

FINAL - NO PHOTOS

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name East Fort Wayne Street Historic District

other names/site number 085-662-47000

2. Location

street & number 503-613 East Fort Wayne Street not for publication

city or town Warsaw vicinity

state Indiana code IN county Kosciusko code 085 zip code 46580

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Robert R. Ralich 4-19-93
Signature of certifying official/Title Date

Indiana Department of Natural Resources
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain): _____	_____	_____
_____	_____	_____
_____	_____	_____

East Fort Wayne St. H.D.
Name of Property

Kosciusko Co., IN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
14	2	buildings
0	0	sites
0	0	structures
0	0	objects
14	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

na

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate

Queen Anne

Craftsman

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

WOOD: weatherboard

roof ASPHALT

other METAL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1860-1930

Significant Dates

na

Significant Person

(Complete if Criterion B is marked above)

na

Cultural Affiliation

na

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository: Indiana Historic Sites and Structures Inventory

East Fort Wayne St. H.D.
Name of Property

Kosciusko Co., IN
County and State

10. Geographical Data

Acreage of Property 2.7

UTM References

(Place additional UTM references on a continuation sheet.)

1	1,6	5,9,6,2,0,0	4,5,6,5,9,3,0
	Zone	Easting	Northing
2	1,6	5,9,6,4,8,0	4,5,6,5,9,3,0

3	1,6	5,9,6,4,6,0	4,5,6,5,7,6,0
	Zone	Easting	Northing
4	1,6	5,9,6,2,0,0	4,5,6,5,7,6,0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cynthia J. Brubaker, Architectural Conservator

organization Portfolio Design, Inc. date 4 June 1992

street & number 222 North College Ave., Suite 300 telephone 812/334-2488

city or town Bloomington state IN zip code 47404

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name List available at DHPA

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1 East Fort Wayne Street Historic District

SUMMARY

The East Fort Wayne Street Historic District is a small, residential district of large homes sited along one-and-one-half blocks of a broad tree-lined street just northeast of downtown Warsaw in Kosciusko County, Indiana. All of the homes are two or two-and-one-half stories in height, most are constructed of brick with stone foundations; a few are wood frame. The houses are set back from the street at an even distance, on large lots, behind broad tree lawns and deep front yards. The houses, which were built over the course of seven decades, represent three architectural styles. All retain their original location, design, and materials, and through this integrity, are able to exude their association with the sequence of history they represent.

There are a total of 16 resources in the district. The 14 contributing resources include 11 houses and 3 garages. The two noncontributing resources include one garage and one garden shed, both built since the period of significance. Residential development surrounds the district on all sides, however, the density is somewhat greater with more structures per block. The surrounding houses, though built within the period of significance, are also smaller in scale, more vernacular in style, and exhibit less integrity of design, materials, and workmanship (photo 5, background, and photo 12). Smaller houses, built since the period of significance surround the district to the north, as does one large, metal clad, warehouse structure to the northwest.

ITALIANATE

Five Italianate structures stand within the district boundaries along the 500 block of East Fort Wayne. All are two story, brick houses with low-pitched, hipped roofs with wide overhangs, and segmental-arched window openings. Three retain their decorative, wood brackets and frieze band along the cornice. The Hudson Beck House at 504 East Fort Wayne, built in 1874, has a cross gable roof with attic level oculi, and pressed metal window hoods (photo 1). Although this house was altered with smaller windows and infill panels, and the addition of a two story height porch on the main or north facade, it still has a strong architectural effect on the district. Its location at the gateway to the district, accentuated by a diagonal approach along East Fort Wayne from the southwest, is appropriate to its sense of grandeur. The white painted facade seems to be an historic condition as the house appears white in an 1877 bird's eye view of Warsaw. The interior of the house was altered to accommodate several apartments and a new, noncontributing garage is sited to the rear of the lot, but is not visible from the street.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2 East Fort Wayne Street Historic District

The four other Italianate houses form an almost continuous row across the street from the Hudson Beck House. The Samuel Chipman House at 503 East Fort Wayne was built around 1860 (photo 10). Three others, all built before 1877, include 509 and 515 East Fort Wayne, and one house removed, 603 East Fort Wayne (photos 7 and 9). Another Italianate house just outside the district to the west is identifiable as a former participant in this row, but is engulfed in noncontributing additions in its current function as a funeral home (photo 11). Two of the Italianate houses in the district have unpainted brick facades, 503 and 509 (photos 9 and 10), although the one at 503 was shown as white in the 1877 map. Both of these have added front porches and original, double hung, multi-paned, wood frame windows. The other two at 515 and 603 (photos 7 and 9), have white painted facades (that were red in the 1877 map), added porches, exterior staircases, and/or rear additions and garages. The houses at 503 and 509 are owner occupied and retain much of their interior integrity with intact floor plans, wood trim and doors. The ones at 515 and 603 are subdivided into apartments. There is also a contributing, wood frame garage behind the house at 509.

QUEEN ANNE

Four houses represent the 1890s with primarily Queen Anne style architectural design in the district. The two and one half story, wood frame at 510 East Fort Wayne is the most decorative, high style example (photo 2). Although the house has vinyl siding, the overall effect of the characteristic multi-textured facade is not lost. A three story turret stands at the northwest corner of the house and is counterbalanced by a second story bay window with a projecting gable above at the northeast corner of the house. The large, wrap-around porch has a dentiled cornice that is repeated around the second floor bay, the second and third floor levels of the turret, and the cornice of the rest of the house. Additional decorative wood trim is found along the barge board of the small gable, the base of the third floor level of the turret, and on secondary gables on the east and west facades. The interior retains its original floor plan, woodwork in pin oak, oak and cherry, hardware, gas and electric lighting fixtures, leaded beveled glass windows, and colored glass panels in the stairwell and in the transoms over windows on the west facade. Other unique interior features include: the woodwork between the dining and living rooms, which has Ionic columns and lacy fretwork; fireplaces with wood, tile, and cast iron decoration; and a built-in wood china cupboard topped by an urn inside a broken pediment in the dining room.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3 East Fort Wayne Street Historic District

The circa 1900, two story house at 604 East Fort Wayne has a gabled-ell plan, that is embellished by a mansard roof effect on the second floor (photo 5). The upper, gabled portion of the roof appears to have been added or altered at some time. Both the upper roof and the mansard roof have asphalt shingles. The first floor has wood clapboards. The second floor projects out from the first, adding to the mansard effect and allowing space for a continuous, bracketed cornice for the first floor. The bracketed cornice also extends around the ell-shaped porch at the front of the house and is supported by simple, Doric columns. An oval-shaped opening in the front projecting part of the second floor reveals a second floor balcony or sleeping porch. A similar balcony is found on the west facade over a projecting bay. There is a noncontributing wood shed at the rear of the property that is not visible from the street. This house was at one time divided into apartments, but was recently restored to single family occupancy.

The less decorative, red brick houses at 514 and 521 East Fort Wayne, both have cross gable roofs and T-shaped or modified T-shaped plans (photos 3 and 8). The one and one half story house at 514 has segmental-arched window openings, two added, enclosed porches on either side of the front facing gable, and a contributing, wood frame garage at the rear of the property. The two and one half story house at 521 has rectangular window openings with limestone lintels and sills and an added porch platform at the southeast corner of the house.

CRAFTSMAN

The newest houses in the district were built around 1920 in the most popular style of their day. The brick, two and one half story Meyers House at 613 East Fort Wayne, was built in 1917 with a matching, contributing garage behind it (photo 6). The Craftsman style house has a rectangular plan, a front gabled roof with wide overhangs and exposed wood rafters, and a deep front porch that extends beyond the house to the east as a porte cochere. The two story, Craftsman style house at 522 East Fort Wayne, was built between 1910 and 1928. This wood frame house now has vinyl siding, but its original rectangular plan with gabled roof and double-hung windows with multi-paned upper sash are all intact, which allows the house its historical feeling.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1 East Fort Wayne Street Historic District

SUMMARY

The East Fort Wayne Street Historic District encompasses a small residential enclave of large houses northeast of downtown Warsaw, the county seat of Kosciusko County, Indiana. The district is the well preserved core of an upper-class residential neighborhood popular among nineteenth century Warsaw business families. Italianate, Queen Anne and Craftsman style architecture is represented among these houses built between 1860 and 1930. The surrounding houses are distinguishable from the district by their variable scale, density, materials, style and integrity. The design, setting, materials, workmanship and association of the district's homes adequately portray a sense of the history and architecture of this historically fashionable neighborhood.

HISTORIC CONTEXT

The East Fort Wayne Street Historic District can be evaluated in the context of upper-class housing in Warsaw and regional county seats between 1860 and 1925. Special emphasis within this context will be placed on houses built in the Italianate style in the 1860s and 1870s. Only two of the houses in this district were built after 1900. The primary housing type in this district is the brick Italianate style large house (5 out of 11 houses fall into this category). An 1877 bird's eye map of Warsaw shows this concentration of brick Italianate homes to be the only significant grouping in the city. On the 1877 map, individual brick Italianate houses are found in close proximity to the downtown commercial area and at the edges of the city in more rural settings. Approximately 10 of these remain today out of almost 30 pictured on the 1877 map. The four Queen Anne and two Craftsman style houses in this district are easily compared to similar resources elsewhere in Warsaw, but not as part of an intact and cohesive whole.

There are no comparable districts elsewhere in Kosciusko County. Comparable districts may be found in the county seats of surrounding counties. Four towns around Warsaw are centrally located county seats, have similar populations, were founded in the 1830s and owe their economic success in part to railroad linkage. Warsaw is linked to Wabash to the south and Goshen to the north by the Cincinnati, Wabash and Michigan railroad. It is linked to Columbia City to the east and Plymouth to the west by the Pittsburgh, Fort Wayne and Chicago railroad (both lines are now owned by Conrail).

In Wabash, the Wabash Residential Historic District (listed on the National Register in 1988) has over one hundred resources. Several Italianate houses are included, but the overall composition of the district is a vivid array of Queen Anne, Gothic Revival, Period Revival and vernacular styles. The East Fort Wayne Street district is small and predominantly Italianate in style. In Goshen, the Goshen Historic District (listed on the National Register in 1963) is a large

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2 East Fort Wayne Street Historic District

district that encompasses commercial and residential resources. Several brick Italianate houses are included in the Goshen district. The residential resources are contiguous with the downtown commercial area, whereas the East Fort Wayne Street district forms an isolated residential enclave. In Plymouth and Columbia City, there are very few remaining Italianate houses and no significant concentrations of 1860s and 1870s resources.

In 1836, Kosciusko County was formally organized and the town of Warsaw was platted by Christopher Lightfoot. In October of that same year, the Lansdale Addition was platted by Richard H. Lansdale and surveyed by Christopher Lightfoot. No known resources remain from the early period of development in the Lansdale Addition, which is northeast of the original plat of Warsaw. The East Fort Wayne Street Historic District, which is located within the Lansdale Addition, contains resources from a prosperous time in Warsaw's history. This time of prosperity, the 1870s, is linked to the arrival of the railroads.

The development of most of the towns in the county is largely linked to the development of the railroads. The coming of the Pittsburgh, Fort Wayne and Chicago railroad through the county in the mid-1850s created the town of Pierceton, which was chartered in 1852 and greatly affected the growth of Warsaw, which incorporated in 1854. When the Cincinnati, Wabash and Michigan railroad cut across the county from south to north in 1870, Warsaw received another boost to its economy. The Cincinnati, Wabash and Michigan line ran along the east side of downtown, one block west of the East Fort Wayne Street district.

The leading business families of Warsaw chose to build their large new homes in this fashionable district. Hudson Beck, the son of Kosciusko County pioneer merchant, Metcalf Beck, built the house at 504 East Fort Wayne in 1874 (photo 1). The house provides a landmark entrance to the district due to its location at the bend of East Fort Wayne Street and to its highly decorative form. Despite modern alterations such as a two-story porch, down-sized windows and interior divisions, one can easily recognize the important position this house once held in this neighborhood.

Samuel H. Chipman built the house at 503 East Fort Wayne around 1860 (photo 10). Chipman came to the county in 1836 and was in the mercantile business with his brother Silas for many years. Beginning in 1881, he served as the first president of the State Bank of Warsaw. (The bank was founded in 1863 as the First National Bank, chartered as a state institution and renamed in 1881, and is now the First National Bank of Warsaw.) The original State Bank of Warsaw building still stands at the southwest corner of Buffalo and Market in the proposed Warsaw Courthouse Square Historic District.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3 East Fort Wayne Street Historic District

Other family names associated with houses in this district include the Chapman family, merchants and financiers, at 603 East Fort Wayne (photo 7), and three lumber business families: the Johnsons at 521 East Fort Wayne (photo 8) and 522 East Fort Wayne (photo 4); the Petersons at 510 East Fort Wayne (photo 2); and the Meyers at 613 East Fort Wayne (photo 6).

CRITERION C

The district's development in the 1860s and 1870s is apparent by the parade of Italianate houses on the north side of East Fort Wayne and at 504 on the south side. Brick two-story construction, low-pitched roofs with wide bracketed eaves and tall narrow window openings are typical details found among these examples (photos 1, 7, 9-11). The most decorative representation of the style is at the Hudson Beck House at 504 East Fort Wayne (photo 1). Here, paired scrolled brackets alternate with smaller brackets along the eaves, ornate cast metal window hoods adorn the window openings and oculi enhance the tops of the gables.

The late nineteenth century is represented by four houses displaying elements of the Queen Anne style. Two highly decorative, wood frame examples are found at 510 and 604 East Fort Wayne (photos 2 and 5). The former displays characteristic features such as an asymmetrical composition, a three story corner turret and decorative woodwork around the cornices, gables and throughout the inside. Although this house has added vinyl siding, the exuberant visual display of a variety of textures, colors and forms is maintained. The Queen Anne style displayed at 604 is more eclectic with a gabled and mansarded roof and curved openings at second floor balconies or sleeping porches. Two brick houses at 514 and 521 have much simpler details, such as wood fishscale shingles in the gables at 514 and multi-paned sash at 521 (photos 3 and 8). These two houses have multiple gables with high pitched roofs, which is common to a more vernacular rendition of the Queen Anne style.

Two houses in the district represent twentieth century architectural styles. The Craftsman style house at 613 was built in 1917 (photo 6). The multi-paned sash, wide overhanging eaves with exposed roof rafters and wide front porch, this one extending into a porte cochere, are typical of the style. A matching garage behind the house was a common addition in an era when cars had become important. The two-story Craftsman style house at 522 East Fort Wayne was built between 1910 and 1928 (photo 4). Its two-story form is almost square with a gabled roof and multi-paned upper window sash as simple decoration.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4 East Fort Wayne Street Historic District

INTEGRITY

The buildings of this district retain sufficient design elements to convey their significant architectural qualities. Alterations, including front porch additions or enclosures at five houses, vinyl siding at two houses, one exterior stair enclosure and one garage addition, do not significantly detract from the architecture. Intrusions include one garage and one garden shed, both built since the period of significance, both sited at the rear of their lots and both not visible from the street. Preservation activities in the district include the restoration of 604 East Fort Wayne to single family occupancy and the ongoing maintenance by owners, which both enhance the district's ability to convey its feeling of time and place.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1 East Fort Wayne Street Historic District

Major Bibliographical References

Biographical & Historical Record of Kosciusko County, Indiana. Chicago: The Lewis Publishing Company, 1887.

Combination Atlas Map of Kosciusko County, Indiana. Chicago: Kingman Brothers, 1879.

Indiana Historic Sites and Structures Inventory. Kosciusko County Interim Report. Indianapolis: Historic Landmarks Foundation of Indiana, March, 1991.

Nye, Charles F. Miscellaneous Articles on the History of Warsaw - Kosciusko County, Indiana. 1945.

Royse, Hon. L.W., editor. A Standard History of Kosciusko County, Indiana. Chicago and New York: The Lewis Publishing Company, 1919.

Progressive Men and Women of Kosciusko County. 1902

Standard Atlas of Kosciusko County, Indiana. Chicago: George A. Ogle & Company, 1914.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1 East Fort Wayne Street Historic District

Verbal Boundary Description

Beginning at the intersection of the south curblin of the alley north of East Fort Wayne Street and the east curblin of Cedar Street, proceed south along the east curblin of Cedar Street, crossing East Fort Wayne, to the south curblin of East Fort Wayne. Then proceed southwest along the southeast curblin of East Fort Wayne to a point intersected by the southwest property line of 504 East Fort Wayne. Proceed southeast along said property line to the north curblin of the alley south of East Fort Wayne. Then proceed east along the north curblin of said alley to a point intersected by the east property line of 604 East Fort Wayne. Proceed north along said property line, crossing East Fort Wayne, to the north curblin of East Fort Wayne. Then proceed east along said curblin to the west curblin of the alley between Park Avenue and Tamarack Street. Proceed north along the west curblin of said alley to the south curblin of the alley north of East Fort Wayne. Then proceed west along said curblin to the point of beginning.

Boundary Justification

The boundaries of the East Fort Wayne Street Historic District include four quarter blocks, half of one quarter block and part of an irregularly shaped block, all contiguously located at the center of the Lansdale Addition. The Lansdale Addition was platted by Richard H. Lansdale in October 1836 and is one of the oldest residential areas in the city. The boundaries of this district encompass the oldest surviving houses in the Lansdale Addition and the largest assembly of houses of this early period in Warsaw. Houses outside the district boundaries exhibit a difference in style, type, period and/or have lost integrity through alterations.