

United States Department of the Interior
National Park Service

FINAL

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Palais Royale Building

and/or common Lippman Building

2. Location

street & number 113 to 105 West Colfax Avenue
201 to 209 North Michigan Street

N/A not for publication

city, town South Bend N/A vicinity of

state Indiana code 018 county St. Joseph code 141

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied (Partial)	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Land Trust #30560
c/o Bruce R. Bancroft, Attorney

street & number 6th Floor, First Source Bank Building

city, town South Bend N/A vicinity of state Indiana 46601

5. Location of Legal Description

courthouse, registry of deeds, etc. County/City Building, Recorder's Office

street & number 227 W. Jefferson Blvd.

city, town South Bend state Indiana 46601

6. Representation in Existing Surveys

title Indiana Historic Sites and Structures Inventory has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records Indiana Department of Natural Resources
Division of Historic Preservation and Archaeology

city, town Indianapolis state Indiana

7. Description

Condition		Check one	Check one
<input 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 checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

Located in the heart of downtown South Bend, Indiana, the Palais Royale Building is a three-story reinforced concrete structure. Its two principal elevations, facing North Michigan Street and West Colfax Avenue (east and south, respectively), are finished in ivory glazed bricks and multi-colored terra cotta ornaments of a Spanish Renaissance Revival style, a favorite of the Hollywood-oriented entertainment business in the roaring 20's. The north and west elevations, which face alley spaces, are common brick.

The Palais Royale Building was constructed at the same time and in a similar style to the Palace Theatre (to the north) to create a mixed use development. The ground floor of the Palais Royale was planned as commercial space. Today's tenants include shops, offices, and a restaurant. The upper floors of the Palais Royale were designed as a ballroom. This part of the building has been vacant since 1968.

The original storefront material (besides display window plate glass) is unknown. Newspaper reports indicate a bombing on January 10, 1935, blew out most of the storefront windows and destroyed the corner suite and two adjacent shops in the building. A photo, apparently taken in the late 1930's, shows a homogeneous storefront system with pilaster covers of black spandrel glass, a popular material of the time. Still intact on part of the south elevation, this cladding system probably was installed to replace the bomb-damaged sections. The ground floor spaces and storefronts have been altered many times since the bombing and now feature a mixed assortment of cladding systems: metal panels, glass blocks, plastic panels, rough wood siding, quarry tile and black spandrel glass. On the North Michigan Street (east) elevation, the building skin was recessed about ten feet along two bays. Such modern renovation is quite out of character with the original building.

The original entry to the ballroom was marked near the center of the south elevation by special architectural ornaments and a marquee canopy. A spacious foyer on the ground floor led to a grand staircase in the northwest corner of the building. Climbing the staircase, one emerged on the second floor into a gallery space, flanked by lounges, on axis with the two-story ballroom space beyond. On the third floor above the gallery and lounges, a balcony space overlooked the ballroom.

This series of spaces has undergone many changes. The entry foyer at ground level was badly damaged by the 1935 bombing. During World War II, the foyer and lounges were renovated as a Service Men's Center, with new wall partitions to provide a music room, library, lounge and bridge room. In the 1950's, the grand staircase to the ballroom was closed off so that the foyer could be renovated as a separate restaurant. A new street entrance to the ballroom area was created by cutting a stairwell into a corner of the ballroom floor.

A principal architectural feature, both inside and outside the Palais Royale Building, is a series of monumental, semi-elliptical-arched windows. Each grand window is crowned by a curved terra cotta casing mold and framed by unique eclectic colonettes. The glazed area of each window is divided in two by a spandrel panel of terra cotta, featuring a multi color, floral relief design.

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Extra architectural terra cotta ornament was lavished at the curved (southeast) corner of the Palais Royale Building and at the entry to the ballroom foyer near the center of the south elevation. At each location the arched window is flanked by a pair of major terra cotta pilasters, featuring floral relief carvings on the shaft and composite capitals. Delicate spiral colonettes are added to the pilasters at the building corner. The parapet wall at both the corner bay and the ballroom entry bay is covered with terra cotta floral relief panels similar to the window spandrel carvings. These pilasters and parapet panels are virtually intact, but the terra cotta crown pieces (which extended above the top string course/cornice line) and the metal lanterns have been lost. Also missing are most of the small terra cotta finials originally mounted on the arched window casing. Fortunately, all of the small terra cotta brackets (below the string course/sill line) at the window colonettes and major pilasters, have survived.

The physical condition of the Palais Royale Building structure and exterior may be summarized as follows. Despite the lack of expansion joint detailing in the original construction, only one small crack has developed above the grand window on each side of the curved building corner. All major structural elements (columns, floor slabs, and roof trusses) appear to be in excellent condition. Most of the unique, Spanish Renaissance Revival style terra cotta ornamentation has survived intact. Some terra cotta pieces are missing and a few others exhibit material spalling. All surviving colored terra cotta pieces exhibit little or no fading.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1922 (completed) **Builder/Architect** J. S. Aroner, Architect; Jacob Handelsman, Developer; Ralph Sollitt & Sons, Contractor
 1930's (altered) (All of the above were Chicago based).

Statement of Significance (~~in one paragraph~~)

The Palais Royale Building and its companion, the Palace Theatre (now Morris Civic Auditorium, not included in this nomination) are architecturally significant as examples of the Spanish Renaissance Revival Style, featuring finely-crafted terra cotta ornaments with a lively churrigueresque quality. Most of the terra cotta ashlar and moldings have an unusual, ivory-colored, granite-textured surface, in contrast to the floral relief details, which are richly colored in deep brownish red, yellow, light blue and light green. The Palais Royale Building should be considered distinct from the Palace Theatre due to several factors: exterior massing expresses a separate visual identity for each building; the two buildings are structurally independent; they serve different functions, and are not internally connected; and, they have been under separate ownership since 1935.

In addition to its architectural significance, the Palais Royal is important because of its strong role in community cultural life since it was opened in 1922. Throughout its classic life story, the Palais Royale has reflected the flow of national economic and cultural events.

The Palais Royale was developed in 1922 by the Palace Theatre Corporation, which included several prominent local businessmen and was headed by Jacob Handelsman, an experienced promoter from Chicago. J. S. Aroner, also of Chicago, was the architect. During the Depression, both buildings were in federal receivership. In 1935, a bombing demolished parts of the Palais Royal ground floor. During the Big Band era, from 1935 to 1946, many well known groups played the ballroom, including Tommy Dorsey, Jimmy Dorsey, Duke Ellington, and Woody Herman. In 1940, the Palais Royale was the scene of a banquet and ball, attended by Ronald Reagan and other Hollywood stars, for the gala world premier of "Knute Rockne-All American", filmed at nearby Notre Dame campus. During World War II, the Palais Royale became a Service Men's Center, funded by a United War Chest grant, plus donations. After the war, the Palais Royale fell on hard times. In the late 1960's, a teen music club briefly reopened the ballroom.

Despite a long period of neglect, the Palais Royale is a treasure to the community for both aesthetic and sentimental associations; it is a key surviving element of the downtown urban fabric.

9. Major Bibliographical References

Michiana Memories, Bill Sonneborn and Tom Philipson (South Bend: Northern Indiana Historical Society), 1980.
 South Bend Tribune articles, 1922 - present, on file at South Bend Public Library
 South Bend World Famed, (South Bend: Handelsman & Young), 1922.

10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name South Bend West Quadrangle

Quadrangle scale 1:24000

UTM References

A

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

B

Zone		Easting				Northing							

C

Zone		Easting				Northing							

D

Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification Beginning at the northwest corner of North Michigan Street and West Colfax Avenue; thence north along the west side of Michigan 90 feet to the south wall of Morris Civic Auditorium; thence west along that wall 165 feet to an alley; thence south along the east side of the alley 90 feet to Colfax; thence east 165 feet along

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Leslie Capek, Architect

organization James E. Childs & Associates, Inc.

date September 29, 1982

street & number 521 West Colfax Avenue

telephone 219/288-2052

city or town South Bend

state Indiana 46601

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

J. M. Redin

title Indiana State Historic Preservation Officer

date 5-27-83

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

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the north side of Colfax to the place of beginning.