MCSWEENEY APPEAL

Historic Preservation Commission (HPC) v. Joyelle McSweeney, Petitioner

Petitioner's Evidentiary and Administrative Record, Pleading and Position Statement

June 23, 2022

Submitted by Joyelle McSweeney

INTRODUCTION

On May 4, 2022, Joyelle McSweeney filed in the South Bend City Clerk's Office an Appeal to the South Bend Common Council of the Historic Preservation Commission's Denial of Certificate of Appropriateness.

The Appeal Application and Appeal Narrative [Exhibits A, B] give a chronological outline of the events leading up to the filing, and I refer the Council to those documents for the relevant specifics, which are also listed below in 'FACTS.'

STANDARD OF REVIEW

We ask that the common council apply a standard of review based on 1) reasonableness 2) health and safety 3) preservation of historic value.

ISSUES OF LAW

1) REASONABLENESS and HEALTH AND SAFETY
The Standards and Guidelines of the Chapin Park Historic District [Exhibit C] provides the following guidelines which the Historic Preservation Commission (HPC) shall follow when petitioned by a homeowner to provide a Certificate of Appropriateness (COA):

> In making its determination, the Historic Preservation Commission shall consider three factors: first, appropriateness of the proposed work to the preservation of the building and district; second, the detriment to the public welfare if the proposed work is permitted even though it is not deemed appropriate; *third, the potential hardship that the denial of the Certificate of Appropriateness would cause the applicant.* [86]

We hold that by delaying and finally blocking the petitioner's ability to appropriately address the most severely deteriorating, lead-shedding windows in our home, the HPC has caused undeniable, severe and ongoing hardship to our three-year-old child and to us as a family. It has therefore failed to meet the requirement of its own guidelines to consider potential hardship in reaching its decisions.

2) HISTORICAL PRESERVATION

The Standards and Guidelines of the Chapin Park Historic District [Exhibit C] provides the following definition of Preservation:

> PRESERVATION [...]can include stabilization work, restoration or rehabilitation work, *ongoing maintenance* and/or prevention of demolition. [69].

This document moreover includes this sentence: "Original windows and doors shall be retained [...] *When deteriorated beyond repair, they shall be replaced with units and trim resembling the original.*" [79].

Greentree Environmental Inc, a well-regarded environmental services firm that regularly contracts with the City of South Bend, has attested via an email shared with the HPC that these six windows have deteriorated beyond repair and must be replaced [Exhibit D].

Moreover, we conferred with and took the advice of HPC liaison Adam Toering, revising our proposal to reflect a material previously approved by the HPC, namely wood-clad aluminum [see Exhibit E]. Further, we have confirmed and orally communicated to the committee that the materials will be an appropriate color and grid patterns resembling the original.

Given that we have clearly met the Guideline's expectations that the windows have deteriorated beyond repair and that the replacements will resemble the original, the denial by HPC is undeniably arbitrary and capricious and without defensible foundation.

FACTS

The most important fact that you will read in this document is the following:

On October 7, 2021, following hospitalization for respiratory distress, our then-two-year-old child Othello was found to have an elevated Lead Blood level of 7.0 ug/DL. [Exhibit F]

The CDC held at that time that any blood level over 5ug/DL risks "adverse health effects, particularly in children under 6 years of age." [Exhibit F, p. 2]. The CDC has since tightened the standard and now holds adverse risks apply to any blood level over 3.5ug/DL. The CDC holds that when a child screens with lead levels above the threshold, steps must be taken to investigate the source of lead and take steps to reduce exposure to lead. [Exhibit G]

Othello's elevated screening results were shared by law with the St Joseph County Board of Health, which in turn mandated a county lead investigation. Briannah Johnson conducted this inspection on 10/13/21. Elevated lead was found throughout the home and property. [Exhibit H]

Six windows in particular were held to have extremely elevated lead levels, well beyond the others in the house. I have isolated that portion of the report [Exhibit I] as these are the windows under discussion in our initial petition for a Certificate of Apropriateness (COA), HPC's denial, and our appeal.

The St Joseph County lead investigator provided a list of lead licensed contractors and mandated us to abate the lead in our home. Many of the listed companies no longer work in the region or do only commercial work. The first contractor we obtained a bid from proposed replacing every window in the house [Exhibit J]. The second contractor, Greentree Inc, proposed abating lead throughout the home and property, repairing approximately 30 windows, and only replacing the six most deteriorated windows with vinyl. [Exhibit K].

We then contacted the HPC for a Certificate of Appropriateness (COA) to begin the work of abating our household lead and ensuring the critical health, saftey and well-being of our child.

Adam Toering, HPC liaison, reviewed our initial COA application [Exhibit L]. He informed us that vinyl replacements were not generally deemed appropriate by the HPC and suggested we look at aluminum or fiberglass materials which had previously been approved by HPC[see Exhibit E]. Wishing to cooperate with the HPC, we sought a new bid from Greentree for 6 aluminum replacement windows, which raised our costs by $12,000. [Exhibit M]

We also confirmed with Greentree that the color and grid pattern of the replacement units would resemble those of the existing windows. This was orally communicated to Adam Toering and the HPC at the second hearing.

We also contacted window restorers at this time to look at the possibility of restoring these six specific windows, but learned that since restoration firms generally do not hold lead licenses they would not be appropriate for a county-supervised lead abatement project such as ours.

This was orally communicated to the HPC at the hearing and to Adam Toering when he visited our home.

Notwithstanding, we were issued a denial on April 13, 2022 [Exhibit N].

ARGUMENTS AND CONTENTIONS

I am a bereaved mother. In 2017, I gave a birth to a baby girl with an unexpected birth defect. She was born at Memorial Hospital in Chapin Park, flown to Riley Children's Hospital, and died at just 13 days old.

In the aftermath of that loss, wracked with grief but also hope, my husband and I trained to become foster parents with the St. Joseph County DCS. We were privileged to foster our son Othello when he was just five days old. We took him into our home at 628 Park Avenue in Chapin Park, and have raised him ever since. In August of 2021 we adopted him.

Just two months later, after he developed unexpected and frightening respiratory distress and was rushed to the hospital, we learned of his elevated lead levels. We were shocked, scared, and wracked with grief a second time.

We will do anything to keep this child well and safe and to ensure him the life we promised him when we became his foster parents and took him into our home.

It is this sacred promise which the Historical Preservation Commission is attempting to abrogate through its arbitrary and capricious denial of our application to appropriately abate the lead in our home.

A review of the reasons given for denial set forth in the Preservation Commission's letter of April 13, 2022 give no significant acknowledgement of the serious, compelling and dangerous health effects of delaying remediation by denying approval.

This Denial is egregious. And is faulty in three regards:

1) It violates guidelines of the HPC itself. It creates and exacerbates hardship in the petitioner by casually disregarding the health and wellbeing of a child with elevated lead levels and thereby bringing stress and harm to both the child and its family.

2) It contains factual errors. As the exhibits show, we *did* seek out additional bids, and, as was orally communicated, we *have* consulted alternative window restorers. However, we were unable to utilize such alternatives within the confines of a county-mandated and county-supervised lead abatement, which requires work with lead-licensed firms.

The HPC seems either unfamiliar with or in wilfull disregard of county board-of-health ordered lead investigation and abatement procedures.

3) It mischaracterizes us by suggesting that our "judgement is clouded" because we are "so focused on GreenTree." In fact our judgement is clear and our actions have been reasonable and in keeping with medical consensus around the urgency of addressing childhood exposure to lead. CDC guidelines hold that "children with a blood lead level (BLL) within the 3.5–5 μg/dL range will also be *prioritized* for lead reduction action. "[Exhibit G, page 3, italics mine]. We are focused not on Greentree, but on reducing our child's blood lead levels and abating the lead in our home in a timely and appropriate manner.

By the time we present this appeal, nine months will have passed since Othello's initial elevated blood lead screening. The further delay this denial has created in the abatement process has actually *increased* the risk of long-term lead exposure and bodily harm to the child, and *increased* the mental hardship this has caused our family.

CONCLUSION AND PERMISSION STATEMENT

We ask that our application be immediately APPROVED.

We love our home and our neighborhood and have made a long-term commitment to the community and to the University. We wish to remediate the dangerous situation which presently

exists and stay in our home, keeping in mind the important issues of neighborhood and historical residential preservation.

We wish to resolve this matter amicably and with the blessing of the HPC and the Commission and avoid the intervention of the Court and the time, trouble and expense of such intervention.

WHEREFORE, for the reasons set forth above, Petitioner prays the Common Council to OVERRULE the HPC's unfounded, arbitrary and capricious denial of our application for a Certificate of Appropriateness and immediately approve the plan of remediation, repair, replacement and restoration proposed.

Respectfully,

Joyelle McSweeney

APPENDIX: LIST OF EXHIBITS

EXHIBIT A: Appeal Application
EXHIBIT B: Appeal Narrative
EXHIBIT C: Standards and Guidelines of the Chapin Park Historic District
EXHIBIT D: Attestation to deteriorated condition of windows by Greentree, Inc
EXHIBIT E: Correspondence with HPC liaison Adam Toering, suggesting revision to bid
EXHIBIT F: Othello's Elevated Lead Screening, 10/7/22
EXHIBIT G: CDC Press Release Lowering Blood Lead Reference in Children to 3.5 ugl/DL
EXHIBIT H: Full County Lead Investigation Report
EXHIBIT I: Excerpts of County Lead Investigation Report pertaining to windows
EXHIBIT J: Rejected Bid from House Doctor Innovation to replace every window (33 total)
EXHIBIT K: Initial bid from Greentree proposing 6 vinyl window replacement
EXHIBIT L: Initial Certificate of Appropriateness (COA) Application
EXHIBIT M: Revised Bid from Greentree, proposing 6 "wood-clad" aluminum window replacements
EXHIBIT N: Denial of COA by HPC

EXHIBIT A

City Clerk's Office Contact Form

The survey will take approximately 6 minutes to complete.

Please complete this form to get help from the City Clerk's Office with a City department.

You can also call 311 within South Bend city limits or visit https://311.southbendin.gov/ for help with City services.

Note: this form must be signed by the individual to whom the matter pertains (or a legal guardian, if a minor).

City Clerk Dawn Jones
455 County-City Building
227 W. Jefferson Blvd.
South Bend, IN 46601

Phone: 574-235-9221

Basic Information

1. Full Name *

Joyelle McSweeney

2. Address *

628 Park Ave

3. City *

South Bend

4. Zip *

46616

5. Email Address *

joyelle.mcsweeney@gmail.com

6. Phone Number *

6107453059

7. Council District *

Find your council district by **searching your full address (including city)** in the map here - https://southbendin.gov/official/

1

Main details

Please describe the situation for which you are requesting assistance:

8. City Department

Leave blank if you're not sure which City department is involved.

Historical Preservation Commission

9. Issue Description *

Please describe the issue, including dates if possible.

I am writing to appeal the ruling of the Historic Preservation Committee on April 13, 2022, denying us a certificate of approval for our proposed lead abatement plan at our home address, 628 Park Avenue, South Bend.

In October 2021, our three-year-old son tested with elevated lead levels. By law, the St Joseph County Board of Health was informed, and a mandatory County Lead Inspection was performed.

The inspector found elevated lead levels throughout our home and property, particularly on the interior frames of our windows. She gave us a list of licensed lead-abatement contractors to consult and informed us that we were legally required to abate the lead, and that she would be back to inspect after the abatement was complete.

We contacted several contractors; many were not available or only do commercial bids. Eventually we were able to receive bids from two. One proposed replacing all 30 windows with new windows. The other, GreenTree, proposed repairing the majority of the windows with a process called encapsulation, and replacing only 6 of the windows-- the 6 that were found to have the highest lead levels per county inspection. The County lead inspector informed us it is not unusual to have individual windows, doors, etc, test much higher than others, based on wear and tear, etc.

Green Tree is a reputable firm who does lead remediation for the City of South Bend. It is reasonable and safe.

We then filled out a form with the Historic Preservation Commission for a certificate of appropriateness for replacing the 6 windows; we worked with the Commission Administrator, Adam Toering, inviting him into our home, discussing these particular windows and the lead inspector's report, etc. When he proposed that the commission would look more favorably on another replacement material, such as aluminum windows, we amended our bid to propose aluminum rather than vinyl replacement windows, even though this raised the bid by several thousands of dollars.

We also consulted with a window restorer but learned that they do not have the appropriate lead license to do this work.

We went before the Historic Preservation Commission twice with our proposal; the first time, they said they needed more information, so we put them in touch with the County lead inspector. At the second meeting, at their request, we brought a representative from Green Tree.

At this point it was April, SIX months since our toddler received his positive lead screening.

Despite all our efforts, patience, and good faith, the Commission voted to deny our request for approval to replace these six windows. Simply put, their comments accompanying their decision are incorrect. They suggest that we have not been diligent in exploring other options, yet we clearly have: we contacted a number of contractors, secured two bids, went with the bid proposing the fewest replacements, met with their consultant, adapted our bid, and contacted window restorers. Their suggestion that we haven't shown diligence or that our judgement is clouded is insulting and incorrect.

Moreover, the commission seems to feel no urgency around the fact that our toddler screened with elevated lead levels. We are thus working under a county mandate to abate this lead, and must work with appropriately licensed contractors, after which the house will be inspected

Digital Signature

10. I agree to the City of South Bend's data policy (read here https://southbendin.gov/city-of-south-bend-data-collection-policy/) *

- I agree

11. I hereby request the assistance of the Office of the City Clerk to help resolve the matter described above. I authorize Clerk Dawn Jones and her staff to receive any information that they might need to provide assistance.

    The information I have provided to Clerk Jones is true and accurate to the best of my knowledge and belief. The assistance I have requested from Clerk Jones is in no way an attempt to evade or violate any federal, state, or local law. *

- I agree

EXHIBIT B

Joyelle McSweeney

628 Park Ave South Bend IN 46616

610-745-3059

SUMMARY OF REASON FOR APPEAL:

I am writing to appeal the ruling of the Historic Preservation Committee on April 13, 2022, denying us a certificate of approval for our proposed lead abatement plan at our home address, 628 Park Avenue, South Bend.

In October 2021, our three-year-old tested with elevated lead levels. Our pediatrician informed the St Joseph County Board of Health, and a mandatory County Lead Inspection performed.

The inspector found elevated lead levels throughout our home and property, particularly on the interior frames of our windows. She gave us a list of licensed lead-abatement contractors to consult and informed us that we were legally required to abate the lead, and that she would be back to inspect after the abatement was complete.

We contacted several contractors; many were not available or only do commercial bids. Eventually we were able to receive bids from two. One proposed replacing all 30 windows with new windows. The other, GreenTree, proposed repairing the majority of the windows with a process called encapsulation, and replacing only 6 of the windows-- the 6 that were found to

have the highest lead levels per county inspection. The County lead inspector informed us it is not unusual to have individual windows, doors, etc, test much higher than others, based on wear and tear, etc.

Green Tree is a reputable firm who does lead remediation for the City of South Bend. We went over their bid with the County lead inspector and felt it was reasonable and safe.

We then filled out a form with the Historic Preservation Commission for a certificate of appropriateness for replacing the 6 windows; we worked with the Commission Administrator, Adam Toering, inviting him into our home, discussing these particular windows and the lead inspector's report, etc. When he proposed that the commission would look more favorably on another replacement material, such as aluminum windows, we amended our bid to propose aluminum rather than vinyl replacement windows, even though this raised the bid by several thousands of dollars.

We also consulted with a window restorer but learned that they do not have the appropriate lead license to do this work.

We went before the Historic Preservation Commission twice with our proposal; the first time, they said they needed more information, so we put them in touch with the County lead inspector. At the second meeting, we brought a representative from Green Tree.

At this point it was April, at least five months since our toddler received his positive lead screening.

Despite all our efforts, patience, and good faith, the Commission voted to deny our request for approval to replace these six windows. Simply put, their comments accompanying their decision are incorrect. They suggest that we have not been diligent in exploring other options, yet we clearly have: we contacted a number of contractors, secured two bids, went with the bid proposing the fewest replacements, met with their consultant, adapted our bid, and contacted window restorers. Their suggestion that we haven't shown diligence or that our judgement is clouded is insulting and incorrect.

Moreover, the commission seems to care very little about the central fact of this entire story: our child screened with elevated lead levels. We are thus working under a county mandate to abate this lead, and must work with appropriately licensed contractors, after which the house will be inspected again. The techniques proposed in the bid are in line with the County lead inspector's report.

The Historical Preservation Commission's remarks are dismissive of the health of our child and by extension of the children of the city of South Bend. South Bend's lead problem and the way it's harming children was at the center of a feature article in the New York Times (3/29/22). This is an urgent problem.

We beg for relief so that we can go forward with the lead abatement process and make the home safe for our toddler, as well as our two teenage children.

EXHIBIT C

The Chapin Park Local Historic District was established in 2005.
The Chapin Park-Park Avenue Neighborhood Association was established in 1972.

PUBLISHED BY
THE HISTORIC PRESERVATION COMMISSION OF SOUTH BEND & ST. JOSEPH COUNTY (2018)

Phone: 574-235-9371 • **Fax:** 574-235-9021 • **Email:** hpcsbsjc@southbendin.gov
Mailing Address: County-City Building, South Bend, Indiana 46601
Office Address: 227 W Jefferson Blvd., 1400S South Bend, Indiana 46601
Website: https://southbendin.gov/department/community-investment/historic-preservation-commission/

2018 Commission Members:

Michele Gelfman - *President*
Elizabeth Hertel - *Vice President*
Greta Fisher - *Secretary & Architectural Historian*
Joseph Molnar - *Treasurer*
Tom Gordon - *Assistant Secretary*
Brandon Anderson
Velvet Canada
Rebecca Bonham

Elicia Feasel - *Administrator*
Adam Toering - *Specialist*
Steve Szaday - *Inspector*

ACKNOWLEDGMENTS

This publication was made possible by the dedication and perseverance of many individuals and organizations that have contributed to the creation and implementation of the historic districts program in the city of South Bend, and specifically the designation and implementation of the Chapin Park Local Historic District.

The Chapin Park Local Historic District was conceived by the cooperative efforts of property owners, residents and members of the Historic Preservation Commission of South Bend and St. Joseph County. In 2000, the Park Avenue Neighborhood Association Board (now called the Chapin Park Neighborhood Association) submitted the application for designation and worked with the HPC Historic Districts Committee to draft guidelines for the district. Subsequent members of the Chapin Park Board and property owners continued to work for the designation of the District in 2004 and 2005. In 2005, the Chapin Park Guidelines Committee again reviewed the guidelines and standards in this booklet.

The members of the Historic Preservation Commission at the date of designation were: Lynn Patrick, President; Martha Choitz, Vice-President; Mary Jane Chase, Secretary; John Oxian, Treasurer; Joann Sporleder, Architectural Historian; Catherine Hostetler, Jerry Ujdak and Diane Wrobel-Illes. The members of the HPC Historic Districts Committee were: Martha Choitz, Jerry Ujdak, Mary Jane Chase and Diane Wrobel-Illes.

The drawings of the Chapin House found on the cover and on page 64 were kindly submitted for reproduction by Lou Sabo, an artist and photographer who lives in the District. Robert Sedlack, another resident of the District, created the Chapin Park Historic District logo on page 63. Bev Petersen, a local genealogist, researched many of the properties in Chapin Park and laid the foundation for much of the building inventory text.

Most of the technical illustrations have been excerpted from the *Preservation Briefs* series published by the Preservation Assistance Division of the National Parks Service, U.S. Department of the Interior. Some technical illustrations are from the 1978 publication by the Preservation League of New York, *A Primer: Preservation for the Property Owner*.

This publication was typeset by Chris Manley and printed by Rink Printing of South Bend, Indiana.

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ORDINANCE No.: 9574-05

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA TO CREATE THE CHAPIN PARK HISTORIC PRESERVATION DISTRICT

STATEMENT OF PURPOSES AND INTENT

TO ESTABLISH an Historic Preservation District, to be known as the Chapin Park Historic Preservation District, with such uses as permitted in Section 21-36.1 now known as 21-13.01 of the Municipal Code of the City of South Bend, such district having been recommended by the Park Avenue Neighborhood Association and the Historic Preservation Commission of South Bend and St. Joseph County, for the purpose of preserving the architectural, historical, and cultural significance and educational value of the described area.

NOW, THEREFORE. BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA:

Section 1: Ordinance No. 4990-68, as amended, and now known as 9495-04 commonly known as the Zoning Ordinance of the City of South Bend, is hereby amended in order that the zoning classification of the following described real estate be established as an Historic Preservation District with such uses as permitted in Section 21-36.1 now known as 21-13.01 of the Municipal Code of the City of South Bend, Indiana, and shall be designated the Chapin Park Historic Preservation District:

> A parcel of land located in the West one of the Southwest quarter of Section 1, Township 37 North, Range 2 East, and the Southeast quarter of Section 2, Township 37 North, Range 2 East, City of South Bend; Portage Township, St. Joseph County, IN bounded by Riverside Drive Local Historic District on the North, by Lafayette Boulevard on the East, by Madison Street on the South, and by Leland Avenue, Rex Street, Portage Avenue, Lindsey Street, and William Street on the West and more particularly described as follows:

[Due to space constraints, the full legal description has been abbreviated to the above description. Please contact the Historic Preservation Commission (574/235-9798) or the City Clerk's office (574/235-9221) for the full description.]

Section 2: The Historic Preservation Commission of South Bend and St. Joseph County, and the neighborhood association, together shall adopt guidelines for historic preservation within the Chapin Park Local Historic Preservation District.

Section 3: This Ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, and legal publication.

Charlotte D. Pfeifer
Member of the Common Council

Attest: [signature]
City Clerk

Presented by me to the Mayor of the City of South Bend, Indiana
on the 15th day of March, 2005, at 4:00 o'clock p.m.

[signature]
City Clerk - Deputy

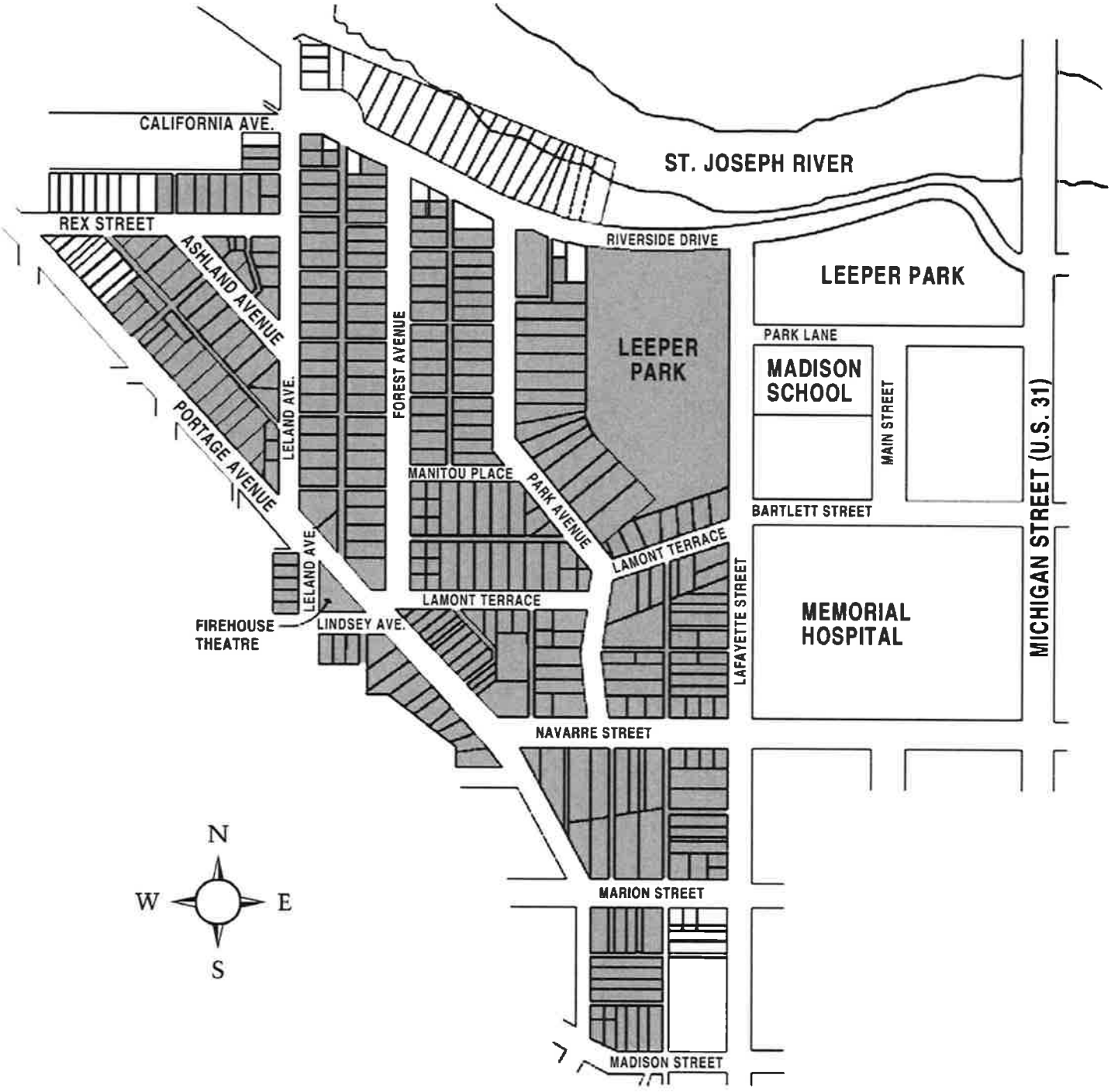
Approved and signed by me on the 17th day of March, 2005 at 8:40 o'clock a.m.

[signature]
Mayor, City of South Bend

1st READING: 10-11-04
PUBLIC HEARING: 3-14-05 as substituted
3rd READING: 3-14-05 as substituted

NOT APPROVED:
REFERRED:
PASSED: 3-14-05 as substituted

Chapin Park
Local Historic District



The District and Its Properties

HISTORY

The Chapin Park Local Historic District (the District) is an architecturally unique, mainly residential area located close to downtown South Bend, Leeper Park, Memorial Hospital and the Saint Joseph River. Although many individuals were involved in the development of Chapin Park, the District is named for the Chapin family, who had early ties to South Bend and held interests in the District for one hundred years.

THE CHAPIN FAMILY

Martha Emiline (d.1846) and Horatio Chapin (1803-1871) settled in South Bend in 1831. The youthful town had just been platted by Alexis Coquillard and Lathrop Taylor and contained only a few log buildings. Horatio soon became active in religious and business affairs. He applied for and received a license to sell foreign goods – items from across state lines – and opened a dry goods store. By 1834, he had co-founded the ecumenical Union Sabbath School, was named its Superintendent and assisted the founding of the First Presbyterian Church. When the State Bank of Indiana opened its South Bend branch in 1838, Chapin became its cashier and worked for the bank until 1862. This position would provide him the fortuitous opportunity to purchase forty wooded acres north of South Bend. From 1862 until 1865, he managed the private banking firm of Chapin, Wheeler & Co. in Chicago, and then retired to his picturesque estate, once called Chapin's Place, Chapin's Park and even Chapin's Grove.

Horatio and Martha Chapin had four children: Mary (1836-1905), Martha (1840-1873), Edward (1842-1928) and Sarah (1844-1868). Unfortunately, Mrs. Chapin did not live to see any of her children reach their teenage years. She died in 1846 when Mary, her oldest child, was barely ten. After the passage of the traditional mourning period, Horatio married Caroline Lucy Merritt on May 12, 1848. But, just six days before their tenth wedding anniversary, Caroline passed away. In April 1859, Horatio married Phoebe Ann Wade (d.1893) who would survive him by more than twenty years.

Mary Chapin married attorney Andrew Anderson in 1857, and they raised two daughters: Emma Anderson DuShane and Jennie Anderson Putman. In 1876, Edward married Marie Lamont Cushing, the widow of his business partner, Quincy Cushing, and had two children, Wilber Storey Chapin, who died at the age of two, and Marie Pearl Chapin (1879-1914). Edward's second wife, Lenora Lamont Chapin, lived at 856 Forest from 1916 until her death in 1941, and Mary's granddaughter, Mary DuShane, resided in the family home, 710 Park, until she passed away in 1962.

THE KANKAKEE CANAL, WHAT DID NOT COME TO BE: 1835 -1855

Chapin Park may not have become a residential area had not Alexis Coquillard's attempt to operate a canal and power race between the Kankakee and the St. Joseph rivers failed. In 1835, Coquillard and his partner, Francis Comparet, purchased 230 acres north of South Bend and borrowed $46,000 – about one million in today's dollars – for its construction. However, the engineering never produced the needed water flow: it was erratic and traveled in the wrong direction. By 1845, Coquillard defaulted on the loan and the State Bank of Indiana acquired the property as outlots. The vestiges of Coquillard's Kankakee canal can still be found in the southern part of the District between Marion and Navarre streets where a diagonal line divides the lots.

A PICTURESQUE FAMILY ESTATE: 1855-1879

After Coquillard's death in 1855, Horatio Chapin purchased forty acres from the State Bank. The property stretched from Navarre Street – formerly Perry Street – to the St. Joseph River, and Lafayette Blvd to Heaton Street – now the alley between Forest and Leland avenues. Ricketson Burroughs, farmer, brick manufacturer and city councilman, and John Shetterley, farmer and wholesale grocer, became the Chapins' neighbors. Burroughs owned property south of Navarre and southwest of Portage; Shetterley owned property west of Heaton Street.

By 1857, Horatio Chapin's Gothic revival residence had been completed. Over the next decade and a half, Chapin created a picturesque country estate worthy of Andrew Jackson Downing's praise. As depicted in the late nineteenth-century aerial views of the city, Chapin planted gardens and an orchard and laid curving paths through the wooded property. (He was known in South Bend for his horticultural knowledge.)

Mary and Andrew Anderson and Edward Chapin moved to the estate in 1871, the same year their father passed away from a heart disorder. Oddly enough for a banker, Horatio died intestate. His children spent the next four years settling the estate and may have lived in their father's house. In 1875, the estate was settled and Mary and Edward decided to divide the property along the carriage drive (now Park Avenue). Mary received the property to the east of the drive and Edward received his father's house and the property to the west. After the division of the estate, Mary and Andrew Anderson were free to build their own residence overlooking the brook that once flowed across the property. They likely built 710 Park Avenue between 1875 and 1877.

In 1875, Mary and Edward's aunt and uncle, Emma G. and Marshall P. Chapin, joined the younger Chapins on the estate. Marshall purchased a parcel from Mary Anderson the same day she and Edward agreed to divide the property – June 3, 1875. He then probably built 720 Park Avenue. He worked for the State Bank from 1855 until 1862 and owned the Knoblock grocery store with J. Kuhns after the Civil War. The Marshall Chapins moved to 60 Lafayette by 1878, but their house in the park did not remain empty for long as Mary Anderson's recently married daughter and son-in-law, Emma and James DuShane, became the second residents. They lived in the house until 1905 when they moved to 710 Park.

After living on Madison Street from 1875 until 1877, Edward moved back to the estate with his first wife, Marie Lamont Cushing Chapin. The Edward Chapins would live on the property until 1883, but by 1891, Edward and Marie returned and built a house just north of Forest Avenue overlooking the river. This house, called the Oaks, would be moved circa 1912 to 1007 Riverside Drive. (Edward and Marie Chapin lived at 115 N Lafayette from 1884 until 1890.)

A New Neighborhood: 1880-1925

The estate remained a Chapin family enclave until 1880. During this year, Mary Anderson sold a portion of her property flanking Navarre Street to banker Myron Campbell and an area south of the brook, now Lower Lamont Terrace, to Albert and Eva Sibley. Edward followed suit by selling his father's house and the portion of his property south of Lamont Terrace to Mrs. Nellie Taylor in 1883. By 1884, Edward had also sold lots to eight households: the Lyon, Giddings, Ware, Davis, Elliott, and the George, Charles and Alvin Hodson families. These families built houses along Navarre Street, Park Avenue and Lamont Terrace between 1883 and 1889.

The development of the neighborhood continued in the 1890s. Edward Chapin had sold many of his 73 lots by July 1890, and by 1895 many houses had been built along Forest Avenue and Manitou Place. Mary Anderson continued to sell lots on Park, and John Shetterley's holdings had been platted with lots along Leland, Ashland (formerly known as Dore) and Rex. In 1897, Park Avenue was paved with brick. Construction continued from 1900 to 1920 with the platting of the Anderson, DuShane and Putman Addition along Lower Lamont and the Keller, Fassnacht and Smith subdivisions along Portage Avenue, and the creation of Sibley Court (1906-1916). By 1925, houses were built on the last available lots in the District. The result is a rich complexity of building forms and architectural styles cozily placed next to one another. The major periods of construction span 65 years: from South Bend's early development before the Civil War to its post-bellum era of manufacturing and industrial growth and civic and residential expansion.

Recent History

After many homes were divided into multi-flat units in the 1930s and 1940s, residents recognized the uniqueness of this neighborhood and began to rejuvenate it in the 1960s. In 1972, residents organized PANA, the Park Avenue Neighborhood Association, which sought to retain the neighborhood's viability. The organization is now known as the Chapin Park Neighborhood Association. The area sought listing in the National Register of Historic Places in 1980 with designation granted in 1982. The northern portion of the Chapin estate has been included in the Riverside Drive Local Historic District since 1985. The Chapin Park Local Historic District was established in March 2005.

BUILDING TYPES & STYLES

Source: *McCalester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.*

Building Types

AMERICAN FOURSQUARE

Named for its square ground plan with four rooms on each floor, the American Foursquare became the preeminent post-Victorian house type. The simplicity and practicality of the American Foursquare made it ideal for economical construction and maintenance. Balloon framing encloses the most volume possible with the efficient use of materials. Capped with a gable or hip roof, many have one or more dormers and full-width porches in several variations. Foursquares may be found with Queen Anne, Colonial revival, Craftsman and Prairie features. A few Foursquares in the district have two-story verandas.

BUNGALOW

The term bungalow is a derivative of the Hindi word *bangla*, a one-story Bengalese house surrounded by verandahs. Bungalows first originated in California (1903-1905) and can now be found across the country due to the popularity of the work of Greene & Greene and others. Bungalows have a low-pitched gable roof, often a side gable, with wide unenclosed eaves; exposed rafters and knee braces; and either partial- or full-width porches supported by tapered square piers or columns. Gable or shed dormers are also a recognizable element of this house type. Some have hipped roofs and hipped dormers. Bungalows were built in America from the 1900s to 1930s.

FIREHOUSE

Built to house the horses, carriages, vehicles and equipment firemen used in the nearby area, the form of the firehouse was designed to meet the needs of an important civic service. Turn-of-the-century firehouses typically were built with a stable area on the first floor, a wide door for access to the fire carriage/truck, a hose-drying tower and quarters above for the firemen. In South Bend, firehouses were built with Classical, Queen Anne and other stylistic embellishments.

Gabled Types

GABLE-FRONT

The gable-front form can be traced to the pediment-graced façades of Greek revival houses (1830-1860) and has been employed during other stylistic eras, including the Victorian and the Arts & Crafts periods. The gable-front form is rectangular in plan with a single axis and the gable on the front elevation. Examples of the type can be one- or two-storied with a front porch and vernacular, Italianate or Queen Anne embellishments.

GABLED-ELL & GABLED-T

The Gabled-Ell and Gabled-T were popular building forms during the post-Civil War era until the 1900s. These forms typically have a two-storied gabled front façade. One or two ells, or side spurs, of the same height, proportions and roof pitch as the front elevation, form L- and T-shaped plans. The entry is typically located in a side ell, and entryway hoods, porches or wrap-around verandahs are common features. These two forms allow for much flexibility of stylistic treatment. Throughout Chapin Park one can find these house types with Gothic revival, Stick, Queen Anne, Italianate and vernacular ornamentation.

CROSS-PLAN & CROSS-GABLED SQUARE

These two vernacular house types have intersecting gabled rooflines with meeting ridgelines. The cross-plan type includes one- or two-story houses with gables that extend outward to form wings and a cross-shaped ground plan. The cross-gabled square type has a square ground plan with gables on each elevation. These buildings may also exhibit a variety of styles – Folk Victorian, Gothic revival, Queen Anne, Shingle, Stick or Tudor.

Architectural Styles

Gothic Revival ~ Carpenter Gothic

Promoted by the writings of A.J. Downing in the 1840s, the Gothic revival style entered Indiana's domestic architecture in the 1840s until the 1860s. Gothic revival residences are distinguished by steeply pitched roofs often with cross gables, one centered gable, or paired gables; pointed arched windows or diamond paned windows; either triangular or eared drip moldings above windows and doors; and vergeboard or cross bracing under gables. Carpenter Gothic residences employ vertical board and batten siding or horizontal clapboards.

Italianate

Part of the Picturesque movement of the 1840s until the 1880s, the Italianate style was influenced by and reinterpreted Italian villa architecture. The main features are rather low-pitched hip or gabled roofs with single or paired brackets and ornamented cornices; long windows with hooded, bracketed or framed drip moldings; double leaf entrances; and verandahs and porches with chamfered posts or columns. Towers are also a notable aspect of this style.

Stick

The Stick style emerged from the picturesque ideals of A. J. Downing and flourished in Victorian plan books from the 1850s until the 1880s. The style remained fashionable in South Bend through the later decades of the Nineteenth Century. Stick style buildings typically have a gabled roof, usually steeply pitched with intersecting gables; overhanging eaves with exposed rafters, braces and decorative trusses; square projecting bays and front porches. Constructed in wood, the buildings have patterned wall surfaces with a variety of sidings, shingles and stick-work that mimics medieval half-timbering. Stick elements were often applied to Gabled-Ell and Gabled-T houses.

Queen Anne

The Queen Anne style became popular throughout the country from the 1880s to the 1910s and has a vast array of manifestations. The style came from medieval and Eighteenth-century English architectural motifs. Residences typically have hipped or gabled roofs with porches, complex plans constructed in balloon framing and multiple types of wood siding. Some have towers or turrets. The most common Queen Anne residences in the district fall into three sub-styles: free classic, spindlework and half-timbered. All were named with their exterior decoration in mind.

Free Classic

Named for the informal usage of classical elements upon the façades, the free classic Queen Anne exhibits oval and Palladian windows, classical columns, dentils, and gabled returns. Hipped-roofed or side-gabled residences, with cross gables and full-width porches, are common.

Spindlework

Named for the use of turned spindles, the spindlework Queen Anne has delicate porch details with turned balustrades and friezes and cut lacey brackets. Gable ornament and corner brackets near bay windows are also common to these one- or two-story homes.

Half-Timbered

These Queen Anne houses have rooflines and massing similar to South Bend's free classic Queen Annes. However, they are distinguishable from free classics through the use of faux half-timbering (stucco with wood trim) under gables and porch pediments. This decorative treatment gives the houses a more medieval rather than classical appearance.

Folk Victorian

Folk Victorian refers to the appearance of Victorian detailing on simple folk house forms: front gabled, side gabled, pyramidal and other forms. Detailing of Gothic revival, Italianate, Queen Anne and Stick inspiration can be found on porches, under gables and along the cornice line.

Shingle Style

Named by Vincent Scully for the use of shingles on the exterior of a building, the Shingle style is a purely American creation. The style borrows elements from many styles, such as turrets, broad porches and asymmetrical plans from Queen Annes; massive stonework and arches from the Richardsonian Romanesque; and Palladian windows, columns and gambrel or bell-cast gabled rooflines from Classical and Colonial revivals. The style also exhibits multi-pane windows, recessed windows with curved shingles and a variety of dormer types – gable, polygonal, hipped, curved, shed to name a few.

Prairie Style

As one of the few American indigenous styles, Prairie style design originated in Chicago around the turn of the century. Promoted by a group of architects which included Frank Lloyd Wright, the style is characterized by a low-pitched roof usually hipped with wide overhanging eaves, and design elements that emphasize horizontal lines, such as bands of windows, broad porches with massive square supports and wood band moldings. Materials such as stucco, stucco with broad wood trim, clapboard wood siding and brick are common. Some homes have gabled roofs. Ernest Young and N. Roy Shambleau were local practitioners of the style.

CRAFTSMAN

Taken from the name of Gustave Stickley's magazine, The Craftsman, these residences were inspired by the ideals of the English Arts & Crafts movement, oriental wood architecture, and the works of Greene & Greene in California. Craftsman elements could be applied to a variety of building forms, including Gabled Fronts, Bungalows and American Foursquares. These elements include triangular knee-braces, exposed rafter tails, overhanging eaves and porches with tapered, square or paired piers. Residences are built with a variety of materials – wood, brick, stone and stucco.

Revival Styles

COLONIAL

Inspired by the American Centennial (1876), Colonial revivalism looked to the pre-Revolutionary period for architectural inspiration. The loose interpretation of colonial buildings and residences became popular in the 1880s and has remained so to the present day. Georgian, Cape Cod and Dutch Colonial buildings were popular models for revivals in this area.

CLASSICAL

The White City, Chicago's Columbian Exposition of 1893, reawakened a widespread interest in classical architecture. Classical revival motifs were applied to common house forms of the period (1890s-1920s) – Foursquares, free classic Queen Annes and gambrel-roofed residences. Elements include Palladian and oval windows; Ionic or Corinthian columns, sometimes fluted; and entablatures with dentils. Classical revivalism differs slightly from the Neo-Classical residential style, which uses two-story porticos with balustrades and more massive columns.

RENAISSANCE

The Renaissance revival style took its inspiration from the palace and villa architecture of Sixteenth- and Seventeenth-century Italy. The style employs mostly symmetrical façades, hip or flat roofs, recessed entry porches, full-length first floor windows, grouped windows that may be arched, decorative ironwork and classical motifs. Common construction materials are: brick, stone, stucco and clay tile.

TUDOR

This revival style emulated late-medieval English architecture and English country houses. The façades exhibit faux half-timbering, patterned brickwork, and parapet walls; substantial chimneys, some with decorative chimney pots; and slate roofs and leaded-glass diamond-pane windows. These buildings often have steep gabled rooflines and asymmetrical plans.

Residences & Buildings

803 Ashland *Free Classic Queen Anne*

Built by 1906, John J. Wollpert, the manager of a cigar shop in the Oliver Hotel, and his wife, Ennis, lived here with their three children: Helen, Jean and John. Charles A. Bacon, a research engineer for Oliver Plow, is listed at the address in 1916.

807 Ashland *American Foursquare*

This house was most likely constructed in 1900 for Walter and Edith Pershing. Walter was a manufacturer of "blank books." He and his wife raised two children: Marguerite and Dorothy. Walter died in 1923 and his heirs then sold the house.

808 Ashland - see 805 Leland

813 Ashland *Queen Anne*

Built circa 1896, the first owners of the home were Frank C. Freyermuth and Elizabeth Bast Freyermuth. Frank was a cabinetmaker, salesman for art companies and the proprietor of an art store located at 114 N. Michigan. Architect Ennis R. and Elsie Austin lived in the home in the 1920s.

814 Ashland *Queen Anne*

Ryell & Anne Shetterley Miller built this house as an investment property by 1899. Ryell was an attorney and notary public who invested in real estate and developed Shetterley Place from 1891 onwards. Residents of this house include: Charles and Myrtle Petty, Edward Morse, Isaac Miller, Louis and Catherine Teuscher and John Hoke.

815 Ashland *Gabled-Ell*

This house was built circa 1894. Arthur B. Turner, a bookkeeper for Singer's, was an early resident; he lived here from 1896 until 1908. In 1928, he died as a result of injuries sustained in a car accident in Memphis, Tennessee. John, a salesman for a wagon factory, and Eva Madden rented the house from 1910 until 1912.

817 Ashland *Gabled-Ell*

This house was built in 1891 for Ammon, a printer and compositor for the South Bend Times, and Amelia Snyder. They raised five children: Nelson, Wilson, Lucian, Carrol and Leroy. Ammon passed away between 1917 and 1919 and Amelia passed away in 1930. Their daughter, Carrol Snyder Pollock, inherited the home.

820 Ashland *Free Classic Queen Anne*

William and Mattie Dunkle built this duplex as an investment property in 1903 or 1904. Rev. Samuel Beck, a retired minister, and his wife lived in one part of the duplex, and Horace Zimmerman, an employee at the Timer Printing Co., and his wife Bertha, lived in the other.

821 Ashland *American Foursquare*

Built by 1901, Ralph and Ella Harris were the first residents. Ralph was a cashier for Standard Oil. By 1904, Isaac and Cora D. Van Gorder had purchased the house and lived here until 1941, the year of Isaac's death. Isaac owned a millinery store. They raised two daughters: Irma and Gladys. The front porch was replaced with a front stoop in 1949.

825 Ashland *Queen Anne*

Frank and Nettie Hull purchased this property from Ryell and Anne Shetterley Miller in 1902 and built the house by 1908. Frank worked for the South Bend News as a linotype operator. He and Nettie raised two sons: Russel and John. In 1912, Samuel Perley and his family had moved to this address. By 1920, Harry, a lawyer, and Ruth Taylor had purchased the house and lived here into the 1950s.

826 Ashland *Queen Anne (also known as 620 Rex)*

This unusual house was built as an investment duplex between 1901 and 1903. It is uniquely situated on a triangular lot at the corner of Rex and Ashland. John S. Divers and Volley E. Wilson resided in this duplex in 1903. Edwin, a dry goods salesman, and Elizabeth Morse lived at 620 Rex from 1906 until 1916. This duplex has remained a rental property.

833 Ashland *American Foursquare*

William P. and Iva Miller built this house around 1904 as an investment property. William drove for the South Bend Auto Patrol. From 1908 until 1915, William Bird Pond and his wife, Cordelia, resided in this house with their daughter, Jean, and live-in servant, Josephine Bugzynski. William managed a wagon works factory.

835 Ashland *Free Classic Queen Anne*

By 1895, George and Fannie Hodson had built this house as a rental and held title of it until 1904. George was a carpenter, owned a lumber mill and built 723 Park Avenue. George H. Hodson, George's namesake, and his wife Mabel, lived at this address from 1901-1904. Homer and Ottilie Miller purchased the house from the Hodsons by 1912. Ottilie resided here into the 1950s.

617 Chapin Place *Gable-Front Cottage*

This house is shown on the 1899 Fire Insurance maps, but without an address. It may have been known as 415 West Navarre. Charles Hoffman, a mason and head miller at Hill Brothers, Delilah, his wife, and Caroline, their daughter, lived at this address from 1888 until 1903. The shed dormers were later additions to the building.

704 Forest (also 439 & 441 Navarre)
American Foursquare/Craftsman

This house was built for Mrs. Susanna R. DeCoudres in 1922. She owned the house and resided at this address until 1949/50. In 1951, William J. Tamminga is listed as the principal resident. The building contains apartments.

708 Forest *Queen Anne*

Local architect R. K. Schutt designed this house for Ellen (Ella) and John C. Wilhelm by 1906. John was a merchant and tailor who specialized in ladies coats, suits and furs. The Wilhelms raised two children: J. Dean and Marjorie. Ella sold the house to Alfred and Vesta Ehlers by 1949.

711 Forest *Gabled-Ell/Queen Anne*

Mrs. Mary J. Barrett purchased lots 18 and 19 from Edward Chapin by 1890 and had this house built on lot 19 by 1891. Mrs. Barrett owned Mrs. A. Barrett & Co., "a millinery and fancy goods" shop at 110 E. Washington Street. She later worked for Wyman's. Her husband, Anthony Barrett, was a carpenter. They raised two children: Minnie and Adolph. Mary lived here until 1901.

712 Forest *Queen Anne/Shingle Style*

Ennis Austin designed this home for the George Hodson family; it was completed by 1904. George H. Hodson resided at the address from 1904 until 1909. Hilda Hodson Titus, a widow, lived here in 1910 with her children: George W. and Florence. By 1912, Frederick and N. R. Bickelhaupt resided in this house with their children: Arthur and Mabel. Frederick was a superintendent for the Studebaker Corporation. (See 610 Park – the same design.)

714 Forest *Cross Plan*

Although records date this house to 1884, it was most likely built between 1890 and 1891 for Nellie Boyd Coulter and Samuel Coulter. Samuel was a manager at the Central Union Telephone and Standard Electric companies. William Coulter, a relative and carpenter, probably built this house for the couple.

715 Forest *Gabled-T*

Mrs. Mary J. Barrett, a widow and milliner, purchased this property from Edward Chapin by 1890. By 1892, this house had been built and sold to Mary Garwood. Mary owned the home and lived here with her sister, Lydia, until 1901.

717 Forest *Gabled-T/Late Gothic*

Francis R. Otstot [Otstat] purchased this property by July 1890 from Edward Chapin and built the house within two years. Lawrence Hardy, a manufacturer of ledgers and stationary, was listed as the primary resident in the 1892 city directory. He lived here with his wife, Jennie, and their four children: Millie, Pauline, Wade and Helen, along with a twenty-year-old Swedish boarder, Ellen [Haquist].

720 Forest *American Foursquare*

Built circa 1906, this house was vacant for a few years before Joseph Kroeger purchased it by 1908. Kroeger worked for the South Bend Tribune as part of its mechanical and printing staff. He married twice and raised three children: Ruth, John and Francis. The boys were from his second marriage to Minnie Kroeger.

721 Forest *Gabled-T*

Charles and Anne Collins purchased this property from Edward Chapin in 1889 and built the house by 1891. Charles worked for the New York Central Railroad as a mail clerk. The Collins family sold the house to Glenn Logan in 1920.

727 Forest *Cross Plan/Shingle Style*

Previously known as 725 Forest, records date this house to 1898. By 1912, the address had changed to 727 Forest. For many years, it was an investment property. Residents included: Clyde Roberts (1912), Harry Conrad (1914), Hadley Miller (1916), George Shumaker (1919) and Clyde Kerk (1920).

801 Forest *American Foursquare*

John Hunter, owner of 803 Forest in the 1920s, built this house in 1922 as an investment property. Hunter worked for the Postal Service and became the South Bend postmaster in 1920. The first residents of this house were Hazel and Carl Wilcox.

802 Forest *Gabled-T*

William S. Buck had purchased property in Chapin Place by July 1890. By 1891, he had this house built for his wife, Emma and their daughter, Ethel. William held positions with J.W. Parks and Urquhart & Buck. Ethel inherited the house and resided here into the 1950s.

803 Forest *Stick Style*

By July 1890, Henry and Ella Sandhovel had purchased this property from Edward Chapin. The house was built within a year. Henry Sandhovel, a Civil War veteran and tinsmith, worked as the deputy township assessor; by 1910 he had retired. Ella sold the house to John Hunter by 1925; she had moved to Los Angeles in 1918 to live with her children.

808 Forest *Gabled-T*

John R. Rupert, book publisher, book manufacturer and amateur poet and his wife, Edith, had purchased a portion of lot 58 from Edward Chapin by 1890. The house was built by 1891. John resided in this house until 1935 when he moved to Indianapolis to live with his daughter, Agnes; he passed away in 1939.

809 Forest *Gabled-T/American Foursquare*

Harriet Sweet was listed as the owner of this property, lot 26, in 1890; however, neither she nor her husband is ever listed at this address. The house was built between 1890 and 1894 and was later modified. George Uhler, a stenographer for Oliver, lived here from 1894 until 1898. Fred and Addie Hinz purchased the house in 1916.

812 Forest *Queen Anne: Half-Timbered*

Recca (Rickey) Keller, the widow of George Keller and mother of Fred Keller, purchased lot 56 and half of lot 57 from Edward Chapin in 1890. In 1902, she had this house built as an investment property. In 1920, Isabel and Dr. Alexander P. Forbes Gammack purchased the house from the Keller family.

814 Forest *Clipped Gable Cottage*

This cottage was moved to its present location in 1981. The first house located on the property was built for Recca E. (Rickey) Keller. Harriet Keller, Rickey's daughter, acquired the home upon her mother's death.

815 Forest *Queen Anne*

By July 1890, Flora L. Horst had purchased lot 27 from Edward Chapin. The house was built by 1891 for Flora and her husband, Charles, a hackman for Miller & Newman. They raised three children: Rudolf, Sarah (Sadie) and Jay. Sarah, who became a nurse, inherited the house in the 1930s and lived here into the 1940s.

816 Forest *Gabled-T*

William H. Slusser purchased lot 55, Chapin Place by 1890 and built the house soon afterward for his large family. He and his wife, Cora, raised five children: May, Walter, Grace, Ethel and Leah. The Slussers sold the house to Dr. J. D. Kaple by 1903.

817 Forest *Gabled-Ell*

Elizabeth Lemen, widow of John Lemen, purchased this property from Edward Chapin by July 1890. The house was constructed by 1892 for Elizabeth's son, Edward Lemen, a manufacturer of "blank books." Mary and Lafayette LeVan, the second owners, purchased the home in 1894 and resided here until 1900. Lafayette LeVan was a superintendent for the Oliver Chilled Plow Works.

821 Forest *Cross Gable*

Anna and John Bulla purchased this property in 1893 and built the house during the same year. John was a retired farmer and real estate investor. Anna lived here until 1899 and owned the property until 1905, the year of her death. Russell and Martha Thompson purchased the home by 1912.

824 Forest *Side-Gable Cottage/Queen Anne*

Fred Keller purchased this property from Edward Chapin in 1892. In August 1895, Keller began construction of the house, and in 1896, he rented it to Charlotte and J. Willard Schidler. Schidler operated a hardware and tin shop before opening the Willard Furniture Company.

826 Forest *Queen Anne/Shingle Style*

This house was built between 1904 and 1906 for F. Henry Wurzer, an attorney, and his wife, Catherine Vanderhoof Wurzer. They lived here for less than a decade with three of their four children: Henry F., Mary and Catherine, and a servant, Gladys Matthews, before they returned to Detroit, F. Henry's place of birth.

827 Forest *Gabled-T*

The history of this house could not be compiled before the printing of this booklet.

830 Forest *Gabled-T/Stick Style*

Adam Bescherer, a German immigrant, purchased lot 52 from Edward Chapin after July 1890 and built the house by 1891. Adam Bescherer worked as a machinist for Singer Brothers Manufacturing Company. His wife and two children were also born in Germany. The Bescherer family resided here until 1904.

831 Forest *Gabled-T/Stick Style*

Charles and Edwin Mills, wholesale fruit dealers, purchased this lot in 1891 and built the house by 1892 as an investment. They sold it shortly afterwards to Julia and William Piepenbrink, a pharmacist and salesman for the South Bend Medical Company. In 1904, Philip and [Edna] Bon Durant, the fourth owners, were residing here.

833 Forest *Gabled-T*

George H. Uhler, a stenographer for Oliver, purchased lot 32, Chapin Place by July 1890 and had the house built by 1891. He resided here from 1891 until 1894 when he is listed at 809 Forest. John G. Elliott, a millwright, mechanic and machinist, and his wife, Emma, purchased this house by 1894. John lived here into the late 1920s.

834 Forest *Clipped Gable Front*

This house was built in 1899 for Washington P. Harman, a bookkeeper for Singer, and his wife, Anna. Their daughter, Effie, was a music teacher who also lived here. Beginning in 1908, the property was rented to a few families including the Kerr family. James P. Kerr was an engineer from Scotland.

836 Forest *American Foursquare*

The construction date of this house has not been identified. Records date it to 1895; however, the current footprint does not match the building footprint drawn on the 1899 fire insurance maps. An approximate date is 1905. Lot 50, was owned by Edwin and Katherine Moore from 1890 until the 1940s. Edwin was a cutter at the Wilson Brothers shirt factory and later was a mail carrier for the U.S. Postal Service. Katherine emigrated from Bavaria.

837-839 Forest *American Foursquare*

Records date this house to 1902, but this could not be confirmed. A house with a different footprint had previously stood on the property. By 1912, Clyde and L. Pearl Lancaster had purchased the house and lived here with their son, James. Clyde worked for the Postal Service as a clerk.

843 Forest *Queen Anne*

Records date this property to 1898. It was possibly built by George Uhler for his wife, Jennie, and their extensive family: three sons, three daughters, a niece and a nephew. George was a stenographer for Oliver who also dabbled in real estate development. By 1904, John and Mary Hartzer had purchased the house.

844 Forest *Gabled-T*

William (Willie) Sherburne built this house in 1892 as an investment property. He worked for Dr. Calvert, a local dentist. Several families and individuals have resided in the residence including: Christian Kielborn (1899-1901), Elwood Sayre (1903-1904), Carlin Handley (1906) and Dr. Richard Carson (1908).

846 Forest *Free Classic Queen Anne*

Frank Yarsdorfer purchased this lot from Edward Chapin in 1901. The house was built between 1901 and 1903 as Yarsdorfer is listed as a resident in 1903. Yarsdorfer worked for Home Mutual Life Insurance as an adjuster; he never married. Catherine and Elizabeth Yarsdorfer, his unmarried sisters, also resided in the home.

847 Forest *Queen Anne*

This house was built in 1891 for William and Francis Geltz. William was a real estate agent and clerk at Frankel's. In 1903, Frederick and Minna Teuscher purchased the house. He was a Swiss immigrant and a salesman of stationary products. By 1920, James and Anna Proud had purchased the home from the Teuschers.

849 Forest *Gable Front*

Mary and Charles Bunn, a lumber salesman, purchased this lot in 1896; the house was built by 1898. The Bunns sold the house to William and Cora Goodman in 1909. In 1925, Ernest W. Young remodeled the house for Helen and Neil Robertson. Robertson managed the American Trust Co. and owned the Hoosier Rubber Co.

850 Forest *Gabled-T/English Cottage*

Jacob Secor purchased this lot in 1893 and built the house by 1895 as an investment property. He worked for Staley's, a manufacturer of woolen products. In 1901, Jacob sold the house to Hannah and William Davies Sr., of Davies Laundry and Cleaning Co. In 1921, Ernest Young remodeled the house, and in 1923, Hannah sold it to her son and daughter-in-law, William and Esther Davies Jr.

853 Forest *Gabled-T/Stick Style*

Charles Chipfall, a bookkeeper, purchased this lot in 1892. The house was built by 1893. From 1899 to 1901, Dumont Lotz, a school principal, and his wife, Minnie, resided at this address. In 1904, William Happ, a real estate developer, bought the house from Albert Harlin. Happ's eldest son, Willard, and his wife, Blanche, acquired the house in the early 1940s.

856 Forest *Gabled-T/Stick Style*

This property remained in the Chapin-Lamont family until 1941. Edward Chapin had the house built around 1890 as an investment property. In 1910, he moved to this house with his daughter, Pearl, who died in 1914. In 1916, Edward married Leonora Lamont Chapin, the niece of his first wife. They lived here until their deaths in 1928 and 1941.

857 Forest *Gabled-T*

This house was built for Henry Miller by 1891. Miller owned a wallpaper, stationery and paint store. His wife, Anna [Alice], and their daughter, Sadie (b. 1878), also worked in the store as clerks. Henry lived in this house for over forty years until 1938.

858 Forest *Gabled-Ell*

This house was built between 1901 and 1904. The Elwood S. Sayre family may have lived in this house as early as 1904. Caroline Schafer, a widow and an immigrant from Wurtenberg, Germany, purchased the property between 1908 and 1910. She lived here into the 1920s.

861 Forest *Gabled-Ell*

Albert Sibley purchased this property from Edward Chapin in 1890 and built the house soon afterwards as an investment property. The house remained in the Sibley family until 1941. Residents of the property include: George Uhler, Edgar and Maud Stoll, Lloyd Greenan, Charles and Mabel Stickler and Robert O'Hearn.

863 Forest *American Foursquare*

This house was built by 1906. The 1906 city directory notes a new home had been built at the address that had not yet been occupied. Washington and Anna Harman were the first residents and owners. They had lived at 834 Forest Avenue from 1899 until 1906. Anna resided here into the 1930s.

865 Forest *Free Classic Queen Anne*

This house was completed circa 1903 for Francis and Mary Hatch. Francis worked for the South Bend Tribune as a newspaperman and later as an editor. By 1920, Francis was a widower. In 1925, their son, Frank, and his wife, Halma, were residing at this address. Halma lived here into the 1950s.

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501 N Lafayette Blvd *Queen Anne: Half-Timbered*

Built by 1902, Edward A. Schafer owned the house until 1906. The 1908 city directory lists William A. A. Mueller as the principal resident. He had four children by his second wife: Willamette (b. 1905), William (b. 1907), George (b. 1908) and E[dward] (b. 1909).

503 N Lafayette Blvd *Gable Front*

William A. A. Mueller, a grocery salesman and widower, owned this building from 1899 until 1906. He resided here with his daughter, Marcella, and his brother-in-law, William C. Miller, a bartender. After William's second marriage in 1904/05, the family moved to 501 Lafayette, and may have kept this property for investment purposes.

505 N Lafayette Blvd *Colonial Revival*

Designed by the architectural firm of Freyermuth & Maurer for Samuel Lippman in 1916. Lippman owned the Lippman Leather Store located at 122 East Jefferson Street. The Lippman family sold the house to Daniel Cashman, a restaurateur, in 1929. Cashman sold the house to the American Red Cross in 1945. It has since been used as office space and a children's nursery.

515-517 N Lafayette Blvd *Late 20th-Century Modern*

Records date this building to 1968 and note that it had been remodeled in 1986. It is a medical office building.

527 N Lafayette Blvd *Tudor Revival*

This Ernest W. Young designed house was published in The Ohio Architect & Builder magazine in its May 1910 issue. The house was built for Herbert and Emma Westervelt. Herbert worked for Bissell Chilled Plow Works and the Atlas Paper Bag Company. He was also an early amateur motion picture photographer and collector of films.

601 N Lafayette Blvd *Gabled-T*

This house was built by 1891. In that year, Dr. Edward E. Paxton and Mrs. Nellie G. Paxton were living in the house. Paxton was a dentist with offices at 101 South Michigan. Victor E. Paxton is noted as a resident in 1914.

607 N Lafayette Blvd *Bungalow*

The first residents of this circa 1920 house were John and Eleanor Fetter. Eleanor survived her husband and continued to live in this house into the late 1930s. Esta and Gertrude Oren were the second owners of this house.

609 N Lafayette Blvd *American Foursquare*

This house was built for Harriet (Minnie) and Seth T. Best around 1923. Seth was a dentist who worked in the Associates Building in South Bend. The Bests resided at this address into the 1950s.

613 N Lafayette Blvd *Side Gable*

This house was built prior to 1884, as Fred Brown, a machinist, was listed as the principal resident in that year. He resided here until 1889, when he had moved to 621 N. Lafayette.

617 N Lafayette Blvd *Gabled-Ell*

For a few years, this circa 1890s house was an investment property. In 1906, George and Cora Sindlinger purchased the property and resided at the address into the late 1920s. Mr. Sindlinger worked as a laborer for a machine shop. They raised two children: Martin and Martha. By 1930, Elmer R. Brouchala lived at this address.

621 N Lafayette Blvd *Gabled-T*

This house was built for Stephen F. (Fred) and Christina Brown by 1889 (See 613 N. Lafayette). Fred worked as a machinist for several South Bend companies including: Strayer's, N.P. Bowsher's, Singer Brothers and Brown Brothers. Fred survived his wife and resided here into the mid-1940s.

625 N Lafayette Blvd *Gabled-T*

This house was built between 1886 and 1889. Thomas Stoudt, a miller, and his wife, Dora, appear to be the first owners of the house and lived here into the 1910s. By 1920, the Stoudts sold the house to George and Grace Bergus. George was an immigrant from Greece and restaurateur.

629 N Lafayette Blvd *Gabled-T*

Built between 1892 and 1894, the first residents were John and Elizabeth Hall. Hall, an Englishman, worked for Singer Brothers as a timekeeper. They lived in this house until 1904. Several families have subsequently leased this house.

631 N Lafayette Blvd *Prairie Style*

Built as a duplex in 1925, S. Homer and Amelia Mowers owned and resided in the building and rented the second apartment. Frank Clarke, an office manager for the George Cutter Co. and brother of George Clarke (407 Lamont Terrace), resided here for one year. The Mowers operated their businesses from this building, a battery shop and the Mowers Fashion Shop.

633 N Lafayette Blvd *Gabled-T*

Built in 1885, the house became an investment property in the 1890s. Dr. O. E. Bell resided here in 1899. From 1900 until 1902, the McCorkle family – J. M. and Anna McCorkle, and their six children: Margaret, Howard, Lewis, Fred, Willis and Helen – lived at this address. George Bergus had moved from 625 Lafayette to this address by 1932.

837 N Lafayette Blvd *Minimal Modern*

The tennis pavilion for the Leeper Park Tennis Courts was built after 1965 by the Parks Department. The Works Progress Administration shelter house, built in 1938-1939, once stood near the tennis courts. The playground was also located here before it was moved across Lafayette Blvd.

Leeper Park Tennis Courts and Ball Field *Recreation*

306 Lamont Terrace *Prairie Style*

This Prairie Style house was originally located at 708 N. Lafayette Blvd. and was moved after 1987. Alexis Coquillard, the grand nephew of pioneer Alexis A. Coquillard, had the house constructed by 1919. The younger Coquillard was the director of the American Trust Co., the Historical Society and the Notre Dame Alumni Club, and was active in many other South Bend organizations. His wife, Mary Clarke Coquillard, was an active writer and researcher of local history. She wrote articles for the South Bend Tribune and "Alexis Coquillard, His Time." (See 407 Lamont Terrace.)

307 Lamont Terrace *Colonial Revival*

This house had been newly built in 1921 when Herman and Evelyn Tohulka purchased it. Herman was involved in the real estate, loans and insurance fields. He also served as the city controller and as a county commissioner. Ruth and Herman Miller purchased the house from the Tohulkas.

308 Lamont Terrace *Prairie Style*

Designed by Ernest W. Young in 1912, this house has a twin located at 1091 Riverside Drive. The first owners were George and Virginia Zinky. George was a South Bend postmaster. Paul Kuehn, owner of Kuehn Footwear and an active South Bend citizen, and Matilda Kuehn were the third owners who remodeled the house in 1941.

310 Lamont Terrace *American Foursquare/Prairie Style*

W.W. Schneider designed this home for Dr. Charles and Mrs. Rose Hansel in 1909/10. Dr. Hansel was a noted physician and surgeon who specialized in treating young children and infants. In 1909, he founded the Children's Dispensary on West Washington Street, which has been named the Hansel Center in his honor. He was President of the Board of Health until his death in 1919. Mrs. Hansel sold the house to Vitus G. Jones.

311 Lamont Terrace *American Foursquare/Shingle Style*

This unique Foursquare was built by 1912. The 1912 city directory lists Bernard R. Myers as the first principal resident. He lived here into the 1920s. In 1932, the house was converted into a duplex and was employed as an investment property for many years.

315 Lamont Terrace *American Foursquare*

Built between 1908 and 1910, Mrs. Frances E. Sweetland is listed as the first resident in the 1910 city directory. By 1912, Fannie E. Babbitt is listed as the principal resident. She lived here into the 1920s with her sisters: Grace and Bertha. The front porch was removed circa 1949.

316 Lamont Terrace *Free Classic Queen Anne*

Mrs. Albert Sibley, wife of the late president and general manager of Sibley Machine & Tool Company, built this home by 1910 for investment purposes. In 1910, Albert B. Wickizer is listed as the principal resident. He lived here until 1913. Several individuals have subsequently resided in this house.

317 Lamont Terrace *Shingle Style*

Built by 1910, James C. Parker is listed as the first resident in the 1910 city directory. John J. O'Brien, vice-president of South Bend Lathe Works, lived in the house from 1912 until 1914. The Schurtz family lived here in the 1920s and 1930s.

318 Lamont Terrace *American Foursquare*

W.W. Schneider designed this home between 1906 and 1908 for Reuben and Bertha Miller. Reuben worked as an attorney. In 1910, Fred and Marion Roys purchased the house and lived there until 1919. Fred was involved in the wholesale lumber business and worked with local lumber companies. Dr. John H. and Nellie N. Ellis purchased the property in the 1920s. Nellie survived her husband by a few years and lived in the house into the 1950s.

319 Lamont Terrace *Queen Anne*

By 1909, Emma DuShane had this house built as an investment property. The first tenants were Mentor and Sophia Wetzstein. Mr. Wetzstein was president of the Ideal Concrete Machine Company. By 1925, Bernard and Winifred Myers had purchased the property. Winifred Myers resided here into the 1950s. The front porch was remodeled in 1957.

321 Lamont Terrace (also 706 Park Avenue) *Prairie Style*

Andrew Anderson and Emma DuShane commissioned Selby & Young to design this large duplex that now stands in the original location of the Anderson House (710 Park Avenue). In the 1908 city directory, Mortimer Reed is listed as a resident. In 1927, Emma DuShane sold the property to Bernard and Winifred Clark. Harry and Mary Wheelock lived here from 1925 to 1968.

405 Lamont Terrace *Side-Gable Cottage/Queen Anne*

This house was built in 1883/84 for Richard H. Lyon, the chief editorial writer for the South Bend Tribune, and his wife, Frances Kurtz Lyon. The Lyon family came to South Bend via Michigan and Connecticut. They lived in this house for almost thirty years.

407 Lamont Terrace *Gable Front*

Built between 1883 and 1884, the house was first owned by William W. Giddings, a well-known councilman, and his wife, Mamie Giddings. By 1885, William had passed away. Mamie married George Clarke, an attorney, County Prosecutor and Notre Dame Law professor, in 1886. He and Mamie raised three children: Mary (Clarke Coquillard), Agatha and Matthew. In 1895, George married Mary E. Vanderhoof, a socialite who would sell the house to John Yeagley in 1911.

412 Lamont Terrace *Free Classic Queen Anne*

Ennis Austin designed this house for George and Kate Ware in 1901 as an investment property. John, an employee at the Folding Paper Box Company and an attorney, and Johanna Brownfield were the first residents. They resided here until 1913. Kate Ware sold the house to Walter and Blanche Ash in 1923.

413 Lamont Terrace *Queen Anne: Spindlework*

This house was built for George and Kate Ware between 1886 and 1889. George Ware was part owner of Sibley and Ware Machine Company until his retirement in 1903. Kate Ware lived here until 1907. She then sold the house to Ida and Frank Borst, who owned the property for a short period. Dr. Thomas, a surgeon, and Mrs. Mary Olney lived in the house from 1907 to 1926.

414 Lamont Terrace *Gabled-Ell*

According to the Sanborn Fire Insurance maps, this house was built prior to 1899. From 1899 until 1919, the house was an investment property possibly owned by the Fassnacht family. By 1919, Paul Fassnacht had moved into this house and resided here into the late 1960s. Early residents include: Horace and Kittie Pike, and Herbert and Ruth Houze. Horace was a bookkeeper; Herbert was a musician and thespian.

415 Lamont Terrace *Gabled-T*

Alvin D. Hodson, son of George Hodson, and Alvin's wife, Anna, purchased this property from Edward Chapin and were residing at this address by 1886. Alvin worked for several South Bend lumber companies including Hodson, Stanfield & Company, the South Bend Lumber Co. and the Indiana Lumber & Manufacturing Company. He and Anna raised five children and had sold the property to Mrs. Amelia J. McCombs by 1903.

418 Lamont Terrace *Gabled-T*

This house was built between 1894 and 1896. Mrs. Anna A. Dodd, the widow of Edwin Dodd, resided in the house in 1896 with her daughter, Winona, a schoolteacher. In 1942, the house was remodeled into two flats. This house once had a porch along the full depth of the west side.

419 Lamont Terrace *Gabled-Ell*

Charles L. Hodson, son of Charles G. Hodson, built this house between 1884 and 1885. He is listed as the principal resident in the 1885 city directory. He resided here with his wife, Emma, and their three children: Florence, Stanley and Palmer until 1902.

420 Lamont Terrace *Side Gable*

This building appears on the 1899 Sanborn Fire Insurance map without an address. Records note that it had been remodeled around 1907. City directories begin to list 420 Lamont Terrace in 1906. It appears to have been an investment property.

424 Lamont Terrace *Gabled-T*

The 1899 Sanborn Fire Insurance map depicts the footprint of this building. At this time, Nelson L. Jones and his wife, Anne, were renting the house. They lived here until 1904. In 1910, Arthur Jones began renting the house. He was a bookkeeper for a local factory.

425 Lamont Terrace *Gabled-Ell*

Abner and Emma Frank had this house built between 1886 and 1889. Abner, a carriage maker and woodworker, was listed as the principal resident in the 1889 directory. The Franks lived here until 1908. The house became a rental property for a few years until Clark D. Tiedmann purchased and resided in the house by 1919.

426 Lamont Terrace *American Foursquare*

This house was built for income purposes by 1908. Early residents included: Adam Teuscher, Charles and Maud Stevens, and Elizabeth and Maude Wagner. The front porch was removed in 1958 and replaced with a concrete slab and metal railing.

427 Lamont Terrace *Gabled-T/Shingle Style*

William and Amelia Boyd purchased lot 7 and half of lot 8 from Edward Chapin possibly as an investment. The house was probably constructed between 1893 and 1894. William worked in the lumber business as president of the South Bend Lumber Co. and the Adjustable Shade Hanger Co. He may have also built 431 Lamont Terrace.

428-430 Lamont Terrace *Dutch Colonial*

As shown on the 1899 fire map, a small house, possibly a gabled-ell with a wrap-around porch, once stood on the property. Carpenter Andrew J. Brown, his wife, Eleanor and son, Lloyd, resided here by 1898 and until 1906. Mary and Ann DuShane are listed as the owners of the property in 1932 and most likely contracted the remodeling or reconstruction of the house into its current configuration.

431 Lamont Terrace *Gabled-Ell/Shingle Style*

Catherine M. Huff, the widow of Peter Huff, purchased this property in 1894 from William and Amelia Boyd. She is listed in residence at this address in the 1896 city directory. She resided here with her daughters: Minerva and Flora. Minerva Huff acquired the property by 1916 and resided here into the 1930s.

435 Lamont Terrace *Craftsman*

Edward Chapin sold this property to George and Fannie Hodson. Alvin Eugene Hodson, the grandson of George Hodson, purchased the property in 1921 and built the house shortly afterwards. A. Eugene Hodson managed the North Side Lumber Yard. He sold the property to Gladys and Carl Voelkers.

439 & 441 Lamont Terrace *(see 704 Forest)*

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703 Leland Avenue *American Foursquare*

Christian Grimm, a German native, purchased this lot in 1902. By 1906, he had built this house for himself and his wife, Flora. Grimm owned and operated a butcher shop located at 630 Portage Avenue, also located within the district. Christian and Flora Grimm lived in the house until their deaths in 1955 and 1956.

705 Leland Avenue *American Foursquare/Queen Anne*

This house was ready for occupancy by 1906. The 1906 city directory lists William, an advertising manager, and his wife, Elizabeth Dunkle, as residents. Elizabeth and William raised one son, Donald (b. 1905).

707 Leland Avenue *Dutch Colonial/Shingle Style*

This house was built between 1904 and 1906. The 1906 city directory lists Mrs. Eliza Brown, a widow, as the principal resident. Mrs. Brown sold the house to Charles Betz, president of the Indiana Engraving Company, who sold the house to Paul R. and Katherine V. Diller.

711 Leland Avenue *Gabled-Ell*

This house was also built between 1904 and 1906. The 1908 city directory lists Mrs. Dora Miller Hamilton, a widow, as the principal resident. She resided here until 1931. This house once had Victorian detailing under its gables.

728 Leland Avenue *Gabled-Ell*

The 1899 Sanborn Fire Insurance map shows the footprint of this house and lists it as 704 Leland. For some years, it was an investment property. Daniel Pyle, a lawyer, and his wife, [Zoula], are listed as residents in 1910 with their two children: Francis and Irene. By 1925, Frank and Clara Reyniers were the owners of the property.

730 Leland Avenue *Queen Anne*

Formerly 706 Leland, this house was built by 1894 probably for John Beyrer and his wife, Flora, and their children: J[ohn] Lloyd, J[anie] and Mary. Beyrer was a contractor and gravel roofer for Ford Roofing Co. and later established his own successful firm, John Beyrer & Sons Roofing Co. The firm roofed many of the Studebaker and Oliver plant buildings by 1922. The family lived here until 1914. In 1916, the house became an investment property.

734 Leland Avenue *Hipped Cottage*

This house was built in 1921 possibly for Thomas J. Owens. Owens lived in this house into the 1930s. Herman and Florentine Warsko lived at this address in the 1940s and 1950s.

738 Leland Avenue *Gabled-Ell*

Formerly 714 Leland, this house was built by 1894 for Jacob (Jay) and Mary Turner. Jay worked as a dairyman for several years before working for the Wittner Ice Cream Company. They raised three daughters: Maud, Grace Nell and Hazel. Jay passed away in 1904, and Mary then supported her daughters in the ice cream business.

739 Leland Avenue *American Foursquare*

This house was built in 1923 for William and Martha Blankenbaker, and their daughter, Mabel. William worked as a freight agent and mail carrier for a railroad company. The Blankenbakers lived here into the 1930s.

742 Leland Avenue *American Foursquare*

This residence was built between 1919 and 1920 for E. H. and Ida Studebaker. Alice Smith, Ida's sister, and Mamie Smith, her niece, also lived in the house. By 1930, James Hughes was the principal resident, and by 1938, Allen Hack had purchased the home. The house remained in the Hack family for several decades.

745 Leland Avenue *American Foursquare*

This residence was built between 1906 and 1908 for Ryell and Anne Miller. Their children, Bess and Rex, and grandson, Leland, also lived in the house. Ryell was a lawyer, who also dabbled in real estate development; Rex owned a plumbing shop and was widowed by 1910. By 1925, Fred Trumble was listed as the principal resident.

747 Leland Avenue *Queen Anne*

Built between 1906 and 1908 as an investment property, several families resided here from 1908 until 1919. Evelyn and LeRoy Jaquith purchased the house by 1919 and resided here until the late 1930s when the Jaquiths began to rent out the house. In 1944/45, the house was converted into two apartments and has continued to be an investment property.

750 Leland Avenue *Ranch*

Prior to 1940, a house, barn and shop were located on this property but were torn down in 1941. Rex Miller's plumbing business was once located in the old shop building. The existing ranch house was built in 1955 by Stephen J. Brademas. The Brademas family owned the property into the 1990s.

751 Leland Avenue *Gabled-Ell*

Also known as 725 Leland, this house was built around 1897. Iden Romig is listed as the principal resident in 1899. Later residents include Israel J. Staples, Herbert Vanderbeek, John F. Baldwin, Walter and Bertha East, and Eugene and Elizabeth Miller.

754 Leland Avenue *American Foursquare*

Edith and Clarence Whitmer purchased this lot in 1911 and had the house built the same year. They lived here with their two children, Mildred and Robert, and Clarence's father, John. Clarence worked at the First National Bank of South Bend as an assistant cashier. He lived at this address into the 1950s.

760 Leland Avenue *Gabled-T*

Known as 734 Leland, this house was built by 1894 possibly for William and Anna Wright. They lived at this address until 1910, and raised two children: Dollie May and William. Mr. Wright was the Justice of the Peace, and a real estate, insurance collections and loan agent. Many families have since lived at this address.

802 Leland Avenue *Gabled-T*

This house was constructed in 1890 for John and Minnie Hans. Minnie was a German immigrant and John worked independently as a blacksmith, and later for South Bend Chilled Plow. They raised four children: Marge, Valentine, Theodore and Louis. John resided at this address into the 1930s. By 1932, the house had been converted into two apartments.

805 Leland Avenue *Free Classic Queen Anne*

Charles and Lillian Kreighbaum moved to this house by 1899 from 615 E. Priscilla. Charles was a partner in the law firm Romig & Kreighbaum. They raised one son, Wallace, who became an osteopathic doctor. Lillian survived her husband and resided at this address until 1932.

806 Leland Avenue *Queen Anne*

Richard and Maude Elbel had this house built by 1894 and lived here until 1903. They then moved to 605 Portage Avenue. The Elbel family was very active in South Bend, especially in music circles. Richard was president of the Elbel Brothers music store, director for the South Bend Orchestra and a South Bend Parks commissioner. The Elbels raised two children: Verniece and Donald.

810 Leland Avenue *American Foursquare/Prairie Style*

This house was built for Edith and Otis Harding between 1912 and 1914. At the time, Otis may have been a retired farmer who had also sold general farm implements. Edith survived her husband by several years and lived here into the late 1960s.

811 Leland Avenue *Free Classic Queen Anne*

Also known as 813 Leland Avenue, this house was built in 1897 for Daniel Rich, an attorney, and Martha Rich. They raised one son who was also named Daniel (b. 1867). By 1930, Elwyn, a plumber, and Ida Fienhold purchased the house for their residence. They rented rooms to Richard and Dorothy Stitgel and Earl and Hattie Bird.

815 Leland Avenue *Queen Anne*

Nettie and William Dunkle purchased this property from Ryell Miller in 1899 and built the house by 1901. William worked for the Indiana Loan Company. The Dunkles raised two sons: William and George. By 1908, the residence had become an income property, and several families have since lived in the house.

816 Leland Avenue *American Foursquare*

This house was built between 1908 and 1910 for Frank and Ida Korn and their adopted daughter, Jeanette (b. 1893). Before 1908, the family had lived at 806 Leland. Ida survived her husband by several years and resided at this address until 1931. Albert Bjorass, a contractor, is listed as the primary resident in 1932.

817 Leland Avenue *Queen Anne*

Built between 1903 and 1904, Edwin and Mary Smith were the first residents. According to the 1910 census, Mary, a widow, still lived at this address, and gained income from boarders. Joe Rose, an Italian immigrant, and his wife, Bessie, lived here briefly. Joe was a musician and thespian. From 1912 until 1930, Phero C. Fergus resided at this address.

818 Leland Avenue *Gabled-Ell*

Built prior to 1899, this house was an investment property. Dennis (Dewey) Shoemaker, a tea salesman, rented the house for a short time and resided here with his wife, Agnes, and son, Ellsworth. George H. Leslie, an engineer, purchased the house by 1906. He and his wife, Florence, raised four daughters: Florence, Consuela, Blanche and Rita.

822 Leland Avenue *Gabled-T*

This house was also built just before the turn of the century for A. J. and Elizabeth Purucker. They raised three children: Susie, Ira and Matilda. By 1906, Ernest I. Kizer had purchased the house and lived here with his wife, Elmira and son, John. Ernest taught at South Bend High School, managed the boys' football and basketball teams and became the Assistant Principal by 1911. He resided here until 1930.

826 Leland Avenue *Gabled-T*

Built prior to 1899, this house has been an investment property for many years. John Troyer rented this house from 1899 to 1900 with his wife, Margaret. John worked for the U.S. Postal Service as a mail clerk for rural routes. Artemus, an advertiser, and Elsie Young rented the house from 1908 to 1910.

902 Leland Avenue *Gabled-Ell*

Built in 1900, D. W. Dickerson is listed as the first resident of this house in 1901. By 1904, Henry C. and Emily French had purchased the home. They raised one son, H. Carol. Henry was a hardware merchant in South Bend. Emily resided here until the late 1920s. By 1919, the house had been converted into two apartments.

905 Leland Avenue *Dutch Colonial*

Records date this house to 1900; however, the style of the house does not match this date. The house may have been designed and built in the early 1920s by Ernest W. Young, a local architect. Young remodeled several houses in Chapin Park in the 1920s. His wife, Leigh D. Young, lived here into the late 1960s.

906 - 908 Leland Avenue *Gabled-Ell*

Paulina and Edwin Hans built this home in 1895. Edwin was a woodworker who later worked for Oliver Plow. They raised five children: Lloyd, Lula, Edwin, Clarence and Elizabeth. The Hans family resided here into the 1930s. The small cottage behind the home may have been built as extra space for the large family.

910 Leland Avenue *Dutch Colonial*

Built in 1924 as an investment property, Joseph C. Sommers is listed as the principal resident in the 1925 city directory. Several residents have subsequently lived at this address including: George Hinterleitner, Keturak Walker, Wilber Vollmar and Carrol Doxzin.

911 Leland Avenue *Side Gable/Queen Anne*

This house was built for Lucian and Belle Hull Snyder and their son, Robert, between 1898 and 1899. Lucian was a photographer for Bonney's in South Bend and the assistant secretary of the YMCA. He later became a general delivery clerk for the U.S. Postal Service and worked there for many years. Belle resided here into the 1950s.

913 Leland Avenue *Cross-Gable Cottage*

This house was built between 1898 and 1899 for Professor William and Gertrude Boone and their son, Joseph. William taught at and became president of the South Bend Commercial College. The Boone family resided here until 1906. By 1919, Delmer E. Gour, who worked for a lighting company, had purchased the house.

914 Leland Avenue *Prairie Style*

Real estate developers Happ & Taggert built this house between 1912 and 1914. Dr. Thomas and Marion Lawton Swantz were the first owners of the property. Thomas practiced medicine in South Bend from 1907 until 1934. The Swantz family resided here only into the 1920s. By 1944, William and Mary Hinkle had purchased the property and resided in the house into the 1950s.

917 Leland Avenue *Free Classic Queen Anne*

This house was built between 1899 and 1901. Elam F. Shirk is listed as the principal resident in 1901. By 1903, Etta and Fred Warrell had purchased this property. Fred managed the Goetz Cigar store, and traveled as an entertainer. They raised two sons, Charles and Lawrence. By 1912, Benjamin and Bertha Darr had purchased the house. Bertha owned the property until 1938.

918 & 920 Leland Avenue *Side-Gable Double House*

The 1912 city directory notes that a new house had been built at this address; however, it remained unoccupied until after 1916. The 1919 directory lists Arenton J. Douglass Jr. as the principal resident. Other residents include: Joseph, an automobile dealer and Charlotte Renshaw, Will and Florida Babbitt, George Platner and others. The Bailey family purchased the duplex by 1949.

508 Lindsey Avenue *American Foursquare*

This house was built in 1903 for Guy L. Bunker, the South Bend Chief of Police, and Mrs. Minnie Bunker. Rose Bennett, Minnie's daughter from another marriage, also resided here. Rose Bennett Young inherited the house by 1949.

510 Lindsey Avenue *American Foursquare*

Built in 1903, Clifford and Esther Snell were the first residents of this house. Clifford was a bookkeeper for an oil company. The Snells raised one daughter, Elizabeth (b. 1903), and resided here until 1932.

512 Lindsey Avenue *American Foursquare*

This house was also built in 1903. Dr. Louis J. Smith, a dentist, is listed as the principal resident in 1904. He lived at this address with his stepdaughter, Ruth Hunt (b. 1887), and daughter, Jane Smith (b. 1894) until 1914. Frank McErlain, an architect, lived here from 1916 until 1945 with his wife, Carrol, and daughter, Linda, a nurse.

309 Madison Street (W) *Shingle Style*

Records date this house to 1877. Christian Louis and Magdalena Benz were the first owners and residents. Christian owned a wholesale and retail liquor store on Washington Street and passed away in 1895. They raised two sons: Eugene and G. Frederick, an Inspector for the City, who acquired the property soon after his father's death. The house is also listed as 313 Madison.

317 Madison Street (W) *Gable Front*

Records date this house to 1886. It has been an income property for many years. In 1899, Ottis J. Faurote, a saloonkeeper, and his wife, Kate, rented the house. Other residents include: William Hindman and Charles and Lena Freech.

319 Madison Street (W) *Gable Front*

A twin to 317 Madison Street, this house was also an income property for many years, but had longer-term residents. Mrs. Esther Freudenstein, widow of Sigmund, lived here from 1891 until 1910. Her two children, Milton, a clothing salesman at Alder's, and Lillian, also lived at this address. (See 327 W. Madison) Subsequent residents include: Mrs. Theresa Vahlert and Harriet Vaughn.

327 Madison Street (W) *American Foursquare*

This house was built in 1910 for Esther Freudenstein and her adult children: Milton and Lillian. The family had lived next door at 319 Madison for several years. Lillian Freudenstein acquired ownership of the property by 1938 and sold the house to Gus Nitsos in the 1940s.

329 Madison Street (W) *Craftsman*

Philip Klingel built this house as an investment property in 1915. Klingel was a local real estate developer. Welton Judd, a credit manager at the South Bend Chilled Plow Company, was the first resident in 1916. Dr. Clifford F. Bussard purchased the property by 1925 and lived at the address into the 1950s.

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406 Manitou Place *Gabled-Ell/English Cottage*

Built in 1890, Paul Tscheudie (also spelled Judie) owned this house and resided here with his sons, James and David, until 1893. Paul and David were farmers, and James was a lawyer with Garst & Judie and a real estate agent. In 1893, Paul sold the house to Abner Frank (425 Lamont Terrace) who leased the house to several families including the Arens and the Tallerdays.

410 Manitou Place *Gabled-T*

By 1890, George Hodson had purchased this lot from Edward Chapin; however, the house may not have been built for the Hodson family. It was certainly built by 1894 as Jay Carpenter, an employee for Singer Brothers, and his wife, Louise, had moved into the house by that year. They raised two daughters: Helen and Bessie who became a kindergarten teacher. By 1925, attorney Otto Beyler had purchased the house.

416 Manitou Place *Colonial Revival - Minimal Traditional*

This house was built in 1941 and once stood on the southeast corner of Lafayette Blvd and Navarre. It was moved to this lot in 1980.

421 Manitou Place *Gabled-Ell*

William and Catherine Buck (802 Forest) may have built this house by 1891 for William's parents, Annanias and Catherine Buck. Annanias was retired from the Steel Skein Works. In 1898, Rev. Warren E. Shirey, pastor of the Westminster Church, had moved into the house and lived here until 1903. George Murphy purchased the house in 1920 and lived here into the 1950s.

424 Manitou Place *Cross-Gable Cottage*

William, a carpenter, contractor and builder, and Hilda Coulter purchased this lot by 1890 and built the house by 1891. The Coulters resided here until 1899. By 1904, Elizabeth Judie purchased the house for her residence and lived here with her son, Paul, and his wife, Mayme. Paul worked for Studebaker as a machinist, and he continued to reside in the house until 1950.

309 Marion Street (W) *American Foursquare*

Iden Romig, a lawyer and insurance agent, built this house in 1909 as an investment property. He sold it shortly thereafter to Margaret Gish. Margaret, widow of William, lived in the house into the 1920s. Her son, Walter; daughter, Shirley Gish Taylor; son-in-law, D. Taylor; and granddaughter, Maria Taylor, also lived in the residence.

316 Marion Street (W) *Cross Gable*

Wolf Elbel owned this house by 1886 and lived here until 1903. Wolf emigrated from Germany in 1850 at the age of twenty, and worked as a shoemaker and musician. Henry Beutter, a cigar dealer, and his wife, Clara, purchased the property by 1908. They raised two children, Erma and Charles, and lived here until 1950.

317 Marion Street (W) *American Foursquare*

This house was built as an investment property in 1907. Rufus C. Saunders was the first recorded resident in 1908. Alfred Kelley resided at this address from 1910 until 1912 with his daughter, Mildred, and Elmira Hornith, a live-in servant. Kelly worked for the South Bend Manufacturing Corporation.

318 Marion Street (W) *Prairie Style*

Records date this duplex to 1927. It may have been built by Henry and Clara Beutter as an investment property. Zalmon Dekelbaum resided in one flat from 1931 until the 1940s. Fred Clapp, Sherman Grossman, Cecelia Horvath and Robert Garnitz were also residents.

319 Marion Street (W) *Gable Front*

This house was built prior to 1899. John and Elizabeth (Minnie) Wagener purchased the house by 1903. John worked for a wood veneer factory. The Wageners raised four children: Charles, Katie, Jacob and Anton. By 1920, Minnie had become a nurse and lived with her daughter, Katie M. Kettles, a widow and knitter, and grandchildren: Elizabeth and Alexander Kettles. Minnie Wagener owned the property until 1949.

322 Marion Street (W) *Italianate Cottage*

This house was moved from 112 E. Navarre and restored by Southhold Restoration Inc. in 1982. The house originally stood at 420 N. Michigan Street. In 1876, John Greene, a pioneer of Sumption Prairie in Greene Township, built two one-story Italianate cottages for his children. Greene's daughter, Elizabeth, received the deed of this cottage in 1880. In 1896, the house was moved to Navarre Street possibly by John Wunderlich, a Singer Brothers employee.

325 Marion Street (W) *Italianate Commercial w/ Late 20th Century Commercial Additions*

This commercial building has weathered many additions, but its original rectilinear form is still present and the Italianate style can still be found in the drip moldings around the windows and the bracketed cornice. The two-story section was built in 1887 and has served as the Reass Grocery & Meat Market, the Northside Grocery and the Samacovis Grocery. From 1957 to 1960, the construction of the one-story additions and the remodeling of the exterior façade occurred. It is currently Frank's Place, a restaurant and adult beverage store.

326 Marion Street (W) *Gable Front/Folk Victorian*

The house may have been built around 1882 as a rental property. From 1908 until 1920, Harry and Sarah Moore leased the house. Harry was an oil salesman. Since then, many subsequent residents have lived in this house.

328 Marion Street (W) *Gable Front*

Formerly known as 324 or 326 Marion, little information could be found on this residence, but per fire insurance records, it was constructed prior to 1899. From at least 1938 until 1950, Leroy and Bernice Patterson owned and resided in this home.

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304 W Navarre Street *Tudor Revival*

Ennis Austin designed this house for Judge William and Mae Romig Miller in 1906. William was a lawyer who developed a few lots on Navarre Street, including a house owned by his law and business partner and brother-in-law, Iden Romig. Mary Harriet Miller, their daughter, was raised in this house. The Millers owned the property until 1961 when John Horan purchased it.

305 W Navarre Street *Free Classic Queen Anne*

Built in 1892, Mrs. Mary V. Laughton, a widow, owned the house by 1899 and resided here until 1927. She received additional income from boarders. In 1928, the house was remodeled and converted into four apartments.

309 W Navarre Street *Shingle Style*

This house was built for Carl, a Swedish immigrant, and Caroline (Carrie) Anderson between 1901 and 1903. Carl was a tailor, whose shop was located at 119 West Washington. The Andersons sold the house to John and Caroline Parker by 1919. Parker emigrated from Hungary and was also a tailor.

310 W Navarre Street *American Foursquare/Queen Anne*

Judge William Miller had this house built in 1904 and then sold it to Iden and Carrie Romig. William and Iden were law partners. In 1947, the Oliver Hotel Corporation purchased the house. They sold it in 1950 to Estelle Harrington Webber, a teacher.

311 W Navarre Street *Gable Front/Colonial Revival*

Harry and William Elliot built this house around 1892 and sold it soon afterward to George Beitner. George managed the J. G. Beitner & Sons Shoe Store. John and Nora Fetter purchased the house by 1910 from Beitner. John was a salesman and Nora was a music and art teacher.

312 W Navarre Street *Shingle Style*

In 1906, Judge William Miller also commissioned Ennis Austin to design this house. Miller sold it to Samuel, an attorney, and [Harriet] Parker by 1908. Samuel was also a former Dean of the Indiana Bar Association. The house was most likely designed in the Shingle style and was sided later.

315 W Navarre Street *Queen Anne*

William and Ella Carskaddon purchased this lot from Peter Stocker, Ella's father, and had a house built on the property by 1883. William was the secretary of the South Bend Toy Co. and later worked for the South Bend Pulley Co. By 1910, furniture maker J. Willard, and Charlotte Shidler had purchased the property and resided here until 1938. They had rented 824 Forest Avenue previously.

318 W Navarre Street *Queen Anne: Half-Timbered*

Charles Woolman, a local carpenter, built this house for resale purposes in 1896. He sold the property to Laura Shidler, the widow of Dr. Arthur Shidler. Their daughter, Merle Shidler Warner, and son-in-law, Eugene Warner also lived here by 1916. Eugene acquired the property in 1923. He was a prominent South Bend businessman.

319 W Navarre Street *Gabled-T*

Peter and Mary Stocker purchased this property from Myron Campbell in 1883 and built this house soon afterward. Their widowed daughter, Cora Stocker Sarle, and nephew, Levi Adams, a pharmacist, also lived here. Mrs. Mary Stocker resided here until 1908.

320 W Navarre Street *Shingle Style/Queen Anne*

Fred Keller, county surveyor and a civil engineer, and Edith Keller, purchased this lot from Charles Woolman in 1897 and had this house built by 1898. They lived here with their son, Charles. By 1904, the Kellers had sold the house to Myron Campbell; they had built a new house at 609 Portage Avenue.

323 W Navarre Street *Queen Anne*

By 1881, Myron and Abbie Campbell purchased property flanking Navarre and Park from Mary and Andrew Anderson. A house was built for their family by 1883 in this location, but it was removed to build this present house between 1908 and 1910. This house was built for their son, Edward, and daughter-in-law, Lillian Campbell.

326 W Navarre Street *Queen Anne: Spindlework*

This house was built between 1884 and 1886 for Daniel and Mary Miller. Daniel was an engineer for the Studebaker Company. Mary Miller lived here until 1908 and gained income from boarders. By 1910, Harrison and Antoinette Crockett purchased the property and resided here until 1948. Walter Hildebrand, an architect, purchased the property in 1949.

330 W Navarre Street *Stick Style*

William and Eva Stover purchased this property in 1888 and built the house by 1894. The house is a reversal of a design from David S. Hopkin's 1886 and 1893 Victorian plan books. William Stover was active in the founding of the St. Joseph County Historical Society and was a superintendent at Studebaker. Their daughter, Harriet, resided here into the 1930s.

336 W Navarre Street *Queen Anne: Spindlework*

Isaiah and Melissa Unruh purchased this lot in 1888. The house was built by 1889. Isaiah worked for the Studebaker Co. for many years, and was elected city councilman in 1896. In 1920, the house was willed to Ralph and Addie Hollowell. William Reinke, a building contractor, purchased the property by 1938.

407 W Navarre Street
(see 601 Park Avenue - Horatio Chapin House)

413 W Navarre Street *American Foursquare/Craftsman*

Freyermuth & Maurer designed this house in 1905 for Walter Fassnacht and Bessie Burroughs Fassnacht. It was completed by 1906. Walter was involved in the lumber and construction businesses and worked for the Indiana Lumber Supply Co. The Fassnachts raised two sons: George and Gerard, and resided here into the 1950s.

417 W Navarre Street *Queen Anne*

F. J. Lewis and Mary Meyer purchased the property and built the house in 1891. Louis attended Northwestern Law School and became a well-know attorney for several railway and stone companies in the area. Their daughter, Edna, was raised in this house and later resided here as an adult with her husband, Harry McCarty, and their children: Edna, Louis and Mary Louise.

419 & 421 W Navarre Street *Free Classic Queen Anne*

Lillian and Clarence Jennings purchased this property from Fred Keller in 1904. This duplex was built by 1908. Lillian was a circuit court reporter. The first recorded residents of the property were Ross Miller and William Clinton. Other residents have included: J. Maynard Peterson, Carl Hibbard and Joseph Moore.

Carriage House

601 Park Avenue *Carpenter Gothic Revival*

Built between 1855 and 1857 for Horatio Chapin, this house is the oldest existing structure in the District and an important example of the Gothic revival style in Indiana. Chapin was an early settler of South Bend and a merchant, banker and elder for the First Presbyterian Church. He died in 1871 intestate. Edward Chapin eventually inherited the house and sold it in 1883 to Mrs. Anna E. Meyers. Christopher and Caroline Fassnacht purchased the home in 1888 and lived in it until 1936. They raised three sons: Homer, Paul and Walter. In the 1890s, Christopher turned the Chapin House 90 degrees to face Park Avenue. He also later added the glass garage. Christopher was a contractor and president of the Indiana Lumber Company. His company built the granite-faced First Presbyterian Church at the corner of Washington and Lafayette and several other buildings in South Bend. He also subdivided a portion of Chapin Park for residential development.

607 Park Avenue *Craftsman*

In 1911, Freyermuth & Maurer designed this home for Ethel and Homer Fassnacht, the daughter-in-law and son of Christopher and Caroline Fassnacht. Homer was involved in the lumber and building business and managed the West Side Lumber Company. They raised two children: H. Jack and William. Homer and Ethel resided in this house into the 1970s.

608 Park Avenue *American Foursquare/Craftsman*

Myron, a banker at South Bend National Bank, and Abbie Campbell built this house in 1910 after their son, Edward, moved into the new home at 323 W. Navarre Street. The Campbells lived here with their two daughters, Ada and Vera, until 1914.

610 Park Avenue *Queen Anne*

Myron and Abbie Campbell also owned this parcel of land and had this house built for their son, Robert, in 1904. Robert also worked for the South Bend National Bank. From 1906 until 1921, the house was rented to the Ralph Goodwin and Miles O'Brien families. In 1921, the Campbell family sold the property to Carl Ginz, an expert in the insurance field and president of private insurance firms.

613 Park Avenue *Queen Anne*

This house was built in 1892 for Oren G. Huff and Bessie Oliver Huff. They resided here with their son, Charles, and Bessie's sister, Hattie Oliver. Oren was a wholesale lumber dealer. The Huffs sold the house to Arnold and Anna Peden. Amy Jones, former owner of 710 Park, restored this house to a single-family residence in 2000-2001.

616 Park Avenue *American Foursquare*

Albert Sibley, founding partner of Sibley & Ware, and Eva Sibley purchased property from Mary Chapin Anderson in 1882 and built a large house (614 Park) at the center of the property. By 1906, Albert and their son, Walter, divided the property. They had six houses built around Sibley Court for investment purposes or for family members. The court is now listed as part of Park Avenue. This house was built as an investment property around 1916.

617 Park Avenue *Gable Front*

Lizzie, Bertha and Bessie George purchased this lot from Christopher Fassnacht in 1891 and had the house built within the same year. Bertha was a stenographer for the Studebaker Corporation; Bessie was a bookkeeper for the South Bend Tribune; and Lizzie's late husband, Charles George, owned a grocery store. By 1908, Edward, manager for a life insurance firm, and Catherine Twomey had purchased the house.

618 Park Avenue *Period Revival*

In 1906, Albert Sibley had commissioned W.W. Schneider to design this house for his son, Walter Sibley. Walter resided here until 1916. The Sibley family then employed the house as an income property.

619 Park Avenue *Queen Anne*

Henry and Anna [Fannie] Boyd Pershing purchased this lot in 1893 and had the house built by 1894. Henry managed an office specialties store, manufactured ledger books and was a typewriter dealer. Harry lived here until 1941. By 1949, Florence Duncan had purchased the house.

620 Park Avenue *Prairie Style*

The Sibley family had this house built in 1914 as an investment property. Gilbert Dunkin may have resided here from 1916 until 1923. He was a sales manager for the George Cutter Company of South Bend, which manufactured Chapin Park's street lights.

622 Park Avenue *Free Classic Queen Anne*

Ennis Austin designed this house in 1907 for Eva Sibley, the wife of the late Albert Sibley. Eva lived here until 1916 when she moved to 826 Park with her daughters, Olive and Helen. The house remained in the Sibley family as an income property.

623 Park Avenue *Classical Revival*

George and Kate Ware (413 Lamont Terrace) commissioned W.W. Schneider to design this house between 1899 and 1900. George was a co-partner with Albert Sibley in the machine and tool firm, Sibley and Ware. Harry Niles was the first listed resident. Mrs. Ware owned the house until 1922 when she sold it to Anna Paxton, a resident of the house since 1912.

624 Park Avenue *Bungalow*

The Sibley family also contracted the construction of this house, which was completed by 1916. It remained in the Sibley family into the 1940s.

626 Park Avenue *Period Revival*

This house was built for Olive and Helen Sibley, the daughters of Eva and Albert Sibley. Eva moved into the house in 1916 from 622 Park Avenue. These three women lived here until 1921 when the house became a rental property.

628 Park Avenue *Renaissance Revival*

E. Will Turnock, an architect based in Elkhart, designed this house for B. Voll in 1924. Voll had married one of the Sibley daughters and worked for the family business. The house included an elevator and suite for Eva Sibley. The house remained in the family until 1961.

706 Park Avenue *Prairie Style*
(see 321 Lamont Terrace)

710 Park Avenue *Eclectic Italianate*

Mary Chapin Anderson and Andrew Anderson had this house built between 1875 and 1877 after Mary inherited her portion of the family estate. By that time, Anderson had become a well-known trial attorney, who had practiced with Thomas Stanfield, Willis Bugbee and his son-in-law, James DuShane. He was also an early enlistee in the Civil War, served as a State Senator in 1862 and founded the Saint Joseph County Law Library. Four generations of the Anderson-DuShane family have lived in this house. Mary Anderson's granddaughter, Mary DuShane, lived here until her death in 1962. At some point the house was turned to face Park and moved to its present location.

715 Park Avenue *Side-Gambrel Cottage/Shingle Style*

Originally part of the property Richard Lyon purchased from Edward Chapin in 1883, this house was constructed prior to 1899. Arthur Coonradt was the principal resident in 1899. Louise H. Pfleger [Pfieger] purchased this house in 1899 and lived here with her son, William, until 1904. Harry Schadt, a salesman, leased the house from 1908 until 1914.

720 Park Avenue *Gable Front/Folk Victorian*

Several theories abound regarding the construction of this house. It could have been constructed as early as 1875 for Marshall and Emma G. Chapin, brother and sister-in-law of Horatio Chapin, or it might have been built in 1878 for Emma and James DuShane. DuShane was a principal of South Bend High School and served as superintendent of the schools from 1879 to 1891. During this time, he began to study law with his father-in-law, Andrew Anderson, and joined Anderson's practice in 1893. By 1906, the DuShanes had moved to 710 Park and began to lease this house to other residents including J. Augustine Smith, a concrete manufacturer.

721 Park Avenue *Prairie Style*

George and Minnie Harrop commissioned Ennis Austin to design this house in 1911. They resided here by 1914. George worked as the secretary-treasurer of the National Company. Several owners have subsequently resided here such as: Charles Coen (1916-1919), George Spencer, a perfume manufacturer, Hyman Maza and Harry Greenblatt. This property was once owned by George Hodson.

723 Park Avenue *Stick Style*

Fannie and George Hodson purchased property from Edward Chapin between 1884 and 1887. This house was built by 1889. George was involved in South Bend's lumber and building businesses. He and his wife raised five children: George, Alvin, Hilda [Bella], Amelia and Florence. The Hodsons sold the house to James, a general contractor, and Roberta Cole by 1904. The Hodsons had built a new house at 712 Forest Avenue. The Cole family resided here for over twenty years into the late 1920s.

725 Park Avenue *Classical Revival*

Daisy and Archibald Murdock purchased this lot from George Hodson in 1902 and commissioned W.W. Schneider to design the house. By 1904, the house had been built and the Murdocks were listed as residents. Arch Murdock was a well-known merchant and tailor in South Bend. The Murdocks sold the house to Edward Crouse by 1925.

730 Park Avenue *Colonial Revival*

Ernest W. Young designed this house for F. Lewis and Sarah Stedman between 1912 and 1914. F. L. Stedman was the treasurer of the Indiana Building and Loan Association, a partner in the sporting goods store, Camper & Stedman, and a gunsmith. In 1920, John and Virginia O'Brien purchased the home and lived there until 1948. John was the vice-president of the South Bend Lathe Works.

734 Park Avenue *Gabled-Ell*

John Brown, an employee for the County Auditor, and Anna Brown had this house built between 1890 and 1891 after purchasing the property from Mary Chapin Anderson. They raised three children: Mabel, John and Edgar. In 1905, George, a contractor, and Minnie Harrop purchased the property and lived here until 1911.

738 Park Avenue *Gabled-Ell*

Albert Kelley purchased land from Mary Anderson in 1889 and had this house built shortly afterwards. Albert worked for Studebaker before starting the South Bend Remedy Co. Ulysses and Mary Manning purchased the home in 1894. Ulysses was also in the medical profession and later became an advertising specialist. Margaret, their daughter, worked for the Red Cross.

801 Park Avenue *Gabled-T/Late Gothic Revival*

Hewlett G. and Charlotte (Lottie) Davis had this house built between 1884 and 1885. Hewlett was a shipping clerk and later became an executive with the Oliver Chilled Plow Company. He worked for Oliver until 1922. They raised two children: H. Gail Davis, Jr., who inherited the house after the death of his parents, and Lorene Davis Craven.

803 Park Avenue *Queen Anne: Half-timbered*

Clinton Turner and his second wife, Mollie, had this house built between 1901 and 1903 and lived here until 1906. Clinton was an agent for R. G. Dun & Co. Several individuals subsequently owned the property including Callie Rennoe, William and Harriet Paul, Swan Krusell, Dr. James and Bertha Wilson, Lewis Fleming and Benjamin Fry.

804 Park Avenue *Cross-Gable Square Plan*

F. Lewis and Sarah Stedman purchased property from Mary Anderson in 1888 and had this house built soon afterward. This was the Stedman's first house in the neighborhood. While residing here, Stedman owned the Camper and Stedman sporting goods store with his partner, James Camper. They moved to 730 Park upon selling this house to Dr. Clem, a dentist, and Louise Shidler in 1911. Clarence Lee purchased the home from the Shidlers by 1925.

809 Park Avenue *Clipped Gabled-Ell*

Mrs. Mary E. Kelley had purchased lot 61 and half of 62 by 1890. This house was built in 1892. Charles and Luthera Newell and their two children, Louis and Harlow, were residents by 1896. They lived here until 1912. Charles worked for the U.S. Express as an agent.

810 Park Avenue *Gabled-Ell*

Before purchasing this house between 1896 and 1898, George and Minnie Harrop lived at 526 Portage Avenue (now 626 Portage). George was a manager for several telephone companies: Central Union, Bell Telephone and Telephone Express, before becoming an independent contractor. The Harrops resided here until 1901, and would live in several houses in the district.

813 Park Avenue *Cross Gable*

Annie and Gilbert Elliot purchased lot 63 and half of 62 in 1882 from Edward Chapin and built this house by 1883. Gilbert worked for the MC Railroad as a passenger ticket agent, and Annie worked at the Tribune Store in the 1890s. They raised two children, Lizzie and Gilbert. Annie Elliott lived in the house until 1908. Architect Ennis Austin resided here from 1914 until 1916.

815 Park Avenue *Free Classic Queen Anne*

Annie Elliot, the widow of Gilbert Elliot, built this house in 1898 for income purposes. Her husband had passed away in 1896. Joseph Seaman and his family were the first residents, and they lived here until 1904. Seaman, a Russian immigrant, was involved in the sale of dry goods. From 1910 until 1914, Adolph Heller rented the home.

816 Park Avenue *Queen Anne: Spindlework*

The Mann family purchased this lot and had the house built by 1891. In 1898, architect Walter and Emma Schneider were residents of this home, and by 1910, they had purchased it. Walter designed several homes in the neighborhood, including several on Lamont Terrace and Navarre Street, as well as many civic buildings in South Bend. The Schneiders lived here into the 1950s.

817 Park Avenue *Gabled-T/Stick Style*

James and Emma Camper purchased this property from Edward Chapin in 1884 and had this house built by 1886. Camper was a gunsmith and co-owner of Camper and Stedman, a sporting goods and bicycle store in South Bend. His partner, F. Lewis Stedman, lived at 804 and 730 Park Avenue. Emma Camper lived here until 1932.

819 Park Avenue *Gabled-T/Spindlework*

Robert Tutt, a carpenter and contractor, built this house in 1890, and sold it to Mary and Isaac Calvert in 1891. Isaac was a well-known mechanic. The Calverts rented the house to Dr. Harry Mitchell (1896-1898) and Courtney Ducomb, a local attorney (1899). By 1904, Nelson and Anna Jones had purchased the home and lived here with their son, Herbert, into the 1930s.

820 Park Avenue *Craftsman*

This house was most likely moved to this lot, but records are unable to confirm this. Fire insurance maps depict a house with a much different footprint – that of a gabled-ell – in 1899. Ella Miller, the widow of Dr. Martin Miller, owned the property from 1892 until 1903. Subsequent owners included: Dr. Alva Stonecipher, Albert and Laura Leisure, and John and Alice Yeagley.

824 Park Avenue *Gabled-Ell*

Built in 1892, Mrs. Elizabeth Wagner owned the house from 1894 until 1901. Her son, Earl Wagner, a pharmacist for G.D. Staples, acquired the house from his mother and lived here until 1903. Frank and Jennie Brown purchased the home in 1904 and lived here with their children and Frank's mother until 1910. Frank and Luella Koos lived here from 1912 until 1931. Frank worked for Oliver Plow.

827 Park Avenue *Free Classic Queen Anne*

Bell and Robert Tutt purchased half of lot 66 by 1890, and had this house built by 1898. By 1899, Arthur and Anna Keltner had purchased this house and resided here with their children, Harold and Bernard, and Anna's mother, Mrs. Jennie Smith. Arthur was a contractor, mosaic tile artisan and owner of a hardware store. Keltner sold the house to Benjamin Drollinger.

828 Park Avenue *Queen Anne*

This house was built between 1890 and 1894. The first recorded residents of the home were: Edward, Enos and Frank Weed. The Weeds worked for the South Bend Porcelain Company. Dr. John Cassidy and Cecelia Cassidy purchased the house by 1898 and lived with their eight children. W.W. Schneider remodeled the house in 1916 for Happ & Taggart.

830 Park Avenue *Gabled-T*

Emily and Thomas Freeman purchased this lot and had the house built by 1891. Thomas was a bookbinder and later head of the bindery department at the South Bend Tribune. The Freemans lived in the house until 1906. In 1908, real estate developers, Happ & Taggart, purchased the property for investment purposes. William G. Hintz purchased the property for his residence by 1925.

831 Park Avenue *Clipped Gabled-Ell/Folk Victorian*

In 1883, Mary Deal purchased lot 67, Chapin Place from Edward Chapin. The house was constructed by 1886. She and her husband, Orange Deal, raised one daughter, Iva. Orange worked for a carriage works factory in the carriage body fabrication area. The house remained in the Deal/Badet family until 1943 when Mary DuShane and Ann DuShane Nuner purchased the home for investment purposes and converted it into three apartments.

834 Park Avenue *Side Gable*

This small cottage was built prior to 1899, but ownership could not be determined. Dr. Henry Mitchell and his wife, Lily, rented this house from 1899 until 1904 after residing in a few other houses in Chapin Park. They were from Canada and raised one son, Woodburn. The house continued as an investment property for several years.

835 Park Avenue *Tudor Revival*

Edna and Henry Badet purchased this property in 1915 and had this home built by 1919. They most likely removed an earlier home built for Josiah Keltner, a farmer, and his wife, Elizabeth. Henry Badet became the treasurer of the South Bend Toy Manufacturing Company in 1914, which his father had founded. The Badets raised two children, Barbara and Henry. Edna Badet resided here until 1943.

838 Park Avenue *Queen Anne*

Alexander Dundee had this house built as an investment and income property in 1904. By 1906, Harvey and Grace Ginz were residing in the house and lived here with their son, John, until 1910. By 1916, Daisy and Edward Reilly had purchased the house.

840 Park Avenue *Free Classic Queen Anne*

Estelle and Ira Gray purchased this lot from Anderson, DuShane and Putnam in 1907 and had the house built by 1908. Ira Gray sold the house quickly to Frank and Josephine Sherrit. Frank worked for a varnish company as a salesman. They lived here with their son, Franklin, and live-in servant, Bernice [Sencoe].

841 Park Avenue *Gabled-T*

Alfred and Georgiana Berger purchased this property from Edward Chapin in 1889 and had the house built by 1891. Berger worked as a clerk for the Rose and Ellsworth Store from 1891 to at least 1910. Arthur Butterworth resided here briefly before Oliver, a traveling salesman, and Cary Kise purchased the home in 1914.

843 Park Avenue *Shingle Style*

Anna Gish Kimble had purchased the north half of lot 70, Chapin Place from Edward Chapin by 1890. The house was probably built by 1891 but certainly before 1899. The residence was vacant from 1899 until 1903. Harry Congdon resided at this address from 1904 until 1908. The house was again vacant in 1910, but by 1912, Dr. Davis and Sara Tucker had purchased the house and lived here until 1919.

844 Park Avenue *Free Classic Queen Anne*

Rebecca Martin purchased this lot in 1906 and had the house constructed by 1908 as an investment. The first residents were Blanchette and Albert Frederick, who purchased the property in 1908 and lived in the house until 1945. They raised two children: Lee and Dorothy. Albert worked for Oliver Chilled Plow as a purchasing agent.

845 Park Avenue *Side Gable/Tudor Revival*

Anna Gish Kimble also purchased this lot from Edward Chapin by 1890. This cottage-house was built prior to 1899, and may have been remodeled in 1923. Samuel, a clerk at the Electric Company, and Anna Bausman rented the house from 1899 until 1901. Charles Kachel purchased it by 1908 and sold it to Theodore Moyer, a dentist, by 1912.

846 Park Avenue *Free Classic Queen Anne*

Ira Gray, a South Bend real estate developer, built this house in 1907 as an investment. He sold the house within a year to John Borg, pastor of the Swedish Evangelical Lutheran Church, and Clara Borg. In 1919, Rollo Page, an Aetna Life Insurance agent, and Mabelle Page purchased the house and lived here with their daughters: Mary Louise, Kathryn and Virginia.

851 Park Avenue *Free Classic Queen Anne*

Records date this house to 1901. Charles Goewey, a manufacturer and salesman of stationary, and his wife, Jane, were the first residents of this house. The Goeweys resided here into the late 1930s and owned the house until 1949. Mrs. Ruth Bungert lived here in the 1940s and 50s.

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605 Portage Avenue *Free Classic Queen Anne*

Richard and Maude Elbel purchased this property from Fred Keller and built this home in 1904. Prior to 1904, the Elbels resided on Leland Avenue. The Elbel family was very inclined toward music. Richard opened the Elbel Brothers Store, a music and piano shop. Both Richard and Maude were active in South Bend's civic affairs and clubs.

609 Portage Avenue *Free Classic Queen Anne*

W.W. Schneider designed this house in 1905 for Fred Keller and his family. Keller was a partner of the real estate firm, Whitcomb & Keller, and was elected Mayor of South Bend in 1913. The Kellers sold the house in 1920 to Emilyn and Dr. John Stoekley, an oral surgeon. The house was the Conservancy of Music from 1972 until 1990.

610 Portage Avenue *Gabled-Ell*

This house was moved to this site in 1920, but unfortunately the records do not note its previous location. Jack and Lucille Jung were the first listed residents in 1920. Jack worked as a salesman for a candy factory. Jacob Rodl and Anna Erickson, a nurse, resided here in the 1920s.

611 Portage Avenue *Colonial Revival*

W.W. Schneider designed this home between 1911 and 1914 for Mrs. Winona Dodd. Mrs. Dodd, the widow of Edwin Dodd, is listed as the principal owner and resident in 1914. She resided here into the late 1920s and converted the home into a duplex. By 1930, Dr. Harriet L. Lindt, a physician, was living in this house.

612 Portage Avenue *Free Classic Queen Anne*

Christopher Fassnacht built this house for investment purposes between 1904 and 1906. Clarence Hyde was the first listed resident. He was a partner in several lumber, fuel and insurance businesses. Benjamin and Margaret Abbott, Dr. Charles Vicker and Alexis Thielens were also early residents of this house.

614 Portage Avenue *American Foursquare*

Christopher Fassnacht, a contractor and developer, sold this property to Emil and Anna Reyer. By 1906, the house had been built for the Reyer family. Emil was a chemist with the South Bend Medical Company, and later became a manager. Their daughter, Miriam Reyer, inherited the property by 1968 and continued to live in the house. Miriam worked for the city library.

615 Portage Avenue *American Foursquare*

Frederick Heil, who worked for Studebaker and South Bend Chilled Plow, is listed as a resident at this address from 1883 until 1904. He and his wife, Margaret, both emigrated from Germany. They raised five children.

617 Portage Avenue *American Foursquare*

Built between 1904 and 1906, John and Martha Zimmer were the first owners of this house. John was a wood worker and carpenter. Both had emigrated from Germany. After 1910, the house became an investment property for Louis Rockstroh. Walter and Mildred Harter rented the house from 1914 into the 1920s.

620 Portage Avenue *American Foursquare*

Laura Shidler, the widow of Dr. Arthur Shidler and resident of 318 W. Navarre Street, purchased this lot from C. Fassnacht in 1901. The house was built for investment purposes in 1903. Edward Twomey, the first resident of this house in 1906, worked for Equitable Life Insurance; and Studebaker was one of his main clients.

621 & 623 Portage Avenue *Queen Anne*

Samuel Good, a local "capitalist" and real estate developer, purchased two lots in 1899 and built houses for investment purposes on the property shortly afterwards, including this duplex. At that time, the house was listed as 525 and 527B Portage Avenue. It once had a wrap-around porch, which was removed in the 1940s.

622 Portage Avenue *Cross Gable*

Previously known as 522 Portage Avenue, this house was built between 1903 and 1906. Dr. John H. Ellis and his wife, Nellie, were listed as the first occupants in 1906. Minerva Seese, their servant, is also listed as a resident. Subsequent residents include: Hiram Krieghbaum, Charles and Agnes Lee, and Hugh Harrop.

624 Portage Avenue *American Foursquare*

Built as an investment property between 1903 and 1906, several families have subsequently lived here: Vernon Hastings (1906), Lincoln Beyerle (1908), George and Jennie Simon (1910), John Cromley (1912) and John Duncan (1914-1916).

626 Portage Avenue *19th-Century Commercial Functional*

Also known as 526 Portage Avenue, this building predates 1899. It has housed a variety of shops and stores during its existence including the A & P Food Store and Tea Shop and the Norman Mumford Food Market and Grocery.

627 Portage Avenue *Queen Anne*

Records date this house to 1900. Stuart MacKibben is listed at this address in 1906. Oliver Hungerford resided here from 1910 until 1912. James, an engineer for Singer Brothers, and Elizabeth Kerr lived here with their daughters, Helen and Jean, and Elizabeth's mother, Adelaide, from 1912 into the 1920s.

628 Portage Avenue *American Foursquare/Queen Anne*

Built as an investment property circa 1902, several residents have occupied this house including Arthur Niblock, Walter and [May] Sweet, William Yates, and James and Katherine Bryan. By 1938, the house was converted into three apartments and later became a church.

629 Portage Avenue *Gabled-T*

Formerly known as 527A Portage Avenue, this house was built prior to 1899. By 1908, Mary J. Garwood had purchased the home after living on Forest Avenue. She also continued to live with her sister, Lydia, who was a seamstress. Lydia acquired the house from her sister by 1916 and lived here until 1919.

630-632 Portage Ave *Queen Anne*

Built between 1904 and 1906, this building housed both commercial and residential uses such as Christian Grimm's meat store. The Grimms lived nearby at 703 Leland Avenue. The building also housed the Chapin Park Market and Colonial Cleaners & Tailors.

701 Portage Avenue *Queen Anne Firehouse*

One of a few nineteenth-century firehouses designed by architect Charles Brehmer in South Bend, Hose House #6 opened for service in 1898. The firehouse stands on the edge of the former St. Joseph County Agriculture Fairgrounds, which was also the location of Camp Rose, a Civil War training ground. The building remained in service as a fire station until 1967 when the city moved the department to more modern quarters. The South Bend Civic Theatre began its residence in the firehouse in 1968.

720 Portage Avenue *Queen Anne*

Formerly known as 620 and 712 Portage, the home of John Shetterley once stood on a part of this property. Anne and Ryell Miller, lived here from at least 1883 until 1901. Ryell dabbled in many professions including dentistry, floral sales, law and real estate development. Records are unclear regarding the construction date of the existing house. It may have been built between 1901 and 1903, or in 1907; however, city directories do not list 720 Portage until 1925.

724 Portage Avenue *Shingle Style*

This property was once part of the John Shetterley's homestead. Charles and Fannie McDonald purchased this property and had this house built between 1893 and 1894. Charles was the editor of the city section of the South Bend Times and was the co-operator of J.B. Stoll & Co., a printing firm. The house remained in the McDonald family until 1919. W. Leslie Chamberlain and his wife, Gertrude, purchased the house in 1920.

728 Portage Avenue *20th-Century Functional*

Built in 1937, the building housed the Marx Apartments into the 1960s. The building contained five or six apartments and was owned by Emil Marx.

736 Portage Avenue *20th-Century Functional*

Known as the Portage Apartments, this apartment building was constructed between 1925 and 1930 and contained four to five flats. It has remained an apartment complex.

740 Portage Avenue *Gabled-Ell*

Built between 1906 and 1908, John Fitzgibbon is listed as the principal resident in 1908. He resided here with his wife, [Stella], and their children: John, George, Ralph and Ruth. John Dunfer and George McClary boarded with the Fitzgibbon family in 1910.

742 Portage Avenue *Bungalow*

Alza and Paul Brass built this house in 1923 as an investment property. The first recorded resident was Townsend Taylor, an automobile enthusiast, secretary for the South Bend Motor Coach Club and treasurer for the Hoosier Auto Association. By 1938, John and Florence Zook had purchased the property.

744 Portage Avenue *Gable Front*

Records date this house to circa 1920. For many years, it was an investment property. Residents included: Ellis Cannon, Robert Everett, Clarence Harris, Stanley Wyatt, Glenn Fenimore and Paul Hamilton.

748 Portage Avenue *Greek Revival/Gable Front*

Known as 728 Portage Avenue before 1908, this house was built prior to 1898. In 1898, Rezeau, a mason, and Nancy Brown were residents. By 1903, the house was converted into two or more apartments. Mrs. Evelyn Dilling Watkins, a widow, resided in the home from 1903 until 1910. Subsequent residents include: Charles and Mary Dolk, Guy Rohrer, George Sparks and Jay Harris.

750 Portage Avenue *Minimal Traditional*

Reuben and Bertha Miller built this house in 1951 as an investment property. At that time, the building contained two apartments. The first residents were W.D. Kennedy and William Evans. By 1968, it had been converted into four apartments.

756 Portage Avenue *American Foursquare/Queen Anne*

Built between 1919 and 1925, Mrs. Ida North owned the property into the late 1930s. Mrs. North was a corsetiere and managed a shop called the Nu-Bone Corset Shoppe. By 1944, Harold and Mattie Smith had purchased the house. It later became the Portage Foot Clinic and Surgicenter owned by Richard J. Dieter, a podiatrist.

760 Portage Avenue *American Foursquare*

This house was constructed between 1906 and 1908 as an investment property. Noel Richardson is listed as the first resident in 1908. By 1914, Ezekiel and Helen Garwood had purchased the house for their family. Between 1916 and 1919, Ezekiel passed away, and Helen lived in the house for a few more years. They raised two sons, Clarence and Stanley.

762 Portage Avenue *Bungalow*

[Demolished in 2005.] C. E. Smith built this house in 1916 after platting his subdivision in 1915. For some years, it served as an investment property. Christopher and Katherine Graf were the first listed residents. The house also served as John J. Reuthe's dental office in the 1940s and 50s.

764 Portage Avenue *Bungalow*

Also part of C.E. Smith's subdivision, this house was built between 1915 and 1916. By 1925, John and Thespina Vouros had purchased the house. Thespina resided here into the 1950s.

768 Portage Avenue *Bungalow*

Built in 1915 or 1916, this house was an investment property for several years. Hollis Cover resided here for an extended time from 1925 to at least 1932. Charles Quillen purchased the house by 1944 and resided in it into the late 1960s.

802 Portage Avenue *Bungalow*

This house was built in 1915; the 1916 city directory listed it as new. Benjamin and [Katherine] Bihlmire had purchased the house by 1919. Benjamin was an office manager for an automobile company. They raised two sons: Stephen and John. By 1925, Charles Hobbs had purchased the house; he resided here into the 1950s.

804 Portage Avenue *Bungalow*

Also built in 1915 or 1916 by C.E. Smith, the house served as an investment property for a few years. Coy Walker, Mrs. Mary Baron, Norma Frick, a nurse, and Anna Renkosek, also a nurse, were a few of the residents. Loyal and Faye Longcor purchased the house between 1932 and 1938. Mrs. Longcor resided in the house into the late 1960s.

703 Portage Court *Prairie Style*

This house was built between 1916 and 1919, and has been an investment property for many years. Carroll Byers resided here in 1919. By 1925, the house was converted into two flats and remained so for two decades. Eugene Kizer is listed as the principal resident in 1951.

605 Rex Street *Gable Front*

Also known as 603 Rex Street, this house was built between 1898 and 1899 for Oscar and Eliza Hans. They resided here only for a few years until 1903. By 1906, William and Laura Ritter had purchased the house to live in during their retirement. Helen Weber, a music teacher, purchased the house by 1930.

608 Rex Street *American Foursquare*

Built between 1901 and 1903, the house was an investment property for several years and had many residents. John L. White was the first listed occupant who lived here in 1903. Subsequent residents include: Byron Miller, Leo and May Ranger, Burton Thomas and Carrol Pollock.

609 Rex Street *Bungalow*

This bungalow was built in 1909 for Frank and Edna Stover. Frank worked for the American Trust Company as assistant treasurer. The Stovers sold the house to Ralph and Anna Longfield by 1930. The Longfields raised two children, John and Mary. Anna resided in the house into the 1950s.

615 Rex Street *Gabled-Ell/Queen Anne*

Built between 1901 and 1903, James, a carpenter, and Martha Smith were the first owners of this home. James resided here into the 1920s and sold the house by 1930. It then became a rental property.

616 Rex Street *Queen Anne*

This house was most likely built as an investment property between 1903 and 1904. Mrs. Anna Ritter is listed as the first resident of this home. Subsequent residents include: Francis Long, Horace Zimmerman, William and Myrtle Romine, Claude Miller and Frank Dunnahoo.

617 Rex Street *Gable Front*

Built between 1899 and 1900, Wilson and [Ida] Snyder were the first residents of this house. Though they did not own the property, they resided here for over a decade until 1914 with their three children: Howard, Dorothy and Mary. In 1910, Wilson was the secretary of the Board of Public Safety.

620 Rex Street *Queen Anne*
(see 826 Ashland)

621 Rex Street *Gable Front*

The history of this house could not be compiled before the printing of this booklet.

701 Rex Street *Craftsman*

One of the younger houses on Rex, this residence was built in 1923 as an investment property. Gustav Schmilling resided here in 1925. By 1930, Oscar and Maude Anderson are listed as residents and later purchased the home. They raised three children: Edward, Betty and Robert. Oscar was a freight representative for a railroad corporation. The Andersons sold the house to Ralph Keever.

706 Rex Street *Gabled-Ell/Stick Style*

William Boyd, president of the South Bend Lumber Company, built this house as an income property in 1900. William also built 427 and 431 Lamont Terrace, and possibly 858 Forest Avenue. The first resident of this house, Arthur Freeman, was a bookkeeper at Oliver Chilled Plow Works. Subsequent residents include: Homer Moore (1906) and Willard and Alice Orvis (1908-1916).

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410 - 412 William *Italianate/Gable Front*

Known as 410 Wood Street until the late 1920s, records date this duplex to 1880. Seeber S. Ennis is listed as the principal resident in 1899 and 1901. Other residents include: Edward Arnold (1903), John Eckert (1904-1908), Edward Bankson (1910), Samuel Tushing (1912-1914 and George Murphy (1916-1925).

414 William *Gable Front*

This house, formerly known as 414 Wood, was built circa 1884. Edward Hensel, a laborer for Studebaker, his wife, Jane, and their twelve children lived here from at least 1899 until 1916. By 1925, William Hensel, their eldest son, had acquired the property.

418 William *Gable Front*

Between 1896 and 1898, Frank and Louise Ambrose moved to 418 Wood. Frank had been the proprietor of the South Bend House located at 130 N. Michigan for many years. Louise Ambrose survived her husband and resided here until 1908.

420-422 William *Parking lots*

426 William *American Foursquare/Queen Anne*

Built between 1901 and 1903, this house was listed as 426 Wood before 1929. Morrogh O'Brien is listed as the first resident in 1904. The house was not occupied in 1903. Subsequent residents include: Mrs. Alice Noble, Mrs. Annie Staley, Marion Staley and Stewart Jackson.

514 William *20th-Century Commercial*

This building was constructed in 1937 as a filling station for the Ohio Oil Company. It remained a filling and service station into the 1960s and has more recently housed a salon and other offices.

GUIDELINES & STANDARDS FOR HISTORIC PRESERVATION & DEVELOPMENT

CHAPIN PARK HISTORIC DISTRICT

PREFACE:

The Chapin Park Neighborhood has a long history as a place where communal action and a spirit of care-taking prevail. In the 1970s neighborly action saved our remaining brick streets and historic street lamps. Large numbers of homeowners invested time and energy in the careful restoration of their homes and the preservation of our mature tree canopy. Our history of community spirit and interest in preservation provided the impetus for the designation of Local Historic District Status.

The Chapin Park Local Historic District was established by Ordinance No. 9574-05, as enacted by the Common Council of the City of South Bend on March 14, 2005. The Chapin Park Neighborhood Association and the Historic Districts Committee of the Historic Preservation Commission cooperatively developed guidelines and standards adhering to rehabilitation standards (see b2 – Rehabilitation on page 65). These were modeled after the rehabilitation standards of other local historic districts in South Bend.

The intent of the Local Historic District Guidelines and Standards is to impress upon property owners their communal responsibility. In order to ensure that our properties remain the examples of their kind and historic moment, and that the neighborhood remains aesthetically intact both on the level of the streetscape and on the level of individual architectural details, we seek to instill in each other the importance of education and consultation regarding any changes to property. We do this knowing that this personal interaction both with civic agencies, and with each other, is one of the things that make our community such a humane, interesting and dynamic place to live.

Under the requirements of City of South Bend Zoning Ordinance No. 5565-73, as amended, a Certificate of Appropriateness (C of A) would be required for any activity in the district which requires a building permit or which alters the appearance of a building or site, including houses, garages, and other outbuildings, as seen from the streets around the property. The guidelines and standards are intended to preserve the way the neighborhood looks as of March 14, 2005, to provide guidance about proper rehabilitation techniques, and to encourage, where possible, a return to original historic appearance.

Changes made before Local Historic District Status was adopted, as well as paint color, flowers and landscape vegetation, do not require a C of A. Planting or removal of trees in the yard or tree lawn does require a C of A, and input from the city forester is often helpful. There is some flexibility in interpretation, and while decisions of the Historic Preservation Commission are ultimately binding, they are rendered with consideration, sensitivity and public input. Any exceptions beyond the limits of this text are considered on a case-by-case basis.

The Chapin Park Local Historic District Standards Committee carefully examined the standards, layout, words and meaning of this document. This Preface is unique among all the other books in the series, and recognizes and honors the efforts of all who worked on this committee and attended these sessions. Please contact the Historic Preservation Commission to further discuss and explore the philosophy, rationale and methods of preservation.

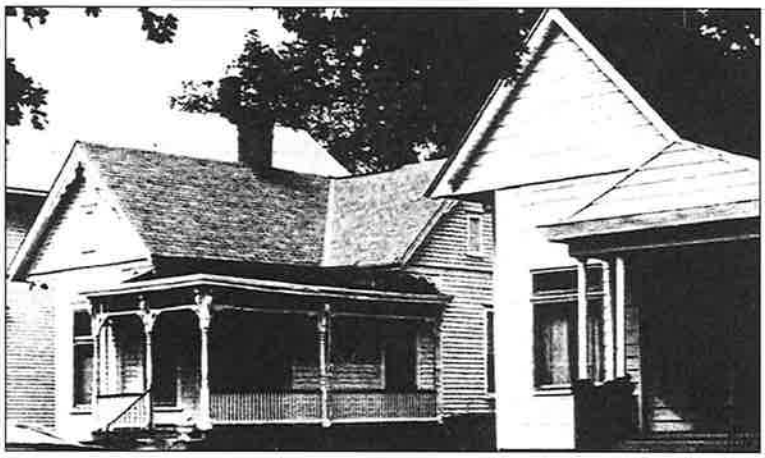
General Definitions

(A) PRESERVATION

Defined in these guidelines as the act or process of applying measures to maintain or restore the form, integrity and materials of a building, structure or site in its existing or original condition. It can include stabilization work, restoration or rehabilitation work, ongoing maintenance and/or prevention of demolition.

(B) PRESERVATION GUIDELINES

An outline of requirements and recommendations which are used as guides in the determination of appropriateness of proposed work within an Historic District.



The Historic Preservation Commission has established three sets of guidelines – Restoration, Rehabilitation and Conservation. One of these is selected by each Local Historic District at the time of implementation. This selection is based on the quality and integrity of the architecture and environment of the district, and upon the goals of the neighborhood organization. *The Chapin Park Local Historic District Steering Committee selected* ***Rehabilitation Guidelines*** *in 2001.*

The preservation guidelines are defined as follows:

(b1) Restoration (ENCOURAGED)

Maintaining the original or unimpaired character of the district as it was at the time of construction. Any restoration done must return the structure to its original state. Authenticity of a restoration would require the removal of incompatible exterior elements and the replacement of all damaged or deteriorated elements with replicas of the same design and materials. New construction shall conform to the guidelines for defined elements of preservation regarding height, proportion and building materials. A Certificate of Appropriateness (CoA) applicant shall be responsible for documenting the authenticity of the proposed work to the satisfaction of the commission.

(b2) Rehabilitation (ADOPTED)

Maintaining the existing character of the district, and whenever possible returning it to its original condition. Any rehabilitation would not require the removal of all non-original materials but would encourage the removal of all such materials which are incompatible with the defined elements of preservation for the district. The design of new construction or alteration would not require the duplication of the original design and construction, but

should be compatible with the existing structures and the district's defined elements of preservation. The use of original materials or construction techniques would be encouraged, but contemporary methods and materials would be acceptable when compatible.

(b3) Conservation (NOT ADOPTED)

Maintaining a district in its existing condition by placing guidelines on new construction, and limiting demolition and moving. The use of contemporary methods or materials would be acceptable if they are compatible with the defined elements of preservation for the district.

(C) Elements of Preservation

Defined as specific areas of preservation covered within the guidelines. The elements to be defined for each historic district, with the exception of those with Conservation guidelines, are as follows:

I. Environment
- A. The District Environment
- B. The Building Site and Landscaping

II. Existing Structures
- A. Building Materials
- B. Roofs and Roofing
- C. Windows and Doors
- D. Entrances, Porches and Steps

III. New Construction
- A. Height and Proportion
- B. Building Materials

IV. Safety and Building Codes
- A. Building Code Requirements
- B. Access for Handicapped or Disabled Persons

V. General

(D) Guideline Components

Statements within the guidelines which specify the requirements and recommendations for the preservation of the characteristic relationships of the various features which are of significance to the appearance of the Local Historic District.

"Shall" is defined as an expression of something that is mandatory or must be done.

"Should" is defined as an expression of obligation, something that ought to be done but that is open to compromise.

(E) Guideline Categories

Guidelines for the district will address each of the Elements of Preservation individually within four divisions of classification. At the time of implementation of an historic district, the commission will work with the respective neighborhood association to select the desired category of placement for each of the Guideline Components. These categories are as follows:

(e1) Required

Defined as work which shall be done in a restoration or rehabilitation project in order to restore or maintain the original or existing character of the structure or site.

(e2) Recommended

Defined as work which should be done to help restore or maintain the original or existing character of the structure or site.

(e3) Prohibited

Defined as work which shall not be permitted in a restoration or rehabilitation project because it may have a negative impact on the original or existing character of the structure or site.

(e4) Not Recommended

Defined as work which should not be undertaken in a restoration or rehabilitation project because it may have a negative impact on the original or existing character of the structure or site.

The chart below explains the placement of shall and should within the each of the four categories in the guidelines – required, recommended, not recommended, prohibited.

REHABILITATION GUIDELINES	
Required	**Shall**
Recommended	**Should**
Prohibited	**Shall not**
Not Recommended	**Should not**
Miscellaneous	**Existing/ Whenever possible, original Retained/Maintained/ Whenever possible, restored**

Chapin Park Local Historic District Guidelines & Standards

I. THE ENVIRONMENT

A. The District Environment

The Chapin Park Local Historic District is a particularly fine residential area located close to downtown South Bend, the St. Joseph River, Memorial Hospital and Leeper Park. This section is meant to protect and guide appropriate maintenance of the common areas of the district (i.e. visual landscape and streetscapes).

Required

Brick streets contribute greatly to the character of the neighborhood. These streets have always been essentially passenger car thoroughfares. The appointments of the streets (i.e. lighting, curbs, horse hitches and monuments) should contribute as much as possible to their architectural, historic and residential character.

Retention and maintenance of existing brick streets in the district is required. Repair work to fill voids and gaps must utilize brick paver materials and acceptable installation methods whenever applicable. When utility work dictates the removal of street sections (pavers), the original materials will be reinstalled. Brick streets shall be patched with brick pavers. Concrete, asphalt, fillers and similar materials shall not be used.

All original streetlights shall be maintained, especially the George Cutter "Park View" streetlights designed by the Cutter Company for this neighborhood. Present efforts by the Neighborhood Association and the Historic Preservation Commission to restore "Park View" streetlights to the district shall continue. Any change in lighting must receive approval of the Historic Preservation Commission.

New or different fencing requires a C of A and shall reflect the style and character of the individual property and the surrounding environment and properties.

Recommended

The current or historic character of lawns should be preserved. Front yard areas, common lawns and tree lawns should remain open. New or replacement trees should be compatible in variety with those presently growing. Vacant lots should be kept landscaped appropriately while vacant, and may be used for recreational or residential development.

When replacement of utility poles or power supply lines is necessary, consideration should be given to underground conduits or utility poles erected along rear property lines.

Prohibited

Existing relationships of buildings and their environments shall not be destroyed by widening existing streets, applying asphalt or other bituminous coverings or by introducing new streets or parking lots. Signs, streetlights, benches, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood may not be used. The erection of high walls or barriers, which would alter the relationship of the houses, shall be prohibited. Utility poles with high intensity overhead lights shall not be used on main thoroughfares.

B. Building Site, Landscaping & Accessories

This section focuses on individual properties and amenities. Building sites tend to be irregularly shaped, of varying topography and with different setbacks with regard to plots. Alleys are generally behind houses. Landscape accessories like fences are unique to each structure. Chapin Place presents a unique situation within the district. Applications from properties that have property lines on Chapin Place will be considered on a case-by-case basis.

Required

Fencing, walkways, outbuildings, private yard lights, signs (i.e. house numbers) and benches (visible from the street) as well as trees located in a yard or tree lawn which reflect the property's history and development shall be retained.

A tree located in such areas shall only be removed if the removal is required due to storm damage, disease, threatened damage to a structure or for such other reason acceptable to the Historic Preservation Commission. Storm damaged or diseased trees should then be replaced with an approved species at the same or approximate location wherever possible.

Fencing visible from the street in front of the structure shall be open (meaning spaces between the pickets) and consistent with the historic character of a structure enclosed.

Recommended

New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings and newspapers. New site work should also be appropriate to existing surrounding site elements in scale, type and appearance. Front yard areas should remain open. (See above for information regarding fences.) Trees in close proximity to a building may cause structural damage. Owners are encouraged to remove these trees and replace (or replant) them at a more appropriate location as soon as planting season permits and upon approval of a C of A.

Prohibited

No changes may be made to the appearance of the site by removing trees, fencing, walkways, outbuildings or other elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped, nor enclosed by solid fences, chain link, nor industrial/commercial style fences.

The installation of unsightly large devices, such as television satellite dishes, skylights or solar panels, shall not be permitted in areas where they detract from the architecture of a building, are

intrusive to the public view of the building or are highly visibly from a public street, or ruled inappropriate after Commission review.

Utility poles with high-intensity overhead lights should be installed so that they cannot be seen from a street. The Commission will evaluate all installations as well as any potential exceptions resulting from special circumstances, before granting a C of A.

II. EXISTING STRUCTURES

A. Building Materials

Original exterior building materials in the district include brick, stucco, clapboard, wood shingles, and brick or stone masonry. In some instances, vinyl, composite and aluminum siding have been applied over the original material.

Required

Original exterior building materials shall be retained when possible. Deterioration of wood materials shall be prevented through repair, cleaning and painting. The existing architectural detail around windows, porches, doors and eaves shall be retained or replaced by replicas of the same design when deteriorated beyond repair.

Masonry, including brick and stucco structures, shall be maintained, and properly cleaned only when necessary to halt deterioration or to remove stains and shall be done in a method acceptable for the preservation of the surface: i.e. low-pressure water and soft natural bristle brushes. Brick or masonry mortar joints should be repointed only when there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application and joint profile.

When repairing stucco, stucco mixture shall be used. A professional shall make a study of the old stucco, to determine the exact mixture and underlayment used in the original work. Some repair methods are not compatible with the original techniques and may cause early disintegration of the repair work and the original work.

Ample ventilation must be afforded the structure when siding is installed, in order to prevent increased deterioration of the structure from moisture and insects.

Recommended

Whenever possible, the original building materials should be restored. When maintaining or repairing original siding is not feasible, aluminum, vinyl or composite siding may be used. When used over wood surfaces, this siding should be the same size and style as the original wood. Every effort should be made to retain the original trim around windows, doors, cornices, gables, eaves and other architectural features.

Property owners should contact the Historic Preservation Commission of South Bend and St. Joseph County prior to initiating any restoration or rehabilitation effort. [Address and contact information is listed in the front of the Guidebook.] The Commission is an invaluable source of information about all facets of rehabilitation and restoration – materials, methods, contractors and the like.

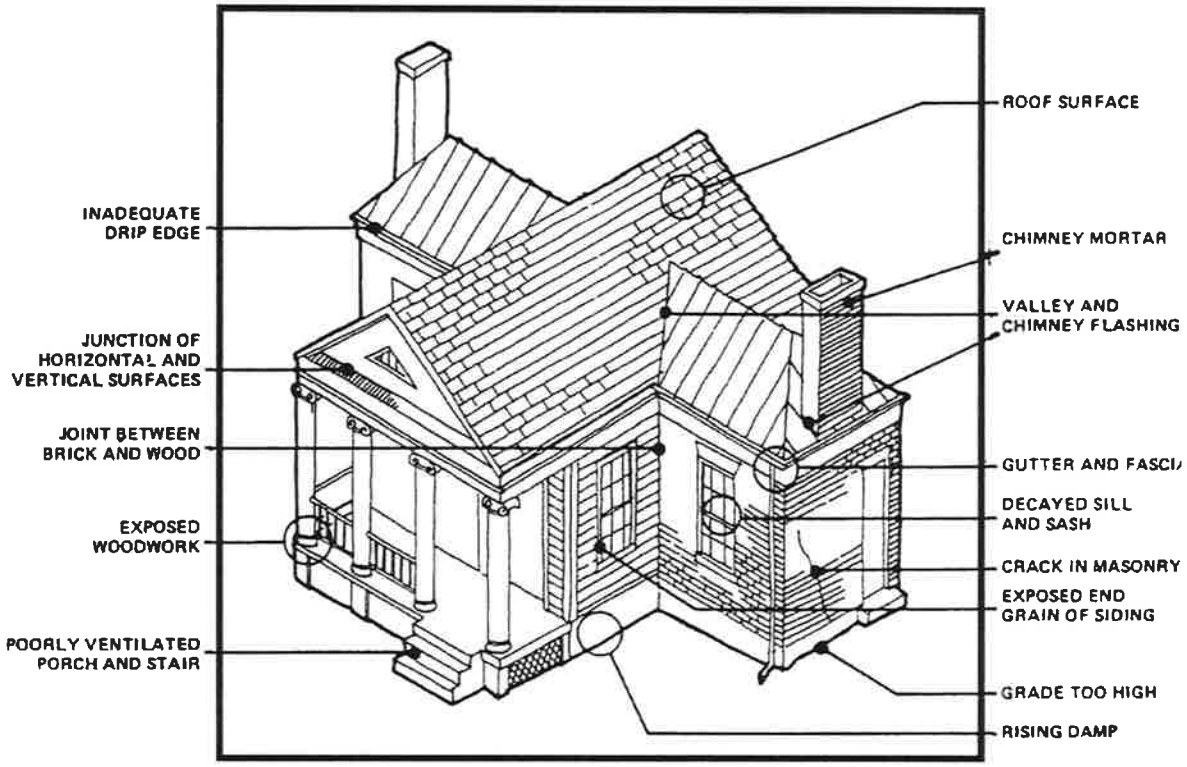


Figure 2: POTENTIAL AREAS OF DECAY

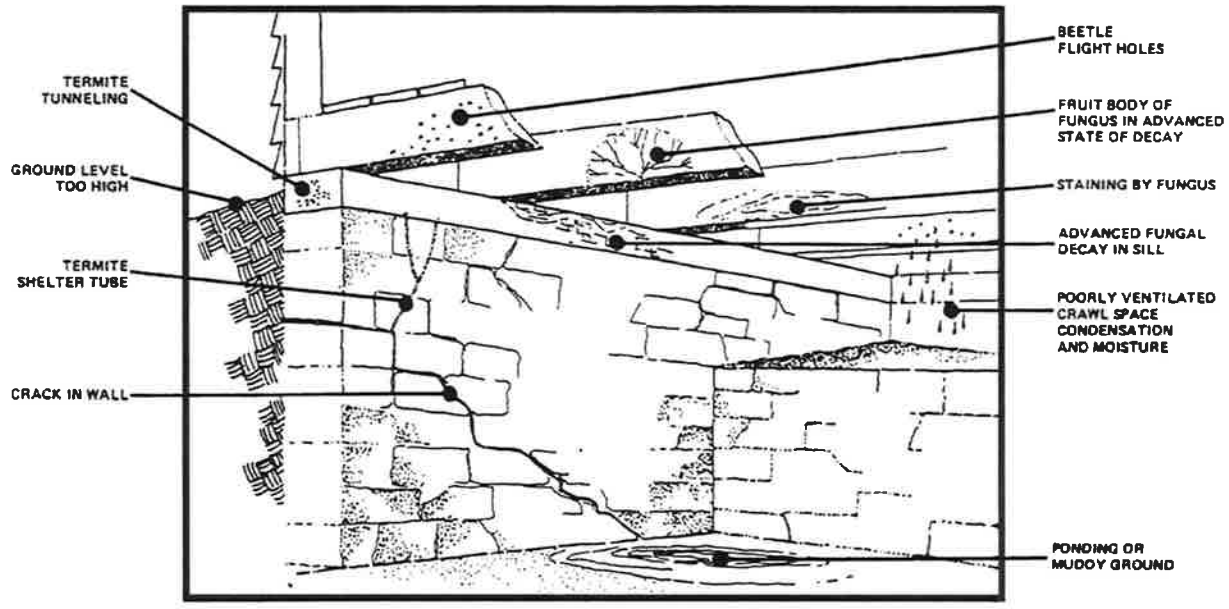


Figure 3: COMMON PROBLEMS IN THE BASEMENT

a. Typical wood frame wall where moist inside air freely migrates to the outside. Moisture may condense in the wall cavity and be absorbed into the adjacent materials and evaporate as the sun heats the wall.

b. Typical wall condition with insulation and a vapor barrier facing in (toward the heated side of the wall). The vapor barrier prevents moisture migration, thus keeping the insulation dry.

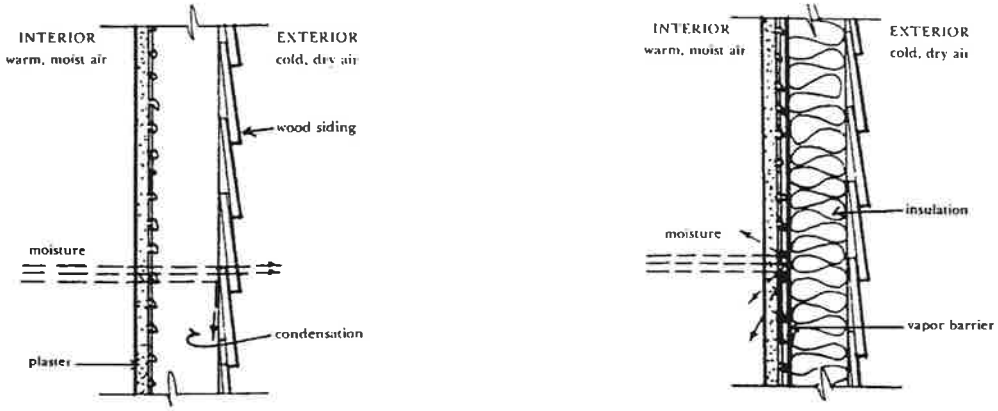


Figure 4: Moisture Evacuation Without and With Insulation.

Prohibited

Wood siding shall not be resurfaced with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles.

Sandblasting or the use of harsh detergents shall not be used on masonry including brick, stucco, limestone, flagstone and sandstone. This method of cleaning erodes the surface material and accelerates deterioration.

Repointing shall not be done with a mortar of high Portland cement content which can often create a bond that is stronger than the building material. Usage of Portland cement can cause deterioration as a result of the differing coefficient of expansion and porosity of the historic masonry unit and the mortar. This most often results in serious damage to adjacent brick.

Unpainted masonry surfaces shall not be painted unless they had been painted originally. Paint shall not be removed from masonry surfaces by any means that damage the surface.

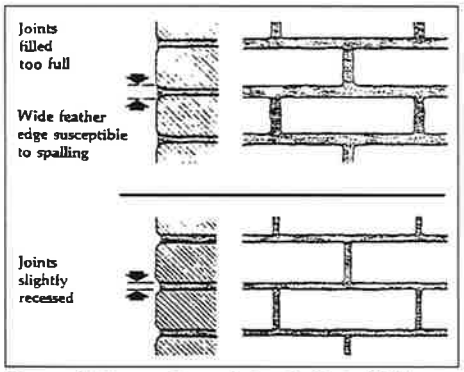


Figure 6. *Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork.*

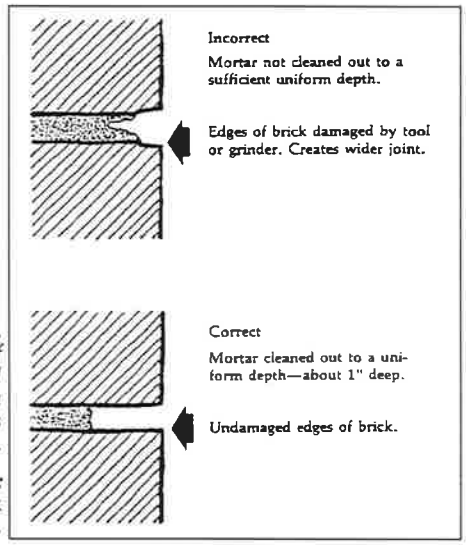


Figure 5. *Comparison of incorrect and correct preparation of mortar joints for repointing.*

Drawing: Robert C. Mack & David W. Look.

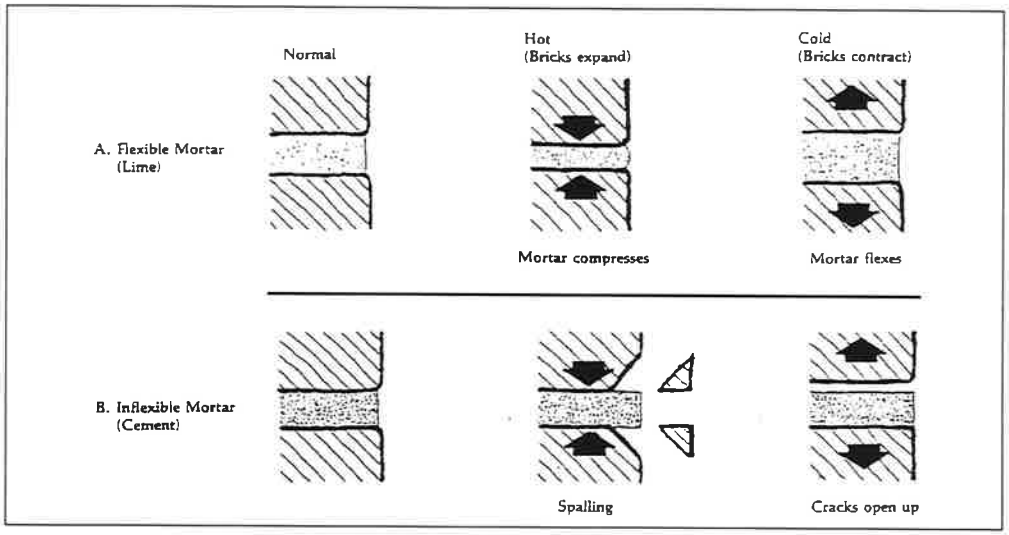


Figure 7. *Diagrammatic sketches showing effects of temperature change upon masonry. Flexible mortar (A) expands and contracts with temperature changes. Bricks bonded by inflexible mortar (B) tend to spall at the edges (the area of greatest stress) in hot weather and separate from the mortar when it is cold. This latter condition opens cracks, permitting the entry of water and causing additional deterioration. Adapted from "Maintenance of Old Buildings." Document D10: National Swedish Institute for Building Research, Stockholm, 1975.*

Not Recommended

Waterproof or water repellent coatings or surface consolidation treatments should not be used on masonry surfaces unless required to solve a specific problem that has been studied and identified. Coatings are frequently unnecessary and expensive, and can accelerate deterioration of the masonry. Mortar joints, which do not need repointing, should not be repointed. Wood siding should not be power-washed.

B. Roofs and Roofing

Roof shapes in the district encompass all the various designs found in residential structures: hipped, gabled, gambrel, flat and combinations of these. Roofs are covered with a variety of materials such as asphalt, asbestos, wood and slate shingles as well as clay tiles. Residences in most cases have wood fascias with gutters and downspouts. The fascias of some vinyl- and aluminum-sided houses are covered with the same materials.

Required

The existing shape and type of materials of the roof shall be retained. All architectural features, which give the roof its essential character, shall be retained, including dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes.

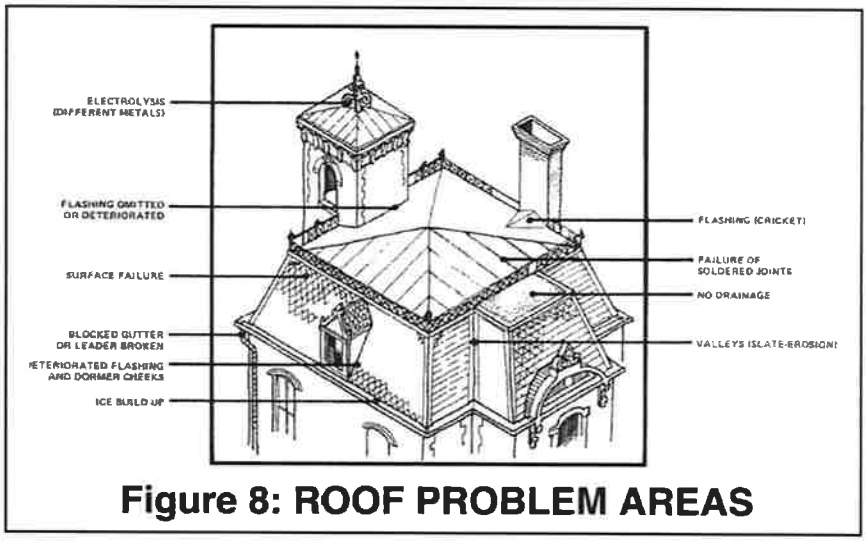
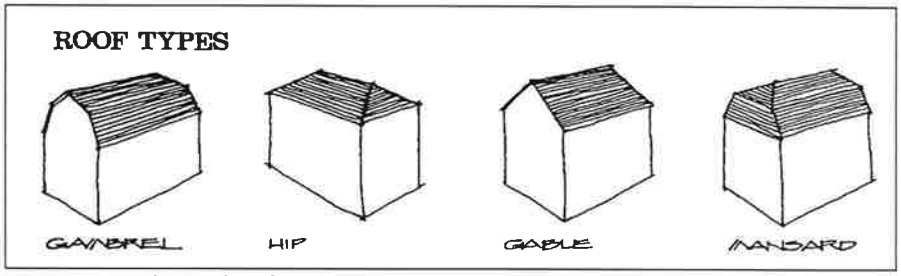


Figure 8: ROOF PROBLEM AREAS

Recommended

The original shape and materials of the roof should be restored. Particular effort should be made to retain materials such as slate, tile and other unique materials not commonly found in new construction. Roof covering which is deteriorated beyond repair should be replaced with new material that matches as closely as possible the original in composition, size, shape, color and texture. Gutters and downspouts are often a necessary adjunct in order to prevent deterioration of the structure; they should be maintained whenever possible or replaced with a style comparable and suitable to the architectural period.

Prohibited



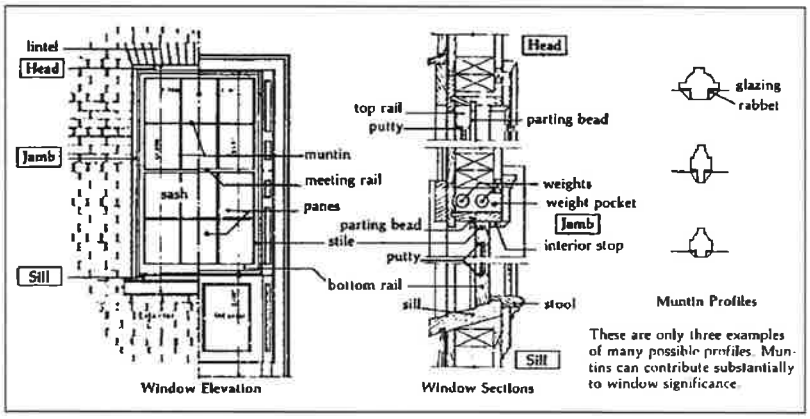
Nothing shall be done to change the essential character of the roof as viewed from a street by adding architectural features or large unsightly fixtures, or by using materials inappropriate to the style of the house. The roof shall not be stripped of architectural features important to its character.

Not Recommended

Overhanging eaves, soffit, brackets and gables should not be covered or enclosed when adding siding to a building.

C. Windows and Doors

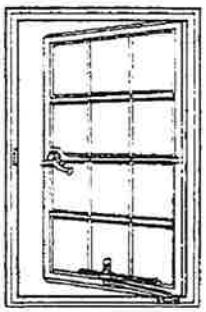
Window and door frames are in most cases wood and vary depending upon the style of the home. Many are double-hung windows with wood trim and sills. Brick structures have stone sills and brick lintels. In some cases where aluminum siding has been applied, the window and door trim has been covered. About half of the structures in the district have aluminum storm windows; the other half have wood storm windows.



Required

Original windows and doors shall be retained including sashes, lintels, sills, shutters, decorative glass, pediments, hoods and hardware. When deteriorated beyond repair, they shall be replaced with units and trim resembling the original.

***Casement** windows adapted the English tradition of using wrought iron casements with leaded cames for residential use. Rolled steel casements (either single, as shown, or paired) were popular in the 1920s for Cottage-style residences and Gothic-style campus architecture. More streamlined casements were popular in the 1930s for institutional and small industrial buildings.*



Recommended

Wood storm windows and doors painted or finished to match the original should be used but should not damage existing frames. If new sashes or doors are installed, the existing or original materials, design and hardware should be used. When metal storm doors are used, they should be painted, anodized or coated to match the existing. When awnings are used, they should be of canvas material.

Prohibited

Original doors, windows and hardware shall not be discarded when they can be restored and reused in place. New window and door openings, which would alter the scale and proportion of the building may not be introduced. Inappropriate new window and door features such as metal, vinyl or fiberglass awnings, hoods or aluminum insulating glass combinations that require removal of original windows and doors, shall not be installed.

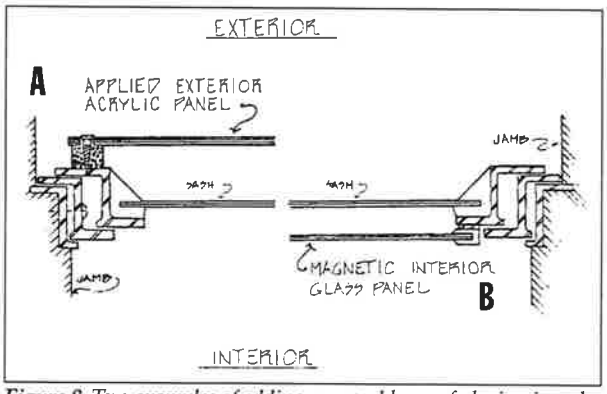


Figure 8. Two examples of adding a second layer of glazing in order to improve the thermal performance of historic steel windows.
Drawing: Sharon C. Park, AIA

Not Recommended

Fake shutters that would detract from the existing character or appearance of the building should not be used.

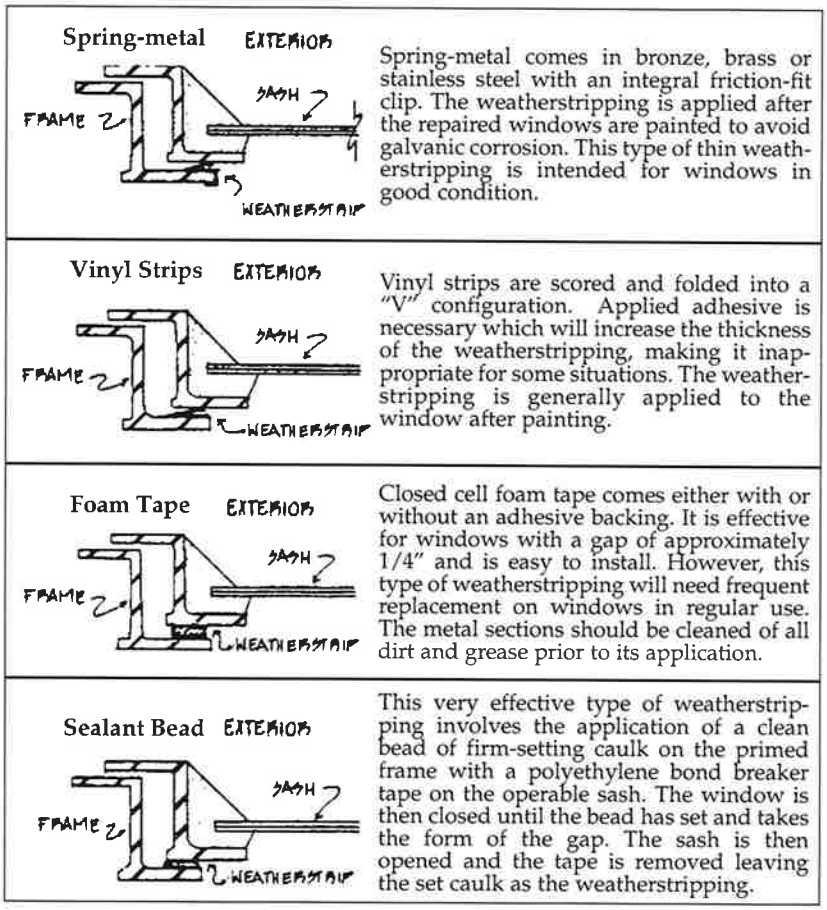


Figure 9.
Appropriate types of weatherstripping for metal windows.

Weatherstripping is an important part of upgrading the thermal efficiency of historic steel windows.

The chart at right shows the jamb section of the window with the weatherstripping in place.

Drawings: Sharon C. Park, AIA

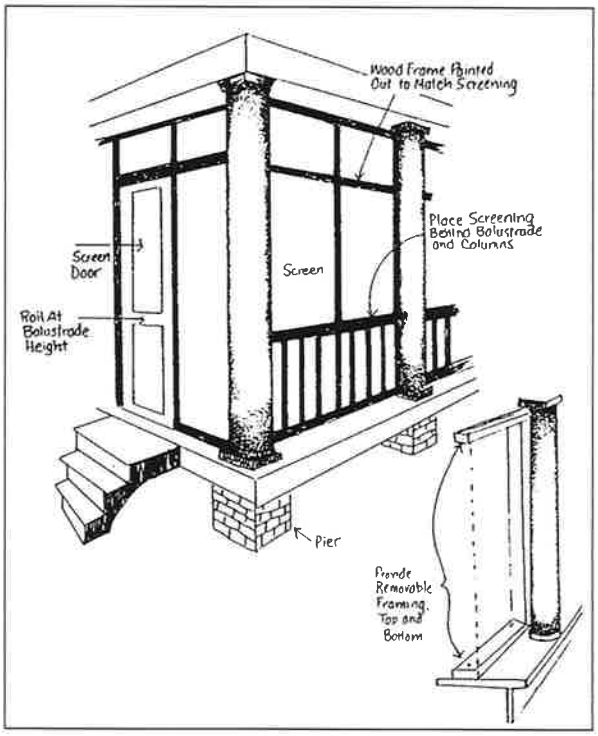
D. Entrances, Porches and Steps

Most houses in the district have either an open or enclosed porch across the front. Most porches have either hip or gabled roofs or are covered by the main roof of the house.

Required

When deteriorated beyond repair, existing or original porches, stoops, patios and steps, including handrails, balusters, columns, brackets, tiles and roof decorations, shall be retained or replaced by replicas of the same design or by a design more in keeping with the historic period of the structure.

Porches and additions reflecting later architectural styles and which are important to the building's historical integrity shall be retained.



Recommended

When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Prohibited

Front porches, stoops, patios and steps that are important to the building's style and development shall not be altered or removed; if in need of replacement, see above Required section. See also Section IV B. Access for Handicapped or Disabled Persons.

Not Recommended

Original porch details should not be replaced with materials representing a different period or style from the original.

E. Mechanical Services

The majority of the structures within the district have oil or gas heat, and have brick chimneys through the roof. Some houses have one or two window air conditioners.

Required

Required mechanical systems shall be placed in areas that will result in the least possible alteration of the structural integrity and physical appearance of the building.

Recommended

Solar collectors and TV dishes should be placed in the rear of the property and shielded by shrubbery and landscaping. Window air conditioners and exhaust fans should be installed at the rear or an inconspicuous side window. Original lighting fixtures should be utilized whenever possible.

Prohibited

Holes shall not be cut through walls or roofs in areas that can be seen from the street to accommodate air conditioners or other mechanical equipment.

Not Recommended

Exterior electrical and telephone cables should not be attached to the street elevations of the building.

III. NEW CONSTRUCTION

New construction includes any new building or structure built within the boundaries of the historic district, or any new addition to an existing building. New construction should be designed considering the appearance, scale, styles and setbacks of the other buildings in the neighborhood. New work may be contemporary or may suggest motifs from historic buildings in the district.

A. Height and Proportion

The majority of the structures in the district are two stories in height and have square or rectangular plans. There are several houses that have L- or T-shaped or rambling ground plans. There are a few single-story cottages and one- and one-and-a-half-story bungalows. The most prevalent façade proportions are between a 1:1 and 1:2 height to width ratio.

Required

The height of a new structure and its height to width proportions shall be consistent with adjacent buildings in the district. The building height shall be no greater than that of the tallest existing structure and no less than that of the lowest existing structure in the same block. Façade proportion shall be established by permitting no structure with a façade wider or narrower than those existing in the same block. Additions to existing buildings shall be related in height and proportion to the existing structure.

Recommended

Design of new construction should be compatible in character and mood to the building or neighborhood.

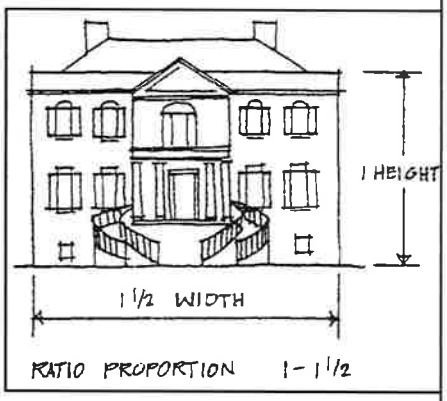
Prohibited

Additions that would add new height or change the existing façade of a building, and change its scale and architectural character shall not be constructed.

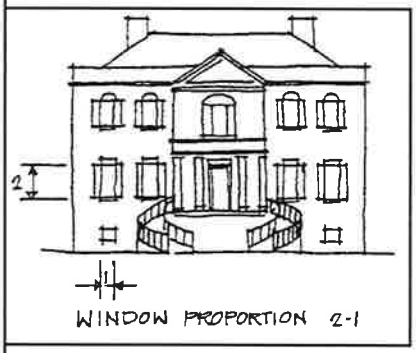
Not Recommended

New stories should not be added nor existing stories be removed which would destroy important architectural details, features and spaces of the building. Any style or period of architecture that is incompatible with the existing should not be permitted in the new additions.

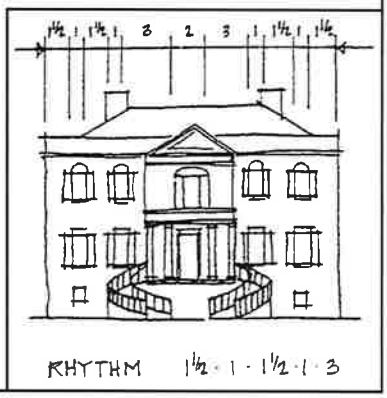
Height – This is a mandatory criteria, which new buildings be constructed to a height within 10% of the average height of existing adjacent buildings.



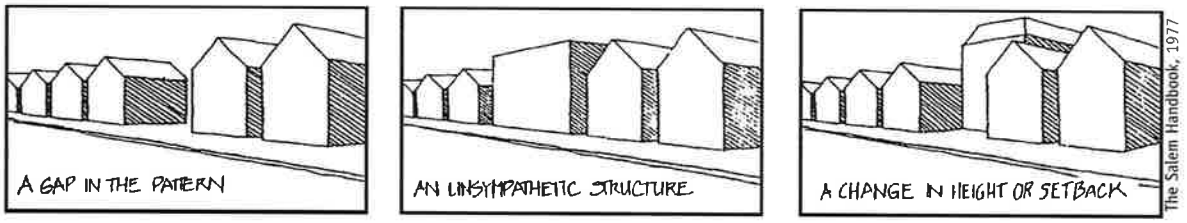
Proportion of buildings' front façades – The relationship between the width and height of the front elevation of the building.



Proportion of openings within the façade – The relationship of width to height of windows and doors.



Rhythm of solids to voids in front façade – Rhythm being an ordered recurrent alternation of strong and weak elements. Moving by an individual building, one experiences a rhythm of masses to openings.



B. Building Materials

Wall materials in the district range from brick, stucco and wood clapboard and shingles, to aluminum, vinyl and fiberboard/composite siding.

Required

Exterior materials used on a new structure shall be compatible in scale, texture and color (as pertains to masonry) with adjacent structures. Materials used on an addition to an existing structure shall relate to the existing or original materials of that structure. Also, as much of the original structure as possible shall be retained so that the addition could be removed without damage to the basic structure and appearance of the building.

Recommended

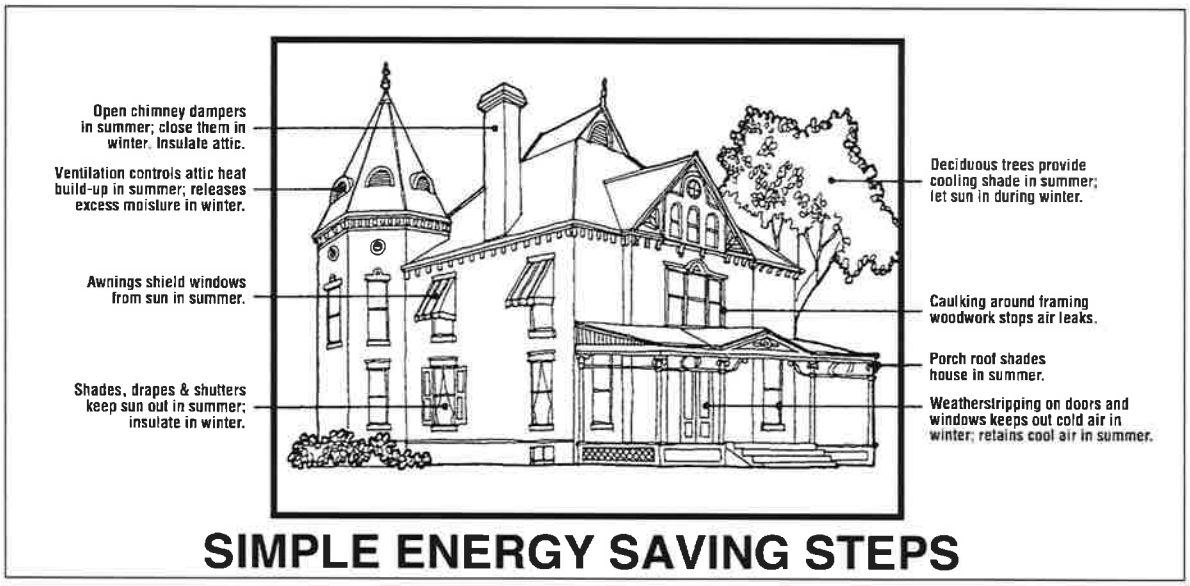
Alternative or composite siding may be used when it is the only feasible alternative. This siding should be compatible with the original size and style and with the materials of other buildings in the district.

Prohibited

Inappropriate materials such as asbestos, asphalt, cast stone or artificial brick shall not be used.

Not Recommended

Glass blocks should not be used. Concrete block should not be used for anything other than the foundations.



C. Sheds and Accessory Buildings

Required

Sheds and accessory structures (gazebos, decks, doghouses, playhouses, fountains and small reflecting pools, outdoor sculpture, children's play equipment, etc.) shall be located at the rear of the property and as unobtrusively as possible while preserving historical relationships between the buildings, landscape features and open spaces. Proportions and materials shall conform to those required for new construction.

Recommended

Accessory building designs should be compatible in character and mood to the residence and the neighborhood.

Prohibited

Prefabricated metal sheds shall not be used.

Not Recommended

Prefabricated wood composition sheds should not be used unless they conform to all other guidelines and standards.

IV. SAFETY AND BUILDING CODES

A. Building Code Requirements

Required

Building code requirements shall be complied with in such a manner that the existing character of the building is preserved.

Recommended

Local building code officials should be consulted to investigate alternative life safety measures that will preserve the architectural integrity of the structure. Variances for historic properties should be investigated.

Prohibited

Construction of new stairways and elevators that would alter important architectural features and spaces is prohibited.

Not Recommended

Fire prevention equipment should not damage the appearance or fabric of the building.

B. Access for Handicapped or Disabled Persons

Typical Accessibility Solutions:

Portable or fixed ramp.

Regrade area around entrance.

Vertical or inclined lift.

Install handrails.

V. GENERAL

A. Buildings in the district should not be demolished except where a building poses a threat to the public safety, and demolition is the only alternative. Documentation of interior and exterior features of the original buildings, especially homes rated as historically significant, is encouraged. Measured drawings and photographs may be submitted to the Historic Preservation Commission for safekeeping and future reference.

B. A Certificate of Appropriateness is required before moving any building or structure. The moving of a building within, out of or into the district is discouraged; however, moving is preferred to demolition. Buildings incompatible with existing structures in the historic district shall be prohibited.

C. Any rehabilitation work shall not be such as to change a building to a style dated previous to its original style.

D. In planning rehabilitation projects, an architect or contractor experienced in preservation should be consulted.

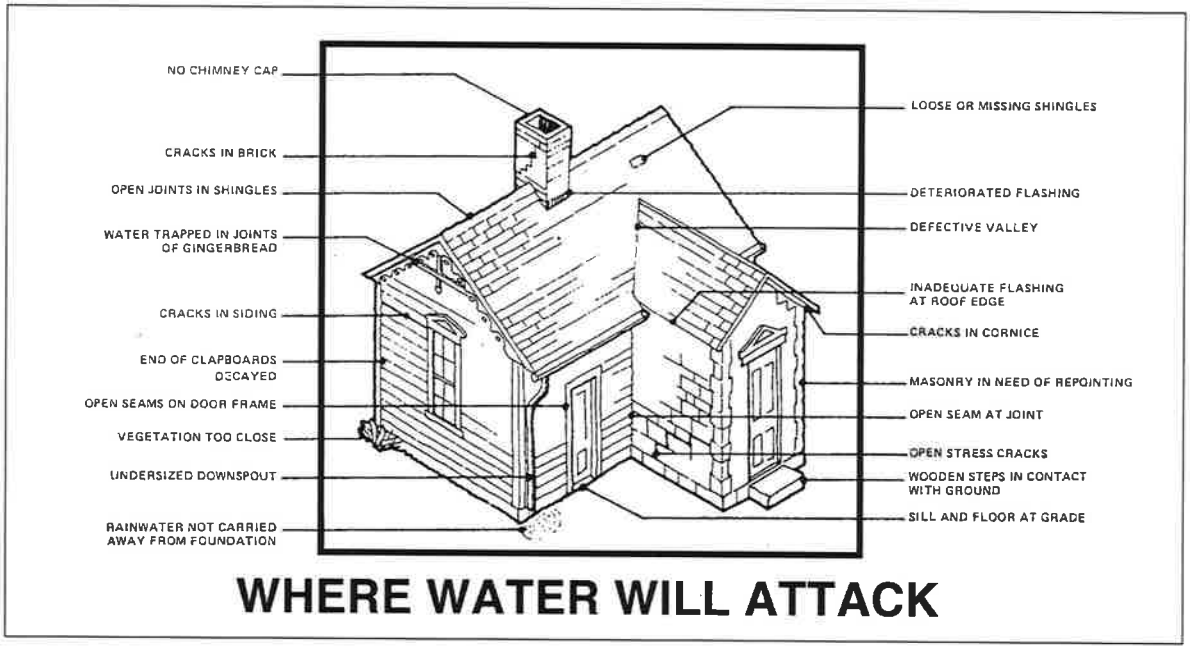
E. There shall be a liaison committee consisting of five (5) property owners in the district. The committee's responsibility will be to work with the residents of the district and the Historic Preservation Commission (See Appendix D).

F. All guidelines will be reviewed and updated, on the recommendation of the liaison committee, at least every five years.

G. In the case of structures located within the district which are designated individually as Landmarks, the most restrictive guidelines shall apply.

H. Existing easements and codicils in property owners' abstracts shall remain in effect.

I. There is excepted from the general provisions of paragraph A and B of Section V. General, a partial exception for the future property acquisitions and uses by Temple Beth-El, 305 W. Madison Street, South Bend, Indiana. Temple Beth-El is currently located on the east half of the block bordered by Madison, Lafayette, Marion and William streets. The west half of this block is within the confines of the Chapin Park Local Historic District. Temple Beth-El currently owns, through a trust, a lot in the west half of this block and may acquire in the future other lots in the west half of this block for the purposes of additional buildings, grounds or parking for expansion of its campus. Temple Beth-El and its trusts shall maintain any structures or property in the west half of aforesaid blocks consistent with these guidelines unless and until Temple Beth-El decides to demolish any structures or buildings. In the event that Temple Beth-El wishes to use such land in the west half of the block for Temple purposes, it shall notify the Historic Preservation Commission and seek a Certificate of Appropriateness for the removal of any buildings or structures in the designated area. Such Certificates of Appropriateness will not be denied nor unreasonably delayed if Temple Beth-El follows the demolition or removal procedures set forth in this paragraph. Upon grant of said Certificate of Appropriateness by Historic Preservation Commission, Temple Beth-El may demolish or provide for removal of said buildings. Temple Beth-El may demolish the structure(s) and clear the land, provided that first the structures, be offered for sale and relocation, and publicly advertised at a price of One Dollar ($1.00) with the relocation expenses to be borne by the buyer. The structure shall be offered for sale and relocation for a period of not less than one hundred eighty (180) days. This time period may be extended by up to an additional sixty days (60) at the request of the Historic Preservation Commission or the Chapin Park Neighborhood Association Board. This paragraph shall not constitute a waiver of any of the zoning or building code sections of the South Bend Municipal Code applicable to these properties. This waiver will only apply to Temple Beth-El while it owns the property. This waiver does not apply to any other properties in the district.



VI. ENFORCEMENT PROCEDURES

Enforcement of the preservation guidelines and standards for the historic district is made possible in the Zoning Ordinance of the City of South Bend, ordinance No. 5565-73, as amended and the Historic Preservation Commission's Preservation Plan.

The Historic Preservation Commission may petition the Building Commissioner to use the legal means available to him/her to force the maintenance and/or repair of any building or structure within the historic district in accordance with the intent of this ordinance.

This ordinance, however, does not prevent the ordinary maintenance and repair of any building or structure which does not involve a change in any exterior feature, nor does it prevent the reconstruction, alteration, demolition or moving of any building or structure which the Building Commissioner or other official has determined to be a hazard to public safety.

Property owners wishing to do, or have done, any work affecting the exterior of their building or land must apply directly to the Historic Preservation Commission on the form prescribed by the Commission (see Appendix A). The Historic Preservation Commission shall issue a Certificate of Appropriateness before commencement of any construction, reconstruction, alteration, demolition or moving of any house or structure within the historic district boundaries (see Appendix A). The Historic Preservation Commission will accept applications for Certificate of Appropriateness only from the property owner.

In making its determination, the Historic Preservation Commission shall consider three factors: first, appropriateness of the proposed work to the preservation of the building and district; second, the detriment to the public welfare if the proposed work is permitted even though it is not deemed appropriate; third, the potential hardship that the denial of the Certificate of Appropriateness would cause the applicant.

Where the Historic Preservation Commission deems it necessary, the commission may petition the Common Council for a temporary delay in the issuance of the required permit(s) for proposed construction, reconstruction, alteration, demolition or moving for the purpose of preparing an historic preservation plan for a building or district. Such a request shall be for a specified period of time. In no case may the delay granted by the Common Council exceed one (1) year, but the Commission may petition the Common Council for a continuance of any such delay in accordance with the same procedure as for the initial petition.

The Commission will review the application and either issue a Certificate of Appropriateness or else deny the application, stating in writing the reasons for such denial. Upon such denial the applicant may appeal to the Common Council.

VII. MINIMUM MAINTENANCE STANDARDS

All Landmarks and all contributing structures located in an historic district shall be preserved from decay and deterioration, and shall be maintained in good repair and kept structurally sound. The owner or other person having charge or control of Landmarks and property in an historic district shall not allow or permit deterioration from defects or conditions which, in the judgment of the commission, produce a detrimental effect on the character of the district as a whole or the life and character of the Landmark, structure or property in question, including but not limited to:

A. Deterioration of exterior walls or other vertical supports causing conditions such as splitting, leaning, buckling, crumbling, visible cracking or similar conditions;

B. Deterioration of roofs and other horizontal members causing conditions such as sagging, splitting, buckling, crumbling, holes, missing shingles or similar conditions;

C. Deterioration of external chimneys causing such conditions as listing, settling, bulging, crumbling, holes, loose or missing materials or similar conditions;

D. The deterioration or crumbling of exterior plasters or mortar;

E. The ineffective waterproofing of exterior walls, roofs and foundations, including broken windows and doors;

F. The peeling of paint, rotting, holes and other forms of decay;

G. The lack of maintenance of surrounding environments such as fences, gates, sidewalks, steps, signs, accessory structures and landscaping;

H. The deterioration of any feature so as to create, or permit the creation of, any hazardous or unsafe condition or conditions.

The commission shall give notice to the owner or person in charge of the structure, by certified or registered mail, of each specific instance of failure to maintain or repair. A copy of such notice shall be sent to the Code Enforcement Department. The owner or person in charge of such structure shall have twenty (20) days to respond in writing by identifying specifically the corrective or remedial steps to be taken. A Certificate of Appropriateness shall not be required for such repair unless such repair results in a change in the design, form, proportion, mass, configuration, building material, texture, color, location or external appearance of any structure or part thereof. In the latter circumstance, a Certificate of Appropriateness shall be required (HPC Policy; adopted 12-16-91).

VIII. EMERGENCY REPAIR PROVISION

In the event of any catastrophe causing serious structural damage, the following corrective actions are suggested:

> Contact the Historic Preservation Commission offices for advice and to see if a C of A is necessary. Repair work with the existing materials would not require a C of A. In-kind replacements of severely damaged material would be able to be approved by the Commission staff within a day.

APPENDICES

Appendix A

Certificate of Appropriateness Procedures

Appendix B

Landscape Assessment Summary

Appendix C

Street Lighting

Appendix D

Historic District Liaison Committee

APPENDIX A

Certificate of Appropriateness Procedures

Any major exterior changes involving architectural treatment, site development requirements or provisions concerning construction, reconstruction, alteration, demolition or removal of any building, structure or parts thereof, shall require a Certificate of Appropriateness.

The procedure to obtain one is as follows:

1. For a project that includes changes to the exterior of a designated property or the surrounding environment, the owner (applicant) must file for a Certificate of Appropriateness (C of A). A project may commence once the Certificate of Appropriateness is approved by the Staff or Historic Preservation Commission (and any other permits required by other departments are obtained).

   a. For all projects, applicants shall apply directly to the Historic Preservation Commission.

   b. For projects requiring a building permit a Certificate of Appropriateness will be required prior to the issuance of this permit.
   The applicant is urged to consult with the Historic Preservation Commission prior to filing for a building permit to avoid any inconvenience or unnecessary time delay.

2. A $20.00 processing fee is required at the time of the application. A member of the Historic Preservation Commission Staff shall inspect the site and review the project. Proper documentation must be submitted to the Historic Preservation Commission for review. This documentation includes sample materials, product literature, scale drawings, photographs or other materials specifically requested.

   a. If the project is a routine maintenance matter or complies with the established standards and guidelines, Staff may approve the Certificate of Appropriateness.

   b. If the project is not in compliance or needs a variance, the application will be reviewed by the full Historic Preservation Commission.

3. All approved Certificates of Appropriateness will be reported by the Staff to the Historic Preservation Commission at the next appropriate meeting.

4. The Historic Preservation Commission meets the third Monday of the month. A list of the meeting dates may be obtained on the City of South Bends website.

continued on page 89

APPLICATION FEE

The following schedule shall apply to any *Application For Certificate Of Appropriateness:*

A $20.00 Processing fee is required at the time of the application.

Payment must accompany the application at the time of submission. For electronically submitted applications, payment must reach the HPC office within 48 hours following transmission.

An Application that proposes demolition and rebuilding of any structure requires separate applications – one for the demolition and another for the new structure. Each Application requires a $20.00 fee. **If demolition is not involved, a property owner may include several projects at the same address on a single application with no additional fee.**

REQUIRED DOCUMENTATION AND SITE PLANS

The Historic Preservation Commission of South Bend and St. Joseph County cannot render judgment nor process an Application without specific documentation. Comprehensive documentation protects the owner of the property submitting the application by providing a complete understanding of the project for the commissioners and staff rendering a decision. Problems can occur during a project review or during the execution of the project when one or both parties are unclear as to the specifics. ***Applications will NOT be processed without all required fees and documentation.***

When an Application has been scheduled for any meeting where a review and decision are to be rendered, the owner or any architect or contractor(s) retained for the project *must* attend such meetings. ***Failure by the owner, architect or contractor to attend such meetings may result in denial of the application due to insufficient presentation.***

Documentation shall include: materials to be used, detailed written description of the project including scale, dimensions, construction methods, finished manufacturers' brochures and specifications or photographs of the area(s) which the project will affect. When an Application involves new construction, including structures, paths, terraces or fencing, documentation for the Application must include a site plan showing the location and relative size of the proposed new construction.

Demolition applications are a separate issue and require an Application for Demolition.

Photographs may be submitted in digital format compatible with the commission's operating software, or in any kind of glossy photographic print. any documentation submitted to this office cannot be returned to the applicant.

When a project involves blueprints and/or site plans, two (2) sets should be submitted with the application. Each set will be reviewed page by page, and therefore should carry a stamped date with changes and/or comments indicated on each page. All projects will be inspected during and following execution, for compliance with the decision(s) rendered by the Historic Preservation Commission of South Bend and St. Joseph County.

INSPECTION AUTHORITY

Any work performed on a historic landmark or in an historic district which does not conform to the Certificate of Appropriateness permit, shall be immediately halted by the Historic Preservation Commission and the Building Department of South Bend and St. Joseph County.

INTERGOVERNMENTAL DISCLOSURE

Certificates of Appropriateness will be forwarded to the Building Department of South Bend and St. Joseph County when the applicant also is required to obtain a building permit or other such permit issued by that department. (***The applicant will pick up the permit at that location***). In all other cases, a *copy* of the Certificate may also be sent to the Department of Code Enforcement and the Indiana Department of Historic Preservation and Archaeology. When no building or other permits are required from the Building Department, the Certificate permit will be mailed directly to the applicant.

Certificates of Appropriateness must be filed by the designated date prior to the meeting for placement on the agenda (for application deadlines contact HPC Staff). The applicant or designated representative is expected to attend these meetings to answer any questions. A Certificate of Appropriateness application without proper documentation will be tabled until the owner provides the documentation.

5. The Standards and Maintenance Committee will meet as necessary at the request of the Staff or Commission. The applicant will be invited to attend the meeting to present his/her plans. The Committee will review the C of A and make a recommendation to the full Historic Preservation Commission at the next regular Commission meeting.

6. Decisions regarding a Certificate of Appropriateness will be rendered at the next available Historic Preservation Commission meeting.

   Denials of Certificates of Appropriateness will be based on the inappropriateness of the project or its possible violation of the Historic District's Standards and Guidelines. The applicant will be informed of specific reasons for denial by letter (with a copy forwarded to the Building Dept.) explaining the action and suggestions for changes. The owner may re-submit his/her application with the suggested changes to the Staff for review at the next meeting. After all proper procedures are exhausted, the applicant does have the right of appeal to the proper council which will make a final determination on the application.

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**

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: _____ **Application Number:** _____—_____

Past Reviews: ☐ **YES** (*Date of Last Review*) _____ ☐ **NO**

Staff Approval authorized by: _____ **Title:** _____

Historic Preservation Commission Review Date: _____

☐ **Local Landmark** ☐ **Local Historic District** *(Name)* _____

☐ **National Landmark** ☐ **National Register District** *(Name)* _____

Certificate Of Appropriateness:
☐ **Denied** ☐ **Tabled** ☐ **Sent To Committee** ☐ **Approved and issued:** _____

Address of Property for proposed work: _____
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): _____ **Phone #:** _____

Address of Property Owner(s): _____
(Street Number—Street Name—City—Zip)

Name of Contractor(s): _____ **Phone #:** _____

Contractor Company Name: _____

Address of Contractor Company: _____
(Street Number—Street Name—City—Zip)

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

Type of Building Construction: _____
(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: _____

Owner e-mail: _____ **and/or Contractor e-mail:** _____

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—

APPLICATION FEE

The following schedule of fees shall apply to any ***Application for a Certificate Of Appropriateness***:

Routine Maintenance Exclusion (Staff Approval)	**$ 20.00**
or	
Commission Review	**$ 20.00**

Payment must accompany the application at the time of submission. For electronically submitted application, payment must reach the HPC office within 48-hours following transmission.

REQUIRED DOCUMENTATION AND SITE PLANS

The Historic Preservation Commission of South Bend and St. Joseph County cannot render judgment nor process an Application without specific documentation. Comprehensive documentation protects both the owner of the property submitting the Application as well as providing a complete understanding of the project for the commissioners and staff when rendering a decision. Problems often occur during a project review or during the execution of the project when one or both parties are unclear as to the specifics. ***Applications will NOT be processed without all required fees and documentation.***

When an Application has been scheduled for any meeting where a review and decision are to be rendered, the owner and any architect or contractor (s) retained for the project *must* attend such meetings. ***Failure by the owner, architect, or contractor to attend such meetings may result in denial of the Application due to insufficient presentation.***

Documentation shall include: detailed written description of the project including materials to be used, scale, dimensions, construction methods, finished, manufacturers' brochures and specifications and photographs of the area (s) which the project will affect.

Photographs may be submitted in digital format, or in photographic print. When a project involves blueprints and/or site plans, one (1) set shall be submitted with the Application. Any documentation submitted to this office cannot be returned to the applicant.

INSPECTION AUTHORITY

All projects will be inspected during and following execution, for compliance with the decision (s) rendered by the Historic Preservation Commission of South Bend and St. Joseph County.

Owner acknowledges that while the Historic Preservation Commission only considers Certificates of Appropriateness for exterior features, under certain circumstances it may be necessary for the Commission Staff to have access to the interior of the building in order to accurately assess the condition of the exterior feature and that the lack of access to the interior may prevent the Commission Staff from making a favorable recommendation.

Any work performed on a historic landmark or in an historic district which does not conform to the Certificate of Appropriateness certificate, shall be immediately halted by the Historic Preservation Commission and the Building Department of South Bend and St. Joseph County.

INTERGOVERNMENTAL DISCLOSURE

Certificates Of Appropriateness will be filed with the Building Department of South Bend and St. Joseph County when the applicant also is required to obtain a building permit or other such permit issued by that department. ***(The applicant may pick up their Certificate at that location).*** When no building or other permits are required from the Building Department, the Certificate will be mailed directly to the applicant.

TO ENSURE YOUR APPLICATION CAN BE PROCESSED IN A TIMELY MATTER WITHOUT DELAY, PLEASE INCLUDE THE FOLLOWING DOCUMENTATION WHEN APPROPRIATE:

- ☐ **Certificate of Appropriateness application**
- ☐ **Written description** of the project (materials to be used, scale, dimensions, construction methods, alterations, etc.)
- ☐ **Materials to be used** (Supplemented with manufactures' brochures and specifications)
- ☐ **Site Plan** showing existing buildings & structures and proposed project (for new construction, additions, paths, terraces, patios, fences)
- ☐ **Photographs**
- ☐ **Blueprints/Drawings**
- ☐ **Application fee** - $20.00

APPENDIX B

Overall Recommendations for Landscape Preservation in Local Historic Districts

VEGETATION

1. Having a list for each Local Historic District that outlines the species of trees allowed in order to maintain species variety as well as visual continuity. When a resident wants to plant a tree in the tree lawn adjacent to their home the list unique to their district can be presented and they can make an informed decision.

2. Any new construction near existing trees, such as sidewalks or driveways, should not encroach on their roots. Disturbance of the root systems can cause serious damage and death.

3. Encourage the use of the botanical or Latin name when specifying which tree is being discussed. This should eliminate any confusion arising from the use of slang terms or common names.

4. Making a Permit necessary for the planting of trees. Requiring the type of tree to be specified will enable the database that has been established to be updated with ease and will keep the records current.

5. A record of the trees present and those planted should be kept to ensure a variety of species and thereby avoid a monoculture in any given area. In the future, limits could be set on the number of any one species of tree within each district. This would further eliminate the possibility of a monoculture and insure visual interest in the street tree planted.

6. Significant trees should be removed only in cases of disease or insect infestation, storm damage when public safety is a factor, or when death of the specimen is impending.

7. Any vegetation with thorns or fruit should be restricted to establishment at least 5 feet away from public rights-of-way. Thorns pose an obvious danger, especially when thorny trees are hanging over the sidewalk at eye level. Fruit, such as that of the Flowering Crabapple, can cause a pedestrian to slip and lose their balance and fall.

TOPOGRAPHY

Terracing, planting, ornamentation and any other element that disrupts the effect of the elevation change should be prohibited when the topography is designated as a significant landscape element in a district.

The Local Historic Districts fit into an interesting web of activity within the city of South Bend. With the exception of East Wayne Street and Taylor's Field Local Historic Districts, all of the districts have some kind of connection to the water. The river is an important historic landscape element. Historically, the river provided transportation of goods and people, a source of water for crops and livestock, and a means of entertainment and recreation. The river continues to provide all of these necessities. The Local Historic Districts that are along the river could easily be connected to the Riverwalk, Park and Greenway System that has been designed for South Bend. This type of approach would strengthen the ties of various historic elements in the city and make more apparent the value of these somewhat neglected features.

A portion of Riverside Drive Local Historic District is directly across the river from West North Shore Local Historic District and is connected by the Leeper Park Bridge. Although the physical

Continued on page 93

FORM	COMMON NAME	BOTANICAL NAME	COMMENTS
HEIGHT OF 65' OR MORE – TREE LAWN OF NO LESS THAN 6'			
	Sugar Maple	Acer saccharum	Yellow in Fall – not for street
	Ginkgo	Ginko biloba	Yellow in Fall – light shade
	American Sweetgum	Liquidambar styraciflua	Yellow/scarlet in Fall
	Tulip Tree	Liriodendron tulipfera	Too large for street
	White Oak	Quercus alba	Move only when young
	Scarlet Oak	Quercus coccinea	Less pollution-tolerant
	Pin Oak	Quercus palustris	Chlorosis Prone
	English Oak	Quercus robur	
	Red Oak	Quercus rubra	Russet in Fall
	Japanese Scholar Tree	Sophora japonica	Messy with fruit and flowers like crabapples (Malus)
	Littleleaf Linden	Tilia cordata	
	Japanese Zelkova	Zelkova serrata	Meant to replace Dutch Elm

FORM	COMMON NAME	BOTANICAL NAME	COMMENTS
HEIGHT OF 50' – MEDIUM TO TALL GROWING – TREE LAWN OF NO LESS THAN 5'			
	Norway Maple	Acer platenoides	Very tolerant, dense shade, narrow spreading branches. Leafs in red in Spring then turns green.
	Columnaris Crimson King Schwedleri		
	Hackberry	Celtis occidentalis	Good urban tree
	Yellowwood	Cladrastis lutea	Nice flower – a bit weak-wooded.
	White Ash "Autumn Purple"	Fraxinus americana	Some disease – many seeds. Seedless variety
	Green Ash "Marshall's Seedless	Fraxinus pennsylvanica	Hardy Seedless variety
HEIGHT OF 40' – MEDIUM GROWING – TREE LAWN OF NO LESS THAN 5'			
	Green Mountain Maple	Acer saccharum "Green Mt."	More tolerant than Sugar Maple
	Seedless Horsechestnut	Aesculus x plantierensis	No nuts
	Golden Raintree	Koelreuteria paniculata	Very tolerant Decorative pods in Fall
HEIGHT OF 25' – SMALL GROWING – TREE LAWN OF NO LESS THAN 5'			
	American Hornbeam	Carpinus carolina	Strong wood Slow growing
	White Fringe Tree	Chionanthus virginiana	Fragrant flowers. Birds love the berries.
	Sourwood	Oxydendrum arboreum	Ornament in all seasons
	Amur Corktree	Phellodendron amurense	Not for street planting

Continued from page 90

connection of the Lafayette Street bridge is no longer present, a visual and psychological link remains. The presence of Shetterley Park within Riverside Drive Local Historic District strengthens the concept of developing ties between the Park System and the Local Historic Districts. River Bend Local Historic District is connected physically by Leeper Park to Riverside Drive Local Historic District. River Bend Local Historic District is, in turn, linked directly to the East Race Waterway that has become a part of the recent history of the city.

Edgewater Place Local Historic District presents a definite opportunity for a physical connection to the river. The residents along Edgewater Drive maintain the riverbank and use it as waterfront property. The University of Notre Dame is another important fixture that is linked to the Local Historic Districts through a visual connection in Edgewater Place Local Historic District. The Notre Dame boat launch is across the river from Edgewater Place Local Historic District. This is an example of two historically significant entities, the Local Historic District and the University of Notre Dame, linking to a third, the river. This is a tie that should be recognized and preserved.

East Wayne Street Local Historic District is tied to the important industry and development of the City of South Bend. Many of the homes built by the tycoons of business and industry are located in East Wayne Street Local Historic District. This is the reason for the establishment of the district which maintains the most historically correct landscape of any of the Local Historic Districts.

Lincolnway East Local Historic District has a tie to the river that is totally ignored. Opening connections to the river, if only visually, would make the district more appealing with a stronger tie to other historic aspects of South Bend.

The history of South Bend is extremely strong with industrial, commercial and educational institutions. The Local Historic Districts present a rich architectural history of the land development in the city. The architectural aspect of history is one easily lost to the possibility of monetary gains. The land is treated in the same fashion.

The landscape elements of the city can tell a story of the community's history. The landscapes in the Local Historic Districts work to tie the individual properties together into a cohesive unit. Standards regulating the alteration of the landscape should be set up to insure that the identifying elements are not defaced and the historical significance not lost.

APPENDIX C

Chapin Park Local Historic District Street Lighting

AGREEMENT BETWEEN INDIANA & MICHIGAN ELECTRIC COMPANY AND HISTORIC PRESERVATION COMMISSION OF SOUTH BEND & ST. JOSEPH COUNTY

WHEREAS, Indiana & Michigan Electric Company, hereinafter called "I&M," and the Historic Preservation Commission of South Bend and St. Joseph County have a mutual interest in maintaining the character of historic districts and in providing adequate lighting for public ways, the parties now agree as follows:

1. I&M will apply to the Historic Preservation Commission for approval of designs of replacement lamp fixtures which shall be uniform for all Historic Preservation Districts. Thereafter, should a lamp fixture require removal and no replacement lamp fixture of similar design be available from the City or other sources, the pre-approved design will be allowed in the Historic Preservation Districts subject to directions from the South Bend City Engineering Department.

2. In the event a lamp fixture in a Historic Preservation District is damaged, I&M will de-energize and remove the damaged lamp fixture for the public safety; however, no replacement will be made until specific instructions are received from the South Bend City Engineering Department.

3. When historic lamp fixtures or poles are removed from Historic Preservation Districts or in front of any Historic Landmark or when other "old style" lamp fixtures are removed from areas of the city not within Historic Preservation Districts, said poles and fixtures will be made available to, and stored by, the City of South Bend. As replacement lights are required within Historic Preservation Districts they will be drawn from this supply. In the event that there are no historic or "old style" lamps in storage, then the pre-approved design of replacement lamp fixtures, as referred to in paragraph no. 1 above, will be installed.

4. I&M reserves the right to determine when the lamps have been damaged to a point when they cannot be repaired.

5. This Agreement may be cancelled by either party upon the other party giving at least six (6) months notice in writing of its decision to cancel this Agreement.

Jim Cartwright
Energy Services Supervisor

James Allison
Division Manager

Elicia Feasel
Historic Preservation Commission

Adam Toering
Historic Preservation Commission

APPENDIX D

Historic District Liaison Committee

1. WHAT IS THE HISTORIC DISTRICT LIAISON COMMITTEE?

A group of five people chosen to work with the residents of the district and the Historic Preservation Commission. (***see Part V, General Guidelines, Paragraph E.***)

2. WHO IS ELIGIBLE TO BECOME MEMBER?

Any property owner in the district, over the age of 18 who volunteers or is nominated.

3. HOW LONG MUST I SERVE AS A COMMITTEE MEMBER?

For a one-, two-, three-year period.

4. HOW OFTEN WILL THE COMMITTEE MEET?

Every four months. In addition, the Historic Preservation Commission meets once a month on the 3rd Monday of each month, and it is advisable to have a representative from the liaison committee from our district attend each meeting.

5. HOW IS THE COMMITTEE SELECTED?

If there are 5 or fewer volunteers or nominees, those persons are the liaisons. If there are more than 5, the property owners in the district will chose 5 by vote.

VOLUNTEER FORM FOR LIAISON COMMITTEE FOR CHAPIN PARK LOCAL HISTORIC DISTRICT

NAME _____

ADDRESS _____

HOME PHONE _____ BUSINESS PHONE _____

SIGNATURE _____

Please send completed form to: Historic Preservation Commission
Chapin Park District Liaison Committee
County-City Building
227 West Jefferson Blvd.
South Bend, Indiana 46601

Duties of Historic District Liaison Committee Members

1. Work and communicate with the residents of the district and the Historic Preservation Commission.
2. Inform and give recommendations to area residents pertaining to the district's standards.
   a. Meet with new property owners and distribute the standards book along with other pertinent information.
   b. Notify the Commission of the names and addresses of new owners.
3. Advise Commission of any possible infractions of the historic district standards that may occur with the property owners and work with them toward a solution to the problem.
4. Hold liaison committee meetings once every four months or as situations arise.
   a. Keep records of all business conducted during these meetings and all other meetings called by the historic district liaison committee.
   b. Disseminate pertinent information to the district property owners through whatever means available, such as a neighborhood newsletter, flyer, etc.
5. At least one representative of the committee attend the monthly Historic Preservation Commission meeting.
6. Participate in the scheduled revisions and updating of the historic district standards.
7. Make an annual report to the Commission at one of the regularly scheduled meetings.

[PROJECT DESCRIPTION]

EXHIBIT D

Gmail Joyelle McSweeney <joyelle.mcsweeney@gmail.com>

628 Park Ave

8 messages

Greentree <greentree@gmtree.net> Tue, Feb 22, 2022 at 11:30 AM
To: Joyelle McSweeney <joyelle.mcsweeney@gmail.com>

As part of an urgent, extensive lead abatement project, Greentree has determined that at that time of the walk through and based on the inspection report from St. Joseph County, replacement is the best option for the windows because there are small children residing in the home and the window jambs are deteriorated which are friction impact surfaces. Replacement is the most cost effective as well. You cannot use encapsulation on friction impact surfaces. It is not an option. Replacement is an option and/or removing windows, taking them off site and chemically stripping the paint, then replacing the windows painting or staining them. Because of the age of the windows, we do not know if there are any broken pieces, or what condition they will be in taking them out to strip.

Also, windows are made by vinyl craft and the window model is Legacy.

Thank you
Genevieve

Greentree Environmental Services, Inc.
Toll-free: 888.584.5323

Corporate Office
P. O. Box 2297
Portage, IN 46368
Office: 219.764.2828

EXHIBIT E

Gmail

Joyelle McSweeney <joyelle.mcsweeney@gmail.com>

COA Application-- 628 Park Avenue

Adam Toering <atoering@southbendin.gov> Wed, Feb 23, 2022 at 2:49 PM
To: Joyelle McSweeney <joyelle.mcsweeney@gmail.com>, Johannes Goransson <johannesgoransson@gmail.com>

Joyelle,

Received, thank you!

I see that the contractor has proposed vinyl replacement windows for this project. Have your or they considered other window manufactures (with different materials)? As a word of caution – the Commission has not typically considered vinyl replacement windows as appropriate replacements for original wood windows. Aluminum-clad windows or extruded fiberglass windows (let alone wood replacements) have been favorably considered.

We have time between now and the March meeting to discuss options and avenues for carrying your project forward, and what and how I envision the Commission's reaction to this proposal would be. I will gladly make myself available to meet at your convenience. I can set up a Microsoft Teams virtual meeting. Alternatively, I will be here in the office tomorrow when you drop of the check.

Thank you,

Adam Toering
Historic Preservation Administrator
Department of Community Investment
(574) 235-7478
atoering@southbendin.gov
City of South Bend
227 W. Jefferson Blvd., Ste. 1400
South Bend, IN 46601

[Quoted text hidden]

EXHIBIT F

The South Bend Clinic LLC

Hudnall, Othello
628 Park Ave
South Bend, IN, 46616
MRN: 861410
Sex: M
DOB: 12/26/2018

Ordering: Sanders MD, Jan E
Performing #: CCA
Tests Ordered : @LEAD, BLOOD (3645)

*LEAD, BLOOD (Collection Date: 10/07/2021 10:38, Status: Final)
8575581630

Component	Result	Units	Flag	Range	Comment
Lead, Blood	7.0	ug/dL	HH	0.0-4.9	Information sources for reference intervals and interpretive comments include the "CDC Response to the 2012 Advisory Committee on Childhood Lead Poisoning Prevention Report", the "Recommendations for Medical Management of Adult Lead Exposure, Environmental Health Perspectives, 2007", and "CDC-Adult Blood Lead Epidemiology and Surveillance (ABLES):Program Description: NIOSH Workplace Safety and Health Topic, 2018" Thresholds and time intervals for retesting, medical evaluation, and response vary by state and regulatory body. Contact your State Department of Health and/or applicable regulatory agency for specific guidance on medical management recommendations.

Age	Concentration Comment
All ages	5-9.9 ug/dL

Adverse health effects

are possible, particularly

in children under 6 years

of age and pregnant women.

Discuss health risks

associated with continued

lead exposure. For children

and women who are or may

become pregnant, reduce

lead exposure.
All ages 10-19.9 ug/dL
Reduced lead exposure and

increased biological

monitoring are recommended.
All ages 20-69.9 ug/dL
Removal from lead exposure

and prompt medical
evaluation

are recommended. Consider

chelation therapy when

concentrations exceed 45
ug/dL

and symptoms of lead
toxicity

are present.
<16yrs of age Greater than
44.9 ug/dL Critical.

Immediate medical

evaluation is recommended.

Consider chelation therapy

Centers for Disease Control and Prevention

EXHIBIT G

CDC updates blood lead reference value to 3.5 µg/dL

CDC uses a blood lead reference value (BLRV) of 3.5 micrograms per deciliter (µg/dL) to identify children with blood lead levels that are higher than most children's levels.

On October 28, 2021, CDC updated the blood lead reference value (BLRV) from 5.0 µg/dL to 3.5 µg/dL. A BLRV is intended to identify children with higher levels of lead in their blood compared with levels in most children. The value is based on the 97.5th percentile of the blood lead distribution in U.S. children ages 1–5 years. By updating the BLRV to 3.5 µg/dL, children with blood lead levels (BLLs) within the range of 3.5–5 µg/dL can now also receive prompt actions to mitigate health effects and remove or control exposure sources.

Updating the reference value encourages CDC, federal agencies, health departments, providers, communities, and other partners to take the following steps:

- Focus resources on children with the highest levels of lead in their blood compared with levels in most children in that age range
- Identify and eliminate sources of lead exposure
- Take more prompt actions to reduce the harmful effects of lead

The BLRV is a population-based measurement that now indicates that 2.5% of U.S. children aged 1–5 years have BLLs at or above 3.5 µg/dL. It is not a health-based standard or a toxicity threshold. The BLRV should be used as a guide to 1) help determine whether medical or environmental follow-up are recommended and 2) prioritize communities with the most need for primary prevention of exposure.

Updating the BLRV supports CDC's commitment to health equity and addressing environmental justice. The risk for lead exposure is not the same for all children. There are significant disparities in health outcomes across racial and ethnic groups and people with different socioeconomic status. Higher blood lead levels are more prevalent among children from racial and ethnic minority groups, children from low-income households, and children who live in housing built before 1978. Also, children from racial and ethnic minority groups are more likely to live in conditions where there is greater likelihood of exposure. Some of these conditions include poor housing and environmental exposures, such as lead in air, soil, and water.

CDC recommends that public health and clinical professionals focus screening efforts on neighborhoods and children at high risk, based on age of housing and socioeconomic risk factors:

- Public health and clinical professionals should collaborate to develop screening plans responsive to local conditions, using local data.
- In the absence of such plans, universal BLL testing is recommended.
- Jurisdictions should follow the Centers for Medicare & Medicaid Services requirement that all Medicaid-enrolled children be tested at ages 12 months and 24 months or at age 24–72 months if they have not previously been screened.

Protecting children from exposure to lead is important to lifelong good health. No safe BLL in children has been identified. Even low levels of lead in blood have been shown to reduce a child's learning capacity, ability to pay attention, and academic achievement.

Some effects of exposure to lead can be permanent. If caught early, however, parents, healthcare providers, and communities can take actions to prevent further exposure and reduce damage to a child's health. The most important step parents and caregivers, healthcare providers, and public health professionals can take is to prevent lead exposure before it occurs.

Frequently Asked Questions

What is CDC's blood lead reference value?

CDC has been involved in defining the criteria for interpreting blood lead levels in children for more than 40 years. In 2012, CDC introduced the concept of a blood lead reference value (BLRV) to identify children with higher levels of lead in their blood compared with levels in most children. The BLRV is based on the 97.5th percentile of the blood lead distribution in U.S. children ages 1–5 years. In 2012, the BLRV in children was established to be 5 micrograms per deciliter (µg/dL). In 2021, CDC updated the BLRV in children to 3.5 µg/dL.

The BLRV is based on data from two consecutive cycles of the National Health and Nutrition Examination Survey (NHANES). The BLRV is updated periodically to reflect changes in the population. The current update is based on data from the 2015–2018 NHANES cycles.

Why did CDC update the blood lead reference value?

The blood lead reference value (BLRV) is based on the 97.5th percentile of blood lead distribution in children, as determined from National Health and Nutrition Examination Survey (NHANES) data. The updated blood lead reference value is based on NHANES data from 2015–2016 and 2017–2018. CDC's Federal Advisory Committee, called the Lead Exposure and Prevention Advisory Committee, unanimously voted on May 14, 2021, in favor of updating the reference value to 3.5 µg/dL, based on data from the 2015–2018 NHANES cycles.

Updating the reference value allows CDC, healthcare providers, federal agencies, and health departments to focus resources on children with the highest exposure to lead compared with most children in that age range. By updating the BLRV to 3.5 µg/dL, children with blood lead levels within the range of 3.5–5 µg/dL will now also be identified to receive prompt actions to mitigate health effects and control potential exposure sources.

Does CDC work with other groups that have a role in lead poisoning prevention?

Yes, CDC works with other federal agencies, CDC-funded lead grantees, and public health and medical partners to keep healthcare providers and the public informed.

What is a "reference value"?

No safe level of lead in children has been identified. Even low levels of lead in blood have been shown to reduce children's IQ, ability to pay attention, and academic achievement. Because any blood lead level can harm children, our focus is on eliminating exposure in the first place.

If a child has a blood lead level below the blood lead reference value (BLRV), it does not mean a child is free from harm caused by lead exposure. The reference value simply shows the value at which a child has more lead in their blood than most U.S. children (97.5% of children age 1–5 years).

The primary difference between the prior BLRV of 5 µg/dL and the current BLRV of 3.5 µg/dL is that children with a blood lead level within the 3.5–5 µg/dL range will now also be identified as having lead exposure greater than 97.5% of children. This can encourage prompt action to mitigate harmful health effects and removal or control of lead exposure sources. CDC recommends that children with BLLs of 3.5 µg/dL and higher receive routine assessment of nutritional and developmental milestones, environmental exposure history to identify potential sources of lead exposure, nutritional counseling related to calcium and iron intake, and follow-up blood lead level testing at recommended intervals based on the child's age. CDC provides a summary of Recommended Actions Based on Blood Lead Level.

What is lead poisoning?

Lead poisoning or lead toxicity refers to exposures to lead that result in illness and require immediate medical attention. It is used to describe cases when there are severe health effects related to high blood lead levels. If blood lead levels are 45 micrograms per deciliter (µg/dL) or greater, healthcare providers may recommend medication to help remove lead from the body. However, children are highly sensitive to lead and exposure at lower levels has been shown to cause harm. CDC provides a summary of Recommended Actions Based on Blood Lead Level.

Many factors affect how different people's bodies handle exposure to lead. These factors include a person's age, nutritional status, source of lead exposure, amount of lead exposure, underlying health conditions, and length of exposure. Many children exposed to lead have no obvious symptoms. Some exposures, however, cause more obvious health effects that need urgent treatment.

No level of lead exposure or lead in the body is safe for children. Even low levels of lead that were once considered safe have been linked to harmful changes in intelligence, behavior, and health. Children are most at risk because they are still developing physically and mentally.

A blood lead reference value (BLRV) of 3.5 micrograms per deciliter (µg/dL) can be used to identify children with blood lead levels higher than those of most U.S. children, determine appropriate follow-up actions, and prevent further exposure. The BLRV is simply the level at which a child has more lead in their blood than do most U.S. children (97.5% of children age 1–5 years).

If you are concerned that your child has been exposed to lead, contact their healthcare provider to get a blood lead test. Based on the results of the test, actions can be taken to reduce further exposure to lead and connect them to recommended treatment and services. Lead exposure is preventable.

What are the benefits of updating the blood lead reference value for children age less than 6 years old from 5 µg/dL to 3.5 µg/dL?

There is no safe level of lead in blood. Updating the reference value encourages CDC, federal partners, and health departments to focus on young children, under age of 6 years, with the highest exposure to lead compared with most U.S. children. This is part of the nation's ongoing effort to reduce blood lead levels even further and identify sources of exposure to those young children at highest risk for continued exposures.

The primary difference between the previous blood lead reference value (BLRV) of 5 µg/dL and the updated BLRV of 3.5 µg/dL is that children with a blood lead level (BLL) within the 3.5–5 µg/dL range will also be prioritized for lead reduction action. With the updated BLRV, children with higher BLLs will continue to be eligible for the same targeted services as previously described. CDC recommends that children with BLLs of 3.5 µg/dL and higher receive routine assessment of nutritional and developmental milestones, environmental assessment of detailed history to identify potential sources of lead exposure, nutritional counseling related to calcium and iron intake, and follow-up BLL testing at recommended intervals based on the child's age.

Despite the overall decline of blood lead levels over time, lead exposure remains a significant public health concern for some young children because of persistent lead hazards in the environment and hand to mouth activity that is common among this age group. Sources of lead include lead-based paint, lead service lines, lead in household plumbing material, and soil contaminated by past sources, such as automobile gasoline and hazardous waste sites. Young children can also be exposed to lead in contaminated food, folk remedies, cultural products, and consumer products. Young children can also be exposed to lead secondhand if a parent or other adult they spend time with works or engages in recreational activities that involve lead or lead-based products.

How might health departments use this new level?

Health departments may use the blood lead reference value (BLRV) in recommendations that involve follow-up evaluation of young children under 6 years, after blood lead level testing. They can use the reference value to identify high-risk populations and geographic areas most in need of lead exposure prevention. Health departments can guide targeted interventions to reduce lead exposure in children by identifying hotspots for potential lead exposure and prioritizing where to focus blood lead screening, outreach, and community interventions.

CDC's BLRV is a screening tool to identify children who have higher levels of lead in their blood compared with most children. The reference value is not health-based and is not a regulatory standard. States independently determine action thresholds based on state laws, regulations, and resource availability. CDC encourages healthcare providers and public health professionals to follow the recommended follow-up actions based on confirmed blood lead levels.

What might this new level affect laboratory reporting?

The Division of Laboratory Sciences in CDC's National Center for Environmental Health compiled and reviewed laboratory proficiency data [PDF – 828 KB] through the Lead and Multi-element Proficiency Program. It concluded that current available laboratory tests for measuring blood lead can reliably measure blood lead levels of 3.5 µg/dL and greater.

CDC will continue to assist laboratories, healthcare providers, and health departments to overcome the challenges of measuring and managing lower levels of blood lead in children. CDC developed a template for clinical laboratories to report blood lead test results on the blood lead laboratory report. This reporting template identifies the BLRV and delineates risk-based intervals that represent escalating priorities for public health and medical intervention.

What does this mean for healthcare professionals?

Healthcare professionals should interpret the blood lead levels (BLLs) of their patients in accordance with the updated blood lead reference value (BLRV). They should then determine the need for follow-up testing and interventions for those children identified with BLLs at or above the BLRV. CDC has developed outreach materials to assist healthcare professionals. These can be found on our healthcare provider's webpage.

What does this mean for parents of children who test above 3.5 µg/dL?

The primary difference between a blood lead reference value of 3.5 µg/dL and 5 µg/dL is that children with blood lead levels within the 3.5–5 µg/dL range will also be prioritized for lead exposure reduction actions. Even low levels of lead in blood have been shown to affect a child's intelligence, ability to pay attention, and academic achievement.

Who will pay for the testing and interventions needed? (Follow up tests for children with lower levels)

The blood lead reference value is based on a percentile of the population distribution of blood lead levels (BLLs). Because population growth has been relatively stable, the number of children with BLLs equal to or higher than 3.5 µg/dL today should be similar to the number of children with BLLs equal to or higher than 5 µg/dL in 2012. Therefore, overall national costs should not change much. Children can be given a blood test to measure the level of lead in their blood. These tests are covered by Medicaid and most private health insurance. Costs associated with additional recommended actions will vary based on individual factors (e.g., health insurance status, recommended intervention, programs available in the jurisdiction). If the child's BLL is 3.5 µg/dL or higher, CDC recommends that the child be referred for a follow-up venous blood test to assess the next steps. More information on follow-up can be found at Recommended Actions Based on Blood Lead Level.

What children should be tested? Or retested?

CDC recommends targeted screening efforts to focus on children having sociodemographic risk factors and those living in housing built before 1978. Public health and clinical professionals should collaborate to develop screening plans responsive to local conditions using local data. Lacking such plans, universal blood lead testing is appropriate. Additionally, CDC recommends that jurisdictions follow the Centers for Medicare & Medicaid Services requirement that all Medicaid-enrolled children be tested at ages 12 months and 24 months, or at ages 24–72 months if not previously been screened.

How does the blood lead reference value fit in with CDC's lead poisoning prevention efforts?

CDC's lead poisoning prevention efforts and the updated blood lead reference value (BLRV) align well with the Federal Lead Action Plan's and CDC's goals to reduce children's exposure to lead. Updating the BLRV is a step in achieving health equity and environmental justice. The risk for lead exposure is not the same for all children. There are significant disparities in health outcomes across racial and ethnic groups and people with different socioeconomic status. Higher blood lead levels are more prevalent among children from racial and ethnic minority groups, children from low-income households, and children who live in housing built before 1978. Also, children from racial and ethnic minority groups are more likely to live in conditions where there is greater likelihood of exposure. Some of these conditions include poor housing and environmental exposures, such as lead in air, soil, and water.

Additional Resources

MMWR Policy Note: Update of the Blood Lead Reference Value — United States, 2021.

Press Release: CDC Updates Blood Lead Reference Value for Children

Recommended Actions Based on Confirmed Blood Lead Level

Recommended Actions Based on Confirmed Blood Lead Level

Communication Briefs – information for CDC partners for implementing 3.5 µg/dL as the updated CDC Blood Lead Reference Value

- Healthcare Providers [PDF – 243 KB]
- State and Local Health Departments [PDF – 197 KB]
- State and Local Laboratories [PDF – 313 KB]

Page last reviewed: March 25, 2022

EXHIBIT H

RISK ASSESSMENT RESULTS, Continued

Date: 10/13/2021	**Prepared by: St. Joseph County Health Department**
Location: 628 Park Ave	**Risk Assessors: McCall**
Year House Built: 1913	

Calibration Checks

DATE	TIME	INITIAL/FINAL	LEAD	UNITS
10/13/2021	14:27:08	INITIAL	0.9	mg/cm^2
10/13/2021	14:28:34	INITIAL	0.9	mg/cm^2
10/13/2021	14:30:01	INITIAL	-0.1	mg/cm^2
10/13/2021	15:34:33	FINAL	-0.1	mg/cm^2
10/13/2021	15:35:12	FINAL	-0.1	mg/cm^2
10/13/2021	15:36:03	FINAL	0.9	mg/cm^2

Side:
Room wall or exterior wall (Side A faces street for exterior or each room; sides continue clockwise)

RISK ASSESSMENT RESULTS, Continued

Date: 10/13/2021
Location: 628 Park Ave
Year **House Built: 1913**

Prepared by: St. Joseph County Health Department
Risk Assessors: McCall

SAMPLE #	SAMPLE MATERIAL	LOCATION	COMPONENT	AREA	LEAD	UNITS	EXCEEDS RESULT LIMITS?
1	N/A	N/A	BLANK	N/A	<3.00	ug/ft²	N/A
2	Wood	Living Room	Floor, Side A	12" x 12"	640	ug/ft²	**Yes**
3	Wood	Front Entry	Floor, Side B	12" x 12"	13	ug/ft²	**Yes**
4	Wood	Bedroom 1	Wsill, Side C	3.5" x 12"	77	ug/ft²	No
5	Wood	Bedroom 1	Floor, Side C	12" x 12"	26	ug/ft²	**Yes**
6	Wood	Bedroom 5	Wsill, Side A	3.5" x 12"	750	ug/ft²	**Yes**
7	Wood	Bedroom 5	Floor, Side A	12" x 12"	220	ug/ft²	**Yes**

Dust Wipe Result Limits:

< 10 ug / ft^2 – FLOORS, CARPETED AND UNCARPETED (EPA, HUD GUIDELINES FOR RISK ASSESSMENT)
< 100 ug / ft^2 – INTERIOR WINDOW SILLS (EPA, HUD GUIDELINES FOR RISK ASSESSMENT)
< 400 ug / ft^2 – WINDOW TROUGHS (HUD GUIDELINES FOR RISK ASSESSMENT)
< 400 ug / ft^2 – EXTERIOR CONCRETE SURFACES (HUD GUIDELINES FOR CLEARANCE LEVELS)

St. Joseph County Health Department
227 West Jefferson Blvd
County-City Bldg., 8th floor
South Bend, IN 46601-1870
Phone: (574) 235-9750

Indiana State Department of Health
Environmental Laboratory
635 N. Barnhill Dr.
Indianapolis, IN 46202
Phone: (317) 233-8078

RISK ASSESSMENT RESULTS, Continued

Date: **10/13/2021**
Location: **628 Park Ave**
Year **House Built: 1913**

Prepared by: St. Joseph County Health Department
Risk Assessors: McCall

Soil Results:

Sample #	Sample Description	Location	Lead	Exceeds Result Limits?
1	5 subsamples	Backyard	1200	**Yes**

ppm: Parts Per Million

Soil Result Limits:

< 400 ppm – CHILDREN'S PLAY AREA (EPA, HUD GUIDELINES)
< 1200 ppm – BARE RESIDENTIAL SOIL (EPA, HUD GUIDELINES)

RISK ASSESSMENT RESULTS, Continued

Date: 10/13/2021
Location: 628 Park Ave
Year House Built: 1913

Prepared by: St. Joseph County Health Department
Risk Assessors: McCall

XRF RESULTS: NEGATIVE READINGS, DETERIORATED

FLOOR	SIDE	ROOM	STRUCTURE	COMPONENT	SUBSTRATE	INTACT/DETER	RESULTS	LEAD	UNITS
EXTERIOR	A	GARAGE	DOOR	---	WOOD	DETER	NEGATIVE	0.4	mg/cm^2
EXTERIOR	A	GARAGE	ROOM	WALL	WOOD	DETER	NEGATIVE	0.4	mg/cm^2
FIRST	A	KITCHEN	DOOR	CASING	WOOD	DETER	NEGATIVE	0.6	mg/cm^2
SECOND	A	BEDROOM 1	DOOR	JAMB	WOOD	DETER	NEGATIVE	0.2	mg/cm^2
SECOND	D	BEDROOM 1	WINDOW	SASH	WOOD	DETER	NEGATIVE	0.4	mg/cm^2
SECOND	A	BEDROOM 2	DOOR	---	WOOD	DETER	NEGATIVE	-0.1	mg/cm^2
SECOND	A	BEDROOM 3	WINDOW	SILL	WOOD	DETER	NEGATIVE	0.4	mg/cm^2

XRF RESULT: NEGATIVE READINGS, INTACT

FLOOR	SIDE	ROOM	STRUCTURE	COMPONENT	SUBSTRATE	INTACT/DETER	RESULTS	LEAD	UNITS
FIRST	A	LIVING ROOM	DOOR	---	WOOD	INTACT	NEGATIVE	0.1	mg/cm^2
FIRST	A	LIVING ROOM	DOOR	---	WOOD	INTACT	NEGATIVE	0	mg/cm^2
SECOND	C	BEDROOM 1	WINDOW	SILL	WOOD	INTACT	NEGATIVE	0.3	mg/cm^2
SECOND	A	BEDROOM 3	WINDOW	SASH	WOOD	INTACT	NEGATIVE	0.6	mg/cm^2

RISK ASSESSMENT RESULTS, Continued

Date: **10/13/2021**
Location: **628 Park Ave**
Year House Built: **1913**

Prepared by: St. Joseph County Health Department
Risk Assessors: McCall

XRF RESULTS: POSITIVE READINGS, DETERIORATED

FLOOR	SIDE	ROOM	STRUCTURE	COMPONENT	SUBSTRATE	INTACT/DETER	RESULTS	LEAD	UNITS
EXTERIOR	A	HOUSE	WINDOW	CASING	WOOD	DETER	POSITIVE	32	mg/cm^2
EXTERIOR	A	HOUSE	WINDOW	CASING	WOOD	DETER	POSITIVE	25.4	mg/cm^2
EXTERIOR	A	HOUSE	DOOR	FRAME	WOOD	DETER	POSITIVE	27.9	mg/cm^2
EXTERIOR	A	HOUSE	DOOR	THRESHOLD	WOOD	DETER	POSITIVE	9.4	mg/cm^2
EXTERIOR	C	HOUSE	POST	---	WOOD	DETER	POSITIVE	28.7	mg/cm^2
EXTERIOR	C	HOUSE	TRELLIS	---	WOOD	DETER	POSITIVE	29.8	mg/cm^2
EXTERIOR	C	HOUSE	WINDOW	CASING	WOOD	DETER	POSITIVE	29.9	mg/cm^2
EXTERIOR	C	HOUSE	ELECTRIC BOX	DOOR	WOOD	DETER	POSITIVE	30	mg/cm^2
FIRST	D	DINING ROOM	WINDOW	JAMB	WOOD	DETER	POSITIVE	30	mg/cm^2
FIRST	C	KITCHEN	DOOR	---	WOOD	DETER	POSITIVE	27.2	mg/cm^2
FIRST	D	KITCHEN	DOOR	CASING	WOOD	DETER	POSITIVE	1.1	mg/cm^2
SECOND	B	BATHROOM 1	DOOR	JAMB	WOOD	DETER	POSITIVE	2.2	mg/cm^2
SECOND	D	BATHROOM 1	RADIATOR	---	METAL	DETER	POSITIVE	7	mg/cm^2
SECOND	A	BEDROOM 2	WINDOW	CASING	WOOD	DETER	POSITIVE	2.2	mg/cm^2
SECOND	C	BEDROOM 2	DOOR	JAMB	WOOD	DETER	POSITIVE	2.6	mg/cm^2
SECOND	A	BEDROOM 3	RADIATOR	---	METAL	DETER	POSITIVE	1	mg/cm^2
SECOND	A	BEDROOM 5	WINDOW	JAMB	WOOD	DETER	POSITIVE	11.5	mg/cm^2
SECOND	C	BEDROOM 5	DOOR	JAMB	WOOD	DETER	POSITIVE	3.3	mg/cm^2

XRF RESULTS: POSITIVE READINGS, INTACT (NOT HAZARDOUS)

FLOOR	SIDE	ROOM	STRUCTURE	COMPONENT	SUBSTRATE	INTACT/DETER	RESULTS	LEAD	UNITS
FIRST	D	LIVING ROOM	DOOR	JAMB	WOOD	INTACT	POSITIVE	32	mg/cm^2

ST. JOSEPH COUNTY
DEPARTMENT OF HEALTH
Prevent. Promote. Protect.

St. Joseph County Department of Health

"Promoting physical and mental health and facilitating the prevention of disease, injury and disability for all St. Joseph County residents"

October 27, 2021

Johannes K Goransson and Joyelle McSweeney
628 Park Ave.
South Bend IN 46616

Re: Lead Hazards located at 628 Park Ave., South Bend

Dear Mr. Goransson and Ms. McSweeney

On October 13, 2021, the Department of Health conducted a parent-request lead risk assessment for lead hazards at the subject address. A few lead hazards were identified at this address. Risk assessment results are included. In many instances, only one component was tested in a particular area (room). If one component is tested in a room and found to be positive and deteriorated, the owner should assume that any deteriorated paint on the similar components should be remediated according to the options listed for the tested component.

Lead poisoning can cause permanent health problems in children, including brain damage, learning disabilities, behavioral problems, and liver and kidney damage. In extreme cases, seizures and death can occur. Eliminating lead hazards will help ensure that no children are lead-poisoned at that property.

In addition, property owners are required to disclose lead-based paint hazards to tenants. The Federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Lack of knowledge about lead-based paint in the property must also be disclosed. In addition, sellers and landlords must furnish a lead warning statement and a copy of the brochure "Protect Your Family from Lead in Your House." Failure to properly disclose is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to $11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD.

Many lead hazards are easily fixed. Often all that is needed is a good cleaning and a fresh coat of paint. Please be advised that knowingly exposing children to lead hazards may result in civil penalties, therefore we strongly recommend that you eliminate all lead hazards.

Please contact Briannah McCall at (574) 245-6755 for assistance with addressing these lead hazards. Thank you for your concern for children's health.

Respectfully,

Mark Espich
Environmental Health Director

ST. JOSEPH COUNTY
DEPARTMENT OF HEALTH
Prevent. Promote. Protect.

St Joseph County Department of Health

SJCHD-03-1805 B

"Promoting physical and mental health and facilitating the prevention of disease, injury, and disability for all St. Joseph County residents"

RISK ASSESSMENT RESULTS

DATE: 10/13/2021

LOCATION: 628 Park Ave
South Bend IN 46616

YEAR BUILT: 1913

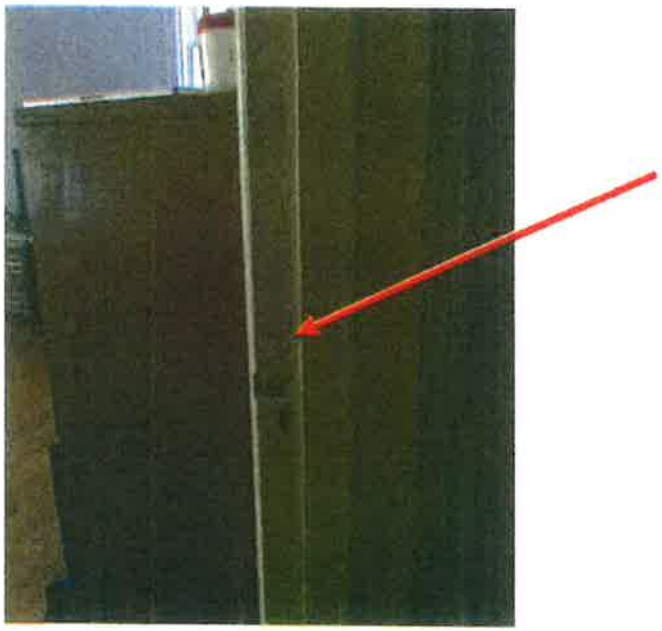
PREPARED BY: St Joseph County Department of Health

RISK ASSESSOR: Briannah J McCall IND001661

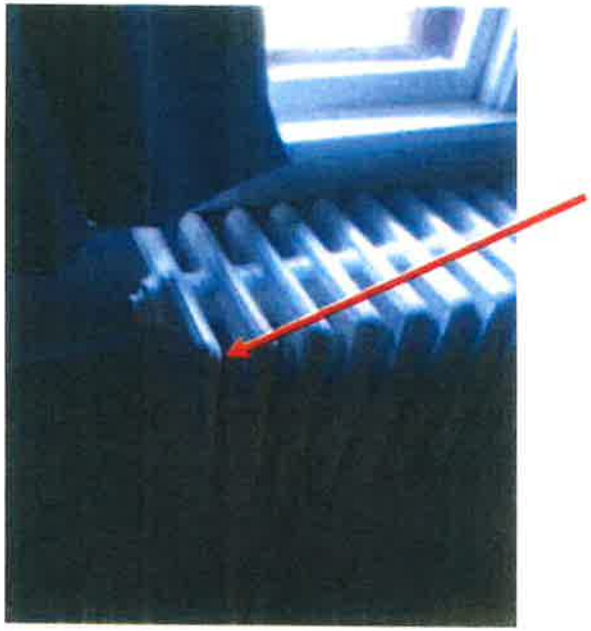
XRF: Heuresis Pb200i 2036

Notes:
Bedroom 1 - Othello's Room
Bedroom 2 - Pink Room
Bedroom 3 - Sinead's Room
Bedroom 4 - Majken's Room
Bedroom 5 - Parents' Room

BEDROOM 5 - WINDOW JAMB, SIDE A

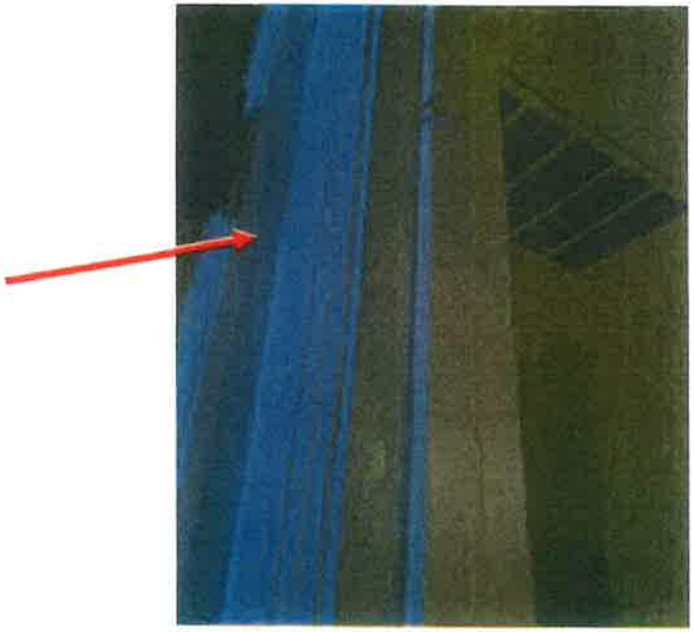


BEDROOM 5 - DOOR JAMB, SIDE C



BEDROOM 3 - RADIATOR, SIDE A

BEDROOM 2 - WINDOW CASING, SIDE A



BEDROOM 2 - DOOR JAMB, SIDE C

BATHROOM - DOOR JAMB, SIDE B

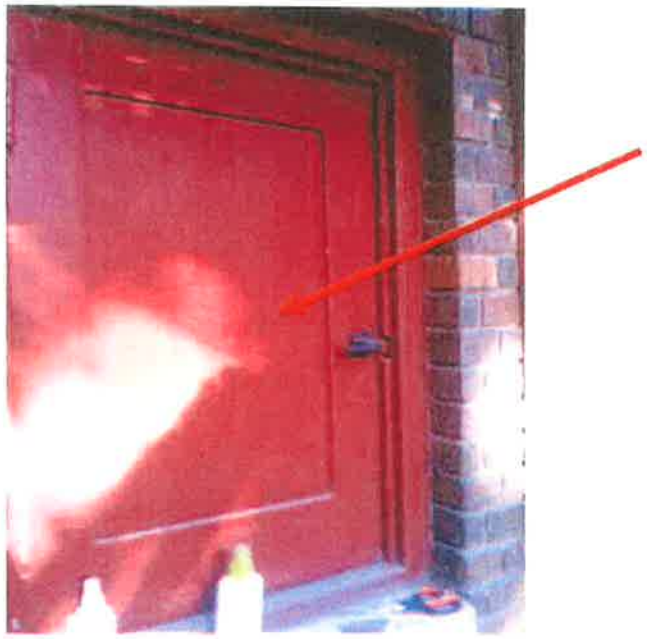
BATHROOM - RADIATOR, SIDE D

KITCHEN - DOOR FACE, SIDE C

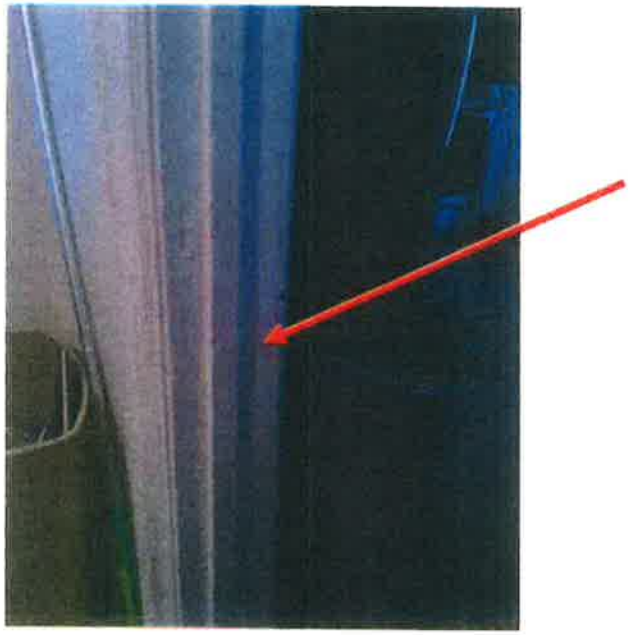
HOUSE - WINDOW CASING, SIDE C

HOUSE - TRELLIS, SIDE C

HOUSE - POST, SIDE C



HOUSE - ELECTRIC BOX DOOR, SIDE C

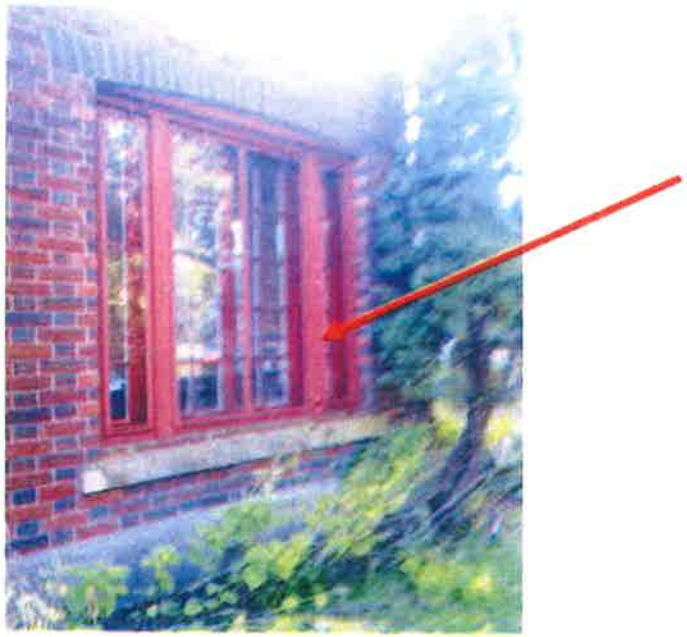


KITCHEN - DOOR CASING, SIDE D

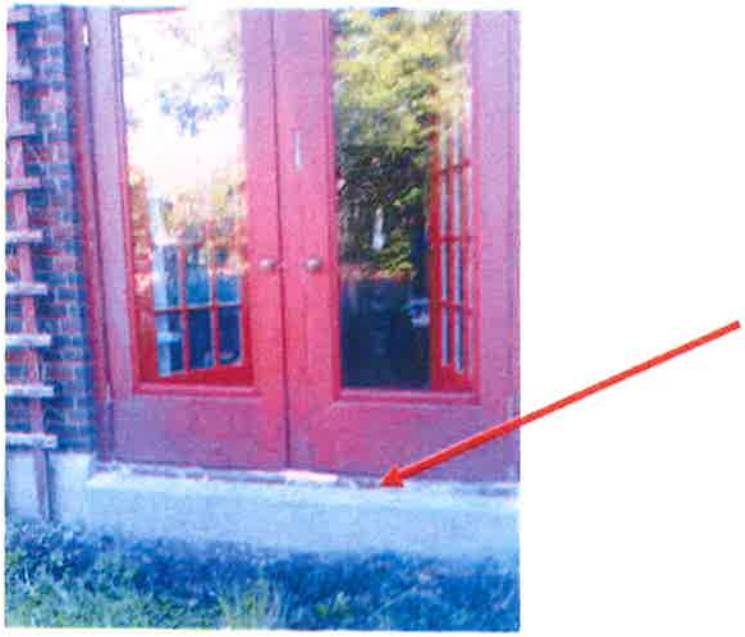
DINING ROOM - WINDOW JAMB, SIDE D

LIVING ROOM - DOOR JAMB, SIDE D

HOUSE - DOOR FRAME, SIDE A



HOUSE - WINDOW #3 CASING, SIDE A



HOUSE - DOOR THRESHOLD, SIDE A

HOUSE - WINDOW #1 CASING, SIDE A

the wood will not sufficiently control the recurring deterioration of the paint. In that instance the assessment will recommend further "substrate" repairs to the window so that later deterioration does not repeat.

LEAD INSPECTION DETAILED INFORMATION

RISK ASSESSOR'S INFORMATION:

Name: BRIANNAH MCCALL Signed: B/McCall

License IND001661 Date: 10/20/2021

Organization Details:

ST. JOSEPH COUNTY HEALTH DEPARTMENT

227 W JEFFERSON BLVD RM 825, SOUTH BEND IN 46601-1870

((57) 4) -2456755

Phone Nbr. (574) 245-6755

LABORATORY INFORMATION:

Samples were Submitted To and Tested By:

ISDH LABS

550 W 16TH ST

INDIANAPOLIS , IN, 46202

(317) 921-5500

OWNER'S INFORMATION:

JOHANNES GORANSSON AND JOYELLE MCSWEENEY

628 PARK AVE

SOUTH BEND, IN 46616

(610) 745-3059

PROPERTY INFORMATION: **Unit currently vacant or is this a day care facilty?** NO

Risk assessment performed at:

628 PARK AVE SOUTH BEND IN 46616

Visual Inspection & Risk Assessment performed at the above address on: 10/13/2021 12:00:00 AM

Dwelling Built: 1913

Has a previous Risk Assessment been performed at this address?	NO	How long ago?	
Has the exterior of the dwelling had recent or ongoing remodeling?	YES	How long ago?	WITHIN 3 MONTHS
Has the interior of the dwelling had recent or ongoing remodeling?	YES	How long ago?	WITHIN 3 MONTHS
Were lead hazards located and is remediation required?	NO		

BRIANNAH MCCALL
ST. JOSEPH COUNTY HEALTH DEPARTMENT
227 W JEFFERSON BLVD RM 825, SOUTH BEND IN

10/26/2021

JOHANNES GORANSSON AND JOYELLE
628 PARK AVE
SOUTH BEND, IN 46616

Unit: 628 PARK AVE
SOUTH BEND IN 46616

Risk Assessment No.: RA000015462

In compliance with Indiana Administrative Code Title 410, IAC 29 Reporting Monitoring and Prevention of Lead Poisoning, a lead risk assessment was conducted at the above address on 10/13/2021 to determine the possible existence of lead hazards in and about the property. Lead hazards identified in the report are to be remediated within ninety (90) days of this notice. All hazards not completely remediated within (180) days of this notice will be referred to the county attorney for legal action. Remediation of the hazards must pass a formal clearance examination. Risk Assessments and Clearance Examinations must be conducted by state licensed personnel.

Exposure to deteriorating lead-based paint and other lead hazards may cause serious illness and permanent physical damage to young children. This Risk Assessment may have been conducted based on the presence of a lead poisoned child or a public request at the above address. We urge property owners to remediate lead hazards to avoid any further liability for the damage which can result from elevated blood lead levels in young children.

The attached Risk Assessment Report includes the location, specific building component, laboratory test results, remediation options, and instructions for each hazardous area identified. The report provides a range of interim control and abatement options which may be applied to remediate the hazard.

To assure that additional lead hazards are avoided, all work completed on the property must be conducted using lead safe work practices. Abatement activities may be subject to notification laws contained in Indiana Administrative Code Title 410, IAC 32 *Lead Based Paint Program.* Please read the attachments provided with this Risk Assessment to better understand your responsibilities in regard to these matters.

We appreciate your prompt attention to this report. If you have questions you may contact the licensed Risk Assessor identified in the report. You may also contact your city or county health department, or the Indiana Lead and Healthy Homes Program at 317-233-1250.

RISK ASSESSMENT REPORT

On 10/13/2021, an inspection was conducted at the unit at 628 PARK AVE by BRIANNAH MCCALL (License Number: IND001661). This Risk Assessment Report details the locations in and about the property that were found to have hazards from the presence of dangerous levels of lead. The risk assessor visually examined the various building components, both inside and outside of the home, to identify places where lead hazards may be found.

SUMMARY

This report lists all of the specific hazards which must be addressed to make the property lead safe. The table below indicates if a hazard has been identified by the risk assessor.

DESCRIPTION	HAZARD IDENTIFIED	
Exterior Deteriorated Lead Based Paint	☑YES	☐NO
Interior Deteriorated Lead Based Paint	☑YES	☐NO
Exterior Soil Hazards	☑YES	☐NO
Interior Lead Dust Hazards	☑YES	☐NO
Other Non paint Sources	☐YES	☑NO

LEAD HAZARDS

In this report, each hazard is first identified by the **COMPONENT** which was tested. Components are structural elements or fixtures in and about a property. For example, interior components include windows, doors, ceilings, walls, trim, and so forth. Exterior examples would include siding, gutters, fascia, soil, play equipment, and so forth. The location of each tested component is specifically pinpointed as to the direction of the wall. The A-side is always the side with the street address and is identified as to direction at the beginning of the report.

In many instances, only one component was tested in a particular area (room). If one component is tested in a room and found deteriorated and positive, the owner should assume that any deteriorated paint on other similar components in the room share a common paint history and present the same hazard. The non-tested components should be remediated according to the options listed for the tested component.

Similarly, a test on a "sub" component should be treated as a test of the entire component. For example, unless the Risk Assessor's instructions state differently, a lead paint hazard found on a window sill should be assumed the same for the sash, jamb, and trim of that same window. In that case, the entire window, as well as other deteriorated windows in the room, should have the same remediation treatment.

Not all painted surfaces are tested during a Risk Assessment. It is strongly recommended that any remodeling or renovation activities that are planned in the future should be conducted only after a lead inspection determines the presence of lead-based paint.

All work to remediate these hazards must be conducted using the lead-safe work practices. See additional information in this report.

In some instances the report will also identify additional work on the component that needs to be done to assure that the hazard will not recur. For example, if the trough of a window is rotting from ongoing moisture, simply repainting

Exterior Assessment of Paint Deterioration

Component Location-Type	House -- Door Casing
Window Type	None
Description	Substrate-Wood; Side-A-Side; Deterioration- Chipped or Peeled
Hazard	YES **Result** XRF Test : 27.9 mg/cm2
Assessment Notes	-
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint using lead safe work practices (see instructions) to repair current paint surface and re-paint (e.g. painted surfaces) ABATEMENT: 1.Completely replace components with a lead free building component, as noted below. 2.Encapsulate the component with a paint encapsulant 3.Enclose the component with a barrier completely preventing access 4.Remove all of the paint or coating using lead safe work practices and resurface with lead free paint or other coating
Specific Instructions	Wet scrape and repaint, cover with paint encapsulant, or replace
Repair Substrate	None

Component Location-Type	House -- Other
Window Type	None
Description	Substrate-Wood; Side-C-Side; Deterioration- Chipped or Peeled
Hazard	YES **Result** XRF Test : 29.8 mg/cm2
Assessment Notes	Component Type: Trellis
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint using lead safe work practices (see instructions) to repair current paint surface and re-paint (e.g. painted surfaces) ABATEMENT: 1.Completely replace components with a lead free building component, as noted below. 2.Encapsulate the component with a paint encapsulant 3.Enclose the component with a barrier completely preventing access 4.Permanently remove the component 5.Remove all of the paint or coating using lead safe work practices and resurface with lead free paint or other coating
Specific Instructions	Wet scrape and repaint, cover with paint encapsulant, or replace - you can also completely remove the component
Repair Substrate	None

Exterior Assessment of Paint Deterioration

Component Location-Type	House -- Other
Window Type	None
Description	Substrate-Wood; Side-C-Side: Deterioration- Chipped or Peeled
Hazard	YES **Result** XRF Test : 30 mg/cm2
Assessment Notes	Component Type: Electric Panel Door
Remediation Options	INTERIM CONTROLS: 1.Remove all chipping and peeling paint, stabilize paint. 2.Stabilize deteriorated paint using lead safe work practices (see instructions) to repair current paint surface and re-paint (e.g. painted surfaces) ABATEMENT: 1.Encapsulate the component with a paint encapsulant 2.Enclose the component with a barrier completely preventing access 3.Remove all of the paint or coating using lead safe work practices and resurface with lead free paint or other coating
Specific Instructions	Wet scrape and repaint, cover with paint encapsulant, or replace
Repair Substrate	None

Component Location-Type	House -- Other
Window Type	None
Description	Substrate-Wood; Side-A-Side; Deterioration- Chipped or Peeled
Hazard	YES **Result** XRF Test : 9.4 mg/cm2
Assessment Notes	Component Type: door threshold
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint using lead safe work practices (see instructions) to repair current paint surface and re-paint (e.g. painted surfaces) ABATEMENT: 1.Completely replace components with a lead free building component, as noted below. 2.Enclose the component with a barrier completely preventing access 3.Remove all of the paint or coating using lead safe work practices and resurface with lead free paint or other coating
Specific Instructions	Wet scrape and repaint, replace, or cover with barrier such as packing tape or metal plating
Repair Substrate	None

Component Location-Type	House -- Post
Window Type	None
Description	Substrate-Wood; Side-C-Side; Deterioration- Chipped or Peeled

Exterior Assessment of Paint Deterioration

Hazard	YES **Result** XRF Test : 28.7 mg/cm2
Assessment Notes	-
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint using lead safe work practices (see instructions) to repair current paint surface and re-paint (e.g. painted surfaces) ABATEMENT: 1.Completely replace components with a lead free building component, as noted below. 2.Encapsulate the component with a paint encapsulant 3.Enclose the component with a barrier completely preventing access 4.Remove all of the paint or coating using lead safe work practices and resurface with lead free paint or other coating
Specific Instructions	Wet scrape and repaint, cover with paint encapsulant, or replace - you can also completely remove the component
Repair Substrate	None

Component Location-Type	House -- Window
Window Type	Window Casing
Description	Substrate-Wood; Side-A-Side; Deterioration- Chipped or Peeled
Hazard	YES **Result** XRF Test : 25.4 mg/cm2
Assessment Notes	window 3 casing
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint using lead safe work practices (see instructions) to repair current paint surface and re-paint (e.g. painted surfaces) ABATEMENT: 1.Completely replace components with a lead free building component, as noted below. 2.Encapsulate the component with a paint encapsulant 3.Remove all of the paint or coating using lead safe work practices and resurface with lead free paint or other coating
Specific Instructions	Wet scrape and repaint, cover with paint encapsulant, or replace
Repair Substrate	None

Component Location-Type	House -- Window
Window Type	Window Casing
Description	Substrate-Wood; Side-A-Side; Deterioration- Chipped or Peeled
Hazard	YES **Result** XRF Test : 32 mg/cm2
Assessment Notes	window 1 casing

Exterior Assessment of Paint Deterioration

Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint using lead safe work practices (see instructions) to repair current paint surface and re-paint (e.g. painted surfaces) ABATEMENT: 1.Completely replace components with a lead free building component, as noted below. 2.Encapsulate the component with a paint encapsulant 3.Enclose the component with a barrier completely preventing access
Specific Instructions	Wet scrape and repaint, cover with paint encapsulant, or replace
Repair Substrate	None

Component Location-Type	House -- Window
Window Type	Window Casing
Description	Substrate-Wood; Side-C-Side; Deterioration- Chipped or Peeled
Hazard	YES **Result** XRF Test : 29.9 mg/cm2
Assessment Notes	-
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint using lead safe work practices (see instructions) to repair current paint surface and re-paint (e.g. painted surfaces) ABATEMENT: 1.Completely replace components with a lead free building component, as noted below. 2.Encapsulate the component with a paint encapsulant 3.Enclose the component with a barrier completely preventing access 4.Remove all of the paint or coating using lead safe work practices and resurface with lead free paint or other coating
Specific Instructions	Wet scrape and repaint, cover with paint encapsulant, or replace
Repair Substrate	None

Exterior Assessment of Soil

Component Location-Type	Play Area -- Bare Soil Common Area
Description	Side- C-Side; Deterioration-Lead in Soil
Hazard	YES **Result** 1200 ppm
Assessment Notes	
Remediation Options	INTERIM CONTROLS: 1.Do not use identified areas of lead contaminated bare soil for playing, growing vegetables, or feeding animals ABATEMENT: 1.Remove top 2" to 6" of the contaminated topsoil in specified area and replace with non-contaminated topsoil
Specific Instructions	None
Repair Substrate	None

Interior Assessment of Paint Deterioration

Component Location-Type	Bathroom1 -- Door Casing
Window Type	None
Description	Substrate-Wood; Side-B-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 2.2 mg/cm2
Assessment Notes	
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint on door casing and jamb. ABATEMENT: 1.Enclose the door component with a barrier completely preventing access, as noted. 2.Remove all of the paint or coating from the door component using lead safe work practices and resurface with lead free paint or other coating 3.Replace door or door parts with lead free components, completely or partially, as noted in Specific Instructions, below.
Specific Instructions	Wet scrape and repaint, cover with barrier such as packing tape, or replace
Repair Substrate	NONE

Component Location-Type	Bathroom1 -- Other
Window Type	None
Description	Substrate-Metal; Side-D-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 7 mg/cm2
Assessment Notes	Component Type: Radiator
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint and cover the current component with a lead-free component ABATEMENT: 1.Enclose the component with a barrier completely preventing access, as noted. 2.Replace component with lead free components, completely or partially, as noted in Specific Instructions, below.
Specific Instructions	NONE
Repair Substrate	NONE

Component Location-Type	Bedroom2 -- Door Casing
Window Type	None
Description	Substrate-Wood; Side-C-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 2.6 mg/cm2
Assessment Notes	

Interior Assessment of Paint Deterioration

Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint on door casing and jamb. ABATEMENT: 1.Enclose the door component with a barrier completely preventing access, as noted. 2.Remove all of the paint or coating from the door component using lead safe work practices and resurface with lead free paint or other coating 3.Replace door or door parts with lead free components, completely or partially, as noted in Specific Instructions, below.
Specific Instructions	Wet scrape and repaint, cover with barrier such as packing tape, or replace
Repair Substrate	NONE

Component Location-Type	Bedroom2 -- Window
Window Type	Window Casing
Description	Substrate-Wood; Side-A-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 2.2 mg/cm2
Assessment Notes	
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint on window. ABATEMENT: 1.Enclose the component with a barrier completely preventing access, as noted. 2.Remove all of the paint or coating from the window component using lead safe work practices and resurface with lead free paint or other coating. 3.Replace window or window parts components with lead free components, completely or partially, as noted in Specific Instructions, below.
Specific Instructions	Wet scrape and repaint, cover with barrier such as packing tape, or replace
Repair Substrate	NONE

Component Location-Type	Bedroom3 -- Other
Window Type	None
Description	Substrate-Metal; Side-A-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 1 mg/cm2
Assessment Notes	Component Type: Radiator
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint and cover the current component with a lead-free component ABATEMENT: 1.Enclose the component with a barrier completely preventing access, as noted. 2.Replace component with lead free components, completely or partially, as

Interior Assessment of Paint Deterioration

noted in Specific Instructions, below.

Specific Instructions	NONE
Repair Substrate	NONE

Component Location-Type	Dining Room -- Window
Window Type	Window Casing
Description	Substrate-Wood; Side-D-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 30 mg/cm2
Assessment Notes	
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint on window. ABATEMENT: 1.Enclose the component with a barrier completely preventing access, as noted. 2.Remove all of the paint or coating from the window component using lead safe work practices and resurface with lead free paint or other coating. 3.Replace window or window parts components with lead free components, completely or partially, as noted in Specific Instructions, below.
Specific Instructions	Wet scrape and repaint, cover with barrier such as plastic wrap, or replace
Repair Substrate	None

Component Location-Type	Kitchen -- Door Casing
Window Type	None
Description	Substrate-Wood; Side-D-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 1.1 mg/cm2
Assessment Notes	
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint on door casing and jamb. ABATEMENT: 1.Enclose the door component with a barrier completely preventing access, as noted. 2.Remove all of the paint or coating from the door component using lead safe work practices and resurface with lead free paint or other coating 3.Replace door or door parts with lead free components, completely or partially, as noted in Specific Instructions, below.
Specific Instructions	Wet scrape and repaint, cover with barrier such as packing tape, or replace
Repair Substrate	None

Component Location-Type	Kitchen -- Door Face

Interior Assessment of Paint Deterioration

Window Type	None
Description	Substrate-Wood; Side-C-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 27.2 mg/cm2
Assessment Notes	
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint on door surface, panels(s), stiles and rails. ABATEMENT: 1.Enclose the door component with a barrier completely preventing access, as noted. 2.Remove all of the paint or coating from the door component using lead safe work practices and resurface with lead free paint or other coating 3.Replace door or door parts with lead free components, completely or partially, as noted in Specific Instructions, below.
Specific Instructions	Wet scrape and repaint, cover with barrier such as packing tape, or replace
Repair Substrate	None

Component Location-Type	Other -- Door Casing
Window Type	None
Description	Substrate-Wood; Side-C-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 3.3 mg/cm2
Assessment Notes	Component Location: Bedroom 5
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint on window. ABATEMENT: 1.Enclose the component with a barrier completely preventing access, as noted. 2.Remove all of the paint or coating from the window component using lead safe work practices and resurface with lead free paint or other coating. 3.Replace window or window parts components with lead free components, completely or partially, as noted in Specific Instructions, below.
Specific Instructions	NONE
Repair Substrate	NONE

Component Location-Type	Other -- Window
Window Type	Window Casing
Description	Substrate-Wood; Side-A-Side; Deterioration-Chipped or Peeled
Hazard	YES **Result** XRF Test : 11.5 mg/cm2
Assessment Notes	Component Location: Bedroom 5
Remediation Options	INTERIM CONTROLS: 1.Stabilize deteriorated paint on window.

Interior Assessment of Paint Deterioration

ABATEMENT:
1.Enclose the component with a barrier completely preventing access, as noted.
2.Remove all of the paint or coating from the window component using lead safe work practices and resurface with lead free paint or other coating.
3.Replace window or window parts components with lead free components, completely or partially, as noted in Specific Instructions, below.

Specific Instructions	NONE
Repair Substrate	NONE

Interior Assessment of Dust Hazards

Component Location-Type	Bedroom1 -- Floor Surface
Description	Substrate-Wood; Side-C-Side
Sample Area (in square inches)	12X12 = 144 sq inches
Hazard	YES **Lead Loading (in ug/ft2)** 26 ug/ft2
Assessment Notes	
Remediation Options	INTERIM CONTROLS: 1.Clean and scrub all components from the highest locations down using separate wash and rinse buckets; repeating the process until the dust is completely eliminated 2.Consider painting or sealing hardwood or concrete floors after cleaning, because the surface is porous and lead dust will be hard to remove.
Specific Instructions	
Repair Substrate	

Component Location-Type	Bedroom1 -- Window Sill
Description	Substrate-Wood; Side-C-Side
Sample Area (in square inches)	3.5X12 = 42 sq inches
Hazard	NO **Lead Loading (in ug/ft2)** 77 ug/ft2
Assessment Notes	
Remediation Options	
Specific Instructions	
Repair Substrate	

Component Location-Type	Entry -- Floor Surface
Description	Substrate-Wood; Side-B-Side
Sample Area (in square inches)	12X12 = 144 sq inches
Hazard	YES **Lead Loading (in ug/ft2)** 13 ug/ft2
Assessment Notes	
Remediation Options	INTERIM CONTROLS: 1.Clean and scrub all components from the highest locations down using separate wash and rinse buckets; repeating the process until the dust is completely eliminated 2.Consider painting or sealing hardwood or concrete floors after cleaning, because the surface is porous and lead dust will be hard to remove.
Specific Instructions	None
Repair Substrate	None

Component Location-Type	Living Room -- Floor Surface
Description	Substrate-Wood; Side-A-Side

Interior Assessment of Dust Hazards

Sample Area (in square inches)	12X12 = 144 sq inches
Hazard	YES **Lead Loading (in ug/ft2)** 640 ug/ft2
Assessment Notes	
Remediation Options	INTERIM CONTROLS: 1.Clean and scrub all components from the highest locations down using separate wash and rinse buckets; repeating the process until the dust is completely eliminated 2.Consider painting or sealing hardwood or concrete floors after cleaning, because the surface is porous and lead dust will be hard to remove.
Specific Instructions	Thoroughly clean area with HEPA vacuum and Swiffer clothes. Do not use a mop. A mop will only spread lead dust around. Cover with barrier such as rug, carpeting, tiling, etc.
Repair Substrate	None

Component Location-Type	Other -- Floor Surface
Description	Substrate-Wood; Side-A-Side
Sample Area (in square inches)	12X12 = 144 sq inches
Hazard	YES **Lead Loading (in ug/ft2)** 220 ug/ft2
Assessment Notes	Component Location: Bedroom 5
Remediation Options	INTERIM CONTROLS: 1.Clean and scrub all components from the highest locations down using separate wash and rinse buckets; repeating the process until the dust is completely eliminated 2.Consider painting or sealing hardwood or concrete floors after cleaning, because the surface is porous and lead dust will be hard to remove.
Specific Instructions	
Repair Substrate	

Component Location-Type	Other -- Window Sill
Description	Substrate-Wood; Side-A-Side
Sample Area (in square inches)	3.5X12 = 42 sq inches
Hazard	YES **Lead Loading (in ug/ft2)** 750 ug/ft2
Assessment Notes	Component Location: Bedroom 5
Remediation Options	INTERIM CONTROLS: 1.Clean window sills, troughs, sills and other components using proper cleaning methods. 2.Consider painting or sealing hardwood or concrete floors after cleaning, because the surface is porous and lead dust will be hard to remove.
Specific Instructions	

Interior Assessment of Dust Hazards

Repair Substrate

LEAD HAZARD LEVELS (EPA)

The following test levels are used by the Environmental Protection Agency (EPA) and the State of Indiana to determine whether the detected lead is at a hazardous level.

Type of Sample	Component	Hazard Levels
Dust Samples	Floor	Greater than or equal to 40 $\mu g/ft^2$
	Window Sill	Greater than or equal to 250 $\mu g/ft^2$
	Window Trough (Well)	Greater than or equal to 400 $\mu g/ft^2$
Soil Samples	Bare Soil/ Play Area	Greater than or equal to 400 ppm
	Bare Soil/ Non-Play Area	Greater than or equal to 1200 ppm
	Bare Soil Abatement/ Required	Greater than or equal to 5000 ppm
Lead-Based Paint Samples	Paint Chip Tested	Greater than or equal to 0.5% by wt.
	Paint Chip Tested	Greater than or equal to 5000 ppm
	Tested by X-Ray Fluorescence (XRF)	Greater than or equal 1.0 mg/cm^2

All hazards with levels at or above these levels must be addressed through recommended options using lead safe work practices. In most instances, the Risk Assessment Report will list several remediation options from which an owner may choose. Those options will range from interim control to complete abatement of the hazard.

If a lead poisoned child has been identified in the unit, remediation is required within sixty (60) days of this report. In other instances, the timeframe for remediation may be negotiable or it may be mandated under other specific program regulations.

When the remediation is completed, or if there is a problem with the completion of the work, the risk assessor should be contacted immediately. Once the hazards are remediated, the unit must undergo a Clearance Examination by a licensed Clearance Examiner or Risk Assessor.

OWNER RESPONSIBILITIES

A Risk Assessment or Lead Inspection is a good idea for any owner who is concerned about the liability of a home which may contain dangerous lead hazards. Several resources, including private environmental contractors, are available to perform the work of locating lead hazards. For a list of all licensed lead professionals visit the website of the Indiana Public Licensing Agency at: http://www.in.gov/pla/

Risk Assessments, lead hazard remediation, and clearance testing are required of an owner under several circumstances where a dwelling may have lead hazards, including lead-based paint. Risk Assessments are required if:

1. a confirmed lead poisoned child lives in a unit built prior to 1978;
2. a health officer has issued an order, under one of several Indiana statutes, to locate the source of lead poisoning;

To fully understand the legal requirements homeowners are urged to consult the following rules and regulations:

State of Indiana	410 IAC 32 *Lead-Based Paint Program* 410 IAC 29 *Reporting, Monitoring, and Preventive Procedures for Lead Poisoning*
Environmental Protection Agency	EPA 40 CFR 745 Subpart D *Lead Based Paint Hazards*
Housing and Urban Development	HUD 24 CFR 35 *Lead Based Paint Poisoning Prevention in Certain Residential Structures*
Consumer Product Safety Commission	16 CFR 1303 *Ban on Lead-Containing Paint and Certain Consumer Products Bearing Lead-Containing Paint*
Occupational Safety and Health Administration	29 CFR 1926.59 *Hazard Communication* 29 CFR 1926.62 *Lead in Construction*

Once the Risk Assessment is issued under any of the three circumstances listed above the owner has the following responsibilities:

1. Remediate each identified lead hazard using one of the recommended options.
2. Remediate leads hazards within the agreed upon time frame or within sixty (60) days if a child with an elevated blood lead level is involved.
3. Have the completed work passed by a licensed clearance examiner (or other qualified lead professional).
4. Periodically follow up to assure that lead hazards have not recurred.
5. Disclose the risk assessment and subsequent clearance to prospective tenants or home buyers.

REMEDIATION OPTIONS

For each lead hazard, the Risk Assessment Report contains one or more options available to the owner for remediation. An owner may choose among those options only. *Interim Controls* are options which mitigate the danger of lead poisoning. They are generally temporary and must be closely monitored to assure that the hazard does do not recur. *Abatement* options are permanent and designed to effectively eliminate the lead hazard.

It is recommended that the selected option - interim control or full abatement - be the one which most effectively protects the children in the home from future lead paint exposure.

The rules recognize that there is a cost factor in choosing the best option and thus interim controls may make the most sense. Interim options are perfectly acceptable as long as they are done correctly and subsequently monitored.

PRIORITIES

When deciding which area to remediate first, priority should be given to the area where children spend the most time. First, eliminate any hazardous levels of lead dust in the area using the lead safe cleaning practices described later in this information. Next, concentrate on the repair of specific areas where deteriorated paint is identified in the Risk Assessment Report. The final priority is to eliminate leaded soil and other exterior hazards identified in the report.

SEVERITY

Although the Risk Assessment Report identifies the "severity" of each hazard, this factor does not dictate priority. Paint hazard severity classifications are:

- Good: Any painted component that does not have any structural defects and paint defects.
- Fair: Any painted component that has minimal structural defects and the paint defects are below the de minimis levels.
- Poor: Any painted component that has minimal to major structural defects and paint defects above the de minimis levels.

The de minimis level for exterior paint deterioration is twenty (20) square feet of deteriorated paint. For the interior, the level is two (2) square feet. Small areas are considered "poor" if more than 10% of the component area is deteriorated. Technically, lead paint with a severity level of "fair" does not have to be treated as a hazard. However the area should be safely repaired so as not to present a lead poisoning hazard in the future.

In the instance that the report includes areas inspected only for the presence of lead paint, the severity factor will be "good" but the area may need to be addressed according to the inspector's instructions.

ABATEMENT

Abatement means any measure or set of measures designed to permanently eliminate lead-based paint hazards. Projects which are represented by a licensed abatement contractor as resulting in the elimination of lead-based paint hazards are considered abatement. Likewise, projects conducted in response to state or local abatement orders are considered abatement. Abatement includes such activities as the replacement of building components, the complete removal of lead paint or lead dust, encapsulation of lead-based paint hazards, enclosure of lead-based paint hazards, and other permanent measures.

RENOVATION AND REPAIR

The rules recognize that some renovation, repair, remodeling, landscaping, operation, maintenance, or other activities are not conducted for the express purpose of lead hazard remediation. In general, lead remediation rules do not apply with those activities, even though they may incidentally result in a reduction or elimination of lead-based paint hazards. However attention to lead safe work practices is strongly recommended whenever any work is likely to disturb lead-based paint.

Moreover, the requirements to use lead safe work practices still apply to these activities in an occupied rental unit or in a unit where there is a confirmed lead poisoned child.

Finally, many housing programs, including the Housing Choice Voucher Program (Section 8), have more stringent requirements which owners must be aware of in terms of abatement and lead safe work practices.

DISCLOSURE

The federal *Residential Lead-Based Paint Hazard Reduction Act*, 42 U.S.C. 4852d, requires owners, upon sale or rental of most residential housing built before 1978, to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards, including the test results contained in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to $11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD or go to the web to www.epa.gov/lead http://www.epa.gov/lead or http://www.hud/gov/offices/lead/index.com."

Anyone who works on a property built before 1978, before doing any work that will disturb the paint, must give the homeowner or tenant a pamphlet called: *RENOVATE Right.*
The rule also requires a written acknowledgement that the homeowner or tenant receives the pamphlet

WHO COMPLETES THE WORK?

If the chosen remediation option constitutes an interim control of the hazard, the homeowner may choose to complete the work or contract it out. In either case, anyone undertaking lead remediation work is required to follow the lead safe work practices.

For the abatement option, a licensed abatement contractor is required. In that instance, Indiana mandates that persons conducting abatement activities notify the State Lead-Based Paint Program, which effective October 1, 2007 is administered by the Indiana State Department of Health. Abatement measures must be conducted by lead professionals licensed to conduct such activities and conducted under an approved abatement plan.

See 410-IAC 32-4-6 *Lead abatement notification procedures,* for details on the abatement requirements. Failure to comply with regulations can result in civil penalties of $25,000 per day per violation and criminal penalties or a Class D Felony and a minimum fine of $5,000 per day per violation.

LEAD SAFE WORK PRACTICES

All work on a property to remediate lead paint hazards must be carried out using lead safe work practices. These practices are designed to prevent further lead hazards resulting from the work itself. These are some of the techniques that are recommended to prevent further contamination from lead.

Preparation of the Work Area

- Put up 6 mil plastic on the doors into the work areas as a temporary containment while work is performed.
- Place 6 mil plastic on the floor in all work areas to contain dust and debris.
- Cover belongings in the work area with 6 mil plastic and seal with tape to the floor.
- Seal off ductwork (registers) in work area while doing work.
- Consider getting help with workers that possess EPA/HUD safe work practice training certification or licensing if the amount of deteriorated paint is significant.

- Place signs at all entrance to work areas to keep all those not performing the work out of the work area.

Component Repair

- Complete all necessary repairs to control moisture or fix the substrate problems that have created or contributed to the lead based paint hazard.
- Repair component before applying new paint.
- Repair component that is generating dust (ie: windows, doors, etc.).
- Repair component so that it does not continue to damage painted surfaces.
- Repair plaster, drywall, or wood (if applicable).
- Repair defective surfaces before any new paint is applied.

Paint Stabilization

- Remove all loose surface contaminants - wetting surface to minimize dust as you work
- Repair any areas of the surface that are not in good condition. (see below)
- De-gloss surfaces to be painted using wet sanding or a de-glossing paint.
- Prepare surface by using an appropriate cleaning agent before applying new paint
- Use a primer before applying new paint to all surfaces

Work Practices

- Use wet methods to scrape and sand by misting surfaces before scraping and sanding. Continue to mist while working. Dry scraping or sanding may only be done in very small areas near electrical outlets and light switches and if flat surfaces below these areas are covered with protective sheeting.
- Mist before drilling and cutting to reduce dust creation and keep dust from becoming airborne and spreading beyond the work area. An alternative to using wet methods when working with electrical tools consider the use of foam (such as shaving cream) when cutting or drilling to reduce dust generation.
- If power tools that sand or grind are used, equip them with a HEPA vacuum attachment. Sanders and grinders will release large quantities of dangerous lead dust if not controlled by the use of the HEPA vacuum exhaust equipment.
- Abrasive blasting or sandblasting should be avoided without the proper HEPA exhaust equipment.
- Use a heat gun only if set below 1,100°. It is only recommended for small areas, such as the edge of a door, the top of a window stool, or the friction surface of a window jamb. Open torches, infrared scorchers, electric irons, and heat guns operating above 1,100 ° may cause the release of dangerous lead fumes.
- Scoring paint before separating components helps prevent paint from chipping when a paint seal is broken.
- Prying and pulling apart components and pulling nails create less dust and fewer paint chips than pounding out components. Vise grips may be useful when pulling nails.
- No uncontained hydro blasting or high-pressure washing. Power washing often leaves leaded paint chips and dust on soil and exterior pathways. Pressure washing should be done carefully controlling the resulting paint chips. Paint chips should be caught in a floor covering and cleaned up promptly.
- No stripping lead-based paint with a volatile stripper unless properly ventilated by the circulation of outside air. Methylene chloride paint strippers are not recommended.

Worksite Clean-Up

remove any soap residue that may be harmful to your children. Dump wastewater down the toilet and flush. Do not flush debris down the toilet.

FOLLOW-UP TO LEAD BASED PAINT REMEDIATION PROCESS

- Conduct clearance testing performed by a licensed lead risk assessor or lead clearance examiner at the conclusion of the lead based paint remediation work.
- Daily, clean all horizontal surfaces in the work area using specialized cleaning practices identified in the appendices. (It is highly recommended that a HEPA vacuum be used, though wet washing daily before leaving the job site particularly by windows and other hazard areas is acceptable).
- Give children healthy foods to eat that are rich in calcium and iron. Milk and cheese, fresh fruit, lean meat, greens and beans are good choices. Do not eat foods made with high fat or oil levels, such as fried chicken or potato chips.
- Assess the paint condition on a regular basis. Repair deteriorated paint using lead-safe work practices.

ADDITIONAL RESOURCES

Indiana State Department of Health http://www.in.gov/isdh/
Indiana Childhood Lead Poisoning Prevention Program
Indiana Lead Based Paint Program

Local Health Departments http://www.in.gov/isdh/links/local_dep/index.htm

Indiana Department of Environmental Management http://www.in.gov/idem/index.html

Indiana Public Licensing Agency http://www.in.gov/pla

Improving Kids Environment http://www.ikecoalition.org/

Indiana Community Action Agency Association http://www.incap.org/

Centers for Disease Control and Prevention http://www.cdc.gov/nceh/lead/default.htm

Environmental Protection Agency http://www.epa.gov/lead/

Department of Housing and Urban Development http://www.hud.gov/offices/lead/training/rrp/rrp_course.cfm
http://www.hud.gov/offices/lead/leadsaferule/index.cfm

National Center for Healthy Housing http://www.centerforhealthyhousing.org/

EXHIBIT I

ST. JOSEPH COUNTY
DEPARTMENT OF HEALTH
Prevent. Promote. Protect.

St. Joseph County Department of Health

"Promoting physical and mental health and facilitating the prevention of disease, injury and disability for all St. Joseph County residents"

October 27, 2021

Johannes K Goransson and Joyelle McSweeney
628 Park Ave.
South Bend IN 46616

Re: Lead Hazards located at 628 Park Ave., South Bend

Dear Mr. Goransson and Ms. McSweeney

On October 13, 2021, the Department of Health conducted a parent-request lead risk assessment for lead hazards at the subject address. A few lead hazards were identified at this address. Risk assessment results are included. In many instances, only one component was tested in a particular area (room). If one component is tested in a room and found to be positive and deteriorated, the owner should assume that any deteriorated paint on the similar components should be remediated according to the options listed for the tested component.

Lead poisoning can cause permanent health problems in children, including brain damage, learning disabilities, behavioral problems, and liver and kidney damage. In extreme cases, seizures and death can occur. Eliminating lead hazards will help ensure that no children are lead-poisoned at that property.

In addition, property owners are required to disclose lead-based paint hazards to tenants. The Federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Lack of knowledge about lead-based paint in the property must also be disclosed. In addition, sellers and landlords must furnish a lead warning statement and a copy of the brochure "Protect Your Family from Lead in Your House." Failure to properly disclose is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to $11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD.

Many lead hazards are easily fixed. Often all that is needed is a good cleaning and a fresh coat of paint. Please be advised that knowingly exposing children to lead hazards may result in civil penalties, therefore we strongly recommend that you eliminate all lead hazards.

Please contact Briannah McCall at (574) 245-6755 for assistance with addressing these lead hazards. Thank you for your concern for children's health.

Respectfully,

Mark Espich
Environmental Health Director

RISK ASSESSMENT RESULTS, Continued

Date: 10/13/2021
Location: 628 Park Ave
Year House Built: 1913

Prepared by: St. Joseph County Health Department
Risk Assessors: McCall

SAMPLE #	SAMPLE MATERIAL	LOCATION	COMPONENT	AREA	LEAD	UNITS	EXCEEDS RESULT LIMITS?
1	N/A	N/A	BLANK	N/A	<3.00	ug/ft²	N/A
2	Wood	Living Room	Floor, Side A	12" x 12"	640	ug/ft²	**Yes**
3	Wood	Front Entry	Floor, Side B	12" x 12"	13	ug/ft²	**Yes**
4	Wood	Bedroom 1	Wsill, Side C	3.5" x 12"	77	ug/ft²	No
5	Wood	Bedroom 1	Floor, Side C	12" x 12"	26	ug/ft²	**Yes**
6	Wood	Bedroom 5	Wsill, Side A	3.5" x 12"	750	ug/ft²	**Yes**
7	Wood	Bedroom 5	Floor, Side A	12" x 12"	220	ug/ft²	**Yes**

Dust Wipe Result Limits:

< 10 ug / ft^2 – FLOORS, CARPETED AND UNCARPETED (EPA, HUD GUIDELINES FOR RISK ASSESSMENT)
< 100 ug / ft^2 – INTERIOR WINDOW SILLS (EPA, HUD GUIDELINES FOR RISK ASSESSMENT)
< 400 ug / ft^2 – WINDOW TROUGHS (HUD GUIDELINES FOR RISK ASSESSMENT)
< 400 ug / ft^2 – EXTERIOR CONCRETE SURFACES (HUD GUIDELINES FOR CLEARANCE LEVELS)

St. Joseph County Health Department
227 West Jefferson Blvd
County-City Bldg., 8th floor
South Bend, IN 46601-1870
Phone: (574) 235-9750

Indiana State Department of Health
Environmental Laboratory
635 N. Barnhill Dr.
Indianapolis, IN 46202
Phone: (317) 233-8078

RISK ASSESSMENT RESULTS, Continued

Date: 10/13/2021
Location: 628 Park Ave
Year House Built: 1913

Prepared by: St. Joseph County Health Department
Risk Assessors: McCall

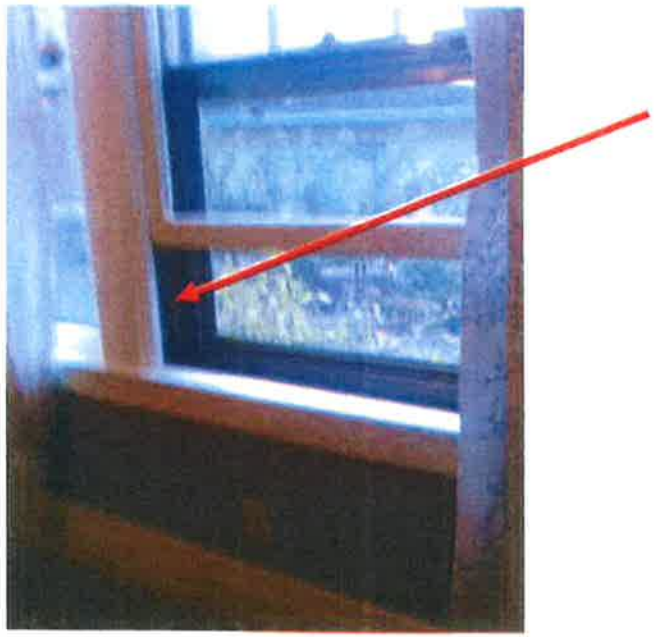
XRF RESULTS: POSITIVE READINGS, DETERIORATED

FLOOR	SIDE	ROOM	STRUCTURE	COMPONENT	SUBSTRATE	INTACT/DETER	RESULTS	LEAD	UNITS
EXTERIOR	A	HOUSE	WINDOW	CASING	WOOD	DETER	POSITIVE	32	mg/cm^2
EXTERIOR	A	HOUSE	WINDOW	CASING	WOOD	DETER	POSITIVE	25.4	mg/cm^2
EXTERIOR	A	HOUSE	DOOR	FRAME	WOOD	DETER	POSITIVE	27.9	mg/cm^2
EXTERIOR	A	HOUSE	DOOR	THRESHOLD	WOOD	DETER	POSITIVE	9.4	mg/cm^2
EXTERIOR	C	HOUSE	POST	---	WOOD	DETER	POSITIVE	28.7	mg/cm^2
EXTERIOR	C	HOUSE	TRELLIS	---	WOOD	DETER	POSITIVE	29.8	mg/cm^2
EXTERIOR	C	HOUSE	WINDOW	CASING	WOOD	DETER	POSITIVE	29.9	mg/cm^2
EXTERIOR	C	HOUSE	ELECTRIC BOX	DOOR	WOOD	DETER	POSITIVE	30	mg/cm^2
FIRST	D	DINING ROOM	WINDOW	JAMB	WOOD	DETER	POSITIVE	30	mg/cm^2
FIRST	C	KITCHEN	DOOR	---	WOOD	DETER	POSITIVE	27.2	mg/cm^2
FIRST	D	KITCHEN	DOOR	CASING	WOOD	DETER	POSITIVE	1.1	mg/cm^2
SECOND	B	BATHROOM 1	DOOR	JAMB	WOOD	DETER	POSITIVE	2.2	mg/cm^2
SECOND	D	BATHROOM 1	RADIATOR	---	METAL	DETER	POSITIVE	7	mg/cm^2
SECOND	A	BEDROOM 2	WINDOW	CASING	WOOD	DETER	POSITIVE	2.2	mg/cm^2
SECOND	C	BEDROOM 2	DOOR	JAMB	WOOD	DETER	POSITIVE	2.6	mg/cm^2
SECOND	A	BEDROOM 3	RADIATOR	---	METAL	DETER	POSITIVE	1	mg/cm^2
SECOND	A	BEDROOM 5	WINDOW	JAMB	WOOD	DETER	POSITIVE	11.5	mg/cm^2
SECOND	C	BEDROOM 5	DOOR	JAMB	WOOD	DETER	POSITIVE	3.3	mg/cm^2

XRF RESULTS: POSITIVE READINGS, INTACT (NOT HAZARDOUS)

FLOOR	SIDE	ROOM	STRUCTURE	COMPONENT	SUBSTRATE	INTACT/DETER	RESULTS	LEAD	UNITS
FIRST	D	LIVING ROOM	DOOR	JAMB	WOOD	INTACT	POSITIVE	32	mg/cm^2

BEDROOM 5 - WINDOW JAMB, SIDE A



DINING ROOM - WINDOW JAMB, SIDE D

LEAD HAZARD LEVELS (EPA)

The following test levels are used by the Environmental Protection Agency (EPA) and the State of Indiana to determine whether the detected lead is at a hazardous level.

Type of Sample	Component	Hazard Levels
Dust Samples	Floor	Greater than or equal to 40 µg/ft²
	Window Sill	Greater than or equal to 250 µg/ft²
	Window Trough (Well)	Greater than or equal to 400 µg/ft²
Soil Samples	Bare Soil/ Play Area	Greater than or equal to 400 ppm
	Bare Soil/ Non-Play Area	Greater than or equal to 1200 ppm
	Bare Soil Abatement/ Required	Greater than or equal to 5000 ppm
Lead-Based Paint Samples	Paint Chip Tested	Greater than or equal to 0.5% by wt.
	Paint Chip Tested	Greater than or equal to 5000 ppm
	Tested by X-Ray Fluorescence (XRF)	Greater than or equal 1.0 mg/cm²

All hazards with levels at or above these levels must be addressed through recommended options using lead safe work practices. In most instances, the Risk Assessment Report will list several remediation options from which an owner may choose. Those options will range from interim control to complete abatement of the hazard.

If a lead poisoned child has been identified in the unit, remediation is required within sixty (60) days of this report. In other instances, the timeframe for remediation may be negotiable or it may be mandated under other specific program regulations.

When the remediation is completed, or if there is a problem with the completion of the work, the risk assessor should be contacted immediately. Once the hazards are remediated, the unit must undergo a Clearance Examination by a licensed Clearance Examiner or Risk Assessor.

EXHIBIT J

ESTIMATE

House Doctor Renovations
1506 O'Brien St.
South Bend, IN 46628
574-286-4823

Johannes Goransson/ Joyelle McSweeney
628 Park St.
South Bend, IN 46619

Date: 10-18-2021

Description	Unit	Cost
EXTERIOR		
General:	31	
• Remove/replace windows thru out home	33	
• Wrap exterior window casings with aluminum	Misc.	
• Remove/replace soil play area (backyard)	Misc.	
• Wet scrape/encapsulate trellis	1	
• Wet scrape/encapsulate electric service box door	1	
• Wet scrape/encapsulate post	1	
• Wet scrape/encapsulate door frame	1	
• Wet scrape/encapsulate door threshold		
INTERIOR	33	
General:	33	
* Wet scrape/encapsulate window casings thru out	6	
* Wet scrape/encapsulate window jambs thru out	6	
* Wet scrape/encapsulate door jambs thru out	1	
* Wet scrape/encapsulate door casings thru out		
* Wet scrape/encapsulate ext. of the kitchen door		
* wet scrape/encapsulate heaters		
TOTAL:		**$29,100**

Greentree
ENVIRONMENTAL SERVICES, INC.

EXHIBIT K

Greentree Environmental Services, Inc.
P. O. Box 2297
Portage, IN 46368
Toll-Free: (888) 584-5323
Local: (219) 764-2828
Corporate Fax: (219) 762-4946
greentree@grntree.net

Lead-based Paint Abatement Proposal

November 17, 2021

Joyelle Mc Sweeney
628 Park Ave
South Bend, IN 46616

RE: 628 Park Ave
South Bend, IN 46616

Greentree received a request for a lead-based paint abatement proposal for the above-mentioned property. The scope of work is detailed below.

Setup and prepare abatement containment areas. Process state notification fees and prepare occupant protection plan.			$150.00
Location:	**Remove and replace the following component:**	**Quantity:**	**Cost:**
Exterior A	Windows on 2nd floor to bedroom 5	4	$3,200.00
Exterior D	Windows to dining room	2	$1,600.00
Exterior C	Trellis (remove only)	1	$125.00
Location:	**Wet scrape any loose paint. Apply liquid encapsulant to the following components:**		**Cost:**
Exterior AC	Window casings and lintels	18	$1,710.00
Exterior A	Door casing, lintel and threshold	1	$275.00
Exterior C	Electric panel door	1	$83.13
Exterior C	Support posts	2	$228.00
Exterior D	Dining room casings and lintels	2	included
Exterior A	Bedroom 5 casings and lintels	4	included
Exterior C	Kitchen door face	1	$250.00
Bathroom 1 B	Door jamb	1	$156.75
Bathroom 1 D	Radiator	1	$475.00
Kitchen D	Door components	1	$166.25
Bedroom 2 B	Door jamb	1	$166.25
Bedroom 2 D	Window casing	1	$80.75
Bedroom 3 A	Radiator	1	$532.00
Bedroom 5 C	Door jamb	1	$166.25
Location:	**Enclose the following areas with rubber mulch:**		**Cost:**
Childs play area C	Bare soil	140 sq. ft.	$1,470.00
Location:	**Dust clean up (failed dust wipes):**		**Cost:**
Bedroom 1	Floor surface	1	$200.00
Front entry B	Floor surface	1	$200.00
Living room	Floor surface	1	$200.00
Final dust clean-up and preparation for clearance.			$1,800.00
TOTAL:			$13,234.38
Additional cost for clearance			$350.00

Work performed by Greentree will not exceed the estimate without prior written approval. This project will take approximately seventeen to twenty business days, weather permitting. Proper lead abatement methods and lead-safe work practices will be utilized on this project in accordance with guidelines set forth by the State of Indiana and the EPA Renovation, Repair and Painting Rule, and all Greentree workers are licensed abatement workers. In the event structural items that cannot be removed contain lead, the lead abatement procedure indicated above may be changed to liquid encapsulation instead of removal (in most cases, these items will be covered with aluminum trim during the general construction phase).

The total estimated cost for the proposed work indicated above is **$13,234.38**.

A third-party clearance exam will be required upon completion of the abatement work. Greentree cannot perform this clearance in accordance with HUD guidelines, but will hire a licensed third-party inspection company at an additional fee and separate cost of $350.00

*Removal and replacement is recommended for window sills as they are considered "chewable surfaces."

***Please note**: This estimate is only for abatement and clean-up to clearance levels or below. This is not a cosmetic improvement, but an environmental hazard reduction activity. Though some cosmetic improvement may occur, this is not Greentree's intended result. Our purpose is to provide a safe, clean, green environment. All square footage is approximate.*

Areas listed on the original inspection report as "negative" for lead-based paint will not be painted. Also, areas listed as "positive" and "intact" will not be treated as they are in acceptable condition per HUD guidelines. Only the areas listed above will be treated during this project. In addition, this estimate does not include inaccessible areas, which may be made accessible and tested at a later time.

No contractor is to conduct work of any kind on this property until the lead-based paint stabilization or abatement work is complete as their work may conflict with and jeopardize the clearance exam. Greentree reserves the right to stop work at any time if this stipulation is violated.

Financial Consideration

The total estimated cost for the aforementioned abatement is $13,234.38. Fifty percent (50%) of the bid is due prior to the start of the project, with the remainder due upon completion. If no payment is received within 60 days of completion, Greentree reserves the right to place a lien against the property. An interest rate of 1.75% will be added to the monthly balance for balances unpaid after the initial 60 days until payment is received, unless prior arrangements have been agreed upon by both parties. Greentree Construction Services is fully licensed and bonded in the State of Indiana.

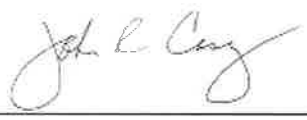
The job site will be "Left as Found" with all clean up completed as part of the contract. Any damages caused by any Greentree employee or authorized agents of Greentree during said remediation process will be the sole responsibility of Greentree or its Insured. Greentree reserves the right to request an independent evaluation to determine Greentree's potential negligence. Greentree limits its liability to the costs of the project. Greentree offers no other guarantees or warranties other than stated herein.

Warranties expressed are a full one (1) year labor warranty. Exclusions include any additional plan review fee that may be charged not to exceed the charge for related services published in the current National Construction Estimator Guide.

As this is a matter of public health Greentree will honor its warranty within the terms of this agreement and upon property transfer, with written notice to Greentree Construction Services, 5287 Central Avenue, Portage, Indiana, 46368. Greentree should receive this notice within 30 days of said transfer. Warranty transfer is subject to prior inspection. Copies of said inspection reports must be included with this notice or the dates when Greentree performed the reinspection.

I/we as sellers/buyers/agents of the above-named property do hereby authorize Greentree Environmental Services, Inc. to begin abatement work at the above-named property as outlined in the scope of work. The dates for the proposed work shall be determined upon acceptance of this bid. This installation shall be governed by the terms of this agreement as well as any and all State and Federal protocols and/or requirements. By our signatures we also agree to these terms and conditions and will submit a deposit in the amount of **$6,617.19**, with the remainder due upon completion. Any changes must be done in writing to both parties. This agreement nullifies any other written or verbal agreements.

Please sign and return upon your acceptance.



John R. Casey
President

Authorized Representative

EXHIBIT L

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

Michele Gelfman, President

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: _____ Application Number: _____ – _____

Past Reviews: ☐ YES *(Date of Last Review)* _____ ☐ NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: _____

☐ Local Landmark ☐ Local Historic District *(Name)* _____

☐ National Landmark ☐ National Register District *(Name)* _____

Certificate Of Appropriateness:
☐ Denied ☐ Tabled ☐ Sent To Committee ☐ Approved and issued: _____

Address of Property for proposed work: 628 Park Ave, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Joyelle McSweeney, Johannes Goransson Phone #: 610-745-3059, 610-733-0244

Address of Property Owner(s): 628 Park Ave, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Greentree Environmental Services, Inc Phone #: 219.764.2828

Contractor Company Name: Green Tree Environmental Services

Address of Contractor Company: P. O. Box 2297, Portage, IN 46368
(Street Number—Street Name—City—Zip)

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

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

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

SEE ATTACHED DOC

Description of Proposed Work: As part of an urgent, extensive lead abasement project, Greentree has determined that at the time of the walk through and based on the inspection report from St. Joseph County Replacement is the best option for the windows because there are small children residing in the home (a 3yr) with identified lead levels and the window jambs are deteriorated which are friction impact surfaces. Replacement is the most cost effective way. We cannot use encapsulation on friction impact surfaces. It is not an option. Replacement is an option and/or removing window, taking them off site and chemically stripping the paint, then replacing the windows, painting or staining them. But because of the age of the windows, we do not know if there are any exclusions present or what condition they will be in leaving them out to still

SEE ATTACHED

Owner e-mail: joyelle.mcsweeney@gmail.com and/or Contractor e-mail: greentree@grntree.net

X _____ and/or X Susan Borrmann Office Manager
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

[PROJECT DESCRIPTION]

Gmail

Joyelle McSweeney <joyelle.mcsweeney@gmail.com>

628 Park Ave
8 messages

Greentree <greentree@grntree.net> Tue, Feb 22, 2022 at 11:30 AM
To: Joyelle McSweeney <joyelle.mcsweeney@gmail.com>

As part of an urgent, extensive lead abatement project, Greentree has determined that at that time of the walk through and based on the inspection report from St. Joseph County, replacement is the best option for the windows because there are small children residing in the home and the window jambs are deteriorated which are friction impact surfaces. Replacement is the most cost effective as well. You cannot use encapsulation on friction impact surfaces. It is not an option. Replacement is an option and/or removing windows, taking them off site and chemically stripping the paint, then replacing the windows painting or staining them. Because of the age of the windows, we do not know if there are any broken pieces, or what condition they will be in taking them out to strip.

Also, windows are made by vinyl craft and the window model is Legacy.

Thank you
Genevieve

Greentree Environmental Services, Inc.
Toll-free: 888.584.5323

Corporate Office
P. O. Box 2297
Portage, IN 46368
Office: 219.764.2828

MEMO FROM GREENTREE re. MATERIALS/SOURCING FOR REPLACEMENT WINDOWS:

Johannes Goransson Sun, Feb 20, 4:05 PM (21 hours ago)

to me

The place they use is called **Midwest Roofing out of Mishawaka**

--------- Forwarded message ---------
From: **Greentree** <greentree@grntree.net>
Date: Tue, Dec 14, 2021 at 1:19 PM
Subject: Re: 628 Park Ave - lead abatement project
To: Johannes Goransson <johannesgoransson@gmail.com>

Joyelle and Johannes,

Encapsulation is not used on friction/impact surfaces. The windows and doors will have the paint scraped off the friction/impact surfaces. They will be safe to open and close.

Windows will be replaced with vinyl replacement windows. Energy Star Rated, Argon filled, Low E coated glass, one-over-one windows.

We will scrape loose paint and encapsulate the door casing, door lintel, and door threshold on the front double French doors. The doors and jamb were not positive so we will not address those areas, just the casing, lintel, and threshold.

I hope this helps.

Thank you,
Susan

MATERIALS + PROCESS

Greentree Environmental Services, Inc.
Toll-free: 888.584.5323

Corporate Office
P. O. Box 2297
Portage, IN 46368
Office: 219.764.2828

Fort Myers, FL 33913
Office: 239.542.6653
Cell: 239.322.8969
Fax: 239.549.6653

TO ENSURE YOUR APPLICATION CAN BE PROCESSED IN A TIMELY MATTER WITHOUT DELAY,

PLEASE INCLUDE THE FOLLOWING DOCUMENTATION, PER STAFF DISCRETION:

ALL PROJECTS:

✓ Certificate of Appropriateness application

___ Application fee $20.00 ✓ WILL BE SUBMITTED SEPARATELY

✓ Written description (existing condition, evaluation by repair professional)

✓ Overview of project (materials, scale, dimensions, construction methods, alterations, etc.)

✓ Photographs (full front from street view, each side effected by project, close up detail of project areas)

✓ Specification of material (either manufacture brochure or link to product online)

NEW CONSTRUCTION, ADDITIONS, FENCES, LANDSCAPING:

___ Site Plan* or Aerial View depicting existing property lines, buildings, structures and proposed project locations

ROOFS:

___ Site Plan* of building only overview showing building footprint and proposed project locations

WINDOWS, SIDING:

___ Elevations* (Existing and proposed new)

___ Evaluation / Quote by repair professional

DEMOLITION (MANDATORY COMMISSION REVIEW):

___ Site Plan* or Aerial View depicting existing property lines, buildings, structures and proposed project locations

___ Structural drawings / Architectural drawings

UPON REQUEST BY STAFF:

___ Blueprints

___ Drawings

___ Other

* Hand drawn is acceptable

Greentree
ENVIRONMENTAL SERVICES, INC.

Greentree Environmental Services, Inc.
P. O. Box 2297
Portage, IN 46368
Toll-Free: (888) 584-5323
Local: (219) 764-2828
Corporate Fax: (219) 762-4946
greentree@grntree.net

EXHIBIT M

Lead-based Paint Abatement Proposal

March 21, 2021

Joyelle Mc Sweeney
628 Park Ave
South Bend, IN 46616

RE: 628 Park Ave
South Bend, IN 46616

Greentree received a request for a lead-based paint abatement proposal for the above-mentioned property. The scope of work is detailed below.

Setup and prepare abatement containment areas. Process state notification fees and prepare occupant protection plan.			$150.00
Location:	**Remove and replace the following component:**	**Quantity:**	**Cost:**
Exterior side A	Wood windows with wood clad windows mesa red exterior finish	4	$7,549.40
Exterior side D	Wood windows with wood clad windows mesa red exterior finish	2	$3,774.70
Final dust clean-up and preparation for clearance.			$800.00
TOTAL:			$12,274.10
Additional cost for clearance			$350.00

Work performed by Greentree will not exceed the estimate without prior written approval. This project will take approximately three to five business days. Proper lead abatement methods and lead-safe work practices will be utilized on this project in accordance with guidelines set forth by the State of Indiana and the EPA Renovation, Repair and Painting Rule, and all Greentree workers are licensed abatement workers. In the event structural items that cannot be removed contain lead, the lead abatement procedure indicated above may be changed to liquid encapsulation instead of removal (in most cases, these items will be covered with aluminum trim during the general construction phase).

The total estimated cost for the proposed work indicated above is **$12,274.10**.

A third-party clearance exam will be required upon completion of the abatement work. Greentree cannot perform this clearance in accordance with HUD guidelines, but will hire a licensed third-party inspection company at an additional fee and separate cost of $350.00

*Removal and replacement is recommended for window sills as they are considered "chewable surfaces."

***Please note**: This estimate is only for abatement and clean-up to clearance levels or below. This is not a cosmetic improvement, but an environmental hazard reduction activity. Though some cosmetic improvement may occur, this is not Greentree's intended result. Our purpose is to provide a safe, clean, green environment. All square footage is approximate.*

Areas listed on the original inspection report as "negative" for lead-based paint will not be painted. Also, areas listed as "positive" and "intact" will not be treated as they are in acceptable condition per HUD guidelines. Only the areas listed above will be treated during this project. In addition, this estimate does not include inaccessible areas, which may be made accessible and tested at a later time.

No contractor is to conduct work of any kind on this property until the lead-based paint stabilization or abatement work is complete as their work may conflict with and jeopardize the clearance exam. Greentree reserves the right to stop work at any time if this stipulation is violated.

Financial Consideration

The total estimated cost for the aforementioned abatement is $12,274.10. Fifty percent (50%) of the bid is due prior to the start of the project, with the remainder due upon completion. If no payment is received within 60 days of completion, Greentree reserves the right to place a lien against the property. An interest rate of 1.75% will be added to the monthly balance for balances unpaid after the initial 60 days until payment is received, unless prior arrangements have been agreed upon by both parties. Greentree Construction Services is fully licensed and bonded in the State of Indiana.

The job site will be "Left as Found" with all clean up completed as part of the contract. Any damages caused by any Greentree employee or authorized agents of Greentree during said remediation process will be the sole responsibility of Greentree or its Insured. Greentree reserves the right to request an independent evaluation to determine Greentree's potential negligence. Greentree limits its liability to the costs of the project. Greentree offers no other guarantees or warranties other than stated herein.

Warranties expressed are a full one (1) year labor warranty. Exclusions include any additional plan review fee that may be charged not to exceed the charge for related services published in the current National Construction Estimator Guide.

As this is a matter of public health Greentree will honor its warranty within the terms of this agreement and upon property transfer, with written notice to Greentree Construction Services, 5287 Central Avenue, Portage, Indiana, 46368. Greentree should receive this notice within 30 days of said transfer. Warranty transfer is subject to prior inspection. Copies of said inspection reports must be included with this notice or the dates when Greentree performed the reinspection.

I/we as sellers/buyers/agents of the above-named property do hereby authorize Greentree Environmental Services, Inc. to begin abatement work at the above-named property as outlined in the scope of work. The dates for the proposed work shall be determined upon acceptance of this bid. This installation shall be governed by the terms of this agreement as well as any and all State and Federal protocols and/or requirements. By our signatures we also agree to these terms and conditions and will submit a deposit in the amount of **$6,137.05** with the remainder due upon completion. Any changes must be done in writing to both parties. This agreement nullifies any other written or verbal agreements.

Please sign and return upon your acceptance.

John R. Casey
President

Authorized Representative

CITY OF SOUTH BEND
HISTORIC PRESERVATION COMMISSION

April 13, 2022

Johannes Goransson
628 Park Ave
South Bend, IN 46616

Dear Mr. Goransson

The Commissioners, at the special meeting of the Historic Preservation Commission on April 11, 2022, denied approval of Certificate of Appropriateness application #2022-0223, which included the following application items:

> *"As part of an urgent, extensive lead abasement project, Greentree has determined that at the time of the walk through and based on the inspection report from St. Joseph County, replacement is the best option for the windows because there are small children residing in the home (a 3yo with elevated lead levels and the window jambs are deteriorated which are friction impact surfaces. Replacement is the most cost effective as well. You cannot use encapsulation on friction impact surfaces. It is not an option. Replacement is an option and/or removing window, taking them off site and chemically stripping the pain, then replacing the windows, painting or staining them. But because of the age of the windows, we do not know if there are any broken pieces or what condition they will be in taking them out to strip."*

In making its determination, the Historic Preservation Commission considered the appropriateness of the proposed construction, reconstruction, or alteration to the preservation of the historic landmark, specifically, and/or the Historic Preservation District, generally; the detriment to the public welfare if the proposed construction, reconstruction, or alteration were permitted even though it is not deemed appropriate; and the potential hardship that the denial of a certificate of appropriateness would cause the applicant.

Following is the record from the meeting concerning your project stating why your application was denied:

> **Commissioner Stalheim made a motion to deny COA#2022-0223.** Seconded by Commissioner Ponder.
>
> Seven in favor, one opposed.
> **Vote: 7 – 1. Motion to deny COA #2022-0223 is passed.**

Commission President Gelfman clarified that, in motions for denial, Commissioners are required to state their reasons for denial. Roll was called.

Commissioner Hertel (AYE): I vote to deny the application on the grounds that has been stated that there are other ways and methods that could occur, and this house is rated as outstanding.

Commissioner Brazinsky (AYE): I vote aye for same exact reasons.

Commissioner Andrews (AYE): That makes three of us, I don't feel like the homeowner has been able to explore all the potential options laid in front of him because he's been so focused on GreenTree and that has kind of clouded his judgement. I am concerned that his that his child has lead poisoning, this is not the outcome that any of us want but this is what we have been tasked with to do based on the standards and guidelines.

Commissioner Stalheim (AYE): I vote to deny on the grounds that there are other ways to acquire lead remediation. Technically, the house will still have lead in it, it is just encapsulated and it will be an issue later on down the road. This could set a dangerous precedent for historic properties with replacing windows on the basis of lead paint.

Commissioner Downs-Krostenko (AYE): I also voted to deny for the reasons stated during the discussion. During the course of this meeting the discussion is made clear why we have voted the way that we have.

Commissioner Tiffany (AYE): I vote aye because there are other options but in the wellbeing of the child I would like to help with a list of other options.

Commissioner Wyncott (NAY):

Commissioner Gelfman (AYE): I vote aye for the reasons stated from everyone else on the commission, the standards and guidelines and there are other options that can be addressed with this issue.

Certificate of Appropriateness #2022-0223 is denied.

The Historic Preservation Commission supports the remediation of Lead Based Paints ("LBP") on locally designated structures. Per the Environmental Protection Agency ("EPA"), Lead abatement can be executed in four ways: *encapsulation*, *enclosure*, *paint removal*, and/or *replacement*. The application before the Commission was for *replacement* of six windows; the Commission denied that application. *Encapsulation, enclosure*, or *paint removal* projects for the "LBP" on these six windows should be considered. No additional

approval or Certificate of Appropriateness from the Historic Preservation Commission would be required for *encapsulation*, *enclosure*, or *paint removal* projects.

Pursuant to South Bend Municipal Code Section 21-13-02(e)(5)(B), an applicant may appeal a denial of a Certificate of Appropriateness by the Historic Preservation Commission to the Common Council, which shall make a final determination of the application.

The Historic Preservation Commission remains committed to preserving the built environment of the City of South Bend and unincorporated St. Joseph County.

Please contact this office for assistance, questions, or concerns.

Sincerely,

Adam Toering
Historic Preservation Administrator
atoering@southbendin.gov

CC

Greentree, Incorporated
St. Joseph County Health Department

EXHIBIT N

CITY OF SOUTH BEND
HISTORIC PRESERVATION COMMISSION

April 13, 2022

Johannes Goransson
628 Park Ave
South Bend, IN 46616

Dear Mr. Goransson

The Commissioners, at the special meeting of the Historic Preservation Commission on April 11, 2022, denied approval of Certificate of Appropriateness application #2022-0223, which included the following application items:

> *"As part of an urgent, extensive lead abasement project, Greentree has determined that at the time of the walk through and based on the inspection report from St. Joseph County, replacement is the best option for the windows because there are small children residing in the home (a 3yo with elevated lead levels and the window jambs are deteriorated which are friction impact surfaces. Replacement is the most cost effective as well. You cannot use encapsulation on friction impact surfaces. It is not an option. Replacement is an option and/or removing window, taking them off site and chemically stripping the pain, then replacing the windows, painting or staining them. But because of the age of the windows, we do not know if there are any broken pieces or what condition they will be in taking them out to strip."*

In making its determination, the Historic Preservation Commission considered the appropriateness of the proposed construction, reconstruction, or alteration to the preservation of the historic landmark, specifically, and/or the Historic Preservation District, generally; the detriment to the public welfare if the proposed construction, reconstruction, or alteration were permitted even though it is not deemed appropriate; and the potential hardship that the denial of a certificate of appropriateness would cause the applicant.

Following is the record from the meeting concerning your project stating why your application was denied:

> **Commissioner Stalheim made a motion to deny COA#2022-0223.** Seconded by Commissioner Ponder.
>
> Seven in favor, one opposed.
> **Vote: 7 – 1. Motion to deny COA #2022-0223 is passed.**

Commission President Gelfman clarified that, in motions for denial, Commissioners are required to state their reasons for denial. Roll was called.

Commissioner Hertel (AYE): I vote to deny the application on the grounds that has been stated that there are other ways and methods that could occur, and this house is rated as outstanding.

Commissioner Brazinsky (AYE): I vote aye for same exact reasons.

Commissioner Andrews (AYE): That makes three of us, I don't feel like the homeowner has been able to explore all the potential options laid in front of him because he's been so focused on GreenTree and that has kind of clouded his judgement. I am concerned that his that his child has lead poisoning, this is not the outcome that any of us want but this is what we have been tasked with to do based on the standards and guidelines.

Commissioner Stalheim (AYE): I vote to deny on the grounds that there are other ways to acquire lead remediation. Technically, the house will still have lead in it, it is just encapsulated and it will be an issue later on down the road. This could set a dangerous precedent for historic properties with replacing windows on the basis of lead paint.

Commissioner Downs-Krostenko (AYE): I also voted to deny for the reasons stated during the discussion. During the course of this meeting the discussion is made clear why we have voted the way that we have.

Commissioner Tiffany (AYE): I vote aye because there are other options but in the wellbeing of the child I would like to help with a list of other options.

Commissioner Wyncott (NAY):

Commissioner Gelfman (AYE): I vote aye for the reasons stated from everyone else on the commission, the standards and guidelines and there are other options that can be addressed with this issue.

Certificate of Appropriateness #2022-0223 is denied.

The Historic Preservation Commission supports the remediation of Lead Based Paints ("LBP") on locally designated structures. Per the Environmental Protection Agency ("EPA"), Lead abatement can be executed in four ways: *encapsulation*, *enclosure*, *paint removal*, and/or *replacement*. The application before the Commission was for *replacement* of six windows; the Commission denied that application. *Encapsulation, enclosure*, or *paint removal* projects for the "LBP" on these six windows should be considered. No additional

approval or Certificate of Appropriateness from the Historic Preservation Commission would be required for *encapsulation*, *enclosure*, or *paint removal* projects.

Pursuant to South Bend Municipal Code Section 21-13-02(e)(5)(B), an applicant may appeal a denial of a Certificate of Appropriateness by the Historic Preservation Commission to the Common Council, which shall make a final determination of the application.

The Historic Preservation Commission remains committed to preserving the built environment of the City of South Bend and unincorporated St. Joseph County.

Please contact this office for assistance, questions, or concerns.

Sincerely,

Adam Toering
Historic Preservation Administrator
atoering@southbendin.gov

CC

Greentree, Incorporated
St. Joseph County Health Department