

United States Department of the Interior  
National Park Service

II-2

EXTRA COPY

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Zimmer, Justin, House  
other names/site number 085-662-48100

### 2. Location

street & number 2513 East Center Street N/A not for publication  
city, town Warsaw N/A vicinity  
state Indiana code IN county Kosciusko code 085 zip code 46580

### 3. Classification

#### Ownership of Property

- private  
 public-local  
 public-State  
 public-Federal

#### Category of Property

- building(s)  
 district  
 site  
 structure  
 object

#### Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>      </u>
<u>      </u>	<u>      </u>
<u>      </u>	<u>      </u>
<u>1</u>	<u>0</u>
Total	

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing:  
N/A

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official  
Indiana Department of Natural Resources  
State or Federal agency and bureau

Date

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official  
State or Federal agency and bureau

Date

### 5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC - single dwelling

Current Functions (enter categories from instructions)

DOMESTIC - hotel

## 7. Description

Architectural Classification

(enter categories from instructions)

LATE 19th AND 20th CENTURY REVIVALS:  
Tudor Revival

Materials (enter categories from instructions)

foundation CONCRETE

walls BRICK

roof SLATE

other WOOD

Describe present and historic physical appearance.

The Zimmer House is located on East Center Street (the former U.S. Highway 30) in Warsaw. When the house was built in 1934, its site was in open country on the eastern edge of the city; today the setting includes a number of post-World War II roadside commercial buildings, since this site is near the point where Center Street intersects the present dual-lane highway (Photo 1).

### EXTERIOR

The house is sited to the north of the street on a slight rise in the terrain. The distance to the road is occupied by a deep lawn that is enframed by lines of trees along the edges of the property; the treeline is composed of both evergreens and deciduous trees and it extends across the back of the property. Though most of the front lawn is open, a few deciduous trees are randomly located on it. An asphalt driveway runs up the west edge of the site and wraps around the rear of the house. The terrain drops downward at the north (rear) edge of the property. Comparison of the present appearance of the house with an historic 1939 photograph (Photos 2, 3) reveals that with the exception of the intervening sixty years growth of the evergreens originally planted across the front of the house, the setting created in 1934 is largely intact.

The Zimmer House is a Tudor Revival style design executed in brown brick trimmed with adze-finished half-timbering and a rusticated slate roof. The overall form of the house is a variation on a tee plan in which the main wing extends east and west and is crossed by a secondary wing placed just short of the east end of the main wing. A small gabled wing extends from the west end of the main wing on the southwest corner of the house, and one story shed-roofed extensions of the main wing and the rear cross gable occur on the east, north, and south sides of the house. All of the rooflines are steeply pitched.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

INDUSTRY  
ARCHITECTURE  
HEALTH/MEDICINE

Period of Significance

1934-1941

Significant Dates

1934

Cultural Affiliation

N/A

Significant Person

Zimmer, Justin

Architect/Builder

Strauss, Alvin

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Zimmer House is primarily of local historical significance for its association with its original owner, Justin O. Zimmer, who founded the orthopedic supplier that is today one of the principal employers in Warsaw and Kosciusko County. The house is also associated with its second owner, Franklin Saemann, another important figure in the growth of the orthopedic industry. The house is architecturally significant as one of the few later residential commissions done by Alvin M. Strauss outside Fort Wayne, Indiana, where he practiced, and as a formally sophisticated example of Strauss' use of the Tudor Revival style.

Kosciusko County native Justin O. Zimmer (1884-1951) began his career as a salesman for DePuy, a local maker of splints, in 1905. When his suggestion that his employer consider the use of aluminum for splints (an innovation that permits the use of X-rays to monitor healing) was rebuffed in 1926, Zimmer, then the firm's top salesman, started his own firm, the Zimmer Manufacturing Company. Using design refinements by Dr. C. F. Lytle and aluminum welding innovations by Raymond Zimmer, a cousin, the Zimmer line of 50 aluminum splints debuted at the American Medical Association's convention in May, 1927. In its first year, the Zimmer firm achieved sales of \$160,000, making it the nationwide leader in its market, a position it has retained ever since. Later Zimmer innovations, including a special bed for fracture patients, the folding litter, a cast cutting tool, and the Smith-Peterson nail, a surgical implant device used to repair broken bones, contributed to further growth of the firm, which was unaffected by even the Great Depression. By the time of its founder's death in 1951, the Zimmer firm's annual sales had exceeded \$2 million. Since that time, the firm, now known simply as Zimmer, has also become the leading manufacturer of prosthetic replacements for bones and joints. Zimmer, which merged with Bristol-Myers in 1972, now employs 4,000 people worldwide, including 2,100 at its headquarters in Warsaw, making it the largest corporate employer in Kosciusko County. Zimmer also manufactures its products at a plant in Paris, France, and has a research and development laboratory in England.

See continuation sheet

**9. Major Bibliographical References**

See continuation sheet

PDIL #10630 in PT1, 12-3-40; PT2 1-2-01; PT3,1-3-91 All Approved

**Previous documentation on file (NPS):**

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

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

**Specify repository:** \_\_\_\_\_

**10. Geographical Data**

Acreage of property Less than one acre

**UTM References**

A 16 598770 4565680  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

**Verbal Boundary Description**

Commencing 17.187 chains south of a point 40 rods east of the northwest corner of the southwest quarter of Section 10, Township 32 North, Range 6 East, then south to the north line of Center Street, then west along that line 150 feet, then north 260.07 feet, then east 50 feet to return to the point of beginning.

See continuation sheet

**Boundary Justification**

The nominated property constitutes the entire parcel historically owned by Justin Zimmer and presently included in the property.

See continuation sheet

**11. Form Prepared By**

name/title Craig Leonard/Brent Wilcoxson, SYM Financial Corp.

organization \_\_\_\_\_ date August 1990

street & number 521 West Market St./ P.O. Box 50 telephone 219/824-4010/219-267-2300

city or town Bluffton/Warsaw state IN zip code 46714/4658

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1

The facade (south elevation) is dominated by the opposition of two projecting elements. The large gable of the cross wing is balanced by a chimney placed at the point where the smaller west wing extends from the southwest corner of the main wing. The broad rectangular stack is articulated at its top as two flues separated by a deep recess in the brickwork. Each flue is topped with a tapered round ceramic chimneypot. The interval between the chimney and end gable wing is filled by a one story shed-roofed extension of the main wing whose face is flush with that of the chimney. The base of the end gable wing extends beyond the front of these two elements, and the second story of the end gable wing extends slightly past the face of that wing's first floor; the soffit thus created is finished with rough-hewn corbels. The front door is located in the alcove immediately beside the projection of the end gable wing; the door surround consists of rough-hewn timbers forming a knee-braced opening crowned by a scroll-cut motif on the lower edge of the heavy timber lintel. The left side of the lintel extends beyond the casing asymmetrically to the other side of the casing as a mount for an original wrought iron lantern-shaped sconce fixture. The door itself has the appearance of a leaf made of heavy vertical planks; a small rectangular light with diagonal mullions is set in the center of the door, and two long strap hinges with a hammered finish and a fleur-de-lis outline extend across almost the entire width of the door. The medievalized latch handle and lockset are apparently modern additions (Photo 4).

At its southwest corner, the roof of the main wing extends downward past the face of the chimney to become the roof of a smaller gabled wing that extends from the west end of the main wing. Most of this smaller wing was originally a semi-enclosed porch area. Each of the porch's three sides consisted of a large opening enframed by brick piers that support rough-hewn wooden lintels and knee braces; these openings are shown with wire screening in the historic view (Photo 2). When the house was renovated for office use in the 1970's, these openings were filled with wood siding and small windows; during the recent renovation, the infill was largely replaced with fixed glazing, and a barrel-vaulted cloth awning was installed over the door on the west end of the porch, which is today used as the main entrance to the house (Photo 5). The upper walls and west gable of the porch are clad in their original wood siding; a small window with diagonal mullions is set high in the face of the west gable.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 2

The rear (north) elevation of the house has a picturesque, irregular composition. The large cross gable is flanked on the west by a gabled wall dormer set above a group of five tall narrow windows whose casements and transoms have diagonal mullions. Both the cross gable and the wall dormer are faced with brick walls topped by courses of wood siding at their apexes. East of the cross gable, a shed-roofed dormer is faced with half-timbering and stucco, and the swept roof that extends beneath the face of the dormer covers a hip-roofed square projection of the first floor at the northeast corner of the main wing. On the first floor of the cross gable wing, a shed-roofed first floor projection originally contained the two original garage door openings. Though the openings were filled with double-hung windows set in walls clad with vertical wood siding as a part of the 1970's renovation, the infill is set inside the original openings, which retain their rough-hewn lintels and knee braces. Though it has been retained as an exterior feature, the original back door that is set in a recess to the left of the garage doors is no longer in use (Photo 6). On the west side of the garage projection, a plain steel pipe railing marks the top of a set of modern steps that provide access to the basement.

The east elevation is composed of the large swept gable of the main wing, which is punctuated at the center of the first floor by a one story shed-roofed bay that is intersected on its north end by the northeast corner projection. The face of the shed-roofed bay originally had a band of four casement windows with diagonal mullions set high on the wall and flanked by panels of half-timbering with random brick infill. The original kitchen of which the bay and its windows were likely a part was removed during the 1970's renovation, when the area within was converted into offices. As a part of the recent renovation, the need to provide a new exit was met by replacing two of the windows with a modern door that opens onto a new wood deck. The deck has a plain wooden balustrade. These modern alterations are largely concealed from view by the existing plantings (Photo 7).

## INTERIOR

The Zimmer House has a basement under approximately half of the first floor. The areas under the original porch, garage, and pantry are unexcavated. The largest room in the basement is a former game room or den, located in the west end of the basement. This rectangular space has walls clad in vertical knotty pine panelling which includes a wide frieze band. The painted plaster ceiling consists of a wide shallow cove down the center with a flat soffit area above the north and south walls. Midway down the length of the room on its south side, a wide hearth faced with painted brick is topped with a plain projecting mantel shelf.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 3

In the northwest corner of the room, an ell-shaped modern partition that stops short of the ceiling has been added to define a sleeping area (Photo 8). At the east end of the room, two wide openings originally opened into a recessed bar area and the landing of the main stairway. A modern fire wall at the base of the stairs has been recessed into the south opening, allowing the holiday at the base of the stairs to remain intact. The base of the opening into the bar recess has been filled with a modern counter, and the base of the former bar opening beyond has been removed to create a doorway into a modern bathroom that has been installed in the former storage area behind the bar (Photo 9). The original scroll-sawn top of the bar opening has been retained. A new door has been cut into the east end of the north wall to provide an exit to a new set of exterior concrete steps. An original door on the west end of the south wall opens into a closet.

To the east of the former game room, the remainder of the basement consists of storage and mechanical areas that lie beneath the original kitchen and dining areas. Though a narrow back stairs with winders originally landed on the north side of this area from the back hall on the first floor, access to this stairs was eliminated during the 1970's renovation, and the remainder of the stairs was removed during the most recent work. The storage and mechanical areas have concrete walls and floors and open joist framing.

The first floor plan is essentially a tee plan enriched by having its area broken into several slightly different levels and by having a few irregular projections added at its periphery.

As noted above, the original front door is located at the intersection of the two main wings of the house. Immediately within the front door is a stair hall with the main stairs landing inside the front door (Photo 10). The platform stairs is finished in rough-hewn oak with a balustrade composed of a closed stringer on which stand square balusters whose molded profiles follow the rake of the stairs. The starting newel is a large square post decorated with chamfered edges and surmounted by a large ball finial; this design is repeated on the newels of the turn and second floor landing of the stairs, as well as on the stairs to the basement, which are located directly beneath the main stairway. The apron wall of the main stair and the walls of the stair hall are finished in vertical oak boarding finished with beaded and fluted joints. A convex cove cornice with beaded trim runs around the top of the hallway walls. The casings of the doorways in the hall and the adjacent living room are finished with the same type of heavy hewn casings with overhanging lintels and knee-arch brackets that are used on the exterior of the house.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

7

4

Section number \_\_\_\_\_ Page \_\_\_\_\_

The living room occupies most of the west wing of the first floor. The living room is three steps down from the stair hall and is entered via a broad portal from the hall (Photo 11). The living room is finished with a molded plaster cove cornice that is decorated with a band of running foliated ornament with a rope molding at its base and a band of dentils above (Photo 12). Midway along the south wall of the living room is a fireplace whose knee-arched limestone hearth opening is surmounted by a band with five linen-fold panels trimmed in rope molding. Flanking the hearth are a pair of original brass wall sconces (Photo 13). The slightly projecting hearth wall is flanked on either side by knee-arched openings: the opening to the east is a built-in bookcase, while the one on the west opens into a shallow bay similar to an inglenook. Opposite the fireplace a group of five tall casement windows with transoms overlooks the back yard, and a pair of French doors on the west end of the living room opens into the former screened porch, which now serves as the main entrance to the house. The former porch has a floor of irregular slabs of slate and a ceiling with exposed wood decking above rough-hewn beams. The sides of the room are formed by the original brick piers at the corners and modern glazing panels which include doors on the west and north sides (Photo 14).

The original dining room is located immediately to the east of the stairhall, and is entered via a door in the hall at the base of the stairs. The door is finished on the hall side with four vertical panels, with the tops of the outer panels tapered to fit within the outline of the knee-arched casing on the hall side of the jamb; the dining room side of the door simply has a single large panel. The dining room is styled in a classical manner, using casings trimmed in architrave molding, a cornice of crown molding with a picture molding, and a low panelled wainscoting with raised rectangular moldings. A door on the east side of the room that apparently opened into the breakfast nook had been covered over prior to the most recent renovation and now remains concealed. The dining room has been adapted for use as a suite accessible to handicapped persons by the construction of a new bathroom in the northeast corner of the room. The new partitions stop short of the original ceiling, and the wainscoting has been preserved within the new space, as well as the rest of the room (Photo 15).

The narrow portal under the upper run of the main stairs leads into narrow back halls by which the remainder of the first floor of the house is reached from the front hall. Directly beyond the portal is a small half bath, which appears to be original. Immediately through the portal and to the right, four risers lead down to the portion of the back hall that is behind the former dining room; at the west end of this segment of the back hall is the landing of the basement stairs,



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 5

which is located under the main staircase. Opposite the basement steps, two risers lead down into a short corridor in what was originally the enclosed garage. During the 1970's, the garage had been subdivided into two rooms, a conference room and an office, by the addition of an east-west wall and the short corridor; this alteration has been retained, and a bath has been added to convert the former office into a guest suite (Photos 16, 17).

As it extends eastward behind the former dining room, the back hall jogs to the north and goes up four risers to land in the former kitchen area. The kitchen cupboards and other finishes were removed when the space was converted into offices during the 1970's; it apparently was composed of a square breakfast nook located directly east of the dining room (now a guest room, Photo 18), with the kitchen behind that at the end of the back hall, and pantry or storage areas to the north of the kitchen, where a back door (now sealed) was also located. During the most recent renovation, the south half of the former kitchen was partitioned to create a bath, and a new corridor with a new exit was created to extend the existing back hall to the east end of the house. Four risers down from the former kitchen area, an office that had been created in the former pantry or storage area was converted into a guest suite by the addition of a bath and the incorporation of the corridor that went to the former back door (Photo 19).

The second floor consists of a series of rooms that are arranged like the spokes of a pinwheel about the landing of the main stairway. (Photo 20). Immediately to the left (west) of the stair landing, six risers lead up to the largest, a master suite located above the living room (Photo 21). The tops of the north and south walls of this room follow the rake of the roof. What was formerly a storage area directly above the screened porch has been converted into a modern bath (Photo 22). This room also has knee walls that follow the rake of the roof.

Directly opposite the top of the main stairs, the north edge of the stair landing area has been separated from the remainder of the landing by a new east-west partition. This enables the original study, which is located over the former garage, to be connected via a new vestibule to a new bath that is located in what was once a closet entered from the master suite. The study is a room whose raked ceiling features open hewn wood trusses. The south wall of the room is finished with hewn timbers that form three knee-arched bays: two hold built-in bookcases and the west bay enframes the entrance to the room, whose door is made of beaded vertical planks and features a leaded glass light with an open book motif at its center (Photo 23). The top corners of the door are rounded to fit the knee-arched jamb.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ 7 Page \_\_\_\_\_ 6

---

Immediately to the right (east) of the stair landing, six risers lead up to the remainder of the rooms on the second floor. The largest of these is directly above the dining room, and it has a truncated raked ceiling. A door on the west side of this room leads into an original bathroom through a passage lined with built-in linen closets. The bathroom has its original tile floor and walls, as well as its original fixtures, including a pedestal sink. This bath originally communicated with the master suite via a door on the west wall that is now sealed. The raked, truncated ceiling includes an original chromed fluorescent fixture (Photo 24). The same type tile finish and original fixtures can be seen in a second original bathroom that is located on the southeast corner of the second floor; this serves a bedroom located directly above the former kitchen. A connecting door that once opened from the second bathroom into the bedroom above the dining room has been sealed in place.

With the exception of the door into the study, all of the doors on the second floor are one-panel leaves; a narrow architrave casing is used for the landing doorways, and a plain plaster reveal is used on most other openings. While most of the doors have molded glass knobs with brass escutcheons, those that face the landing have the type of hand-wrought iron hardware also seen in the stairhall and living room. This includes knobs in the form of a petalled flower and escutcheons and faceplates that have a fleur-de-lis outline and are affixed with screws whose heads are finished to appear to be the heads of hand-wrought nails. The hammered finish used on this hardware is also to be seen on the diagonal mullions of many of the windows (Photo 25).

Justin Zimmer occupied the house from its completion in 1934 until 1946. In the latter year he sold the property to Franklin Saemann, one of his business associates. Saemann lived in the house until 1972, when he sold it to C. V. Yeager, who converted it into offices for his own financial planning firm. When the company moved to larger quarters in 1988, Yeager formed a partnership which renovated the house for use as a bed and breakfast inn called White Hill Manor.

Despite having been converted from residential to office use in the 1970's, before its more recent renovation as a bed and breakfast inn, the Zimmer House has retained a high degree of its architectural integrity. Though encroached upon by adjacent commercial development, the landscaped surroundings of the Zimmer house have given it visual isolation from its changed surroundings. The plantings on the site are largely intact, though part of the back yard immediately behind the house has been a paved parking area since the 1970's renovation. The exterior of the house is largely intact with the exception of additions

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7

---

at the east and west ends of the house, which are both largely hidden by plantings. The most pronounced alterations of the interior have taken place in the former kitchen, garage, and storage areas. With the possible exception of the kitchen, these areas probably had only minimal interior finishes. The most important interior spaces, including the living room, stairhall, screened porch, and study, are largely intact.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1

The growth of the Zimmer company in Warsaw has led to the founding of a number of other similar local firms, including some started by former Zimmer employees. One such firm, OEC (Orthopedic Equipment Company) was founded by the second owner of the Zimmer House, Franklin Saemann (1906-1987). Saemann inherited a Chicago-based family business, the Ambulatory Splint Company, in the 1920's; in 1927, he expanded his firm's operations to New York City, and he also became the exclusive representative for the sale of the newly-formed Zimmer company's line of products in Chicago and New York. In 1936, he moved to London, where he formed the London Splint Company, the first European firm to market American orthopedic products (those of Zimmer and Austenal) in Europe. Though he returned to the U. S. at the outbreak of World War II, Frank Saemann then founded the Zimmer Splint Company, which was the exclusive agent for the sale of Zimmer products to the U. S. government. These products included a Zimmer innovation, a lightweight aluminum folding litter that was used by the American armed forces worldwide. Saemann incorporated the Orthopedic Equipment Company in 1946 as a parent company for a number of related ventures. In 1947 Saemann founded a British subsidiary, Zimmer Orthopaedic Limited, now called OEC Europe. In 1955 he started a German subsidiary to market American products in the European Common Market. Among his notable local deeds were donation of a 40 acre site for the present Warsaw Middle School and his purchase and rehabilitation of a half block of historic downtown buildings, one of the largest certified rehabilitation projects done in Indiana up to that time (1979).

The house at 2513 East Center Street is not the only property associated with Justin Zimmer. Before 1934, the Zimmers occupied a four-square style house at 204 East Winona Avenue in Warsaw. The house at 202 East Winona belonged to Justin's father and was possibly his home during his early years. Several early factory buildings appear to exist on the Zimmer Manufacturing Company's grounds. The house at 204 East Winona has been substantially altered, as have the factory buildings. His possible childhood home is basically intact. It appears, however, that his 1934 residence at 2513 East Center is most closely associated with Zimmer's success as a businessman.

The Zimmer House is architecturally notable as one of the few later residential commissions to have been done by Fort Wayne architect Alvin M. Strauss (1895-1958) outside Fort Wayne during the later years of his practice, a period when his firm's output consisted almost exclusively of large institutional and commercial commissions. As is the case with many architects, Strauss did a greater number of residential works early in his career. As he became more prominent, particularly after he was

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2

commissioned as associate architect for two major Fort Wayne projects, the Embassy Theater/Indiana Hotel (done with the great theater architect John Eberson in 1926, and since listed on the National Register) and the Lincoln Tower (with Walker and Weeks, 1929), Strauss gained larger and more complex commissions. Though this initially included a number of major Fort Wayne residences done in the Tudor and Georgian Revival styles during the 1920's, the amount of residential work done by the Strauss firm declined during the Great Depression and never regained its former importance to the firm's output (of the 1,751 commissions done by Strauss Associates after the Zimmer House, only 81 residential projects were included).

The decline of residential work as a component of Strauss' output is also reflected in two publications that touted his achievements. When he published Selections from the Recent Work of A. M. Strauss Architect in 1939, Strauss included 17 residences among the 44 works illustrated. Eleven years later, when the magazine Architecture and Design devoted its entire May, 1950, issue to Strauss' work, only 5 residences were among the 73 projects shown, and all but one of these (including the Zimmer House) had been shown in the earlier publication. Of all these, only one other residence, the 1937 Tudor Revival style O. F. Brady Residence at Payne, Ohio (also shown in both works) was located outside Fort Wayne. The local nature of Strauss' residential work is especially striking in light of his success at gaining other types of projects much further away from Fort Wayne, including theater commissions in suburban Chicago and Los Angeles, school and church projects in southern Michigan and northwest Ohio, as well as 13 buildings at the Indiana University campus in the south-central part of his home state. This is probably explained as a reflection of the extent to which residential projects often resulted from architects' personal contacts rather than their promotional efforts, and the extent to which architects generally were displaced as designers of housing by competing sources of similar services, such as mail-order plan bureaus and housing tract developers.

Within the scope of Strauss' residential designs, the Zimmer House ranks as a medium-sized commission belonging to the last period in which housing played a major role in the firm's output. The design of the house is particularly notable for the extent to which level changes were used to articulate and differentiate its interior spaces from one another. The manner in which the overall form of the house is modelled to create a dynamic balance, especially the use of an end gable and a large chimney on the facade, makes it unique among Strauss' Tudor Revival designs. While the majority of these include the requisite

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

---

complement of steeply-pitched rooflines, half-timbered gables, and other quaint details to qualify as good examples of that style, they tend to have a single large element that dominates their facade, usually a central half-timbered gable. Examples of this are the 1922 W. K. Noble House, and the later O. F. Brady and Robert Pollak Houses (both built in 1937).

Considered locally, the Zimmer House is significant as one of only two complete Tudor Revival homes in Warsaw and Kosciusko County. The only other example is found at 936 East Main Street in Warsaw. It is as detailed as the Zimmer House; both have all the characteristics expected of high-style Tudor Revival houses. The architect of 936 East Main remains unknown.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 1

---

BOOKS

\_\_\_\_, Selections from the Recent Work of A. M. Strauss Architect,  
New York: Architectural Catalog Company, 1939.

MAGAZINES

\_\_\_\_, "Buildings Designed in the Office of A. M. Strauss Inc.,"  
Architecture and Design, Vol. XIV, May, 1950.

MANUSCRIPTS

\_\_\_\_, "Job Commission Numbers," typescript catalogue of Strauss  
Associates commissions, 1919-1988, in collection of Herman Strauss,  
Fort Wayne, Indiana.

PAMPLETS

\_\_\_\_, "In The Spirit of Excellence," Warsaw, Indiana: Zimmer, Inc., 1988.

NEWSPAPER ARTICLES (in chronological order)

\_\_\_\_, "Industrialist J. O. Zimmer Dies in Florida," Times-Union,  
Warsaw, Indiana, March 19, 1951, p. 1.

\_\_\_\_, "Justin Zimmer, 66, Dies in Florida," News-Sentinel, Fort Wayne,  
Indiana, March 19, 1951, p. 19.

\_\_\_\_, "Local Industrialist Franklin Saemann Dies," Times-Union,  
Warsaw, Indiana, July 27, 1987, p. 1.

Gabriella Jacobs, "Warsaw's Biomet Capitalizes on Move by Older Firm,"  
Journal-Gazette, Fort Wayne, Indiana, March 4, 1988, p. 3C.

Pat Randle, "Zimmer's New Lakefront Office to Grace Warsaw,"  
Journal-Gazette, Fort Wayne, Indiana, April 15, 1990, p. 1G.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Photos \_\_\_\_\_ Page 1

All photographs used in this nomination were taken by Craig Leonard in February, 1990. Negatives are available at this address:

Craig Leonard  
521 West Market Street  
Bluffton, Indiana 46714

The captions of the photographs are as follows:

- Photo 1 General view looking northeast showing the Zimmer House (at center) in its present context
- Photo 2 Historic view looking north of the Zimmer House c. 1939 as shown in Selections from the Recent Work of A. M. Strauss Architect. Collection Allen County Historical Society.
- Photo 3 View looking north showing the front of the house at present
- Photo 4 Detail view looking north of the original front door
- Photo 5 Detail view looking northeast showing awning over new door on former screened porch, west elevation
- Photo 6 View looking southwest of rear elevation
- Photo 7 View of east elevation looking northwest to show modern deck and emergency exit door
- Photo 8 View looking northwest of former basement den now used as the inn manager's apartment
- Photo 9 View looking southeast in former den, showing alterations to former openings for bar (left) and stair landing (right)
- Photo 10 General view looking north of the main staircase and hall as seen from the front door
- Photo 11 View looking east into the living room with stairhall visible beyond
- Photo 12 Detail view looking southwest of living room plaster cove cornice
- Photo 13 Detail view looking south of living room fireplace
- Photo 14 Interior view looking southwest of former screened porch
- Photo 15 Detail view looking northeast from hall into original dining room, showing new bath area
- Photo 16 View looking southeast of guest room in north half of former garage
- Photo 17 View looking northeast of conference room in south half of former garage
- Photo 18 View looking north from guest room in former breakfast nook, showing bath and hall in former kitchen area
- Photo 19 View looking southwest of guest room in former pantry or storage area



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Photos \_\_\_\_\_ 2  
Page \_\_\_\_\_

---

- Photo 20 View looking west on second floor stair landing
- Photo 21 View looking southwest in master bedroom
- Photo 22 View looking west of new bath in former storage area over  
screened porch
- Photo 23 View looking southwest in former study
- Photo 24 View looking west in original front bath
- Photo 25 Detail view looking northwest showing typical hardware and  
diagonal mullions, shown here on French doors from living room  
to former screened porch

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for ensuring the integrity of the financial statements and for providing a clear audit trail. The text notes that any discrepancies or errors in the records can lead to significant complications during an audit and may result in the disallowance of certain expenses.

2. The second part of the document addresses the issue of proper documentation. It states that all receipts and invoices must be properly filed and indexed. This not only facilitates the audit process but also helps in the identification and correction of any missing or incomplete records. The document further explains that the lack of proper documentation can be a major red flag for auditors and may lead to a more extensive and costly audit.

3. The third part of the document discusses the importance of timely reporting. It highlights that all financial information should be reported to the appropriate authorities in a timely and accurate manner. This is essential for maintaining the trust of stakeholders and for ensuring compliance with applicable laws and regulations. The text also notes that late reporting can result in penalties and may damage the organization's reputation.

4. The fourth part of the document focuses on the importance of transparency and communication. It states that all relevant parties should be kept informed of the financial status of the organization and any potential risks. This includes providing regular updates to the board of directors and other key stakeholders. The document further explains that transparency is a key factor in building trust and ensuring the long-term success of the organization.

5. The fifth part of the document discusses the importance of internal controls. It notes that a strong system of internal controls is essential for preventing and detecting errors and fraud. This includes implementing proper segregation of duties, maintaining accurate records, and conducting regular internal audits. The text also explains that a robust internal control system can help to reduce the risk of financial loss and ensure the accuracy of the financial statements.