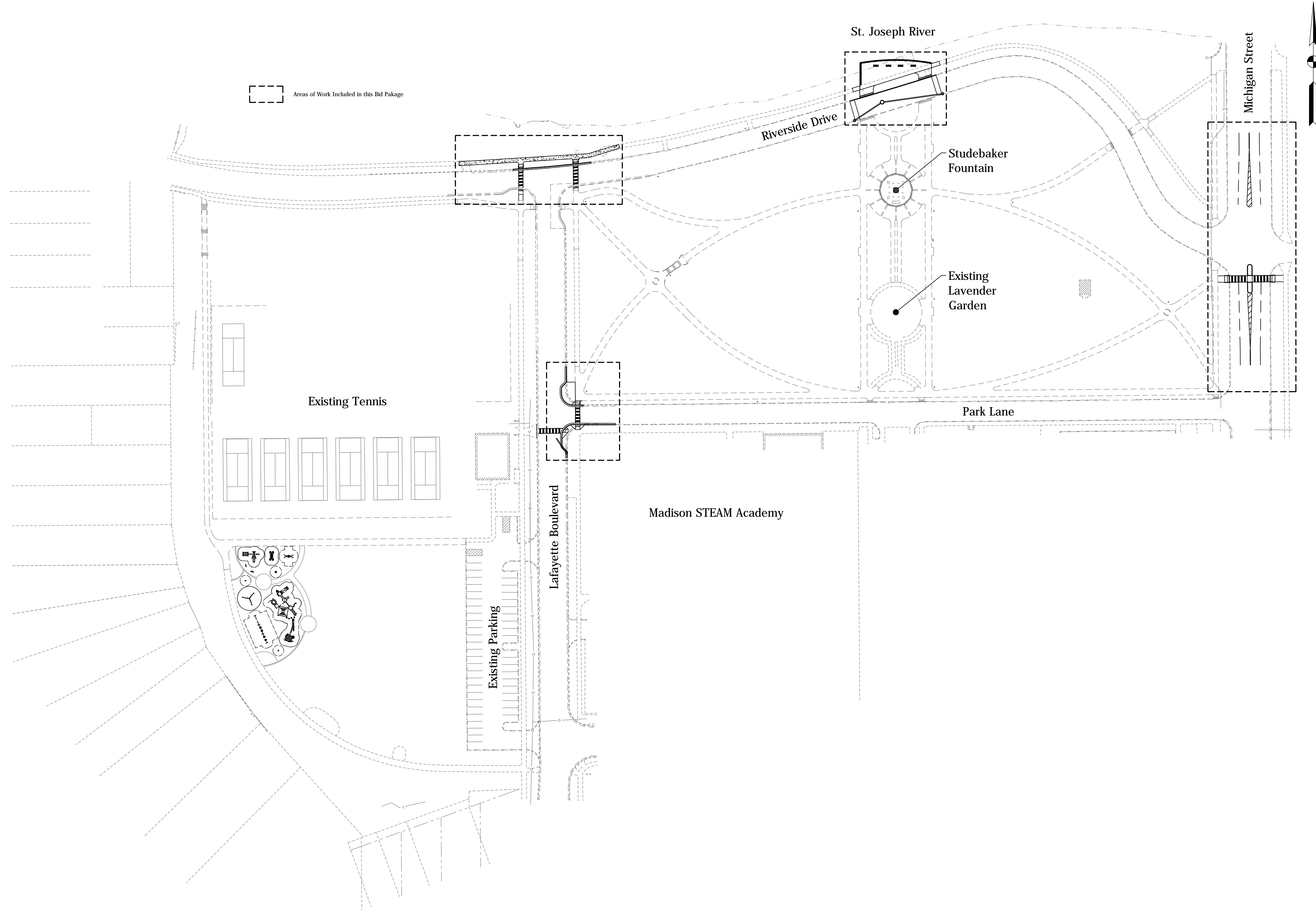
## 1. River Overlook

Following the decision to remove the duck pond from Leeper Park, the City of South Bend made a commitment to the community to create a river overlook in the park to allow citizens to observe water fowl in their native habitat.

### *Proposed Overlook*

- Cast in place concrete slab on driven piers.
- Cast limestone railing (see attachment)
- Four (4) benches to match the benches used throughout the park (see attachment)
- In-grade light fixtures located below the benches (see attachment)

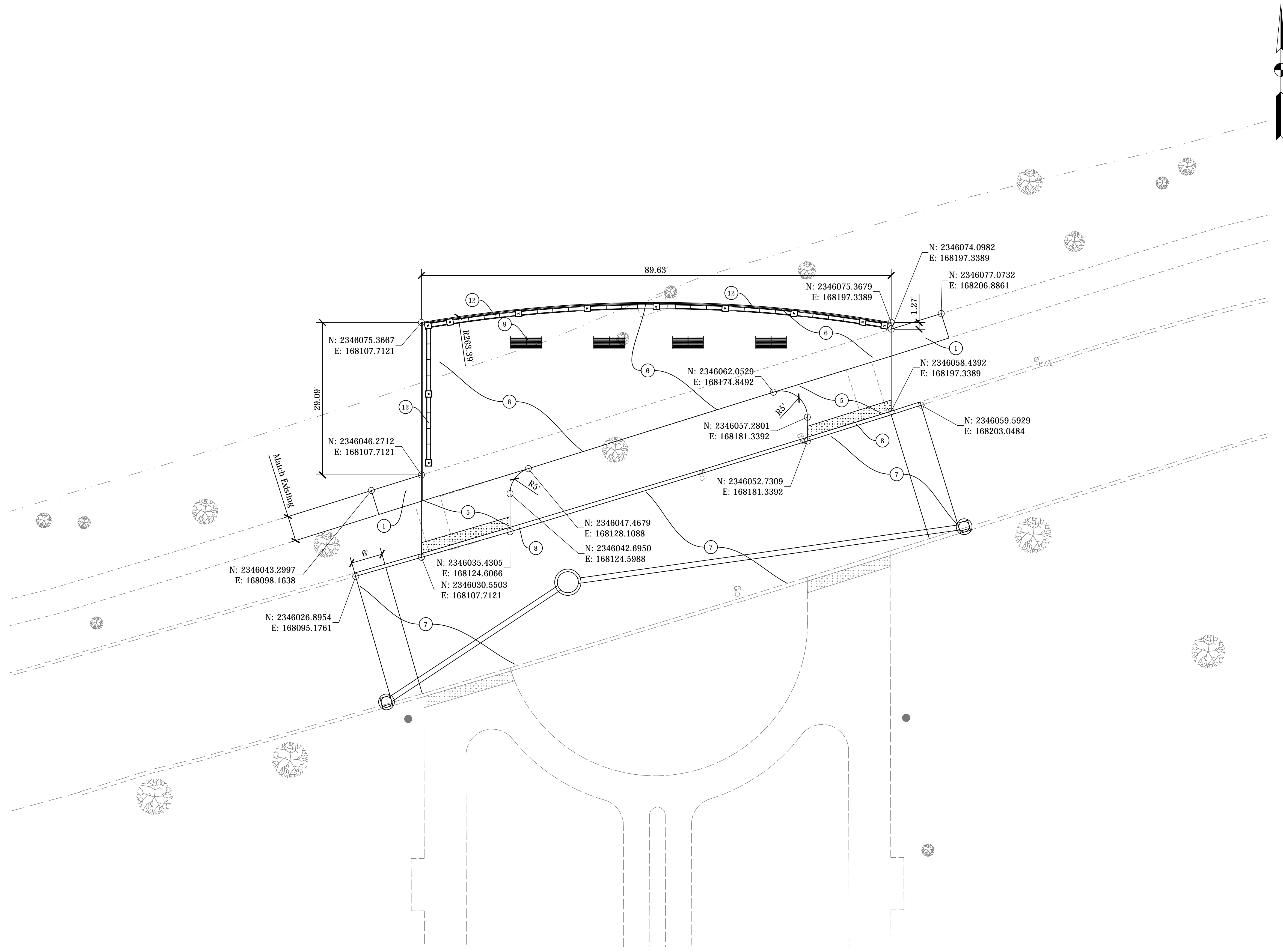




DRAWN:	CHK'D:	JTM	NO.	REVISION		BY	DATE
DJG	JTM	BSS	△				
DESIGNED:	APPRVD:		△				
JTM	BSS		△				
DATE:			△				
May, 2019			△				
HORIZ. SCALE:	1" = 60'		△				
VERT. SCALE:	N/A		△				
CITY PROJECT NUMBER	118-010A		△				

**KEYNOTES**

- ① Sidewalk, Concrete, 4"
- ② CIP Concrete Curb and Gutter, See Details
- ③ Line, Thermoplastic, White, Solid, 6 IN.
- ④ Line, Thermoplastic, Transverse, White, 24 IN.
- ⑤ Curb Ramp, See Details
- ⑥ CIP Concrete Overlook Slab, See Structural Plans
- ⑦ PCCP, 8 IN., On Subgrade Treatment Type III
- ⑧ CIP Concrete Curb, See Details
- ⑨ 6' Backed Bench, See Specifications
- ⑩ Line, Thermoplastic, White, Broken, 4 IN.
- ⑪ Line, Thermoplastic, Yellow, Solid, 4 IN.
- ⑫ Cast Stone Railing, See Details and Specifications



SOUTH BEND

**CITY OF SOUTH BEND  
INDIANA  
HISTORIC LEEPER PARK IMPROVEMENTS - BID PACKAGE 2**

**LAYOUT PLAN**

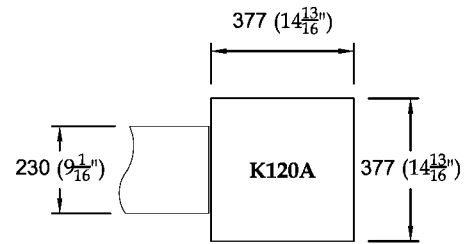
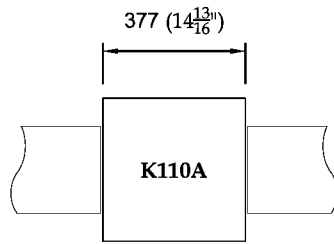
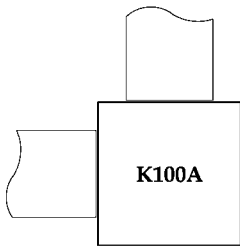
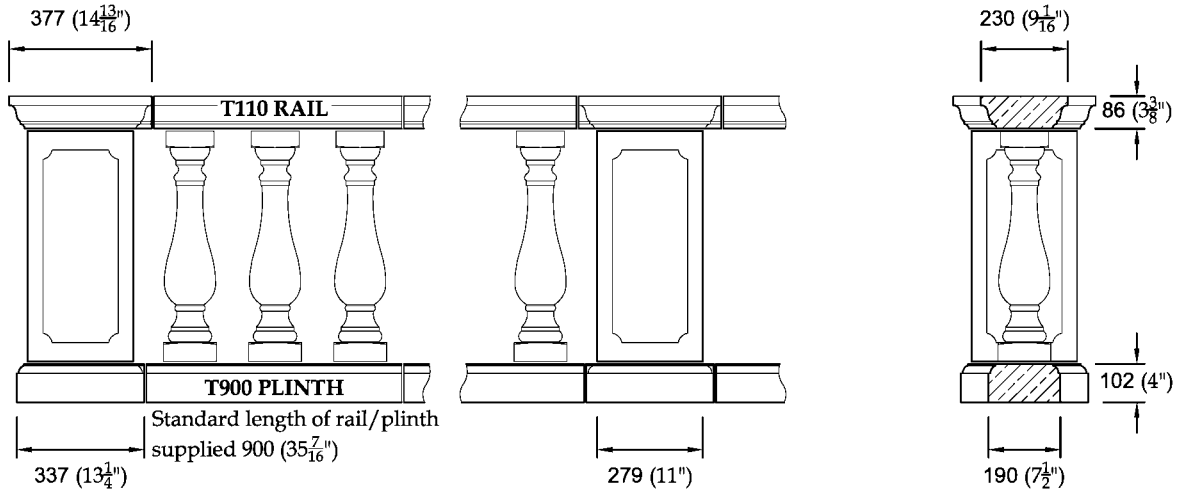
DRAWN: DJG	CHK'D: JTM	NO.
DESIGNED: JTM	APPRVD: BSS	△
DATE: May, 2019		△
HORIZ. SCALE: 1" = 10'		△
VERT. SCALE: N/A		△
CITY PROJECT NUMBER		△
<b>118-010A</b>		△

REVISION	BY	DATE

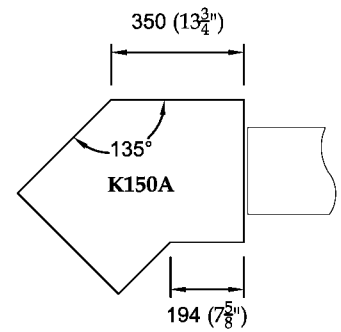
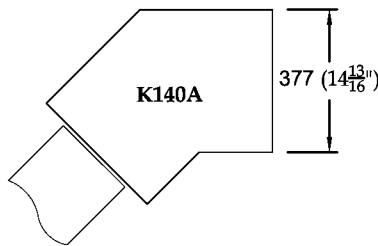
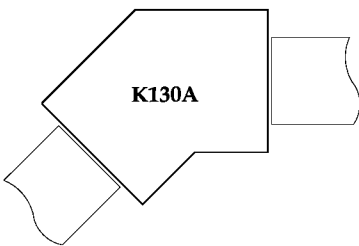
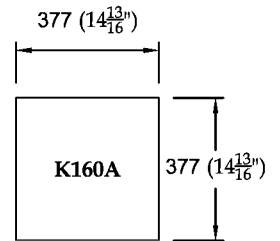
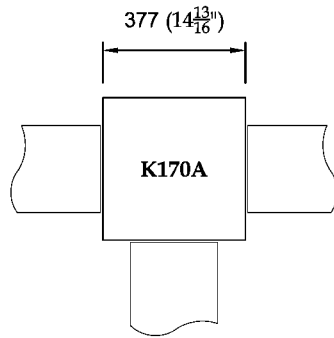
SHEET **12**  
OF **27**



**BALUSTRADE - STANDARD RANGE**  
**FLAT CENTRAL RUN-IN STYLE FC**



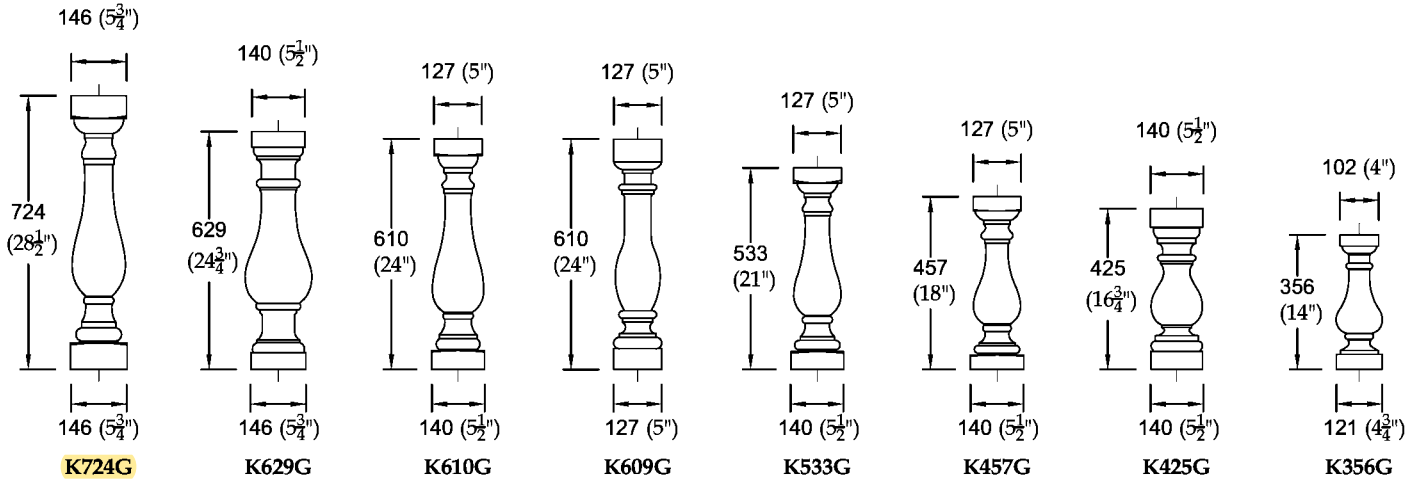
PLAN SHOWING PIER CAPS



For ordering see component tables in catalogue  
 Read in conjunction with Tech Sheet B50, B70 and GAR1  
 All dimensions exclude joints - allow 6mm (1/4") for vertical and bedding joints

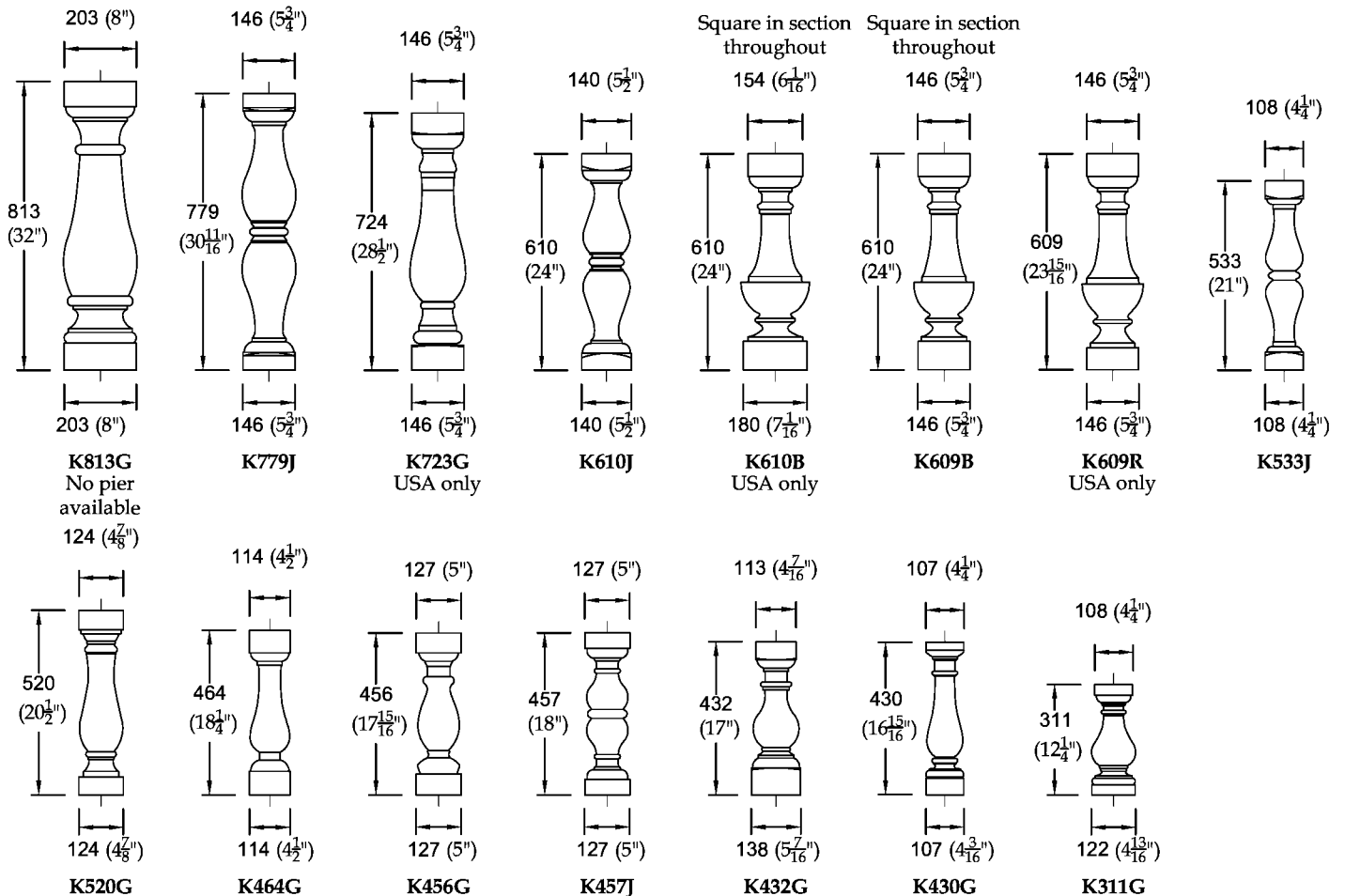
### STANDARD BALUSTERS

Unless otherwise stated, these balusters are circular in section except top and bottom blocks which are square

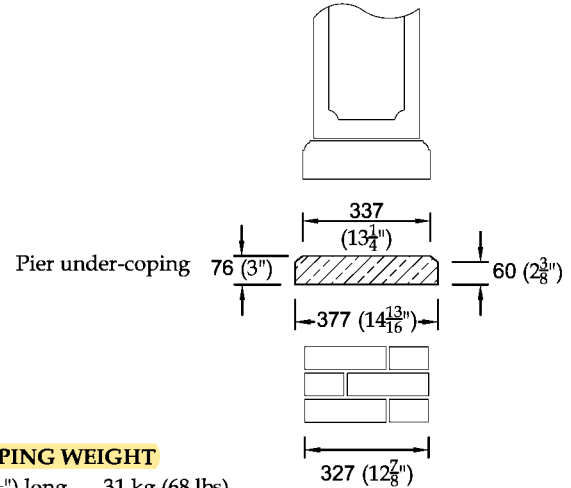
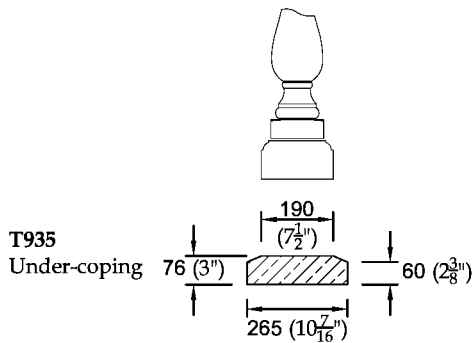


### NON STANDARD BALUSTERS

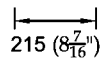
Unless otherwise stated, these balusters are circular in section except top and bottom blocks which are square



### BALUSTRADE - STANDARD RANGE NARROW CENTRAL RUN-IN UNDER-COPINGS

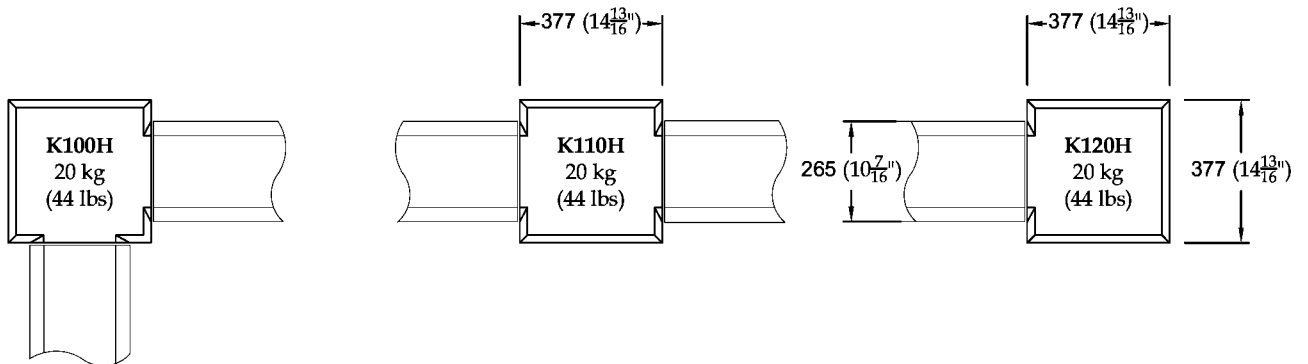


Balustrade under-copings available  
in 900mm (35 7/16") standard lengths

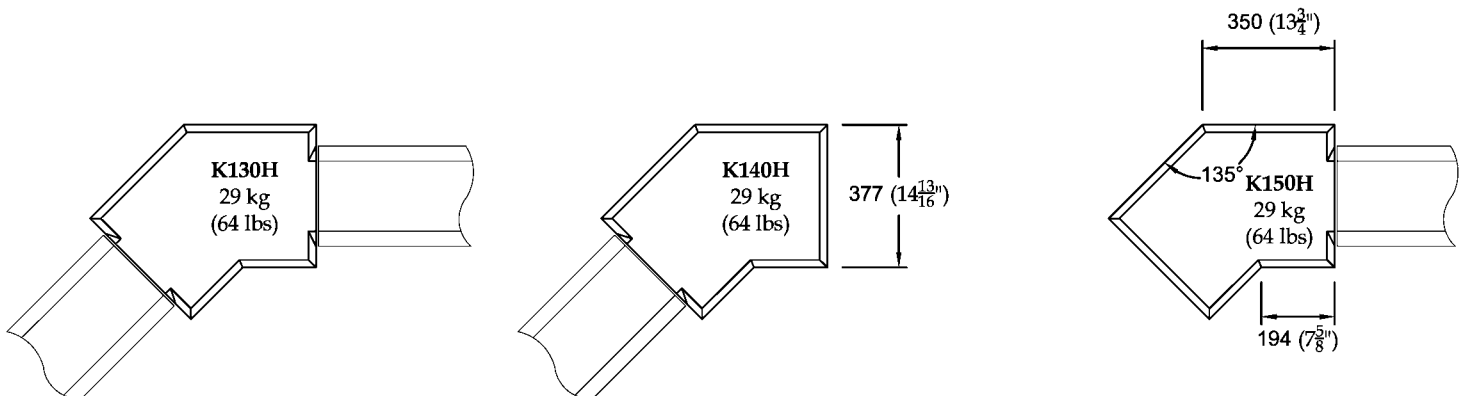


#### UNDER-COPING WEIGHT

**T935A** 900 (35 7/16") long 31 kg (68 lbs)



#### PLAN SHOWING PIER UNDER-COPINGS

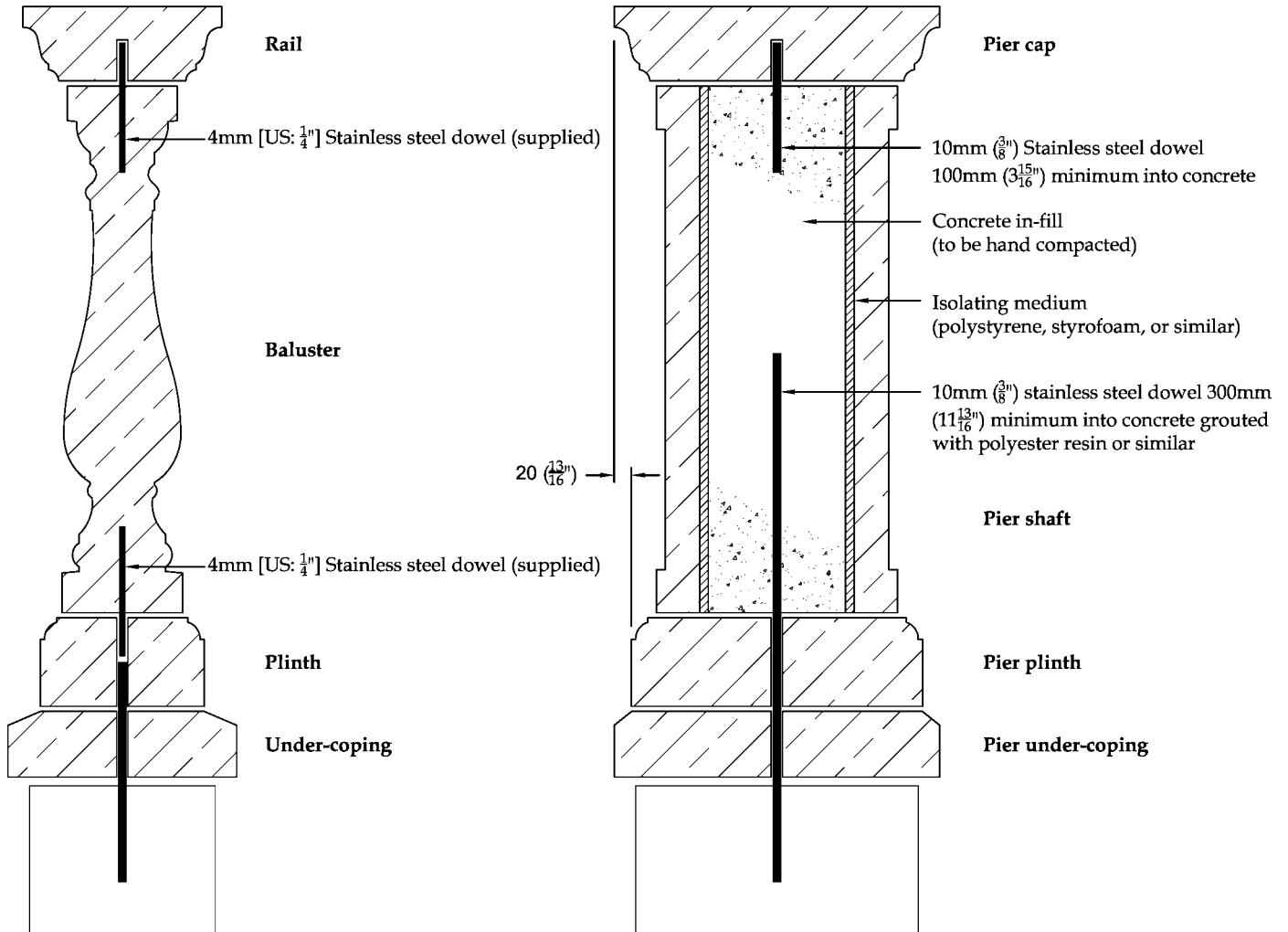


Read in conjunction with Tech Sheet B50 and GAR1

All weights are approximate and should be used as a guideline only

All dimensions exclude joints - allow 6mm (1/4") for vertical and bedding joints

### BALUSTRADES GENERAL ASSEMBLY RECOMMENDATIONS



**BEDDING JOINTS** - Balustrades should be bedded and jointed using 1:1:6 cement/lime/sand mortar.

**POINTING** - Joints should be pointed using our proprietary dry mix pointing material in accordance with the recommended instructions.

Please advise your requirements for dry mix, if any, at time of placing order.

Or use 1:1:6 cement/lime/sand colour-toned to suit (white cement may be necessary).

**INSTALLATION DETAILS** - It is recommended that the following details are adhered to.

The Balustrade under-copings and plinths should be dowelled at approximately 450mm ( $17\frac{11}{16}$ " ) centres into the foundation.

The Balusters are provided with 4mm [US:  $\frac{1}{8}$ " ] stainless steel pins to top and bottom for locating into plinths and rails. The Balustrade rails should be dowelled end to end. The pier under-copings and plinths should be dowelled into the foundation, dowel to continue up 300mm ( $11\frac{13}{16}$ " ) minimum into the hollow core of the pier shaft. The shaft should then be lined with polystyrene, styrofoam, or similar.

Concrete used to infill the cores should ideally have a rounded gravel aggregate of 10mm ( $\frac{3}{8}$ " ) maximum size. The concrete should be of medium to high workability to assist core filling whilst minimising the effort required during hand compaction. The use of proprietary concrete plasticising admixtures can assist this operation.

The pier cap should be secured by dowelling from the shaft infill concrete into the underside of the cap.

It is recommended that if any Haddonstone feature is to be placed on the caps, then these should be secured by dowelling from the shaft infill concrete through the pier cap into the underside of the design (see GAR4).

Dowels (not supplied) should be of stainless steel and  $\text{Ø}6\text{mm}$  ( $\frac{1}{4}$ " ) minimum, except into pier shafts where we recommend  $\text{Ø}10\text{mm}$  minimum. For best results the dowels should be grouted with a polyester resin or similar.

When drilling stonework, use suitable masonry drill on rotary setting only (not hammer action).

A Balustrade installation pack is available from Haddonstone on request - UK only

Allow 6mm ( $\frac{1}{4}$ " ) for vertical and bedding joints

Unless otherwise stated, all materials other than stonework to be supplied by others

# ARCHITECTURAL STONEMWORK BALUSTRADES

THERE ARE FOUR TYPES OF BALUSTRADE:

## The Standard Range

Illustrated on pages 149 and 150, the standard range is available in four styles: Flat and Part-Weathered, each available to suit central or side run-in situations, with a choice of standard balusters. If balustrades are to be used as a parapet wall or a raised terrace edge, we have several optional under-copings that can be used below plinth course to increase the height of the balustrade, or to cap a substructure (see page 156).

## The 1100 Balustrade

Shown on page 151, this is a heavier balustrade designed to comply with the Building Regulation height of 1100mm (43<sup>5</sup>/<sub>16</sub>"") required in certain instances. It comprises a weathered rail, weathered plinth, Georgian-style baluster and rectangular pier.

## The Kensington Balustrade (USA only)

Shown on page 151, this is an imposing balustrade of handsome proportions.

It comprises weathered rail, upper and lower plinths, Regency-style K610B square balusters and rectangular piers. The plinth moulding is used to frame the inset panel of the pier shaft.

## The Spiral Balustrade

Shown on page 152, the Spiral Balustrade is available only as standard with flat rail, K533G-style baluster, standard style of plinth and optional T920 style of under-coping to the radii and falls indicated. Custom designs are regularly manufactured to individual requirements.



## The Standard Range

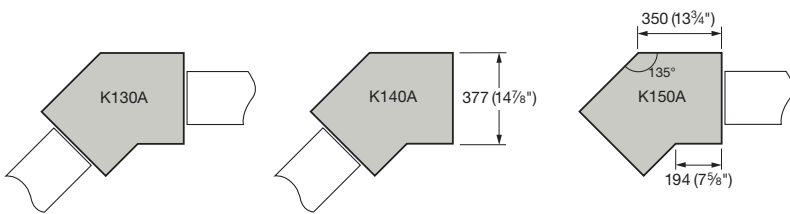
### Style FC: Flat Central Run-in

See page 153 for balusters.

TS Tech Sheet No.B10, B70 & GAR1

Plans below show Pier Caps.

For component weights see page 155



FC style with K533G Balusters/T930 Under Copings

## The Standard Range

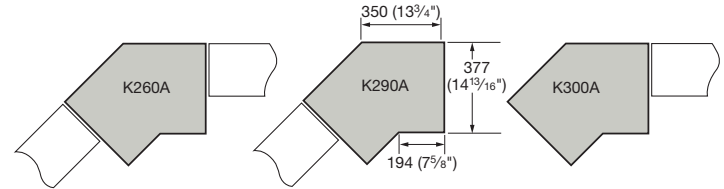
### Style FS: Flat Side Run-in

See page 153 for balusters.

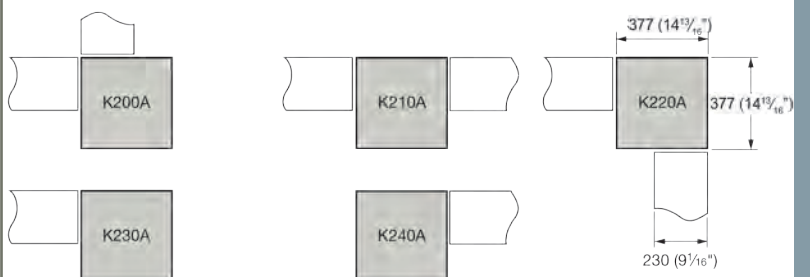
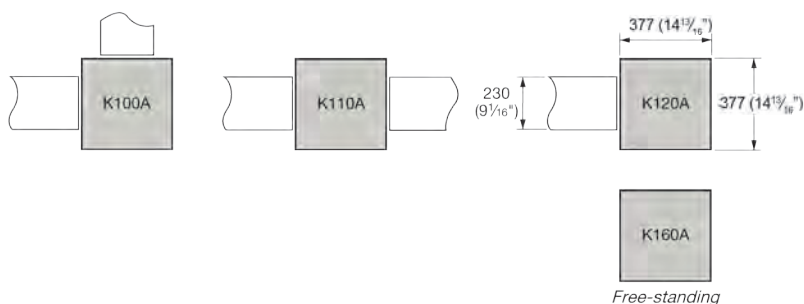
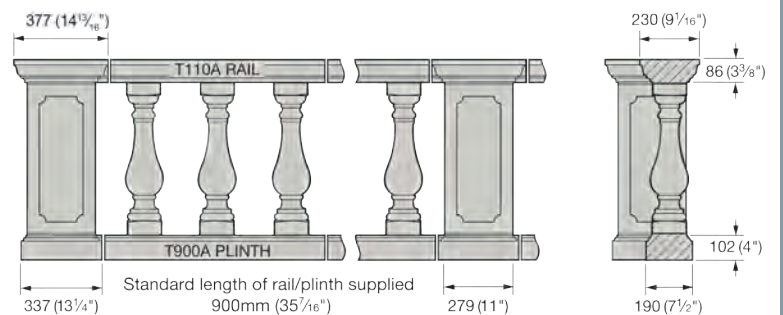
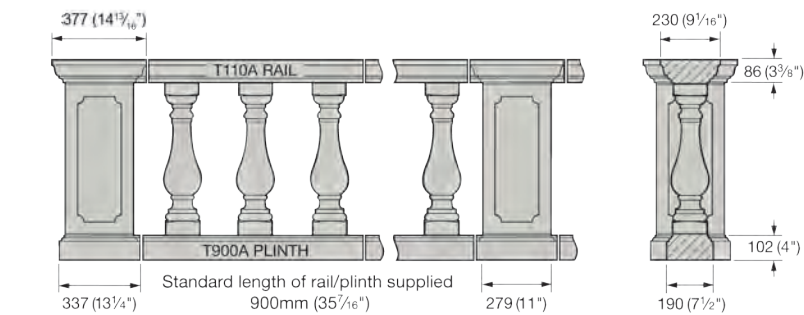
TS Tech Sheet No. B15, B70 & GAR1

Plans below show Pier Caps.

For component weights see page 155.



FS style with K533G Balusters/T925 Under Copings

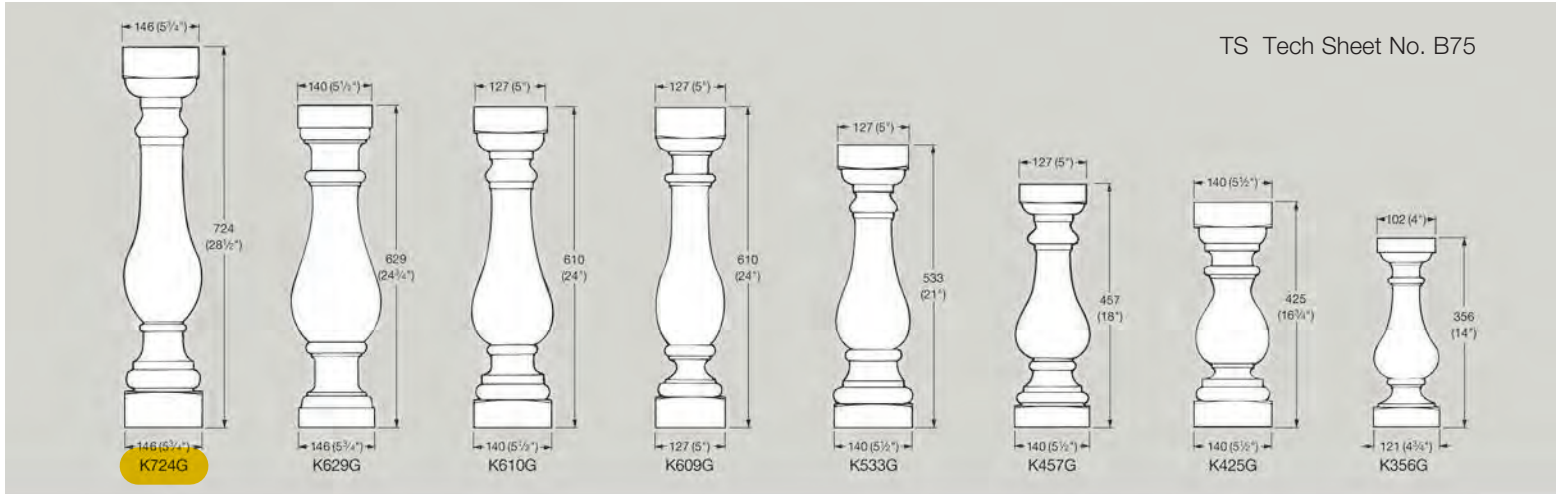


Balustrading Assembly Recommendations available.

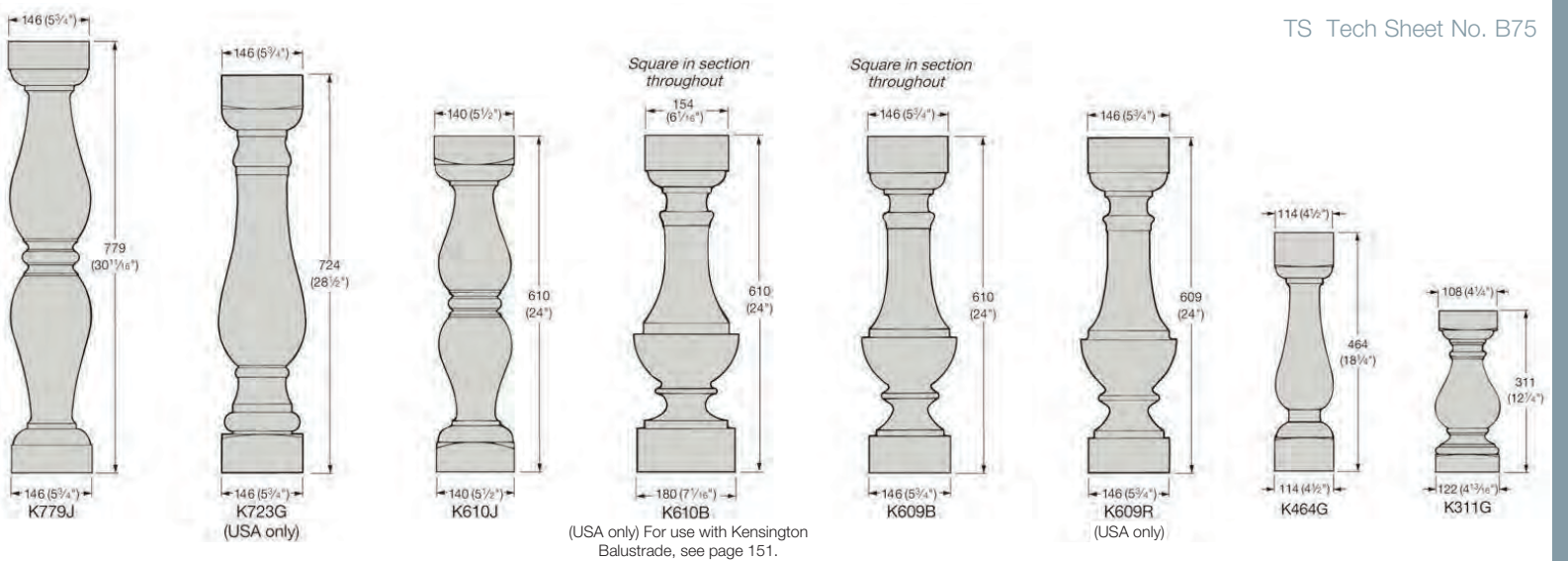
Custom-made products are available on request.



**Standard Balusters** These balusters are circular in section except top and bottom blocks which are square.



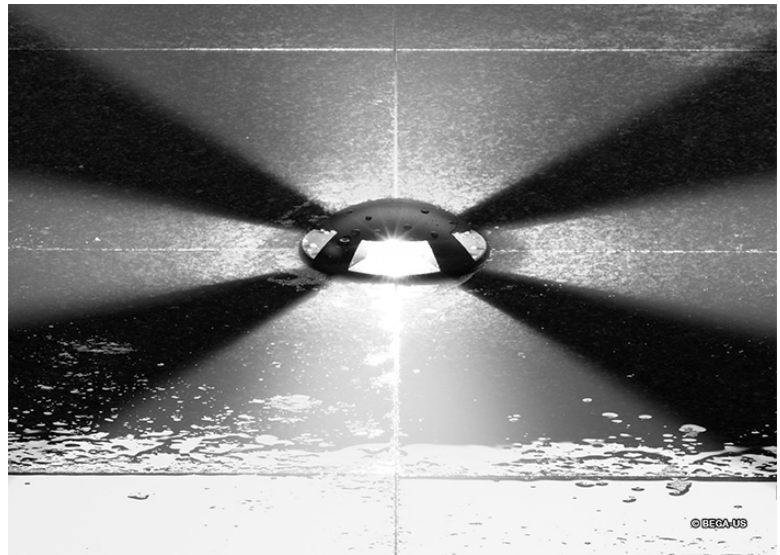
**Non Standard Balusters** Unless otherwise stated, these balusters are circular in section except top and bottom blocks which are square.



Haddonstone balustrading can be used to enhance both residential and commercial projects.

BENCH AND LITTER





## Drive-over in-grade luminaires to illuminate ground surfaces

**Housing:** Constructed of .125" thick machined stainless steel welded to a stainless steel bottom mounting plate. Trim/Clamping ring is heavy, machined bronze.

**Enclosure:** Top enclosure is constructed of copper free die-cast aluminum alloy secured by two (2) captive socket head stainless steel screws. Clear, borosilicate focusing lens with molded one piece, high temperature silicone rubber gasket. Symmetrical reflector and internal lamp shield are included.

**Electrical:** 4.0W LED luminaire on a 24V DC circuit, 6 total system watts. Remote electronic 24V DC driver required. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order. Inner housing pre-wired with ten (10) feet of 12 AWG wire and waterproof cable gland entry into housing. A separate weatherproof single gang wiring box for power supply must be provided (by contractor).

**Note:** Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.

**UL** listed for US and Canadian Standards, suitable for wet locations and vehicle drive over. Protection class: IP67.

**Note:** A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 2,200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

**Weight:** 3.0 lbs.

**Luminaire Lumens:** 2

Tested in accordance with LM-79-08

Type:  
 BEGA Product:  
 Project:  
 Voltage:  
 Color:  
 Options:  
 Modified:



Four 60° light sectors

Lamp	T	A	B	C	D
<b>88675*</b> 4.0W LED	30°	4 3/4	3 1/2	3 3/4	1 1/8

\*Remote electronic driver required

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 [www.bega-us.com](http://www.bega-us.com)

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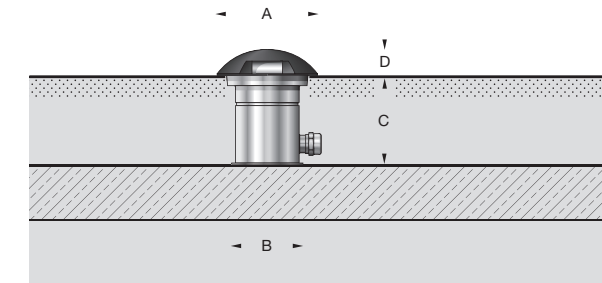
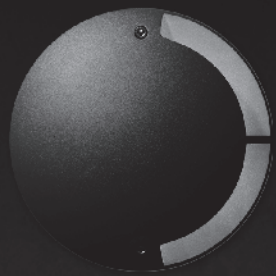


Drive-over in-grade luminaires to illuminate ground surfaces

In-grade luminaires to illuminate ground surfaces, both in interior and exterior applications. Equipped with one, two or four light apertures to meet different lighting requirements.

A foundation must be supplied by the contractor designed to bear pressure loads of up to 2200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating, and changing direction. Proper drainage must be provided.

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires – see page 415. Further LED technical data, e.g. luminous flux, CRI and dimming are provided on the individual luminaire specification sheets, available at [www.bega-us.com](http://www.bega-us.com).



In-grade luminaires with LED or for halogen lamps

Stainless steel housing  
Die-cast aluminum faceplate  
Optical borosilicate glass lens  
Reflector of pure anodized aluminum

LEDs require a remote 24V DC Class 2 power supply to operate the intended LED wattage (see page 411)  
Color temperature 3000K (for 4000K add suffix K4)

Halogen require a remote 12V Class 2 power supply

Luminaires pre-wired with 10 feet of #12 AWG wire and a water tight cable gland that connects to 1/2" threaded conduit

Finish: Black (BLK)

UL or CSA listed, suitable for wet locations (see page 417)  
Protection class IP67

**Temperature caution:** The column 'T' in this chart indicates the temperature in degrees Celsius which is reached on the center of the top casting during operation. Surface temperatures are for exterior applications (15°C ambient). For interior applications add 10° C to temperatures shown.



Single 60° light sector					
	Lamp	T	A	B	C D
<b>88671*</b>	1.1W LED	20°	4 3/4	3 1/2	3 3/4 1 1/8
<b>88778</b>	1 20W T3 G4, 12V	125°	4 3/4	3 1/2	4 3/8 1 1/8



Single 180° light sector					
	Lamp	T	A	B	C D
<b>88673*</b>	3.4W LED	25°	4 3/4	3 1/2	3 3/4 1 1/8
<b>88774</b>	1 20W T3 G4, 12V	120°	4 3/4	3 1/2	4 3/8 1 1/8



Twin 60° light sectors					
	Lamp	T	A	B	C D
<b>88674*</b>	2.2W LED	25°	4 3/4	3 1/2	3 3/4 1 1/8
<b>88787</b>	1 20W T3 G4, 12V	120°	4 3/4	3 1/2	4 3/8 1 1/8



Four 60° light sectors					
	Lamp	T	A	B	C D
<b>88675*</b>	4.5W LED	30°	4 3/4	3 1/2	3 3/4 1 1/8
<b>88789</b>	1 20W T3 G4, 12V	120°	4 3/4	3 1/2	4 3/8 1 1/8

\*Remote driver required





Looking north from Park Lane



Looking north from the labyrinth



Looking east

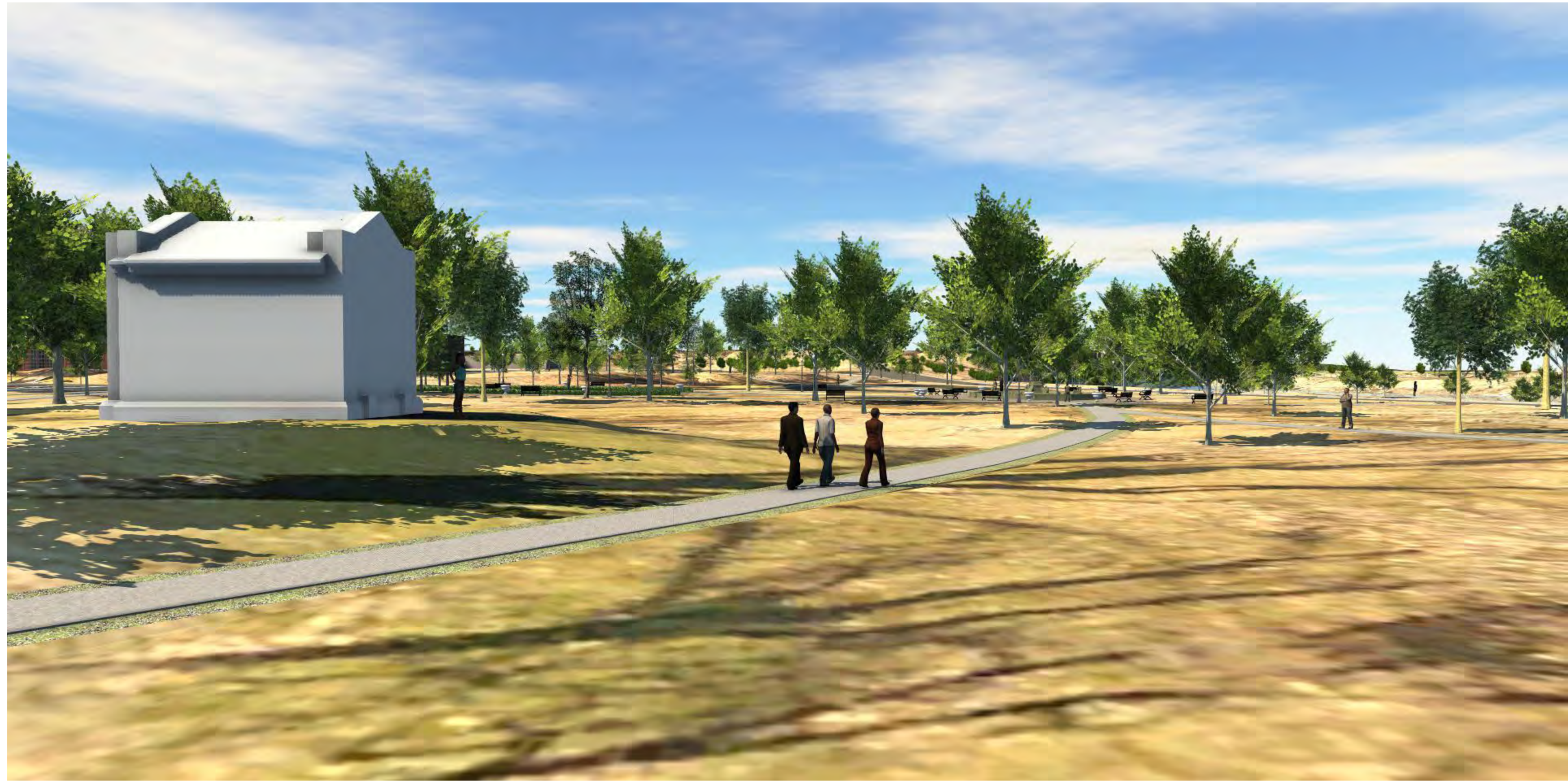


Looking south



# Leeper Park - Proposed Phase 1

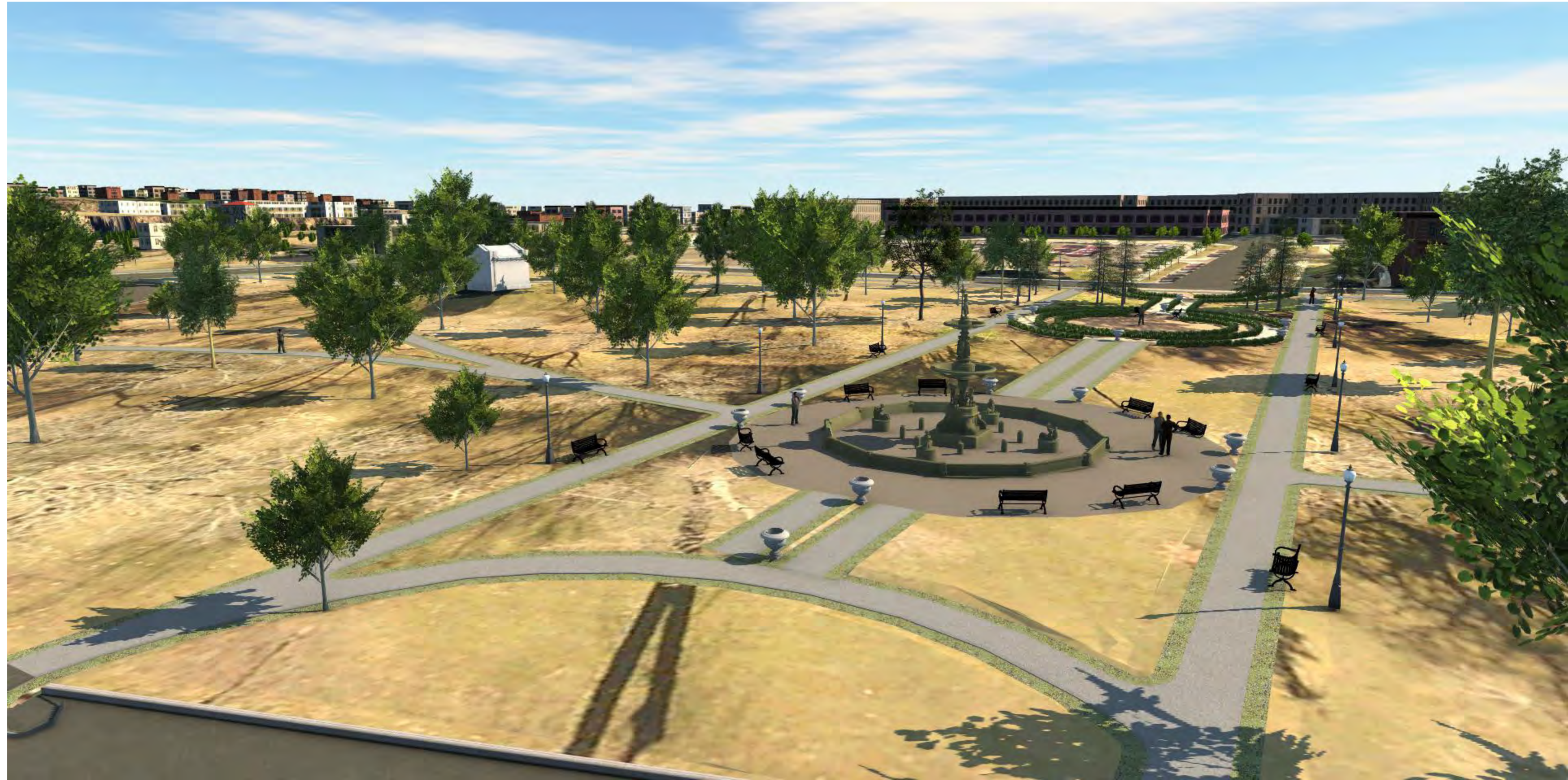
*Studebaker Fountain Location*



Entering the park from Michigan



Walk along the top of the historic slope



Looking southeast



Area of historic steps



# Leeper Park - Proposed Phase 1

*Studebaker Fountain Location*

## JM Studebaker Dedication of Fountain.

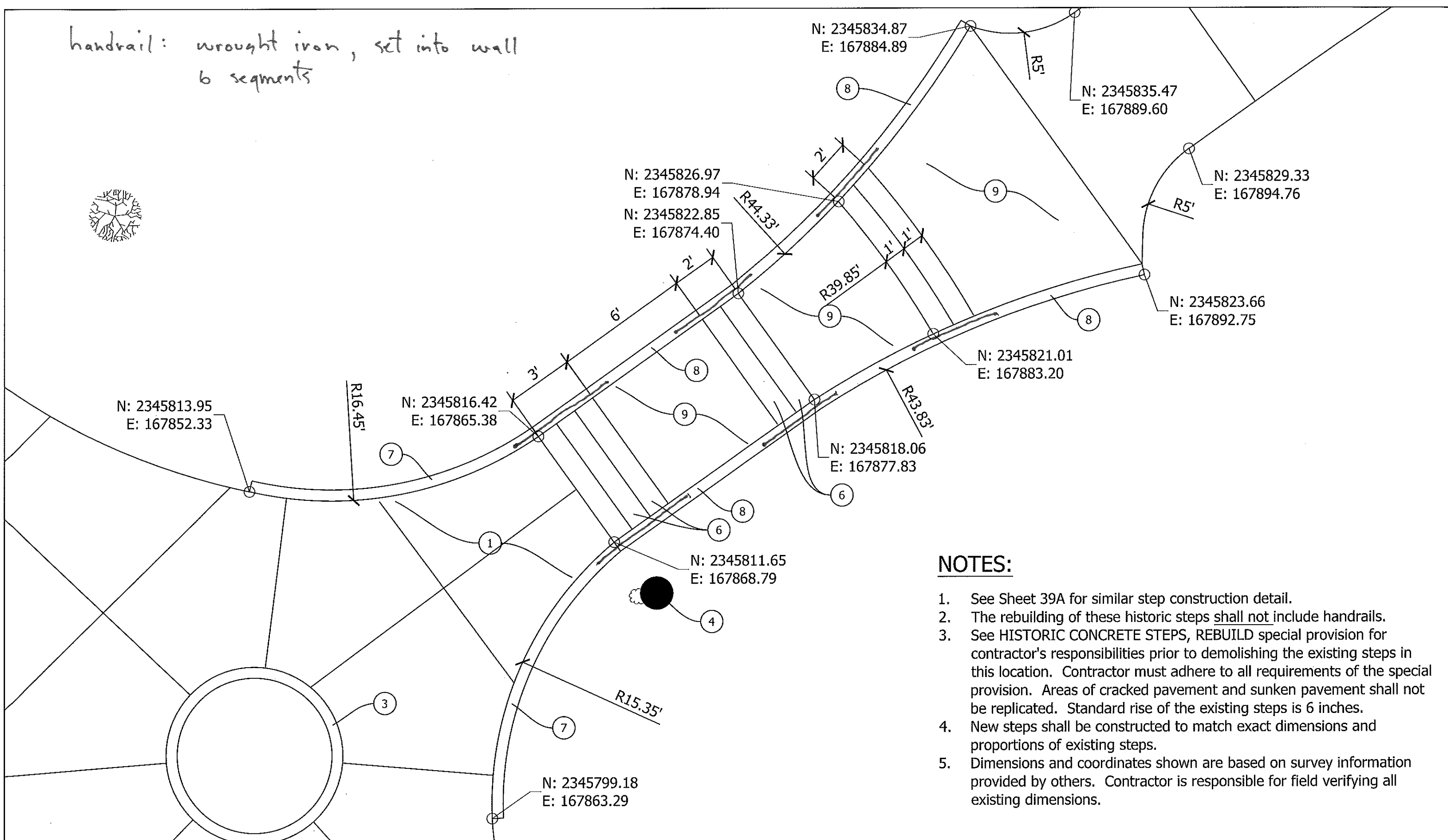
SB Tribune July 23, 1906

At the dedication of the “Mr. Studebaker put himself on record as a pronounced advocate of matrimony and admitted there was a motive in the way of furthering his views on this subject in placing iron seats about the fountain which he would guarantee to hold the heftiest sweetheart. He wanted this park to become the place for young people spending their evenings; that was the object of the city in making it so attractive and comfortable. It was also intended to keep you men from frequenting saloons”





handrail: wrought iron, set into wall  
6 segments



**NOTES:**

1. See Sheet 39A for similar step construction detail.
2. The rebuilding of these historic steps shall not include handrails.
3. See HISTORIC CONCRETE STEPS, REBUILD special provision for contractor's responsibilities prior to demolishing the existing steps in this location. Contractor must adhere to all requirements of the special provision. Areas of cracked pavement and sunken pavement shall not be replicated. Standard rise of the existing steps is 6 inches.
4. New steps shall be constructed to match exact dimensions and proportions of existing steps.
5. Dimensions and coordinates shown are based on survey information provided by others. Contractor is responsible for field verifying all existing dimensions.

REVISIONS		
No.	DATE	DESCRIPTION
1	4.5.2019	Historic steps detail, plan sheet 30



DRAWING TITLE ADDENDUM # 2		Detail: <b>A2-1</b>
PROJECT NAME Historic Leeper Park Improvements Bid Package 1		
CITY OF SOUTH BEND, INDIANA		
CHKD BY: BSS	DRAWN BY: JTM	DATE: 04.05.2019