

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received **NOV 21 1983**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The O'Brien Electric Priming Company

and/or common The O'Brien Corporation

2. Location

street & number 2001 ~~West~~ Washington Street N/A not for publication

city, town South Bend N/A vicinity of

state Indiana code 018 county St. Joseph code 141

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Thomas H. Cahir, General Manager

street & number 2001 W. Washington Avenue

city, town South Bend N/A vicinity of state Indiana 46628

5. Location of Legal Description

courthouse, registry of deeds, etc. County/City Building, Recorder's Office

street & number 227 W. Jefferson Boulevard

city, town South Bend state Indiana

6. Representation in Existing Surveys

title Indiana Historic Sites and Structures Inventory

has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records Indiana Department of Natural Resources
Division of Historic Preservation and Archaeology

city, town Indianapolis state Indiana

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input checked="" type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Although the section of the corporation herein described was built in several parts, it now comprises one large building. Buildings #1 through 4 and part of 9 and 17A were built in 1882. By 1893, numbers 7, 8, 10, 18, 19, 21, 22, 23, and part of 25 were constructed. Six years later #11 was added and in 1917, #17, 5, 22A. By the 30s, the entire square had been filled in. Except for the demolition of two chimneys, the building existed much as it is today.

The numbering system for the buildings is the same used by the company (see enclosed O'Brien Corporation map) and does not necessarily indicate the progression of building construction dates. There are no buildings numbered 34, 41, 42, 43, 44, or 45.

Buildings #1 through #4 were part of the original plant built when O'Brien moved his plant to the West Washington location in 1882. Unless otherwise specified, they are one-story, common bond, brick structures with cement floors, flat roofs, and segmentally-arched windows. The first four structures were originally constructed as a U-shaped complex, but the center of the U was eventually built in, so that the window openings of those exterior walls were bricked up and the walls now serve as interior partitions.

#1. This building, which served as the first office at the new location and is currently a laboratory, was constructed in 1882. It was built as a rectangular structure, but a north side (rear) addition put on by 1891 made it 29' square. One year later, a mansard, slate roof fenestrated by projecting, gable dormers with paired windows was added. A door and window with segmentally-arched openings were changed to two windows with flat lintels by the 30s (photo 2, copy of 1895 photo, photo 3).

#2. Part of the original 1882 factory, this building has an unusual common bond brick pattern. Every eighth row which would normally consist of a row of headers, instead alternates headers and stretchers. The windows are 2/2 with segmental arched openings and heavy metal screens and the cornice is a simple, wooden one. The 19' x 96' structure was originally a tank room and currently serves as a laboratory (photos 4 and 3 exterior, and 5, 6, and 7 interior).

#3. This building is also part of the first group of structures to be built at the West Washington location. It originally served as a tank room and is currently occupied by offices. A 19' x 61' structure, it has segmental arches over the windows and one of the original rough stone sills (photo 4). The interior of the office just south of the entrance features: window trim identical to that in the main office (see building #22); a high, molded baseboard; and a small, molded cornice (photo 8). The trim on the hall door just outside this office is simple, flat, wide molding with a cornice lintel (photo 9).

#4. A 19' x 105' structure built in 1882, this building was completely closed in by other buildings by 1899. Its first use was as a warehouse and it now serves as office space.

The following buildings, #5 through 32, are all one-story, brick structures with flat roofs, unless otherwise indicated.

#5. The southwest corner of this building had a 4' raised brick floor and served as an oil house. The rest of the structure was built by 1917 as a shipping and storage facility (64' x 76') with three rows of heavy wood piers. It is currently used for offices and an employee lunch room. Although temporary office partitions have been added, the original piers and ceiling of the space are visible (photos 10 and 11).

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1882-1970 **Builder/Architect** Various

Statement of Significance ~~(in one paragraph)~~

The O'Brien Corporation, which celebrated its 100-year anniversary in 1975, is one of the oldest major industries still existing in the South Bend area in its 19th century location. Since its founding by Patrick O'Brien, the corporation has had a significant impact on the community as a leading employer and a nationally known company. In addition, although O'Brien's has been the only major paint manufacturer in the region, it has always been in the forefront of the industry with new and innovative products. Just as the company has been an asset to the community, Patrick O'Brien, its founder, was a prominent and active citizen, as were his descendants who have continued the business to the present time. O'Brien got his start and was closely associated with the Studebaker Brothers, whose company became the largest wagon works manufacturer in the country by the late 19th century. Although other major businesses in the South Bend area, such as the Studebaker Corporation and the Oliver Chilled Plow Works, have gone out of business or been sold, the O'Brien Corporation is one of the few significant 19th-century industries in the area still in existence and still making the same line of products.

Patrick O'Brien, like many other local citizens over the years, began his employment with Studebaker, but he was also closely associated with the Studebaker family. O'Brien came to Salem, New Jersey, from Ireland with his family in 1845, and by 1856 he was an employee of the finishing department of the H. & C. Studebaker Wagon Shop in Chicago. One year later, he moved to South Bend to similar employment by the Studebaker Brothers Manufacturing Company there. His employment for them was interrupted during the Civil War when he served with the 35th Indiana Infantry, but after the war ended, he returned to the area to be promoted to head painter at Studebaker, and to marry Matilda Byerly. Four years later another promotion, to superintendent of the Finishing Department, was in store for O'Brien.

Patrick's relationship with the Studebakers was more than that of employee/employer; he was also a close personal friend. When he first worked for them, he shared a room with John M. Studebaker in the plant. Years later the Studebaker Corporation was O'Brien's first major customer, and when his paint company incorporated, the three brothers were the major shareholders in addition to O'Brien, himself. In 1876 Patrick, who enjoyed oil painting as well as mixing varnish, did a full-length oil painting of five of the brothers, which was used in the Studebaker Corporation exhibit at the 1876 Philadelphia Exposition.

In 1875 Patrick O'Brien decided to branch out on his own. At that time, varnishing, O'Brien's specialty, was an art known by few and often a matter of experimentation. He came up with a means of cutting drying time, which was normally six to seven weeks, by one week. He called his company The O'Brien Electric Priming Company, electric meaning quick.

9. Major Bibliographical References

Anderson & Cooley. South Bend and the Men Who Have Made It. South Bend: The Tribune Printing Co., 1901

10. Geographical Data

Acreage of nominated property 8

Quadrangle name South Bend West

Quadrangle scale 1:24,000

UTM References

A

1	6	5	6	0	2	2	0	4	6	1	4	0	8	0
Zone	Easting						Northing							

B

1	6	5	6	0	2	3	0	4	6	1	3	9	5	0
Zone	Easting						Northing							

C

1	6	5	5	9	9	7	0	4	6	1	3	9	4	0
Zone	Easting						Northing							

D

1	6	5	5	9	9	7	0	4	6	1	4	0	7	0
Zone	Easting						Northing							

E

Zone	Easting						Northing							

F

Zone	Easting						Northing							

G

Zone	Easting						Northing							

H

Zone	Easting						Northing							

Verbal boundary description and justification A parcel of land located within the northeast quarter of Section 10, Township 37 North, Range 2 East, beginning at the northeast corner of Lot 28, College Grove Subdivision; thence south 397.92 feet to the north right-of-way line of Washington Street; thence west along the north right-of-way line of Washington Street 814.6

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code

state	code	county	code

11. Form Prepared By

name/title Karen L. Kiemnec, Architectural Historian

organization Historic Preservation Commission date June 30, 1983

street & number 1123 County/City Building telephone 219/284-9798

city or town South Bend state Indiana 46601

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation 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.

State Historic Preservation Officer signature *J. M. Rederi*

title Indiana State Historic Preservation Officer date 10-38-83

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

Wm. D. Duke date 12/28/83
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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- #5A. An 11' x 17', one-story frame structure built by 1930 and currently part of the offices.
- #6. Constructed by the 30s, this structure is 20' x 100', two stories, and serves as a passageway.
- #7. A 29' x 32' structure, this building was completely closed in by the 30s. It was a tank room and is now a laboratory (photo 12).
- #8. This 42' x 76' structure was built in 1892 for use as a tank room. It originally had a gable roof monitor which was removed by the 30s (photo 13). The current use is as a laboratory with temporary partitions dividing the space. The north, east, and south walls are brick with bricked up segmental arched openings, since they were exterior walls of the original buildings on the site (photo 14).
- #9. A 45' square, 1882 building, this is the portion of the factory with the huge, square, 90' tall, brick chimney which identified the company for years with its large letters that read, "O'Brien Varnish Co." (photo 52). It was partially dismantled in the early 1980s and only the base remains. The building originally housed the fire pots where the varnish was cooked and currently serves as an analytical laboratory. A second story was put on part of the building east of the chimney. The structure was entirely closed in by other buildings by the 30s (photo 15).
- #10. Originally containing fire pots and later used for paint grinding, this 19' x 44' structure currently serves as a laboratory. Constructed by 1891, the windows have flat lintels and plain, projecting stone sills (photos 3 and 16).
- #11. Used for gum storage, this structure is 19' x 47' and was built by 1899. Its windows and doors have flat lintels and its current use is as a laboratory (photo 3).
- #12. A 33' x 51' structure, this building was constructed by 1897 for a cost of \$800.00. It serves as a melting room with a metal ceiling and concrete floor and is currently used for cooking varnishes.
- #13. Constructed between 1899 and 1917, this building is 32' x 90' with windows just under the eaves. Inside, between this structure and #14 is a large, brick, segmental arched opening with corbelling at the spring line of the arch (see photo 17). Originally used for storage, the building currently serves as a maintenance, millwright, and restroom area.
- #14 & 28. These two structures were built by 1917. Number 28 measures 33' x 35' and was originally a melting room with open fires for heating varnishes (see photo 18); it is the building with the wide, rectangular chimney (see photo 19). The current use is as a thermolizing and oil bodying room. Number 14 serves as a passageway between buildings 28 and 12.

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#15. A 21' x 31' building constructed by 1899, this structure is now a storage area.

#15A. A 13' x 15' metal clad lean-to. Non-contributing.

#17. Situated between the railroad tracks and buildings 9, 17A and 18, this structure was built early this century, before 1917. It is an 18' x 60' boiler house (see photo 20).

#17A. This structure measures 17' x 56' and was part of the 1882 factory complex. It had a square, brick-based chimney with a cylindrical top that was torn down by 1975; only the base remains. The current use is as wash, boiler and compressor rooms.

#18. Building #18 is a 25' x 40' structure built by 1891 as a dynamo. It is now used for a cinder and pebble room.

#19. Built in 1890 at a cost of \$2,500, this structure is unique to the factory complex in many ways. It is the only 3-story structure (with a fourth floor attic story) and the only slate, gable-roofed building. Its new windows are topped by original segmental arched lintels. Original uses included sacking, pressing and grinding, in addition to use as a linseed oil mill. Currently, it is used for filling, mill loading, grinding, mixing, and storage. The building's dimensions are 40' x 75' (see photos 21 and 20).

#19F. Behind (north of) building #19 is a 14' square, brick and concrete elevator and tank tower built by 1930. Its square base is brick and top cylindrical section is concrete (center of photo 19).

#20. This concrete block building was constructed in the 1960s. Non-contributing.

#21. A building project of 1892 along with #22 and #23, this structure is 24' x 83'. Although originally used for a linseed oil warehouse, it is currently used for offices and a hand labeling area.

#22 & 22A. This 24' x 40' building was constructed in 1892 as the second office (#1 had been the office previously) and has continued in that use to the present time. The windows, in bays of two or three, flanked by brick piers, are topped by segmental arches. The building is further embellished by a denticulated brick cornice (see photo 4). The original interior features include matchstick wainscot paneling with a three dimensional chair rail and wide, symmetrically-molded door trim with corner blocks and bullseyes (see photos 22 and 23). There are also blocks with bullseyes at the chair rail level on the door trim (photo 24). In addition, one of the early ceiling fans is extant (photo 25). The 13' x 16' vault constructed between 1900 and 1917 has a heavy metal door (photo 26) with delicate painted tracery on the interior and the inscription, "Donnell Safe Co. of Chicago."

#23. This 1892, 24' x 37' building was originally a horse shed and is now part of the office. It has the same exterior features as #22 (photo 27). One of the executive offices retains its original features which include a molded chair rail, architrave window molding, and a high baseboard (photo 28).

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#24 & 26. Both built by the 30s, #24 measures 33' x 31', while #26 is 18' x 33'. The former is used for restrooms and storage and the latter for offices.

#25. A 16' x 57' facility, this part of the complex comprises the entrance, reception area, and rest rooms. The portion between buildings #22 and 3 was built by 1899 and the western portion was built by 1917. The space is fenestrated by a skylight (see photo 29).

#27. A one-story, frame, 8' x 11' shed roofed structure used for a pump house and storage, it was probably built in the mid-20th century. Non-contributing.

#29. Built by 1917, this 30' x 20' structure was originally used for storage. Part of it was torn down when #51-52-53 was built in 1947. It is currently used for oil storage (photo 30).

#30A. Number 30A is only an exterior, brick (on O'Brien Street), connecting wall between #30 and #51 (see photo 31). The space inside the wall between the two buildings is used for varnish kettle thinning. It was built between 1917 and 1930.

#30 & 30½. Built in 1910, these two structures are each 31' x 32', with slightly pitched gable roofs trimmed by a corbelled cornice. Two segmental arched openings on O'Brien Street have been bricked up. Building #30½ was originally used for a filter room and is currently a clarifying room, while #30 was for reducing and is now for varnish thinning (photo 32).

#31. This 1910, 32' x 91' building has always been used for storage tanks which sit on low brick shelves. It has a slightly pitched gable roof and interior doorways topped by segmental arches (photo 32).

#31A. An addition to Building #31 put on after 1930 that is 6' x 48', one story, and of frame construction. It is used as a pump house. Non-contributing.

#32. Except for its size, 38' x 83', and construction date, 1912, building #32 is just like #31 in its use, and exterior and interior architecture (photos 32 and 33).

#33. A one-story, gable roofed, steel building, this structure serves as a storage space. It was constructed about 1941 and has industrial type windows (photo 34). Non-Contributing.

#33C. A lean-to constructed of a metal corrugated roof with a small metal shed next to it. Both were constructed in the mid-20th century. Non-contributing.

#35. A 40' x 112', two-story, brick building which was constructed around the turn of the century, it has segmental arched openings and a flat roof (photo 13). The interior has one of the original line shafts along the ceiling, as well as the heavy, wood pier supports (photos 35 and 36; photo 37 is a copy of a 1920 photo of the space). The building has always served as the lacquer department.

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#35A. A two-story, frame, metal-clad addition to building #35 used for unloading and storage. It has a boxed cornice and cornerboards (photo 38 in the center, behind #50). It was built between 1900 and 1930.

#39. A 31' x 21', one-story, concrete, flat-roofed structure for lacquer storage solvent tanks, built in the mid 1900s. Non-contributing.

#40. This structure is an 11' x 62', one-story, brick test laboratory built by the 30s (photo 3).

#46-47-48. A 93' x 120', two-story, brick building, this structure was built in 1941. It has industrial type windows and large, chamfered wooden pier supports inside. Uses include roller milling, filling, receiving, mixing, and storage of raw materials (photo 39). Non-contributing.

#50. Built between 1930 and 1941, this 46' x 36' structure is one-story and made of steel and metal. It is used for storage (photo 38).

#51-52-53. Constructed in 1947, building 51 is a three-story brick and concrete structure containing storage, a set kettle room, and a kettle control room. It is 53' x 103' with 5,400 square feet on each floor. The three walls which face into the factory area are concrete framed with concrete square bays on each floor, while the bays of the west wall on O'Brien Street are faced with brick. Windows are the industrial, awning type (photo 40). Non-contributing.

#55 & 55A. A two-story, mid-20th century, concrete block building which houses reactors. Non-contributing.

#60. This structure is a one-story warehouse called a tilt-up building. A concrete slab was made on the ground and then tilted up. Its dimensions are 96' x 153' and it was built in 1952 (photo 41). Non-contributing.

#61. A 157' x 190', brick and concrete, one-story warehouse built in 1957. The architect was Roy A Worden (photos 42 and 43). Non-contributing.

#62 & 63. A 97' x 103', two-story, concrete and brick, flat-roofed building used for storage. It was designed by Roy A Worden and built in 1957. Non-contributing.

#64. The latest building, which was constructed in 1970, has 38,000 square feet and is used as a warehouse (photos 44 and 43). Non-contributing.

Tanks. Steel storage tanks built after 1961. Non-contributing.

#M. A steel oil tank. Non-contributing.

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On April 4, 1876, a patent was granted for "the improvement in the process of preparing the surface of woodwork for carriages," and the following year a trademark for the Electric Priming of Paint was granted. By 1877, sales were national, including business in cities such as Cleveland, Chicago, Cincinnati, New York, and St. Louis. Three years after its founding, on May 31, 1878, with a capital of \$20,000, the company incorporated.

Patrick O'Brien's early operation expanded so quickly that within seven years of founding the company, he had to move to a new location with more room for expansion. He chose the present site at 2001 West Washington Street, "way out in the country," as it was described at the time, and the company has resided there for 101 years. Between 1882 and 1885, he built a U-shaped building, still extant, that included tank rooms, a warehouse, and an office, and a large brick structure with fire pots for heating the linseed oil.

In 1891, when the company employed 20 hands, a linseed oil mill was erected with a capacity for crushing 225,000 bushels of flax seed per year. At that time, 5,000 tons of oil cake were annually being shipped to Europe. Sales had reached \$311,063 by 1909 and in 1929, they had risen to over \$1.5 million. The corporation even managed to weather the Depression with 1932 annual sales of \$500,000.

By the turn of the century, about 12 new buildings had been added to house paint grinding, cake storage, an oil house, a cooper shop, a barrel shed, a laboratory, and a new, expanded office still used today in that capacity. Also during that time, a four-story, brick, slate-roofed linseed mill was constructed. During the first two decades of the new century, the company grew to encompass the property west to O'Brien Street and north to Orange Street, with approximately 14 new structures. Other 20th-century building periods were 1941, 1947, the 50s, and the latest addition, Building #64, a warehouse constructed in 1970. The corporation currently occupies about four square city blocks.

The majority of the original buildings which Patrick O'Brien had built are still extant although, in some cases, they are completely surrounded by later structures. The early buildings represent typical factory construction of the late 19th century in that they are built of brick and concrete with flat roofs and are very utilitarian in style, with the only embellishments being segmentally-arched window heads. Slightly more decorative, both on the interior and exterior, are the office buildings, built about 1892 and currently in the same use. They feature corbelled brick cornices and brick piers on the exterior, and elaborate window and door trim and wainscot paneling on the interior.

Over the company's 108-year history, the ingenuity and inventiveness of Patrick O'Brien has been continued. Patrick started out with his electric primer for carriages, which he applied hot so that it would dry more quickly, but quickly branched out to include railway varnishes and japans, as well as an expanded line for wagons and carriages. In 1887 he produced his first consumer product, a hardwood floor finish, which later grew to encompass a line of interior and cabinet finishes, a finish for exterior wood, a surfacer and a paste filler. Two later significant products to be developed were the Flexico in 1903, first marketed as South Bend Enamel, and Liquid Velvet, a paint line

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still being produced which was one of the first ready-to-use interior flat wall paints. (Previously paints had been mixed on the job by a Master Painter). During the Great Depression, Thermolyzed Tung Oil paint, or "T.T.O.," was developed and, although it required subsequent modifications, it was one of the toughest, longest-wearing paints of its type ever made.

Patrick O'Brien was not only a business leader in the community, but also a prominent citizen in government and social areas. He was appointed to an advisory committee to represent the interests of the people in the erection of the "new" courthouse in 1893; he was a trustee of the South Bend Water Works for three terms; and he served on the City Council from 1887 to 1906. In addition, he was appointed by two of Indiana's governors to serve on the Indiana State Prison Board of Control. As one of the founders of the Indiana Club, he was also elected its first president in 1892.

Patrick's sons, George L. and William D., who later became the Corporation secretary/treasurer and president, respectively, followed in their father's footsteps. Both were active in civic and social organizations in the area such as the Board of Control of the Tuberculosis Hospital, the Indiana Club, and the Knights of Columbus. Another significant fact about the corporation is that 108 years after its founding, it is still associated with the same family. The current Chairman of the Board is Jerome J. Crowley, the grandson of Patrick.

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Building permits from the City Clerk's Office granted to O'Brien Varnish Co.
1890 through 1919.

Esary, Logan. History of Indiana from Its Exploration to 1922. Volume III: An
Account of St. Joseph County from Its Origin. Ed. John B. Stoll. Dayton, Ohio:
Dayton Historical Publishing Company, 1922.

Insurance Maps of South Bend, Indiana, St. Joseph County. New York: Sanborn Perris
Map Co. Limited, 1885, 1891, 1893, 1899, 1917.

One Hundred Year Anniversary The O'Brien Corporation 1875-1975. Published 1975.

Out of the Kettle. Vol. 1, No. 1, South Bend: The O'Brien Varnish Company, Summer, 1910.

South Bend Tribune . September 10, 1921, p. 11.

South Bend World Famed . 1922, rpt. Unigraphics, Inc., 1979.

Why Architects Specify O'Brien's Liquid Velvet. The O'Brien Varnish Company
promotional brochure, c.1915.

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feet to the east right-of-way line of O'Brien Street; thence north 397 feet to the south right-of-way line of Orange Street; thence east 814.5 feet along the south right-of-way line of Orange Street to the point of beginning.