

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William Streets (Plus the LaSalle Annex) N/A not for publication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 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 type="checkbox"/> government <input type="checkbox"/> scientific
<input checked="" type="checkbox"/> Multiple	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
<u>Resource Area</u>	<u>N/A</u>	<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 Office

street & 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 no

date 1975-1981 federal state county local

depository for survey records Indiana State Department of Natural Resources

city, town Indianapolis state Indiana

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

Acreeage 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
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D	1 6	5 6 1 9 4 0	4 6 1 3 5 8 0
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E			
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F			
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G			
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H			
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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	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 *John T. Lattin*

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

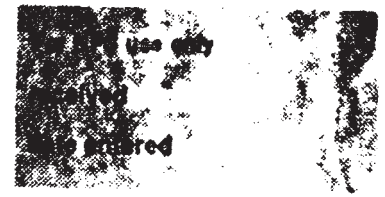
Attest:

date

Chief of Registration

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 2 Page 1

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

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

For NPS use only
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Historic Resources of

Continuation sheet Downtown South Bend

Item number 6

Page 2

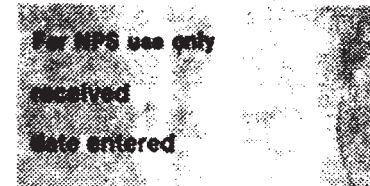
The following properties are listed on the National Register:

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

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Historic Resources of

Continuation sheet Downtown South Bend

Item number 7

Page 3

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.

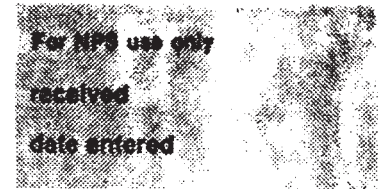
Originally, there was little open space in the Central Business District; what there was consisted of the landscaped lawns surrounding the courthouses, Central High School, and the residential structures. The open spaces that currently exist are a result of demolition. The majority of this open space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

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

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



Continuation sheet Historic Resources of Item number Page

Downtown South Bend 7 4

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.

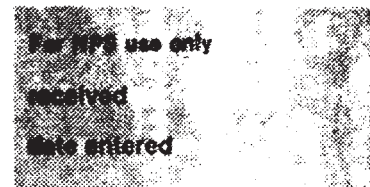
The Multiple Resource Area is based on the Indiana Historic Sites and Structure Inventory started in the late 1970's and completed in 1981. The Historic Preservation Commission of South Bend and St. Joseph County hired Crumlish-Sporleder & Associates, a South Bend architectural firm which has been involved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

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**Historic Resources of
Continuation sheet Downtown South Bend

Item number 8

Page 5

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.

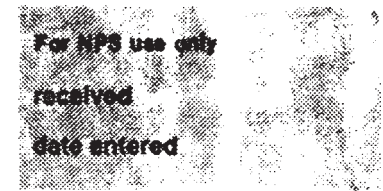
The early 20th century commercial structures in downtown South Bend cover a broad range of stylistic expressions. The influences of the Chicago Commercial style are seen in the Citizen's National Bank (#11) and the J.M.S. Building (#23), in addition to the smaller building at 226 W. Colfax (#6). The 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).

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Historic Resources of
Continuation sheet Downtown South Bend Item number 8 Page 6

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 (No's. 11, 25, 36), the theaters (No's. 3, 30, 34), the automobile dealership buildings (No's. 15, 27), and the hotels (No's. 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

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

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

For NPS use only
received
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Historic Resources of

Continuation sheet Downtown South Bend Item number 8 Page 7

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.

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

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

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Continuation sheet Historic Resources of Item number Page
Downtown South Bend 8 8

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.

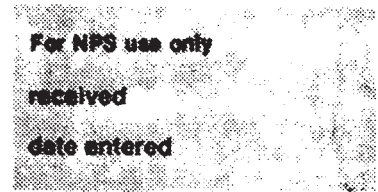
Preservation in the Central Business District of South Bend has occurred on a very limited basis. Buildings that have been renovated include the Dean Building (#19) and the Lawton Residence (#40). Current projects involved in rehabilitation include the LaSalle Annex (#33), the Second St. Joseph Hotel (#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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National Park Service**

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



Historic Resources of

Continuation sheet Downtown South Bend

Item number

Page 9

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

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

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

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Continuation sheet Historic Resources of
Downtown South Bend

Item number

Page 10

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."

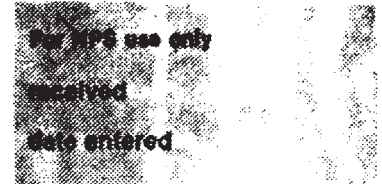
The Second St. Joseph Hotel is one of only a few remaining structures in the Federal style in South Bend and the only commercial building in that style. The building, which was planned and built as a hotel, opened on September 10, 1868; it changed hands frequently until 1876 when it was closed. The hotel 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 Service**



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

Continuation sheet	Historic Resources of Downtown South Bend	Item number	Page
			11
John G. Kerr & Company 121 W. Colfax 141-56038-598 d. 1891		Owner: Mr. Ken Peczkowski Griffon Book Store 121 W. Colfax Avenue South Bend, Indiana 46601	

Description:

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

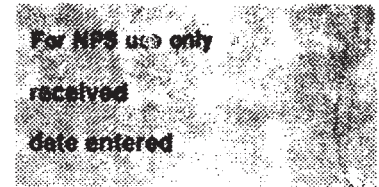
Acreeage: Less than one acre

Legal:

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

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



Historic Resources of
Downtown South Bend

Continuation sheet	Item number	Page
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	12

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

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Continuation sheet Historic Resources of Item number Page 13
Downtown South Bend

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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National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Historic Resources of

Continuation sheet Downtown South Bend

Item number

Page 14

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

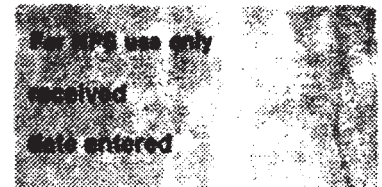
Acreage: Less than one acre

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

Historic Resources of



Continuation sheet Downtown South Bend Item number _____ Page 15

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

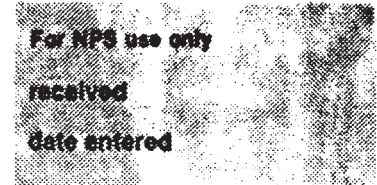
Acreage: Less than one acre

Legal:

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

**United States Department of the Interior
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**National Register of Historic Places
Inventory—Nomination Form**



Historic Resources of
Continuation sheet Downtown South Bend

Item number

Page 16

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

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

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Historic Resources of
Continuation sheet Downtown South Bend

Item number

Page 17

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

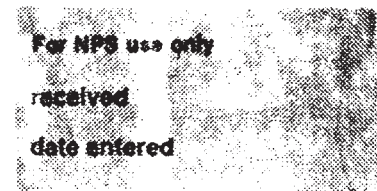
Legal:

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**

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



Historic Resources of

Continuation sheet Downtown South Bend

Item number

Page 18

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

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

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

Historic Resources of

Continuation sheet Downtown South Bend

Item number

Page 19

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.

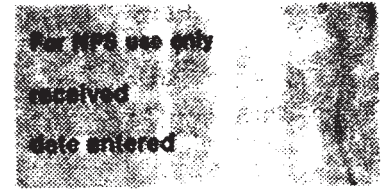
Architecturally, the Morningside is an excellent example of a period revival style building constructed in South Bend during the city's largest growth period, the 1920's. The four-story hotel shows the influences of Mediterranean architecture with its tiles roof, pent eaves, and balconets, but also has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

Acreeage: Less than one acre

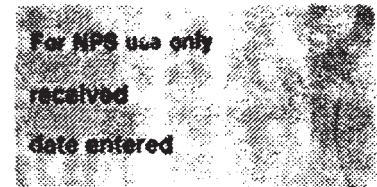
Legal: BOL 14
Parcel #18-1023-0978



*destroyed
by fire
30 removed
1/24/87*

**United States Department of the Interior
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Inventory—Nomination Form**



Historic Resources of
Continuation sheet Downtown South Bend

Item number

Page 20

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

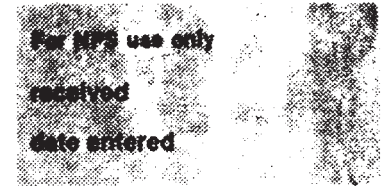
Acreage: Less than one acre

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.

**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 21

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:

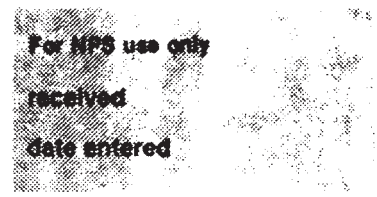
The Citizens Bank Building is an outstanding example of an early 20th century commercial building and one of only a few terra-cotta buildings still existing in downtown South Bend. The building was strongly influenced by the Chicago School as evidenced by the pier and spandrel system along with the paired 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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**National Register of Historic Places
Inventory—Nomination Form**

Historic Resources of
Downtown South Bend



Continuation sheet

Item number

Page 22

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

Acreeage: Less than one acre

Legal:

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

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Historic Resources of

Continuation sheet Downtown South Bend

Item number

Page 23

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

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

Acreeage: 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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Historic Resources of

Continuation sheet Downtown South Bend

Item number

Page 24

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 arcaded 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 arcaded 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

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Inventory—Nomination Form**

Historic Resources of

Continuation sheet Downtown South Bend

Item number

Page 25

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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.