

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

Final
178
Job Ref Requested
RECEIVED 2280
NATIONAL REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate boxes by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for not applicable. For architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McCormick, Charles, Building
other names/site number _____ 141-597-36346

2. Location

street & number 526-532 E. Colfax Av. N/A not for publication
city or town South Bend N/A vicinity
state Indiana code IN county St. Joseph code 141 zip code 46617

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 36CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
[Signature] _____ 10/27/98 _____
Signature of certifying official/Title Date
Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register. See continuation sheet. _____
 determined eligible for the National Register. _____
 See continuation sheet. _____
 determined not eligible for the National Register. _____
 removed from the National Register. _____
 other, (explain:) _____

Signature of the Keeper Patrick Andrews Date of Action 2/25/99

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property (Do not include previously listed resources in the count)

Ownership checkboxes: private (checked), public-local, public-State, public-federal

Category checkboxes: building (checked), district, site, structure, object

Table with 3 columns: Contributing, Noncontributing, and Resource Type (buildings, sites, structures, objects, Total). Values: Contributing 1, Noncontributing 0.

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

Number of contributing resources previously listed in the National Register

East Bank Multiple Property Listing

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Specialty Store

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

19th & 20th c. AMER.:

foundation CONCRETE

walls BRICK

ASPHALT

roof ASPHALT

other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.

Criteria Considerations

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

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE _____

ARCHITECTURE _____

Period of Significance

1904-1947 _____

Significant Dates

1904 _____

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown _____

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

McCormick, Charles, Building _____
Name of Property

St. Joseph _____ IN _____
County and State

10. Geographical Data

Acreage of Property _____ < 1 acre _____

UTM References

(Place additional UTM references on a continuation sheet.)

1

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

3

Zone	Easting						Northing							

2

Zone	Easting						Northing							

4

Zone	Easting						Northing							

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Camille B. Fife, President
organization The Westerly Group, Inc. date 06/30/97
street & number 556 W. 1175 N. Rd. telephone (812) 696-2415
city or town Farmersburg state IN zip code 47850

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Historic Landmarks Foundation of Indiana
street & number 522 E. Colfax telephone 219-232-4534
city or town South Bend state IN zip code 46617

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Charles McCormick Building
St. Joseph County, Indiana

7. Description

The building is a two story commercial structure, rectangular in plan, with a concrete and stone foundation and brick walls. Except for permastone facing on the front facade bulkhead, the building is nearly intact. Constructed in 1904, the structure served as rental property, housing commercial ventures with apartments on the second floor.

The main facade of the building, which faces E. Colfax, is of brick, with a running or stretcher bond. The ground floor storefronts are framed by brick piers on either end. Above the bulkheads are two storefronts, each of which has a central door with a full light flanked by display windows on each side and in the recessed area between the stores. There are transoms above the display windows, all across the front. Above this is a panelled frieze, topped by a projecting cornice. The residential (second) floor is a six bay facade, with one/over/one light double hung windows. These have narrow stone sills and flat dressed stone heads. At the roof line, there is a simple decorated and panelled frieze surmounted by a projecting wood cornice. This frieze and cornice continue around the building.

Windows on the east side of the building are similar to those on the front, with stone heads and sills. Those on the rear and west side of the building have the more modest brick, segmental arch openings with a narrow stone sill. Windows on the second floor, living area are double hung, one/over/one lights while those in the first floor retail spaces are short, single panes. A two-story wood porch on the rear provides a separate entry to the apartments, in addition to the front, double doors.

The ground floor of the building contains two large open rooms on the east and west, each of which is accessed by a center door between full display windows. These rooms are separated by a long wall at the rear which has been pierced by an enlarged opening with rounded corners, approximately seven feet high. Within the easternmost of these spaces, the former tenant has erected a small room or office which has been sided with outdoor aluminum siding as a sample of their wares. At the front, wooden raised platforms for merchandise display are sided with car siding. They cover the bulkheads. There is a full basement, at the front of which is an opening under the platforms in the floor, to allow light from the bulkhead windows (now occluded) to illuminate the basement. The west commercial space has a large built-in storage rack against the common wall. Both rooms have pressed metal ceilings, two, eight/over/eight light windows off the back, and entry doors with transoms. Access to the basement is from an

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Charles McCormick Building
St. Joseph County, Indiana

outside stair in the rear.

At the front of the building, the twin doors lead to two interior stairs, side by side with a bearing wall between them. (The opening in this wall on the ground floor is at a point behind the ascending stair. The stairs lead to identical hallways, and apartments on the east and west sides of the building. At the north end of the hall, are the entrance to the apartments, which have rooms laid out in "railroad" fashion, one after the other. The front room is a parlor, with a closet in the hall space. Moving south, or toward the rear there are two more rooms, with additional access to the central hall from each. Finally, the southernmost room is the kitchen, with doors to the back porch, the central hall and the other rooms in the apartment. At the south end of the hall is a small bathroom. It is obvious from this layout that the apartments were set up so that individual rooms, or a combination of two or more rooms could be rented to tenants, with shared bath and/or kitchen privileges. At the rear of the building, parking is provided.

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Charles McCormick Building
St. Joseph County, Indiana

8. Statement of Significance

This building is significant under Criterion A, for its association with industrial development in the East Bank, (See Section E., East Bank Multiple Property Listing.) Specifically, it is significant as the site of commercial activity in the East Bank and for its integrity as an example of a typical, modest vernacular structure of its type from the turn-of-the century era. The tenants of this building included residents of the area, as well as workers in nearby industries and other commercial ventures.

Charles McCormick bought this property in 1893 for \$1,200, when, according to Sanborn Insurance maps it included a single, one story residence and a duplex, two-story residential building. Charles was a local carpenter, who, according to his wife's obituary, was prominent in local republican activities. The family lived in the structure at 526 E. Colfax after 1898, according to South Bend City directories. The adjacent building, (nos, 528 - 530 at this time) was rented to four tenants in 1901- 1902. At this time, Charles McCormick was employed at the Singer Manufacturing Company, like many others in the East Bank neighborhood.

By 1904, the present building had been constructed, butting up against the residence at 526 E. Colfax, according to an assessors document and later Sanborn Maps. By 1910, a Klaer's Pharmacy was occupying one of the storefront spaces and two years later, George Sommerer, had opened a grocery in another of the storefronts. Mr. Sommerer was the son of John G. and Anna E. Sommerer. The elder Sommerer, like Charles McCormick was an employee at the Singer Manufacturing Company. The dramatic growth in the area undoubtedly inspired the construction of this building, the owners recognizing the economic potential along the every-busy thoroughfare, once known as Market Street.

By 1918, the Sommerers owned the building, the McCormick's lived next door and the property (no's 528-534) was assessed at \$6,450. George Sommerer's grocery occupied both storefronts by 1914 and continued to do so until around 1929. The McCormick's relocated about 1921. During the depression, Sommerer's grocery occupied only the easternmost retail space, while other similar ventures leased the other storefront. From time to time it was vacant. A grocery continued here until 1945, when a new venture, Commercial Sound & Radio was able to rent both retail spaces. By 1953, the building was vacant. The present occupant, Mid-Western Aluminum Siding Company, moved into the building in 1961. Within recent decades, the small residence was demolished and today the property at 526 - 534 E. Colfax only

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Charles McCormick Building
St. Joseph County, Indiana

includes the commercial/apartment structure.

This modest building is notable for the integrity of its exterior and other spaces. It typifies the small, neighborhood retailer, so prevalent in late nineteenth century, early twentieth century towns. Before the advent of the strip mall, shopping center and mega-mall, the neighborhood grocer was a necessity, a convenience and a welcome friend. The individual entrepreneurs were well-known to their neighbors, like Mr. Sommerer, whose family were long-time residents of the East Bank area. The McCormick building is one of the few remaining buildings of this type in the East Bank, with its ground floor spaces intact. It continues to operate as a retail facility, although its clientele has changed.

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St. Joseph County, Indiana

9. Bibliography

Other Sources

Sanborn Insurance Maps for the City of South Bend: On microfilm in the collection of the South Bend Public Library.

Survey Form, South Bend Historic Sites and Structures Survey, 8/1988.
City directories, assessors cards, deed records.

10. Verbal Boundary Description

The property consists of 48 feet of the east end of lot 97 and 48 feet of the east end and 4 feet of the north side of lot 98 of the Original Plat of the Town of Lowell, now incorporated into South Bend.

Boundary Justification

The boundary has been associated with this property for the last fifty years.

11. Contemporary and historic photographs:

The following information is the same for all photographs, unless otherwise noted.

1. McCormick Building
526-532 E. Colfax Avenue
2. St. Joseph County, Indiana
3. Camille Fife, The Westerly Group, Inc.
4. May-June, 1997
5. 556 W. 1175 N. Rd., Farmersburg, IN 47850

6. View looking south from the north side of E. Colfax, showing the entire front facade of the building.
7. Photo No. 17

6. View looking south/southwest from the northeast corner of E. Colfax and N. Hill Street showing the north and east elevations of the building.
7. Photo No. 18

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Charles McCormick Building
St. Joseph County, Indiana

4. May-June, 1998
6. View looking east from the lot next to the McCormick Building toward the west elevation. The shadow of the Probst House is framed on the building. This side of the building was rarely seen, since the building next door would have occluded all but shafts of light. It is more exposed since the latter was torn down in recent times.
7. Photo No. 18a

4. May-June, 1998
6. Photograph of the east facade of the building, looking west from the east side of N. Hill Street, showing side view of display windows and rear porch.
7. Photo No. 18b

4. May-June, 1998
6. An image looking north toward the south or rear facade of the building, showing the rear stair, ground floor retail and second floor residential windows and doors. Entry to the basement is protected by a black iron pipe rail.
7. Photo No. 18c

4. May-June, 1998
6. Interior photograph, looking south from front of east retail space toward rear windows. Opening to west space is at right.
7. Photo No. 18d

4. May-June, 1998
6. Interior, first floor, front. Photograph showing the display platforms, windows and corner post of the building.
7. Photo No. 18e

4. May-June, 1998
6. Interior photograph, taken looking south from the rear of the stair hall in the west side of the second floor. The descending stair, with its rail, baluster and newel post may be seen in the left foreground. Doors to the living spaces are on the right and in the center of the photograph is the bathroom. Although some plaster damage has occurred because of a roof leak, most of the rooms are sound.
7. Photo No. 18f

4. May-June, 1998
6. Interior photograph, looking south from one of the interior rooms in

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Charles McCormick Building
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the east apartment. A built-in wood cabinet is visible in the front left, doors through two rooms and the kitchen beyond can also be seen. This photograph provides a typical view of the layout of the rooms and of the moldings around doors, windows, the picture molding, and baseboards.

7. Photo No. 18g