

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Indiana
 COUNTY: St. Joseph
 FOR NPS USE ONLY
 ENTRY DATE: AUG 28 1973

1. NAME

COMMON: Joseph D. Oliver Residence ^{House}
 AND/OR HISTORIC: Copshaholm

2. LOCATION

STREET AND NUMBER: 808 W. Washington Ave.
 CITY OR TOWN: South Bend CONGRESSIONAL DISTRICT: 3 rd.
 STATE: Indiana CODE: 18 COUNTY: St. Joseph CODE: 141

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted, very <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME: Mrs. C. F. Cunningham and her 3 children
 STREET AND NUMBER: 613 National Bank Bldg.
 CITY OR TOWN: South Bend STATE: Indiana CODE: 18

5. LOCATION OF LEGAL DESCRIPTION

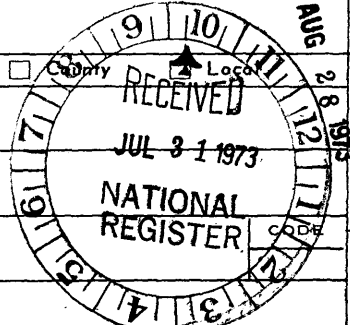
COURTHOUSE, REGISTRY OF DEEDS, ETC.: County - City Building
 STREET AND NUMBER: 227 W. Jefferson
 CITY OR TOWN: South Bend STATE: Indiana CODE: 18

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: NONE
 DATE OF SURVEY: Federal State County Local
 DEPOSITORY FOR SURVEY RECORDS:
 STREET AND NUMBER:
 CITY OR TOWN: STATE: CODE:

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11-3011

7 DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Joseph D. Oliver house, 808 W. Washington Ave., South Bend, Ind., along with its extensive gardens, occupies the south west corner of the city block. Olivers have lived in the house continuously since it was completed in 1896, to the death of Joseph D. Oliver, Jr., in 1972.

It was designed by the architectural firm of Lamb and Rich (1882-1903) of New York City, in a style that then would have been called Queen Anne, though it is considerably more robust than that term usually connotated. The pergola and Italian sunken garden were designed by Alice E. Neale of New York City.

The Oliver House is a full three stories high, with an attic. The basement and first two levels are Indiana fieldstone granite, culled from the countryside of St. Joseph County. The stones, though maintaining their irregular shape, have been cut to fit, especially around the openings and in the basement level. This gives a feeling of order, strength and solidity, but never becomes coarse or brutal. The pillars of the porch are Vermont stone. The third floor level and the attic are sheathed in tile. The roof, from the north front, is basically a simple ridge with gable ends and a tower on the northeast corner. On the back is a projecting gable with dormer windows. The music room and den are separate one story projections, also on the back. The chimneys are stone. There are round arched openings at the basement level, and two small round arched windows in the second floor dressing room. All other windows and door openings are square headed.

The house was originally wired for electricity and piped for gas. The gas line has since been removed and only the chandelier over the pool table still has its gas jets. The original water system consisted of two wells. The water was pumped to a holding tank in the attic and the gravity lines serviced all the baths, kitchen, and laundry. This system is still used today, except that softened city water is piped to the holding tanks and thence to the rooms.

The third floor, bathrooms, and dressing rooms on the second floor are heated with hot water radiators. The main part of the house was and is heated by forced warm air. Hot water radiators are suspended from the basement ceiling. These are covered by an airduct behind which is a large fan. The rooms serviced by this warm air have decorative metal grills set in the walls. The boiler originally used coal, was converted to oil, then back to coal during World War II, back to oil after the war and then to gas. An air cooling system was once installed, but was found to be too cool and too damp and was taken out. A central vacuuming system was also originally built into the house, with suction outlets in all the rooms, operated by a generator in an adjoining pump house. It is not used today, though the holes are still in the rooms, covered, of course.

The interior of the Oliver house has a feeling of solid richness, order, and comfort. The rooms are well proportioned and sensibly laid out and each has a character of its own. The interior decoration was done by the Frenchman, Hugo Huber of New York City and the woodwork was from Matthew Bros. of Milwaukee, Wis. The house was redecorated in 1938 under the direction of Walter Johnson, an architect from Philadelphia. The oak paneling was all stripped of its dark finish and redone in its light natural tone. Each bedroom and sitting room have a fireplace with wooden classical mantels with Adamesque type swags. Fireplace surrounds are miniature glazed ceramic tile. The woodwork upstairs is French classical in design and all painted.

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(Number all entries) Joseph D. Oliver residence - physical appearance - page 2

Floors throughout are mostly oak with parquet borders with some of the minor bedrooms being pine. The third floor has a ballroom, billard room, bedroom and sitting room with fireplace and servants quarters. There are three stairways and an elevator which is a recent addition.

Because the mansion has continuously served as the family residence, the original furnishings are still in the house with some added and very little taken away. There are some heirlooms and family pieces and all the furnishings are of good quality and demonstrate fine conservative taste.

It can be said that the Oliver house is a residence built by a generation who lived at the peak of the industrial period in South Bend and having made their fortune, built and furnished a home sparing no expense. That residence still exists today much the same as it did at the time of its completion and while routine maintenance has gone on, the only additions are artifacts which were gathered during their extensive travels throughout the world.



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

1895-96

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input checked="" type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Agriculture | <input checked="" type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input checked="" type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

The Oliver family mansion, constructed in 1895-96 by Joseph D. Oliver, is an architectural statement of the combined achievements of two types of American ingenuity; the inventive skill of James Oliver and the financial sagacity of his son Joseph D. Oliver. Today the Oliver mansion is not only a monument to life as it was enjoyed by the nouveau riche and their heirs during the early years of the twentieth century but also a symbol that documents three generations of an American family whose history is clearly interwoven with the urban, technological, industrial, agricultural, manufacturing, financial and immigrant history of the United States as well as the social and cultural development of an important area of the Middle West.

James Oliver was born in 1823, the son of a shepherd in the parish of Liddesdale, Roxburgshire, Scotland. Like many fellow Scots, his family had joined the major immigrant migrations of the 1830's and 1840's and came to America in hopes of bettering their circumstances. Following a pattern typical of numerous immigrants they first settled in the east (Geneva and then Alloway, New York) before obtaining a farm site at Mishawaka, Indiana four miles from South Bend. Like his younger and more famous countryman, Andrew Carnegie, young Oliver started out at the bottom of the economic system as a laborer at the age of twelve.

From 1838 to 1855 he engaged in a variety of occupations related to the expanding Midwest economy; iron manufacturing of agricultural implements, copperage, and foundry work. In 1855, while on a visit to South Bend, he accidentally met a young foundryman and purchased one-fourth (\$88.96) share in his plant. In two years, Oliver owned the controlling interest and despite two fires which destroyed the plant in 1857 and 1864, he rebuilt the operation and by the mid-1860's had determined to go into the manufacture of metal plows.

Oliver had first revealed the inventive genius that would eventually earn him a place in the history of American technology when he patented a new process for hardening plow shares in 1857. His real breakthrough, however, came in 1867 after ten years of patient experimentation when he perfected a method of chilling the metal mold boards by passing a stream of warm water over them. Finally Oliver capitalized on the concept of interchangeable parts by introducing the "slip-nose share" which permitted the owner to replace or reverse the worn-out part. In less than fifty years, he took out forty-five industrial patents.

Historians of American economy, manufacturing, and agriculture concur in recognition of Oliver's contributions to the development of the nation's growth. The plow itself was crucial in the amazing speed with which the tough sod of the Great Plains was converted to arable land; it was also a

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

"James Oliver," Dictionary of American Biography; D.L. Meikle, "James Oliver and the Oliver Chilled Plow Works," (Ph.D. Dissertation, Indiana Univ: 1958); Waldemar Kaempffert, A Popular History of American Invention (1924); Anderson and Cooley, South Bend and the Men Who Made It (1901); Fred Shannon, The Farmer's Last Frontier, 1865-1900 (1945); R. L. Ardrey, American Agricultural Implements (1894); John W. Oliver, History of American Technology (1956); J.J. Delaney, "The Beginnings of Industrial South Bend," M.A. Dissertation, Notre Dame: (1951); D.R. Esslinger, "The Urbanization of South Bend's Immigrants, 1850-1880" (Ph.D. Dissertation, Notre Dame: 1972) Roger Burlingame, March of the Iron Men, 1938

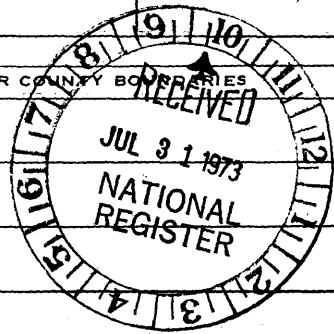
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		41° 40' 32.81"	86° 15' 22.81" 42"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 2.64 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



NO UTM
CX

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11. FORM PREPARED BY

NAME AND TITLE:
Mrs. Richard Forbes, Sec., Mrs. Donald Sporleder, T. J. Schlereth, Ph.D

ORGANIZATION: Southhold Restorations, Inc. DATE: 7-10-73

STREET AND NUMBER:
228 W. Colfax Ave.

CITY OR TOWN: South Bend, STATE: Indiana 46601 CODE: 18

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: *Joseph D. Caland*

Title: Indiana State Liaison Officer

Date: July 23, 1973

I hereby certify that this property is included in the National Register.

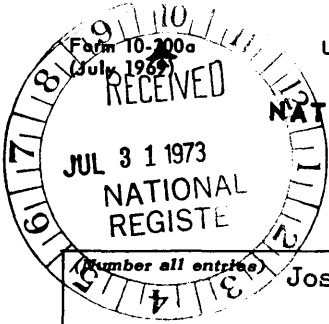
Robert H. Utley
Director, Office of Archeology and Historic Preservation

Date: 8/28/73

ATTEST:

Robert H. Utley
Keeper of the National Register

Date: 8/22/73



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Joseph D. Oliver residence - Statement of significance - page 2

factor in the opening of the great Middle Border by settlers taking advantage of the Homestead Act of 1862. Along with other American inventions such as McCormick's reaper and Joseph Glidden's barbed wire, Oliver's plow contributed immensely in making American agriculture the most productive in the world.

James Oliver had always preferred the mechanical rather than the business part of his industry and his only son, "J.D." as Joseph came to be called, was the exact opposite. J.D. went into the family business in 1865 at the age of 14 as laborer threading nuts, and with the exception of two years he attended college at the University of Notre Dame and DePauw University, he spent the rest of his life managing and expanding the Oliver interests at home and abroad. It is significant that when he returned to the plow works after his college sojourn it was in the office (as a bookkeeper) where he was employed and not the factory shop. The event nicely prefigures the crucial administrative role he was eventually to play in the company's growth and its involvement in the financial history of the United States. As his father's genius had been technological and industrial, so Joseph's was managerial and financial.

J. D. Oliver superintended the physical and financial expansion that the Oliver Works underwent from the 1880's through the 1920's. Under his aegis the home plant grew to occupy over sixty-two acres, employ over 2,000 men, and produce annually upwards of 200,000 plows. J.D. was especially instrumental in expanding the South Bend business on a national and then international scale. Over a dozen branch offices were established in the U.S. with agencies in every agricultural county in every state and almost all the major farming countries of the world. J.D.'s real talent, however, was finance capitalism and his accomplishments in this area of economic history deserve recognition along side those of Morgan, Stillman, Schiff and Rockefeller. As an influential member of the inner-locking directorates of banking houses such as the Chase National Bank of New York and the First National Bank of Chicago, J.D. invested and increased the family fortune in the years he was also the chief financial officer of the family corporation. It was natural, given his investment astuteness, that President Wilson would appoint him the State Director for Indiana of the War Savings program in 1917. Oliver also bought stock in railroads such as the New York Central and the Pennsylvania in addition to helping establish a belt line of Indiana Northern Railroad and being a board member of P.C.C. and St. Louis.

The industrialized, increasingly urban environment that the Olivers helped create, in turn, fostered another significant historical development that paralleled a national pattern--increased foreign immigration from Eastern Europe. Oliver and his son Joseph played a significant role in American immigrant history by their deliberate and systematic recruiting campaigns to secure workers from Belgium and Polish Prussia in order to alleviate the labor shortages of the 1870's. On one occasion, for example, James met twelve Polish families in New York in 1875, gave them transportation to South Bend in a box car, and built houses for them in the city. As Oliver had been part of the first great wave of immigration in the nineteenth century, so the job opportunities of his family's plow works helped create and maintain the second great wave later in the century.

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(Number all entries) Joseph D. Oliver residence - Statement of significance - page 3

Together J.D. and his father took an active role in the civic development of South Bend. In 1885 they built the red-brick Oliver Opera House, the front portion of which still stands on North Main Street; the Oliver Hotel (now demolished) opened its doors in December 1899 and at the turn of the century, the Olivers also sought to help underwrite the cost of a new City Hall, as well as a third of the cost of a new Presbyterian church. The family also invested heavily in various parcels of South Bend real estate, developed the Oliver Office Building, the Oliver Power plant along the West Race of the St. Joseph River, as well as the nine red-brick residences known as "Oliver Row" along Main Street.

J. D. lived at Number One Oliver Row during the early years of his marriage but by 1894 he had purchased land on the city's fashionable West Washington Ave. and decided to erect a family dwelling that would be the Olivers most significant architectural contribution to the South Bend community. The Oliver house, conjoined as it is with several other Victorian residences (Studebaker, Listenberger and other homes of men who made their fortunes in South Bend manufacturing) is an accurate testament to the social and political philosophy of the late nineteenth century American business entrepreneur. J.D. named his mansion "Copshaholm" after the Scottish village in which his father had been born and from which the family, in two generations, had risen from immigrant obscurity to national success. The Olivers personal experiences molded their mutual confidence in the American belief that hard work and individualism eventually yielded abundant material rewards of the American Dream. Of course, Joseph D. Oliver built the forty-room house primarily as a home for his growing family (the Olivers had four children); and it became an expression of what he thought most elegant and most worthy of achievement in his fin de siecle America. Consequently it is a superb example of his life style and aspirations.

