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United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: H. & A. Selmer Inc. Factory

Other names/site number: Selmer Factory

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1119 North Main Street

City or town: Elkhart State: Indiana County: Elkhart

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ National ___ Statewide X Local

Applicable National Register Criteria:

XA ___B ___C ___D

<i>Assistant Director of Pres. Services</i>	
<i>[Signature]</i>	<i>7.19.2018</i>
Signature of certifying official/Title:	Date
<u>Indiana DNR-Division of Historic Preservation and Archaeology</u>	
State or Federal agency/bureau or Tribal Government	

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:)


Signature of the Keeper

9-4-2018
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

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Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>3</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Industry/Processing/Extraction

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Current Functions

(Enter categories from instructions.)

Domestic: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century American Movements

Materials: (enter categories from instructions.)

foundation: Concrete
walls: Brick, Stone
roof: Concrete
other: Metal, Wood, Terra Cotta

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The H. & A. Selmer Inc. Factory (hereafter referred to as the “Selmer Factory”) is located at 1119 North Main Street, approximately one mile north of the center of downtown Elkhart, Indiana. The building served as the headquarters and primary manufacturing facility for H. & A. Selmer

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Incorporated (reorganized as Conn-Selmer in 2003) from 1927 until 2004, when the factory closed. The Selmer Factory was constructed in two stages. The original 1917 building, which comprises the eastern third of the existing factory and features a wood post and beam structural system with load-bearing masonry walls and concrete flooring, was built by the Crow-Elkhart Motor Company to house a service station, showroom, and offices. H. & A. Selmer Incorporated purchased the original building in 1927 and in circa 1965 constructed a large two-story rear addition (steel truss system with masonry exterior walls) that tripled the size of the building. A later one- and two-story concrete-block loading dock addition is near the center of the south elevation, where the 1917 building and the c. 1965 addition meet. The building's main pedestrian entrance is located along the primary east façade facing North Main Street. Secondary pedestrian and vehicular entrances are located along the north, west, and south elevations. Loading docks are located at the south end of the west elevation and on the west wall of the concrete-block addition.

After Selmer Inc. closed in 2004, the former factory was purchased by the Commonwealth Development Corporation in 2016. The building underwent a renovation completed in summer 2018 for a new use as affordable senior housing (henceforth called the "2018 rehabilitation"). The 2018 rehabilitation was undertaken with the use of federal historic rehabilitation tax credits, requiring the oversight of reviewers at the Indiana Division of Historic Preservation and Archaeology and the National Park Service, and adherence to the Secretary of the Interior's Standards for Rehabilitation.

As of summer 2018, the Selmer, Inc. Factory operates as an affordable senior housing facility and retains its significant historic interior and exterior features.

Narrative Description

Site and Setting

The Selmer Factory is located approximately one mile north of the historic center of downtown Elkhart and approximately half a mile north of the St. Joseph and Elkhart Rivers. The building is set along the lot line on the north and east sides, with paved parking areas and driveways extending along the south and west ends of the lot. The rear west parking area was reconfigured as part of the 2018 rehabilitation to house three garage units arranged in two parallel rows from north to south along the western edge of the site (3 non-contributing buildings). These garages have fiber cement siding with overhead steel doors. A dumpster enclosure is located adjacent to the garages (1 non-contributing structure).

Across Main Street to the east of the Selmer Factory is the former Crow Elkhart Motor Company factory, which operated as the manufacturing facility for Crow-Elkhart between 1909 and 1924. South of the Selmer Factory is a large parcel of open space occupied by the Wellfield Botanic Gardens. A spur of the Cleveland, Cincinnati, Chicago and St. Louis Railway historically

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extended along the south end of the parcel and connected to the Crow-Elkhart factory across the street. North and west of the Selmer Factory are residential neighborhoods.

Later in Selmer's occupancy of the site, the Selmer parcel expanded to include the former railroad right-of-way to the south of the building, extending the southwest end of the parcel west toward Christiana Creek. Though the east end of this parcel addition was improved by Selmer and used by the company for a loading area and secondary access to their west loading and parking area, the west end of this parcel addition remained undeveloped and unused by the Selmer company.

Exterior

The Selmer Factory is roughly trapezoidal in overall shape and footprint with an irregular, stepped south elevation. The east and west facades run north-south, perpendicular to Main Street, while the north elevation is angled to follow the line of Simonton Street. The primary east elevation of the building is clad with red brick in running bond with a stone water table. The secondary elevations of the 1917 building and all elevations of the 1965 addition are common brick laid in common bond. The small loading addition on the south side of the building is painted concrete block. The roof is flat, with masonry parapets.

East Elevation (North Main Street)

The building's primary façade fronts onto North Main Street and contains the building's main pedestrian entrance (photo 0001). The façade is two stories in height, approximately seven bays wide and clad in red brick laid in a running bond. The entrance is centered on the east façade and set within a recessed masonry opening framed with stone quoin detailing. A small flight of steps leads to the door, which is a non-historic metal and glass assembly with sidelights and transom. The first story is regularly fenestrated with large rectangular window openings. The openings are infilled with glass block. A simple stone belt course visually separates the first and second stories. The second story is regularly fenestrated with pairs of replacement one-over-one windows set within the original window openings. The window openings feature stone sills and a continuous brick soldier course lintel. Above the second story, the brick parapet is stepped at the center and at the north and south ends and capped with stone. Geometric stone details accentuate the stepped parapet.

North Elevation (West Simonton Street)

The building's north elevation is also two stories in height, regularly fenestrated, and clad in brick. The north elevation of the 1917 building is nine bays long (photo 0003). Window openings on this elevation feature concrete sills and brick triple-header coursed segmental arches. On the first story, the window openings in the northernmost bays house replacement windows installed during rehabilitation. In the third bay from the east end, the window opening was bricked in by Selmer sometime between 1927 and 1936, and a pedestrian entrance installed (photo 0002). The entrance features a segmental arched opening and houses a hollow aluminum door with glass inserts in the top panel. On the west half of the first story, single hung, aluminum framed, windows are housed in existing window openings. The sixth and ninth bays house historic vehicular entrances, which

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are most likely original entrances to the Crow-Elkhart Motor Company's service station. These entrances house aluminum and glass storefront type windows that were installed during the 2018 rehabilitation (photo 0004). The second story of the 1917 building's north elevation is regularly fenestrated with segmental arched window openings. These windows are also infilled with groupings of aluminum framed, single hung, one-over-one windows installed in 2018.

The c. 1965 brick addition extends west from the west end of the 1917 building (photo 0003). The north elevation of the addition is 18 bays long, clad in a light peach/tan common brick, and regularly fenestrated with replacement 12-pane aluminum framed windows with operable center hoppers that closely match the original steel framed windows found on the building prior to the 2018 rehabilitation. The addition is slightly shorter than the 1917 building, although it is also two stories in height. The parapet on the addition is capped with terra cotta coping tiles. A recessed pedestrian entrance is located near the center of the addition's north elevation. It features an aluminum and glass entry door installed in 2018.

West Elevation

The west elevation of the c. 1965 addition is 14 bays long and very similar in materials and detailing to the addition's north elevation (photo 0005). The elevation is clad in light peach/tan common brick and regularly fenestrated with replacement 12-pane aluminum framed windows with operable center hoppers that closely match the original steel framed windows found on the building prior to the 2018 rehabilitation. The first story also houses an unadorned pedestrian entrance near the north end and a loading dock with three loading entrances on the south end, which were converted during the 2018 rehabilitation to large window openings with aluminum storefront window units. A 1965 concrete drive to a former loading dock was removed as part of the rehabilitation, leaving only a frame of concrete retaining walls. A garden with raised planting beds is located next to the former ramp.

South Elevation

Moving east to west, the south elevation of the 1917 building is 10 bays long and regularly fenestrated with segmental arched window openings housing aluminum frame, one-over-one sash windows installed during the 2018 rehabilitation (photo 0007). Also, a single former doorway houses an aluminum and glass storefront type window installed in 2018. At the east end of the elevation, a painted sign at the parapet reads "Selmer." At the southwest corner of the 1917 building, a portion of the original west elevation is visible. The common brick wall angles west, and a single window opening at the second floor is visible.

Just west of the original building, a two-story concrete block structure projects from the c. 1965 addition. Although the wall material is different, the structure is regularly fenestrated with replacement 12-pane aluminum framed windows with operable center hoppers that match those found on the c.1965 addition. A one-story concrete block loading dock, which appears to be a later addition, extends from the west side of the two-story concrete block structure and connects on the north to the c. 1965 addition. A former loading entrance houses an aluminum and glass storefront type window installed during the 2018 rehabilitation. The 16-bay south elevation of the

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c. 1965 addition is consistent in materials, fenestration, and detailing to the west and north elevations (photo 0006).

Interior

Typical of early 20th-century industrial buildings, the Selmer Factory historically had largely open interior spaces with little ornamentation. The Selmer Factory interior was converted to affordable senior housing in 2018, with new apartments constructed along the north and south sides of the building, connected by wide double loaded corridors. Structural systems and outer masonry walls are largely exposed. Floors are primarily of concrete on the first floor and wood on the second floor. The apartment units feature drywall partitions, open kitchens, and enclosed bedrooms and bathrooms. Original hardwood floors, exposed masonry, and plaster walls were retained throughout the interior.

The Selmer Factory retains one elevator from 1965 and an elevator installed at the center of the 1965 building during the 2018 rehabilitation. A former freight elevator was removed and its location replaced with storage closets on each level. The building also retains three stairs in their historic locations: a decorative wood stair with wood railings at the 1917 building's north entrance; a highly utilitarian wood stair at the 1917 building's original southwest loading entrance; and a utilitarian concrete stair at the center north end of the c.1965 addition. The stairwells are enclosed and are accessed by fire rated doors installed during the 2018 rehabilitation.

A small basement beneath the 1917 building remains. All other portions of the building do not have basements.

The first floor was historically divided into several large work spaces with smaller rooms at the periphery. The 2018 rehabilitation reconfigured the space with a bisecting double loaded corridor that runs the length of the building, parallel to the north elevation. Common spaces and corridors retain exposed wood or metal columns, concrete floors, masonry and plaster walls, and exposed ceilings. All units have floor to ceiling partitions to delineate units and individual unit living spaces. Unit flooring consists of carpeted bedrooms, bathrooms are tiled, and kitchens, dining rooms, and living rooms have with vinyl tile. Walls in most units are plaster, but exposed existing plaster and masonry exterior walls remain. Windows feature original or matching original wood trim. Unit ceilings have exposed original plaster or ceiling structure, with dropped ceilings in bathroom areas.

The first floor's primary space – Selmer's former entry/office space at the east end of the building, remains open and retains its original offices.

The second floor is similar in layout to the first floor with a double loaded bisecting corridor that runs the length of the building. Some vestiges of the historic offices (perhaps from the Crow-Elkhart Motor Company era) remain on the second floor of the 1917 building, including doors with transoms and a brick fireplace in the northeast corner. Second floor common spaces and corridors feature exposed wood floors, exposed wood or metal columns and masonry or plaster

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exterior walls, and ceilings with exposed structure. Unit floors consist of carpeted bedrooms, tiled bathrooms, and exposed wood tongue and groove flooring in the kitchen, dining, and living room areas. Exposed existing plaster and masonry exterior walls remain. Windows feature original or matching original wood trim. Unit ceilings have exposed original plaster or ceiling structure, with dropped ceilings in bathroom areas.

Integrity

The Selmer Factory retains good exterior and interior historic integrity... It retains its historic site and most of its historic setting; new parking areas and garages west of the building are set apart from the factory and do not impact its historic character. The building retains its original massing and historic brick masonry facades. The main entrance remains and features a replacement doorway, while former vehicular entrances have been retained and converted to windows. The building retains its original exterior fenestration pattern; deteriorated original steel framed windows have been replaced in kind, while other non-historic windows have been replaced with one over one sash windows. These changes do not impact the building's historic character.

The building's interior continues to display typical hallmarks of industrial buildings, with exposed structure and utilitarian spaces, along with elements of the historic offices spaces on the second floor. These features remain visible despite the addition of apartment units on each floor. Three original stairs and the 1965 elevator remain intact. The building's historic 1st and 2nd floor office spaces remain intact.

Overall, the Selmer Factory, with its historic exterior appearance and interior industrial character, retains sufficient integrity of location, setting, design, workmanship, details, feeling and association to convey its significance under National Register Criterion A for Industry as a locally-significant instrument factory and dealership owned and operated by H. & A. Selmer Incorporated, a nationally-prominent dealer and manufacturer of musical instruments.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.
- E.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Industry

Period of Significance

1927-1968

Significant Dates

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Period of Significance (justification)

The period of significance for the Selmer Factory begins in 1927, the date when H. & A. Selmer Incorporated first moved into the building, and ends in 1968, the fifty-year cut-off for National Register listing. This period encompasses the time during which H. & A. Selmer transformed itself from a small distributor and producer of fine professional instruments into a giant of musical instrument manufacturing. Although the Selmer Factory continued to produce flutes, clarinets, oboes and bassoons under the Selmer brand until 2004, H. & A. Selmer Incorporated moved its corporate offices in the late 1960s to an industrial park approximately 2.5 miles east of downtown Elkhart.

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Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The H. & A. Selmer Inc. Factory Building, located at 1119 North Main Street in Elkhart, Indiana, is locally significant under National Register Criterion A for Industry as the headquarters and primary manufacturing facility for H. & A. Selmer Incorporated, a nationally-important musical instrument manufacturer and distributor that expanded during the post-World War II period to become one of the largest manufacturers of band instruments in the world.

Elkhart first became a leader in musical instrument manufacturing during the late 19th century, when entrepreneur Chares Gerard Conn began operation of what would become the world's largest musical instrument factory by the turn of the century. Conn's success spawned a slew of local competitors and attracted hundreds of skilled craftsmen to Elkhart. By the time H. & A. Selmer established its first office in Elkhart in 1927, the city was the acknowledged "Band Instrument Capital of The World," with ten manufacturers employing over 2,500 craftsmen. Although locals poked fun at Selmer's initially modest operations, by the late 1960s the company had acquired many of the country's prominent instrument producers and developed a strong presence in both professional and student music circles.¹

The Selmer Factory was originally constructed by the Crow-Elkhart Motor Company in 1917. Crow-Elkhart's large automobile manufacturing facility, which the company purchased in 1909, stood across the street at 1120 North Main Street, and Crow-Elkhart built the two-story brick structure at 1119 North Main Street to serve as its service station and showroom with second-floor offices. By 1924, Crow-Elkhart was dissolved and the building stood vacant.²

In 1927, George Bundy, president of H. & A. Selmer Incorporated, moved his growing musical instrument company from New York City to the former Crow-Elkhart showroom building in Elkhart, Indiana to draw on the large pool of skilled instrument workers that were concentrated in the city. H. & A. Selmer was initially founded to serve as the U. S. distributor of high quality clarinets, clarinet reeds and mouthpieces produced in France by musician and craftsman Henri Selmer. Selmer's clarinets were coveted by professional musicians in orchestras and symphonies across the United States, and popular musicians such as Benny Goodman and Artie Shaw endorsed Selmer instruments. H. & A. Selmer expanded quickly during the 1920s and 1930s into the

¹ Elkhart City Directory, 1928. Dean McMakin, *Musical Instrument Manufacturing in Elkhart, IN*. unpublished typescript available at the Elkhart County Historical Society (hereafter cited as "McMakin").

² Sanborn Fire Insurance Company Maps, 1910, 1917, 1927. Elkhart City Directories, 1900-1930.

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manufacture of a variety of musical instruments, including flutes, saxophones, and trumpets. During the 1950s and 1960s, the company grew into one of the largest musical instrument manufacturing concerns in the country by acquiring other companies and by developing new affordable band instruments geared toward students and music education programs.³

Today, the Selmer Factory is one of the few remaining physical reminders of the city's most important industry and best illustrates the company's importance to the continued success of musical instrument manufacturing in Elkhart during the last half of the 20th century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Selmer Factory is located in Elkhart, a city of slightly more than 50,000 as of the 2010 United States Census and located approximately 15 miles east of South Bend on the northern edge of Indiana. The city is situated on land that was inhabited primarily by Ottawa, Chippewa, and Potawatomi Indian tribes through the early 1800s. In 1831, Dr. Havilah Beardsley from Ohio purchase one square mile of land from Potawatomi Chief Pierre Moran to establish the town of Elkhart. The arrival of the Michigan Southern & Northern Indiana Railroad in 1851 prompted rapid population growth, and on September 7, 1858, the town of Elkhart was incorporated. The railroad continued to be the primary economic engine through the late 1800s, leading to the construction of machine shops, foundries, repair shops and blacksmith shops.⁴

Between 1860 and 1890, the population of Elkhart rose from 1,500 to over 11,000. In 1875, the townspeople voted to change the status of Elkhart from a town to a city, and Henry C. Wright was elected as the city's first mayor.⁵ Industry in the city was scattered in pockets along the rail lines around the developing downtown. Prominent industrial concerns in Elkhart during the late 19th century included the Harvest Queen Flour Mill and the Burrell Morgan Flour and Feed Mill (both no longer extant), The Elkhart Baking Company (at 1315 Princeton Avenue), and the Miles Medical Company, which introduced Alka-Seltzer in 1931 and occupied a large four-story building at Main and Franklin Streets known as Miles Laboratories (demolished).⁶

By far the most important industrial concern to be established in Elkhart during the late 1800s was the C. G. Conn Band Instrument Company, founded in 1873 by local entrepreneur Charles Gerard Conn. Conn, a grocer and baker who played cornet in the local community band, developed and patented his design for a rubber cornet mouthpiece and began producing cornets in 1877. Conn imported French clarinets and flutes, introduced the first American-made saxophone in 1888, and produced the first bell-up sousaphone in 1898. By 1905, the company was the world's largest manufacturer of musical instruments, producing a full line of woodwind, brass and percussion

³ McMakin. Friedland, Sherman. "Selmer Manufacturing History," March 20, 2010, www.clarinetPages.net/clarinet-history/selmer-company, accessed September 1, 2015.

⁴ Wenger, Amy Lant Wenger, *Elkhart, Indiana* (Charleston, SC: Arcadia Publishing, 2002), 8-11.

⁵ Wenger, 11.

⁶ Wenger, 25, 39, 77.

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instruments, as well as violins, mandolins and portable reed organs. Conn, a colorful personality, also served as mayor of Elkhart in the early 1880s, was elected to the United States Congress in 1892 as a Representative of the 13th District of Indiana, and founded the city's main newspaper, the Elkhart Daily Truth, in 1889. In 1910, Conn began work on its third factory building in Elkhart, at the corner of East Beardsley and Conn Avenues. Once completed, the factory was one of the largest industrial complexes in the city. In 1915, after a series of bad investments and a costly lawsuit, Charles Conn sold all of his holdings in the company to a group of investors led by astute businessman Carl D. Greenleaf, who would serve as president of C. G. Conn until 1949.⁷

Conn's success spawned many competitors and made Elkhart a thriving center of musical instrument production. A good number of Conn employees left the firm to start their own musical instrument companies in Elkhart, which merged and broke apart with great frequency through the early 1900s. Ferdinand A. Buescher founded the Buescher Band Instrument in 1894 and built a two-story factory at 1120 North Main Street that would later become the Crow-Elkhart Motor Company Factory. In 1905, Conn employee Henry Charles Martin founded the Martin Band Instrument Company, which produced trumpets and trombones. In 1923 Buescher President Andrew Hubble Beardsley and C. G. Conn president Carl Greenleaf founded the Elkhart Band Instrument Company, which merged with Buescher in 1928. The Pan-American Band Instrument Company formed in 1926 and was absorbed by Conn in 1928. The W. T. Armstrong Company, founded in 1931, produced flutes and piccolos.⁸

By 1927, when George Bundy decided to move H. & A. Selmer's distribution and manufacturing operations from New York to Elkhart, the city's instrument manufacturers were producing \$7.5 million worth of musical instruments annually. The 1928 Elkhart City Directory boasted that Elkhart was "the acknowledged band instrument center of all the word" employing "an army of nearly 2,500 craftsman" with payroll exceeding \$2.8 million a year.⁹

Developmental History/Additional historic context information

The story of H. & A. Selmer, Incorporated began in France with brothers Henri and Alexandre Selmer, accomplished clarinetists who studied at the Paris Conservatory in the late 1800s. In 1885, Henri began handcrafting clarinet reeds and mouthpieces. By 1900, he had expanded into the construction of clarinets and opened a shop in Paris that quickly developed a loyal following among professional musicians. Alexandre Selmer, meanwhile, moved to the United States to pursue his music career. Between 1895 and 1910, he served as the principal clarinetist for the Boston Symphony Orchestra, the Cincinnati Symphony Orchestra, and the New York Philharmonic Orchestra, all the while promoting and distributing Selmer clarinets to his peers.¹⁰

⁷ McMakin. National Register of Historic Places, Charles Gerard Conn Mansion, Elkhart, Elkhart County, Indiana, National Register #07001278.

⁸ McMakin. "Musical Instrument Industry" Vertical file clippings available at the Elkhart County Historical Society.

⁹ Elkhart City Directory, 1928, p.11.

¹⁰ Morgan, "History of the H & A Selmer Company."

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In 1909, Alexandre opened a Selmer retail store in New York City and hired one of his music students, George Bundy of Indianapolis, to work in the store. When Alexandre returned to Paris to join the family business in 1911, Bundy (only 23 at the time) was left in charge of store. Young and ambitious, Bundy expanded Selmer's retail operation to include other lines of musical instruments and accessories and opened a manufacturing plant at 251 Fourth Avenue in New York to produce accordions. The store's success prompted several moves to larger spaces during the 1920s, and Bundy bought out Alexandre and renamed the company H. & A. Selmer, Incorporated. Although no financial connection remained between the Selmer family and the company, Bundy did secure exclusive rights to distribute Selmer Paris instruments in the United States.¹¹

Bundy had aspirations to establish a Selmer factory in America and develop his own line of musical instruments to sell alongside the prestigious line of Selmer clarinets and saxophones. He enlisted the help of Carl Greenleaf, president of C. G. Conn, and in 1927 H. & A. Selmer moved its operations to Elkhart. Bundy purchased the former Crow-Elkhart Motor Company showroom and service station at the southwest corner North Main Street and Simonton to serve as the company's headquarters and factory. The building, constructed in 1917, was owned and operated by Crow-Elkhart until the company dissolved in 1924, and was leased to several automobile companies before being purchased by Selmer in 1927.¹²

At first, Selmer's operation was so modest that it only occupied the second floor of the building. The first floor was leased first to the Hudson Motor Car Company, then to an adhesives manufacturer, which led some competitors to refer to Selmer derisively as "the little place over the glue factory" and "the bitty company above a garage."¹³ Selmer continued to rely primarily on sales of imports from the Selmer Paris factory until World War II. During the Great Depression, the company boosted sales by contracting only with wholesale dealers and eliminating direct retail sales of Selmer instruments. Wartime restrictions on imports stopped the flow of products from the Paris factory, and H. & A. Selmer focused on developing new wind instrument lines that could be produced in the Elkhart factory.

During the 1940s, while many of the area's instrument manufacturers were in a holding pattern, Selmer developed two new lines of instruments that would become key to the company's success in the post-World War II period. The Signet line was marketed as an alternative to the Selmer-Paris models during the war. The Bundy line, named after company president George Bundy, was an affordable line of molded plastic instruments that appealed to students and school music programs. Although the Elkhart factory's entire production was diverted to export packaging for the war effort from 1944 to 1946, when the factory resumed production in the late 1940s, sales of Bundy and Signet instruments skyrocketed. In 1948, Selmer produced the first commercially successful molded plastic clarinet, the Bundy Resonite 1400, which was invented by Selmer

¹¹ Ibid. "George Bundy of Selmer's Dies Suddenly," *Elkhart Truth*, April 6 1951.

¹² McMakin. Sanborn Fire Insurance Company Atlases, 1901, 1917, 1927.

¹³ Morgan, "History of H. & A. Selmer Company."

"Early Band Instrument Days Recalled by Grolimund," *The Elkhart Truth*, Sept. 30, 1975.

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employee and future company president Charles L. Bickel and modeled after the Selmer Paris BT clarinet.¹⁴

During the 1950s and 1960s, H. & A. Selmer expanded rapidly into new markets and new instrument lines. Like most other giants of the musical instrument industry, the company grew by acquiring other companies in Elkhart and across the country. When long-time company president George Bundy died suddenly in 1951, Selmer employees Joseph M. Grolimund, Jack Feddersen, and John Milton Brodhead, took over leadership of the company. Under their direction, Selmer acquired Harry Pedler & Sons in 1958 and the Buescher Band Instrument Company in 1963 and took over operation of both companies' Elkhart facilities. A local newspaper reported in October 1964 that Selmer sales had reached \$9.9 million in the third quarter of the year, an increase of 22 percent from the previous year, and that net profits had increased by 36%.¹⁵

Flush with success, in 1963 H. & A. Selmer moved to expand into brass instruments by purchasing the prestigious Vincent Bach Corporation of New York. In order to move the Bach operations to Elkhart, Selmer constructed a large two-story addition on the rear of the factory at 1119 North Main Street. Bach company founder Vincent Bach was retained as a consultant by Selmer until his death in 1978.¹⁶ The physical expansion of the once-modest factory building solidified Selmer's position as a major player in Elkhart's industrial economy and proved that Selmer was no longer the "bitty" company among a city of musical instrument giants.

Selmer's ascent during the post-war period was mirrored by the decline of local rival C. G. Conn. When production at Conn's massive Elkhart factory was diverted entirely to the war effort between 1942 and 1946, the loss of sales instigated a major decline from which the company would never fully recover. Although C. G. Conn continued to produce band instruments at the Elkhart factory until 1972, the company's prestige declined precipitously after it was sold in 1969 to Crowell-Collier Macmillan, a publishing company with little experience in the musical instrument industry.¹⁷

Later History (1966-2015)

In the late 1960s, to accommodate all of its new acquisitions, Selmer bought 19.7 acres in an industrial office park east of downtown Elkhart and constructed a new plant for Bach and new corporate offices. In 1970, Selmer merged with the Magnavox Corporation. In 1995, Selmer Industries was acquired by the Steinway Musical Properties Company which became Steinway Musical Instruments. In 2003, Steinway merged Selmer with new acquisition, United Musical Instruments, which included the Artley, Armstrong, Bengel, C. G. Conn, and King lines of musical

¹⁴ Charles Bickel Obituary, *The Elkhart Truth*, January 8, 2008. Morgan, "History of H. & A. Selmer Company."

¹⁵ "Musical Instrument Sales Up 22 Per Cent" *Rushville Republican*, 10-22-1964, 6.

"Early Band Instrument Days Recalled by Grolimund," *Elkhart Truth*, Sept. 30, 1975.

¹⁶ McMakin.

¹⁷ "C. G. Conn," <http://www.conn-selmer.com/en-us/about/history/our-brands/cg-conn/>, accessed September 10, 2015.

H. & A. Selmer Inc. Factory
Name of Property

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instruments, to form Conn-Selmer, Inc. Conn-Selmer, Inc., continued to produce trumpets, trombones, saxophones, flutes, oboes, bassoons, and clarinets in Elkhart under the Conn and Selmer names. However, Conn-Selmer closed the Selmer Factory at 1119 North Main Street in early 2004.¹⁸ The Commonwealth Development Corporation purchased the building in 2016 and rehabilitated as affordable senior housing.

Comparable Properties

Although musical instrument manufacturing was a major part of Elkhart's industrial economy through most of the 20th century, very few of the city's early 20th-century musical instrument factories survive. The first and second of C. G. Conn's Elkhart factories burned to the ground. The third Conn factory, a massive Mission-style building designed by noted local architect Enoch Hill Turnock and completed in 1911, is no longer extant. The Buescher Band Instrument Company factory, located at 225 East Jackson Street, has also been demolished and replaced with a modern retail store. The Martin Band Instrument Company and Harry Pedler Company factories, both located on the 400 block of Baldwin Street, are no longer extant. The W.T. Armstrong Company factory at 200 East Sycamore has been replaced by a modern shopping center.

Although the Buescher Band Instrument Company did occupy the two-story factory building at 1120 North Main Street, directly east of the Selmer Factory, briefly around 1900 before going bankrupt in 1903, that building is more significantly associated with the Crow-Elkhart Motor Company, which occupied the building between 1909 and 1924.

Conclusion

The H. & A. Selmer, Inc. Factory Building is locally significant under National Register Criteria A in the area of Industry as the headquarters and primary manufacturing facility for H. & A. Selmer Incorporated, a nationally-known manufacturer and distributor of musical instruments that rose to prominence after World War II to become one of the largest instrument makers in the world by the 1960s. The Selmer Factory exemplifies the company's growth and importance to the local economy from the late 1920s through the 1960s. As one of the only early 20th-century instrument factories in Elkhart that has survived, the Selma Factory also best illustrates the continued success of musical instrument manufacturing in Elkhart during the last half of the 20th century.

¹⁸"Instrument Makers Combine Companies," *The Elkhart Truth*, 10-8-2002.
"Elkhart to Lose 100 Jobs," *The South Bend Tribune*, October 4, 2003.

H. & A. Selmer Inc. Factory
Name of Property

Elkhart County, Indiana
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

“20 Millions’ Worth of Motor Cars Will Be Produced Here in 1920; Contracts in Hand”
The Elkhart Review, December 10, 1919, 1.

“C. G. Conn,” <http://www.conn-selmer.com/en-us/about/history/our-brands/cg-conn/>, accessed September 10, 2015.

Charles Bickel Obituary, *The Elkhart Truth*, January 8, 2008.

“E. Hill Turnock: The Man Who Brought World Class Architecture to Elkhart County,”
The Elkhart Truth, September 25, 2014. <http://www.elkharttruth.com/living/Community-Blogs/Elkhart-County-History/2014/09/25/E-Hill-Turnock-The-man-who-brought-world-class-architecture-to-Elkhart-County.html>, accessed September 12, 2015.

“Early Band Instrument Days Recalled by Grolimund,” *The Elkhart Truth*, Sept. 30, 1975.

Elkhart City Directories, 1900-1950.

“Elkhart to Lose 100 Jobs,” *South Bend Tribune*, October 4, 2003.

Friedland, Sherman. “Selmer Manufacturing History,” March 20, 2010,
www.clarinetPages.net/clarinet-history/selmer-company, accessed September 1, 2015.

“George Bundy of Selmer’s Dies Suddenly,” *The Elkhart Truth*, April 6, 1951.

“Instrument Makers Combine Companies,” *The Elkhart Truth*, 10-8-2002.

McMakin, Dean. Musical Instrument Manufacturing in Elkhart, IN. unpublished typescript
available at the Elkhart County Historical Society.

Morgan, Ralph. “History of the H & A Selmer Company,” presentation at the annual meeting
of the American Musical Instrument Society, Elkhart, IN 1994.

“Musical Instrument Industry” Vertical file clippings available at the Elkhart County
Historical Society.

“Musical Instrument Sales Up 22 Per Cent” *Rushville Republican*, 10-22-1964, 6.

National Register of Historic Places, Charles Gerard Conn Mansion, Elkhart, Elkhart County,
Indiana, National Register #07001278.

H. & A. Selmer Inc. Factory
Name of Property

Elkhart County, Indiana
County and State

Sanborn Fire Insurance Company Atlases, 1901, 1910, 1917, 1927, 1950, and 1968.

“Selmer,” <http://www.conn-selmer.com/en-us/about/history/our-brands/selmer/>, accessed September 10, 2015.

Wenger, Amy Lant. *Elkhart, Indiana*. Charleston, SC: Arcadia Publishing, 2002.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: MacRostie Historic Advisors, Chicago, IL

Historic Resources Survey Number (if assigned): _____

H. & A. Selmer Inc. Factory
Name of Property

Elkhart County, Indiana
County and State

10. Geographical Data

Acreege of Property 1.708

Use the UTM system

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 585118 | Northing: 4616705 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property of the H. & A. Selmer Inc. Factory is bounded by the south curb of Simonton Street to the north; the west curb of Main Street to the east; the north edge of the right of way of the former spur of the Cleveland, Cincinnati, Chicago and St. Louis Railway to the south; and the east edge of an alley to the west.

Undeveloped former railroad right-of-way west of the west alley is not included within the boundary.

Legal description:

Oakwood S D Lots 7, 8, 9, 10, 11, 12, 12 ½, 13, 14, 15, and the vacated alley adjacent to Lot E

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the H. & A. Selmer Inc. factory building and the lots upon which the building is sited.

H. & A. Selmer Inc. Factory
Name of Property

Elkhart County, Indiana
County and State

11. Form Prepared By

name/title: Emily Ramsey / Consulting Sr. Affiliate
organization: MacRostie Historic Advisers, LLC
street & number: 53 W. Jackson Blvd., Suite 1142
city or town: Chicago state: Illinois zip code: 60604
e-mail: emily@ramseyhcinc.com
telephone: 312-786-1700
date: May 17, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

H. & A. Selmer Inc. Factory
Name of Property

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Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: H. & A. Selmer Inc. Factory
City or Vicinity: Elkhart, Indiana
County: Elkhart County
State: Indiana
Photographer: Mary Nastasi, MacRostie Historic Advisers, LLC
Date Photographed: June 2018
Location of original file: MacRostie Historic Advisers, LLC, 53 W. Jackson Blvd., Suite 1142, Chicago, IL 60604
Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 15.
east elevation, photograph taken facing west
IN_ElkhartCounty_H&ASelmerIncFactory0001

2 of 15.
eastern end of north elevation, photograph taken facing southwest
IN_ElkhartCounty_H&ASelmerIncFactory0002

3 of 15.
north elevation, photograph taken facing west along Simonton Street
IN_ElkhartCounty_H&ASelmerIncFactory0003

4 of 15.
eastern end of north elevation, photograph taken facing southeast along Simonton Street towards Main Street
IN_ElkhartCounty_H&ASelmerIncFactory0004

5 of 15.
west elevation, photograph taken facing southeast

H. & A. Selmer Inc. Factory
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IN_ElkhartCounty_H&ASelmerIncFactory0005

6 of 15.

west and south elevations, photograph taken facing northeast
IN_ElkhartCounty_H&ASelmerIncFactory0006

7 of 15.

south and west elevations, photograph taken facing northeast
IN_ElkhartCounty_H&ASelmerIncFactory0007

8 of 15.

first floor unit, taken facing north
IN_ElkhartCounty_H&ASelmerIncFactory_0008

9 of 15.

first floor corridor, taken facing southeast
IN_ElkhartCounty_H&ASelmerIncFactory0009

10 of 15.

first floor corridor, taken facing west
IN_ElkhartCounty_H&ASelmerIncFactory0010

11 of 15.

first floor corridor and south stair, taken facing south
IN_ElkhartCounty_H&ASelmerIncFactory0011

12 of 15.

second floor west stair, taken facing southeast
IN_ElkhartCounty_H&ASelmerIncFactory0012

13 of 15.

second floor unit, taken facing southwest
IN_ElkhartCounty_H&ASelmerIncFactory0013

14 of 15.

second floor corridor, taken facing northwest
IN_ElkhartCounty_H&ASelmerIncFactory0014

15 of 15.

second floor unit, taken facing northwest
IN_ElkhartCounty_H&ASelmerIncFactory0015

H. & A. Selmer Inc. Factory
Name of Property

Elkhart County, Indiana
County and State

List of Figures:

- 1: H. & A. Selmer Inc. Factory, circa 1950 – east elevation
 - 2: H. & A. Selmer Inc. Factory, circa 1950 – south elevation
 - 3: H. & A. Selmer Inc. Factory, circa 1950 – south elevation facing east
 - 4: H. & A. Selmer Inc. Factory, circa 1950 – east elevation facing south
 - 5: Interior of the H. & A. Selmer Inc. Factory, circa 1950
 - 6: Interior of the H. & A. Selmer Inc. Factory, circa 1950
 - 7: Interior of the H. & A. Selmer Inc. Factory, circa 1950
 - 8: Interior of the H. & A. Selmer Inc. Factory, circa 1950
- Site Plan exterior photo key – 1119 North Main Street
First floor plan and photo key – 1119 North Main Street
Second floor plan and photo key – 1119 North Main Street
Portion of USGS Elkhart County Quadrangle 7.5 minute map, showing site location
Site Map – showing site boundary and location

H. & A. Selmer Inc. Factory
Name of Property

Elkhart County, Indiana
County and State

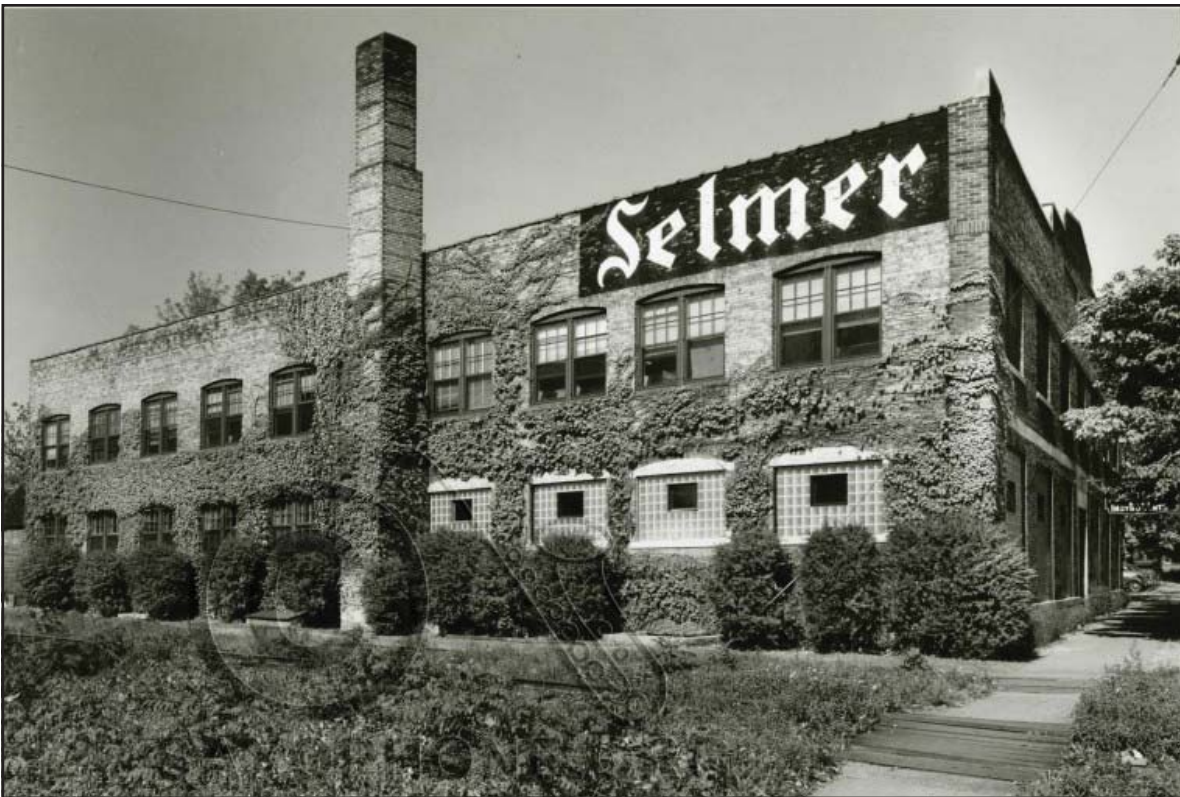
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

National Park Service
National Register of Historic Places Nomination Form Photos
H. & A. Selmer, Inc. Factory – Elkhart, Elkhart County, Indiana



Historic Image 1: H. & A. Selmer Inc. Factory, circa 1950 - east elevation



Historic Image 2: H. & A. Selmer Inc. Factory, circa 1950 - south elevation



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National Park Service
National Register of Historic Places Nomination Form Photos
H. & A. Selmer, Inc. Factory – Elkhart, Elkhart County, Indiana



Historic Image 3: H. & A. Selmer Inc. Factory, circa 1950 - south elevation facing east



Historic Image 4: H. & A. Selmer Inc. Factory, circa 1950 - east elevation facing south

National Park Service
National Register of Historic Places Nomination Form Photos
H. & A. Selmer, Inc. Factory – Elkhart, Elkhart County, Indiana



Historic Image 5: Interior of the H. & A. Selmer Inc. Factory, circa 1950



Historic Image 6: Interior of the H. & A. Selmer Inc. Factory, circa 1950



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National Park Service
National Register of Historic Places Nomination Form Photos
H. & A. Selmer, Inc. Factory – Elkhart, Elkhart County, Indiana



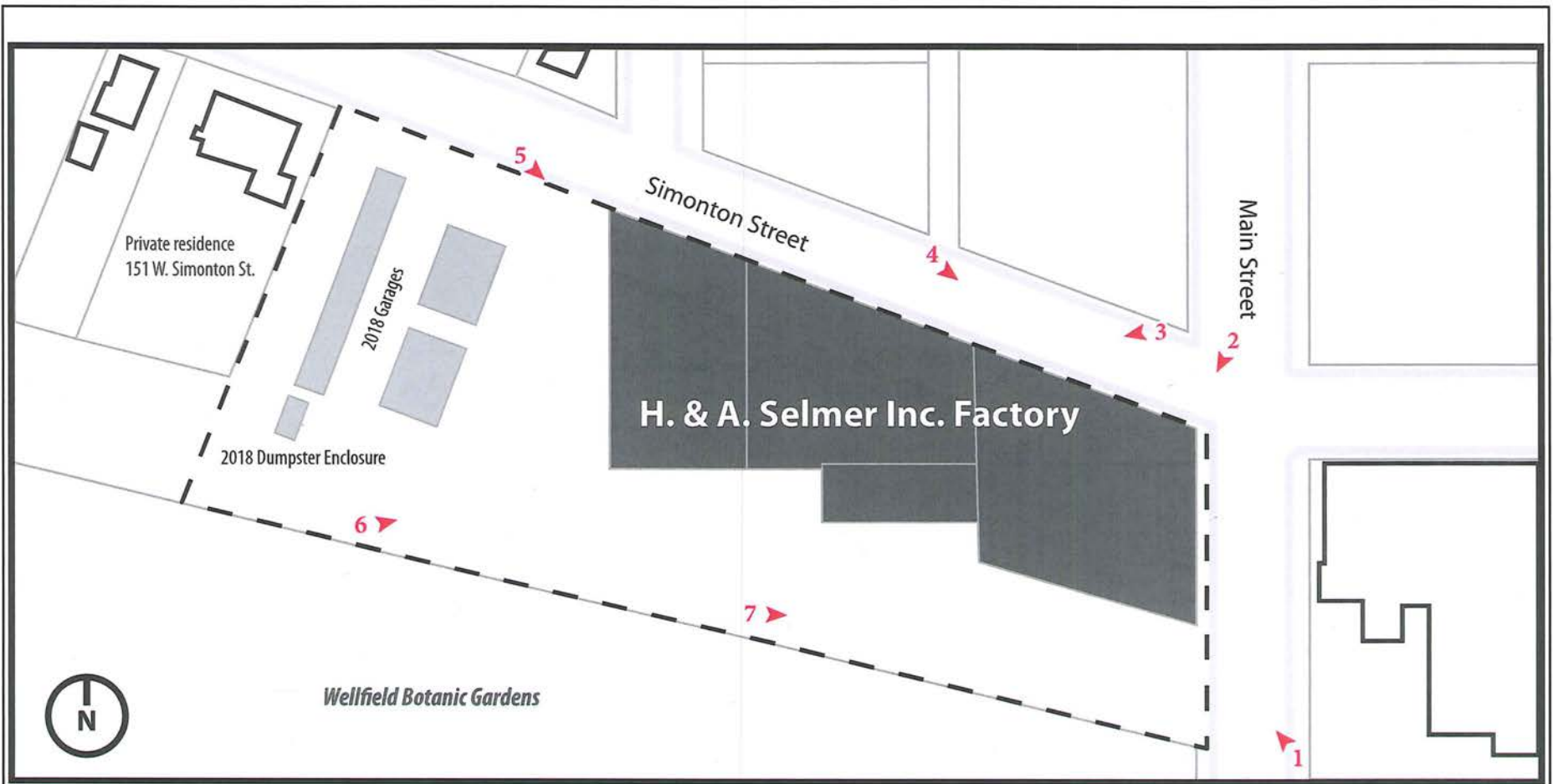
Historic Image 7: Interior of the H. & A. Selmer Inc. Factory, circa 1950



Historic Image 8: Interior of the H. & A. Selmer Inc. Factory, circa 1950



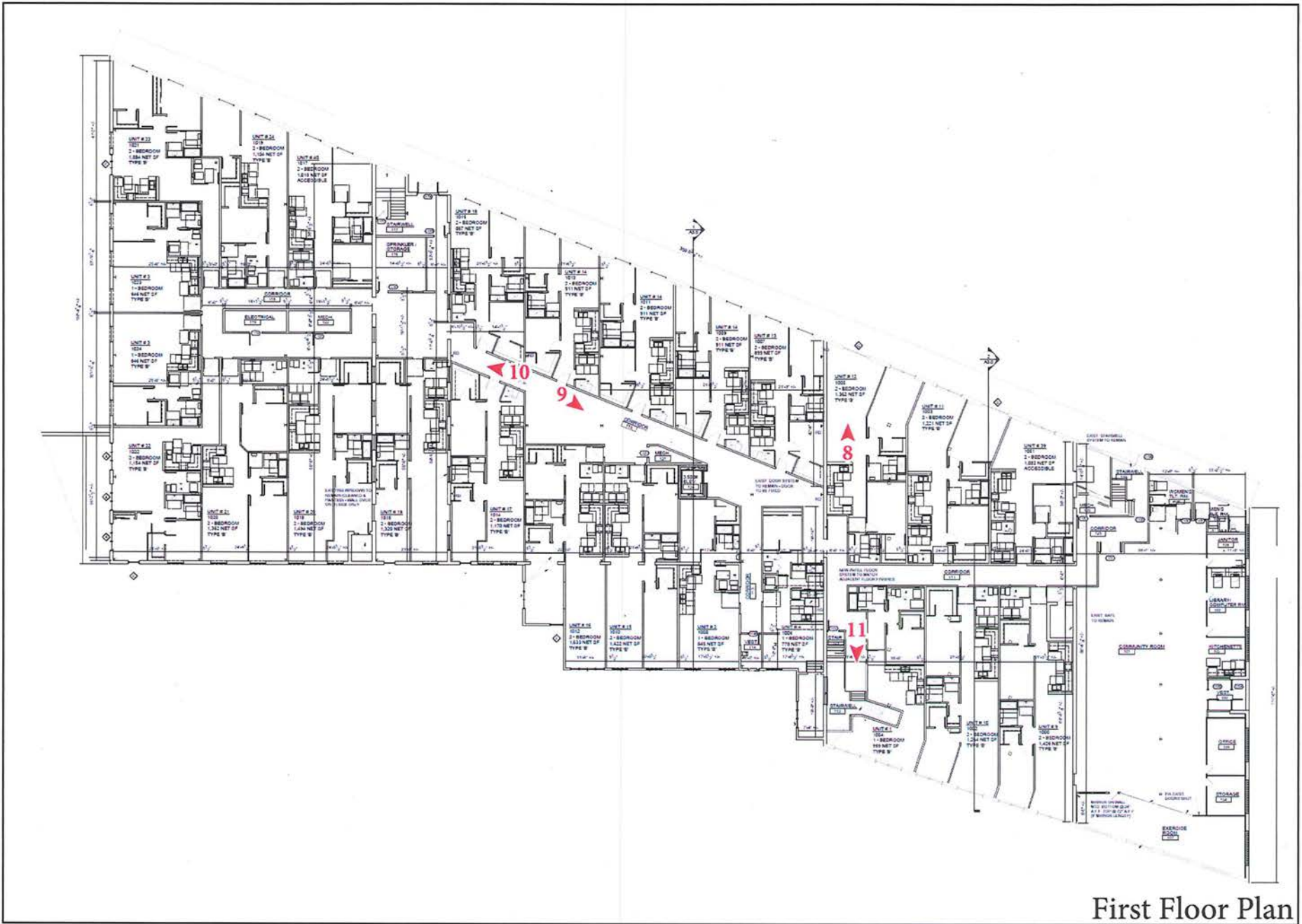
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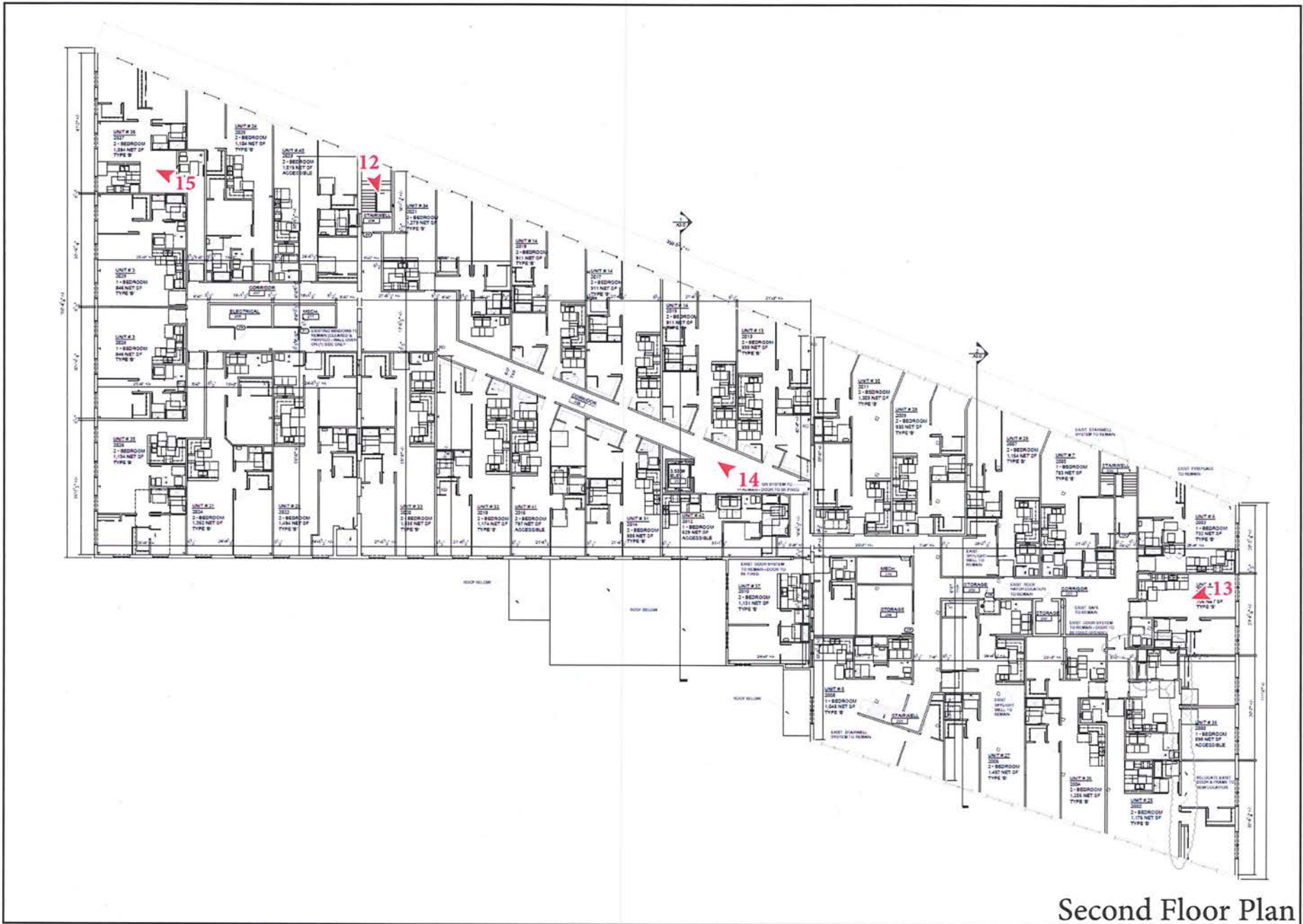
- Site Boundary
- Contributing Building
- Not Contributing
- Other Building

Site Plan





First Floor Plan



Second Floor Plan



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 to historic building development

H. & A. Selmer Inc. Factory
 1119 North Main
 Elkhart, Indiana

National Park Service
 NR Photo Key







Selmer



Selmer



Selmer







Selmer



















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/24/2018 Date of Pending List: 8/16/2018 Date of 16th Day: 8/31/2018 Date of 45th Day: 9/7/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject 9/4/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



July 19, 2018

Ms. Joy Beasley
Keeper of the National Register
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240



Re: H. & A. Selmer, Inc. Factory, Elkhart, Elkhart County, Indiana

Dear Ms. Beasley,

Enclosed is a National Register of Historic Places nomination for the H. & A. Selmer, Inc. Factory, Elkhart, Elkhart County, Indiana. The application was processed, approved, and forwarded to our office by the Certified Local Government of Elkhart, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted to recommend its approval to the National Register of Historic Places.

The enclosed disk contains the true and correct copy of the nomination for the H. & A. Selmer, Inc. Factory, Elkhart, Elkhart County, Indiana to the National Register of Historic Places.

Please address any questions you or your staff may have about this nomination to my National Register staff members, Paul Diebold or Holly Tate.

Sincerely,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

enclosure: nomination package