

United States Department of the Interior
National Park Service

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 Historic Resources of Downtown South Bend
(Partial Inventory: Historical and Architectural Properties)and or common Central Business District of South Bend

2. Location

street & number Area is bounded by LaSalle, St. Joseph, Wayne and
William Streets (Plus the LaSalle Annex) N/A not for publicationcity, town South Bend N/A vicinity ofstate 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	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
X Multiple	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
Resource Area	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Joseph County Recorder's Officestreet & number County/City Buildingcity, town South Bend state Indiana

6. Representation in Existing Surveys

title Indiana Historic Sites and
Structures Inventory (See Continuation Sheet)
has this property been determined eligible? ☐ yes ☐ nodate 1975-1981 ☐ federal ☒ state ☐ county ☐ localdepository for survey records Indiana State Department of Natural Resourcescity, town Indianapolis state Indiana

7. Description

Condition

☒ excellent
☒ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☐ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Multiple Resource Area of Downtown South Bend is a seventeen-block area located on the West bank of the St. Joseph River. It is a rectilinear grid area except for the eastern boundary, St. Joseph Street, which follows the river's curve. There are 40 individual properties and one statue included in the nomination. Of those, eight are part of the West Washington National Register Historic District, listed in 1975, and five are already individually listed on the Register. The Multiple Resource Area is a blending of important commercial, religious, public, and residential buildings constructed in the past 130 years.

Before its development the area consisted of flat grassland prairies and hardwood forests intersected by the St. Joseph River, which winds its way through the Northeast quadrant of the county up into Michigan. The river once served as an important transportation route for both the Indians of the region and white explorers. Settlement began on the west bank of the St. Joseph River in 1823 with the establishment of the first trading post, located at the site of building #33.

In 1831 the Original Plat of South Bend was recorded. There were three principal north-south streets - Michigan, Main, and Lafayette - and three principal east-west streets - Washington, Market (Colfax), and Water (LaSalle). These streets now form the nucleus of the Multiple Resource Area. Four years after the original plat was recorded the town incorporated, and in 1865 a city government was formed. Growth continued steadily as the population rose from 128 in 1831 to 3,882 in 1896.

By mid-century the St. Joseph River had been harnessed to supply power for manufacturing concerns and industrial development flourished along the river. However, as the century progressed the river no longer played the important role it once had. Railroads, built between 1851 and 1884, provided new transportation routes and as new power sources, steam and electricity, became available, industries began to move away from the river.

The commercial growth of South Bend in the 19th century concentrated in a three block area between Jefferson and LaSalle (then Water) Streets on Main and Michigan Streets. (See photos #77, 78, 92.) The surrounding area was primarily residential neighborhoods except for the manufacturing district to the east.

After the turn of the century, South Bend's population grew dramatically as it became a major industrial city. By 1920, with a population of 85,000, South Bend was the fourth largest city in Indiana. Companies such as Studebaker, Oliver Chilled Plow, and Singer, contributed to the city being "South Bend World Famed." At this same time, the central business district began to reflect the city's rapid growth; residential areas near the early business district gave way to the commercial growth and older commercial buildings were replaced by larger, newer structures. (See photo #93.)

The Great Depression slowed South Bend's rapid growth rate and although it never again reached the rate of growth of the 1920's, war-related production of the 1940's brought about new expansion. After World War II, the city continued to expand, but like many other places, South Bend experienced suburban sprawl while the center core of the city began to decline.

By the late 1960's, downtown South Bend was viewed as old and undesirable. This growing negative attitude, combined with the economic setback South Bend experienced with the 1964 closing of the Studebaker Corporation, one of the area's leading employers, and the

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 checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input checked="" type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1854-1933

Builder/Architect Various

Statement of Significance (in one paragraph)

The historic and architectural resources of downtown South Bend's Multiple Resource Area illustrate the development of the commercial center of a growing industrial city.

The area encompassing the city of South Bend was once a portage between the St. Joseph and Kankakee Rivers for the Pottawatomie and Miami Indian Tribes. The first known Europeans to use the portage were French explorers, Marquette and LaSalle, in the late 17th century. Settlement in the present city of South Bend began in 1820 when Pierre Navarre, a fur trader for Astor's American Fur Company, established a trading post near the St. Joseph River. In 1823, another fur trader, Alexis Coquillard, established a trading post on the site of the LaSalle Annex (Bldg. #33).

Coquillard and a third fur trader, Lathrop Taylor, platted the city of South Bend in 1831, their plat including the area now known as downtown South Bend. The city's development as an industrial center began after the completion of the dam across the St. Joseph River and the mill races in 1844. The completion of the first railroad line through the city in 1851 (and succeeding lines in 1870, 1879, and 1884) facilitated the shipment of raw materials and finished goods from South Bend's burgeoning industries. In the post-Civil War period, the city's major 19th century industrial firms, Studebaker, Oliver, and Singer, were established. With their success the population of South Bend grew from 3,832 in 1860 to 35,999 by 1900, and the downtown area was established as the commercial, governmental, educational, and religious center of the community.

After the turn of the century, South Bend prospered as an industrial city. The Chamber of Commerce's slogan, "South Bend World Famed," reflected the worldwide distribution of the city's products. South Bend's industries experienced their largest expansion period during the 1920's as Studebaker converted from wagon to automobile production and increased their work force from 3,000 to 12,000. In 1923, the Bendix Corporation was founded and the company grew rapidly as the demand for the company's automobile starters and brakes increased. As a direct result of South Bend's industrial expansion, the city's population increased to 104,198 by 1930.

Although no structures remain in the central business district from the first half of the 19th century, the second half of that century is represented by a variety of styles. However, the majority of the architectural resources of downtown South Bend reflect the city's early 20th century growth. Over 75% of the resources in the Multiple Resource Area nomination were constructed after 1900, and of those buildings, 56% were built after 1920.

Representative styles of the late 19th century in the Multiple Resource Area include the 1854 transitional Greek Revival/Italianate Second St. Joseph County Courthouse (Bldg. #18), a vernacular Federal style hotel built in 1868 (Bldg. #1), an 1872 Italian Villa residence (Bldg. #40), a Richardsonian Romanesque church built in 1888 (Bldg. #17),

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property See individual property forms

Quadrangle name South Bend West and South Bend East

Quadrangle scale 1:24000

UTM References See individual property forms

A

1	6
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5	6	1	9	2	0
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4	6	1	4	2	7	0
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Zone Easting Northing

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Zone Easting Northing

C

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4	6	1	3	6	1	0
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5	6	1	9	4	0
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4	6	1	3	5	8	0
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Verbal boundary description and justification

See Continuation Sheets

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 Elizabeth A. Straw and Karen Kiemnec

organization Historic Preservation Commission of South Bend and St. Joseph County

date 1-16-84

street & number County City Building

telephone 219/284-9798

city or town South Bend

state Indiana 46601

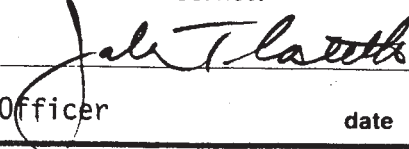
12. State Historic Preservation Officer Certification

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



title Indiana State Historic Preservation Officer

date 4-2-85

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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 following properties are included in this nomination:

Building No.	Photo No.	Address	Building Name	Year Built
1	1-3	117-119 W. Colfax	The Second St. Joseph Hotel	1868
2	1, 2, 4	121 W. Colfax	John G. Kerr & Company	1891
3	5-7	213 W. Colfax	Colfax Theater	1928
4	8, 9	220 W. Colfax	I & M Building	1929
5	10	225 W. Colfax	The Tribune Building	1919
6	11	226 W. Colfax	Commercial Building	1922
7	12, 13	228 W. Colfax	The Berteling Building	1905
8	15, 16	312-314 W. Colfax	The Summers/Longley Residence	1910
9	17-19	413 W. Colfax	The Morningside Club Residence	1925 & 1926
10	20	110-112 Franklin Place	The Morey Residence	1909
11	21	112 W. Jefferson	Citizens Bank	1913
12	22	224 W. Jefferson	Knights of Pythias Lodge	1922
13	23	320 W. Jefferson	Knights of Columbus or Indiana Club	1924
14	24-27	117 N. Lafayette	Cathedral of St. James	1894
14a	28	115 N. Lafayette	St. James Parish Hall	1920
15	29-31	225 N. Lafayette	W. R. Hinkle & Co.	1922
16	32	233 N. Lafayette	The Kelley/Fredrickson Residence	1892
17	33	101 S. Lafayette	The First Presbyterian Church	1888
18	34	112 S. Lafayette	The Second St. Joseph County Courthouse	1854
19	35, 36	115 S. Lafayette	The Dean Building	1901-1903
20	37, 38	120 W. LaSalle	The Hoffman Hotel	1930
21	39	220 W. LaSalle	South Bend Remedy Co.	1895
22	32	314 W. LaSalle	The Kelley/Fredrickson Candy Store	1892
23	40	108 N. Main	J.M.S. Building	1910
24	41	105 S. Main	Third St. Joseph County Courthouse	1897
25	42-46	133 S. Main Street	Farmers Security Bank	1915
26	47-51	204 S. Main Street	Federal Building	1932-1933
27	52	213-217 S. Main	D. A. Boswell Autos	1927
28	53	227 S. Main	The Telephone Building	1910
29	54, 57	201 N. Michigan	The Palais Royale	1921
30	55-57	211 N. Michigan	The Palace Theater	1921
31	58, 59	221 N. Michigan	Northern Indiana Gas and Electric Company Building	1915
32	60, 61	237 N. Michigan	LaSalle Hotel	1921
33	62	306 N. Michigan	LaSalle Annex	1925
34	63, 64	212 S. Michigan	The Blackstone or State Theater	1919
35	65-68	115 N. St. James Ct.	Central High School	1911-1913
35a	66	110 N. William Street	Boys Vocational High School	1918-1928
36	69, 70	111 W. Washington	All American Bank Building	1924
37	71, 72	(206) W. Washington	Soldier & Sailor Monument	1903
38	71, 73	216 W. Washington	Tower Building	1929
39	74	322 W. Washington	Morey/Lampert Residence	1896
40	75	405 W. Wayne	The Lawton Residence	1872
41	76	415 W. Wayne	The Hager Residence	1910

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The following properties are listed on the National Register:

Contributing properties in the West Washington Historic District:

Building No.	Photo No.	Address	Building Name
10	20	112 Franklin Place	The Morey Residence
17	33	101 S. Lafayette	The First Presbyterian Church, now People's Church
19	35, 36	115 S. Lafayette	The Dean Building
24	41	105 S. Main	Third St. Joseph County Courthouse
25	42-46	133 S. Main Street	Farmers Security Bank
37	71, 72	(206) W. Washington	Soldier and Sailor Monument
38	71, 73	216 W. Washington	Tower Building
39	74	322 W. Washington	Morey/Lampert Residence

Individually Listed:

16	32	233 N. Lafayette	Kelley/Fredrickson Residence
18	34	112 S. Lafayette	Second St. Joseph County Courthouse
22	32	314 W. LaSalle	Kelley/Fredrickson Candy Store
29	54, 57	201 N. Michigan	Palais Royale
40	75	405 W. Wayne	Lawton Residence

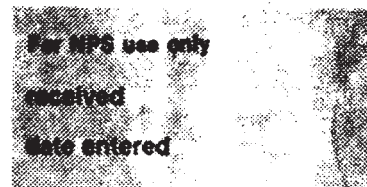
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availability of Urban Renewal funds were major factors in the Central Business District's current appearance.

As a result of major urban renewal projects, much of the city's historic fabric and form were lost through the leveling of over four blocks of buildings and the rerouting of streets. In 1976, a pedestrian mall was built on Michigan Street between Wayne and Jefferson Streets. The three blocks to the north were also closed at that time, but only the block between Colfax and LaSalle Streets had a plaza installed. The block between Washington and Colfax is now open to through traffic and the block between Jefferson and Washington Streets is opened to limited traffic.

South Bend's former urban density, distinguished by uniform facade lines and contiguous rows of buildings, has drastically changed in the last 20 years. Many of the older buildings now stand isolated because adjacent structures have been demolished (see photos #79-94). New construction in downtown often does not conform to old patterns. Buildings such as the First Source/Marriott Building (1982) and Century Center (1975), sit isolated as monuments to their designers and do not follow the uniform line of the older construction.

Although there are large open spaces, downtown South Bend remains an urban area. Earlier buildings were constructed to stand two to three stories high, but as technology advanced into the new century, structures were built taller, many between five and ten stories high. In 1929, the 12-story Tower Building (#38) was constructed and was the tallest building in downtown South Bend for 41 years. The majority of the structures in the Multiple Resource Area are masonry construction with brick the most commonly used material. However, limestone and terra-cotta are also widely used. The late 19th century structures have load bearing walls, while later buildings are of steel frame construction. There is only one frame commercial structure (#22) in the Multiple Resource Area. However, three of the six residential structures are frame.

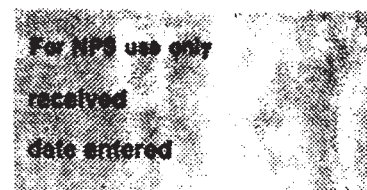
Originally, there was little open space in the Central Business District; what there was consisted of the landscaped lawns surrounding the courthouses, Central High School, and the residential structures. The open spaces that currently exist are a result of demolition. The majority of this open space is in the form of parking lots. However, five small urban parks or plazas are now located where buildings once stood.

The Multiple Resource Area contains examples of almost every style of architecture built in the midwest in the late 19th and early 20th centuries. The area which is predominantly commercial consists of structures that were built between 1854 and 1933. In addition, there are four public buildings, two ecclesiastical structures, six residential structures (only two continue in residential use), and one statue.

The architectural styles include Greek Revival/Italianate (#18), Italianate (#2), Richardsonian Romanesque (#17), Italian Villa (#40), Queen Anne (#16, 21, 39), Gothic Revival (#14), and Neo-Classical (#24, 26, 34, 36). The majority of the structures, however, are early 20th century commercial buildings which were influenced by the Chicago School (form and decorative features) and the Columbian Exposition (Neo-Classical elements). A few structures reflect the revival periods such as the Italian Renaissance Knights

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of Columbus Hall (#13) and the Spanish Renaissance Morris Civic Auditorium (#30). The functional style of the early 20th century structures is exhibited in the Hinkle Motor Company building (#15).

Although Indians used the area near South Bend as a portage and campgrounds before settlement began in 1829, no evidence of any permanent settlement or any structures from the Indian period are known to exist. Archaeological testing is not feasible due to the fact that all sites have been built upon or paved over (in some cases the basements of some of the earlier buildings are extant under the pavement). The nomination therefore includes no evaluation of archaeological resources.

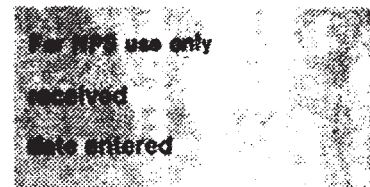
The Multiple Resource Area is based on the Indiana Historic Sites and Structure Inventory started in the late 1970's and completed in 1981. The Historic Preservation Commission of South Bend and St. Joseph County hired Crumlish-Sporleder & Associates, a South Bend architectural firm which has been involved in various preservation projects in Northern Indiana and Southern Michigan, to complete the survey.

In determining selection of buildings for the inventory, the following criteria were used:

1. Good examples of architectural styles.
2. Buildings designed by nationally-known architects or important local architects.
3. Examples of early regional building techniques, especially those which contribute to the understanding of an area's development.
4. Sites where important events occurred.
5. Structures associated with individuals or groups of social or historical importance.

A rating scale based on style, details, integrity, condition, site, and historical significance was devised. A range of one to 13 was possible, with the nine to 13 category considered important. A rating of nine to ten indicates structures which contribute to an area's density, continuity, and uniqueness. Elevens and 12's are significant in their own right, and 13's are outstanding. The selection of the structures for the Multiple Resource Area was based on each structure's rating on the inventory. All nominated properties scored 11 or above.

The 40 structures nominated for the Multiple Resource Area are 39% of the buildings within the area's boundaries. Of the remaining structures in the Multiple Resource Area boundaries, 21% are new construction and the remaining 40% are older buildings. These older buildings were not included in the nomination because they were not considered significant enough for National Register listing based on current information, or because of alteration or destruction of original building integrity.

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an 1892 Italianate commercial building (#2), a Gothic Revival church built in 1894 (#14), and the 1897 Neo-Classical Courthouse (#24). Four of the structures included in the nomination from the 1890's have Queen Anne detailing, two of which are commercial structures (#21, 22) built for the South Bend Remedy Company.

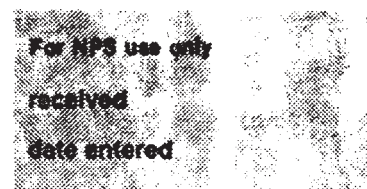
The early 20th century commercial structures in downtown South Bend cover a broad range of stylistic expressions. The influences of the Chicago Commercial style are seen in the Citizen's National Bank (#11) and the J.M.S. Building (#23), in addition to the smaller building at 226 W. Colfax (#6). The more functional commercial style buildings are represented by the Hinkle Motor Company (#15), the D. A. Boswell Auto Building (#27), and the Berteling Building (#7).

Several examples of Neo-Classical buildings, or buildings with Neo-Classical elements, exist in the central business district. The Blackstone Theater (#34), built in 1919, shows the exuberance of the style used for early theaters, while the style imparts a feeling of security in two later structures, the All American Bank Building (#36), and the Federal Building (#26). Structures built between 1910 and 1924 that display Neo-Classical elements include the J.M.S. Building (#23) and the Citizen's National Bank (#11), which are faced in white glazed terra cotta. Neo-Classical elements also trim the Knights of Pythias Building (#12).

Other early 20th century styles represented in the Multiple Resource Area include Period Revival, Skyscraper Gothic, and Art Deco. The Colfax Theater (#3), the Palace Theater (#30), and its auxiliary, the Palais Royale (#29), are all excellent examples of the Spanish Baroque style. The Knights of Columbus Building (#13) is Italian Renaissance style. The Telephone Building (#28), is a good example of Renaissance Revival. The city's only example of Skyscraper Gothic is the Tower Building (#30), while the Indiana and Michigan Electric Company Building (#4) is the only example of Art Deco in the central business district.

Several buildings in the Multiple Resource Area were designed by architects of national, regional, or local importance. The majority of the nationally or regionally important architects were from Chicago, located 80 miles west of South Bend. Chicago's first architect, John M. VanOsdel, designed the Second St. Joseph County Courthouse (#18) in 1854. The Chicago office of Shepley, Rutan, and Coolidge, successors to Henry Hobson Richardson, executed the design for the Third St. Joseph County Courthouse (#24) and Solon S. Beman, best noted for his design of Pullman, Illinois, did several buildings in South Bend for the Studebakers, including the 1910 J.M.S. Building (#23). Other structures completed by Chicago architects included the Farmer's Security Bank (#25) by Perkins, Fellows, and Hamilton, and the Palais Royale (#29) and the Palace Theater (#30) designed by J. S. Aroner.

The most prolific of the prominent local architectural firms in the central business district was the firm of Ennis R. Austin and N. Roy Shambleau. Their designs include the Hager residence (#41), the Tribune Building (#5), the Indiana and Michigan Electric Company Building (#4), the Tower Building (#38), and the Federal Building (#26). Austin also worked on the design of St. James Cathedral (#14) with an earlier partner, Wilson B. Parker; and Shambleau, along with Walter W. Schneider, did the Knights of Pythias Building (#12).

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Other buildings designed by local architects include the Dean Building (#19), the Telephone Building (#28), the LaSalle Annex (#33), and the Hoffman Hotel (#20). The Dean Building and the Telephone Building were designed by George Selby, former supervising architect for Shepley, Rutan and Coolidge for the Third St. Joseph County Courthouse (#24) and the Oliver Hotel, now demolished. Both the LaSalle Annex and the Hoffman Hotel were designed by Willard M. Ellwood who had worked for Frank Lloyd Wright on the Imperial Hotel in Tokyo.

H. G. Christman and Company, a local firm still in business, served as the general contractor for several downtown buildings. These include the Dean Building (#19), the Tribune Building (#5), the Colfax Theater (#3), the Indiana and Michigan Electric Company Building (#4), and the Tower Building (#38).

The majority of the structures in the Central Business District were built to serve the community's commercial needs with retail shops on the lower floors and offices or lodge halls on the upper floors. The Berteling Building (#7), the commercial building at 226 W. Colfax (#6), the Knights of Columbus Building (#13), and the Knights of Pythias Building (#12), are all representative of this type of structure.

A second type of commercial structure found in downtown South Bend are those buildings designed to house a specific commercial enterprise. Included in this category are the bank buildings (Nos. 11, 25, 36), the theaters (Nos. 3, 30, 34), the automobile dealership buildings (Nos. 15, 27), and the hotels (Nos. 1, 20, 32, 33).

The theater buildings included in the Multiple Resource Area, the Blackstone/State Theater (#34), built in 1919, the Palace Theater (#30), built in 1921, and the Colfax Theater (#3), built in 1928, are three of the best examples of extant theaters in South Bend. Out of approximately nine early 20th century motion picture palaces built in the city of South Bend, only six remain. Two of those are small neighborhood theaters (one is vacant). The Morris Civic Auditorium, formerly the Palace, is the largest of the four movie palaces extant in the downtown area, and it was converted to a civic theater house in 1959. The other three are vacant. Of the four theaters in the downtown area, one (The Strand) is located outside the MRA boundaries.

The large Neo-Classical Blackstone/State Theater (#34) was designed for both vaudeville and motion pictures and offered theater-going patrons the services of a nursery and four small shops. The Palace Theater (#30) was also built for both vaudeville and motion pictures and was built in conjunction with the Palace Building or Palais Royale (#29), a matching building that boasted a ballroom, restaurants, and shops. The smallest of the three theaters, the Colfax (#3) was built for moving pictures, only, and was the first total sound theater in South Bend. The architectural styles of the three theaters are extremely different, yet each shows the exuberance of theater architecture in the early 20th century. All three theaters (in addition to the Granada, now demolished) simultaneously opened the world premiere of "Knut Rockne—All American," starring Ronald Reagan and Pat O'Brien who, along with the other stars in the movie, were present at the premiere.

The five hotels included in the nomination reflect yet another type of commercial structure designed for a specific use. Three of the hotels, the LaSalle (#32), the LaSalle Annex (#33), and the Hoffman (#20), are all located together at the intersection of Michigan and LaSalle

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Streets. The three hotels, which were either owned or operated at one time by Jacob Hoffman, are located near the site of the original depot for the Chicago, South Bend, and South Shore Railroad (demolished in the early 1970's). This close proximity of the hotels to the depot and to five major highways that intersect downtown South Bend provided the hotels with a steady stream of guests. The hotels, currently office buildings, were three of the five major hotels in downtown South Bend during the 1930's. The other two large hotels from the period, the Oliver and the Jefferson, were torn down during an early urban renewal project.

The other extant hotels included in the nomination are the Second St. Joseph Hotel (#1) and the Morningside Club Residence (#9). The Second St. Joseph Hotel, the oldest commercial structure in South Bend, remained a hotel for only a short period of time before being converted into a retail enterprise, while the Morningside, a residential hotel, is the only hotel that continues to be used in its original capacity.

Another group of commercial structures designed to house a specific enterprise are the automobile dealership buildings. As the popularity of the automobile grew, a need was created for buildings that would display and store automobiles. The majority of dealers were located within the downtown in the 1920's, primarily along Lafayette and Lincoln Way. South Bend's downtown dealerships reflected the new, functional building form, with large display windows, an open plan first floor and a parking garage or repair facility on the upper floors.

However, like most other commercial establishments in South Bend, several automobile showrooms moved into the suburbs in the 1960's and 1970's, although a few remained. Only two are active today; neither of these is included in this nomination because of low rating in the survey, and alterations. Included are two former dealerships, the W. R. Hinkle and Company building (#15) built in 1922, and the D. A. Boswell building (#27) built in 1927. Both conform with the automobile building type described above, although the two are distinctly different. Two other active dealerships are located within the parameters of downtown, but are located outside the Multiple Resource Area boundaries.

Other areas of significance in the Multiple Resource Area that illustrate the development of downtown South Bend as a commercial center include communication, education, and government.

Structures in the Central Business District that played an important role in communications include the Telephone Building (#28) and the South Bend Tribune Building (#5). The Telephone Building is representative of South Bend's early telephone exchange system, and the Tribune Building houses the only remaining daily paper in the city.

Education has always played a major role in the development of downtown South Bend. The property on which Central High School (#35) is located was donated to the county in 1841 by Alexis Coquillard, one of the founders of South Bend. Since 1845, when the first seminary was built, this site has served both the county's and the city's education needs. Central is the third city high school to be built at this location.

The area designated as the Multiple Resource Area has played a major role in politics and government since South Bend's settlement days. It is within these boundaries that the town was first incorporated and a city government was formed. The growth of South Bend as a governmental center is clearly reflected through its extant governmental buildings.

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The Second St. Joseph County Courthouse (#18) was built in 1854 and was literally moved aside to make room for the Third St. Joseph County Courthouse (#24) built in 1897. In 1931, the large Federal Building (#26) was built to house the post office, the district courts, and the federal offices.

Religion is represented in downtown South Bend by the former First Presbyterian Church (#17), now the Peoples' Church, built in 1888, the Cathedral of St. James (#14) and the Knights of Columbus Building (#13).

The residential structures included in the Multiple Resource Area are representative of important phases in the development of South Bend. The six residential structures (#8, #10, #16, #39, #40 and #41) included in the nomination are all located near the Multiple Resource Area's western boundary and are all remnants of a time when the small central business district of South Bend was surrounded by middle and upper-middle class homes. As a result of the population expansion in the early part of the 20th century, most of the residential structures near the city's core were torn down to make way for new commercial growth. Of the residential structures remaining near the city's downtown, these six residential structures included in the nomination best exemplify the residential qualities of an earlier time. Only two of the six houses continue to serve as residences (#10 and #40); the remaining structures have been converted into office space.

Preservation in the Central Business District of South Bend has occurred on a very limited basis. Buildings that have been renovated include the Dean Building (#19) and the Lawton Residence (#40). Current projects involved in rehabilitation include the LaSalle Annex (#33), the Second St. Joseph Hotel (#1), the Palace Theater (#30) and the Palais Royale (#29). Preservation activities in South Bend have been encouraged by the Historic Preservation Commission through the designation of local landmarks. Local landmarks are structures that received an 11, or higher, rating on the city survey and are considered to be of special merit to the city. Buildings in the Multiple Resource Area that are landmarks include: The Morey Residence (#10), the Kelley/Frederickson House (#16) and candy store (#22), the Second St. Joseph County Courthouse (#18), the Third St. Joseph County Courthouse (#24), the Palace Theater (#30), Central High School (#35), the Morey/Lampert Residence (#39), and the Lawton Residence (#40).

Urban renewal, which has, until recently, played a major role in the demolition of many structures, has left little cohesiveness in downtown South Bend. For this reason, no historic districts were established within the Multiple Resource Area. The exception is the three-block section of the West Washington National Register Historic District that extends into downtown and was designated in 1975.

The results of the St. Joseph County Survey are being utilized in several state and local governmental agencies, including the Building, Engineering, and Code Enforcement Departments. The Multiple Resource nomination is the result of a joint effort between the Department of Redevelopment and The Historic Preservation Commission to encourage use and renovation of buildings in downtown South Bend.

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The Second St. Joseph Hotel
117-119 W. Colfax
141-56037-598
d. 1868

Owner: Jim Cook
Coldwell Banker
Anchor-Doolittle
P.O. Box 1020
South Bend, Indiana 46624

Description:

Photo #1-3, Building #1

The Second St. Joseph Hotel is located midblock on Colfax between Main and Michigan Streets. The building is flanked by the Palais Royale (#29) on the east and the J. G. Kerr Building (#2) on the west.

The three-story structure is brick with a gable roof; the front or south facade has been stuccoed. On the front facade, the windows are double-hung 9/9 sash with stone sills and lintels. The window in the third bay from the east is wider than the other windows and contains two 4/4 double-hung sash.

The placement of the windows divides the structure into two commercial establishments. The east end of the building has five windows with the paired 4/4 in the center directly over the entrance to 117 W. Colfax. Scars on the wall indicate that the entrance once had an arched hood similar to the one at the 119 entrance.

The wider space between the second and third bay of windows from the west provides a separation for the two establishments. The western half of the structure (119 W. Colfax) is two bays wide with a center entrance. A segmental arched stone hood surmounts the recessed entranceway. A stained glass transom is located over the door.

The parapet cornice line on the front facade is a later addition and appears to have been added c. 1890 in an attempt to modernize the building to Italianate. The brackets and projecting eaves have since been removed.

On the east facade a large loft door has been cut on the third floor. The timber-framed opening has two diagonally sided doors, a six-pane transom light and large metal hoist. The majority of original windows are extant on the east facade.

Significance:

The Second St. Joseph Hotel is significant not only because of its age—it is the oldest extant commercial structure in the city of South Bend and the second oldest building in the Multiple Resource area—but also because of its association with some of the city's leading entrepreneurs and its architecture style.

The building was constructed in 1868, at least 20 years before any of the other extant commercial buildings in South Bend's Central Business District. The only other structure in the Multiple Resource Area older than the Second St. Joseph Hotel is the Second County Courthouse from 1854.

In addition, its style is unusual when compared to other commercial buildings of that era in South Bend. Rather than the typical Italianate commercial building with its flat roof and heavy cornice, the Second St. Joseph Hotel is more of a federal style

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building with its gable roof that was originally punctuated by gable dormers. Timothy Howard comments in his History of St. Joseph County that the hotel, which was built by a Pennsylvanian named David Greenawalt, "reflects the peculiar Pennsylvania ideas of architecture."

The Second St. Joseph Hotel is one of only a few remaining structures in the Federal style in South Bend and the only commercial building in that style. The building, which was planned and built as a hotel, opened on September 10, 1868; it changed hands frequently until 1876 when it was closed. The hotel stood empty for four years until Marvin Campbell (later owner and president of Campbell Box & Tag Company) leased the building for a hardware store. After Campbell left the building in 1884, the structure was subsequently occupied by a number of small businesses, including hardware merchants, commission merchants, printers, bookbinders, furniture dealers, and electrical manufacturers. Included in the past occupants of the building was the South Bend Bait Company, one of the nation's leading fishing plug manufacturers, which had their factory on the second floor between 1912 and 1917. The most recent occupant, Sonneborns Sport Shop, a leading area sporting goods concern, was in the building for almost 40 years until their closing in 1983.

UTM Reference: 16/562330/4614080

Acreage: Less than one acre

Legal: 66' East End of Lot 7 original plat of South Bend
Parcel #18-1008-0306

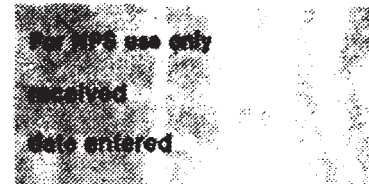
United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormContinuation sheet Historic Resources of
Downtown South Bend Item number Page 11John G. Kerr & Company
121 W. Colfax
141-56038-598
d. 1891Owner: Mr. Ken Peczkowski
Griffon Book Store
121 W. Colfax Avenue
South Bend, Indiana 46601Description:

Photo #1, 2, 4; Building #2

The John G. Kerr and Company Building is a three-story brick Italianate structure built in 1891. The structure is flanked by the Second St. Joseph Hotel (building #1) on the east and the Pioneer Savings and Loan Association on the west.

The building is rectangular in plan. Its decorative elements are restricted to the front or south facade, the most significant being the window trim on the second and third floors and the cast iron columns of the street level storefront. The round-arched, double-hung windows with their metal sills have flush brick voussoirs accented by projecting metal keystones containing faces. The two-light transoms of the tall, narrow windows are divided by tracery which forms a double arch in the upper sash.

Significance:

The John G. Kerr & Company Building is architecturally significant to the Central Business District of South Bend since it is the only remaining example of a commercial Italianate structure from the late 19th century, a style that was once prevalent in downtown South Bend. Although there are several extant, small Italianate commercial structures scattered throughout older neighborhoods in South Bend, the J. G. Kerr Building appears to be one of the early three-story structures in the city and has one of the most elaborate window treatments. The original cornice and brackets were probably removed in the late 1940's after a fire. The storefront, which has undergone numerous changes, has recently been remodeled, exposing the original cast iron columns.

Built in 1891, the first occupant was the J. G. Kerr & Company, dealers in new and second hand goods. Kerr & Company occupied the building until 1896. Following the Kerr & Company was William Downes, Plumbing and Gas Fittings, and the Transfer Line and Moving Van Company, which remained until 1913. The building has been occupied since 1914 by a number of small commercial concerns.

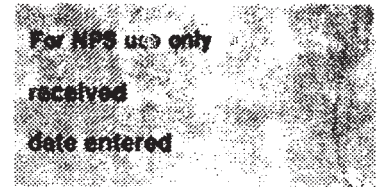
UTM Reference: 16/562310/4614080

Acreage: Less than one acre

Legal:West 21.5' of East 87.5' of Lot 7 original plat
Parcel #18-1008-0307

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Colfax Theater
213 W. Colfax
141-56040-598
d. 1928

Owner: Mr. Joe Christoff &
Richard Stoner
2110 Fort Wayne Bank Building
Fort Wayne, Indiana 46802

Description:

Photo #5-7; Building #3

The Colfax Theater is located mid-block on Colfax between Lafayette Boulevard and Main Street. It is flanked by a commercial structure known as the Christman Block which contains several small businesses on the east and a brick alley and the Elks Lodge on the west.

The irregular plan, two-story brick structure has a main facade of glazed terra-cotta embellished with a variety of decorative motifs, including circles, urns and shields. Dominating the second story is a multi-paned Palladian window surmounted by a running Greek wave pattern and a keystone. Six pilasters extend into piers along the parapet and are topped with urn-like finials. The first story of the theater has been modernized but the vertical marquee and canopy are similar in configuration to the original.

Significance:

The Colfax Theater opened its doors on August 4, 1928, the first theater in St. Joseph County to show sound pictures. Both the South Bend Tribune and the South Bend News Times reported that the Colfax would be the first theater in the world to have sound pictures, only. A 100% sound program was accomplished with a Wurlitzer organ that accompanied the newsreels and novelties. The feature films were either Vitaphone or Movietone. It was also reported that the success of the all-sound programs would determine the policies in future Publix-run theaters.

The Colfax Theater reflects the exuberant period of the small picture palaces. The Spanish Baroque structure was built by the H. G. Christman Company for a cost of \$500,000 and seated 2,000 patrons (1,600 on the first floor and 400 in the balcony).

On October 4, 1940, the Colfax, along with the other theaters in South Bend, hosted the world premier of "Knut Rockne—All American", and greeted the stars of the movie, including Pat O'Brien and Ronald Reagan.

Although the marquee and entrance to the theater have been changed, most of the remainder of the building, both exterior and interior, is intact. Original interior features include gilded, plaster, classical detail in the lobby, hall, and around the proscenium arch; original chandeliers and wall sconces; brass urn-shaped balusters; and brocade-covered walls in the auditorium.

Out of approximately nine early 20th century motion picture palaces built in the city of South Bend, only six remain and two of those are small neighborhood theaters (one is currently vacant). The Morris Civic Auditorium, formerly the Pallace, is the largest of the four movie palaces extant in the downtown area and it was converted to a civic theater house in 1959. The other three, including the Colfax, are vacant; however, the Colfax retains more of its original building fabric than the other two, especially on the interior, and has suffered the least amount of damage from poor maintenance. (See Page 6.)

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UTM Reference: 16/562210/4614080

Acreage: Less than one acre

Legal:

Lots 226-227-228, original plat South Bend
Parcel #18-1008-0297

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I & M Building
220 W. Colfax
141-56042-598
d. 1929

Owner: C. Allen Wickizer
Administrative Assistant
I & M Electric Company
220 W. Colfax Avenue
South Bend, Indiana 46601

Description:

Photo #8, 9; Building #4

The Indiana and Michigan Electric Company offices are located mid-block on Colfax Avenue between Main and Lafayette Streets. A parking lot is to the east and a small commercial structure (Building #6) is directly west.

The seven-story Art Deco structure has an irregular floor plan and is faced with brick, cut stone, and marble. The front facade follows the Chicago School form of base, shaft, and capital. The first floor, or "base," is visually heavier than the rest of the building because its marble facing and bronze window and door surrounds are much darker than the dressed limestone of the second to sixth floors, which form the "shaft." Spandrels at the end bays of the second to fifth floors are trimmed with metal octagonal medallions depicting ships and birds in flight, while embossed, metal spandrels with Art Deco motifs separate the center bays. Cut stone panels separate the fifth and sixth floor windows. The "capital," or seventh, floor is set off visually by a string course and vertically cut stone.

Significance:

The I & M Building is architecturally significant as one of the few Art Deco structures in South Bend and the only "pure" example in the central business district. Built in 1929, it was designed by the firm of Austin and Shambleau, one of South Bend's most prominent architectural firms. They were responsible for many office buildings, schools, and residences in South Bend during the early 20th century (including Building #'s 5, 26 and 38).

The general contractors of the I & M Building were H. G. Christman & Son, one of South Bend's largest contractors responsible for the construction of many prominent local buildings (including Building #'s 3, 14, 19, 23 and 38). In business since 1834, the firm still exists as H. G. Christman Contractors & Company.

The structure was built at a cost of \$250,000 for I & M on a site occupied by them since 1904. Grand opening ceremonies were held on April 13, 1930.

The only change to the first floor lobby of glazed brick, marble and bronze is a lowered ceiling which merely covers the original. The sixth floor houses an auditorium, the seventh floor a display area originally used for kitchen demonstrations, while the other floors contain offices.

The majority of the interior is still intact. I & M has photographs that document the removal of the John C. Knoblock house that served as I & M offices from 1904 and the construction of the present office building in 1929.

UTM Reference: 16/562190/4614040

Acreage: Less than one acre

Legal: West 32' of east 92' lot 245, and west 42' of east 102' lot 246, and lot 7 Knoblocks sub of lots 245 and 246 Original Plat of South Bend.
Parcel #18-1012-0471

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The Tribune Building
225 W. Colfax
141-56043-598
d. 1919

Owner: Mr. John J. McGann
South Bend Tribune Corporation
225 W. Colfax
South Bend, Indiana 46601

Description:

Photo #10; Building #5

The South Bend Tribune Building, located on the northeast corner of Colfax and Lafayette Streets, is a three-story commercial structure of red brick with limestone trim. The foundation of the building is dressed limestone and extends to the sill level of the first floor windows. Two limestone string courses separate the transom from the first floor windows and the second floor.

Window bays are separated by brick pilasters capped with limestone capitals. A third string course encircles the building at the height of the capital bases above the third story. Limestone also caps the parapet roof line. In the southeast corner of the roof the parapet extends higher, providing the effect of a tower.

The main entrance has a monumental limestone surround with "South Bend Tribune" inscribed in the entablature. Two large, fluted, black granite columns separate the three bays of the entrance.

Significance:

The South Bend Tribune Building is significant as the headquarters, since 1921, of South Bend's only daily newspaper.

The South Bend Tribune was founded as a weekly paper in 1872 by Alfred B. Miller and Elmer Crockett. On May 28, 1873, the Tribune started the first daily paper in South Bend. In 1887, the South Bend Tribune bought out the interests of the St. Joseph Valley Register (1845), the newspaper at which Miller and Crockett began their journalistic careers. The only major competition the Tribune received was from the News Times (1913) which was formed by a merger of The Times (1883) and the Morning-News (1908). The News-Times ended publication in 1938, leaving the Tribune as the only weekly and Sunday newspaper remaining in South Bend. As the paper grew and increased their circulation, plans for a larger building were made and the property at Colfax and Lafayette was acquired. (This was the Tribune's third location; the first was 127 W. Washington and the second was 128 N. Main.)

The Tribune Building was designed by the architectural firm of Austin and Shambleau and built by H. G. Christman and Company. Ground breaking occurred on December 1, 1919, and the building opened on April 25, 1921. The structure which was "built with a view to utility rather than beauty" was reportedly one of the largest and most modern newspaper offices in the area.

In 1949, a one million dollar remodeling occurred which included additions on the north and east sides.

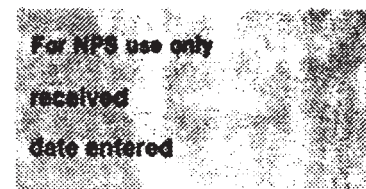
UTM Reference: 16/562160/4614080

Acreage: Less than one acre

Legal: Lots 229-230-231, original plat South Bend.
Parcel #18-1012-0466

United States Department of the Interior
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Commercial Building
226 W. Colfax
141-56044-598
d. 1922

Owner: Mr. Joseph Szalay
226 W. Colfax
South Bend, Indiana 46601

Description:

Photo #11; Building #6

The small, two-story commercial structure is flanked by the seven-story I & M Building (Building #4) on the east and the three-story Berteling Building (Building #7) on the west. The red brick building has cream color terra-cotta trim. A large decorative panel of Sullivan-esque design dominates the cornice line with its terra-cotta cap. Four double-hung windows have a unifying terra-cotta band directly under the sills and a second band above the windows.

Significance:

This small commercial structure at 226 W. Colfax was built in 1921-1922 for two sisters, Edythe J. and Gertrude J. Brown. Edythe J. Brown was a local educator who began her teaching career in 1896 in South Bend. She was later principal of Franklin, Coquillard, Kaley, and Marquette Schools and served as president of the National Education Association, Elementary Division, in 1936. In 1920 she wrote the Story of South Bend, a small, 78-page book that was used to teach local history in the schools. One of South Bend's grade schools was later named for her.

The building was designed by Walter W. Schneider, a local architect who had moved to South Bend in 1896 after beginning his career in Chicago with the well-known Chicago school architect, Richard Schmidt. The influences of Schneider's early training in the Chicago school of architecture are apparent in the treatment of the windows and the terra-cotta trim. Although the small commercial structure is similar in size and scale to other commercial buildings in South Bend, it is unique because of the large, Sullivan-esque terra-cotta panel that dominates the front (north) facade, the only example of this kind of detailing in the city.

Several small commercial enterprises have occupied this structure which has been well-maintained. The building has retained most of its integrity, both interior and exterior, with changes only in the display window and entrance, possibly in the 1960's.

UTM Reference: 16/562170/4614040

Acreage: Less than one acre

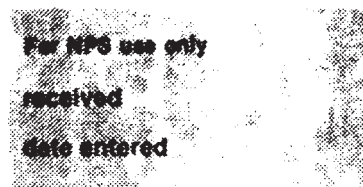
Legal:

Lot 6 and 21' midpoint Lot 4 Knoblock's Sub of Original plat
245-246

Parcel #18-1012-0470

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The Berteling Building
228 W. Colfax
141-56045-598
d. 1905

OWNER: Marion and Naomi Forbes
c/o Irene Forbes
228 W. Colfax
South Bend, Indiana 46601

Photo #12, 13; Building #7

Description:

The Berteling (now Forbes) Building at the southeast corner of Colfax and Lafayette Streets is a three-story Commercial Style brick building with a projecting cornice and limestone lintels and sills.

Windows are one-over-one double-hung with a transom light. On the north (main) facade, the second floor center bay is punctuated by two paired narrow blind openings with a limestone lintel.

Significance:

The Berteling Building, built in 1905, is one of the earliest Commercial Style buildings constructed in South Bend. Built by Dr. John B. Berteling, the building first served as office space for several doctors, including Dr. Berteling. He began his practice in South Bend in 1888 when he returned to his alma mater, Notre Dame University, as both a professor of anatomy and physiology and as the attending physician to Notre Dame University and St. Mary's College. At the same time he began private practice in downtown South Bend.

Dr. Berteling, who held every office within the St. Joseph Medical Society, including president for two terms, was also president of the Indiana State Association. He is known as the "father of South Bend's model milk ordinance," an ordinance passed in 1928 and used as an example in many midwestern towns and cities.

By the 1920's, in addition to being used as doctors' offices, the occupancy began to diversify and housed music teachers, artists, and apartments. Included in this new group of occupants was Marjorie B. Galloway, daughter of Dr. Berteling, a concert pianist and music teacher.

Architecturally, the Berteling Building is an excellent example of the transformation from the commercial Italianate style to the Commercial Style in South Bend. It has remained virtually unaltered, both on the exterior and interior, in 79 years. Alterations include modernization of the first floor display window and a small, two-story rear addition put on prior to 1917.

UTM Reference: 16/562160/4614040

Acreage: Less than one acre

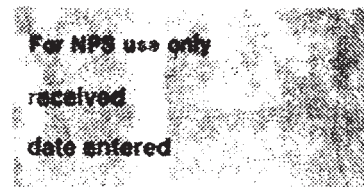
Legal:

Lots 4 and 5, 21' West end of Lot A Knoblock's Sub of Original Plat of South Bend 245-246

Parcel #18-1012-0469

United States Department of the Interior
National Park Service

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The Summers/Longley Residence (Building
312-314 W. Colfax
141-56046-598
d-1910

OWNER: Robert Wujcik, Mgr.
Credit Bureau of South Bend
312 West Colfax Avenue
South Bend, Indiana 46601

Description:

Photo #15, 16; Building #8

The Summers residence, a two-story, double house of red brick with limestone trim, is located just west of the southeast corner of Colfax and St. James Court.

The Classical Revival structure has a recessed central entrance slightly raised from the street. Limestone pilasters and entablature surround the opening on the symmetrical front or north facade. Horizontality is emphasized by limestone string courses which separate each floor and a projecting cornice with modillions and triglyphs. The limestone cornice continues around the building; however, brick corbeling replaces the modillions and triglyphs.

Placed over each first floor window are console bracket keystones embossed with the letter S. Windows in the east and west facade have limestone voussoirs. Window sash have been replaced.

Significance:

The Summers Residence is a unique style of residential construction in the Multiple Resource Area. One of only six residential structures in the Central Business District, it is the only residential building of an urban nature (i.e., flat roof, close to the street, no yard, etc.) and one of only a few double houses of that time period in South Bend.

The house was built in 1910 for Gabriel Rush Summers, owner of The South Bend News Times and formerly a state senator and partner of the Vanderhoof Remedy Company. Mr. Summers and his family resided at 314 W. Colfax while his brother-in-law, William Howard Longley and family, resided at 312 W. Colfax. Built primarily as a winter residence, the house remained in the family until the early 1940's when it was sold and eventually became offices. At that time the interior appointments, which included a Tiffany chandelier, hardwood paneling and floors, and elaborate fireplaces, were stripped. The exterior, on the other hand, retains all of its original features except a wrought iron canopy over the front entrance and window sash. The keystones over the two front windows with their sinuous embossing and decoration are the only examples of exterior Art Nouveau motifs in the M.R.A.

UTM Reference: 16/562100/4614030

Acreage: Less than one acre

Legal:

65 feet west end of Lot 385 and west 65 feet of north 44 feet of Lot 386, Original Plat of South Bend

Parcel #18-1012-0450

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National Park ServiceNational Register of Historic Places
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The Morningside Club Residence
413 W. Colfax
141-55034-598
d. 1925 and 1926

OWNER: Mr. Robert Ziker
c/o Morning Side Hotel
413 W. Colfax Avenue
South Bend, Indiana 46601

Photo #17-19; Building #9

Description:

The Morningside Club Residence, a four-story residential hotel located on the north-western corner of Colfax and William Streets, is a U-shaped plan building of brick and terra cotta. The south facade which faces Colfax Street is the main facade and therefore the most detailed one; at the first floor level, it is sheathed in terra-cotta tiles. The original four bays (1925) on the east end are fenestrated by three casement windows and the lobby entrance. Over each of the casement windows is a stained, leaded glass transom with the initial "M" and a decorative terra-cotta panel of foliage, fish, and a basket of fruit. Above the double leaf door entrance is a bracketed entablature. The west end of the building (1926) contains store display windows and entryways.

The second, third and fourth floor windows in the two sections, although the same size and shape, are not in horizontal alignment due, in part, to the addition of wrought iron balconets at the second floor windows in the 1926 addition. Three of the third floor windows on the main facade also have balconets and are topped by blind arches.

The cornice line is capped with terra-cotta embossed with a garland and shield motif. On the main facade, the cornice line is broken by two, tile-roofed, bracketed pent eaves and on the west facade by a broken pediment.

Significance:

The Morningside Club Residence opened on May 10, 1925, as a residential hotel, the first of three major residential hotels built in South Bend in the 1920's, and the one nearest the Central Business District (the other two are south of the Central Business District and are vacant). The hotel, owned and operated by Howard H. Hayden, was reportedly built and furnished with material purchased only from South Bend merchants. The lobby was completed in the Italian Renaissance style with a stone fireplace and walnut furniture. The original fireplace, brass elevator, light fixtures, and staircase are still intact.

Architecturally, the Morningside is an excellent example of a period revival style building constructed in South Bend during the city's largest growth period, the 1920's. The four-story hotel shows the influences of Mediterranean architecture with its tiles roof, pent eaves, and balconets, but also has Neo-Classical elements such as the shield and garland motifs and broken pediments.

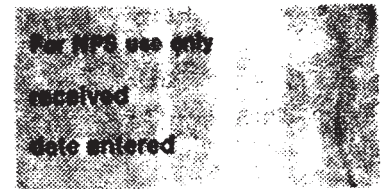
The Morningside Hotel has continued to be used in the same capacity since it was built. It has always been well-maintained and was recently renovated to enlarge some of the small hotel rooms. It is currently the only early hotel in the Multiple Resource Area which is still in operation.

UTM Reference: 16/561980/4614100

Acreage: Less than one acre

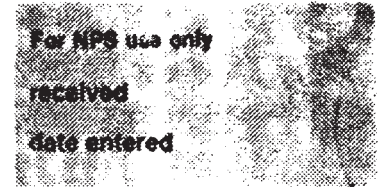
Legal:

BOL 14
Parcel #18-1023-0978



**United States Department of the Interior
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Continuation sheet Historic Resources of
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The Morey House
110-112 Franklin Place
141-55122-598
d. 1909

OWNER: Mr. John R. Wright
Wright & Wright
322 W. Washington Blvd.
South Bend, Indiana 46601

Description:

Photo #20; Building #10

The Morey House is located on Franklin Place, a brick street, between Washington and Jefferson Streets. The large, two-and-one-half story structure is brick on the first story and stucco on the upper stories. The multi-gable apartment house, topped with metal cresting strips, has two small square porches with balconies located in the southwest and northwest corners of the front facade. The irregular plan house has a variety of window treatments including fixed sash, casement, and double-hung windows with six-over-one sash on the first floor and twelve-over-one on the second floor.

Significance:

This structure was built by Dr. George P. Morey, a prominent South Bend physician, directly behind his residence (#39) as an investment property. The Morey's rented the multi-family dwelling to several doctors and lawyers.

The house, one of only six residential structures in the Multiple Resource Area, is an unusual eclectic style building influenced by several styles of the time. Like the Queen Anne houses built earlier, it has multiple roof planes. However, the body of the house has cleaner, simpler lines and a stucco surface similar to earlier 20th century Craftsman buildings. Other features, such as the small, multi-pane windows, prominent chimneys with multiple chimney pots, and the suggestion of an overhang on the third floor, are reminiscent of English Vernacular houses. The combination of the stucco and brick surfaces with the English house forms was an important aspect of the Craftsman movement in the United States. This house is one of the best examples of an early 20th century eclectic house in South Bend and one of the earliest in the city to reflect the Craftsman/English Vernacular elements.

UTM Reference: 16/562050/4613850

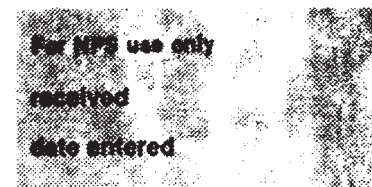
Acreage: Less than one acre

Legal: Parcel #18-3010-0351

A tract of land two (2) feet in width, North and South, taken off of and from the entire length of the South end of Lot Numbered Two (2); and all of Lot Numbered Three (3), excepting therefrom a tract of land one (1) foot in width, North and South, taken off of and from the entire South end thereof, all as shown on the recorded Plat of South West Addition platted by William S. Vail and commonly known as William S. Vail's Addition to the Town, now City of South Bend.

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Citizens Bank
112 W. Jefferson
141-56111-598
D. 1913

OWNER: David Crim
Accounting Officer
National Bank & Trust
112 W. Jefferson
South Bend, Indiana 46601

Description:

Photo #21; Building 11

The Citizens Bank is a six-story commercial building located mid-block on Jefferson between the South Bend Plaza (Michigan Street) and Main Street. Directly east is a small urban, pocket park and to the west is an alley and the Federal Building (Building #26).

The main or north facade and the west facade of the building are faced with white terra-cotta. On the three-bay main facade, a flat portico with two free-standing Ionic columns surround the entryway, which has been modernized with a canopy and a revolving glass and aluminum door.

In addition to the pronounced entrance, the first floor is further distinguished from the floors above by a projecting string course. Pilasters with capitals separate the bays of the second through fifth floors and support a cornice. The top, or sixth, floor has more decorative window treatment, the two end bays being surmounted by projecting window hoods supported by brackets.

The trim of the west facade echoes that of the front except that there are 12 bays instead of three, and the grouping of the windows is different. The windows in the main facade are paired with large single windows on the first floor and bays. Windows on the west facade are paired in the first, sixth, seventh and 12th bays, while there are tripartite windows in the remaining bays. All first floor windows have console bracket keystones. All original windows have been replaced with single pane, anodized aluminum windows.

The east facade has been covered with aluminum siding and brick veneer to cover a party wall scarred by the demolition of the adjoining building.

Significance:

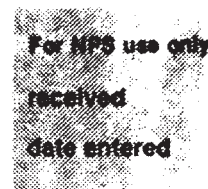
The Citizens Bank Building is an outstanding example of an early 20th century commercial building and one of only a few terra-cotta buildings still existing in downtown South Bend. The building was strongly influenced by the Chicago School as evidenced by the pier and spandrel system along with the paired and tripartite window arrangements, and the base, shaft, capital configuration of the facade.

In addition, influence of the 1893 "Great White City" is seen in the use of white terra-cotta and the Neo-classical elements of the portico and columns, the window hoods, and the bracketed cornice line.

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The Citizens Bank, which was founded in 1892, constructed this building in 1913; the back six bays were added in 1923. Subsequent mergers and name changes occurred, resulting in the current name, the National Bank.

The structure was designed by Freyermuth and Maurer, a South Bend firm. George Freyermuth, a native of South Bend, gained his knowledge of architecture from his father, a building contractor. R. Vernon Maurer studied architecture in Chicago and worked there as a draftsman until returning to South Bend in 1895. The firm of Freyermuth and Maurer was formed in 1898 and continued until 1934, when George Freyermuth was elected mayor.

UTM Reference: 16/562360/4613720

Acreage: Less than one acre

Legal: West 44' of lots 283-284-285 Original Plat South Bend
Parcel #18-3007-0242

United States Department of the Interior
National Park Service

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Knights of Pythias Lodge
224 W. Jefferson
141-56112-598
d. 1922

OWNER: Mr. Peter Helmschrott
Helmschrott Management Service
224 W. Jefferson
South Bend, Indiana 46601

For NPS use only

received

date entered

Description:

Photo #22; Building #12

The Knights of Pythias Building is located at the southeast corner of Jefferson and Lafayette Streets. The seven-story brick commercial structure with terra-cotta trim has classical revival elements.

The main, or north, facade and the east facade of the building are each five bays wide, the two end bays projecting slightly above the first floor. The first floor of the main facade is of terra-cotta blocks and now contains modern storefronts. The upper floors are of brick with terra-cotta string courses separating the sixth and seventh floors.

The seventh floor windows differ from the simple one-over-one, double-hung paired windows of the lower floors in that they are multi-paned casements with elaborate terra-cotta trim. The three center windows of the seventh floor have dentiled cornices in contrast to the two end windows, which are topped by pediments and urns and have wide panels decorated with classical foliage.

A wide terra-cotta cornice line with a denticulated frieze projects above the seventh floor windows. The parapet roof line has a terra-cotta cap.

Significance:

Built in 1922, the Knights of Pythias Building was designed by W. W. Schneider and N. Roy Shambleau, prominent local architects. Upon its completion, the South Bend Knights of Pythias Building was reportedly the largest lodge building in the "supreme domain," as well as the largest lodge building in South Bend. The Crusade Lodge occupied the upper two floors, only, and leased the first five floors as office space. Among the tenants of the lower floors were the District Prohibition Office and the Federal Court. In 1935, the Lincoln National Life Insurance Company foreclosed on a \$120,000 bond and remained owners of the building until 1943.

The Knights of Pythias Building is an excellent example of a blend of a Chicago School structure with classical revival elements applied. The tripartite construction of base, shaft, capital is easily distinguished. The first floor, or base, is of terra-cotta blocks with large display windows; the middle five floors, or shaft, is simple with few details; and the seventh floor, or capital, of the building is much more elaborate with the use of terra-cotta trim and applied forms.

The only change to the exterior of the building is the replacement of all the original window frames with aluminum, except for the seventh floor windows, which are original. The majority of the original interior features are gone due to various renovations over the years.

UTM Reference: 16/562180/4613710

Acreage: Less than one acre

Legal:

West 1/2 of Lot 270 and North 1/2 of West 1/2 of Lot 269 Original
Plat of South Bend

Parcel #18-3007-0216

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National Park Service

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Knights of Columbus
or Indiana Club
320 West Jefferson Blvd.
141-55145-598
d. 1924

OWNER: Steve Mitchell
Pardner's Incorporated
320 West Jefferson Blvd.
South Bend, Indiana 46601

Description:

Photo #23; Building #13

The Knights of Columbus Building is located mid-block on Jefferson Boulevard between Lafayette and William Streets. The building is flanked by the WSBT Building on the east and a small apartment building on the west.

The main (north) facade of the three-story structure is of terra-cotta blocks on the first floor and brick on the upper floors. The first floor of the main facade is fenestrated by a center entrance flanked by four large display windows that have been covered with stucco. Each bay features paired windows on the second and third floors that have been unified under a single round-arched surround. Brick spandrels separate the second and third floor windows, and rope-twist columns flank the third floor windows. The tympanums of the arched windows contain medallions that depict a globe and silhouettes of famous historical figures. Radiating voussoirs of alternating brick and terra-cotta surmount the round-arched windows. The building is topped with a projecting, bracketed cornice.

Significance:

The Knights of Columbus had their lodge designed by Nichol, Sholer and Hoffman of Lafayette, Indiana. The building, which opened in 1924, cost \$200,000. In 1939 the Indiana Club purchased the building and remained in it until 1976.

Architecturally, the Knights of Columbus Building is an outstanding example of an early 20th century interpretation of the Italian Renaissance style. The arched windows with their medallions are reminiscent of the 15th century Florentine buildings, such as the Palazzo Medici-Ricardi or the Palazzo Rucellai.

UTM Reference: 16/562080/4613710

Acreage: Less than one acre

Legal:

91 feet east side and 2½ feet vacated alley Johnson's 2 Acres Sub.
Parcel #18-3011-0400

United States Department of the Interior
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Cathedral of St. James and Parish Hall
117 N. Lafayette and 115 N. Lafayette
141-56115-598
d. 1894 (#14) and c. 1920 (#14a)

OWNER: Dean Bizzarro
St. James Episcopal Church
117 N. Lafayette Blvd.
South Bend, Indiana 46601

Description:

Photos #24-28; Buildings #14, 14a

The Cathedral of St. James is located midblock on Lafayette Avenue between Washington and Colfax Streets. Immediately south of the church and connected by a garden wall is the parish hall. To the north of the church is a parking lot and abutting the church on the west is a two-story commercial structure.

The Gothic Revival church is of red brick with limestone trim. The gabled main (east) facade of the church is dominated by a large rose window and a tri-gabled narthex. The center entrance gable projects slightly and is flanked by buttresses. The double wooden doors are set in a compound pointed arched portal. Located in the tympanum over the entrance are paired trefoil stained glass windows. The end gables of the narthex are of simple detail, and each has paired lancet windows and a quatrafoil under a compound pointed arch surround. Limestone caps each gable and small crosses are located over the entrance and on the gable peaks.

The north and south facades contain four and five bays, respectively, with buttresses. Each bay is punctuated by paired pointed-arch windows with a single flat-headed limestone surround and quoins. Small gabled dormers are located above each window. The slate roof has decorative ridge tile.

The Parish Hall, located on the south side of the church, is a two-story, eaved front, irregular plan, brick building. The front block of the structure features a denticulated cornice, slate roof with copper flashing and downspouts, and a straight-edge gable trimmed with limestone, while the rear portion of the building, which extends west to the alley, is very simple and utilitarian. It is faced with a lower grade of brick, has a flat roof, and one-over-one, double-hung windows. Windows in the front block are six-over-four with brick surrounds and stone sash. The main entrance is recessed behind compound Tudor arches.

Significance:

St. James Episcopal Church has been a vital part of downtown South Bend since its founding in 1868. The first church was completed in 1869 and was located near the intersection of Wayne and Lafayette Streets. In 1871 that structure was moved to the northwest corner of Lafayette and Jefferson Streets where it served as the church until the present building was erected a block and a half north in 1894.

The present structure was designed by the South Bend firm of Austin and Parker. Ennis R. Austin, an 1882 graduate of Cornell University, and Wilson B. Parker, a graduate of M.I.T., founded the firm of Austin & Parker when they both moved to South Bend in 1892.

Prior to their move to South Bend, Austin had worked with LeBrun & Sons in New York, and Parker had worked for McKim, Meade & White. Both men had worked for a time at the Tiffany Glass Company. Austin later joined Roy Shambleau to form one of the most prominent 20th century architectural firms in the area.

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date entered

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The Gothic Revival Structure is enhanced by four windows that are attributed to the Tiffany Glass Company. The church is one of only two buildings in South Bend known to have extant Tiffany windows; the other is Copshaholm, the Joseph D. Oliver House (listed on the National Register in 1973). The four windows include the large rose window (photo #19) in the east facade which was reportedly exhibited at the Columbian Exposition in 1892. The window was donated by Peter Studebaker, treasurer of the Studebaker Brothers Manufacturing Company.

Two of the Tiffany windows are located in the north wall. These identical windows (photo #21) are done in tones of purple and gold and dedicated to Bernadine B. Meyer and Margaret B. Meyer.

The fourth Tiffany window, located on the south wall, is in the same colors as the Meyer windows; however, this window depicts a crown with pieces of uncut glass used as the jewels (photo #20). A banner under the crown states, "May perpetual light shine upon her." The window is dedicated to Louise B. Foote.

The window next to the Foote window, depicting an angel, was designed by Thomas A. O'Shaughnessy, of Chicago, and is dedicated to Louis Kuhns.

In 1929, St. James expanded by building an underground parish hall and church school. This underground addition was designed by Otto J. Goffeney, the church organist and choirmaster, based on the Christ Episcopal Church in Indianapolis and the Goodman Memorial Theater in Chicago. This \$35,000 addition included a large auditorium and stage, acolytes room, guild room, choir room, kitchen, and classrooms.

In 1956, the church once again expanded, this time by purchasing the two-story Hager Building located on the south side of the church. The Hager Building was built c. 1920 by Walter A. Hager, Sr., a physician who specialized in diseases of the eyes, ears, nose and throat.

Early occupants of the building included other physicians, along with Charles W. Cole, engineer, founder of Cole Associates, and the architectural firm of Austin and Shambleau. Upon the death of Dr. Hager in December, 1927, the tenants of the office changed frequently until 1937, when the structure became the Community Services (later United Fund) Building. From 1937 until its sale in 1956 the building housed a number of social service organizations, including the Boy Scouts, Camp Fire Girls, Family Welfare Society, etc.

N. Roy Shambleau, an early tenant of the building and partner of Ennis R. Austin, architect of St. James, was hired to do the remodeling of the parish hall in 1956.

The Parish Hall, or Hager Building, is an excellent example of a small, eclectic style commercial structure built in the early 20th century.

UTM Reference: 16/562130/4613940

Acreage: Less than one acre

Legal:

#14: East 115' of Lot 388 and South half vacated alley, Original Plat South Bend.

Parcel #18-1012-0456

#14a: West 50' of Lot 388 and South half vacated alley, Original Plat South Bend.

Parcel #18-1012-0455

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W. R. Hinkle & Co.
225 N. Lafayette
141-56117-598
d. 1922

OWNER: Medow Leasing
227 N. Lafayette Blvd.
South Bend, Indiana 46601

Description:

Photo #29-31; Building #15

The W. R. Hinkle & Company automobile showroom is located midblock on Lafayette between Colfax and LaSalle Streets. The building, which is flanked by the Fredrickson House on the north and a parking lot on the south, is a two-story rectangular plan structure of yellow brick with terra-cotta trim.

The seven bay structure has had modern windows installed and a one-story addition put on the south side; however, the original character of the functional building remains unaltered. The bays are separated by brick piers except for the center bay, which is flanked by narrow terra-cotta piers that extend into pointed finial-like motifs. The brick piers of the end bays are topped by alternating yellow and terra-cotta bricks, while the piers dividing the next set of bays extend into terra-cotta finials. The parapet roof is capped by terra-cotta trim.

Significance:

In 1922 William "Riley" Hinkle had this two-story automobile showroom and garage built for his Ford dealership. The building was designed by a local architect, Noel S. Dunbar.

Prior to acquiring the Ford dealership in South Bend in 1911, Hinkle had worked in a number of jobs, including one in the sales office of the Studebaker Manufacturing Company. Later, Hinkle was appointed to the Board of Works, of which he became president, and in 1930 he was elected Mayor of South Bend.

In 1938 Hinkle retired from the automobile dealership and in 1940 the building and Ford dealership were purchased by Romy Hammes, an automobile dealer from Kankakee, Illinois.

In the September 23, 1946, issue of Life Magazine, in an article on Romy Hammes and his success, Hammes is pictured with an architectural drawing of 225 N. Lafayette with its proposed addition (now standing). Two other photographs of the interior and exterior of the building are in the five page article. The addition is included within the boundaries of this application.

Architecturally, the building is an expressive example of the functional architecture used in the early 20th century for display and repair of the increasingly popular automobile. The large ground floor show windows reflect that level's use as a display area, while the second story was used for servicing automobiles, typical in this type of structure. The rocket-like finials that decorate the main facade are particularly of note, since they anticipate the soaring Art Deco and streamlined Moderne styles that were to become associated with an era fascinated by speed and motion.

UTM Reference: 16/562110/4614150

Acreage: Less than one acre

Legal: Lot 380 and 381 Original Plat of South Bend

Parcel #18-1012-0446

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Kelley/Fredrickson Residence
233 N. Lafayette
d. 1892

OWNER: First Source Bank
Trust Department
First Source Center
South Bend, Indiana 46601

Photo #32; Building #16

This property is already individually listed in the National Register

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Continuation sheet Historic Resources of Item number Page 29
Downtown South Bend

Former First Presbyterian Church
now Peoples' Church
101 S. Lafayette
141-56119-598
d. 1888

OWNER: Rev. James Campbell
Peoples' Church
302 W. Washington St.
South Bend, Indiana 46601

Description:

Photo #33; Building #17

The Peoples' Church is located on the southeast corner of Lafayette and Washington Streets and is in the West Washington National Register Historic District.

The Richardsonian Romanesque structure is of multi-colored fieldstone with rock-faced limestone trim. The main block of the church has a cross gable roof with a square tower located at the northeast corner. A variety of roof and dormer shapes contribute to the irregular silhouette of the roofline. The church has four entrances, two on Washington and two on Lafayette. The southernmost entrance on Lafayette is recessed behind a Syrian arch and stone screen impost return; the porch has been enclosed with a wooden door and wall. Both the Lafayette and Washington Street entrances in the tower are surrounded by round arches supported by paired columns. The second entrance on Washington at the northwest corner is a one-story crenelated porch.

There are several stained glass windows, all in a purple and blue color scheme, of which the most notable is the massive, Palladian-like window of the main auditorium (east facade). The window on the Lafayette Street side contains the likeness of a man, reportedly Rev. George Keller, the first pastor.

Significance:

The former First Presbyterian Church was designed by J. P. Bailey and built by Christopher Fassnacht, a local contractor who also built the Romanesque style house of Clement Studebaker (Tippecanoe Place, National Historic Landmark). Built in 1888, the church is the only Richardsonian Romanesque ecclesiastical structure in South Bend.

The church was organized in 1834 with the aid of Horatio Chapin, one of South Bend's earliest settlers. Two other church buildings preceded the 1888 building, which cost approximately \$35,000. One-third was to be paid by the congregation, one-third by James Oliver (Oliver Chilled Plow Co.), and one-third by J. M. Studebaker (Studebaker Manufacturing Company). The church organ was donated by the children of James Oliver and The Tiffany Cross by Mrs. Grace Studebaker.

UTM Reference: 16/562120/4613860

Acreage: Less than one acre

Legal:

Lots 391-392, East 105 feet each, Original Plat of South Bend
Parcel #18-3009-0286

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Second St. Joseph County Courthouse
112 S. Lafayette
d. 1854

Photo #34; Building #18

This property is already individually listed in the National Register.

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Dean Building
(Now Lafayette Building)
115 S. Lafayette
141-56121-598
d. 1901 & 1903

OWNER: J. Bruce Gafill, III
Gafill Projects
P.O. Box 627
South Bend, Indiana 46624

Description:

Photo #35, 36; Building #19

The Dean or Lafayette Building is located mid-block on Lafayette between Jefferson and Washington Streets. Directly north is the Peoples; (formerly Presbyterian) Church (Building #17) and to the south is an alley and parking lot.

The five-story commercial structure's front (east) facade is of grey Roman brick with limestone and terra-cotta trim. The raised, recessed entrance is in the center of the five-bay building; a limestone tablet above the door indicates the building's name.

The first two floors are visually separated from those above by limestone trim and a more detailed window treatment. Quoins at the corners and a string course above the second floor define the two floors while limestone surrounds and brick, segmental arches (on second floor windows) contrast with the simple window trim of the upper floors.

The upper three stories are trimmed with pilasters with Ionic terra-cotta capitals. Large terra-cotta cartouches containing the letter "D" flank the fifth floor end windows. The building is topped with a massive brick cornice with limestone dentils and capitals.

Significance:

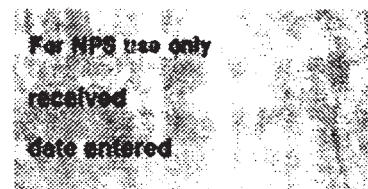
The Dean (now Lafayette) Building was designed by architect George Selby, who originally came to South Bend as the supervising architect for the Third St. Joseph County Courthouse representing the firm of Shepley, Rutan and Coolidge. Selby established his own firm in South Bend in 1900 and designed the Dean Building in 1901.

Designed for Dr. Edwin R. Dean, the structure was built in two stages. The first two floors were completed in 1901 and the top three floors were added in 1903. Although built in two stages, the first stage was constructed to readily accept the upper three stories with the least amount of disturbance to the tenants of floors one and two.

The Dean Building is the oldest extant office building in downtown South Bend, and according to Howard's History of St. Joseph County, Indiana, was the first building of its kind in South Bend. The five story office building, probably one of the tallest buildings in South Bend at the time it was built, has Classical Revival features, a style Selby was very familiar with after having worked for Shepley, Rutan and Coolidge.

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One of the most outstanding features of the Dean Building is the inner central light court which is 64 feet long by 16 feet wide. (See photo #36.) The atrium, covered by a large skylight, is open on all floors and serves as a circulation system for the surrounding offices. The Dean Building is one of only a few buildings in South Bend to contain an unaltered atrium and the only historic building in downtown to have one.

In 1939, a large fire caused \$25,000 worth of damage, and at that time the building was completely remodeled, including redecoration of all offices, a new elevator, and a new mechanical system. Subsequent remodeling has altered most offices, although the center court and exterior have remained intact.

The building was renamed the Lafayette Building in 1973 after it was purchased and renovated by Gafill Projects, Incorporated. It is located in the West Washington National Register Historic District.

UTM Reference: 16/562130/4613810

Acreage: Less than one acre

Legal:

Lot 393 of Original Plat except 60' off West end
Parcel #18-3009-0288

United States Department of the Interior
National Park Service

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The Hoffman Hotel
120 W. LaSalle
141-56149-598
d. 1930

OWNER: John Hazlitt, President
Hazlitt Corporation
120 W. LaSalle
South Bend, Indiana 46601

Description:

Photo #37, 38; Building #20

The Hoffman Hotel is located on LaSalle Street west of the LaSalle Hotel. The 12-story building is constructed of red brick with limestone trim and terra-cotta mosaic tile panels. The first floor and the middle three bays of the second and third floor are faced with limestone while a limestone string course separates the third and fourth floors. Quoins of the same material are used to set off bays and windows on the second to fourth floors. Floors six through 11 are of pier and spandrel construction topped by a wide limestone band which separates the 11th and 12th floors. The cornice line above the 12th floor uses the same treatment of the limestone trim of the lower floors; however, located in the "window spaces" are multi-colored terra-cotta brick panels in geometric patterns.

Significance:

The Hoffman Hotel was designed by Willard M. Ellwood, a local architect who had worked with Frank Lloyd Wright on the Imperial Hotel in Tokyo. The Hoffman Hotel was built in 1930 at a cost of \$500,000 and was partially owned by Jacob Hoffman, manager of the LaSalle Hotel and LaSalle Annex (buildings #32 and 33). The hotel, which had 21 small apartments and 150 guest rooms, is next to the LaSalle Hotel and near the LaSalle Annex.

The three hotels are located at the intersection of LaSalle and Michigan Streets, which, according to a newspaper article of the time, was a site that was chosen by the city for future development. The fact that the Chicago, South Bend and South Shore Railroad station was located at the intersection also contributed to the area's prosperity. In addition, Mr. Hoffman felt that the site was convenient to the location of his other hotels and would fulfill the city's need for more hotel space.

Architecturally, the hotel is an excellent example of the eclecticism of the early 20th century. Although the first floor has been modernized with glass and aluminum display windows and entrance, the remainder of the exterior is unaltered.

UTM Reference: 16/562330/4614180

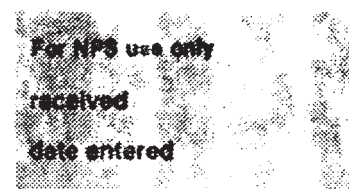
Acreage: Less than one acre

Legal:

Lot 12, 82'9½" East end and undivided 1/2 of 10' West side of Lot 12
Original Plat of South Bend.
Parcel #18-1008-0299

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South Bend Remedy Company
220 W. LaSalle
141-56150-598
d. 1895

OWNER: Bruce Hammerschmidt
205 W. Jefferson Blvd.
South Bend, Indiana 46601

Description:

Photo #39; Building #21

The South Bend Remedy Company building is located mid-block on LaSalle between Main and Lafayette Streets. The structure is isolated and surrounded by parking lots on the east, west and south.

The Queen Anne/Classical Revival transitional structure is two stories high and is constructed of brick and limestone. The main or north facade exhibits the majority of the architectural detailing. The slightly raised foundation is of rock-faced ashlar limestone and is separated from the first floor by a limestone string course.

The first and second floors are also divided by a limestone string course and further contrasted by a variation of materials, smooth faced ashlar below and brick above.

The raised, recessed entrance is surrounded with smooth limestone accented by decorative incised bands. The entry appears to be a double leafed door but the left side is fixed. Both sides have a square panel and window and are topped by transoms. Above the entrance is a round turret with a conical roof punctuated by an arcade of three windows. The base of the turret is foliated limestone. The second floor center windows have the same arcade pattern that is used in the turret.

A wide frieze band of garlands and torches is topped by a denticulated cornice on the main facade. The pedimented gable over the arcaded windows contains an oculus window with a decorated limestone surround.

Significance:

The South Bend Remedy Company building was built in 1895 by Albert H. Kelley to house the office and laboratory of his mail-order patent medicine business. The company specialty was "Magnolia Blossom," a remedy for "women's complaints."

The company ceased to exist in 1928 after the death of Albert Kelley in 1924, and his son in 1928. Subsequent uses of the building have included political headquarters, architect's and engineer's offices, an apartment, and auto parts storage.

The excellent masonry example of the Queen Anne style, which displays outstanding Classical details, is unique in that it is the only commercial building in downtown South Bend which was constructed to look like a residence.

UTM Reference L 16/562190/4614180

Acreage: Less than one acre

Legal:

Lot 234 Original Plat of South Bend
42 feet East end, 50 feet North side
Parcel #18-1012-0462

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Kelley/Fredrickson Candy Store
314 W. LaSalle
d. 1892

Photo #32; Building #22

This property is already individually listed in the National Register.

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Continuation sheet	Historic Resources of Downtown South Bend	Item number	Page 36
J.M.S. Building 108 N. Main 141-56161-598 d. 1910		Owner: c/o Economic Development Commission Allen E. Schrager 711 J.M.S. South Bend, Indiana 46601	

Description:

Photo #40; Building #23

The J.M.S. Building, located on the southwest corner of Main and Washington Streets, is an eight-story, white terra-cotta structure built in the Commercial style of the Chicago School with Classical Revival details. The building has the tripartite division of base (first two floors), shaft (middle five floors), and capital (eighth floor), found in the Chicago school.

The first floor contains a variety of modern store fronts. Windows on the remaining seven floors are grouped in threes, forming six bays in the main or west facade. A projecting bracketed string course separates the first and second floor from the upper floors. A second string molding, less decorative than the first, separates the mid-section or shaft of the building from the eighth floor.

Each tripartite window on the eighth floor forms a round-arched window bay topped by a large cartouche-like keystone.

A large projecting cornice with brackets, similar to the string course between the second and third floors, but on a grander scale, tops the building.

Significance:

The J.M.S. Building was built by John Mohler Studebaker, Vice-President and later President and Chairman of the Board (after brother Clement's death) of the Studebaker Corporation. The J.M.S. Building was designed by Solon S. Beman, a Chicago architect who is best known for his design of Pullman, Illinois, along with major office and industrial buildings in the midwest.

The J.M.S. Building, along with its counterpart, the Citizen's National Bank (building #11), is an outstanding blend of the Chicago School Commercial style and the Neo-Classical style of the Columbian Exposition. The Chicago Commercial style is evident in the expression of the structural system, with the base, shaft, and capital configuration and the tripartite arrangement of the windows. The Neo-Classical embellishments of the string courses, cornice, keystones and piers, along with the use of white terra-cotta, reflect the influences of "The Great White City" in architecture.

Alterations to the building's exterior have taken place only at the street level. Black marble replaced the original classical entrance. It also covered the pilasters except for the last one on the far north side of the Main Street facade. In addition, store-front windows have been replaced with more contemporary windows and frames.

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Except for the lobby which was recently restored, most original interior features have been lost over the years. The lobby exhibits a marble stairway and paneling, brass elevator doors and a classical cornice. Other extant interior features include the elaborate bank vault with its 12-ton door (located in the basement) and original staircase balustrades.

UTM Reference: 16/562310/4613930

Acreage: Less than one acre

Legal: Parcel #18-1008-0331

A parcel of land bounded by a line drawn as follows: Commencing at the Southwest corner of Lot No. 19 in the Original Plat of the Town, now City of South Bend, extending thence North 111 feet 8 inches; thence East 70 feet; thence North 20 feet 4 inches to the North line of Lot No. 20 in the Original Plat of said Town; thence East on the North line of said Lot No. 20, 55 feet; thence South 41 feet; thence West 62 feet 6 inches; thence South 91 feet to Washington Avenue being the South line of said Lot No. 19; thence West 62 feet 6 inches to the place of beginning, including any excess shown by actual survey.

Also an easement for a right of way from the alley East of the above described tract 16 feet wide by 40 feet long East and West, which right of way is bounded by a line commencing at a point 122 feet North of the Southeast corner of said Lot No. 19 in the Original Plat of the Town, now City of South Bend; thence West 40 feet; thence South 16 feet; thence East 40 feet; thence North 16 feet to the place of beginning, being a tract of land 16 feet wide North and South and 40 feet long East and West adjoining and immediately South of the ten foot strip off the North part of said Lot No. 20 and conveyed to James Oliver and J. D. Oliver on April 10th, 1884. Said right of way including all the basement and first story of any building erected over the property of the servient estate and which right of way is appurtenant to the premises first hereinabove described.

Excepting therefrom the following described tract: A part of Lots Numbered 19 and 20 as shown on the Original Plat of the Town, now City of South Bend, which part is bounded by a line running as follows, viz: Beginning at a point 122 feet North of the Southeast corner of said Lot Numbered 19 in the Original Plat of the Town, now City of South Bend, thence running West 26 feet; thence South 16 feet; thence East 26 feet; thence North 16 feet to the place of beginning.

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Third St. Joseph County Courthouse
105 S. Main Street
141-56167-598
d. 1897

OWNER: St. Joseph County Board of
Commissioners
7th Floor
County/City Building
South Bend, Indiana 46601

Description:

Photo #41, 72; Building #24

The Third St. Joseph County Courthouse is located at the southwest corner of Main and Washington Streets and is in the West Washington National Register Historic District. A small parkway with a soldiers and sailor monument (#37) is immediately to the north, a ramp to the St. Joseph County jail is directly south, and the second courthouse is on the west. A cut-stone retaining wall surrounds the lawn.

The Third St. Joseph County Courthouse is a Neo-Classical building of limestone with a granite foundation. It is two stories and an attic over a raised foundation. A large dome defines the cross axis of the gable roofs with pedimented ends. Set on a stone drum embellished with a garland motif, the dome, as well as the gable roof, are tiled.

The Bedford stone and granite walls are divided into three sections: the foundation level of massive smooth-cut stone, the first floor of horizontal stone rustication, and the upper level which is smooth-cut stone articulated with pilasters, string courses and recessed blind arches. Entrances to the courthouse are located in the east and west center pavilions. The west entrance was remodeled in the late 1960's. However, the east entrance retains its original paired column portico.

The majority of the window openings on the ground level and the first floor have been covered over. On the second floor small, single lights alternate with paired, double-hung rectangular windows which are set in round-arched surrounds. Oval windows fenestrate the attic floor of the east, center pavilion and a clock is located in the tympanum of the pediment.

Significance:

The Third St. Joseph County Courthouse stands in the same location as its predecessors and is located on the lots designated for the courthouse by Lathrop Taylor and Alexis Coquillard in the original plat of South Bend.

Construction of the courthouse began on October 31, 1896. The Third St. Joseph County Courthouse was designed by the Chicago office of Shepley, Rutan and Coolidge, an office opened by George Shepley to facilitate the firm's work at the Columbian Exposition. The impact of the Neo-Classical theme of the 1893 Exposition and Shepley, Rutan and Coolidge's work with classical revival structures is clearly reflected in the Third St. Joseph County Courthouse.

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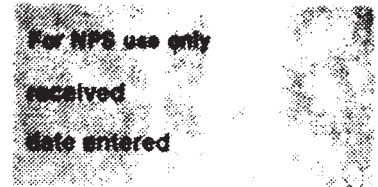
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The courthouse was built by James Stewart and Company for a cost of \$184,246. The supervising architect for Shepley, Rutan and Coolidge was George Selby, who eventually began his own practice in South Bend. It is the earliest and one of the finest examples of the Neo-Classical style in the downtown.

The Third St. Joseph County Courthouse has been in continual use by the county since its opening in 1898, and continues in use, although a new County-City Building was erected in 1967.

UTM Reference: 16/562240/4613830

Acreage: 1.25 acres

Legal: Lots 247-250 and North 44 feet of Lot 251, and East 1/2 vacated alley West and adjacent, Original Plat of South Bend

Parcel #18-3006-0178

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Farmers Security Bank
133 S. Main Street
141-56168-598
d. 1915

OWNER: Jefferson Building
Partnership
c/o Marvin J. Ree
17835 Ventura Blvd.
P.O. Box 155
Encino, CA 91316

Description:

Photo #42-46; Building #25

The Farmers Security Bank Building is located on the southeast corner of Main and Jefferson Streets and is in the West Washington National Register District.

The six-story structure of dark brown brick with terra-cotta trim has a two-story rectangular plan which becomes an H-plan on the upper four floors. The majority of the windows are paired in the highly articulated pier and spandrel walls. The first floor contains tall three-pane windows with triple light transoms. The first floor of the east facade has been modernized with marble and narrower windows. The cornice line of the structure, which rises almost a floor in height, is almost entirely of terra-cotta. The sixth floor windows are surmounted with a round-arched terra-cotta arcade, and the spandrel area above is filled with alternating colors of terra cotta tiles. The pavilion ends of the north and south elevations have a low angle gable line.

Designed by the Chicago architectural firm of Perkins, Fellows and Hamilton, the Farmers Security Bank was built in 1915. In 1925, as the result of mergers, the building was renamed the Associates Building. After the First Bank and Trust Company moved into the building in 1940, the title was again changed. It is still known as the "First Bank Building," although the bank moved in 1982.

Architecturally, the building is the most significant example of the Chicago style of architecture in South Bend. The Farmers Security Bank building, prominent with its dark brick and terra-cotta trim, suggests the Art Deco style that would not become popular until ten years later.

In 1939-1940, the bank building underwent a major remodeling when the First Bank and Trust Company moved in. This consisted of interior changes that still exist in the bank lobby and office entrance (photo #45). It was during the 1939-40 remodeling that an electric door opener was added, the first electric door opener in the city.

The exterior of the building remains for the most part unaltered except for a 1960 modernization. At that time, marble paneling and new windows and doors were added on the first story.

UTM Reference: 16/562260/4613770

Acreage: Less than one acre

Legal:

Lots 251-252 Original Plat of South Bend
East 1/2 vacant alley adjacent West End - Lot 252 and South 22'
Lot 251
Parcel #18-3006-0182

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Federal Building
204 S. Main
141-56170-598
d. 1932-33

OWNER: G.S.A. Public Building Service
2-1-4
Federal Center
74 N. Washington Avenue
Battle Creek, Michigan 49017

Description:

Photo #47-51; Building #26

The Federal Building on the northwest corner of Main and Jefferson Streets is a four-story Neo-Classical style structure of Indiana limestone with a granite base and bronze window spandrels. The piers, which separate the recessed windows and spandrels on the first three floors, are fluted pilasters with foliated capitals. The fourth floor, which is set back, is separated from the lower floors by a projecting string course. The frieze above the fourth floor contains a carved Greek fret pattern. The windows of the Federal Building are tripartite Chicago Style windows with transoms.

There are two entrances on the west facade located on each end. Each entry has a large stone surround with a carved reveal and console brackets supporting a foliated entablature. The double doors are surmounted with a glass transom containing tracery.

Significance:

The Federal Building, built in 1932-33, was designed by the prominent local firm of Austin and Shambleau. Ennis R. Austin once served for the Secretary of the Interior as Superintendent of Construction from 1900-1906, supervising the construction of post offices in Indiana, Illinois, and Michigan.

Construction was done by James I. Barnes, Logansport, Indiana, and supervised by John Longworth, the government engineer.

The Federal Building is a good representative example of the Neo-Classical style that was used on several government buildings during the 1930's. No apparent alteration has occurred on the exterior of the building, with the possible exception of the post office docks on the east facade. The interior has remained intact in several areas, including the main courtroom and the original judges' and postmaster's offices.

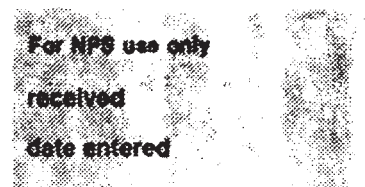
The main courtroom retains its floor-to-ceiling walnut paneling with brass cornice. The original window screens and radiator screens, also of brass, remain intact.

The postmaster's and judges' offices are almost identical in treatment. Both have walnut paneling that comes within one foot of the molded ceiling. Brass radiator grills and recessed windows with marble seats are also featured.

The building originally served as both the post office and federal building. In 1973 the post office moved out and the building is currently being refitted to meet the needs of growing federal offices.

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UTM Reference: 16/562330/4613700

Acreage: Less than one acre

Legal: Lots 292-293-294 Original Plat of South Bend
Parcel #18-3007-0236

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D. A. Boswell
(Now C. E. Lees)
213-217 S. Main Street
141-56171-598
d. 1927

OWNER: Economic Development Commission
and C. E. Lee Company
215 S. Main
South Bend, Indiana 46601

Description:

Photo #52; Building #27

The David A. Boswell Auto building is a four-story brick structure located mid-block on South Main Street between Jefferson and Wayne Streets; parking lots flank the building on the north and south.

The main, or east, facade of the building is of yellow brick with terra-cotta trim. Pilasters with decorative terra-cotta capitals divide the main facade into three bays. On the third and fourth floors the end bays contain three windows and the center bay has five windows. (The windows on the second floor are covered with a vertical siding sign panel.) All windows on the upper floor of the main facade are double-hung with terra-cotta sills and lintels. The window spandrels are corbeled header bricks laid in a checkerboard pattern. A projecting string course between the fourth floor windows and the parapeted roofline expresses horizontality. The parapet roofline is of terra-cotta and has a raised center section with a decorative shield.

The first bay of the south facade is of yellow brick and similar to the main facade, while the remainder of the structure is red brick with reinforced concrete framing. (The north wall has been painted.) Windows on the upper floors of the south and west facade are multi-pane factory sash. The entrance for automobile parking is in the rear.

Alterations to the structure include the vertical siding signboard on the second floor of the main facade and the modern glass and aluminum storefronts and entrances.

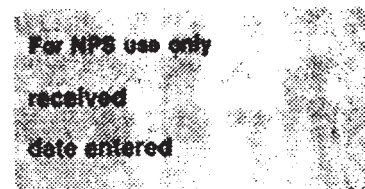
Significance:

The D. A. Boswell Auto building is a good example of an early 20th century functional building designed for an auto-related use. The structure was built to serve as a display room, sales office, and storage for an automobile dealership. The exterior of the building is similar in style to retail store/office buildings of the time. The first floor was used to display automobiles, while the upper floors served as automobile storage and parking. The D. A. Boswell Auto building stands out among South Bend's functional buildings with its unusual brick work in the spandrel panels. The use of corbeled header bricks to form the checkerboard pattern of the spandrel panels is a unique design feature.

The building was constructed in 1927 by David A. Boswell for his Hudson-Esses automobile dealership. Boswell, who was born and educated in Illinois, first moved to the South Bend area in 1903 to work for the Mishawaka Woolen Company. In 1906 he moved to Logansport, Indiana, to build gasoline engines for the McDuffy Auto Company of Chicago, and in 1910 he became a mechanic for Barney Oldfield, renowned race car driver. Boswell later purchased, raced, and crashed in one of Oldfield's cars, the "Green

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Dragon." After recovering from the accident, in which he was critically injured, Boswell moved to South Bend in 1912 to work for the Hinkle Motor Company. In 1915 Boswell founded his own automobile dealership, the Superior Motor Company. By 1921 the Superior Motor Company was located at 213-217 S. Main Street in an old livery building. In 1927 Boswell purchased the property where his dealership was located and built a new four-story building. At that time he changed the name of his company to D. A. Boswell Autos. Boswell continued to sell Hudsons at this location until the early 1940's, when he sold his dealership. The building continued to be used as an automobile dealership until the late 1950's. In 1959 the building was converted to a retail paint store, which continues to occupy the building today. The upper floors of the building are still used for automobile parking.

UTM Reference: 16/562260/4613680

Acreage: Less than one acre

Legal: Lot 261 Original Plat of South Bend
Parcel #18-3007-0231

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The Telephone Building
227 W. Main Street
141-56173-598
d. 1910

OWNER: 227 Main Street Associates
c/o Thomas C. Gibson
Certified Property Manager
The Holladay Corporation
404 S. Columbia, Suite 230
South Bend, Indiana 46601

Description:

Photo #53; Building #28

The Telephone Building is located mid-block on Main Street between Wayne and Jefferson Streets; it is flanked by two parking lots on the north and the South Bend Federal Savings & Loan Building on the south.

The three-story Renaissance Revival structure has a rusticated limestone first floor, and brick on the upper floors. The doorway is flanked by engaged Doric columns (also rusticated), and surmounted by a segmental-arched hood with returns. The first floor windows are segmental-arched with radiating stepped voussoirs and console bracket keystones. The brick corner pilasters are detailed to resemble quoins and have limestone blocks serving as base and capital. The four double-hung windows of the second and third floors are separated by a single recessed limestone trim spandrel. A limestone tablet between the third floor windows and the projecting cornice line contains the words, "Telephone Building."

Significance:

The Telephone Building was built in 1910 by the Central Union Telephone Company, successor of the South Bend Telephone Exchange, the first exchange in South Bend, founded in 1880. Central Union Telephone Company later became a part of the Indiana Bell Telephone Company and was one of two telephone exchanges in South Bend. This structure, which was owned by Indiana Bell until April, 1984, served as the central office until 1946, when it became too small to house both offices and equipment. After 1946, this building continued to house equipment for several years.

The Telephone Building was designed by architect George Selby, who came to South Bend in 1895 to supervise the construction of the Third St. Joseph County Courthouse (#24) for the firm of Shepley, Rutan and Coolidge. The Telephone Building is an outstanding example of a small-scale Renaissance Revival structure. The rusticated first floor with the heavy round-arched door hood and heavy keystones over the windows is reminiscent of much larger Renaissance Revival buildings. The building is one of three distinctly different Renaissance Revival buildings in downtown South Bend, and one of two included in this nomination. (See #13.)

UTM Reference: 16/562260/4613620

Acreage: Less than one acre

Legal:

44 feet south side Lot 263, Original Plat of South Bend
Parcel #18-3007-0234

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Palais Royale
201 N. Michigan
d. 1921

Photo #54, 57; Building #29

This property is individually listed in the National Register.

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The Palace Theater
(Now Morris Civic Auditorium)
211 North Michigan
141-56187-598
d. 1921

OWNER: Pat Martin, Manager
Morris Civic Auditorium
211 N. Michigan
South Bend, Indiana 46601

Description:

Photo #55-57; Building #30

The Palace Theater is located on a section of North Michigan that has been closed to through traffic. To the north of the theater is the Northern Indiana Gas and Electric Company Building (Building #31) and on the south it is connected to the matching Palace Building or Palais Royale (Building #29). Located in front (east) of the Palace Theater is a small plaza containing a fountain and sculpture.

The Spanish Renaissance structure has a terra-cotta block base on the first floor and light colored brick on the upper floors of the four and five-story building. The building is embellished with terra-cotta that has been tinted in pastel shades of orange, green, yellow, cream and blue. There are five entrances on the main (east) facade, each surmounted with multi-pane transoms and surrounded by foliated multi-colored terra-cotta. The wooden doors on the southernmost entrance have been replaced with modern aluminum doors and the entrance is covered with an awning. A modern marquee and aluminum sign panel is placed above the first floor.

The end bays have round-arched windows with transoms surrounded by terra-cotta columns and entablature on the second floor. On the fourth floor level at the end bays is a terra-cotta cartouche containing the letter "P" surrounded by terra-cotta that forms a blind window.

The center three bays are lighted by round-arched windows extending three stories high. The windows are divided into 18 multi-paned sections and flanked by tinted terra-cotta pilasters. The center three bays of the building extend into a fifth floor that contains three round-arched casement windows with transoms and terra-cotta surrounds.

Significance:

The Palace Theater was designed by architect J. S. Aroner of Chicago, and was built in 1921 by the Ralph Sollitt Company, also of Chicago. The Sollitt Company, which established a regional office in South Bend in 1919, is still a major contracting firm in South Bend.

Upon opening in October, 1922, the theater showed moving pictures and was also the new home for the Orpheum Theater, a vaudeville theater that had opened in 1910. The first sound movie to be shown in the Palace Theater was in 1929 and the last vaudeville show was performed on March 1, 1930.

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Palace Theater (continued)

Architecturally, the structure is an outstanding example of a theater built during the transition from vaudeville to motion pictures. It is decorated with the lavish ornamentation that was typical of early 20th century theaters.

The Palace Theater is one of South Bend's few examples of the Spanish Renaissance Revival architecture and is the only theater that has remained in continuous use in the central business district of South Bend.

UTM Reference: 16/562390/4614110

Acreage: Less than one acre

Legal:

Lot 4 and 42 feet North Side Lot 5 Original Plat of South Bend
Parcel #18-1002-0043

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Continuation sheet	Historic Resources of Downtown South Bend	Item number	Page 49
Northern Indiana Gas and Electric Company Building (Roma Building) 221 N. Michigan 141-56188-598 d. 1915	OWNER: Dave Sklorenko, Manager Charismatic Renewal Service Incorporated 237 N. Michigan South Bend, Indiana	46601	

Description:

Photo #58, 59; Building #31

The Northern Indiana Gas and Electric Company Building is located on a section of North Michigan that is closed to through traffic. The Palace Theater (#30) lies to the south and a parking lot to the north.

The three-story structure is faced with glazed pink terra-cotta on the main or east facade and on the eastern third of the south facade. The terra-cotta blocks are relatively plain with only recessed panels as decoration, until the top of the third floor windows and cornice line. The projecting cornice line consists of terra-cotta brackets and modillions with a row of incised blocks underneath. The terra-cotta caps of the parapeted roof continue on the south and west facades over the brick walls.

Exposed windows on the eastern third of the south facade are triple-hung on the second and third floors while Luxfer glass block transoms top the first floor windows. (All evidence indicates original windows exist under boards on the main facade.) A hexagonal flush gable chimney is located in the southwestern quadrant of the building.

Significance:

Although the terra-cotta is not as elaborate as that found on other structures in the central business district, the fact that the terra-cotta is pink is unique in South Bend. The building is a fine example of a small, early 20th century commercial structure which is relatively intact.

The Northern Indiana Gas and Electric Company moved into their new building at 219 North Michigan in June, 1915. The three-story office building was constructed to provide adequate space for all of the gas company's business to be conducted under one roof.

The first floor contained display space, cashiers' and clerks' offices and the manager's office. The second floor was used for bookkeeping, engineering, distribution shop and the shop foreman's office, while the third floor was used for storage.

The gas company had an open house on June 12, 1915, for the general public. An orchestra played while free souvenirs were given out, including flowers for the ladies.

The Northern Indiana Gas and Electric Company, now the Northern Indiana Public Service Company, remained at this location until 1930, when they moved to a larger building one block north.

Occupants after the gas company included a variety of businesses, including the Home Modernizing Company, Wyman's Home Appliances Store, The Volcano Restaurant, and the Roma Restaurant. The building is now vacant.

UTM Reference: 16/562390/4614160 Acreage: Less than one acre
Legal: South 32.55' Lot 3 original Plat of South Bend
Parcel #18-1002-0042

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National Park ServiceNational Register of Historic Places
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Continuation sheet Historic Resources 1f
Downtown South Bend Item number Page 50LaSalle Hotel
237 N. Michigan
141-56189-598
d. 1921OWNER: Dave Sklorenko, Mgr.
Charismatic Renewal Service
237 N. Michigan
South Bend, Indiana 46601Description:

Photo #60, 61; Building #32

The LaSalle Hotel on the southwest corner of LaSalle and Michigan Streets, is a nine-story hotel constructed of brick with terra-cotta trim. The first and second floors on the east and north facades are treated as one floor. The windows and doorways are flanked by spiral columns and surmounted by round-arched windows with tracery, voussoirs, and keystones. A projecting string course separates the second floor from the third floor which has terra-cotta window surrounds, as do the single end bay windows and the ninth floor windows. A projecting string course separates the eighth and ninth floors and the building is surmounted by a wide overhanging cornice.

Significance:

Built in 1921, the LaSalle Hotel replaced an earlier hotel on the same site, the 1840 Sheridan House. When built the hotel contained 233 rooms, several dining rooms for club use, and a cafeteria. Located directly across from the Chicago, South Bend and South Shore Railroad station, it was the first of three hotels at the intersection which catered to disembarking passengers. (See #20 and #33.) In 1930, when the adjacent Hoffman Hotel was built to the west, an enclosed second story connector was built between the Hoffman and the LaSalle Hotels on LaSalle Street.

Architecturally, the LaSalle Hotel is an excellent example of the larger commercial structures that were built in South Bend in the early 20th century. The structure is a blend of the Chicago School and Renaissance Revival. Now an office building, it is one of only a few buildings in downtown which retains its street level windows. The only exterior changes to the building are new aluminum-framed entrances on each street facade (LaSalle and Lafayette) and aluminum storm windows.

Most of the significant architectural features on the interior of the building are on the first floor and still exist (upper floors have been remodeled). The former hotel lobby opens onto balconies on three sides, supported by large, classically-detailed piers. Open staircases to the balcony areas flank the main entrance which lies directly across from the original hotel registration desk.

Other early features are the elevator hall and a balcony meeting room done in a period revival style with Mediterranean influences. The meeting room also includes false balconies, a coved ceiling and mirrors trimmed with brass.

UTM Reference: 16/562390/4614190

Acreage: Less than one acre

Legal

Lot 1 Original Plat of South Bend
Parcel #18-1002-0040

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LaSalle Annex
306 N. Michigan
141-56190-598
d. 1925

OWNER: Jim Gibson
Gibson-Lewis, Inc.
1001 W. 11th Street
Mishawaka, Indiana 46544

Description:

Photo #62; Building #33

The LaSalle Annex sits on the northeast corner of LaSalle and Michigan Streets on the west bank of the St. Joseph River. The irregular plan building, which sites diagonally across from the LaSalle Hotel, is of reinforced concrete, stone, and brick.

The Michigan Street (west) facade is six bays wide. Each bay contains a storefront flanked by brick piers on the first floor and three double-hung, six-over-one windows on both the second and third floors.

The LaSalle Avenue (south) facade is eight bays wide and treated similarly to the Michigan Street facade; however, since the ground slopes toward the river, the LaSalle Avenue side becomes four stories high. As on the west facade, the first level contains store fronts separated by brick piers. The second level, which is on the height of the first floor of the west facade, contains large, plate glass windows, while the upper floors are lighted by double-hung, six-over-one windows. On the east end of the south facade an Italianate tower serves as the main entrance to the building. The doorway is surrounded by a large, two-story, round-arch stone surround with a tripartite window tympanum surmounted by a large keystone. The top floor of the tower contains a round-arched window. Adjoining the end bay is the entrance to the parking garage.

The architectural ornamentation of the structure is fairly simple and consists of a variety of brick bonds on the tower, stone capitals on the brick piers, and two projecting string courses.

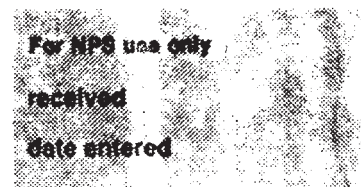
Significance:

The LaSalle Annex is located on a site that played a major role in the settlement of South Bend. The site of Alexis Coquillard's trading post which was built in 1823, it is also the location of the first ferry crossing in South Bend (1831), a crossing that would later become the location of the LaSalle Street Bridge.

Built in 1925, the LaSalle Annex was designed by Willard M. Ellwood, a local architect who designed the Hoffman Hotel, erected in 1930 (see #20). The concept of the LaSalle Annex, that of a multi-use building, was unique to South Bend in 1925. The building contained stores, a parking garage, hotel rooms, bachelor apartments, offices, and large recreation facilities which included a roller rink, dance floor, and bowling alley. The hotel also featured a Turkish (Russian) Bath on the river level.

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The LaSalle Annex was built by Jacob Hoffman, manager of the LaSalle Hotel, and L. F. Allardt. Hoffman and Allardt hired local builders and craftsmen to construct and furnish the hotel. These included Hay-Weaver Construction; Kawneer Brothers, suppliers of the storefront; Robert Greening, a painter and decorator; and the General Mercantile Furniture Company.

In addition to being a unique multi-use building, the construction of the LaSalle Annex played a major role in the modern development of the edge of the central business district. Built originally as an annex to the LaSalle Hotel, the structure became the second of three hotels built at the intersection to serve the South Shore station which was located across the street.

The LaSalle Annex, which has had several minor alterations over the years to the storefronts and upper windows, is currently undergoing restoration, and has received preliminary certification from the National Park Service.

UTM Reference: 16/562430/4614240

Acreage: Less than one acre

Legal: Lots 110-111 Original Plat of South Bend
Parcel #18-1003-0113

United States Department of the Interior
National Park Service

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The Blackstone or State Theater
212 South Michigan
141-56196-598
d. 1919

OWNER: Frank C., Geraldine, Ida P.
and Burton E. Toepp
(4/9 interest)
727 E. Jefferson Boulevard
South Bend, Indiana 46617
and: Mr. Jason Lindower, Controller
(5/9 interest)
St. Mary's College
Notre Dame, Indiana 46556

Description:

Photo #63, 64; Building #34

The Blackstone Theater, located mid-block on the downtown mall (Michigan Street between Jefferson and Wayne) is a four-story, Neo-Classical structure of brick and terra-cotta. The first floor contains four small shops and the theater entrance which, along with the marquee, have been modernized. The second floor consists of a row of double-hung windows which form a base for the loggia above. The loggia rises up to the height of four floors and is supported by four sets of paired fluted columns with one column at each end. The loggia is framed by pilasters and an entablature. The wall behind the colonnade is composed of panels of brick and terra-cotta within a diagonal basket weave pattern framed by pilasters and an entablature. Above each diagonal patterned panel are embossed terra-cotta panels heralding the performing arts. Flanking the loggia are simple, double-hung windows with elaborate terra-cotta surrounds. Below each window is a balconette and above is an exaggerated lintel containing a jester's face in place of a keystone.

Significance:

The Blackstone Theater was initiated in 1918 by businessmen from Chicago. Incorporation was filed in 1919 and 99-year leases were acquired on Lots 56 and 57 of the Original Plat. In September, 1919, the city issued a building permit and the Ralph Sollitt and Son Construction firm began construction on the theater designed by Henry Newhouse, of Chicago.

The fireproof structure cost \$500,000, seated 2,500, and boasted one of the largest and most complete film booths in the United States, equipped with Cimplex Company motion picture projectors. The theater also offered a nursery for children whose parents were attending the performance.

The theater's name was changed to the State Theater in 1931, after being purchased from receivership. It remained in business until 1978. Architecturally, the Blackstone Theater is an outstanding example of a Neo-Classical theater and the only one extant in the downtown area. Designed for motion pictures and vaudeville shows, it contains many of the features typical to theaters built during the early 20th century, including lavish interior, ornate plaster work, abundant use of terra-cotta, and special services such as the nursery and shops.

UTM Reference: 16/562440/4613690

Acreage: Less than one acre

Legal: South 1/2 Lot 57 and 20.8 feet North side Lot 56, Original Plat
of South Bend
Parcel #18-3003-0048 and 18-3003-0047

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Central High School & Boys Vocational School
115 North St. James Court
141-55313-598
d. 1911-1913 (#35) and c. 1918 & 1928 (#35a)

OWNER: Central Associates Limited
P.O. Box 8580
Canton, Ohio 44718
ATTENTION: Mr. Gerald P. Gulling
General Partner

Description:

Photo #65-68; Building #35, 35a

Central High School occupies approximately half a block between Washington and Colfax Streets, facing St. James Court to the east with William Street to the rear.

The two and three story building above a raised foundation is an eclectic style typical of schools after the turn of the century. The foundation is faced with rusticated limestone and the upper floors are red brick with limestone trim.

The main entrance, located on St. James Court, is located in a center projecting pavilion and is three stories tall. The raised doorway is surrounded by limestone trim that extends to include the large, stained glass stairwell window located over the door. Limestone panels over the doorway include a center panel inscribed with "South Bend High School," flanked by panels containing a scroll. Secondary entrances located in the northeast and southeast quadrant are also raised and have limestone surrounds with the entablatures containing panels illustrating the sciences. The multi-panel windows of the school building are clustered together in groups of threes and fours, and divided by pilasters with limestone capitals. Limestone spandrels separate the first and second floor windows.

Ornamentation on the building is minimal and consists mainly of the limestone capitals and connecting string course, door surrounds and crenelated roofline. Located on the western end of the north and south walls and the main entrance are mosaic panels.

Located behind the main building on the north end is the two-story, irregular plan Boys Vocational School (#35a). The Vocational Building is a utilitarian building of dark red brick with limestone capitals surmounting the pilasters between each window, a limestone string course between the first and second stories, and a limestone door surround on the main entrance located on the west side of the building. The windows are metal factory sash.

Just north of the Vocational Building and west of the school is the one-story, rectangular plan, red brick Boiler House. It is a simply detailed, flat-roofed structure with a tall, round, concrete chimney attached to it.

Significance:

The site of Central High School has been associated with education since 1845 with the completion of the County Seminary built on the land donated by Alexis Coquillard. The County Seminary was purchased by the city in 1851, and the school continued without

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interruption under city management. Central High School, the third high school in this location, was designed by architect William B. Ittner and built between 1911 and 1913. The school, which cost \$625,000, was to accommodate 1,500 students in 50 classrooms with 12 laboratories. Also included in the new school were a gymnasium, a large assembly hall, and a swimming pool.

The interior of Central High School remains intact with classrooms that still contain oak bookcases, laboratory tables, and storage shelves. In addition, the auditorium and inner light courts, along with "Our Little Theater," are still extant.

"Our Little Theater", which was completed in 1915 under the direction of drama teacher Gena Thompson, was reportedly a unique feature for a high school during the early 1900's. It seated 200, had a seven foot stage, and was used for smaller productions than those held in the auditorium.

Central High School, originally called South Bend High School, was the city's only high school until 1929. The school was closed as a high school in 1970, but the building has remained in partial use with special educational programs.

Behind the main high school building is a smaller vocational building which, in later years, served for part of Central's vocational educational program. The vocational building was originally built to comply with a 1913 state law requiring vocational education programs. In 1918, South Bend built a small one-story machine shop and foundry building of factory construction behind the high school as a beginning of South Bend's vocational education program for boys. In 1928, the small machine shop was incorporated into a much larger building that served as the Boys' Vocational School. The building consisted of machine shops, automobile repair shops, and printing shops on the first floor, and classrooms on the second floor.

In 1982, Central High School and its campus were designated as a local landmark.

UTM Reference: 16/562040/4613970

Acreage: 4.02 acres

Legal: BOL 15
Parcel #18-1023-0977

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All American Bank Building
111 W. Washington
141-56342-598
d. 1924

OWNER: First Bank & Trust Co. of S. Bend
c/o Allen Schrager
711 J.M.S. Building
South Bend, Indiana 46601

Description:

Photo #69, 70; Building #36

Located on the northwest corner of Washington and Michigan Streets, the All American Bank Building now stands isolated with large parking lots to the north and south (across Washington Street).

The four story high, Neo-Classical structure is of Indiana limestone. Modern metal-clad storefronts now cover the large, round-arched entrances and windows that once extended the height of the first floor and mezzanine. Still visible above the modern storefronts are the console keystones on the main or east facade and the keystones containing urns on the south, smooth-faced ashlar facade.

The second and third stories of the building are treated in a unified manner with pilasters extending the heights of both floors. The pilasters, with simple bases and Corinthian capitals, separate a continuous row of windows on the south facade and flank the single window on the east facade.

A projecting cornice with a denticulated frieze line caps the building.

Significance:

Designed by the architectural firm of Virthum and Burns, the All American Bank Building was completed in May, 1924. This structure replaced a smaller one that housed the bank on the same site since its founding in 1904. The bank remained in this location until 1970, when they moved into their new 25 story building one block west.

The building is located on the site of Lathrop M. Taylor's 1829 trading post where city fathers met to plat South Bend in 1831. It is also the site of the first post office.

Architecturally, the American Bank Building is an excellent example of a small, Neo-Classical commercial structure. While it is one of several downtown buildings with classical trim, it is the only small commercial building in the central business district in the Neo-Classical style constructed of limestone.

Although the first floor has been covered with modern storefronts and siding, the original windows still exist behind the siding. These windows and the decorative ceiling of the lobby are still visible in the interior of the building from a second floor balcony.

UTM Reference: 16/562390/4613930

Acreage: Less than one acre

Legal:

Parcel #18-1002-0080

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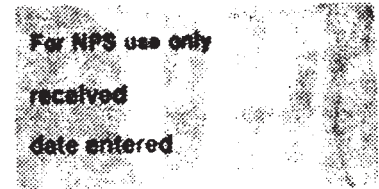
All American Bank Building (continued)

Part of Lots Seventeen (17) and Eighteen (18) as shown on the Original Plat of the Town now City of South Bend, in St. Joseph County, Indiana, bounded by a line running as follows: Beginning at the Southeast corner of said Lot Numbered Eighteen (18); thence running North 25 feet 9 inches; thence West 75 feet; thence North 8 feet; thence West 10 feet; thence North 32 feet 3 inches to the North line of said Lot Numbered Eighteen (18); thence West 20 feet along said North line of Lot Numbered Eighteen (18); thence North 10 feet into Lot Numbered Seventeen (17); thence West 20 feet; thence South 76 feet to the South line of said Lot Numbered Eighteen (18); thence East 125 feet along said South line to the place of beginning.

Subject to zoning ordinances, restrictions, and easements of record, and subject further to all party wall agreements.

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The Soldier and Sailor Monument
(206) West Washington
141-56343-598
d. 1903

OWNER: St. Joseph County
Board of Commissioners
County/City Building, 7th Floor
South Bend, Indiana 46601

Description:

Photo #71, 72; Building #37

The Soldier and Sailor Monument is located on the north lawn of the Third St. Joseph County Courthouse and is in the West Washington Historic District.

The monument consists of limestone pedestal, granite shaft, and bronze figures. The limestone pedestal has a stepped base. The first dado has round, ivy-covered columns at each corner surmounted by bronze figures representing the infantry, the artillery, the cavalry, and the navy. Each face of the first dado has a bronze tablet. The second dado, which is stepped back from the first one, has carved limestone tablets on each face with inscribed military emblems.

Rising from the pedestal is a 23-foot tall granite shaft topped by a limestone capital and a horse head projecting from each corner. On the faces between the corners is an eagle holding the reins of the horses. The shaft is crowned by a bronze flag bearer.

Significance:

Funding for the monument, which was dedicated to the war dead of 1776, 1812, 1846, 1861, and 1898, began in 1896 with \$900.00 left over from the Indiana encampment of 1896. In 1899, the Monument Association was formed to begin fundraising in earnest for St. Joseph County's only monument to the war dead.

On March 19, 1902, the Monument Association chose a design by McDonnell and Sons from Buffalo, New York, from among several other designs. The monument design by McDonnell and Sons would not exceed the \$25,000 the association and county had allotted for the project.

On August 6, 1902, Rudolf Schwarz, an Indianapolis sculptor who worked on the Soldiers and Sailors Monument in Indianapolis, was hired to do the five bronze figures.

The South Bend Soldier and Sailor Monument was dedicated on June 25, 1903. The monument was originally located on the south side of the Third St. Joseph County Courthouse but was relocated to the north side in 1967 when the new County-City Building was constructed.

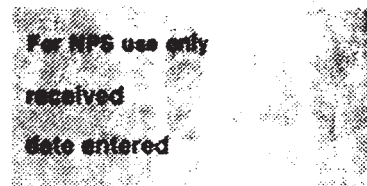
UTM Reference: 16/562240/4613880

Acreage: Less than one acre

Legal: Part of Lot 247 Original Plat South Bend. See Building #24 for boundaries and acreage.

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National Park Service

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Continuation sheet Historic Resources of Item number Page 59
Downtown South Bend

The Tower Building
216 W. Washington
141-56344-598
d. 1929

OWNER: Ralph Long, Vice President
Tower Federal Savings & Loan
Association
216 West Washington
South Bend, Indiana 46601

Description:

Photo #71, 73: Building #38

The Tower Building is located on Washington mid-block between Michigan and Lafayette Streets in the West Washington National Register Historic District. The 12-story skyscraper Gothic structure is faced with terra-cotta and marble on the north and east facades, and brick on the south and west facades. The first two floors of the structure are treated as its base. The main entrance on the Washington Street facade, which extends the height of both floors, is a round-arched opening. The doorway has a bronze spandrel topped by Gothic motifs and a diamond paned window in the tripartite round arch of the tympanum. The third floor acts as a transitional floor from the base to the pier-and-spandrel construction of the upper floors with a perpendicular style, false arcaded loggia. The 10th and 11th floors form the capital of the building: gargoyles are located on three corners of the 10th floor, the 11th and 12th floors are set back with chamfered corners, and a crenelated roof tops the building.

Significance:

The 1929 Tower Building was designed by the local firm of Austin and Shambleau and constructed by H. G. Christman & Company. The skyscraper Gothic structure is the only one of its kind in South Bend and was the first building to reach the height limit set by the South Bend building code.

Constructed for the Building and Loan Association, which was the oldest association of its kind in Northern Indiana, the building was originally called the Building and Loan Association. Within a few years, however, the common name of the building, "Tower," had become so widely used that both the building and the Savings and Loan Association names were officially changed to Tower.

The Tower Building is a significant example of the influence of the Chicago Tribune Tower competition. Although the South Bend Tower is not a true skyscraper, the influence of the skyscraper Gothic is readily apparent in the configuration and ornamentation of the structure. The Tower Building remained the tallest building in South Bend until 1969-1970, when the 25-story American National Bank Building was built.

UTM Reference: 16/562200/4613880

Acreage: Less than one acre

Legal:

48 feet East end Lot 258, Original Plat of South Bend, and
West 1/2 vacated alley east and adjacent
Parcel #18-3006-0171

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Morey-Lampert Residence
322 Washington
141-55383-598
d. 1895

OWNER: John R. Wright
Wright and Wright
322 W. Washington
South Bend, Indiana 46601

Description:

Photo #74; Building #39

The Dr. George P. Morey residence, located on the southwest corner of Washington and Jefferson, is in the West Washington National Register Historic District and was designated as a local landmark in 1980.

The two-and-one-half story structure is sandstone ashlar on the first floor and wood shingles on the second. A round tower with a conical roof is located on the northwest corner of the house, while a porch supported by square fluted posts, flanked by round columns, wraps around the northeast corner. A round-arched panel is located over the porch entrance, and a balcony is located over the porch.

Significance:

The Morey/Lampert residence was built in 1895 for Dr. George P. Morey and his wife, Helen. Reportedly, Dr. Morey purchased a large stained glass window at the Columbian exposition for \$2,800 and had the house designed to show the window at its best advantage along with a smaller window entitled "Mignon". The larger window, which depicts two women with a water jug, is located over the stairway, and "Mignon" was placed over the fireplace.

Dr. Morey gave the house to his daughter and son-in-law, Helen and William Lampert, as a wedding present in 1908, and it remained in the family until 1967, when it was converted to offices.

Architecturally, the house is an outstanding example of the Queen Anne style built during the late 19th century in South Bend. It is one of only four residences of that style extant in the Central Business District. Even though the four houses were constructed within three years of each other, each exhibits a different facet of the style. The Fredrickson House leans more toward the Stick Style, the Good and Stover Residences have many features of the Classical Revival, while the Morey/Lampert residence is a quintessential Queen Anne with its variety of texture, irregular silhouette and plan, and circular tower. Although the Queen Anne style was the most prevalent form of residential construction in South Bend between 1890 and 1910, and several examples remain in the city, the Morey/Lampert house remains one of the best examples of Queen Anne in the city.

UTM Reference: 16/562060/4613870

Acreage: Less than one acre

Legal:

Lots 1 and 2 except 2' South side, Vails Addition Block 1.
Parcel #18-3010-0349

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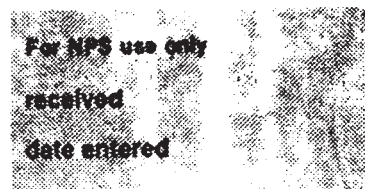
Lawton House
405 W. Wayne
d. 1872

Photo #75; Building #40

This property is individually listed on the National Register.

United States Department of the Interior
National Park Service

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Downtown South Bend

The Hager Residence
415 W. Wayne
141-55437-598
d. 1910

OWNER: Ronald Joers
1919 S. Ridgewood Circle
South Bend, Indiana 46617

Description:

Photo #76; Building #41

The Hager Residence sits on Wayne Street between Lafayette and William Streets. The house is somewhat isolated, surrounded on three sides by parking lots.

The two-and-one-half story, eaves front, gambrel roof house shows strong influences of the Shingle Style. However, only the upper floors are wood shingles; the first floor is brick. The front porch with its bellcast roof, which is an extension of the main house roof, is punctuated by a large gable roof dormer. The dormer has a tripartite window at the attic level and a simple bay window on the second floor. The porch roof is supported by square, brick end piers and fluted Doric columns. The main entrance is flanked by Ionic pilasters.

Significance:

George L. Hager was the founder of the Hager Medical Company, a manufacturer of ready-to-use medicines, including Oak Balm and Blood and Nerve Restorative. The Hager Medical Company distributed their goods throughout the United States and Europe. In 1908, George L. Hager purchased this site and one year later hired the architectural firm of Austin and Shambleau to design a house for his family.

Completed in 1910, the Hager Residence is one of only a few houses in South Bend of this stylistic form. The Shingle Style/Craftsman house, with its unusual features including a bellcast roof and fluted Doric columns, is an excellent example of this style in South Bend. It is also one of only a few remaining small residences designed by Austin and Shambleau, one of the more prolific, early 20th century architectural firms in the city.

UTM Reference: 16/561980/4613620

Acreage: Less than one acre

Legal:

50 feet East end Ex 6½ feet North side Lot 15
and 50 feet East end Lot 16, Vail's Block 4

Parcel #18-3001-0387

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Verbal Boundary Description for the Multiple Resource Area, and Justification:

Beginning at the intersection of the centerlines of LaSalle Avenue and William Street, being approximately 41.25 feet north of and 33.16 feet west of the northwest corner of Lot 2, William Miller's Subdivision of Bank Out Lots 8 and 9, City of South Bend; thence east along the centerline of LaSalle Avenue to the centerline of Michigan Street; thence north along the centerline of Michigan Street to the extended north boundary line of Lot 111, Original Plat of South Bend; thence east 250 feet along the north line of said Lot 111 extended; thence south along a line 250 feet east of and parallel to Michigan Street to a point on the centerline of St. Joseph Street as shown on the plat of River Bend Addition; thence southerly along the centerline of St. Joseph Street to the centerline of Wayne Street; thence west along the centerline of Wayne Street to the centerline of William Street; thence north along William Street to the point of beginning.

The preceding boundaries were chosen because the area within them comprises what is commonly thought of as the Central Business District of South Bend. Since the mid-nineteenth century, the area has been a center for commercial, governmental, civic, and social affairs.

Although there are businesses both north and south of the boundaries, the majority of commercial enterprises left in downtown South Bend lie within the seventeen-block area indicated. In the four blocks south of Wayne Street (the southern border) adjacent to the M.R.A., there is only one building rated eleven or above on the Historic Sites and Structures Inventory. Likewise, north of LaSalle Street (the northern border), there are only three buildings with an eleven, or higher, rating in the four-block area.* The western boundary, William Street, is also the eastern boundary for most of the West Washington Street Historic District. Almost all of the structures west of William Street are residential in character, even though some of them have been adapted to commercial usage. From Washington to LaSalle Streets, St. Joseph Street, the eastern boundary, lies adjacent to the St. Joseph River, a natural border. South of Washington Street, there is only one structure between St. Joseph Street and the river, and that is a contemporary building, Century Center, built in 1977.

*The LaSalle Annex, 306 North Michigan, the only building north of LaSalle Street included in the M.R.A., was included because of its importance to the intersection; its association with the other two hotels (buildings 20 and 32) and the former South Shore Station across the street; its site, which is where Coquillard built his trading post; and its position as the gateway to downtown on the west side of the river.

United States Department of the Interior
National Park Service

**National Register of Historic Places
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