

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED

DATE ENTERED

JUL 3 1978

ST 8 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1** NAME

HISTORIC

DODGE HOUSE

AND/OR COMMON

CLAEYS HOUSE

LOCATION

STREET & NUMBER

415 Lincolnway East

__ NOT FOR PUBLICATION

CITY, TOWN

Mishawaka

__ VICINITY OF

THIRD

CONGRESSIONAL DISTRICT

J. Brademas, Congressman

STATE

Indiana

CODE

18

COUNTY

St. Joseph

CODE

141 ✓

CLASSIFICATION

CATEGORY

 DISTRICT BUILDING(S) STRUCTURE SITE OBJECT

OWNERSHIP

 PUBLIC PRIVATE BOTH

PUBLIC ACQUISITION

 IN PROCESS BEING CONSIDERED

STATUS

 OCCUPIED UNOCCUPIED WORK IN PROGRESS

ACCESSIBLE

 YES: RESTRICTED YES: UNRESTRICTED NO

PRESENT USE

 AGRICULTURE COMMERCIAL EDUCATIONAL ENTERTAINMENT GOVERNMENT INDUSTRIAL MILITARY MUSEUM PARK PRIVATE RESIDENCE RELIGIOUS SCIENTIFIC TRANSPORTATION OTHER:

OWNER OF PROPERTY

NAME

LeRoy Troyer and Associates

STREET & NUMBER

112 Lincolnway East

CITY, TOWN

Mishawaka

__ VICINITY OF

STATE

Indiana

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

St. Joseph County Recorder's Office

STREET & NUMBER

County-City Building South Lafayette Blvd.

CITY, TOWN

South Bend

STATE

Indiana

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

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 type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Dodge House, believed built in 1889 at 415 Lincolnway East where it still stands, is typical of houses that were built in the period between 1860 and 1900. The architectural style is broadly called an expression of INDUSTRIAL ROMANTICISM. More closely classified it is an excellent example of the QUEEN ANNE style of that day. Its irregular massing and the use of gables and a nondescript tower are excellent illustrations of features of this very American style of the 1870's and 1890's. It has the bay windows and a veranda across part of the front and a side which was commonly used. The materials used on a house of Queen Anne style varied. The Dodge House is typical. The two lower floors are of brick with brick siding while the gables, dormers, and the tower are of wood siding of various shapes and sizes over frame construction. The floor joists are wood. Some partitions are wood while others are of brick. The gingerbread typical of the Queen Anne style is restrained on the Dodge House. Some scroll work is found under the eaves. Some small colored glass panes still exist around the edge of the semi-circular window arrangement on the top floor in the front gable. The gables have a slight Dutch-inspired shape, and the overall roof is intricate containing hips with dormers as well as the gables. On the outside the window casings on the top and around the upper sides are ornate metal work. On the later addition at the back of the house the top of the window casings are simple brick work slightly arched.

In spite of the varied occupancy of the past fifty-five years since Mrs. Dodge died, the interior of the house is in excellent condition. The house has not been at all abused. Only a porch was added to the two story addition that Mrs. Dodge had made at the rear. Undoubtedly "neglect" has helped preserve the treasures of the past simply by not "improving" the house in the twentieth century manner of removing the past and replacing it with the newer materials, fixtures, and styles. Nothing appears to be patched or repaired.

The house had been made into apartments, two upstairs and one downstairs. The original front stairway, with stairs open to the entrance hall and adjoining rooms, was removed. However, the entire stairway, with parts, was stored in the spacious attic (or third floor) and is being restored to the house. Nothing need be added except that necessary to hold the parts in place and reinforcements for greater traffic loads.

Entering the house by the front door one steps from the ample but modestly correct veranda into an entry hall of comfortable, inviting, yet not overwhelming proportions. The window beside the door and the window in the door are of intricately leaded glass. Wood paneling is over the brick cavity walls. Gracious oak stairs lead to the upper floor. Spacious rooms adjoin the other two sides of the hall. The front parlor to the left is entered through double sliding doors, and the living room straight ahead is open to the hall. All rooms are well lighted with large double-hung windows, some single, some double, others large bay windows. Throughout the house one finds the rooms to be large, comfortable, but never overwhelming.

The handsome parquetry of the wood floors is found to be in excellent condition. Most of these had been completely covered with carpeting which has helped to protect their beauty. The attractive tiles around the five distinctive fireplaces are in good condition as are the mirrors over the mantels. The beveled glass mirrors appear to be original. Throughout most of the downstairs are beautifully designed glass light fixtures, put in by Mrs. Dodge, both in the ceilings and on the walls.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
___PREHISTORIC	___ARCHEOLOGY-PREHISTORIC	___COMMUNITY PLANNING	___LANDSCAPE ARCHITECTURE	___RELIGION
___1400-1499	___ARCHEOLOGY-HISTORIC	___CONSERVATION	___LAW	___SCIENCE
___1500-1599	___AGRICULTURE	___ECONOMICS	___LITERATURE	___SCULPTURE
___1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	___EDUCATION	___MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
___1700-1799	___ART	___ENGINEERING	___MUSIC	___THEATER
<input checked="" type="checkbox"/> 1800-1899	___COMMERCE	___EXPLORATION/SETTLEMENT	___PHILOSOPHY	___TRANSPORTATION
___1900-	___COMMUNICATIONS	___INDUSTRY	___POLITICS/GOVERNMENT	___OTHER (SPECIFY)
		___INVENTION		

SPECIFIC DATES 1889

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Dodge House, 1889, is significant for its historic association with the growth of Mishawaka and the development of its business, industrial, and social life. The house is an excellent example of the Queen Anne style (1870's to 1890's) and has unusually well preserved exterior and interior features of beauty and distinction.

Lucius K. Robinson, a descendant of original settlers of Connecticut and a New York governor of the same name, first came to the Midwest in 1835 at the age of two and moved to Mishawaka, Indiana, in 1875 with his wife Sarah. He served in the Civil War as an officer, coming up from the ranks, and he took part in the Battle of Shiloh and the siege of Corinth. He learned the trade of a cooper, owned shops in Bristol and Mishawaka, and became a successful business man.

Sarah and Lucius Robinson were upright, industrious citizens of Mishawaka, typical of the early settlers. They lived quiet, private lives and were highly respected but were not the type whose every movement was published in the local newspaper. Their daughter, their only surviving child, was married to a local business man and also resided in Mishawaka. They were members of the Methodist Church, and he was a member of the G.A.R.

Lucius gave employment to many and helped Mishawaka grow and thrive. In 1878 he bought the property at 421 Lincolnway East, which adjoins to the east the property where the Dodge House now stands at 415 Lincolnway East, and built a modest frame house. In 1879 he bought the property at 415 Lincolnway East from the Milburn family and in 1889 built the "fine brick residence"¹ on it which is now known as the Dodge House. In the year 1879 the street now known as Lincolnway was called Vistula Street. Later it became Second Street. There were no house numbers at that time.

¹Memoirs, 1893 (see bibliography)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .194

UTM REFERENCES

A

1	6	5	6	8	5	8	0	4	6	1	2	2	3	0
ZONE		EASTING				NORTHING								

B

ZONE		EASTING				NORTHING							

VERBAL BOUNDARY DESCRIPTION

Lot No. 13, as shown on the recorded platt of Barbe's Addition to the town, now the city, of Mishawaka, together with the east half of the vacated alley lying immediately west of the same, as recorded in Platt Book of the City of Mishawaka, Book 1, page 255, Office of the City Recorder.

(per call to Mr. Sam Jones, Leroy Troyer & Associates)

JFT 9/1/78

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Arlene Hunter, Architectural graduate and apprentice

ORGANIZATION

LeRoy Troyer and Associates

DATE

October 1, 1977

STREET & NUMBER

112 Lincolnway East

TELEPHONE

(219) 259-9976

CITY OR TOWN

Mishawaka

STATE

Indiana

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

Joseph D. Land 6/20-78

TITLE Indiana State Historic Preservation Officer

DATE

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

Charles Adams

DATE

9.8.78

DATE

8.7.78

KEEPER OF THE NATIONAL REGISTER

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INVENTORY -- NOMINATION FORM**

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DATE ENTERED	SEP 8 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

DESCRIPTION (continued)

The front parlor is in excellent condition with elaborate plaster work, ceiling paintings, leaded glass in a window to the front, the fireplace, the parquet of the floor, and the elaborate crystal chandelier. Cleaning and very minor restorative work will make this entirely a room of the late nineteenth century.

Upstairs are bedrooms expressing the same sense of well-being. The bathroom had been a large comfortable room (whose floor was raised four inches to accommodate the piping) with a blue and white tile floor and a white tile wall both of which are in excellent condition. In the recent past it served as both kitchen and bathroom for an upstairs apartment.

LeRoy Troyer and Associates, the new owners, are restoring the house. The exterior is being restored to its 1890's period beginning with one exception: the addition to the rear, minus the later porch will be retained. The first floor on the interior will be restored to the Robinson or Dodge original.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

8. SIGNIFICANCE: continued

In 1895 the Robinsons sold the frame house at 421 East Second. In 1896 they sold their brick home at 415 East Second to Mrs. Hattie Dodge of Mishawaka, widow of Wallace H. Dodge, who died in 1894 and was the founder of the Dodge Manufacturing Company which is presently a thriving Mishawaka industry of national prominence. The Robinsons moved to 532 East Second, a property bordering on the St. Joseph River, where they continued to live the rest of their lives.

Mrs. Wallace H. Dodge lived a life completely different from that of the Robinsons. Hardly ever a week went by that her name was not in the Mishawaka newspaper, and usually in the South Bend papers as well. Mrs. Dodge entertained distinguished visitors to the city at teas, dinners, and evening functions. Mrs. Dodge went to Chicago and other cities fairly often. Her comings and goings were usually reported.

Mrs. Dodge's life was typical of the active social life in the thriving and growing cities of the early Midwest. After purchasing this beautiful house at 415 East Second she continued to live there until her death in 1922.

Mrs. Dodge improved and added to the house. Fireplaces were added. Elaborate fittings, such as the light fixtures, were installed. Mrs. Dodge entertained not only the local leaders of Mishawaka but also those from Illinois, Tennessee, Kansas, and even as far away as New York. This house then held an important place in the social, cultural, and business life of the period of 1889 to 1922 in Mishawaka -- a typical thriving small Midwest City.

One-half block to the west of the Dodge House at 317 East Second (now Lincolnway East) was built at a later date the Beiger Mansion, which has been placed on the National Register of Historic Places. It was the largest and most elaborate house in the city and is of a completely different architecture. This house belonged to another family who also represented the top of Midwest Society. Today only the original exterior remains of this house as its interior was gutted by fire several years ago. It is slowly being rebuilt. However, the Dodge House still retains the beautiful interiors of the period of the 1890's and 1900's. It authentically illustrates the background setting for an active group socially and for the leaders of important industries who contributed to the growth of Mishawaka and the well-being of many of its families.

The Dodge House is a fine example of the houses that were built by industrialists, bankers, and merchants of the period between 1860 and 1900. This was the segment of society that ran the country during that period, particularly in the Midwest and West. These newly rich and self-made people lived in smaller cities enjoying life to the full and taking their politics seriously. Lucius K. Robinson fits the description of these people. Wallace H. Dodge and his wife fit it even more fully.

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 4

8. SIGNIFICANCE: continued

The architecture is an excellent example of the QUEEN ANNE style. Everything is in good taste on the house built by the quiet Lucius Robinson. The house is also an example of the Queen Anne philosophy of those days. To be classical or to be authentic was not the point at all, but rather to be comfortable and charming using anything that served the purpose. The interior was planned also for an intelligent and temperate way of life.

The search for the date of the construction of the Dodge House at one time had met a dead end. The city and county had destroyed all tax records earlier than 1941. The date was known to be after 1884 and before 1893. These dates were ascertained by an assessor's book of 1884 showing no improvements on the property and a book, Memoirs of Elkhart and St. Joseph Counties, Indiana, published in 1893, showing that "this fine brick residence" was existing and belonging to Lucius K. Robinson. The house next door to the east at 421 East Second was sold to Otto Lang, who later replaced the small house with a large house which still stands in good condition. Dr. Borough and family resided in the house next door to the west at 409 East Second Street. Houses were first numbered in Mishawaka in 1885. The Dodge House when built was at 415 East Second Street. Later Second Street became Lincolnway, but the houses all retained their original numbers.

The house at 409 Lincolnway East no longer exists. It was demolished and the land became a parking lot for the Presbyterian Church, adjacent to the west. The plight of the Dodge House first came to public notice when this same church bought the property and was going to demolish the house also to make the land into more parking spaces. At this time some members of the church, recognizing both the beauty inside and out and the historical significance of the house, protested. This erupted into such a controversy within the church that the matter was finally put to a vote of the full church membership. Which was more important? Which was greater? The responsibility of the church to help the community retain an important part of their city's history or to provide space for cars at the expense of tearing down a structure which the people of the city recognized and always took for granted as part of the heritage of Mishawaka. The members voted not to demolish the Dodge House!

At this time LeRoy Troyer, senior partner of the firm of LeRoy Troyer and Associates, Architects, Planners, and Landscape Architects, stepped into the picture. The firm bought this property with the idea of saving this portion of the heritage of Mishawaka, restoring it, and making it into the office for the firm. Property to the rear of the Dodge House, on Third Street, was leased for the additional parking needs.

Into this gracious house moved Mrs. Hattie Dodge in the year of 1896. For twenty-six years she lived there until her death in 1922. Properly then the name of the house is the "DODGE HOUSE". The added features, the two-storey addition to the rear of the house, the fireplaces, the extensive decoration, did not disturb the quiet charm of the original house. In fact the added chimneys actually made the house more typical of the Queen Anne style which was so popular at that time in the Midwest.

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 5

8. SIGNIFICANCE: continued

The keeping of the stairway parts (as mentioned in the description, item #7) has been most fortunate in more than just the renovation of the house. Inside a hole in one of the treads where a spindle fits was found penciled a DATE.^{AHA} This date was April 26, 1889. Thus a workman and his pencil recorded the date of construction which was found eighty-eight years later by another workman from the Amish countryside.

One finds on the inside of the house as well as on the outside the philosophy of the Queen Anne expression. The entire house is comfortable, charming, gracious, and hospitable. The interior of this house is a perfect mingling of the personalities of Mrs. Dodge and the Robinsons. Basically the house is in the good proportion expressing the taste of the Robinson family. Into and onto this is the further good taste of Mrs. Dodge. To quality was added more quality. Nothing that was added seemed to be overdone but belonged where it was placed. It was beautiful and expensive but in the right amount. It is fortunate that so much of the original decor remains and that it is in the hands of outstanding architects with an appreciation and love of preservation.

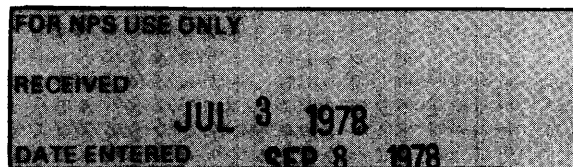
The local ZONING in the area of the Dodge House makes historic preservation necessary. Although it is located more than two blocks from the very edge of the central business district of Mishawaka and the area contains residences still used as such, the zoning is "center core". No set-backs nor side yards are required. This area is known locally as "antique alley" because of the still existing large houses of character and charm typical of the styles of earlier days, mainly the turn of the century. Lovely old homes are being boxed in by former homes remodeled to commercial structures whose additions reach the property lines and have ugly, high concrete block walls right on the property lines. This must not happen to the Dodge House.

To make a part of the Dodge House an authentic museum piece in its own original setting is planned. The beautiful front parlor, needing little renovation except cleaning, will be furnished in the period of 1890 to 1900's, and will be kept for this use only. The rest of the first floor of the interior will be restored to the Robinson-Dodge original with only those minor changes necessary to adapt it to becoming the executive and financial office of the firm. The second floor will contain more offices, the drafting rooms, and the library of the firm.

Once again the Dodge House will be an important part of not only the life of Mishawaka and St. Joseph County, but it will be known throughout the Midwest.

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INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET

ITEM NUMBER 9 PAGE 6

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Memoirs of Elkhart and St. Joseph Counties, Indiana. Chicago, Goodspeed Brothers, 1893.

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

Williams. Dodge of Mishawaka. Mishawaka, Dodge Manufacturing Company, 1959.

Mishawaka Enterprise, issues 1880 to 1898.

South Bend Tribune, issues 1885 to 1890.

Title Abstract.

Interviews with:

Date

Mr. David Baker	10-24-77
Miss Mildred Cordier	10-22-77
Mrs. Jeanne Denham	10-21-77
Mr. David Eisen	10-19-77
Mrs. Hershall Lutes	10-20-77
Mrs. Teri Speiser	10-25-77
Mrs. Harriette Steele	10-20-77
Mr. Edward Wallis	10-20-77