

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

For HCRS use only
received _____
date entered _____

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Warsaw Court House and Jail Historic District

and/or common _____

2. Location

street & number Two Blocks of Downtown Warsaw Rounded by Center, North Lake, Main, and Indiana St. _____ not for publication

city, town Warsaw _____ vicinity of _____ congressional district Second

state Indiana code 018 county Kosciusko code 085

3. Classification

Category	Ownership	Status	Present Use
<input checked="" 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 type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners

street & number _____

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Kosciusko County Court House

street & number Court House Square

city, town Warsaw state Indiana

6. Representation in Existing Surveys

title National Register of Historic Places (Kosciusko County Jail) has this property been determined eligible? yes no

date 1978 federal state county local

depository for survey records United State Department of Interior

city, town Washington state D.C.

7. Description

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

Describe the present and original (if known) physical appearance

Warsaw is situated among three lakes, and since the late 1800's it has been a summer vacation and resort area. In the 1870's and 1880's the Lakeview House and the Hayes Hotel were located on Center Street, as well as many fraternal organizations. Many of the area's finest craftsmen were completing work on the new Court House and were available to work on the Masonic Lodge/Saemann Building and the Kosciusko County Jail. In 1916 the Widaman-McDonald Building was built and housed a 500 seat Centennial Theatre.

The Warsaw Court House and Jail District consists of two city blocks in downtown Warsaw, Indiana, the Court House Square and the block immediately east of it. The district is bounded by Main Street, Indiana Street, Center Street and Lake Street.

The Kosciusko County Court House dominates the public square, and is surrounded by mature native hardwood trees. On the southeast corner of the square is a Civil War cannon mounted on a limestone platform. A World War II cannon is sited on the southwest corner of the square. On the Northwest corner is a World War II tank. The main entrance to the Court House faces south toward Center Street.

The Saemann Building (#2) is the first of a group of compatible urban commercial buildings on the block which faces Warsaw's commercial Center Street. This compatible urban group has historically been the most densely developed block in Warsaw. Today it is still a continuous facade, although the buildings are less densely occupied. The Kosciusko County Jail is sited the north on the opposite side of the block. The County is building a new county jail and there are plans for the Kosciusko County Historical Museum to acquire the old jail.

The District contains thirteen commercial and governmental buildings. The Kosciusko County Court House, the Saemann Building, and the Kosciusko County Jail are architecturally significant. The Eagles Building, the Widaman-McDonald Building, the Humpty Dumpty Restaurant and the commercial buildings at 112 and 108 North Buffalo Street contribute architecturally to the district. All of the buildings along Center Street contribute to the district by providing a continuous facade line to the 16' sidewalk as a part of a group. The wood frame apartment house at the corner of Main Street and Buffalo Street is a non-conforming intrusion which detracts from the integrity of the District.

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Warsaw Court House and Jail
HISTORIC DISTRICT -- INVENTORY OF BUILDINGS

1. Kosciusko County Court House, 1881-4
Architect, Thomas J. Tolan & Son

*Contractor: Capt. Hiram Iddings
(see Iddings/Gilbert Block nomination, Noble Co.)*

Second Empire Style, limestone construction, mansard roof with straight sides, central pavilion, paired windows, metal roof curbs, arched double doors with glass panels, belt courses, porthole dormers, tall chimneys with decorated caps. Eyebrow-like window heads and paneled frieze boards. A two shelled dome with four clocks crown the building. The Court House is included in the book - Court House by Richard Pare, Horizon Press, 1978. (Photos#1-6)

2. The Saemann Building (101, 103, 105 East Center Street):

1883, the three story Italianate brick structure is on the State Register of Historic Places, and has an application to the National Register in progress. The boxed metal cornice wraps the south and west sides with friezed decoration and brackets, each facade has a decorated metal pediment, windows have arches with radiating brick voussoirs with metal keystones and metal lugsills. (Photos 7, 17)

3. The Cider Press (107 East Center Street):

c. 1890, redesigned c. 1935, 2½ stories, masonry and stucco, glass block windows. (Photos 8, 17)

4. The Fashion Tree (111 East Center Street):

c. 1920, brick laid in running bond, soldier course brick over second floor windows, cut stone sills. (Photos 8, 9, 17)

5. The Eagles Building (115, 117 East Center Street):

1930, three stories with brick pilasters with stone capitals, stone coping, rectangular panels with rolock brick and square stone corners, brick laid in header bond, soldier course brick over second and third floor windows, cut stone sills. Built for the Fraternal Order of Eagles by Mr. Hodges, designed by Mr. Jesse T. Osborn. (Photos 10, 17)

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6. The Widaman - McDonald Building (119 East Center Street):

1916, two stories with 500 seat theatre and stage behind. The end bays of the south facade are defined by brick pilasters and each has a projected wood frame bay supported by decorative brackets. Brick is laid in stretcher bond, second floor windows have soldier course brick laid on steel lintels and cut stone lugsills. (Photo #11)

7. Kosciusko County Jail (Corner Main & Indiana Streets):

1870, three story "Gothic Revival" building designed by Mr. George Garnsey and built by Mr. Richard Epperson. One story addition built 1937. Remodelled and garage addition built 1964.

Mr. Garnsey described the building as "Castellated Gothic with Rock Glace Stone Work". The building is on the National Register of Historic Places. (Photo 12)

8. Automobile Service Garage (110 East Main Street):

c. 1920. (Photo 13)

9. Apartment House (120 North Buffalo Street):

c. 1940, two stories, wood frame. (Photo 14) INTRUSION

10. Commercial Building (118 North Buffalo Street):

c. 1890, two story brick with one story brick addition in front, c. 1920. (Photos 15, 18)

11. Commercial Building (116 North Buffalo Street):

c. 1920, two story brick structure. (photos 15, 18)

12. The Humpty Dumpty Restaurant (114 North Buffalo Street):

c. 1890, Italianate with boxed cornice, brackets and frieze decoration. (Photos 15, 18)

13. Commercial building (112 North Buffalo Street):

c. 1910, one story masonry with columns. (Photo 16)

FHR-8-300A
(11/78)

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14. Commercial building (110 North Buffalo Street):
 - c. 1960, one story masonry. (Photo 16) INTRUSION
15. Commercial building (108 North Buffalo Street):
 - c. 1890, two story brick structure. (Photo 16)

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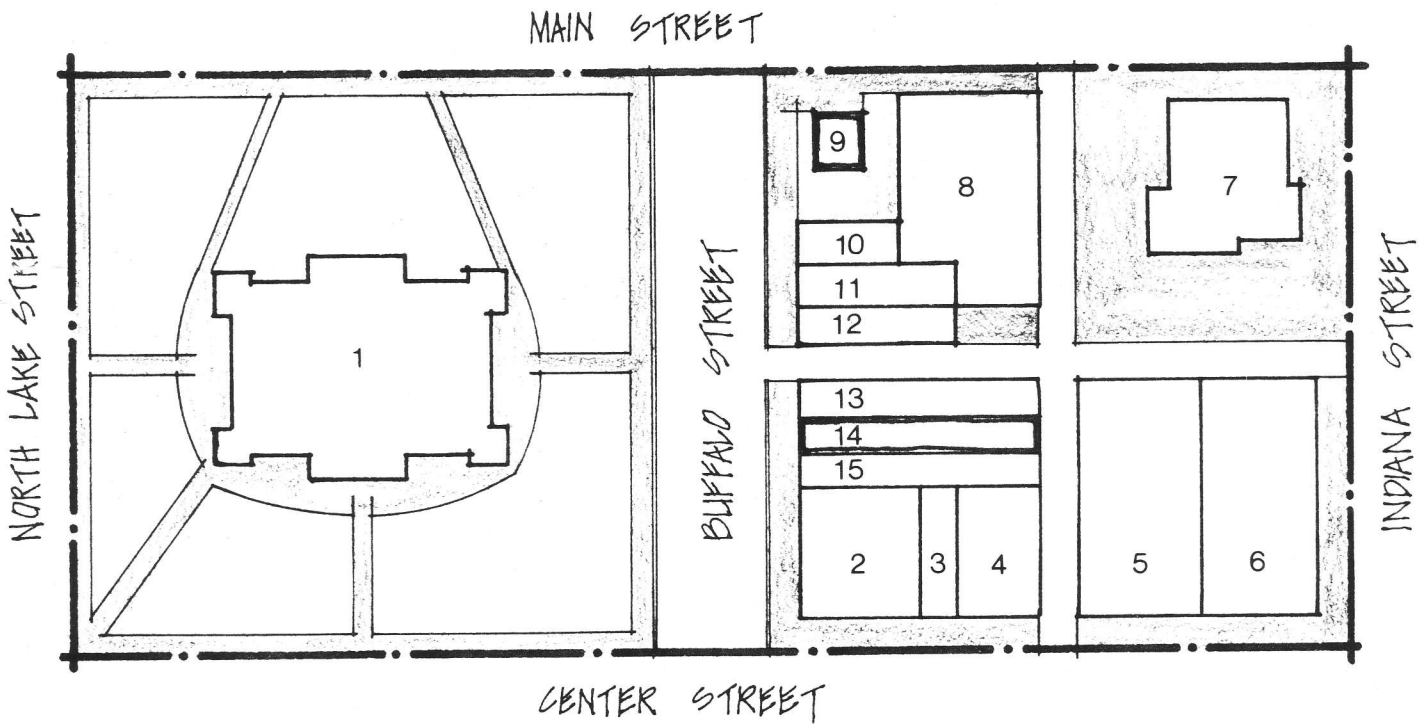
DATE ENTERED

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☐ = Intrusions



WARSAW HISTORIC DISTRICT



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

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The Warsaw Court House and Jail Historic District is significant as the center of Warsaw's political and commercial history, and as the most intact and cohesive group of urban buildings in the community.

Warsaw is the County Seat of Kosciusko County. Like many other counties in Indiana, Kosciusko County built a magnificent courthouse in the center of the small but dense commercial district of Warsaw. The courthouse is the architectural and political centerpiece of the community. The nearby Jail, constructed eleven years before the courthouse, was designed by George Garnsey, of Chicago.

The block between the courthouse and the Jail has historically been the most densely developed block in Warsaw, and is still so today, with the buildings facing Buffalo and Center Street forming the most unbroken, cohesive group of commercial structures in the town. Warsaw's most prominent businessmen, such as C.C. Chapman, Dr. Angus McDonald, Mr. Widaman, Mr. Boice, and Donna Belle Cox, and its most prestigious attorneys, including Judge Walter Brubaker, Judge John Slone, and Everett Rasor, have owned or leased buildings in this district.

Besides the Court House and Jail, the most notable building in the district is the Saemann Building (Crownover/Masonic Lodge Building). Located on Warsaw's busiest corner, it replaced a resort hotel that was destroyed by fire in 1883. Because a new hotel was being constructed down the street, the property's owner, Daniel Shoup, decided to replace it with a three-story commercial structure. The building had commercial establishments on the first floor, law offices on the second to accommodate lawyers who would want to be near the new Courthouse across the street, and the third floor was specifically designed to serve as Warsaw's Masonic Lodge. Since work on the new Courthouse was being completed, many fine craftsmen were already in town and were available to work on the new building.

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Also of special significance is the building on the opposite corner of the block, the Widaman-McDonald Building. Constructed as the Centennial Theater in 1916, with shops and a restaurant on the corners, the building was purchased in 1955 by Ralph and Gladys Boice and renamed the Boice Theater.

The theatre held a unique place in the history of Warsaw because of Mr. Boice's hobby as a movie photographer. He spent many hours each week taking movies of local events for the "Newsreels" that were shown on ^{the} screen of the Boice Theatre. Local residents flocked to see themselves and their children, and the featured movies often took second place to the "Newsreel." The building burned in 1974 (although the "Newsreels" were saved and will someday be given to the Warsaw Community library). It has stood vacant ever since, but its facade is to be included in a planned renovation of the entire blockface.

Other buildings in the block, with the exception of two intrusions, are compatible commercial structures of two and three stories, which contribute to the continuity of the streetscape.

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property Approx. 5.6 acres

Quadrangle name Warsaw, Indiana

Quadrangle scale 1:24000

UMT References

A

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

B

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4	5	6	5	7	1	0
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 Zone Easting Northing

C

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5	9	5	9	2	0
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4	5	6	5	6	1	0
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D

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5	9	5	7	2	0
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4	5	6	5	6	1	0
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E

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Verbal boundary description and justification

The Warsaw Historic District consists of two city blocks in downtown Warsaw, Indiana; the Court House Square and the block immediately east thereto. The district is bounded by Main Street, Indiana Street, Center Street and Lake Street.

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

state	code	county	code

11. Form Prepared By

name/title Harry Mohler, Kent Schuette

organization Kent Schuette & Associates

date January 7, 1980

street & number 330 Main Street, P.O. Box 1091

telephone 317-742-0252

city or town Lafayette,

state Indiana

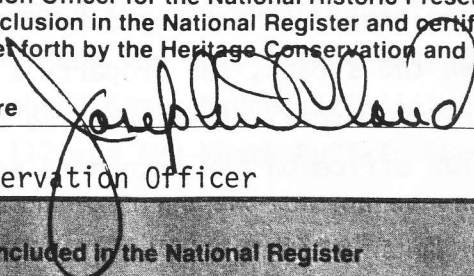
12. State Historic Preservation Officer Certification

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature



title Indiana State Historic Preservation Officer

date 12-9-80

For HCRS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

Warsaw Court House and Jail Historic District

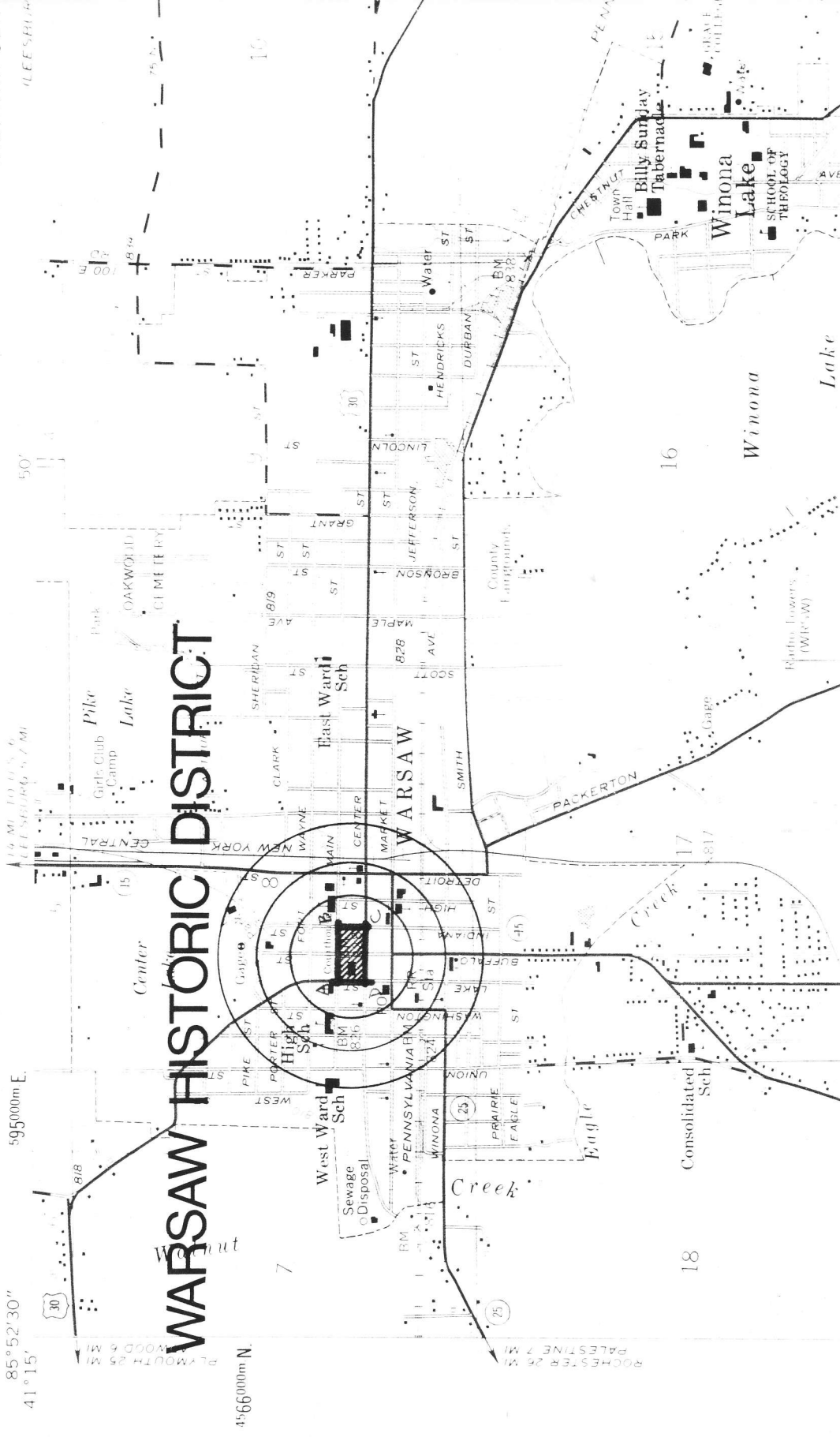
Warsaw, Indiana

UTM References:

- A 16/595720/4565710
- B 16/595920/4565710
- C 16/595920/4565610
- D 16/595720/4565610

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF INDIANA
INDIANA DEPARTMENT
INDIANAPOLIS



WARSAW HISTORIC DISTRICT

85°52'30"
41°15'
595000m E
4566000m N

(ATWOOD)

Warsaw Court House and Jail Historic District