

United States Department of the Interior
National Park Service

FINAL

National Register of Historic Places
Registration Form

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

1. Name of Property

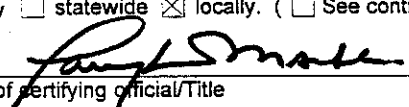
historic name South Michigan Street Historic District
other names/site number _____

2. Location

street & number Roughly, west side 400& 500 South & east side 500 block South Michigan N/A ☐ not for publication
city or town South Bend N/A ☐ vicinity
state Indiana code IN county St. Joseph code 141 zip code 46601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)


Signature of certifying official/Title

11-5-97
Date

Indiana Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register

☐ removed from the National Register

☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Name of Property

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
9	2	buildings
0	0	sites
0	0	structures
0	0	objects
9	2	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

COMMERCE/TRADE: Specialty Store
 COMMERCE/TRADE: Department Store
 COMMERCE/TRADE: Restaurant
 DOMESTIC: Hotel

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: Specialty Store
 COMMERCE/TRADE: Warehouse
 COMMERCE/TRADE: Restaurant
 INDUST/PROC/EXTR: Communications Facility
 SOCIAL: Civic
 VACANT: Not in use

7. Description**Architectural Classification**

(Enter categories from instructions)

19th & 20th c. REVIVALS: Classical Revival

Materials

(Enter categories from instructions)

foundation CONCRETE
 walls BRICK
 roof ASPHALT
 other TERRA COTTA
 STONE: Limestone

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

COMMERCE

Period of Significance

c.1911-1945

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Schneider, W.W.

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

Historic Preservation commission of South Bend
& St. Joseph County

South Michigan Street Historic District
Name of Property

St. Joseph IN
County and State

10. Geographical Data

Acreage of Property 2.9

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 562440 4613300
Zone Easting Northing
2

3
Zone Easting Northing
4

☐ See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Glory-June Greiff, historian
organization date 3-27-97
street & number 1753 S. Talbott telephone 317/637-6163
city or town Indianapolis state IN zip code 46225

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name
street & number telephone
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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SOUTH MICHIGAN STREET HISTORIC DISTRICT St. Joseph County IN

NARRATIVE DESCRIPTION

Located immediately south of what remains of South Bend's downtown commercial area, the South Michigan Street Historic District is the surviving remnant of the downtown commercial district's southward extension. The reconfiguration of the streets and downtown itself-- remnants of a 1970s pedestrian mall linger--have since cut the district off from the heart of downtown. The earliest development in the 400 and 500 South blocks had been residential, along the Michigan Road. (Fragments of the nineteenth century neighborhood still stand to the east; to the west is a mix of vacant blocks and some industry.) By the early twentieth century, commercial establishments had begun to infiltrate Michigan Street, sometimes in converted dwellings, eventually in new buildings that replaced the houses. The conversion from residential to commercial blocks was complete by 1930, which is the date of the most recent building in the district, the former automobile dealership at 526-528 South Michigan.

Facades of all the contributing buildings in this small district have suffered some loss of integrity on the first story. All were constructed during a period of less than twenty years; all are brick. The southernmost building in the district, the present Hope Rescue Mission at 530 South Michigan, is two-storied, with terra cotta cornice, stringcourse, and ornament. Adjacent on the north is the most recent structure, a one-story brick building with a stepped parapet. Adjacent on the north is a one-story structure (non-contributing), whose original facade is completely obscured. North across an alley is a two-story red brick building with terra cotta trim and a bracketed parapet with a balustrade. It appears to be vacant.

West across the street is a two-story painted brick building with three storefronts, 513-517 South Michigan, with stone trim and double brackets beneath the cornice. Adjacent to the north is another two-story building with three storefronts displaying some remaining carrera glass and abundant terra cotta trim. The entrances are boarded. Adjacent to the north and stretching to the corner of Monroe Street is still another two-story building with three storefronts, 501-505 South Michigan. The storefronts are now enclosed and unified into one. Around the corner on Monroe, there is another ornate entrance topped with a bracketed pediment, and two more storefronts, presently boarded, to the west (108-110 West Monroe). Adjacent to the west at 112 West Monroe is a rather plain brown brick building of two stories with some stone trim.

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North across Monroe Street is a large two-story building with an entrance surrounded by terra cotta centered on the Monroe Street facade. Intertwined above the entrance in terra cotta are the letters "S" and "C". It appears that west of the entrance there were originally four storefronts, since altered. Around the corner on Michigan are two wide storefronts, 437-439 South Michigan. Adjacent to the north is a three-story building with decorative brick courses. Originally it had three storefronts (423-425 South Michigan), but the facade has been unified with the two-story building on the north, which presently houses a glass works.

a total of *nine contributing*
The district contains ~~eleven contributing~~ buildings, and two non-contributing, the latter, 421 and 520 South Michigan, being altered beyond recognition.

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SOUTH MICHIGAN STREET HISTORIC DISTRICT St. Joseph County IN

NARRATIVE STATEMENT OF SIGNIFICANCE

The South Michigan Street Historic District is a remnant and is representative of early twentieth century commercial development along the streetcar line south of downtown South Bend. The district, whose buildings were all constructed within a twenty year period, is eligible for the National Register under Criterion A in the area of commerce. The South Michigan Street Historic District contains the most intact and representative collection of early twentieth century commercial buildings that remains on this important thoroughfare. While there are other examples of commercial development from this time period to be found in the city, those are primarily scattered street car stops and do not represent the rich mixture of use portrayed by this district, which was a manifestation of the growth of downtown South Bend.

The South Michigan Street Historic District once was simply the southward extension of downtown commercial development, aided by the streetcar line running down Michigan Street. Today it is isolated from downtown largely through street reconfigurations and redevelopment. The first development along the Michigan Road in the 400 and 500 South blocks had been residential. By the early twentieth century, commercial establishments were beginning to infiltrate Michigan Street, sometimes in converted dwellings, eventually in new buildings that replaced the houses. These buildings were largely investment properties that housed a wide variety of tenants: manufacturers, businesses catering to travelers, such as modest hotels and restaurants, retail establishments serving the local area, such as grocery and hardware stores, and a number of automobile-related businesses. The strip was only a few blocks from the north end of the huge Studebaker factory complex and only three blocks east of the South Street train depot. Besides being on a streetcar line, the businesses benefitted from their location on what had become the Dixie Highway (US31 by the late 1920s). In the early 1940s Sears, Roebuck and Company occupied several buildings in the district clustered along the west side of Michigan on either side of Monroe Street.

The earliest extant commercial building in the district appears to be 515-517 South Michigan, probably constructed in 1911 adjacent to a dwelling at 513 that later gave way in the early 1920s to a complementary addition on the north side of the commercial structure. The Lindahl Brothers (Alfred and August) opened a farm implement store. Alfred lived with his wife in the house next

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door. The second floor of the building (517 1/2) was the Argyle Hotel. In 1920 the farm implement store gave way to the Farneman-Tasher Motor Company, distributors of Cole and REO. When the addition at 513 was completed, it housed the South Bend Crockery Company. In 1926 that business was purchased by Paul B. Inwood, who owned a grocery store that had superseded the motor car dealership at 515-517. Inwood's store became a South Bend fixture for sixty years, first at this location, then moving to another building in the district, 425 South Michigan, in 1952. After Inwood's vacated 515 South Michigan, another well-known South Bend company moved in, the Bungalow Pie Company.

The commercial building adjacent to the north was constructed in 1922 and designed by local architect W.W. Schneider. The earliest occupants were the Smith-Alsop Paint Store (remnants of the historic signage survive), which remained for over fifty years, the Chard and Tompsett hardware store, and the Purity Bakery. Offices on the second floor housed the LaSalle Engraving Company and Hugh Bolton, a naprapath. Rooms on the second floor became the Clayton Hotel. By 1934 the former hardware store at 509 had become Sears, Roebuck and Company's implement store. The building to the north started out in 1916 with College Pharmacy on the corner and two express companies, which soon merged into one. By the 1930s it had become an auto accessories store, followed by a furniture store in the 1940s. The corner drugstore remained for several decades.

The large building on the northwest corner of Monroe and Michigan (435-441) was built in 1922 and housed a cafe, a piano store, a department store, and an auto supply shop initially. By the early 1940s the north half of the building as well as the west portion, which had access from Monroe Street, was occupied by the Sears, Roebuck and Company farm store. Their department store was in the adjacent building to the north (425-429), which sources suggest was constructed in 1928. As noted, Inwood's moved to this location in the early 1950s after Sears relocated to its new building on Western Avenue. Sears had also occupied 112 West Monroe, originally an annex to the farm store. The Monroe Street building had been constructed in 1926 with the Shafstall Battery Company its first occupant.

The east side of Michigan was, of course, also gradually filling up with commercial buildings. Both the north and south ends of the 500 block had filling stations by the 1930s, which have since been replaced by more modern auto-related businesses. The attractive two-story building at 516-518 was built in 1924 and opened with an electrical shop on the first floor and the Monarch Printing Company on the second. Today it stands vacant. Two doors south is the newest building in the district, built in 1930 as a garage, later occupied by an automobile dealership of long standing in South Bend, Newman and Altman.

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SOUTH MICHIGAN STREET HISTORIC DISTRICT St. Joseph County IN

The southernmost building of the district (530-5320) was built by Joseph Breskin in 1923 to house his wallpaper store, leasing part of the retail space to a furniture company. Breskin lived above his store; the second floor later became the Murray Hotel. Today the structure houses the Hope Rescue Mission.

The collection of early twentieth century commercial buildings that comprises the South Michigan Street Historic District is the most intact that remains on this singularly important thoroughfare. Other examples of commercial development from this time period found in South Bend, primarily scattered street car stops, do not represent the rich mixture of use illustrated by this district, a manifestation of the historic growth of downtown.

SELECTED BIBLIOGRAPHY

Higgins, Belden and Company, comp. An Illustrated Historical Atlas of St. Joseph County, Indiana. Chicago 1875.

Ogle, George A. and Company, comp. Standard Atlas of St. Joseph County, Indiana. Chicago 1895.

____. Standard Atlas of St. Joseph County, Indiana. Chicago 1911.

Polk, R.L., Pub. South Bend City Directory. Indianapolis 1914-1960.

Sanborn Insurance Maps of South Bend, Indiana. New York 1893, 1899, 1917, 1934/45.

GEOGRAPHICAL DATA

Verbal Boundary Description

Bounded on the west by the center of the alley west of Michigan Street from the northwest corner

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of 423 South Michigan south to the southwest corner of 513 South Michigan, then due east to the center of Michigan Street, then due south to a point due west of the southwest corner of 530 South Michigan, then due east to the center of the alley east of Michigan Street, then north to the northeast corner of 518 (formerly 516) South Michigan, due west to the center of Michigan Street, north to a point due east of the northeast corner of 423 South Michigan, then due west to the point of origin.

Boundary Justification

Encompasses the bulk of the remaining commercial historic resources along South Michigan Street immediately south of downtown.