



Back to Better

An Urban Conservation and Regeneration Plan for South Bend's Near Northwest Neighborhood

Guillermo Alfaro Wahn, Joel Estevez Gonzalez, Elena Ezzo, Sean Gauette, Sandro Kenkadze
ARCH 71321 | Professor Nicholas Rolinski | Spring 2023



to neighbors

past,

present,

and

future

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We are indebted to Kathy Schuth, Executive Director of Near Northwest Neighborhood, Inc. and Adam Toering, Historic Preservation Administrator for the City of South Bend. The countless hours, suggestions, and resources provided by Kathy and Adam were indispensable and we are deeply grateful for their guidance.

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A special thank you to our professor, Nicholas Rolinski, for his guidance and patience in stepping through this new project type with us. Credit is also due to Sean Gaouette for the charming sketches of the Near Northwest Neighborhood found throughout this report.

We acknowledge our presence on the traditional homelands of Native peoples, particularly the Pokégnek Bodéwadmik/Pokagon Potawatomi, who have been using this land for education for thousands of years, and continue to do so.



“The basic purpose of preservation is not to arrest time but to mediate sensitively with the forces of change. It is to understand the present as a product of the past and a modifier of the future.”

John W. Lawrence, Dean of Tulane School of Architecture (1970)



Preface

Back to Better: An Urban Conservation and Regeneration Plan for South Bend's Near Northwest Neighborhood was completed by five first-year Master of Science in Historic Preservation candidates at the University of Notre Dame's School of Architecture: Guillermo Alfaro Wahn, Joel Estevez Gonzalez, Elena Ezzo, Sean Gaouette, and Sandro Kenkadze. The studio's scope was wide-reaching. Urban design with a conservation emphasis was meant to address a traditional urban neighborhood and the conservation of the physical fabric, spatial patterns and character, and planned and natural frameworks, all while respecting established social, economic, political, and cultural attributes. The focus, then, was on understanding what the Near Northwest Neighborhood of South Bend was in its past, is today, and could be tomorrow.

The result of the Plan is threefold. Firstly, we contribute to the knowledge of the NNN by tracing its history and development, analyzing its existing conditions, and assessing its character defining features. Secondly, we develop design guidelines for use in the NNN to guide renovation and new construction work in the context of historic resources. Finally, we test those guidelines by proposing projects that add to the current and future flourishing of the neighborhood and suggesting paths to their implementation.

This Plan is not unique in its goals. We recognize that we are building not only upon the proposals of previous architecture professionals, but on the decades-long efforts of residents in the NNN to better their community and their built environment. Where we believe this plan is unique is in its approach: collecting disparate proposals and filtering them through a lens tuned specifically to the historical developmental patterns in the neighborhood. "Back to Better" was a phrase heard in a meeting with neighbors. We believe this filtering process is the only method to get "Back to Better" and guide the conservation and regenerative development of the NNN. We hope the Plan is used to this effect, and that it will serve as an exemplary body of reference material for all who were involved in the project, and resonate in the School of Architecture and South Bend community more broadly. Mostly, we hope the ideas in this report can gain traction with residents of the NNN and live on in their work.



Definitions:

Conservation: The process of prolonging the useful life of a property through carefully planned and managed interventions. Conservation is commonly a defensive measure to combat threats such as deterioration and demolition. Conservation can also be an anticipatory measure prior to renovations or new development, enacted to limit destruction and subject development to more thorough review and public oversight.

Preservation: The process of retaining the form, integrity, and material of a property, including its relationship to its site and the surrounding context, as it exists today.

Restoration: The process of accurately recovering the form and details of a property and its setting as it appeared at a specific point in time, usually by means of the removal of later work or the replacement of missing earlier work.

Reconstruction: The process of reproducing by new construction the exact form and detail of a vanished structure or object, in whole or in part, as it appeared at a specific point in time.

Rehabilitation: The process of returning a property to a state of present-day usefulness through repair or alteration, while preserving features significant to the community's historical, architectural, or cultural values.

Reclamation: The process of salvaging a material or element, often with historic or cultural significance, for future reuse, typically in a similar manner, but occasionally for new purposes.

Guidelines: The shared language and set of standards for all participants in a review process, offering direction and suggestions to both applicants who are designing projects and to reviewing bodies who are evaluating projects.

Character Defining Features: The aspects of a property that describe its essential nature, both allowing it to stand out as unique and also belong to a broader network of patterns. Character Defining Features often identify traditional architectural styles.

Patterns/Pattern Recognition: The construction means, methods, or features that occur frequently in an area, usually because they are successful at addressing problems common in the area and/or are generally well liked or appealing.

Style: The major architectural fashions that have been popular throughout our country's history. Styles commonly inform the massing and ornamentation of a property.

Tradition: The means or methods of architectural design and construction that were developed, tested, and reaffirmed over generations. Some traditions span several decades, while others may span millennia.

Tangible heritage: The physical artifacts produced, maintained, and transmitted intergenerationally in a society, which are invested with cultural significance, usually due to outstanding historic, artistic, spiritual, or other similar attributes.

Intangible heritage: The practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artifacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals recognize as part of their cultural heritage. This heritage is transmitted from generation to generation and is constantly recreated by communities and groups in response to their environment, and their interaction with nature and their history. This provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity. (UNESCO, 2003)

Safeguarding: The measures aimed at ensuring the viability of intangible cultural heritage. Measures include the identification, research, documentation, protection, promotion, enhancement, and transmission of such heritage. (UNESCO, 2003)

DNA: The constituent elements of a property or a place that, taken together, describe the identity of the property or the sense of place. These elements and identities can take on subtle changes, but are passed from one generation to the next through tangible and intangible heritage, creating a cohesive, continuous identity. DNA is the foundational code for regenerative development.

Regeneration: The process of renewing or replacing broken or lost features based on local DNA. Regeneration may occur within a single property, such as replacing a broken window based on the features of other windows on the house. Regeneration may also occur on larger neighborhood or city scales, which involves a more diverse DNA, but still creates new forms that are easily recognized as belonging to the whole.



Project Outline

The following chapters outline the project in the same order they were completed. Each phase informed the next, as diagrammed below:

1

Understanding the Neighborhood

Analysis, mapping, visioning, and surveys helped students to understand existing conditions and historical influences (Chapter 1)

2

Collection of Character-Defining Features

Supported by Step 1 background information and on-site data collection (Chapter 1)

3

Compositional Design Guidelines

Written using the Character-Defining Features from Step 2 (Chapter 2)

4

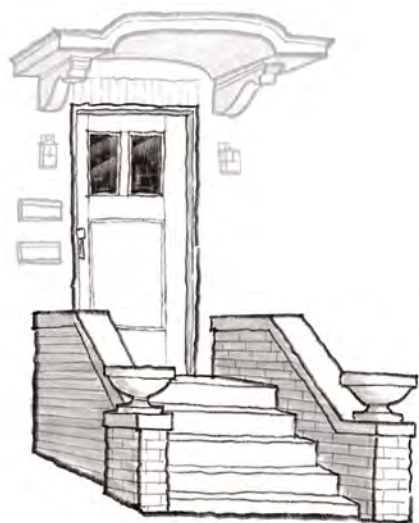
Urban Design Interventions

Urban design proposals sought to address visioning ideals and exercise the Compositional Design Guidelines (Chapter 3)

5

Implementation Plan

Action steps for Step 4 Urban Design Interventions (Chapter 4)



Chapter 1

Understanding the Neighborhood

This chapter details the research and documentation undertaken to familiarize ourselves with the neighborhood, outlines the visioning process for the project and future interventions, and catalogs NNN's Character Defining Features.



Narrative History

Although several sources exist outlining the history of South Bend to varying degrees, researching specifically the settlement and urban and architectural development of the area was an important first step in forming the foundational knowledge from which future work can stem.

Geologic and Pre-Columbian South Bend

The area that would become South Bend, Indiana was settled by Europeans in the seventeenth century because of its favorable conditions for frontier life, notably for its fertile land, abundant forests, and continental trading connections via waterways. Those waterways were formed 20,000 years ago, when the mile-thick ice sheet that had covered the upper half of North America during the last Ice Age began to retreat with the warming climate. As the ice sheet retreated northward, it gouged the continent and formed the Great Lakes and their surrounding favorable geologic conditions.¹

Two of these notable conditions were the present-day St. Joseph and Kankakee Rivers. Around 10,000 BCE, small groups of humans began using the river valleys to hunt large animals. By 8,000 BCE, the area was used by migratory groups for animal and plant sustenance. In the period from 1,000 BCE to 900 CE, plant cultivation began and Natives participated in a trading network spanning the continent. Evidence suggests that these early peoples were aware and made use of the portage between the St. Joseph and Kankakee Rivers. Starting in Hillsdale County, Michigan, the St. Joseph River flows into Indiana, then travels west through South Bend, then north back into Michigan and empties into Lake Michigan. The Kankakee River, which begins five miles southwest of South Bend, flows to join the Illinois River, which connects to the Gulf of Mexico via the Mississippi River. Local archaeological evidence includes copper from Michigan and shells from the gulf, suggesting the portage between the rivers was used for many years by Natives prior to European settlement.²

After 1700, European influence through traded weapons, alcohol, diseases, and religion catalyzed immense social change for Native populations. In the early nineteenth century, almost all of the local Native peoples had died or had been forcibly removed to reservations.³ Some were permitted to remain after alliances were established or special requests were “granted” by European newcomers. The Pokagon Band of Potawatomi and Miami, whose ancestral lands are now South Bend, should be acknowledged before all others.

European Exploration and Early Settlement

Early European explorers in the seventeenth century, primarily from France, encountered Miami and Potawatomi tribes living in scattered villages in the river valley, sustaining via hunting, fishing, and growing and gathering plants. These first Europeans traveled through the valley on trips via Lake Michigan or the Mississippi River, “discovering” the portage that Natives had

¹ *Great Lakes Ecoregion*, NOAA

² *City of South Bend Summary Report*, 28-29

³ *City of South Bend Summary Report*, 29

likely used for centuries and opening a significant trade route for the French. Rene Robert LaSalle first landed at the portage in 1679 and returned in 1681 to sign a treaty with the Native peoples. Soon after, he claimed the entire Mississippi River Valley for the King of France. In 1763, the land was ceded by France to Great Britain, and twenty years later by Great Britain to the new United States. Settlers began arriving in northern Indiana around the turn of the nineteenth century.

Permanent European settlement of the land that would become South Bend began in the 1820s with Pierre Navarre, Alexis Coquillard, and Lathrop Taylor, all agents of large fur-trading enterprises. In 1831, lands acquired by the state government from the Potawatomi were sold to Coquillard and Taylor and the two subdivided the land as South Bend, Indiana. Its northern extent included the Near Northwest Neighborhood between Madison Street and Navarre Street. The next thirty years saw steady growth, defined as South Bend’s “pioneer period.”⁴ Hunters and fur traders came for the successful connections, farmers came for fertile and abundant land, missionaries came to preach, and all those from the east or Europe came looking for a new beginning could find one in South Bend.

Settlement Patterns and Land Distribution

Prior to the mid 1800s, the area that would become the Near Northwest Neighborhood was farmland and forest outside the downtown core. Farming was the primary local industry as pioneers had success growing most crops, which led to scattered farm settlements in early South Bend.⁵ By the 1850s, the city had built up a commercial, civic, educational, and sacred infrastructure. The second half of the nineteenth century would see immense growth throughout the city due to industrialization.

The Near Northwest Neighborhood’s primary development occurred between 1850 and 1910, with its highest concentration of construction between 1890 and 1910. Individuals started platting the land in 1837, with several additions by companies and private landowners through the end of the century and into the twentieth century. Most of the land sellers controlled the lot size, property use, style, and cost of home constructed.⁶ In 1854, almost all of Near Northwest was incorporated into South Bend and a trolley line connected the area to downtown. The majority of the land in the area was purchased in 1855 and eventually distributed by Horatio Chapin and his descendants. A cashier at the State Bank of Indiana in South Bend, Chapin owned 40 acres of land north of Navarre Street and constructed his home there in 1856.

Around 1850, German immigrants began settling in South Bend and congregated on the north side of town. These settlement patterns continued into the twentieth century, and a German social and athletic club was built at the corner of Michigan and Marion Street. Also in the 1850s, the St. Joseph County Agricultural Society moved its fairgrounds to the area on the west side of Portage Ave. In 1862, the fairgrounds were used as a Civil War training camp known as Camp Rose, which served local regiments. After the war, South Bend saw its most intense period of industrial

⁴ *City of South Bend Summary Report*, 31

⁵ *City of South Bend Summary Report*, 32

⁶ *Urban Conservation and Neighborhood Policy*, 51

growth with the success of the Studebaker and Oliver companies, among others. In 1871, the Agricultural Society succumbed to the wave of residential expansion and platted the fairgrounds for sale.

The 1890s saw a period of immense growth and construction, as land sellers boasted the area's proximity to downtown and lack of factories, railroads, and smoke. The neighborhood was popular and contemporary houses in many styles were constructed. In 1895, land by the river was purchased by the city for use by the Water Works Department, and in 1900 the rest of the tract became Leeper Park, one of the first South Bend City Parks. The park was expanded across Michigan Street in 1904. Inspired by the popular City Beautiful movement, the city hired George Kessler in 1911 to propose a design for a new park and boulevard system for South Bend. The scheme focused on Leeper Park as the centerpiece of the city, and it remains a prominent neighborhood feature today. In 1912, the neighborhood buzzed with commercial activity in the form of grocery stores, butchers, pharmacies, and taverns along Portage Ave and Lincoln Way West. Many residents were involved in local industries, including the Singer Manufacturing Company and Studebaker Corporation.

In 1862, the Madison School was built on the corner of Madison Street and Lafayette Boulevard. To accommodate the growing population, a larger school was rebuilt on the same site in 1893. Finally, in 1929, the school moved to its current site near Leeper Park. In 1905, as part of the Muessel Brewing Company additions to the area, the Muessel School was built. It originally served students in kindergarten through seventh grade, with eighth and ninth grades added in 1925. A new school was built in 2001 to serve students in preschool through fifth grade.

Several religious groups have practiced in the neighborhood throughout its history. The earliest houses of worship were Presbyterian, Jewish, and Baptist, and congregations began as missions from larger downtown churches. Lutheran, Methodist, and Catholic congregations joined the neighborhood in the 1920s.

After World War I, developers platted Lawndale and Diamond Avenues, selecting home designs to give the appearance of random home plan selection by individual homeowners. By the late 1920s, the neighborhood was completely developed and occupied thanks to its convenient proximity to the streetcar, schools, parks, and the river. Near Northwest features homes of diverse architectural forms and styles from the turn of the century, including Queen Anne, Four Square, Prairie, and Bungalow.

Transportation, Connections, and Industry

In 1828, the Indiana General Assembly passed an act to create a road from Lake Michigan to Indianapolis: The Michigan Road, which included today's Michigan Street and Lincoln Way West. Many neighborhood streets were originally paved with bricks, including Lincoln Way West, and several streets retain this distinct characteristic.

Before automobiles, horsecars were the earliest form of neighborhood transportation. The first lines were constructed in the late 1880s on Portage Avenue to Leland Ave and on Lincoln Way

West to Cottage Grove Ave. As the neighborhood population grew, the lines expanded north and west. In 1898, the lines were electrified and serviced the community until 1937, when they were removed from Portage Ave. An experimental bus route started at this time. Neighborhood residents preferred the bus line, despising the noisy streetcar, and the city of South Bend converted permanently to bus transportation in 1940.⁷

The St. Joseph River, aside from providing a fertile watershed for crop cultivation, also supported intense growth through industrialization. Much of South Bend's commercial and industrial success was because of the river. The city's pioneers were successful farmers, and as America industrialized, South Bend was interested in supporting its farmers through industry. Initial operations for companies like Birdsell, Oliver, and Studebaker, who produced farming equipment and wagons, relied on water power. The St. Joseph River set the city up for success. Between 1860 and 1890, South Bend became an urban manufacturing center for the region. Immigration supported a growing industrial workforce, and by 1880, almost half of the city's residents were immigrants or the first generation of their family in America.⁸

As noted, the 1850s saw mainly German immigrants moving to South Bend. Other ethnic groups that relocated to South Bend at that time included British, Irish, and Canadians. The 1860s and 1870s saw the arrival of immigrants from Poland. Hungarians and Italians arrived in the late 1880s. Many groups arrived via direct recruiting or for employment at specific local companies. African Americans, previously employed outside the sphere of industrial South Bend, joined the forces at Studebaker, Oliver, and Singer during World War II because of labor shortages. Families sought to join those already employed in the industry, and the African American population grew steadily. New black city residents were primarily forced to live near the factories, both by white neighborhood residents and through housing deeds and zoning restrictions.⁹ In 1954, Singer stopped operations in South Bend because of the depletion of local hardwood, and almost ten years later, Studebaker closed its production facilities.¹⁰ Like many midwestern cities, the economy transitioned after the departure of industry. By 1993, the primary employers in South Bend shifted from industrial giants to local universities.¹¹

Post-Industrialization and The Neighborhood Today

South Bend's population declined sharply after the closure of several of its prominent industries in the mid-twentieth century. When the city's population peaked in the 1960s, the Near Northwest was home to around 8,000 people.¹² By 2017, the neighborhood population had dropped to 4,000 while South Bend lost 23% of residents overall. Of note, the Near Northwest lost 30% of its population between 2000 and 2010 with concentrated losses in the portion of the neighborhood south of Portage Avenue.

⁷ *Near Northwest Neighborhood*, 7

⁸ *City of South Bend Summary Report*, 40

⁹ *Better Homes of South Bend*

¹⁰ *City of South Bend Summary Report*, 35, 37

¹¹ *City of South Bend Summary Report*, 45

¹² 2019 Opticos Study

In 1974, in response to the declining city population, the South Bend Homeowners of Near Northwest, Inc. was formed, “dedicated to the improvement of the social, physical, and economic qualities of the neighborhood.”¹³ Now known as Near Northwest Neighborhood, Inc., their work supports local revitalization through community programs and renovated housing, among several initiatives.

The end of the twentieth century saw local interest in preserving the historic character of several Near Northwest areas as historic districts. Chapin Park was listed in the National Register of Historic Places in 1982 and established as a Local historic District in 2005. Riverside Drive and River Bend, both Local Historic Districts, were designated in 1985 and 1992 respectively. Leeper Park was established as a Local Historic District in 1996. The North St. Joseph Street Historic District, just west of River Bend, was designated as a local district in 1998.

Twenty-first century planning efforts in the neighborhood culminated in a 2019 Neighborhood Plan, a collaboration between the City of South Bend, Opticos Design, Inc., and Incremental Development Alliance.

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¹³ *Near Northwest Neighborhood*, 2

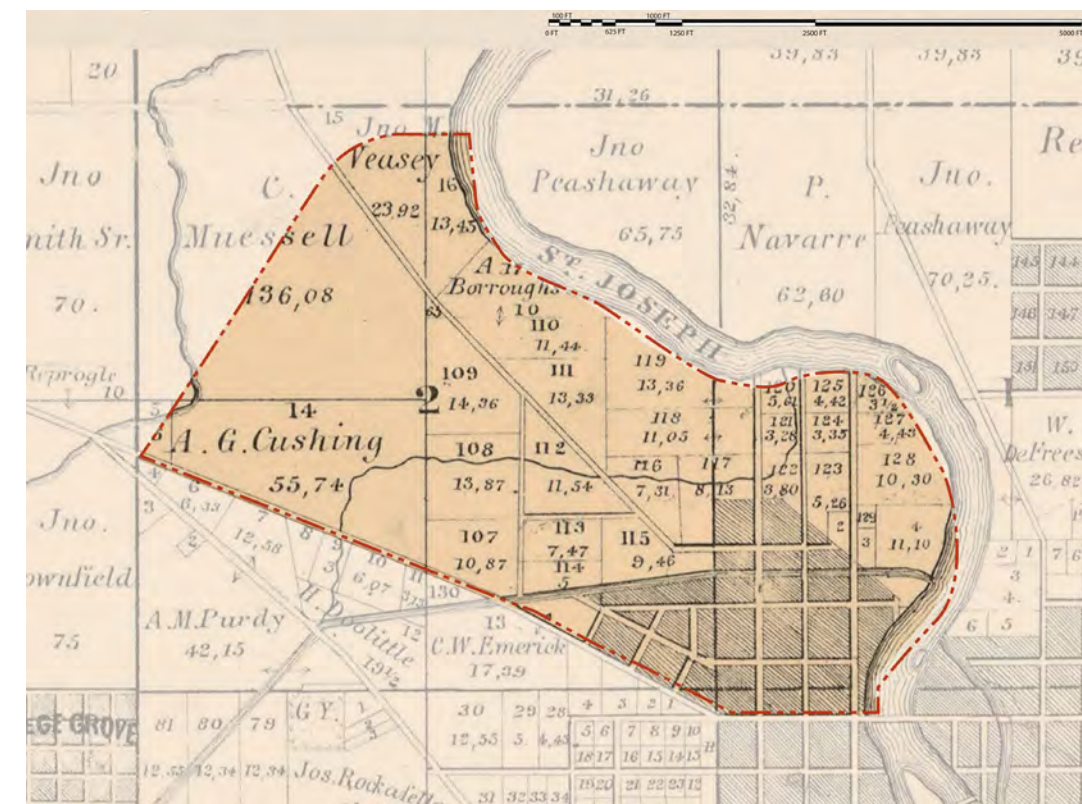
Historic Development



NNN, 1863

An early map of South Bend showing the original plat of the city stretching into the NNN.

Current NNN Boundary



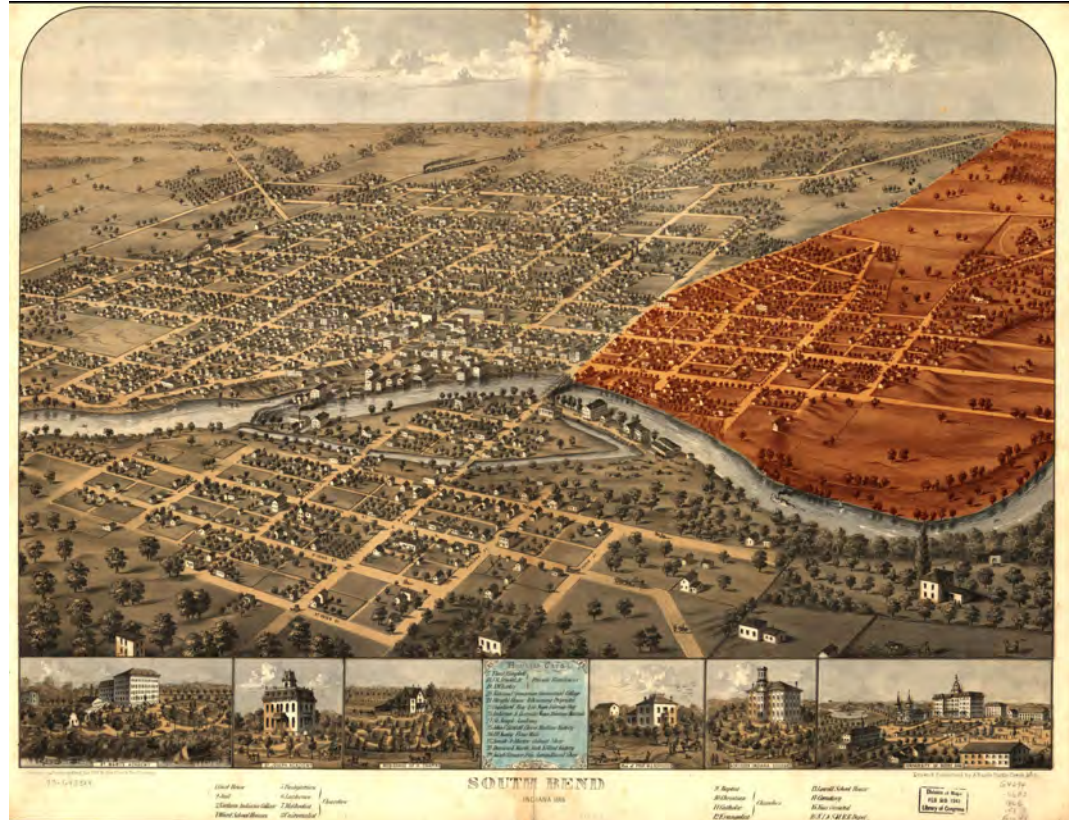
NNN, 1863

This second map from 1863 shows the Kankakee Race traveling from the St. Joseph River toward the southwest through the southern part of the NNN.

Current NNN Boundary



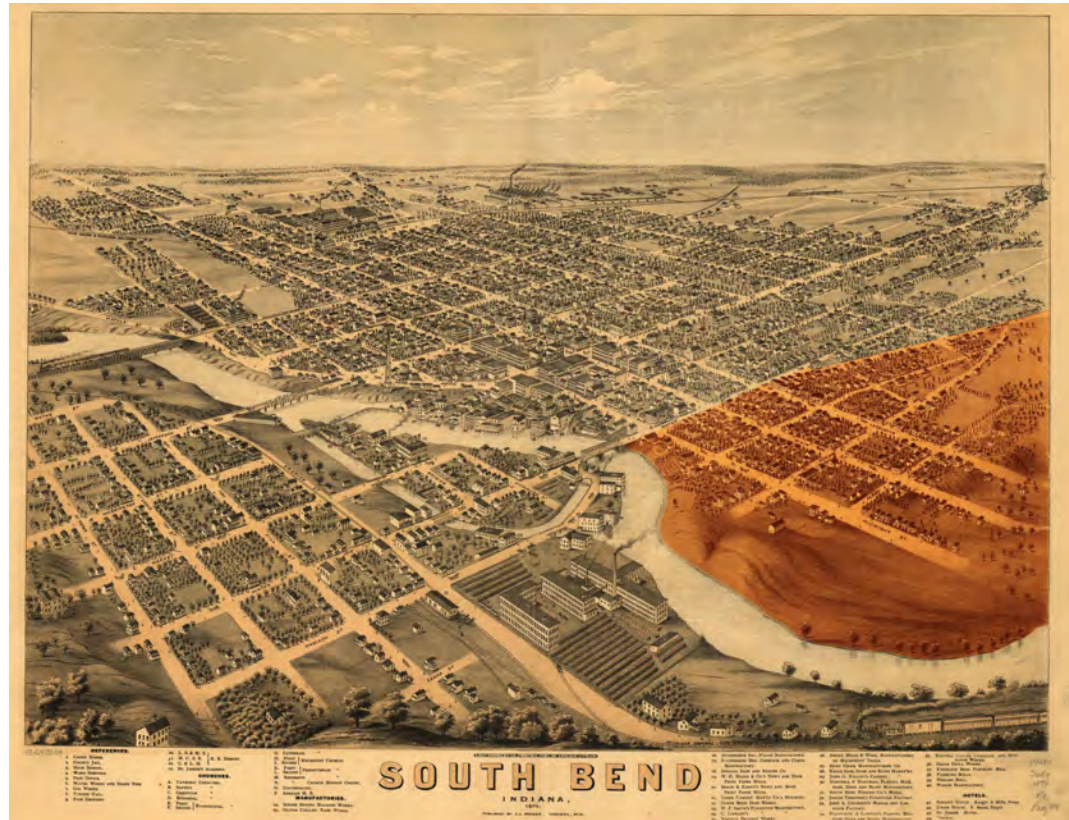
Historic Development



South Bend, 1866

Growing development can be seen in the NNN in this 1866 aerial image.

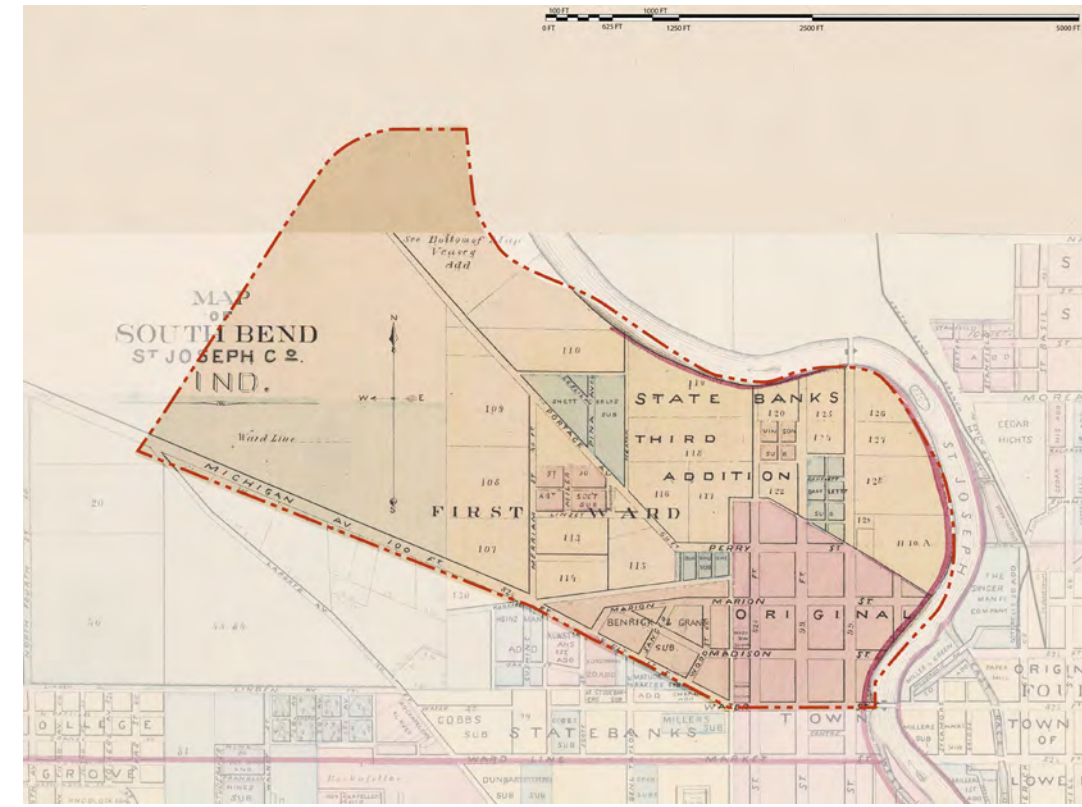
Current NNN Boundary



South Bend, 1874

Denser development is beginning in this view from 1874.

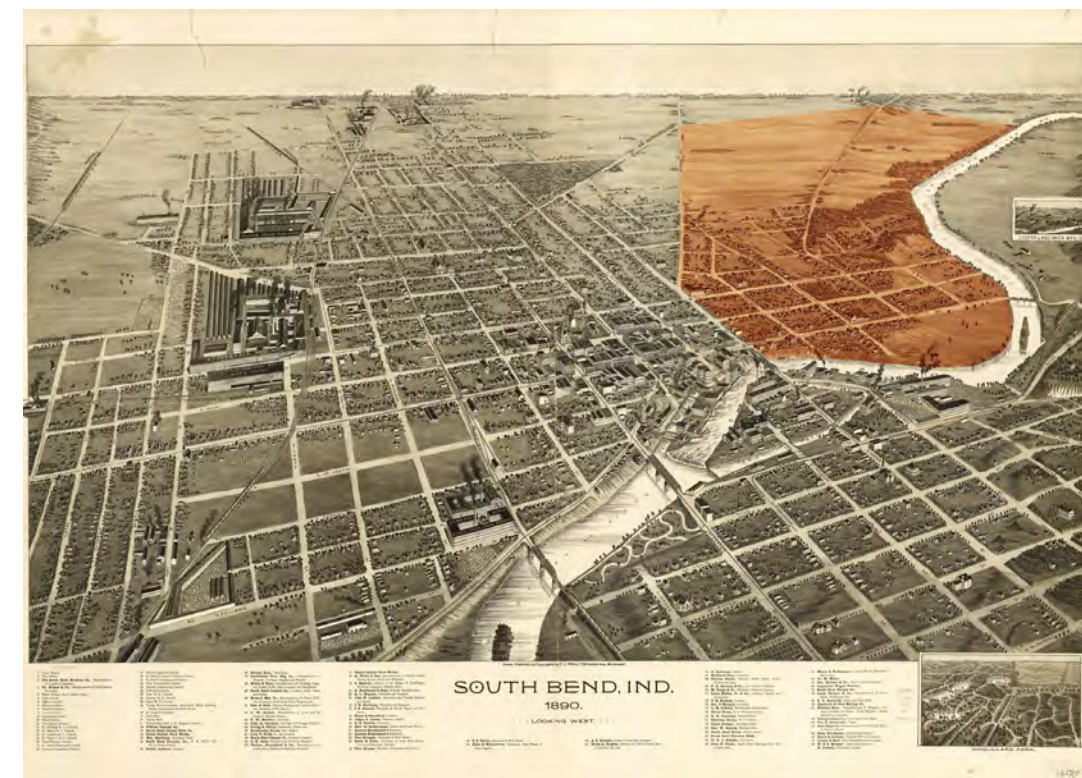
Current NNN Boundary



NNN, 1875

Plats in the neighborhood extended farther north and west in 1875.

Current NNN Boundary



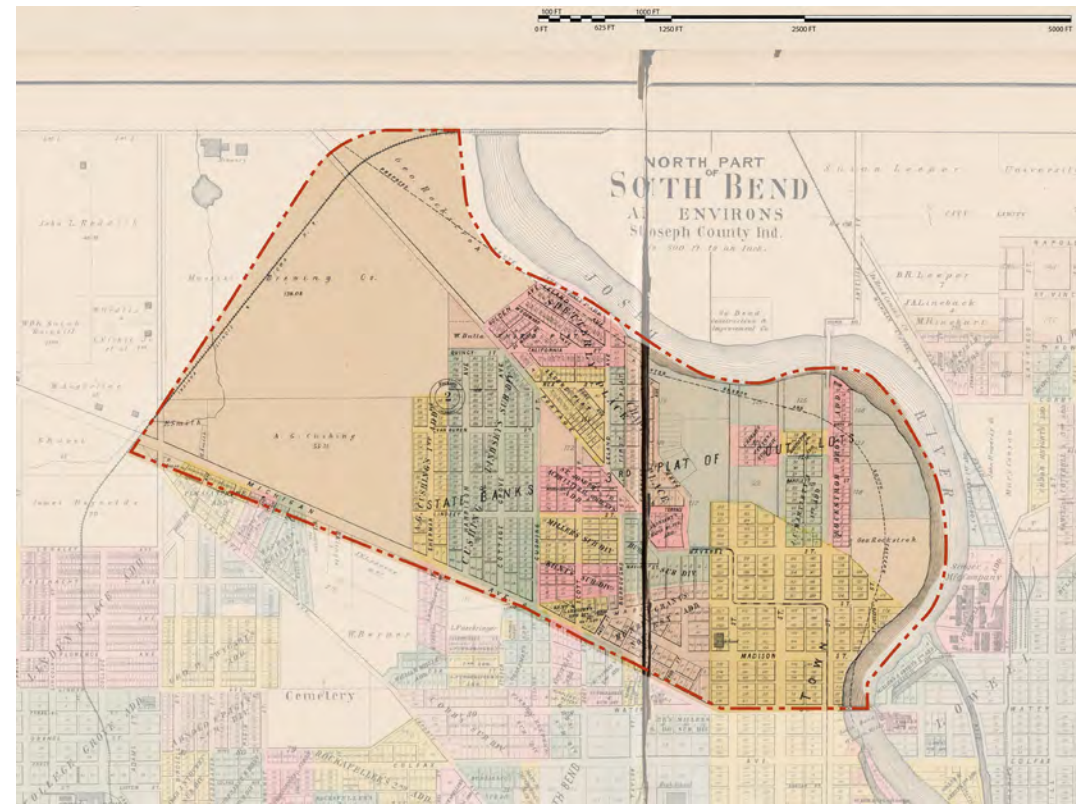
South Bend, 1890

An aerial view showing the concentrated development near the center of South Bend.

Current NNN Boundary



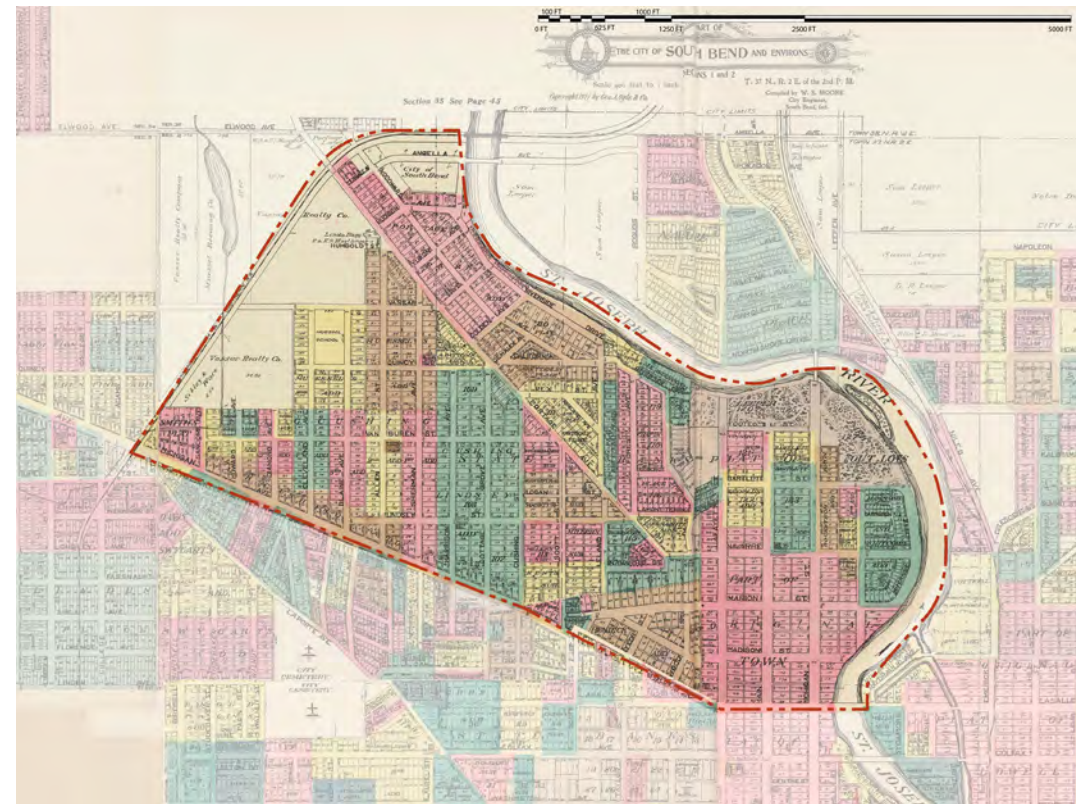
Historic Development



NNN, 1895

Plats now cover more than half of the neighborhood and are concentrated along Portage Avenue and extended off of Michigan Avenue (now Lincoln Way West).

--- Current NNN Boundary



NNN, 1911

Most of the neighborhood has been platted by 1911.

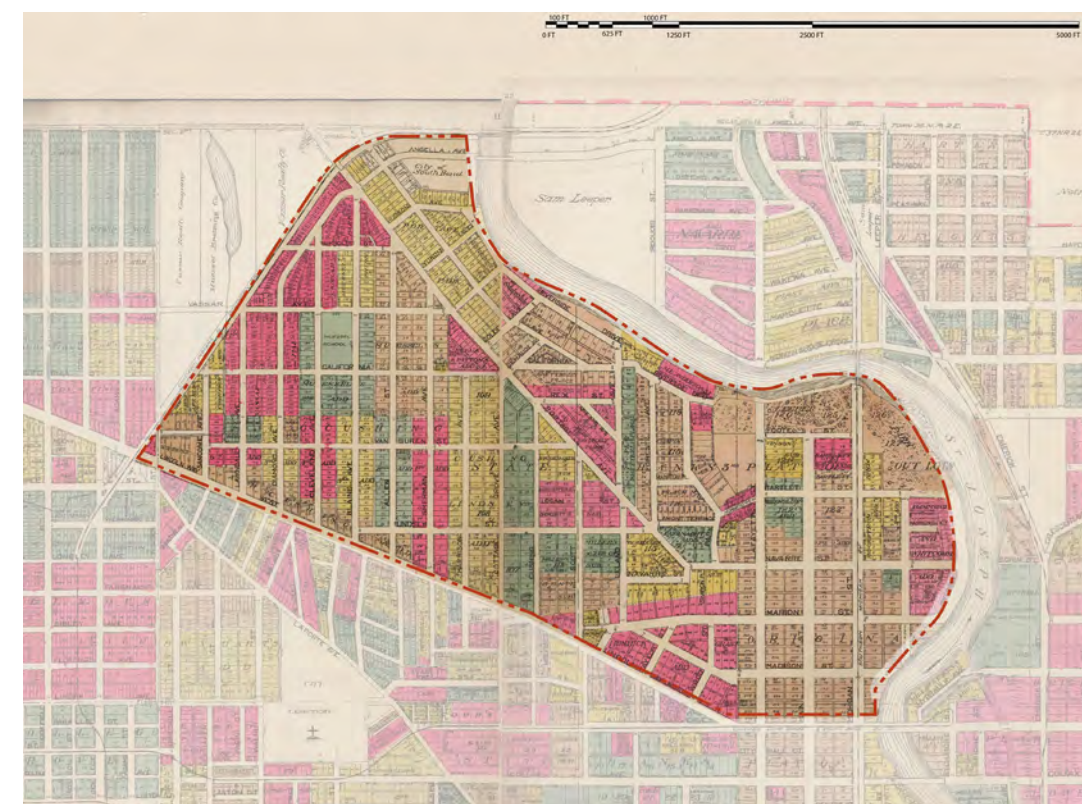
--- Current NNN Boundary



South Bend, 1917
Sanborn Fire Insurance

Sanborn maps indicate the size, shape, location, and materials of neighborhood buildings.

- Wood Frame Building
- Brick Structure Building
- Stone Building



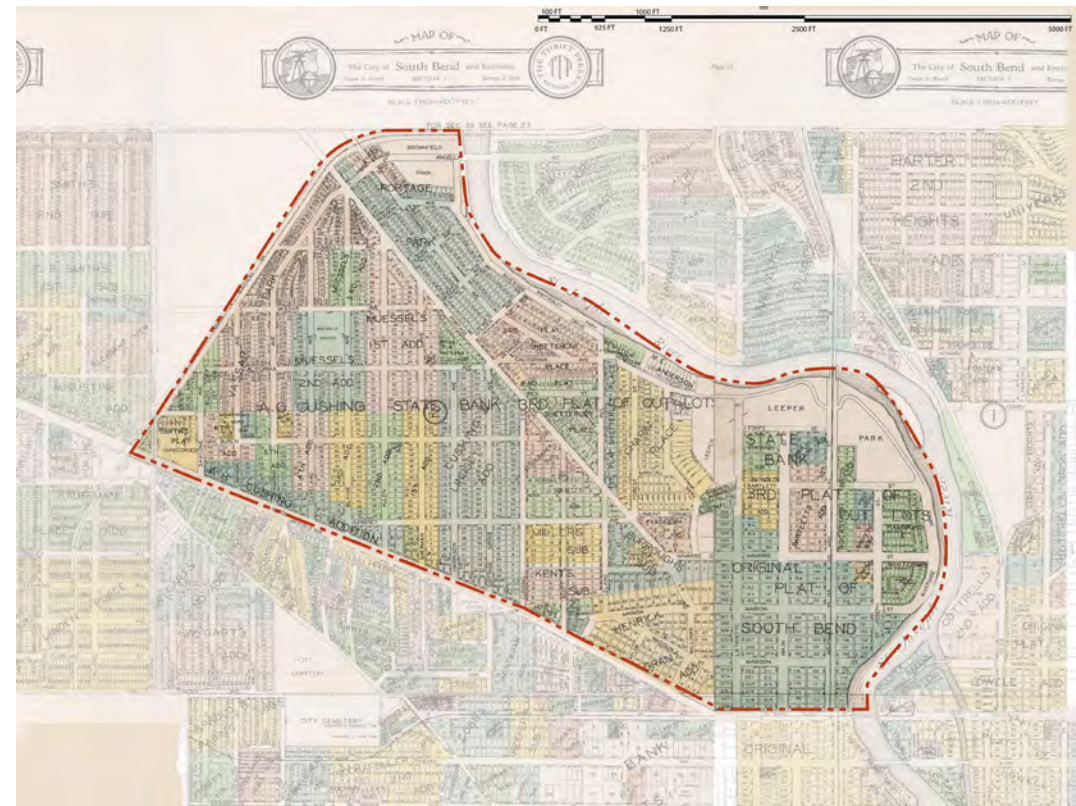
NNN, 1923

The entire neighborhood has been platted by 1923. Plantings are shown in Leeper Park.

--- Current NNN Boundary



Historic Development

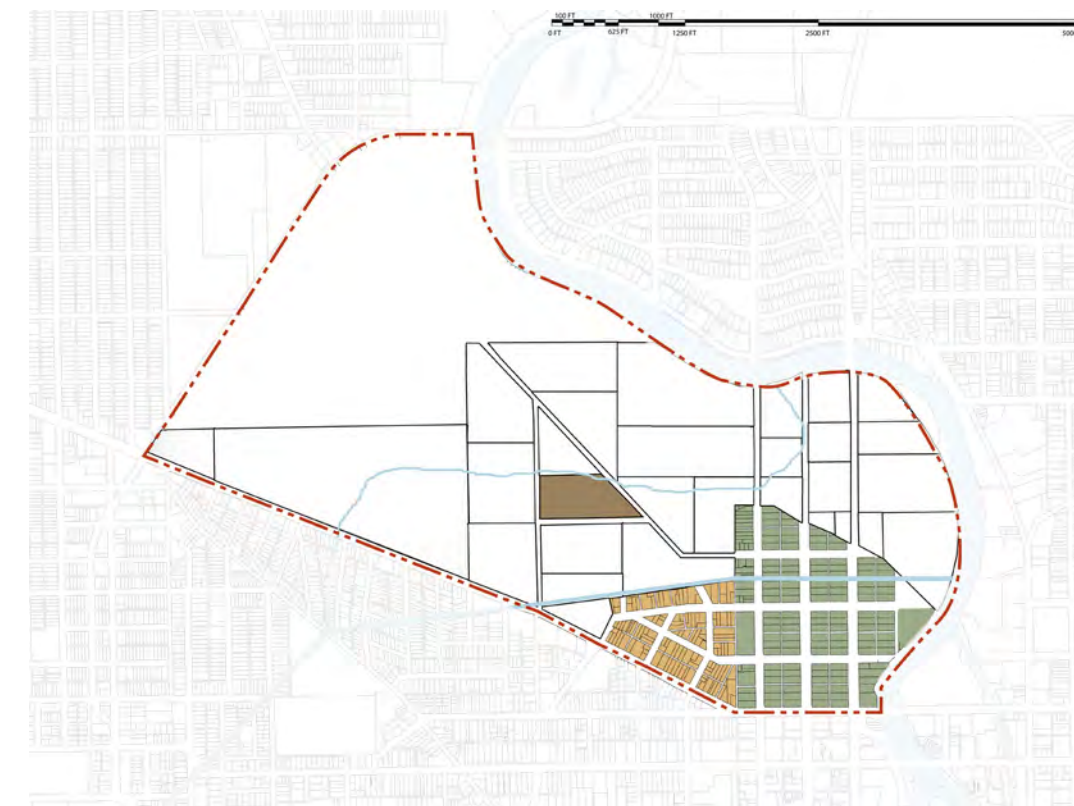


NNN, 1929
This 1929 map shows the fully platted neighborhood.

Current NNN Boundary



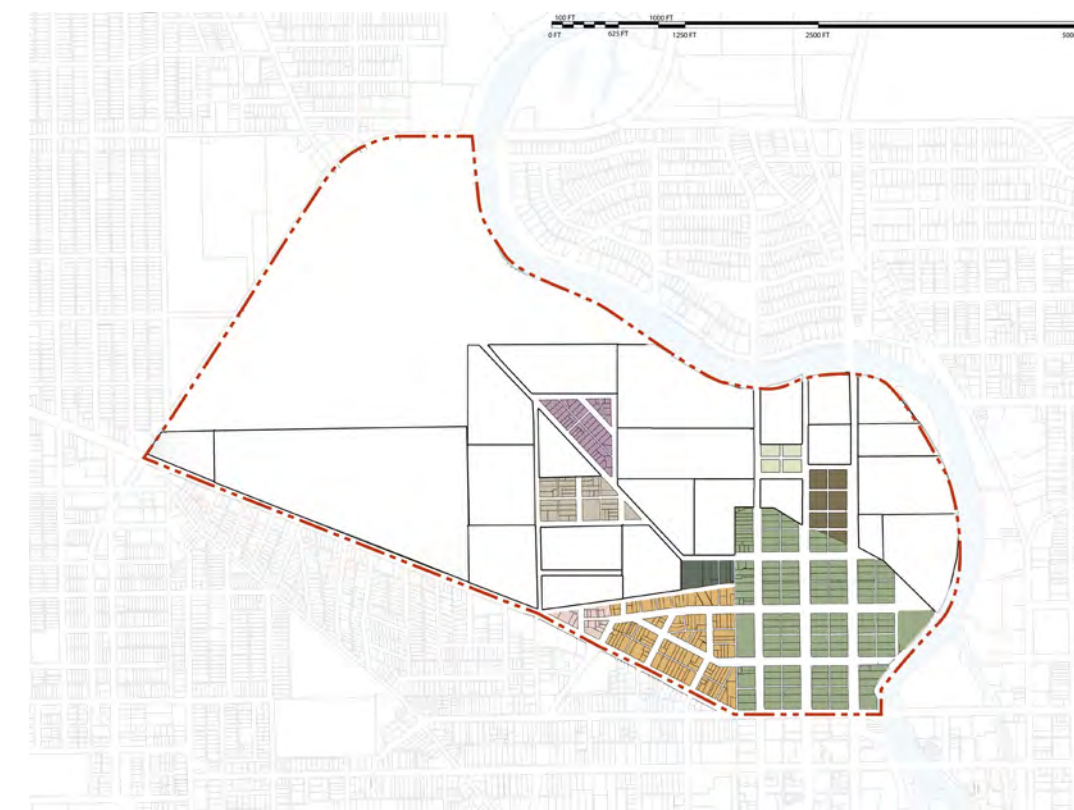
Subdivision Development



NNN, 1863
These diagrams use the historical maps to show the sequence of platting in the neighborhood from 1863 to 2023. Different colors represent different subdivisions within the neighborhood.

In 1863, the neighborhood extended just beyond the original plat of the city. The Kankakee Race dictated the division of some neighborhood lots. The Agricultural Fair Grounds are located away from the city center.

Current NNN Boundary

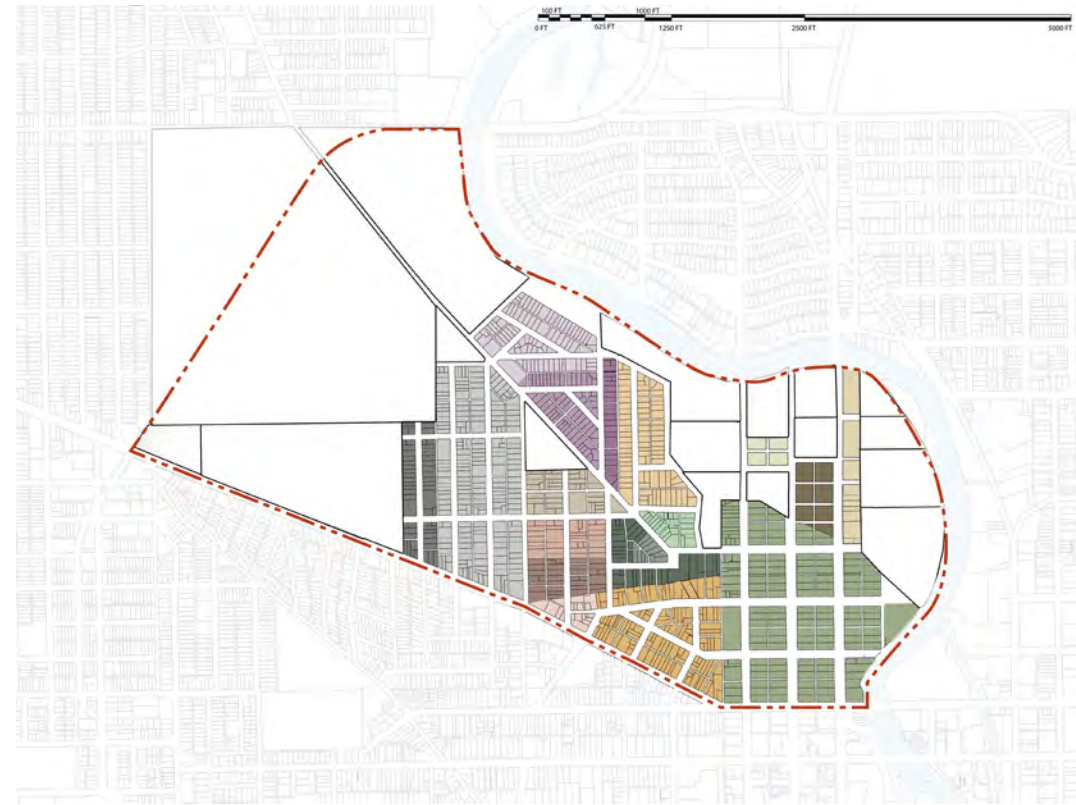


NNN, 1875
A decade later, development started to spread north. The Agricultural Fair Grounds had been sold and platted by this time. The Kankakee Race had been abandoned.

Current NNN Boundary



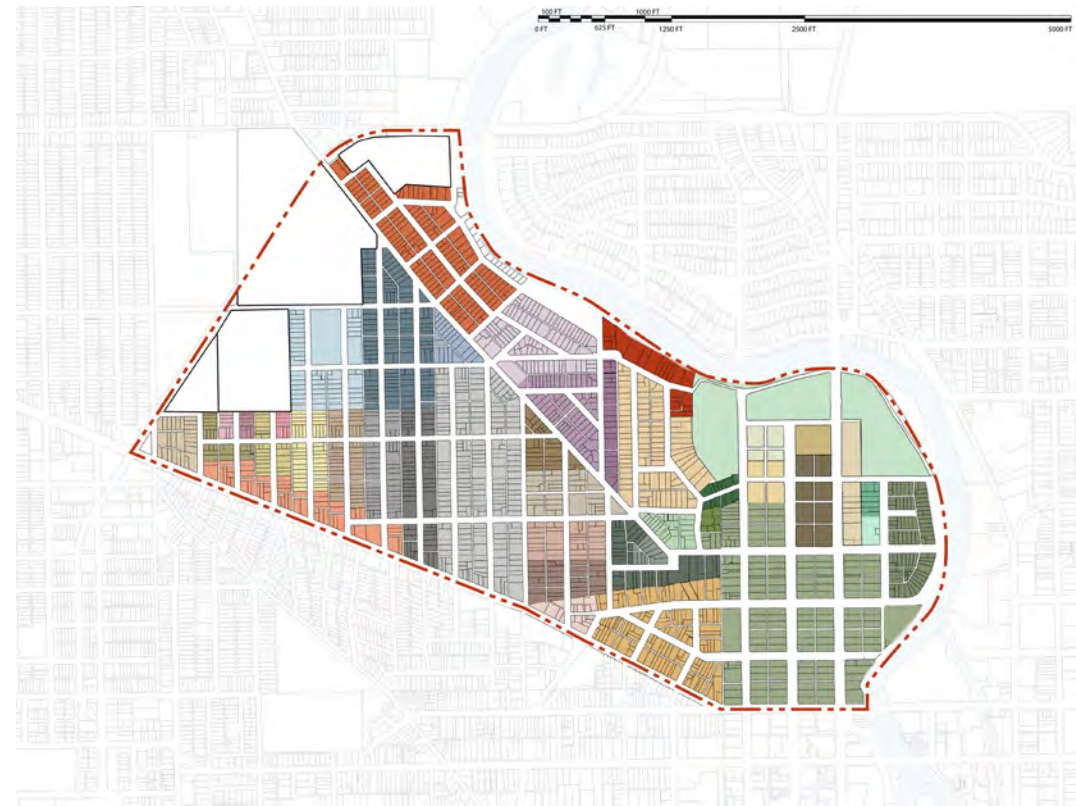
Subdivision Development



NNN, 1895

Development pushed westward and further north along Portage Avenue by 1895.

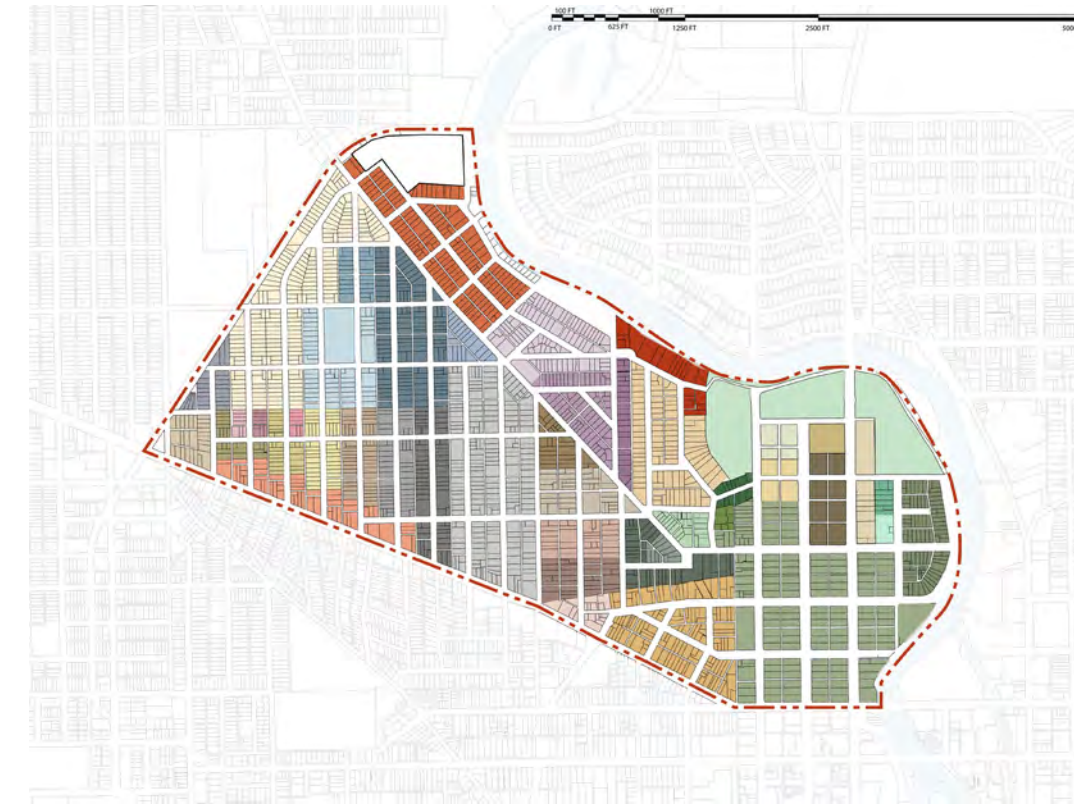
----- Current NNN Boundary



NNN, 1911

Most of the neighborhood was platted by 1911 and the street network grew substantially. Portions along the northwest were the last to be developed.

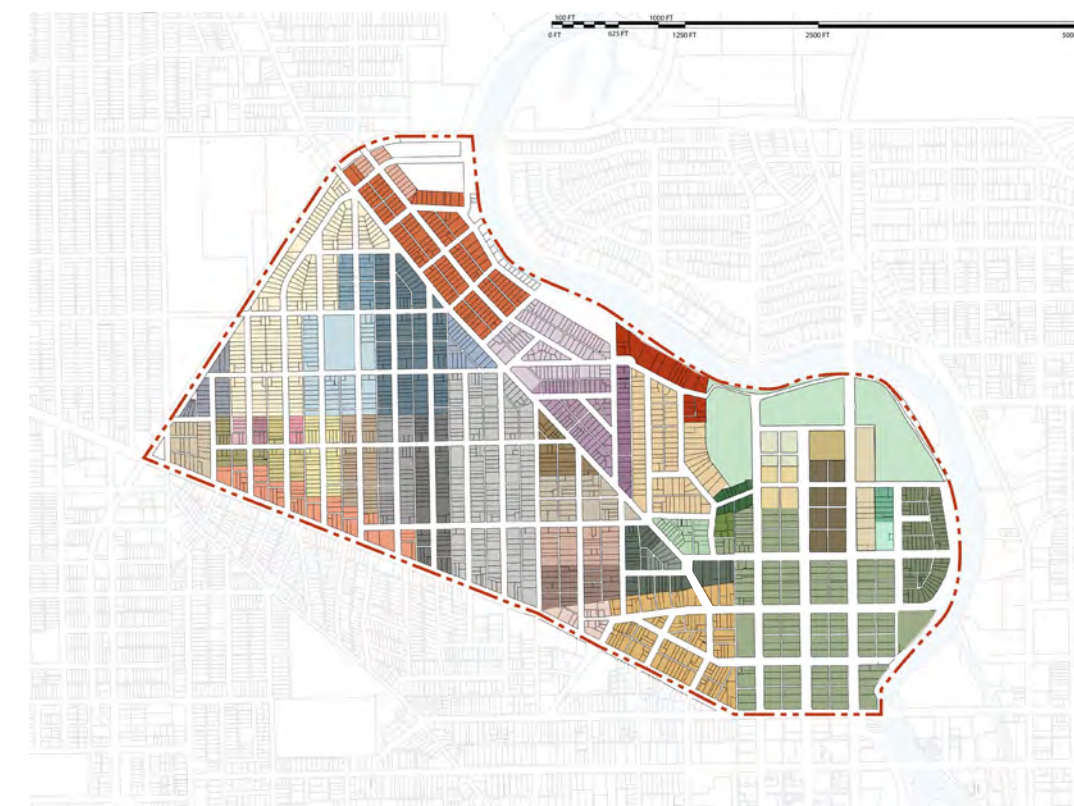
----- Current NNN Boundary



NNN, 1923

At this time, the only remaining open land was at the far north side of the neighborhood.

----- Current NNN Boundary



NNN, 1929

By 1929, the entire neighborhood had been platted. A new street was cut to connect Portage Avenue to Marion Street.

----- Current NNN Boundary



Subdivision Development

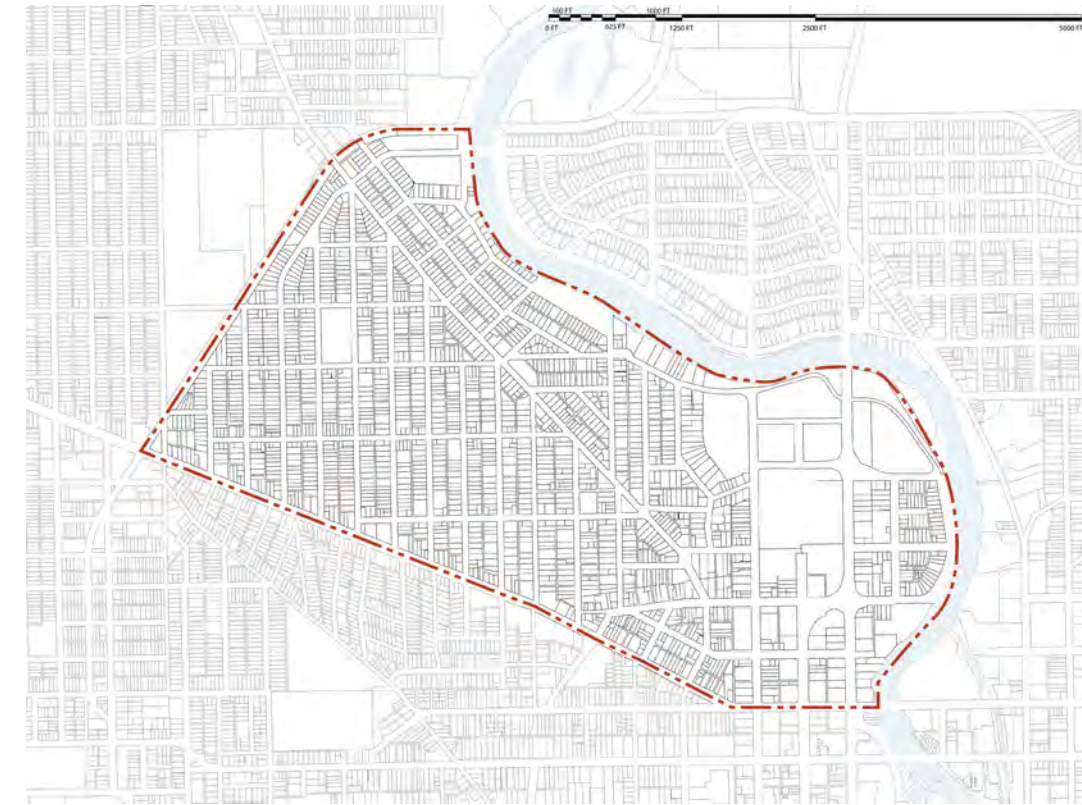


NNN, 2023
 NNN lots in 2023 have mostly maintained their original boundaries, with the most drastic changes occurring along Michigan Street, currently the campus of Memorial Hospital.

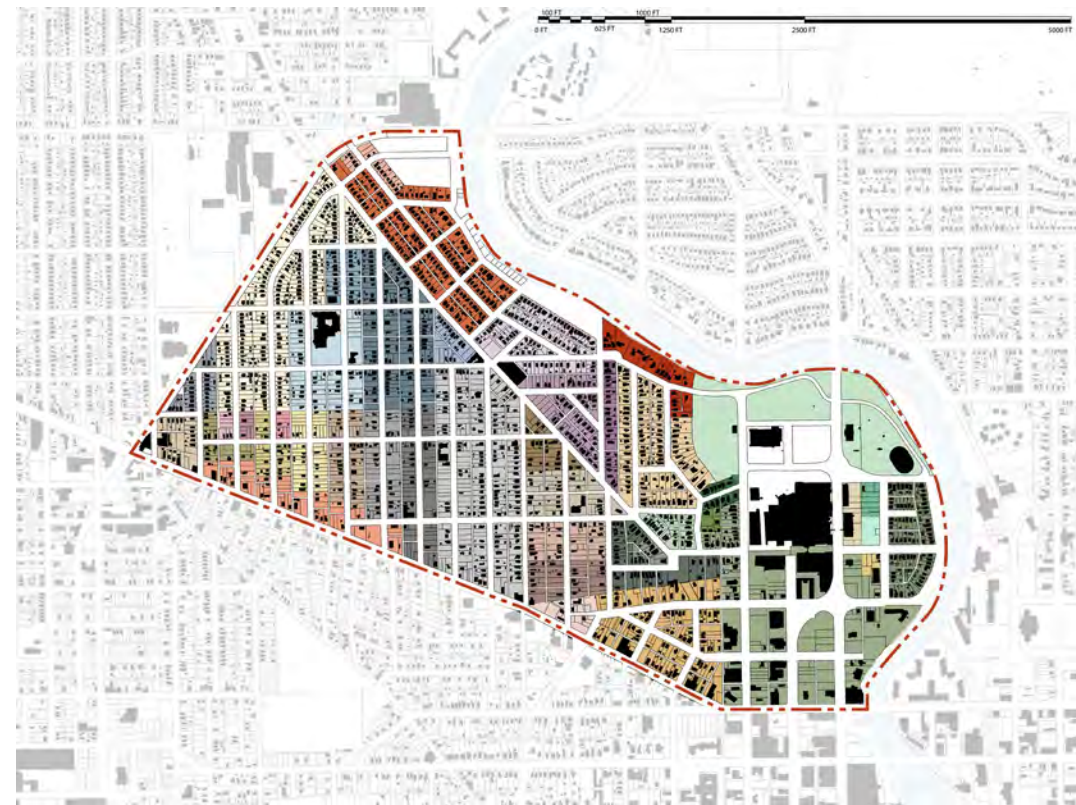
Current NNN Boundary



Existing Conditions



Parcel Map



NNN, 2023
 This map shows the 2023 buildings on top of the historic subdivision plats.

Current NNN Boundary

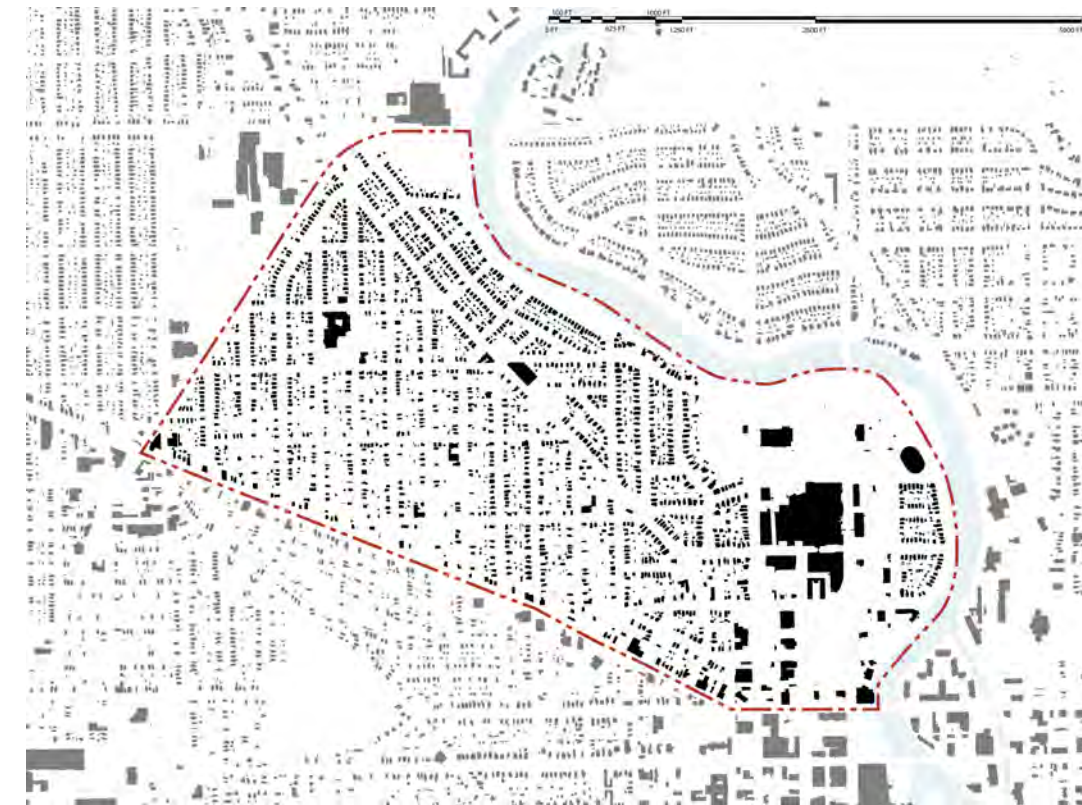
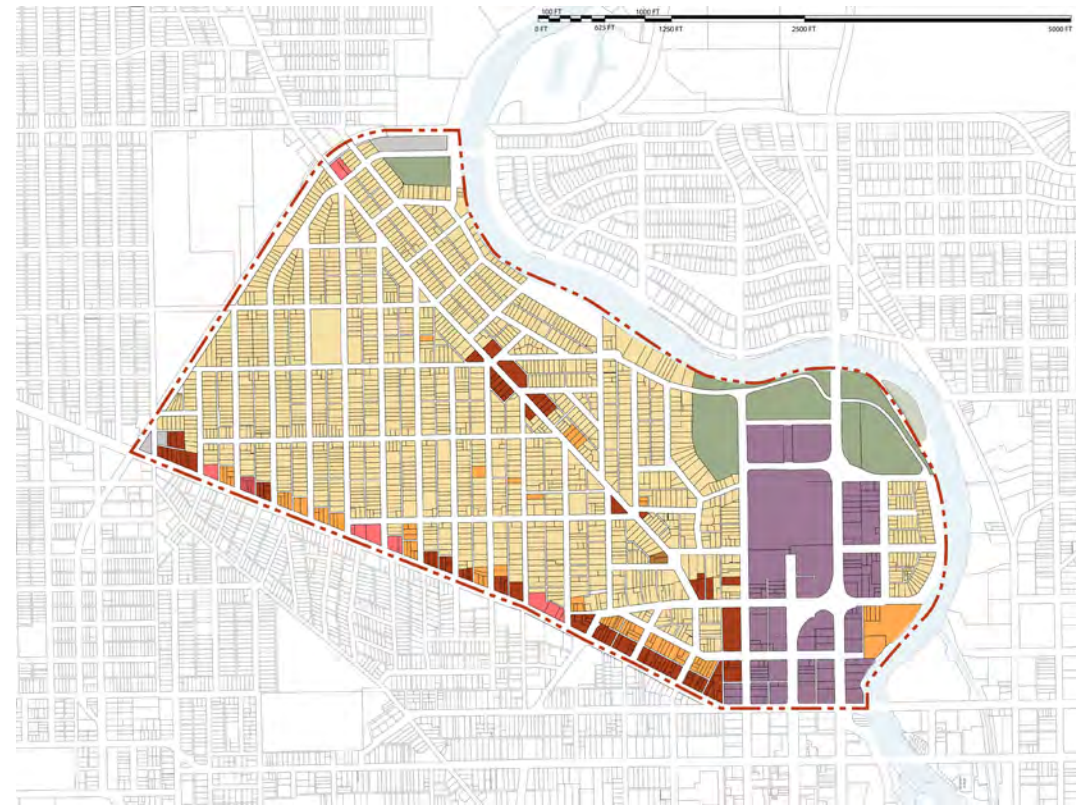


Figure Ground

Structure



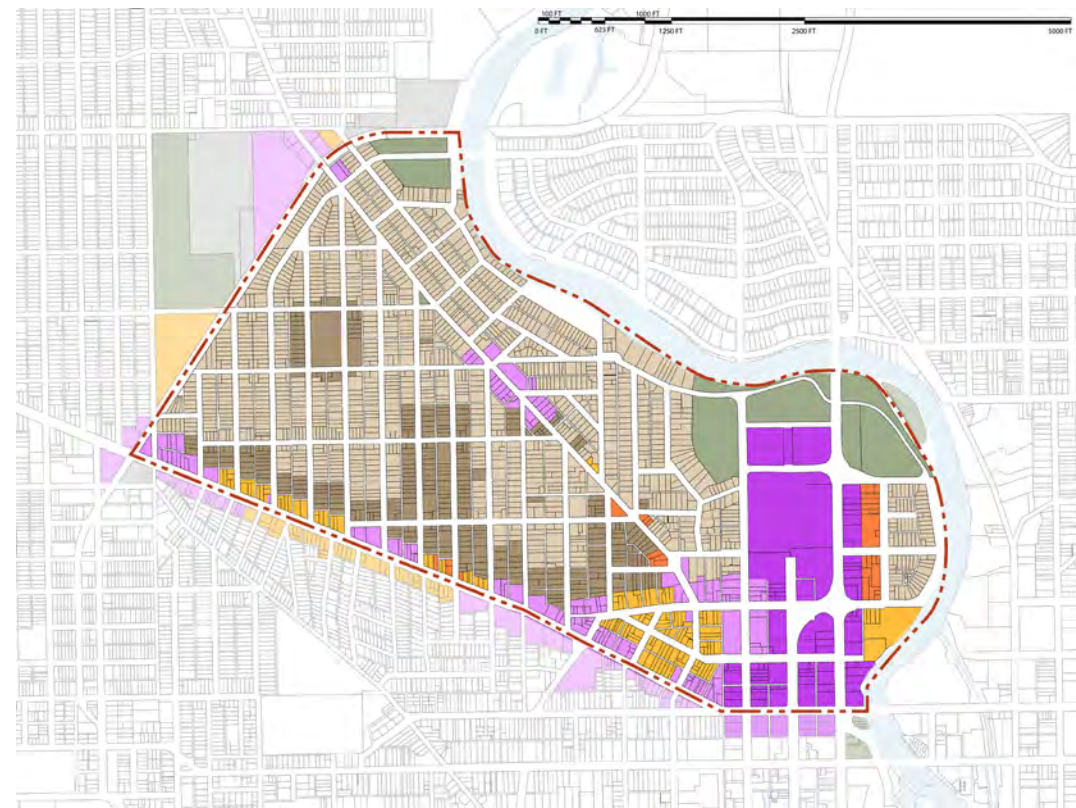
Existing Conditions



Land Use

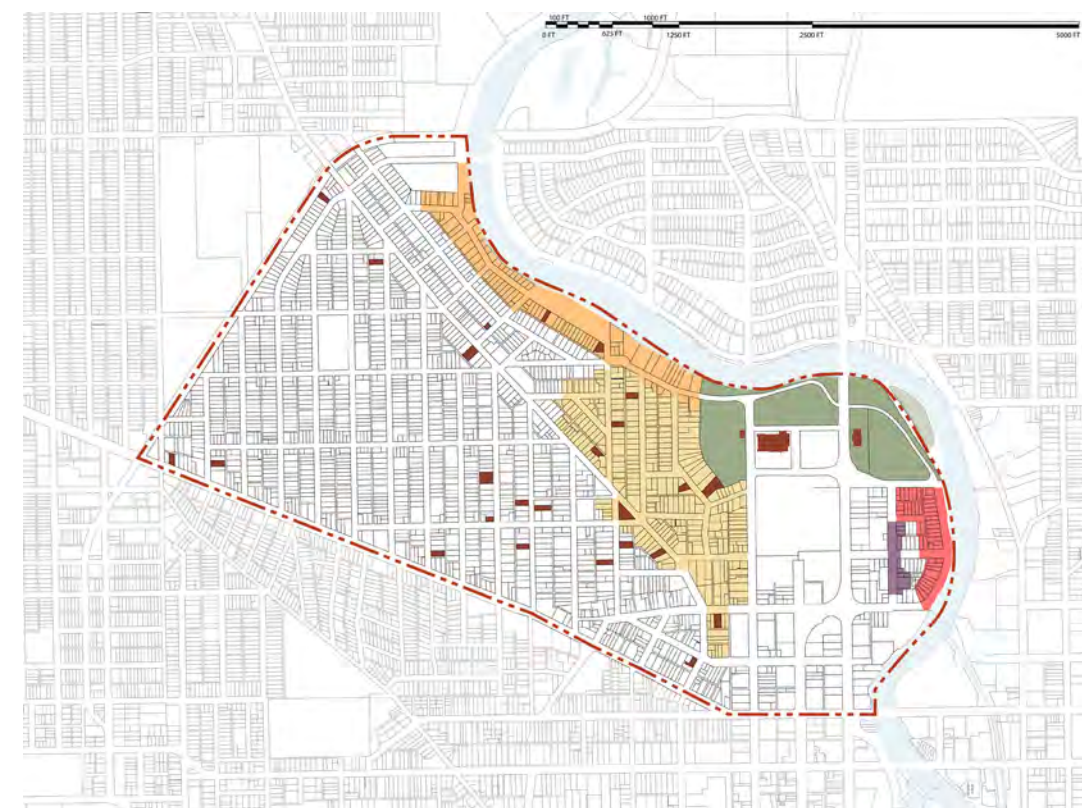
- Single and Two-Family Residential
- Multifamily Residential
- General Business
- Local Business
- Office Buffer
- Mixed-Use
- Central Business District
- Open Areas
- Light Industrial

*Adapted from 2019 Near Northwest Neighborhood Plan by Opticos Design, Inc.



Zoning

- U1
- U2
- U3
- UF
- Neighborhood Center
- Downtown
- Industrial
- Open Area



Historic Districts

- Individually Registered Properties
- Chapin Park
- Leeper Park
- Riverside Drive
- Riverbend
- North St. Joseph Street

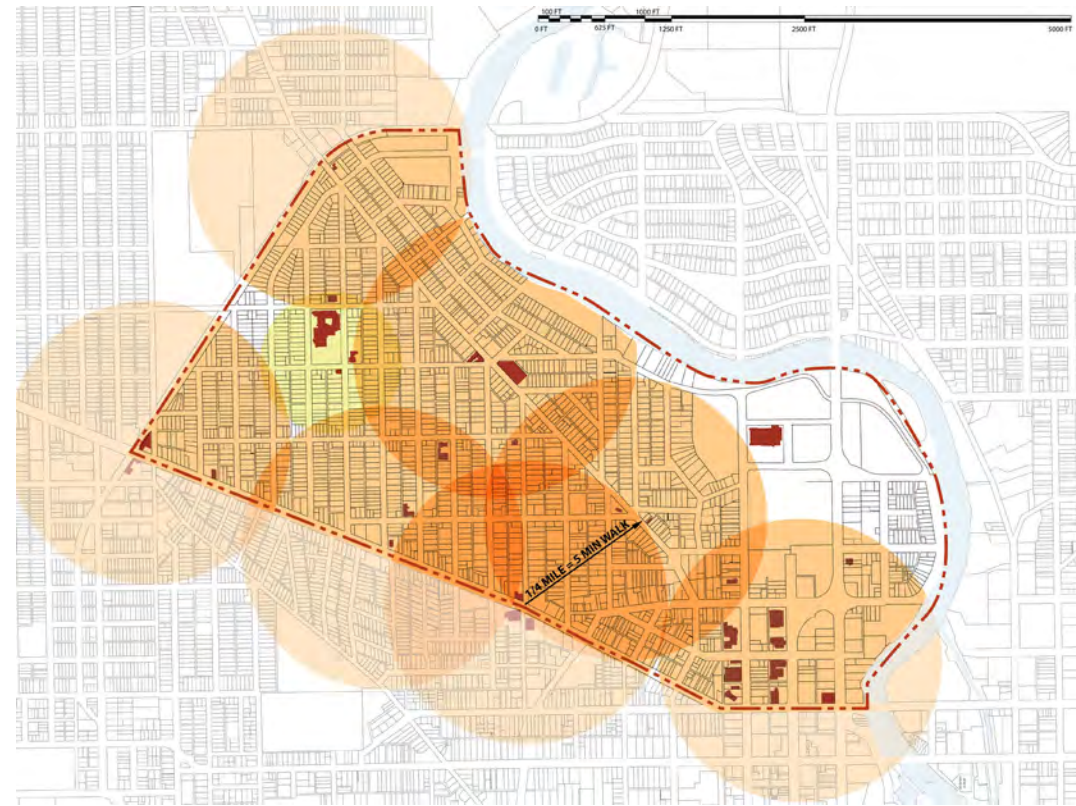


Gateways

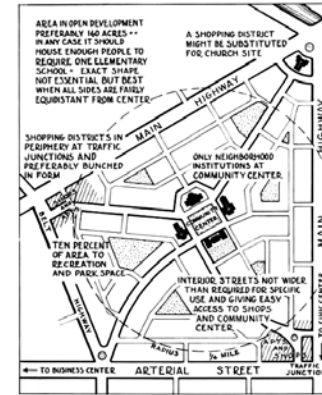
- Possible New Gateways



Existing Conditions

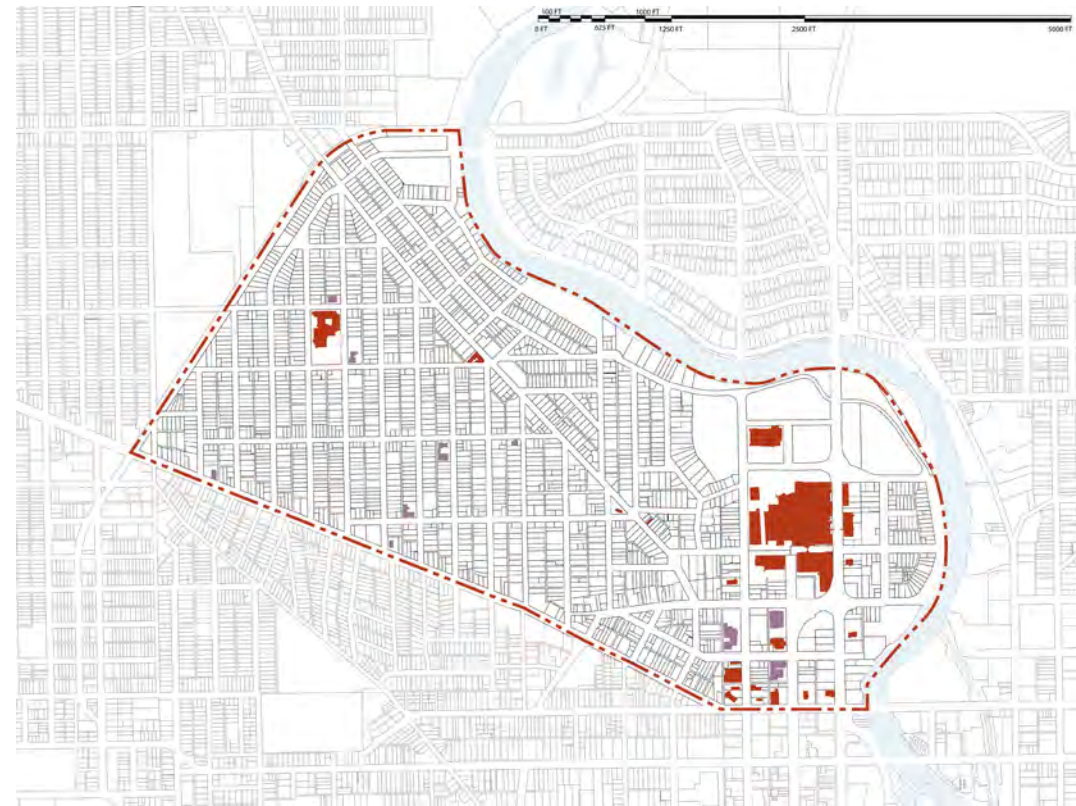


Conjectural Historic and Present Day Neighborhood Nodes



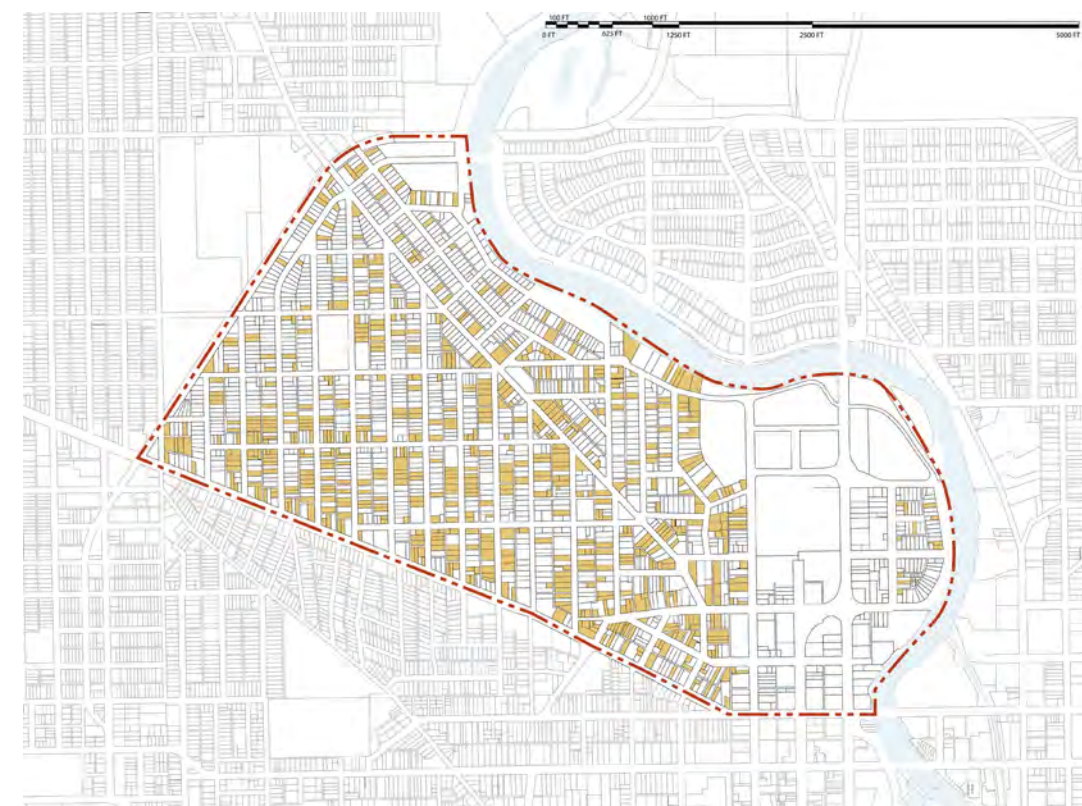
The diagram above depicts the Neighborhood Unit according to urban planner Clarence Perry. Roughly a half-mile across, each Unit is made up of resident blocks with scattered parks centered around a civic, institutional, or commercial core. Roads are hierarchical: small, local streets are within the Unit, while wider, external arterials connect Units. A Neighborhood is a composition of multiple Units.

- Node
- Historic
- Existing



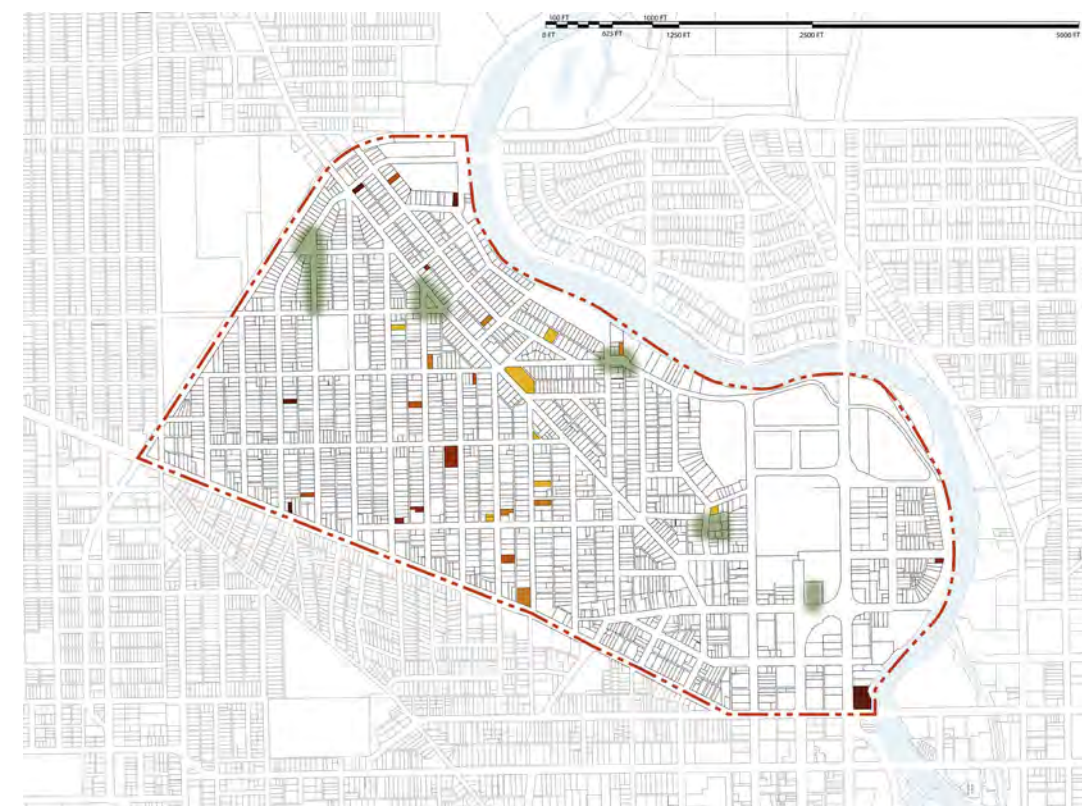
Civic & Institutional Properties

- Civic/Institutional Building
- Religious Building



Vacant Lots

- Vacant Lots

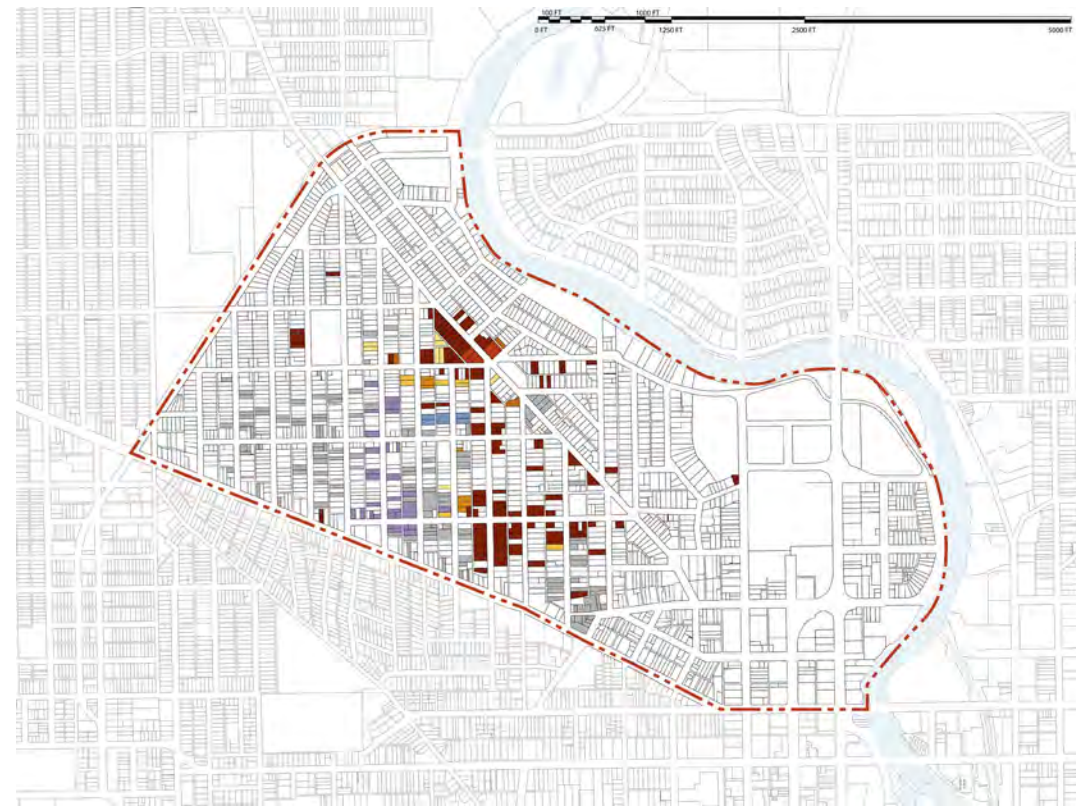


Surveyed Properties

- Sean
- Elena
- Guillermo
- Joel
- Sandro
- Spaces

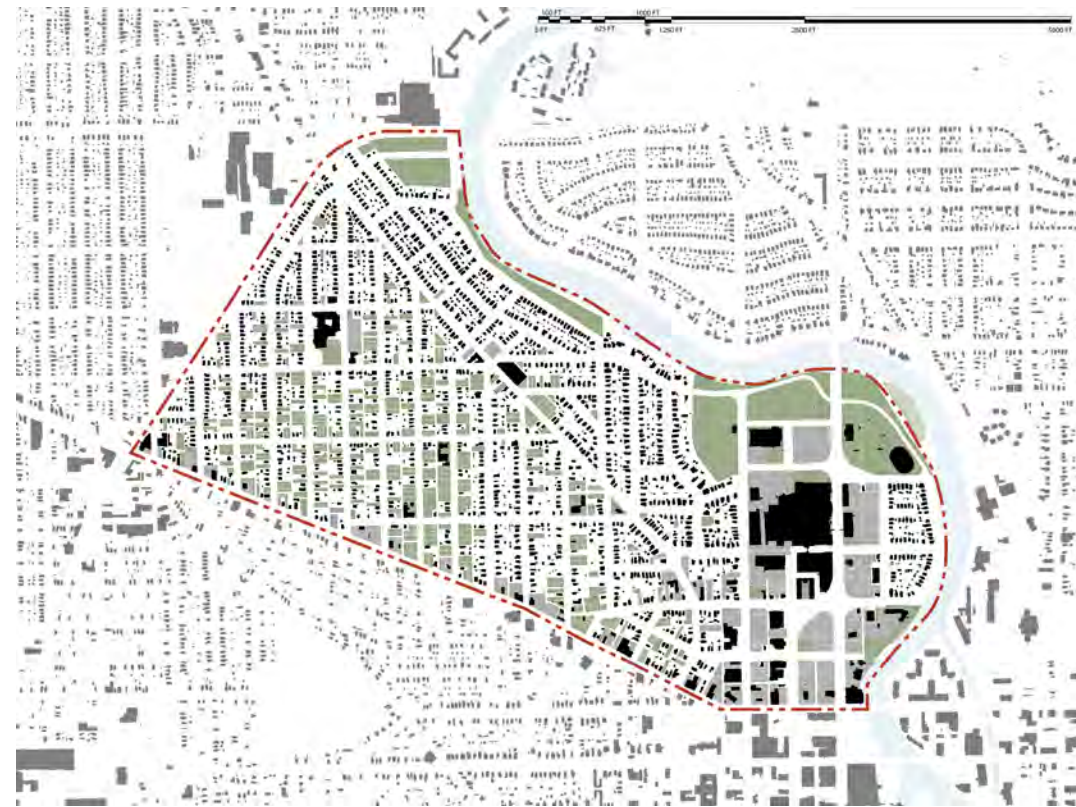


Existing Conditions



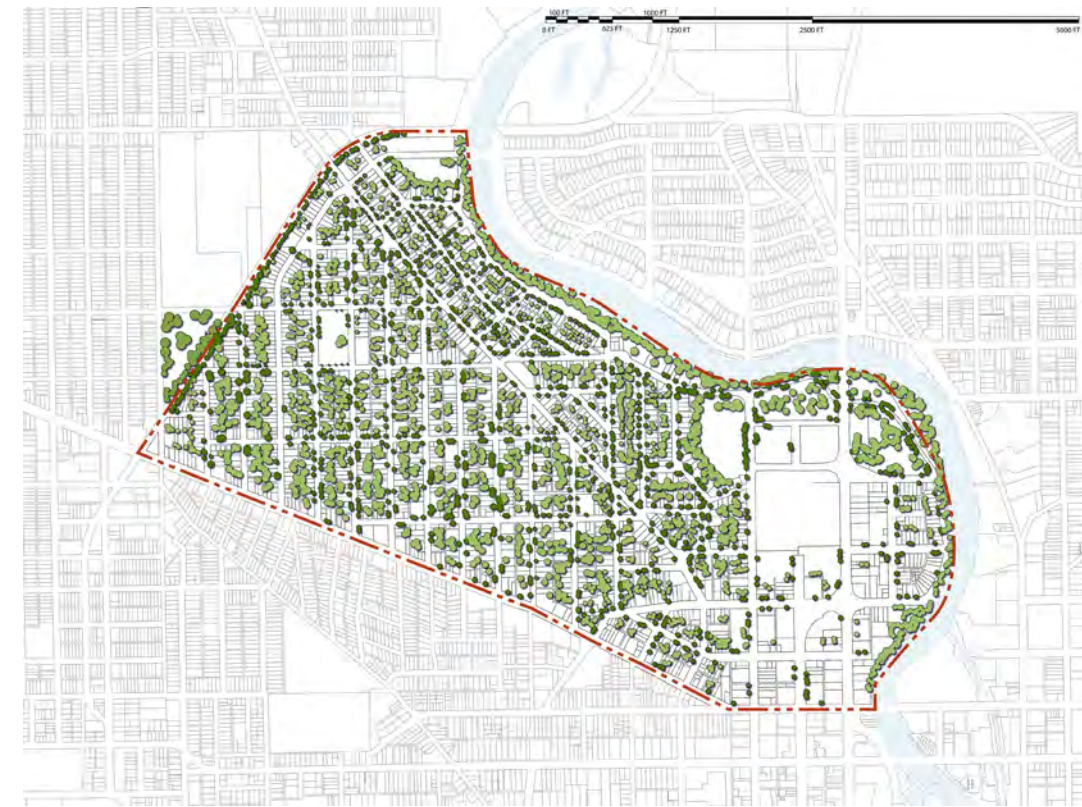
City & NP Owned Properties

- Cross Communities Lots
- Village 2 Village Project
- City Owned Vacant Lots
- NNN, Inc. Owned Vacant Lots
- NNN, Inc. Proposed Projects
- NNN, Inc. Funded Projects (Pending)
- NNN, Inc. Curent Construction
- NNN, Inc. Impacted Homes 1997-202
- NNN, Inc. Offices



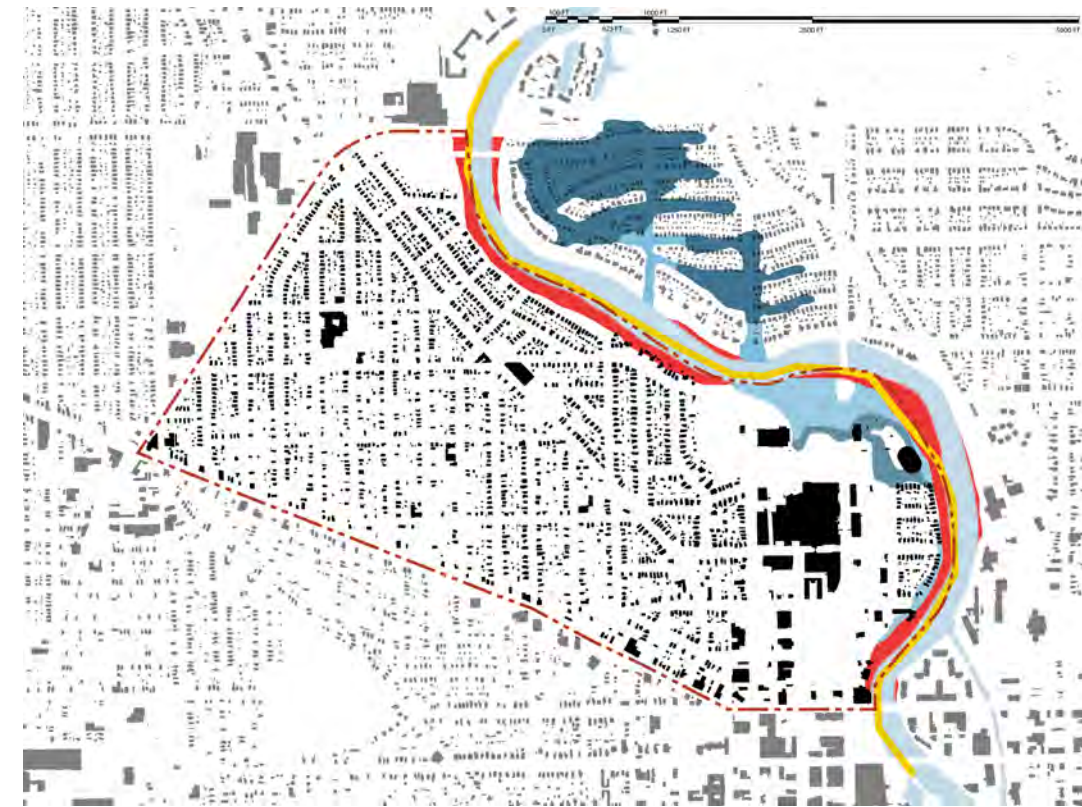
Open Areas

- Greens
- Surface Parking Lots



Tree Canopy

- Street Tree (Space Defining)
- Inner Parcel Tree

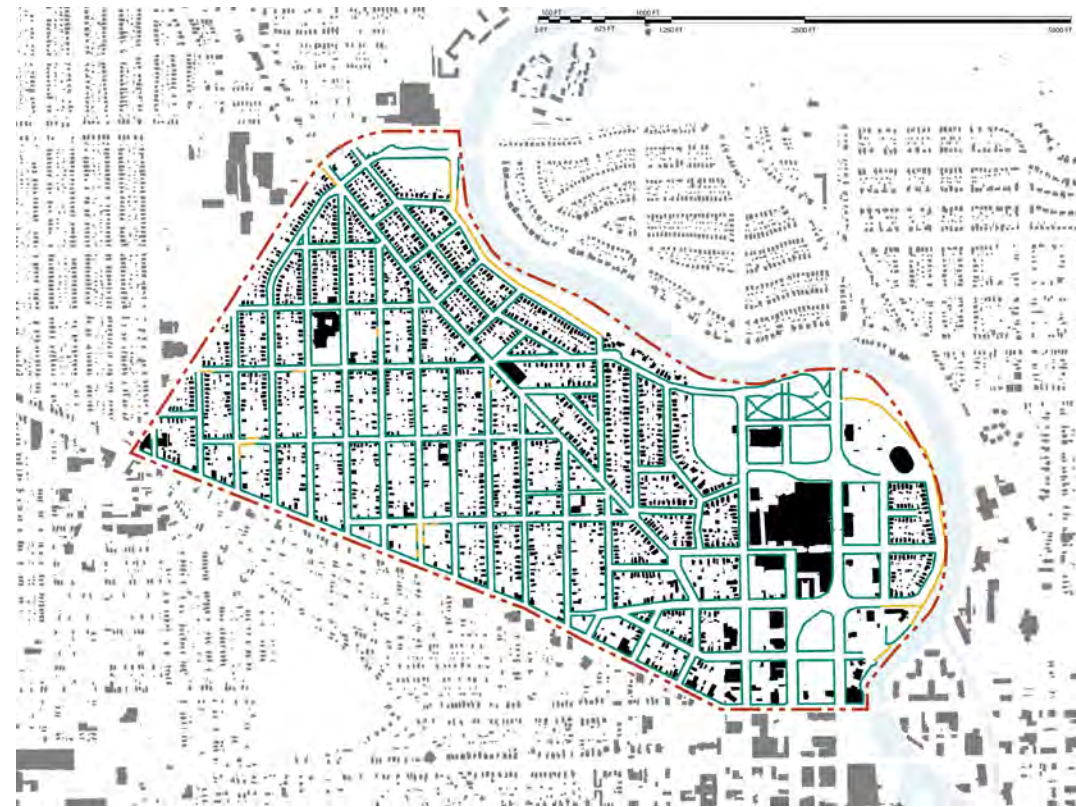


River Flood Area

- Regulatory Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- 2018 High Water Mark
- Open Ditch

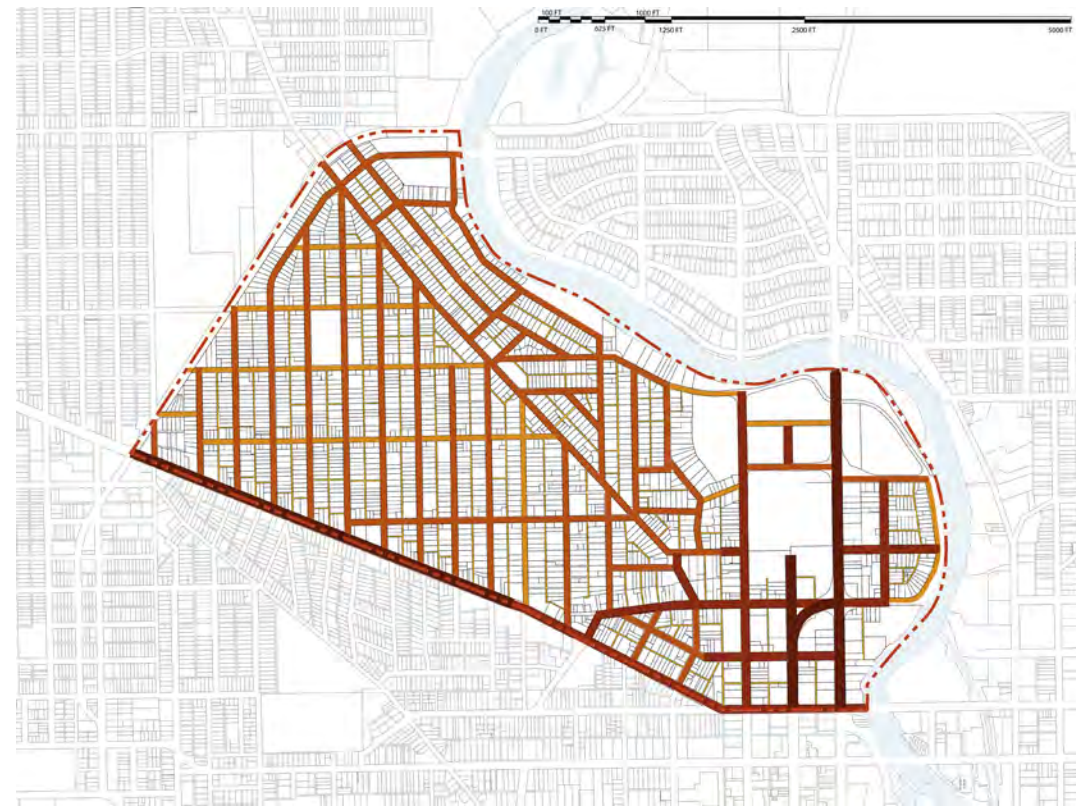


Existing Conditions



Sidewalk Connectivity

- Sidewalk
- No Sidewalk



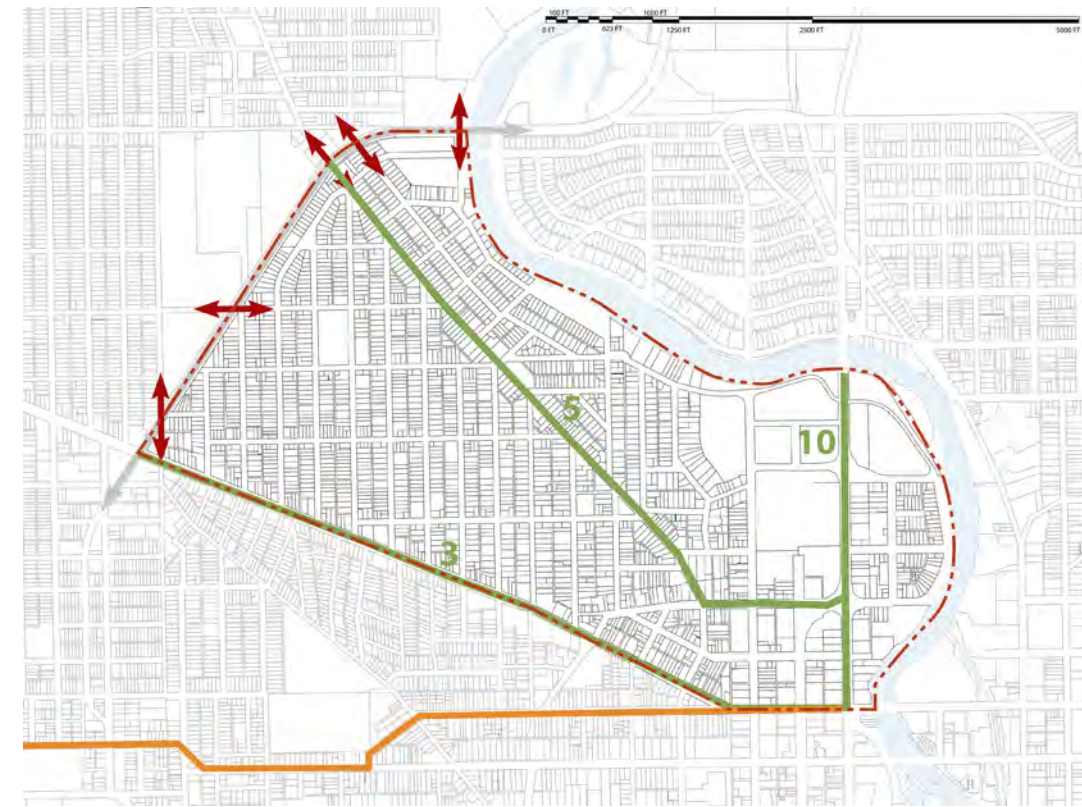
Rights of Way

- 100 Feet
- 80 Feet
- 60 Feet
- 50 Feet
- 15 Feet



Brick Streets

- Visible Brick Streets

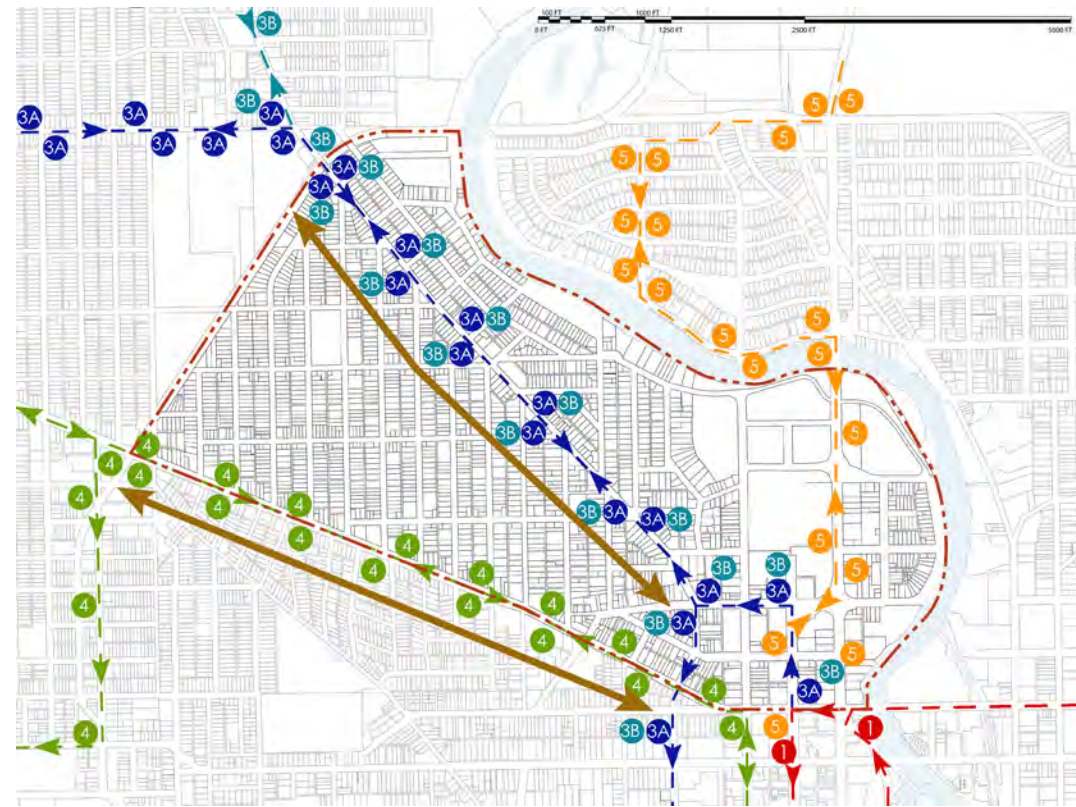


Rail Lines and Crossings

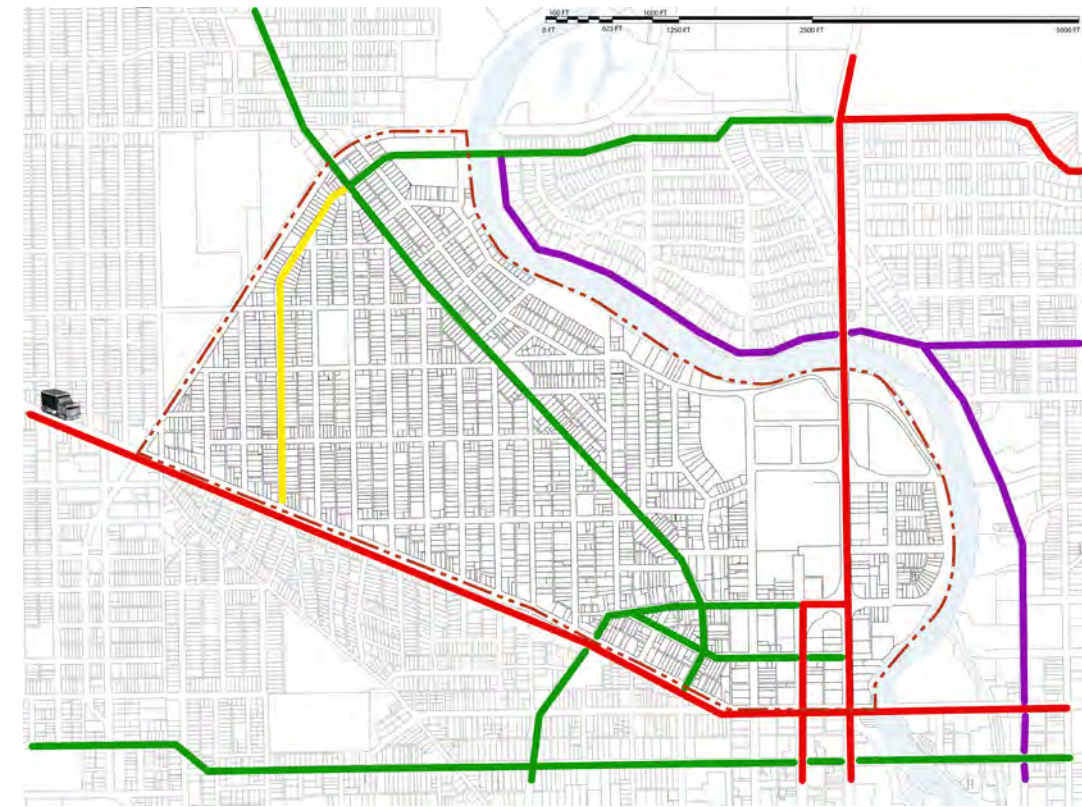
- Historic Streetcar
- Historic South Shore Line
- Industrial Heavy Rail (Coal Line Trail)
- Crossings



Existing Conditions

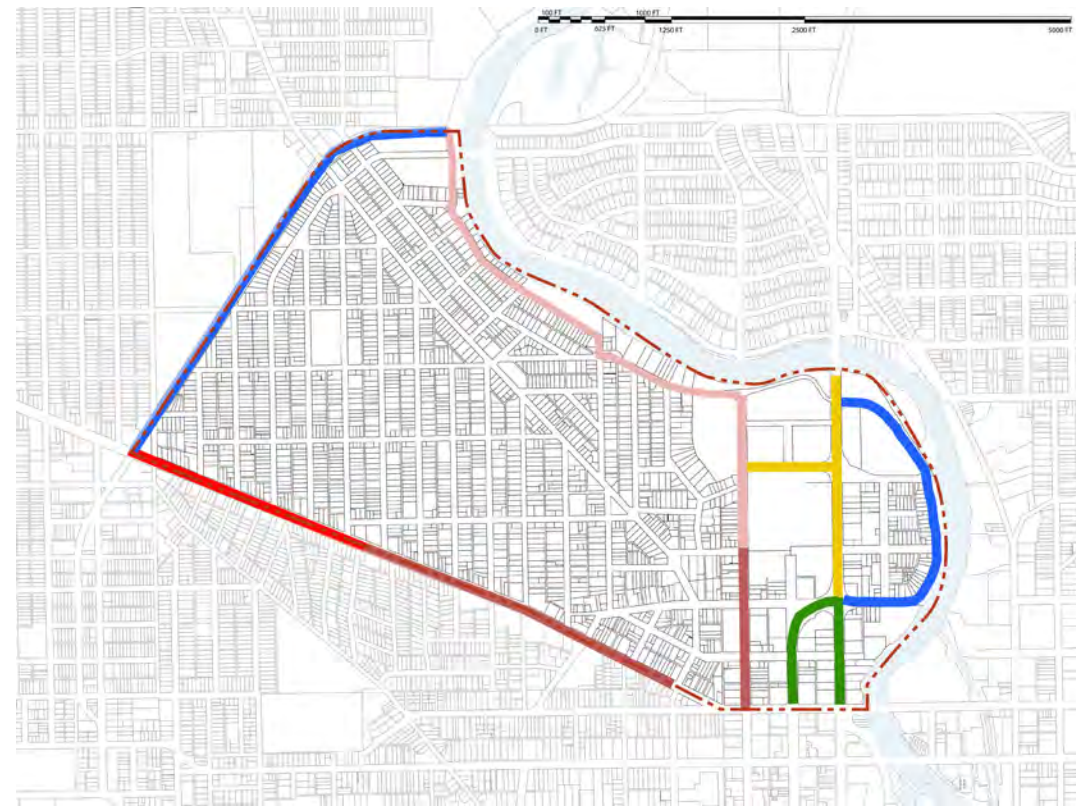


Public Transportation Routes



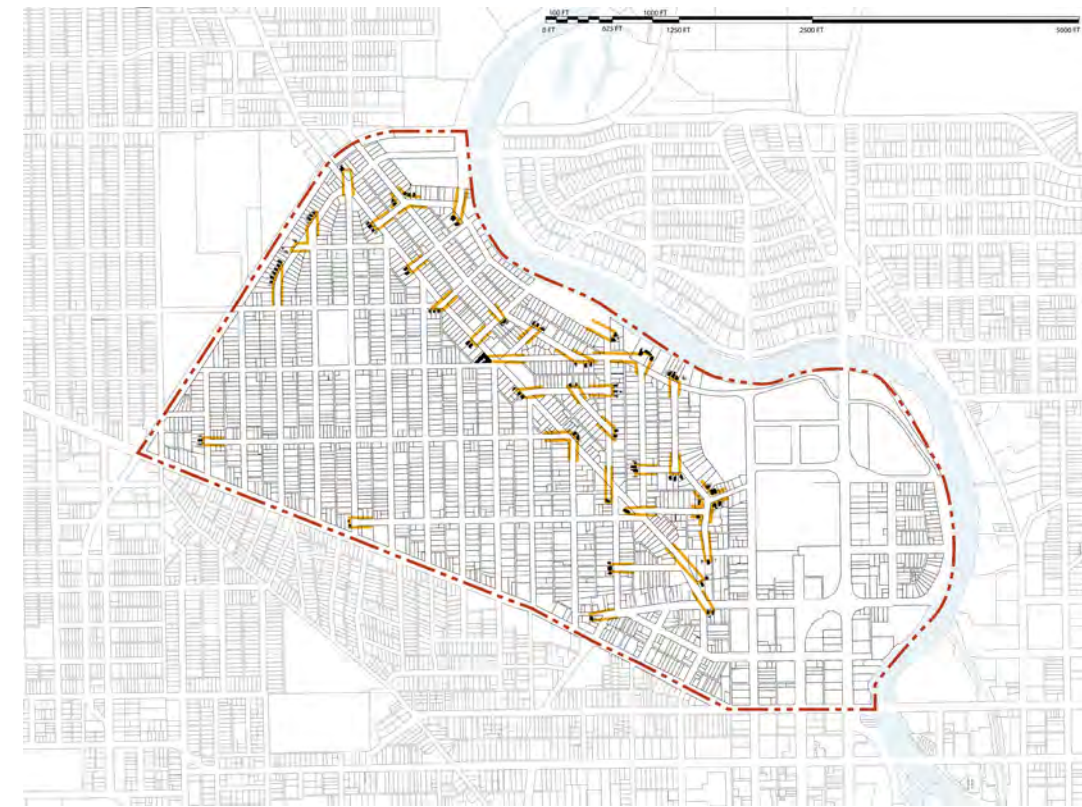
Vehicular Traffic Route

- █ Principal Arterial
- █ Minor Arterial
- █ Major Collector
- █ Minor Collector



Bicycle Routes

- █ Striped Bicycle Lanes
- █ Protected Bicycle Lanes
- █ Separated Multiuse Trails
- █ Shared Routes
- █ Shared Routes (Sharrows)
- █ Proposed Routes (All Types)

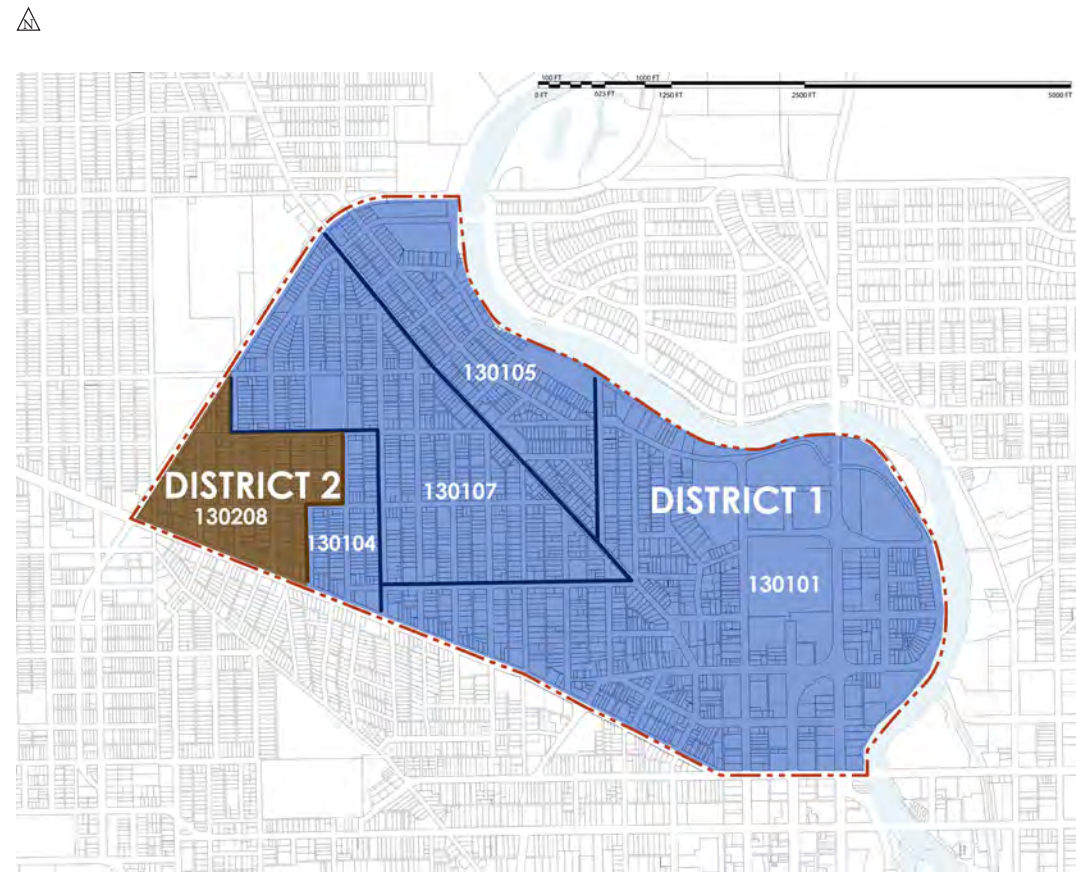


View Terminations

Existing Conditions



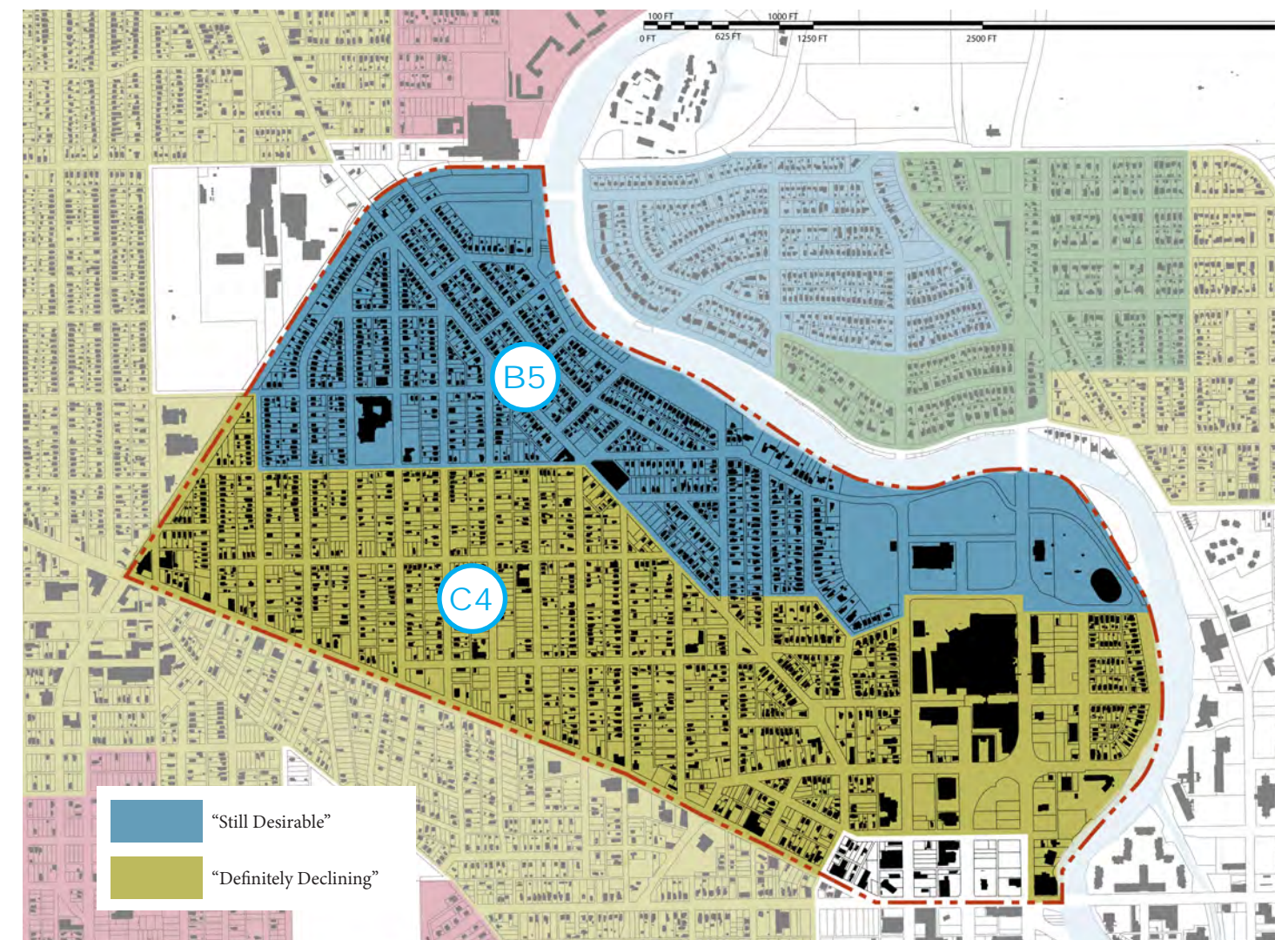
External Views



Voting Districts



Redlining South Bend



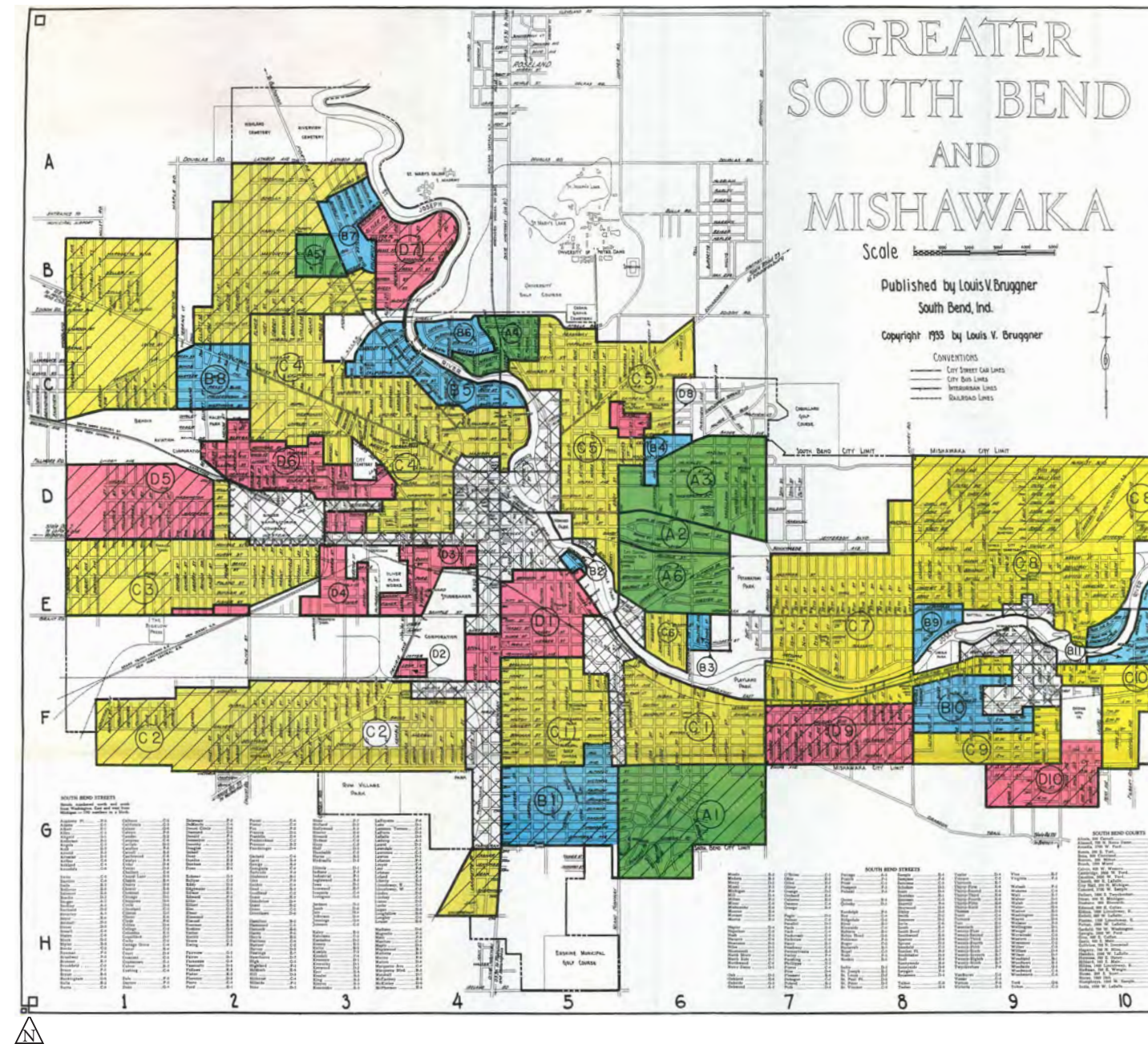
- "Still Desirable"
- "Definitely Declining"

This diagram overlays the Home Owners' Loan Corporation (HOLC) boundaries on South Bend's existing parcel map, focusing on the Near Northwest Neighborhood. HOLC survey descriptions included:

- B5:**
- 3. Favorable Influences
All city facilities; convenient to center of the City. Highly restricted.
 - 5. Inhabitants
a. Type: Native white; white collar
b. Estimated annual family income: \$1,000 to \$15,000
 - 14. Clarifying Remarks
Lower price ranges apply to some older houses facing the Park; also, in vicinity of California and Woodward.

- C4:**
- 3. Favorable Influence
All City facilities. Close to main business center.
 - 4. Detrimental Influences
Substantial age.
 - 5. Inhabitants
a. Type: Mixed; white-collar, mechanics, etc.
b. Estimated annual family income: \$1,000 to \$25,000
c. Foreign-born: Few
f. Relief families: Some
 - 14. Clarifying Remarks
West of Walnut and south of Lincoln Way contains some foreigners, chiefly Polish. Portion bounded by River, Bartlett, Williams, and Madison includes many business men who want proximity to business.

Redlining South Bend



MS FORM-6
2-3-37

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE B AREA NO. B-6

2. DESCRIPTION OF TERRAIN: Level and fairly high overlooking the river. (Includes Tanager Park section)

3. FAVORABLE INFLUENCES: All city facilities convenient to center of the City. Slightly restricted.

4. DETRIMENTAL INFLUENCES:

5. INHABITANTS: Steady white-collar; a. Type Steady white-collar; b. Estimated annual family income \$12,000 to \$15,000

6. BUILDINGS: Hybrid brick, 1910-15 a. Type or types one-family units; b. Type of construction brick and trim; c. Average age 20 years; d. Repair Good

7. HISTORY: 1910-15 SALE VALUES: PRE-WAR RANGE: \$10,000 to \$15,000 POST-WAR RANGE: \$12,000 to \$15,000

8. OCCUPANCY: a. Land 50%; b. Dwelling units 50%; c. Home owners 50%

9. SALES DEMAND: a. Fair; b. 25,000 white; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. 540 units; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Primer at \$2,000; b. Amount last year 5

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable

14. CLARIFYING REMARKS: Lower price ranges apply to some older houses facing the Park; also, in vicinity of Cullford and Woodard.

15. Information for this form was obtained from _____

Date June 24th, 1937

MS FORM-6
2-3-37

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE TITAN AREA NO. C-4

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES: All City facilities. Close to main business center.

4. DETRIMENTAL INFLUENCES: Substantial age.

5. INHABITANTS: Steady white-collar; a. Type Steady white-collar; b. Estimated annual family income \$12,000 to \$15,000

6. BUILDINGS: Hybrid brick, 1910-15 a. Type or types one-family units; b. Type of construction brick and trim; c. Average age 20 years; d. Repair Fair

7. HISTORY: 1910-15 SALE VALUES: PRE-WAR RANGE: \$10,000 to \$15,000 POST-WAR RANGE: \$12,000 to \$15,000

8. OCCUPANCY: a. Land 50%; b. Dwelling units 50%; c. Home owners 50%

9. SALES DEMAND: a. Fair; b. 25,000 white; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. 540 units; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Primer at \$2,000; b. Amount last year 5

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Stable

14. CLARIFYING REMARKS: West of "Last and south of Lincoln contains some foreigners, chiefly Polish. Section bounded by River, Bartlett, Williams and Madison includes many business men who want proximity to business. Contains some classifications "D", "E" and "F". The higher value ranges are limited to this area as well as the top rentals which are largely theoretical since none of these were for rent.

15. Information for this form was obtained from _____

Date June 27th, 1937

Redlining is shorthand for a wide range of explicitly racist policies that collectively resulted in the segregated and unequal built environment experienced today.

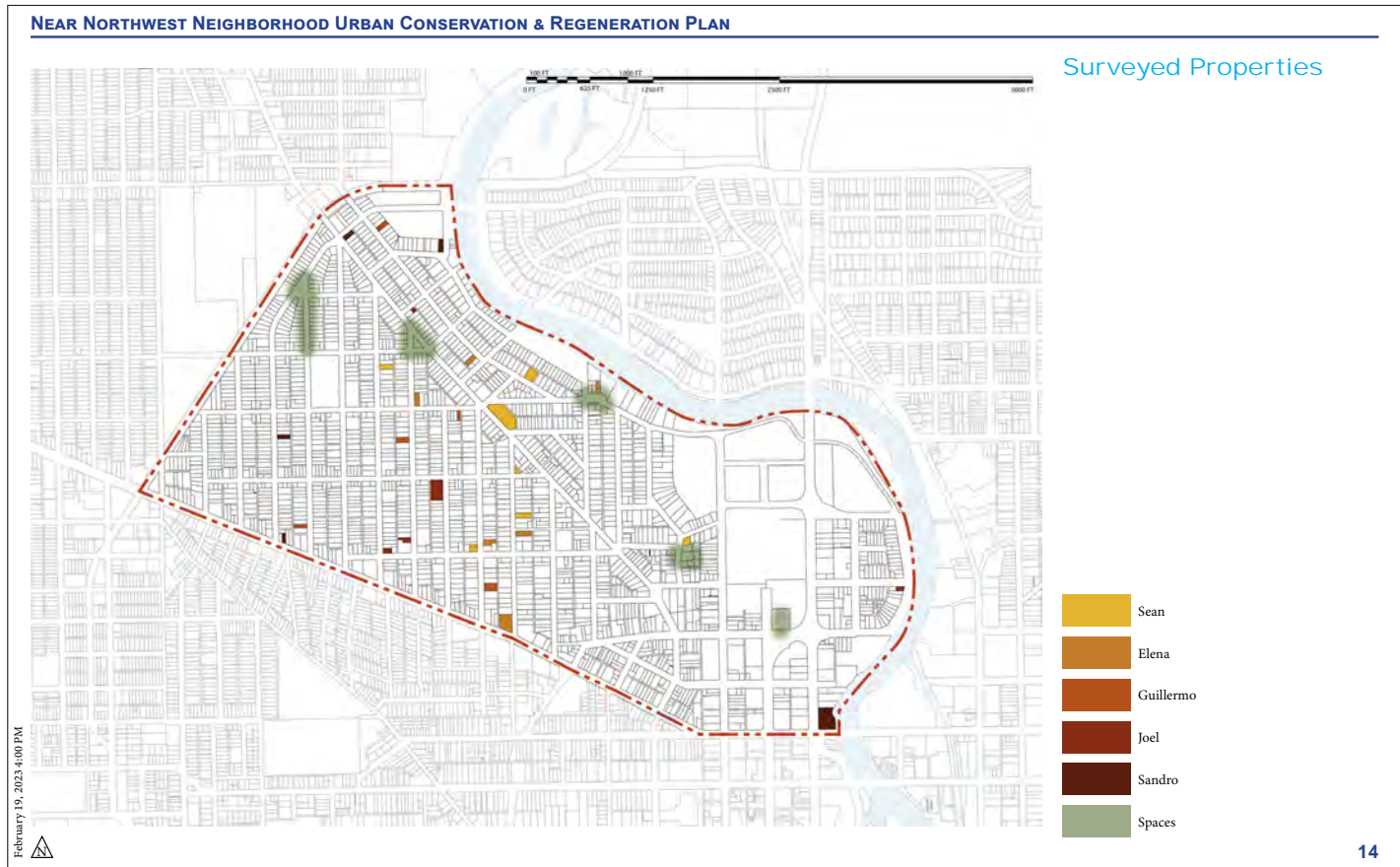
The map shown at left depicts the 1933 survey of South Bend and Mishawaka for the Home Owners Loan Corporation. HOLC staff members, “using data and evaluations organized by local real estate professionals—lenders, developers, and real estate appraisers—in each city, assigned grades to residential neighborhoods that reflected their ‘mortgage security’ that would then be visualized on color-coded maps. Neighborhoods receiving the highest grade of ‘A’—colored green on the maps—were deemed minimal risks for banks and other mortgage lenders when they were determining who should received loans and which areas in the city were safe investments. Those receiving the lowest grade of ‘D,’ colored red, were considered ‘hazardous.’”¹

The Near Northwest Neighborhood received two grades: north of Portage Avenue and Bartlett Street was graded “B,” or “Still Desirable” while the area south of these streets was graded “C,” or “Definitely Declining.” The survey cards for these two tracts are shown above.

¹Mapping Inequality Redlining in New Deal America

Surveyed Properties

Students conducted a survey from the sidewalk of approximately 30 individual properties to track neighborhood character and patterns. Data was collected via a Google Form and compiled in a table (bottom).



Address	Surveyor	Notes	...
628 Park Avenue	Sean	Two-story brick house with a prominent chimney.	...
726 Cushing Street	Elena	Large, ornate Victorian-style house with a wrap-around porch.	...
723 Van Buren Street	Guillermo	Two-story house with a gabled roof and a small porch.	...
1030-1032 Allen Street	Joel	Two-story house with a prominent front porch and decorative elements.	...
908 Portage Avenue	Sandro	Large, multi-story brick building, possibly a former school or institutional building.	...
708 Cottage Grove Avenue	Sean	Two-story house with a gabled roof and a small porch.	...
978 Riverside Drive	Elena	Two-story house with a gabled roof and a small porch.	...
1023 California Avenue	Guillermo	Two-story house with a gabled roof and a small porch.	...
714-716 Cushing Street	Joel	Two-story house with a prominent front porch and decorative elements.	...
801-809 Lincoln Way West	Sandro	Large, multi-story brick building, possibly a former school or institutional building.	...
711 Sherman Avenue	Sean	Two-story brick house with a prominent chimney.	...
721 Riverside Drive	Elena	Two-story house with a gabled roof and a small porch.	...
1038 Yukon Street	Guillermo	Two-story house with a gabled roof and a small porch.	...
921-923 Lindsey Street	Joel	Two-story house with a prominent front porch and decorative elements.	...
Van Buren Street and Harrison Avenue	Sandro	Large, multi-story brick building, possibly a former school or institutional building.	...
906 Diamond Avenue	Sean	Two-story house with a gabled roof and a small porch.	...
1001 Hudson Avenue	Elena	Two-story house with a gabled roof and a small porch.	...
1234 Diamond Avenue	Guillermo	Two-story house with a gabled roof and a small porch.	...
1243 Lincoln Way West	Joel	Two-story house with a prominent front porch and decorative elements.	...
314 North Michigan Street	Sandro	Large, multi-story brick building, possibly a former school or institutional building.	...
1262 Woodward Avenue	Sean	Two-story house with a gabled roof and a small porch.	...
1142 Cleveland Avenue	Elena	Two-story house with a gabled roof and a small porch.	...
721-723 Cleveland Avenue	Guillermo	Two-story house with a gabled roof and a small porch.	...
608-610 Cottage Grove Avenue	Joel	Two-story house with a prominent front porch and decorative elements.	...
701 Portage Avenue	Sandro	Large, multi-story brick building, possibly a former school or institutional building.	...

Surveyed Properties

The following properties were surveyed as part of the preliminary on-site study:



Surveyed Spaces and Character Sketches

Students also conducted a survey of a neighborhood public spaces to understand their character and contributions to the public realm. Documentation of NNN character through sketches guided this phase.



The Visioning Process

S.W.O.T. Analysis

Students began the visioning process for the project by conducting a Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) exercise and reviewing the results with Kathy Schuth and Adam Toering.

Strengths

- **The River:** A landscape feature lined by prominent historic homes, supports strong local ecology
- **Density of North Portage:** Fewer missing teeth than South of Portage
- **NNN Association & Residents:** There is a long-standing group of invested neighbors, stakeholders, and organizers. Many residents love and identify with the place.
- **Connectivity:** Well-connected to other places within the city and within the neighborhood, adjacency to downtown, vehicular and pedestrian connections, public transportation
- **Schools:** Muessel Elementary School and Madison STEAM Academy
- **Hospital:** Special district that is rich in supportive services and employment opportunities
- **Parks and Green Areas**
- **Historic Character:** Intact housing stock
- **Community Interest & Investment:** e.g. The Local Cup
- **Infrastructure and Services:** Much is underground
- **Pride of Entry:** Beautiful avenue environment as you enter neighborhood from north
- **Pride of Place:** Historical stories, memories, and cultural significance exist already
- **Urbanism, especially Tactical Urbanism:** Added personality and spirit
- **Alleys**
- **Community Gardens**
- **Places of Worship:** Faith Diversity can support cultural and social mixing

Weaknesses

- **South of Portage Ave:** The blocks have been blighted, building conditions may be generally lower, houses have been removed
- **Census Tract Divide:** Along Portage Ave.; tax, housing, and income data show the differences
- **Not pedestrian-friendly:** Lack of small commercial, daily-needs retailing; walking or equivalent travel can be difficult in areas
- **Recreation Areas:** Not accessible to all parts of the neighborhood, could be expanded
- **Crime and Safety concerns:** Especially around Muessel School
- **Lincoln Way West:** Development vs. use
- **Broken or old infrastructure**
- **Inclusivity:** Do all families/groups feel like they can participate in the neighborhood now? In the future? There is no active displacement, but fear of tax increase or being left behind.

Opportunities

- **Tactical Urbanism:** Strategies could be further explored and cultivated
- **“Light” Historic District:** Learn from other local Historic Districts
- **Mixed-Use and Pedestrian-Friendly Environment:** Ensure cleaner, safer, nicer streetscapes for all. Improve and enhance lighting.
- **Streets:** Alleys are opportunities for improvements, restore brick streets
- **Historic Context:** Identify key historic landmarks and historical figures associated with them or the NNN
- **Demographics:** Facilitate healthy & sustainable demographic distributions
- **Connections across the river:** Pedestrian bridges?
- **Tax Credits/Incentives:** Fund opportunities for growth and development
- **Incentivise First Responders:** Support police, fire, and rescue residents living in the neighborhood
- **Places of Worship:** Opportunities for identification in the neighborhood. They establish a sacred realm within the historic urbanism which could inform regenerative placemaking strategies meeting broad human needs.
- **Recreation and Green Space:** Add or enhance playgrounds/parks, facilitate or improve recreation amenities, add green around the hospital, develop landscaping guidelines
- **Portage Ave Corridor:** Opportunity for mixed and commercial uses, Bakery is becoming an activated place, include food opportunities, ensure economically and historically sustainable development
- **Incentivise local trades:** Support historic character of the neighborhood through local trades/crafts/artisans/builders/residents. Can this be a local industry to support conservation initiatives (i.e. community-based trade school)? Combat the homogenization of the built environment relying of historic character and recognizing affordability thresholds.

Threats

- **NIMBYs:** Opposition to intervention or certain project types
- **Accelerating Technology:** 21st-century over-dependence threatens human social interaction, may render historical proximity obsolete?
- **Big Box Commerce:** Threatens small-scale retail and amenity access and markets
- **Political Dynamics:** at local and city, county, state, national, global scales
- **Appraisal Gap:** In South Bend as a whole and in the neighborhood specifically
- **Future Recessions**
- **Gentrification**
- **Competition:** Competition for households and businesses with other parts of town or the region
- **Weather/Climate/Flooding**
- **Hospital:** Are growth ambitions un-checked?
- **Homogenization:** of the built environment and A/E industries threaten historically diverse neighborhoods and out-compete historic building traditions and craft

The Visioning Process

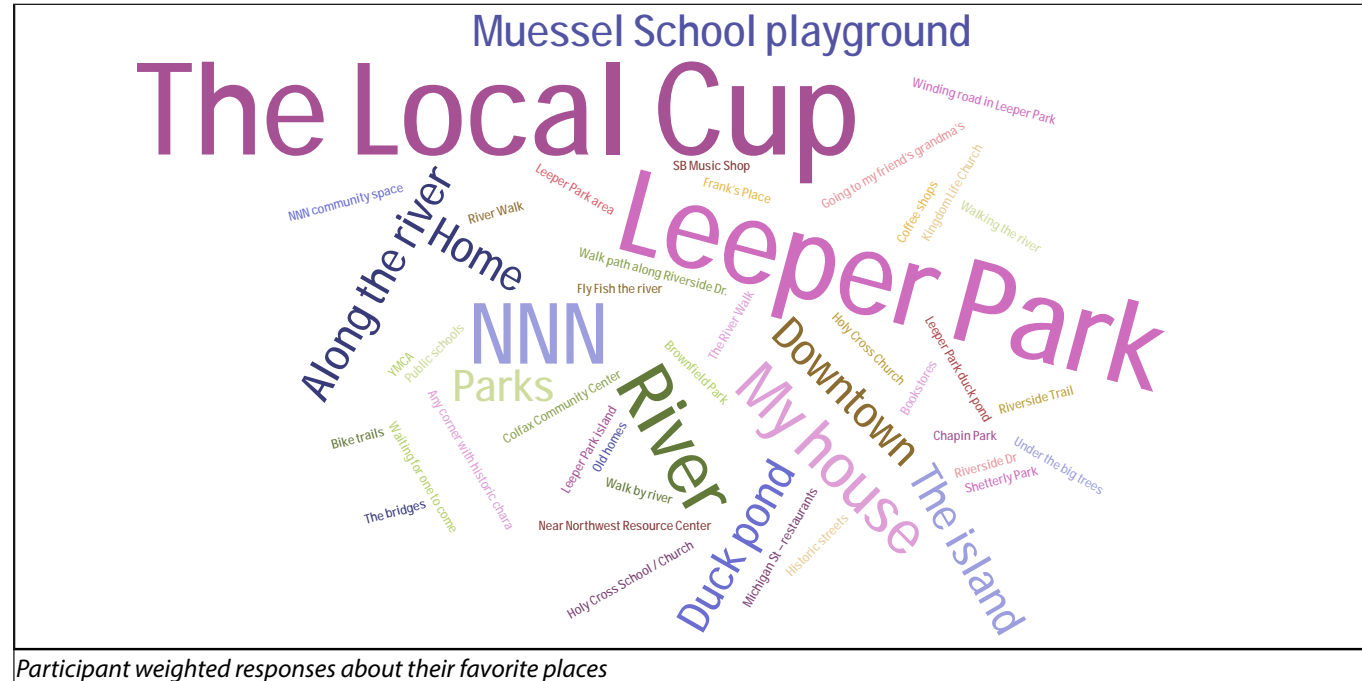
Neighbor Comments for Visioning from 2019 Opticos Design, inc. Near Northwest Neighborhood Plan

Opticos Design, Inc. conducted neighborhood meetings and gathered resident input for their 2019 Near Northwest Neighborhood Plan. These word clouds and resident quotes were critical in informing an early draft of this project’s vision statement concepts. The early draft was reviewed with a selected group of neighborhood residents during a meeting with students. Neighbors were encouraged to comment on the language and concepts presented. Before departing the meeting, residents provided the group with a word or phrase that was most important to them for inclusion in the final vision statement.

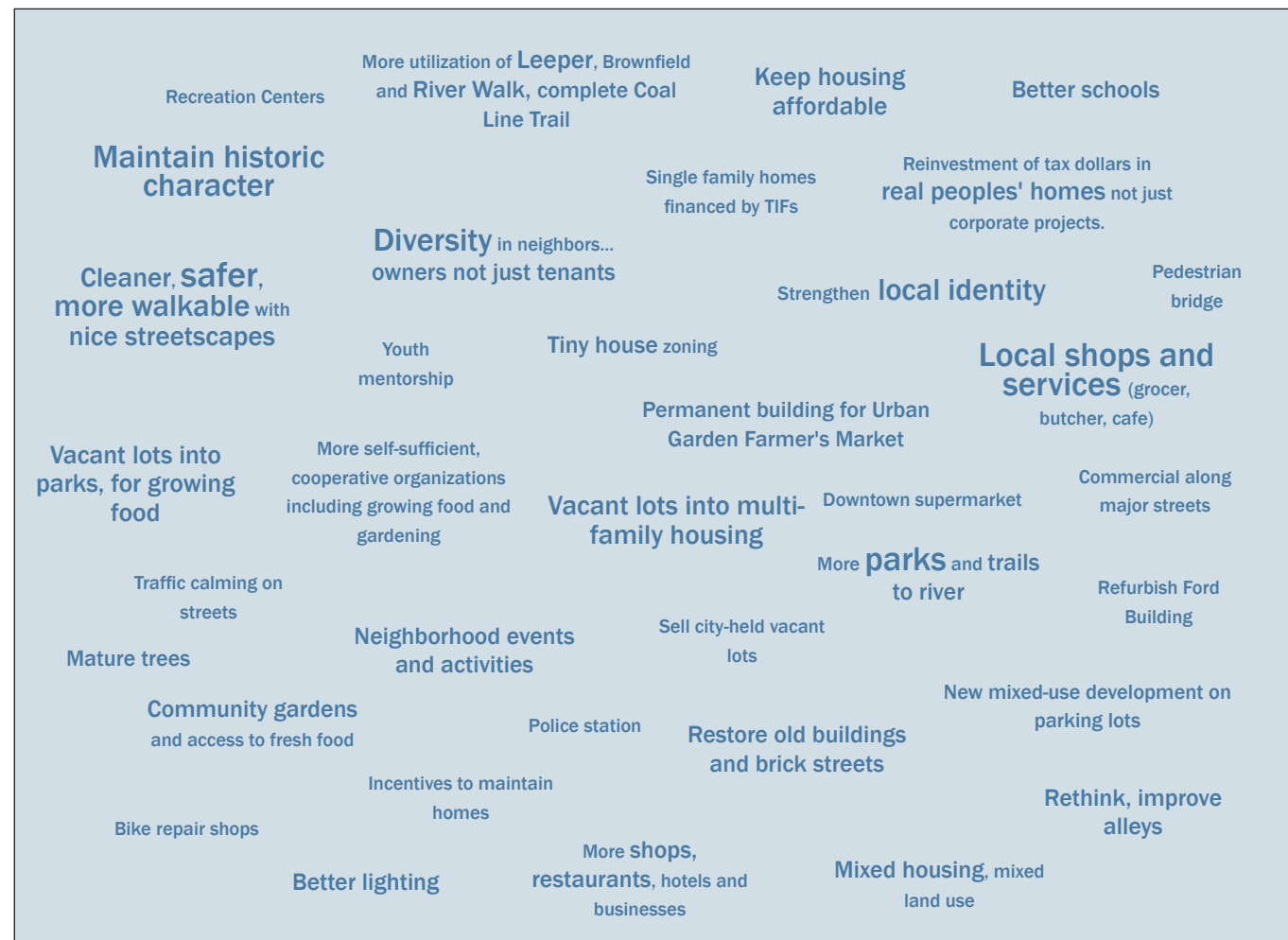
Neighborhood amenities

Participants were asked to share their thoughts about what neighborhood amenities exist, which are important to

- | | |
|--|--|
| <ul style="list-style-type: none"> • Needs: Bike paths, speed humps • The Coal Line Trail is going to be a great asset. Do it! • Recreational center • Neighborhood festivals, seasonal events. Summer concerts invite restaurants to lend the best, most popular staff • Tenant education • Safe walking areas important. The school is a safe area to walk around block. Need more. Sometimes a loose dog is a problem. Glad that a plan is in the works where trails set to be. • Parks are most important asset. Muessel Grove needs attention • NNN Community Center is vital place to gather. Invest in more opportunities for neighbors to access the space. • A police station • Blaine/Van Buren near Muessel School– 2-way, lighting, repave road, sidewalks • Sidewalk/path along Riverside • Improve sidewalks! • {Re: Improve sidewalks!} Ditto • Health clubs, Ethnic Restaurants (Thai, Chinese, Mexican, Polish), Brewery and Restaurant, coffee shop, bakery • More popular restaurants/coffee shops, clean up streets and alleys • Fix brick streets with bricks • Vacant lots–ideas for neighborhood children/families to enjoy outdoors. • A better grocery store, sidewalks in good condition. • More to the commercial • Neighbor-owned and run grocery, etc. • More street lights, coffee shops, delis, places to grab quick, cheap food, places to come together, music, ent., food, etc. Dog Park! • Local market • Vacant lots being gardened by residents • {Re: Vacant lots being gardened by residents} yes! • Grocery store with fresh options that can be reached by walking | <ul style="list-style-type: none"> • Access to fresh local food • {Re: Access to fresh local food} Ditto • Local food shopping • Café w/ normal business hours • More cafes, bakeries, diners, taqueria • Bakery • {Re: Bakery} Yes! • Greenhouse at Leeper • {Re: Greenhouse at Leeper} Yes! • Restaurants -x2 -x3 • Local Cup, urban farmer’s market, grocery store • Dog poop baggies, Bike racks, Neighborhood garden, more street lights or safety call stations, dog park, café, deli or breakfast place, evening entertainment • Water for walkers/bikers in parks and facilities for non-home owners • Public food kiosk • Access to higher quality foods • More gardens on vacant lots • Missing affordable commercial spaces for startups • Focus on market before moving on • Concerns for super market–quality of food, sanitary upgrade • Farmers market w/ roof • Allow vacant lots to be urban farmed • Better small market choices • Food delivery • Pizza • Local food market with healthy options, fresh produce • Require more of landlords |
|--|--|



Participant weighted responses about their favorite places



The Visioning Process

Neighbor Comments for Visioning from 2019 Opticos Design, inc. Near Northwest Neighborhood Plan

Vacant lots

Participants were asked what should be done with vacant lots and if they owned a vacant lot, what would they do with it.

Neighbors have a variety of ideas of what could be done with vacant lots, including:

- Farmer market
- Affordable multifamily housing
- New construction living space
- Sell to neighbors and adjacent properties
- Sell lots to abutters [sic]
- Rebuild homes, community gardens, rest and relax areas
- Vacant lot into a park, "Larry's Community Garden" on Facebook
- 523 N. Scott Street, I own it, I want to buy 525 N. Scott street-Why won't the city sell it to me?
- Close irregular allies. [sic]
- Poplar Tree Garden
- Clean up and build affordable housing (non-gentrified)
- Put in a land trust
- Creative multi-use space, outdoor theatre, gardens, parks
- If clustered, city could purchase for parkland or greenfield development
- Wild flower patches, milkweed patches
- I want to buy empty lot at 521 N. Scott St. I own 523 N. Scott
- If you build new on vacant lots the new buildings must mesh with existing in terms of materials, scale, massing
- Small units
- Allow invested neighbors to purchase and use the property
- Vacant lot sell to existing homeowners, remove all taxes or code enforcements
- We own a home surrounded by vacant lots. We would purchase the lots and increase the value of our lot and home - but cost prohibited. Owners of lots has defaulted on taxes-all lots different prices get owned by 1 person-How to acquire?
- Safe and affordable housing for low income families

- Offer to neighbors for purchase at a discount
- Sell to residents to improve soil and grow food
- Empty lots are visually an eyesore and a liability for the city. Why not just approach existing homeowners and "give" them the lot or a portion of green space is always a good thing. These lots generate no income currently-why they are vacant why the need to collect taxes.
- Build a park or community green house
- Build single family homes with TIFs

Neighbors said if they owned a vacant lot they would:

- Tiny homes
- Gardening
- The vacant lot that was/is part of my house is landscaped well. But could allow public access as a flower garden
- Make sure its use contributed to neighborhood fabric
- Youth activity center
- Trees
- Assist people to build affordable housing they can own.
- Plant weed!
- Plant a garden
- Create open space merchant stands
- Neighborhood gardens
- Please get garbage bags off of front porches and back to alleys
- Green house. If I was given a vacant lot or able to acquire one inexpensively, I would create a beautify the neighborhood program where I could grow plants and donate to neighbors.
- Plant a market garden to provide affordable food to the neighborhood
- Vacant lots-more neighborhood plots for gardens
- Offer to nighbor [sic] for purchase
- Increase ownership (lots next to my house)
- Plant a beautiful flower garden
- Garden?
- A playground w/ a slide, swings, ducks, splash pad, and pond
- Develop into small-size zero energy homes-devel-op into urban garden
- Vegetable garden for neighbor use

Neighbor Comments for Visioning from 2019 Opticos Design, inc. Near Northwest Neighborhood Plan

Housing

Participants were asked to share their vision for housing in the neighborhood and to prioritize the housing related topics that are most important to them.

We heard the following:

- In addition to the importance of helping existing homeowners, character of the neighborhood—walkability, sustainable building, & better lighting, streetscapes are important
- Community built by this community
- Tiny houses, single family's [sic]
- Grant programs for upgrades and safety to older existing houses
- Mix use of housing, single family, senior housing, 4plexes, and veteran
- RE: Housing, Most important ARCHITECTURAL CHARACTER, no vinyl, no replacement windows, no removal of trim, no 'wrong' doors and railings
- Duplexes, renovated homes
- Develop new homes that are affordable without raising taxes, build garages, restore the alleys
- To [sic] many non-conforming rental properties, not zoned, illegal rentals
- Housing for seniors that includes garden space
- Diverse size/priced single, multifamily rental/owner occupied where bank president, English teacher, store clerk, and waitress can live on same block
- Neighborhoods decline as the number of rentals increase
- No buffer between commercial store and single family homes
- Less rental properties and bad landlords
- Support renters whose landlords are not caring well for home.
- Gathering place

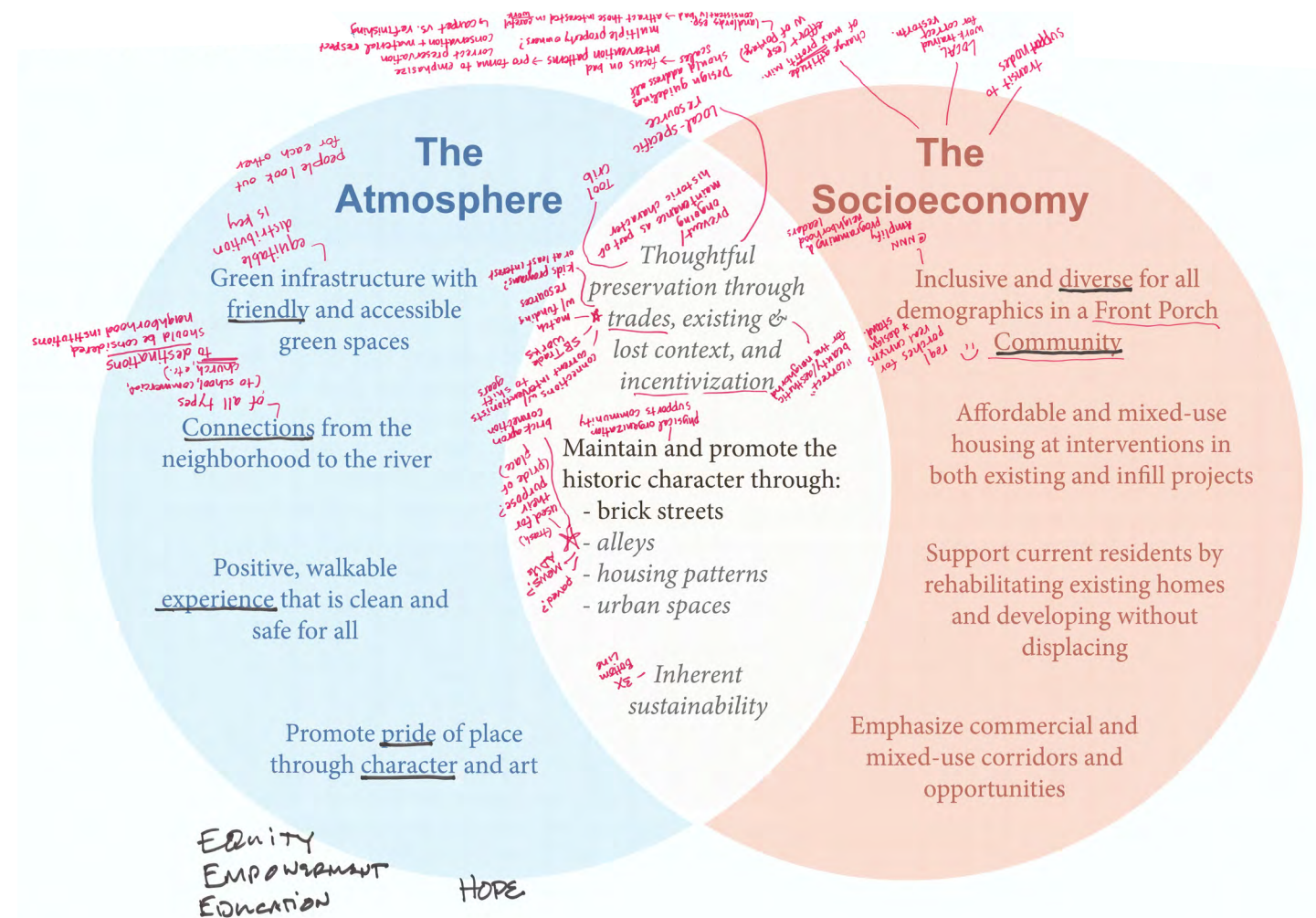
Infrastructure

Participants were asked to prioritize the types of infrastructure improvements that should be completed. Streets received the most responses, followed closely by sidewalks.

When asked about locations for improved infrastructure, street improvements identified were Portage Ave. and several residential streets to the west of Portage Ave. including Cushing, Sherman, Harrison, Allen, and Blaine. Bike facility improvements were shown as needed on Portage Ave., Angela Blvd., and along Riverside Drive. Participants identified intersection improvements needed at Portage Ave. and California Ave.; Angela Blvd. and Woodward Ave.; and at Hudson Ave. and Riverside Drive.

The Visioning Process

Preliminary Visioning and Discussion with Neighbors



Vision Statement and Guiding Principles

The project Vision Statement and Guiding Principles were then written using the neighborhood input gathered at the meeting. Iterations were critiqued by the NNN Executive Director and jurors at the mid-project review. The statement and principles below were achieved thanks to their feedback. Both served as the basis for subsequent content in the plan and should guide future interventions in the neighborhood.

Vision Statement

This plan seeks to regenerate the Near Northwest Neighborhood, guided by its rich historic character and diverse residents. Various housing types, tree-lined streets, and parks support neighbors present and future. A mix of uses draws neighbors from all corners to interact together. All are empowered to protect and enhance the community’s built and intangible heritage. The Near Northwest is a neighborhood of choice and a highly desirable, friendly place to connect with each other.

Guiding Principles

1. Maintain and promote the historic character of the neighborhood.
2. Create a safe atmosphere filled with equitable public amenities.
3. Encourage a front-porch community for all neighbors, current and future.
4. Ensure affordability and sustainability in all interventions.

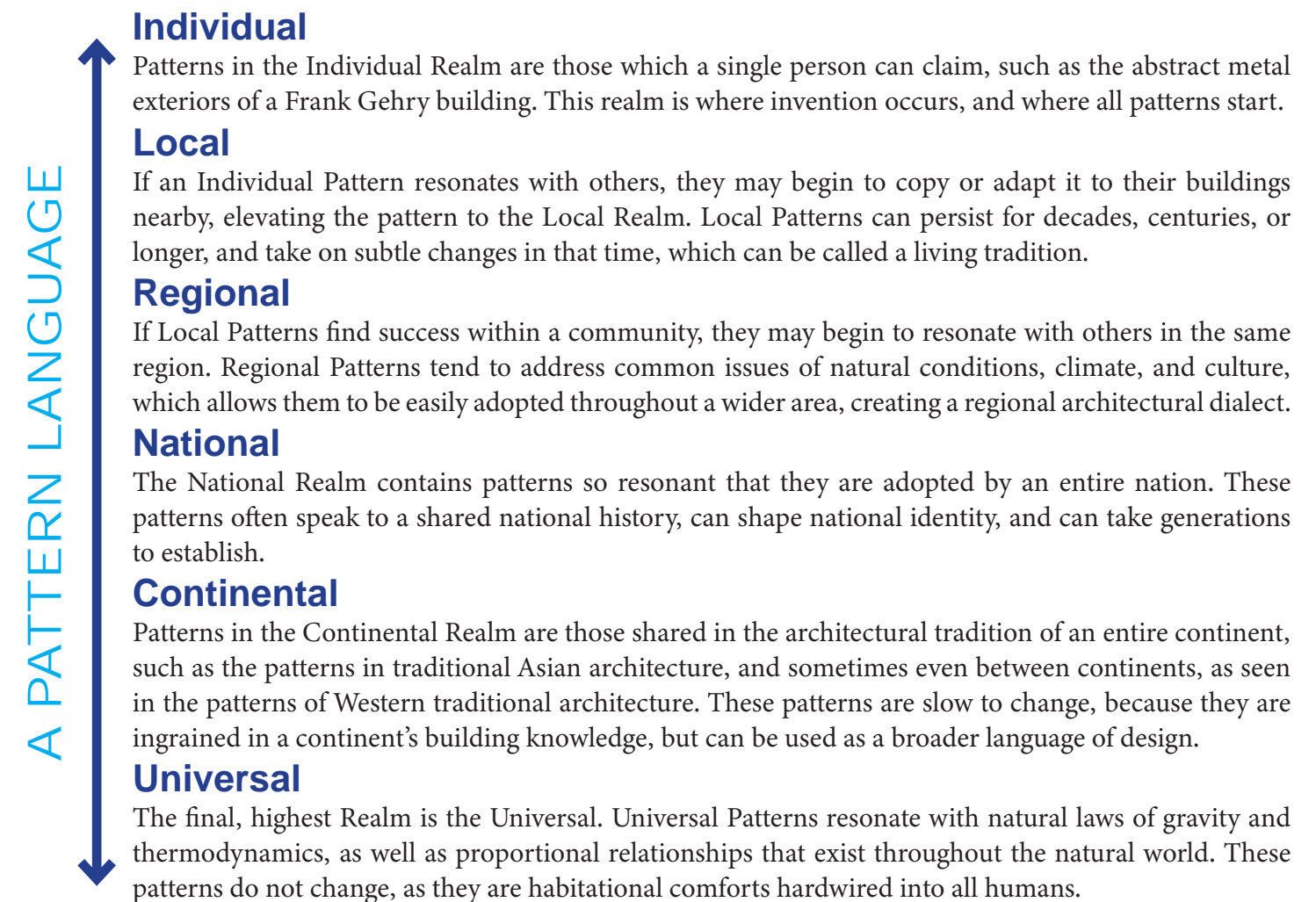
Why not propose stricter preservation treatment?

It was during these visioning conversations that the team, following advice from Kathy Schuth and Adam Toering, decided against proposing expanded or additional Local or National Districts in the neighborhood. Preservation districts, while appropriate for many applications, were deemed too restrictive for the regenerative nature of interventions in the NNN. Importantly, however, the idea of instead proposing Conservation District(s) was explored. Conservation Districts are appropriate for protection of areas with key buildings or zones that may desire flexibility and incentives afforded by historic preservation tools through the City of South Bend. In these cases, preservation protection is not restrictive, but enables guided assistance and incentives that would otherwise not be available. See Chapters 3 and 4 for a project proposal and implementation plan for a Conservation District.

Character Defining Features

A pattern is simply something that happens again and again. Typically, knowledge of an area’s patterns is accrued through immersion in a place over time. This accrued knowledge is what gives an unexplainable, “gut feeling” when a new house in the neighborhood just doesn’t look right. Since the students involved in this project are not from the NNN, research and outreach to neighbors was paired with significant time spent walking in and observing the neighborhood.

In the NNN, 116 patterns were documented: 94 pertaining to landscape and residential architecture, 12 to commercial architecture, and 10 “anti” patterns. These patterns were further categorized by type, frequency, and a metric created by the studio, dubbed the “Mouzon Profile.” The Mouzon Profile ranks each pattern depending on Steve Mouzon’s six Realms: the Individual Realm, the Local Realm, the Regional Realm, the National Realm, the Continental Realm, and the Universal Realm.



Neighborhoods and buildings everywhere are made up of different languages and combinations of patterns. Reading through the following chart of Character Defining Features, it is possible to understand the architectural language that exists in the Near Northwest, even those who have never visited the neighborhood.

The concept of architectural patterns and pattern recognition is central to the development of a conservation plan. Steve Mouzon’s *The Original Green* and Christopher Alexander’s *A Pattern Language* were both instrumental in the studio’s documentation of the Near Northwest Neighborhood.

Character Defining Features: Residential

Detail Name	Description	Sketch	Mouzon Profile	Frequency in NNN	McAlester Style Profile	Category or Keywords
1 Detached garage, alley-served	Garage structures are separate from the main body of the house, and are accessed not directly from the street, but from alleys			Often	Not related to style	Setting
2 Mailboxes are not along streets	There are no mailboxes along the lot fronts; mail is delivered directly to the front door			Often	Not related to style	Setting
3 15-20 foot setbacks	Buildings are separated 15'-0" to 20'-0" from the curb			Often	Not related to style	Setting
4 Sidewalk protected by (continuous) planting strip	Planting strips serve as a barrier between the street and the sidewalk that acts as a buffer between pedestrian and vehicular traffic			Often	Not related to style	Setting
5 Fences only in side or rear yards	Side and rear yard fences are partially transparent, and low enough to see over, while still providing privacy			Often	Not related to style	Setting
6 Two way streets with on-street parking	Residential streets with wide R.O.W. that allow for on-street parking (1:5 height of building to width of R.O.W. ratio)			Often	Not related to style	Setting
7 Street trees	Trees planted on the planting strips that act as a visual and physical barrier between pedestrians and vehicular traffic, provide shade and help define the streetscape			Often	Not related to style	Setting

Detail Name	Description	Sketch	Mouzon Profile	Frequency in NNN	McAlester Style Profile	Category or Keywords
8 Diagonal and orthogonal street grid	Orthogonal grid street pattern interrupted/intersected by primary (commercial) diagonal streets			Often	Not related to style	Setting
9 Houses oriented east-west on streets that run north-south	Houses are placed within their lots so that the front facade faces east or west			Often	Not related to style	Setting
10 Celebrated boundary gateways	Architectural elements indicate a transition point between spaces			Occasional	Not related to style	Setting
11 Symmetrically planted trees in front of the house	Picturesque landscape feature that frames a structure's front facade			Occasional	Not related to style	Setting
12 Residual triangular green spaces (not lots)	The intersection of diagonal streets with an orthogonal block structure produces triangular blocks that are left as small open green spaces			Occasional	Not related to style	Setting
13 Architectural Bridges	Architecturally decorated structures that provide pedestrian and vehicular connection from one side of the river to the other			Occasional	Not related to style	Setting
14 Raised lot with steps	The lot level is raised above the sidewalk level; steps are required to access the lot from the sidewalk			Occasional	Not related to style	Setting



Chapter 2

Maintaining & Building Character

This chapter uses the NNN's Character Defining Features to generate recommended Compositional Guidelines for landscape, site, commercial, and single- and multi-family development for both new construction and additions or renovations to historic structures.

Compositional Design Guidelines

Intent

The NNN Compositional Design Guidelines serve as recommendations and provide comprehensive standards specifically tailored for the neighborhood and rooted in its unique building traditions. They are meant to apply to all structures in the neighborhood, not only those located within designated historic districts. In the case of conflict between provisions of these Guidelines and those of the South Bend Zoning Ordinance, Historic Preservation Commission Standards and Guidelines, or National Register District Requirements, the more restrictive provision should prevail. The NNN Compositional Design Guidelines are established to accomplish the following:

1. To establish a comprehensive design approach for the NNN;
2. To encourage high-quality design of exterior alterations, new buildings, and site development that preserves and enhances the character of the traditional neighborhood;
3. To maintain a strong, unique neighborhood identity;
4. To provide a range of design options to address future development opportunities; and
5. To cultivate a sense of “pride of place” among residents, businesses, and property owners.

Other Resources

These Guidelines are intended to supplement the following city resources:

- South Bend Zoning Ordinance
- City of South Bend and St. Joseph County Historic Preservation Commission Standards and Guidelines
- South Bend TradeWorks training workshops, events, or sponsored content

Definitions

- **Addition:** An extension or increase in floor area or height of a building
- **Historic:** A building constructed before or during the original layout and platting of the NNN subdivisions, or components original to the construction of such buildings or significant to their development
- **Maintenance:** Process of upkeep of a structure, material, or finishes to prevent long-term damage or deterioration.
- **Recommended*:** Work which ought to be done to help restore or maintain the original or existing character of a structure or site
- **Renovation:** The process of returning a property to a state of present-day usefulness through repair or alteration
- **Should*:** An expression of obligation, something that ought to be done but that is open to compromise

* Definition taken from City of South Bend and St. Joseph County Historic Preservation Commission Standards and Guidelines

Compositional Design Guidelines The Neighborhood Landscape

“Design Guidelines should balance the importance of the total streetscape of the District with the importance of individual buildings. A problem common to many guidelines is that they devote much more space to individual house styles and types than to the collective value of elements that distinguish the district, the buildings, the vistas, the open spaces, the landscaping, the trees, the ground surfaces, the walls and fences. While individual buildings are important, most districts are districts because of that collective value and the guidelines should make that clear.”

- Ellen Beasley, Preservation Leadership Forum, Nov/Dec 1992

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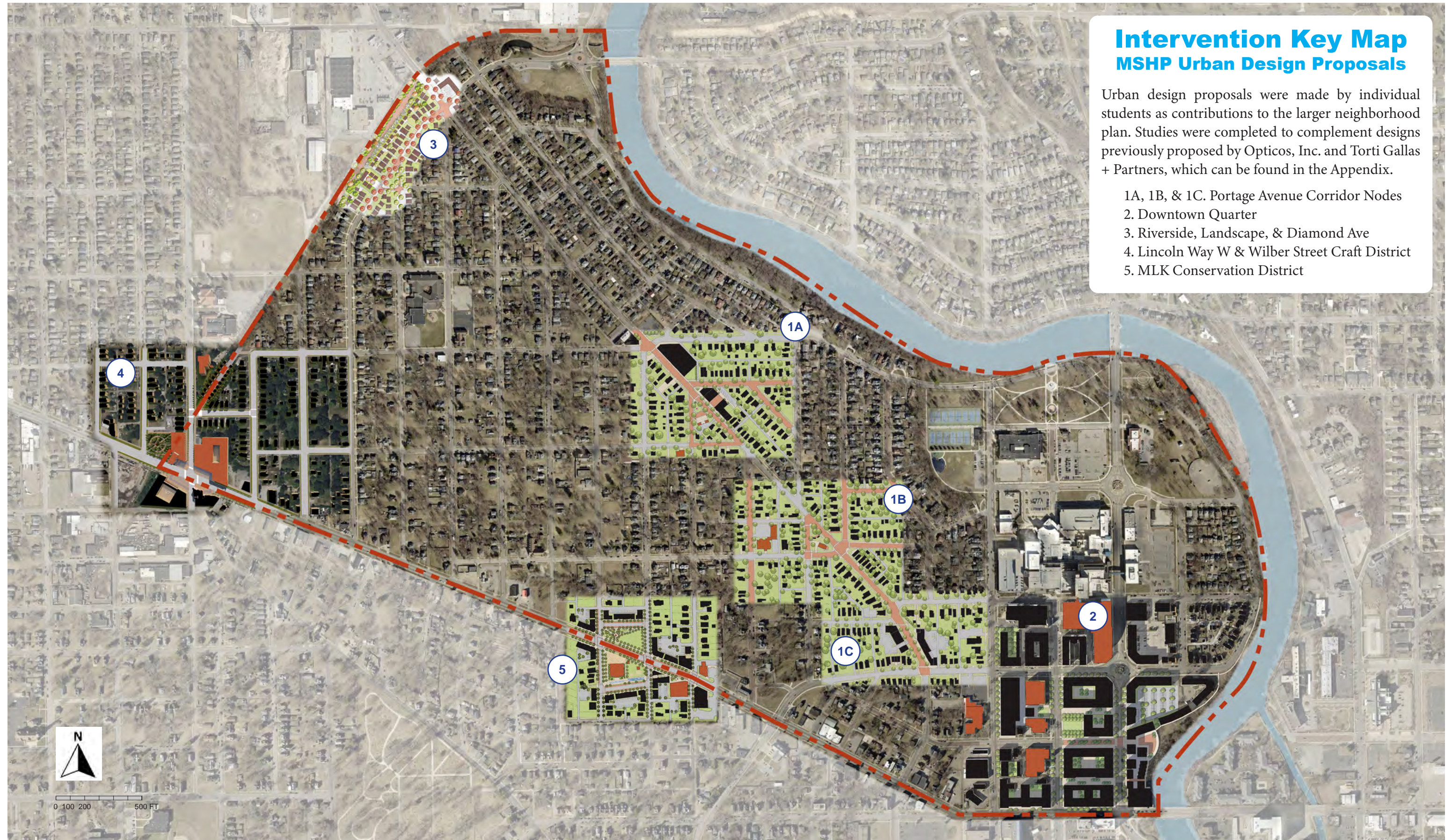


Chapter 3

Regeneration

This chapter tests the Compositional Design Guidelines through multiple proposals for the NNN, focused on specific regenerative interventions around the neighborhood. The interventions propose development rooted in historic character at a variety of scales.





Intervention Key Map MSHP Urban Design Proposals

Urban design proposals were made by individual students as contributions to the larger neighborhood plan. Studies were completed to complement designs previously proposed by Opticos, Inc. and Torti Gallas + Partners, which can be found in the Appendix.

- 1A, 1B, & 1C. Portage Avenue Corridor Nodes
- 2. Downtown Quarter
- 3. Riverside, Landscape, & Diamond Ave
- 4. Lincoln Way W & Wilber Street Craft District
- 5. MLK Conservation District

Urban Design Proposals Project Names and Designers

Portage Avenue Corridor..... 97
Elena Ezzo

Downtown Quarter..... 129
Sean Gaouette

Riverfront, Landscape, and Diamond Avenue..... 139
Joel Estevez Gonzalez

Lincoln Way West and Wilber Street Craft District.....175
Sandro Kenkadze

MLK Conservation District.....187
Guillermo Alfaro Wahn



