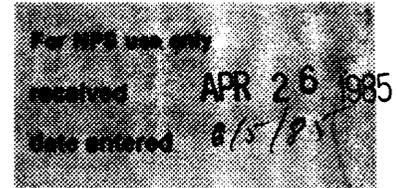


**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



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:

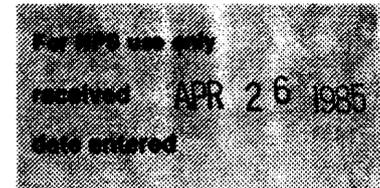
The J.M.S. Building was built by John Mohler Studebaker, Vice-President and later President and Chairman of the Board (after brother Clement's death) of the Studebaker Corporation. The J.M.S. Building was designed by Solon S. Beman, a Chicago architect who is best known for his design of Pullman, Illinois,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

Acreeage: 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.