

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received APR 26 1985

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William Streets (Plus the LaSalle Annex) N/A not for publication

city, town South Bend N/A vicinity of

state Indiana code 018 county St. Joseph code 141

## 3. Classification

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

## 4. Owner of Property

name Multiple Ownership

street &amp; number

city, town N/A vicinity of state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. St. Joseph County Recorder's Office

street &amp; number County/City Building

city, 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 ☐ local

depository for survey records Indiana State Department of Natural Resources

city, town Indianapolis state Indiana

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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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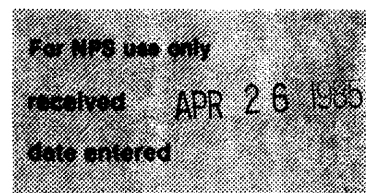
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The following properties are listed on the National Register:

Contributing properties in the West Washington Historic District:

<u>Building No.</u>	<u>Photo No.</u>	<u>Address</u>	<u>Building Name</u>
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

## 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

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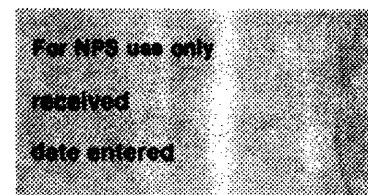
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availability of Urban Renewal funds were major factors in the Central Business District's current appearance.

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.

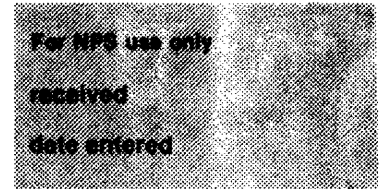
Originally, there was little open space in the Central Business District; what there was consisted of the landscaped lawns surrounding the courthouses, Central High School, and the residential structures. The open spaces that currently exist are a result of demolition. The majority of this open space 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.

## 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),

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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 "Knute 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.

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

B 

1	6	5	6	2	4	8	0	4	6	1	4	2	7	0
Zone		Easting				Northing								

C 

1	6	5	6	2	5	9	0	4	6	1	3	6	1	0

D 

1	6	5	6	1	9	4	0	4	6	1	3	5	8	0

E 


F 


G 


H 


Verbal boundary description and justification

See Continuation Sheets

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

state	code	county	code
N/A			

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

For NPS use only

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

See Continuation Sheet for Listings  
Keeper of the National Register

date

Attest:

date

Chief of Registration

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

**National Register of Historic Places  
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Historic Resources of  
Continuation sheet Downtown South Bend

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**MAJOR BIBLIOGRAPHICAL REFERENCES**

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Continuation sheet      Historic Resources of  
Downtown South Bend

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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.

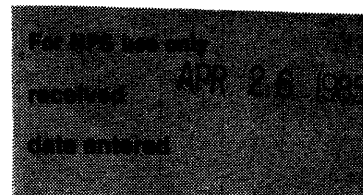
The preceding boundaries were chosen because the area within them comprises what is commonly thought of as the Central Business District of South Bend. Since the mid-nineteenth century, the area has been a center for commercial, governmental, civic, and social affairs.

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.

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National Park Service

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Multiple Resource Area  
Thematic Group

dnr-11

Name Downtown South Bend Historic Multiple Resource Area  
State St. Joseph County, INDIANA

*accept cover Patrick Andrus 6/5/85*

Nomination/Type of Review

Date/Signature  
Determined Eligible

1. Dean Building ~~Substantive Review~~ DOE/OWNER OBJECTION

*for* Keeper Eligible Patrick Andrus 6/5/85

2. Telephone Building

~~Substantive Review~~

DOE/OWNER OBJECTION

Attest  
~~Determined Eligible~~  
*for* Keeper Eligible Patrick Andrus 6/5/85

3. Tribune Building

~~Substantive Review~~

DOE/OWNER OBJECTION

Attest  
~~Eligible~~  
*for* Keeper Eligible Patrick Andrus 6/5/85

4. All American Bank  
Building

~~Substantive Review~~

*for* Keeper accept Patrick Andrus 6/5/85

5. Berteling Building

~~Substantive Review~~

Attest  
*for* Keeper accept Patrick Andrus 6/5/85

6. Blackstone-State  
Theater

~~Substantive Review~~

*for* Keeper accept Patrick Andrus 6/5/85

7. Boswell, D.A., Building

~~Substantive Review~~

Attest  
*for* Keeper *Pat Andrus Return 6/5/85*

8. Cathedral of St. James  
and Parish Hall

~~Substantive Review~~

Attest  
*for* Keeper accept Patrick Andrus 6/5/85

9. Central High School &  
Boys Vocational School

~~Substantive Review~~

Attest  
*for* Keeper accept Patrick Andrus 6/5/85

10. Citizens Bank

~~Substantive Review~~

Attest  
*for* Keeper Patrick Andrus 6/5/85

United States Department of the Interior  
National Park Service

National Register of Historic Places  
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Continuation sheet

Item number

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Multiple Resource Area  
Thematic Group

Name Downtown South Bend Historic Multiple Resource Area  
State St. Joseph County, INDIANA

Nomination/Type of Review

Date/Signature

11. Colfax Theater

Substantive Review *for* Keeper  
Attest

accept Patrick Andrus 6/5/85

12. Commercial Building

Substantive Review *for* Keeper  
Attest

Patrick Andrus 6/5/85

13. Farmers Security Bank

Substantive Review *for* Keeper  
Attest

Patrick Andrus 6/5/85

14. Former First Presbyterian Church

Substantive Review *for* Keeper  
Attest

Patrick Andrus 6/5/85

15. Hager House

Substantive Review *for* Keeper  
Attest

Patrick Andrus 6/5/85

16. Hinkle, W.R., and Co.

Substantive Review *for* Keeper  
Attest

Patrick Andrus 6/5/85

17. Hoffman Hotel

Substantive Review *for* Keeper  
Attest

Patrick Andrus 6/5/85

18. I & M Building

Substantive Review *for* Keeper  
Attest

Patrick Andrus 6/5/85

19. J.M.S. Building

Substantive Review *for* Keeper  
Attest

Patrick Andrus 6/5/85

20. Kerr, John G., Company

Substantive Review *for* Keeper  
Attest

Patrick Andrus 6/5/85



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National Park ServiceNational Register of Historic Places  
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Multiple Resource Area  
Thematic GroupName Downtown South Bend Historic Multiple Resource Area  
State St. Joseph County, INDIANA

Nomination/Type of Review

Date/Signature

21. Knights of Columbus-  
Indiana ClubSubstantive Review *for* Keeper  
AttestPatrick Andrus 6/5/85

22. Knights of Pythias Lodge

Substantive Review *for* Keeper  
AttestPatrick Andrus 6/5/85

23. LaSalle Annex

Substantive Review *for* Keeper  
AttestPatrick Andrus 6/5/85

24. LaSalle Hotel

Substantive Review *for* Keeper  
AttestPatrick Andrus 6/5/85

25. Morey House

Substantive Review *for* Keeper  
AttestPatrick Andrus 6/5/85

26. Morey-Lampert House

Substantive Review *for* Keeper  
AttestPatrick Andrus 6/5/8527. Morningside Club  
ResidenceSubstantive Review *for* Keeper  
AttestPatrick Andrus 6/5/8528. Northern Indiana Gas  
and Electric Company  
BuildingSubstantive Review *for* Keeper  
AttestPatrick Andrus 6/5/85

29. Palace Theater

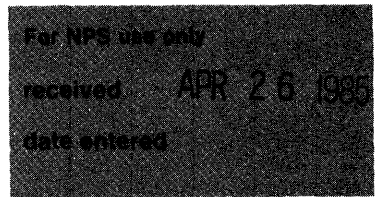
Substantive Review *for* Keeper  
AttestPatrick Andrus 6/5/85

30. Second St. Joseph Hotel

Substantive Review *for* Keeper  
AttestPatrick Andrus 6/5/85

United States Department of the Interior  
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Item number

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Multiple Resource Area  
Thematic Group

Name Downtown South Bend Historic Multiple Resource Area  
State St. Joseph County, INDIANA

Nomination/Type of Review

Date/Signature

31. Soldier and Sailor  
Monument

~~Substantive Review~~ Keeper

Return PWA 6/5/85 5

Attest

32. South Bend Remedy  
Company

~~Substantive Review~~ Keeper

Patrick Andrews 6/5/85

Attest

33. Summers-Longley House-  
Building

~~Substantive Review~~ Keeper

Patrick Andrews 6/5/85

Attest

34. Third St. Joseph County  
Courthouse

~~Substantive Review~~ Keeper

Patrick Andrews 6/5/85

Attest

35. Tower Building

~~Substantive Review~~ Keeper

Patrick Andrews 6/5/85

Attest

36. Kelley/Fredrickson  
Residence  
(Previously listed)

Keeper

Attest

37. Kelley/Frederickson Candy Store  
(Previously listed)

Keeper

Attest

38. Second St. Joseph County Courthouse  
(Previously listed)

Keeper

Attest

39. Palais Royale  
(Previously listed)

Keeper

Attest

40. Lawton House  
(Previously listed)

Keeper

Attest