

2-19-74

110013662

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	
COUNTY:	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	AUG 28 1973

1. NAME

COMMON: **BEIGER HOME**

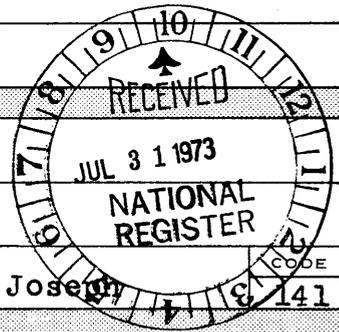
AND/OR HISTORIC: **Martin V. & Susie H. Beiger home**

2. LOCATION

STREET AND NUMBER: **317 Lincolnway East**

CITY OR TOWN: **Mishawaka**

STATE: **Indiana . 46544** CODE: **18** COUNTY: **St. Joseph** CODE: **141**



3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Public <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify)	<u>In trust;</u>
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		<u>now unoccupied; being phased</u>
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		<u>once elderly housing. out.</u>

4. OWNER OF PROPERTY

OWNER'S NAME: **Beiger Trust**

1st National Bank of Mishawaka - Mr. John M. DiGann. Trust Officer

STREET AND NUMBER: **101 Lincolnway East**

CITY OR TOWN: **Mishawaka** STATE: **Indiana . 46544** CODE: **18**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: **Recorder's Office . St. Joseph County-City Building**

STREET AND NUMBER: **South Bend . 46601**

CITY OR TOWN: **South Bend . 46601** STATE: **Indiana** CODE: **18**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: **Topographic Maps of Mishawaka, Indiana WPA of St. Frank J. Miller . City Engineer Joseph County**

DATE OF SURVEY: **1940** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: **City Engineer's Office Mishawaka City Hall**

STREET AND NUMBER: **East First Street**

CITY OR TOWN: **Mishawaka** STATE: **Indiana . 46544** CODE: **18**

SEE INSTRUCTIONS

STATE: **Indiana**

COUNTY: **St. Joseph**

ENTRY NUMBER: **28662**

DATE: **28 1973**

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One) Basically			(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 present appearance, except for patina of age and the over-abundance of vines and planting, shows little change from its original neo-classical character. On the exterior, the rusticated limestone walls, fluted stone columns, tile roof, elaborate wood cornices, and exterior copper flashing and metal work have all weathered well. With few exceptions, it is structurally sound and rests firmly on heavy poured concrete foundation walls. The interior is in "mint" condition.

The rather limited corner site is bounded on the north and east by two major streets. The building is roughly 98 ft. wide by 116 ft. long and 44 ft. high. It faces north. Wide flaring stone steps lead to a projecting two-story Corinthian columned stone porch, flanked by one-story wings, framing the main entrance. The wood balustrade which formerly crowned this axial feature has been removed. It is the most noticeable change from the building's original appearance and should be rebuilt. A porte-cochere with crescent access drive to the adjacent street serves a secondary entrance on the east elevation. A small but heavy rear porch centers on the south elevation, while a two-story solarium projects from the west elevation. The aggressive upward thrust and large scale of the residence is muted and contained by the massive hip roofs of red Spanish tile with their projecting dormers, many showing arched cornices over semi-circular windows. Rectangular window openings are capped by deep stone lintels with keystones; windows are mostly double hung of clear plate glass, except that entrances and feature windows are leaded-and-stained glass.

The interior is rich in mahogany, oak, bird's eye maple, and other hardwoods; all woodwork is finely crafted and in excellent shape; parqueted floors; walls with original tapestries and stenciled fabrics; baths with vintage porcelain fixtures and delicately patterned and tinted ceramic walls and floors; most of the original light fixtures, some Tiffany, are intact. A large central stair hall with adjoining elevator shaft (never used); a dual-operation pipe organ; large fireplaces with carved mantels; a third floor ballroom. The whole interior layout, while a bit formidable in scale, functions well and provides good circulation and access to all areas.

In summary, the Beiger residence is: well-designed, both architecturally and structurally; its materials are the best; its craftsmanship is of high order; and despite a cold, ostentatious formality, it works; and it has served well the purpose for which it was built. Today, its mellowing age surrounds the home with a nostalgic aura of times past to give it a warmth transcending any bare stick-and-stones appraisal.

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

1903-1909

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 checked="" type="checkbox"/> Historic | <input checked="" type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input 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 true significance of this threatened Beiger Home is its prototypical symbolism. It typifies and is an excellent example of turn-of-the-century affluence on conspicuous display in the small city manner of the American midlands.

Mr. M.V. Beiger was a founder and first president of a frontier company making an all-knit wool boot product, which developed into one of the nation's largest rubber footwear operations, Ball Band. Two Studebaker brothers of pioneer wagon and later auto fame served on its 5-member Board of Directors. Eventually, the company was to become a key part of the U.S. Rubber Company which is now the great UniRoyal industrial complex.

With rapidly increasing personal wealth coupled with wifely pressures to openly display it, the time-honored predilection towards cultural and material acquisition resulted in extensive world travels by the Beigers to collect objects of art and furnishings for a planned palatial establishment. Construction of the home began in 1903; was completed in 1909. Ironically, Mr. Beiger died in 1903; his wife became sole owner and resident until her death in 1927, when the home became a trust-operated residence for the elderly, and so continued until 1967 when operations ceased for financial reasons.

The hulking size of the home with its many large and small classic Corinthian columns, the heavy rusticated stone walls, and the colorful red tile roof combine to form an overpowering structure which dominates the local scene to this day. As the largest and most widely known residence in the area, this building is a true landmark and the literal cornerstone of a community which has all too few examples of similar caliber. With its location in the nation's heartland, its impressive architecture, and its importance as a story-book but fast vanishing incarnation of the average American's idea of what an old-time tycoon's private "pad" should look like, it deserves a place in the National Register. As British Professor of Environics Patrick J. Horsbrugh of nearby University of Notre Dame has stated: "This house (Beiger Home) is exceptional . . . by any standards. To allow it to be destroyed would be to pay an historic sacrifice and price."

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Timothy Edward Howard, "A History of St. Joseph County, Indiana" (Chicago-New York, The Lewis Publishing Co., 1907), 790-791;
2. The South Bend Tribune, many articles from 1870's to date, most recently, 3 May 1964, 20 June, 29 Sep, 2 Oct, 1972, 18 Feb, 29 Apr, 20, 28 May, 10, 18, 20, 27 June 1973;
3. The Mishawaka Enterprise (-Record), from 1870's to date, most recently, 17 May, 30 June 1973.

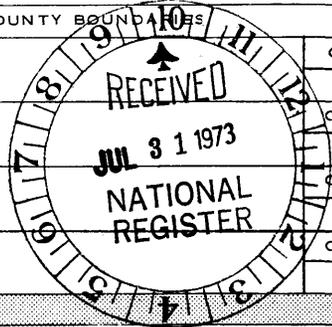
10. GEOGRAPHICAL DATA

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
NW	°	'	"	°	'	"	41	39	40
NE	°	'	"	°	'	"	86	10	40
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **.546 acre**

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

STATE:	CODE	COUNTY	CODE



NO UTM
CX

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: **Paul Frank Jernegan, FAIA . Architect-Planner**

ORGANIZATION **Offices of** (for: **Southhold Restorations, Inc.**) DATE **30 June 1973**
(Mishawaka Division)

STREET AND NUMBER: **(Mish.Off.)223 Lincolnway East** (Chi.Off.) **6 N. Michigan Avenue Chicago, Illinois.60602**

CITY OR TOWN: **Mishawaka** STATE **Indiana . 46544** 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 P. Poland*
 Title **Indiana State Liaison Officer**
 Date **July 26, 1973**

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

Robert M. Utley
 Chief, Office of Archeology and Historic Preservation

Date *8/28/73*

ATTEST:
[Signature]
 Keeper of The National Register
 Date *8/22/73*