NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

FINAL

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 Warsaw Courthouse Square Historic District (name change and boundary increase)

other names/site number Warsaw Court House and Jail Historic District (name change and boundary increase)
085 662 46000

2. Location

street & number Roughly bounded by the alley north of Main, Indiana, the alley south of Market and the alley west of Lake ☐ not for publication N/A

city or town Warsaw ☐ vicinity N/A

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.)

Patrick R. Robertson 8-5-93

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

☐ 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:) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [X] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
39	11	buildings
0	0	sites
0	0	structures
0	1	objects
39	12	Total

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

N/A

Number of contributing resources previously listed in the National Register

13

6. Function or Use

Historic Functions
(Enter categories from instructions)

(see continuation sheet)

Current Functions
(Enter categories from instructions)

(see continuation sheet)

7. Description

Architectural Classification
(Enter categories from instructions)

(see continuation sheet)

Materials
(Enter categories from instructions)

foundation BRICK
walls BRICK
Limestone
roof ASHPALT
other Limestone
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
COMMERCE
POLITICS/GOVERNMENT

Period of Significance

1862 - 1948

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

George O. Garnsey
Thomas J. Tolan & Son
Captain Hiram Iddings

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:

Kosciusko County Historical Society Museum

Warsaw Courthouse Square Historic District
Name of Property

Kosciusko/Indiana
County and State

10. Geographical Data

Acreage of Property Approximately 18 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	16	595600	4565830
2	16	596000	4565800
3	16	596040	4565400
4	16	595590	4565390

☐ 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 January 27, 1993

street & number c/o 540 River Avenue telephone 219/232-4534

city or town South Bend state IN zip code 46601

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 (see continuation sheet)

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.

Function or Use

Historic Function	Current Function
GOVERNMENT/courthouse	GOVERNMENT/courthouse
GOVERNMENT/correctional facility	RECREATION AND CULTURE/museum
LANDSCAPE/plaza	LANDSCAPE/plaza
COMMERCE/financial institution	COMMERCE/business
COMMERCE/specialty store	COMMERCE/financial institution
COMMERCE/department store	COMMERCE/specialty store
COMMERCE/restaurant	COMMERCE/restaurant
COMMERCE/professional	COMMERCE/professional
RELIGION/religious facility	RELIGION/religious facility
TRANSPORTATION/rail-related	HEALTH CARE/medical office
SOCIAL/meeting hall	
HEALTH CARE/medical office	

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Architectural Classification

MID-19TH CENTURY: Gothic Revival
LATE VICTORIAN: Italianate
LATE VICTORIAN: Second Empire
LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival
LATE 19TH AND EARLY 20TH CENTURY MOVEMENTS: Craftsman
LATE 19TH AND EARLY 20TH CENTURY MOVEMENTS: Commercial Style
MODERN MOVEMENT: Art Moderne

Narrative Description

The Warsaw Courthouse Square Historic District is a district of buildings fronting on several streets that surround the Kosciusko County Courthouse and continue in a regular grid pattern for one block to the east, two blocks to the south and one half block to the west. The county courthouse is sited in the center of a large, green, square with many mature trees. The surrounding streets have young street trees, carefully planted with new grilles, sidewalks, and benches. The terrain throughout this district in north central Indiana is very flat.

The district encompasses the Warsaw Court House and Jail Historic District, listed on the National Register of Historic Places on March 1, 1982 and bounded by Main, North Lake, Center, and Indiana Streets. The new district represents a significant increase in the boundaries of the existing district. The new name is more appropriate because both districts incorporate commercial as well as governmental resources.

The district is composed of one, two, and three story, commercial buildings, built primarily of brick, which are attached, built close to the sidewalk, and together maintain a common street wall. Two freestanding churches, which fill most of their urban lot, are in the district. Several architectural styles are represented in the district among buildings that are able to portray a feeling and association with the late nineteenth and early twentieth century through their integrity. Buildings from each of the decades throughout the period of significance are well maintained, which allows for a sense of the district's changes over time.

The area immediately surrounding the district includes large, surface parking lots, small, newer commercial buildings, and two story, freestanding residential buildings. The density of the district is very high with few open areas. However, the surrounding area is very open, creating a distinct boundary.

The Warsaw Courthouse Square Historic District has 39 contributing buildings, 11 noncontributing buildings and one noncontributing object not previously listed on the National Register. There are 12 contributing buildings, one contributing object and one noncontributing building still extant that were previously listed on the National Register within the Warsaw Courthouse Square Historic District boundaries. These previously listed resources include the Kosciusko County Jail, individually listed on December 8, 1978, and the Warsaw Court House and Jail Historic District. Four of the resources in the Warsaw Court House and Jail Historic District are no longer extant: one contributing building, one noncontributing building and two noncontributing objects on the courthouse lawn (a World War II tank and cannon).

The oldest confirmed date of construction of a building in the Warsaw Courthouse Square Historic District is 1862 for **113 South Buffalo (photo 17)**. This early date was confirmed by the current owner through circa 1900 photographic evidence showing the 1862 date in the cornice. Around 1938, a major facade restoration took place, which was recently restored by the current owner. Photo 17 shows the effects of a 1960 remodeling that covered the building in aluminum siding.

1870's

The oldest group of surviving buildings that retain their early architectural character in the district date from the 1870's. The oldest confirmed date of construction of buildings from this decade in the district is the 1870 **Kosciusko County Jail at 121 North Indiana (photo 5).** The Gothic Revival jail was designed by Chicago architect, George O. Garnsey and built by Richard Epperson (listed on the National Register December 8, 1978). The two story building with full raised basement was constructed of rough-faced or "Rock Glace", limestone, ashlar blocks with a smooth-faced ashlar, crenelated cornice.

The original structure is rectangular in plan with slightly projecting corner towers and a larger, one and one half story rectangular rear section. The main section has a hipped roof and the rear section has a gabled roof with the roof ridge running east-west. The main or east facade has a symmetrical composition with a central stair leading from the sidewalk to the first floor entrance. The stone stairway is flanked at the basement level by two long, narrow, rectangular window openings. At the top of the stairs on the first floor level, the central main entrance is through an arched opening that is round on the inside and more pointed, like a Gothic arch, on the outside. There is an original, double leaf, wood paneled door and a semi-circular transom above. Flanking the main entrance are long, narrow, Gothic-arched window openings with original, double hung, one-over-one, wood frame windows. Very narrow slits with Gothic arches are found on the corner towers. On the third floor there is a similar pattern of fenestration but with two slightly narrower windows in the center bay over the main entrance. A smooth-faced stone with the words "Kosciusko County Jail" incised on it is located on the parapet above the center bay. This center section of the parapet projects above the crenelated cornice, as do cylindrical forms at the corners of the end towers.

The north and south elevations have similar fenestration and a more Classical Revival, bracketed cornice around the hipped roof. The rear section also has a more Classical Revival appearance with long, narrow, rectangular window openings, bracketed cornice, and triangular-pedimented end gable, visible on the west facade and intersected by and terminating on either side of the front section.

A one story addition from 1937 is attached to the building on the north side. Constructed from similar, rock-faced, limestone veneer, the addition responds to the Gothic Revival style of the original building with overscaled crenelations along the parapet. This addition was built for use as a garage and was converted to office use in 1964.

The interior of the original section retains its original floor plan and materials. Plumbing, heating, and electricity were installed in the building after the turn of the century. The second story served as the sheriff's residence until 1974. The Jail now serves as the Kosciusko County Historical Society headquarters and museum.

An 1877 bird's eye view of Warsaw drawn by D.D. Morse depicts the Warsaw business district as consisting of two dozen, two and three story, red brick buildings, stretching eastward from the courthouse square for two blocks along East Center, which leads to the Cincinnati, Wabash, and Michigan Railroad, and southward from the square for two blocks along South Buffalo, which leads to the Pittsburgh, Fort Wayne, and Chicago Railroad. The most notable remaining example is the large, two story, brick, commercial building at **200-204 South Buffalo (photo 14).** The building is an eclectic mix of architectural styles with a second floor in the Italianate, a ground level, corner, stone facade in the Classical Revival, and a ground level, south side, circa 1960's faux stone veneer facade.

The one story, former bank facade, possibly added in 1881 when the State Bank of Warsaw was established at this location, is constructed of smooth, coursed ashlar with a full entablature and runs for one and one half bays along the main or east facade and for four bays along the north facade. The righthand, half bay on the main facade is a projecting entrance portico supported by columns with capitals in an abstracted, geometric style. A pilaster with the same capital anchors the south end of the main facade. "Warsaw" is incised on the frieze of the entrance portico. There is a modern, glass and aluminum door at this main entrance. One large glass and metal frame window with four Roman cross transom panels is found in the full bay of the main facade and three such windows, each with three Roman cross transom panels, are located in the three, righthand bays along the north facade. The first bay on the north facade has only a transom panel with three Roman cross panels. The remaining bays on the first floor of the north facade have a brick veneer in a more subdued version of the Classical style of the stone facade and a cacophony of window and door openings with flat, stone lintels and sills.

Both of the visible facades, east and north, are lined on the second floor with long, narrow, segmental-arched window openings divided into multiple bays by pilasters in the painted, brick walls. Decorative, pressed metal window hoods adorn the tops of the window openings. Original and historic, double hung, wood frame, windows survive, with one-over-one, two-over-two, or four-over-four sash. The rhythm established by the windows and pilasters is echoed in the bracketed, pressed metal cornice.

The first floor interior has been altered to accommodate a bar on the south half of the building and various commercial ventures, currently a photographic studio, on the north half of the building. The original, second floor plan of small rooms and apartments with high ceilings remains largely intact. Original window trim, interior transom windows, skylights, doors and hardware, picture mold and base trim, and wood floors survive throughout the second floor, vacant for many years. T.G. Joy and Co. radiators with 1889/91 patents made in Titusville, Pennsylvania are a remnant of a retrofitted, albeit historic, heating system that once served the second floor tenants.

Other examples of commercial buildings from this era, although altered, all exhibit characteristics of the Italianate commercial style, such as long, narrow, arched window openings, brick facades, window hoods and cornices, and the use of pressed metal or brickwork for decoration. These include **206 South Buffalo**, which has a brick, arcaded first floor storefront and pressed metal window hoods and medallions **(photo 14)**, **108 North Buffalo**, which has a cast iron storefront and pressed metal window hoods over the round-arched window openings **(photo 8)**, and the former Oddfellows Hall at 122-124 South Buffalo. The noncontributing building at **110 North Buffalo (photo 8)** was originally a twin to 108 North Buffalo.

The **Oddfellows Hall** at **122-124 South Buffalo** is a large, three story building that anchors the northwest corner of Buffalo and Market Streets **(photo 13)**. The main or east facade has altered ground level storefronts, although a historic, stone bulkhead and multi-light, violet transom remain on the north storefront. A two story arcade pattern in the brick facade of the second and third floors frames four bays of segmental-arched windows on the second floor and round-arched windows on the third floor, all with pressed metal keystones. Brickwork patterning continues up the parapet to a pressed metal cornice. The secondary or south facade is similar with three, broader bays each framing two windows. The Buffalo Street ground level storefront continues along the first bay of the Market Street facade, the rest of which is the original brick. A few round-arched door openings that have been filled in are in the

lefthand bay. A two story, original, or historic (pre-1886), wing is attached onto the rear of the building to the west. The south facade of the rear section has an altered, ground level storefront, filled in windows on the upper stories, and a partially stuccoed facade. The interior has been altered over the years for continued commercial use, however, the third floor I.O.O.F. lodge hall is intact.

Most of the rest of the town beyond the central commercial district, except for scattered schools, churches, factory buildings, and a few houses, are represented as white, wood frame structures on the 1877 bird's eye view. The one story, wood frame, dentist's office at **214 South Buffalo** is a remnant of those once ubiquitous, small, frame dwellings **(photo 15)**. Although altered with artificial siding, replacement windows and doors, awnings, small canopies over the front windows, and interior changes, the original form, scale, massing, and design is readily apparent. The mansard roof form, currently shingled in wood, may be original. The converted use as a doctor or dentist office is continuous from at least 1892 to the present day. In fact, although residential in form and scale, this small structure may have always served a commercial use with its location on a busy commercial street, half a block from railroad tracks.

Although altered with stuccoed facades, newer storefronts and replacement windows, two other 1870's buildings in the district still retain their massing, height, overall form, original second floor window openings and some detail to convey their association with this early period in the district's history. These include **208-212 South Buffalo (photo 15)** and **118-120 South Buffalo (photo 13)**.

1880's

The Italianate commercial architectural style continued to dominate building in the 1880's in the district. However, the grandest building built in this decade is the **Kosciusko County Courthouse (photo 1)**. Completed over the years 1881-84, the courthouse was built of stone in the Second Empire architectural style. It was designed by the architect Thomas J. Tolan & Son and built by the contractor Captain Hiram Iddings, who was associated with the Iddings/Gilbert/Leader/Anderson Block in Kendalville, Noble County, listed on the National Register July 21, 1987. The Kosciusko County Courthouse was listed on the National Register as a contributing resource in the Warsaw Court House and Jail Historic district, March 1, 1982. The three and one half story, limestone building with raised basement and mansard roof has a rectangular plan interrupted by a central, projecting pavilion with a domed tower centered above and projecting corner pavilions. The raised basement has thick, rusticated ashlar walls with deep round and segmental-arched window openings cut into the wall and adorned with keystones. A projecting watertable separates the foundation from the first floor level. The upper story facades have smooth cut, flush ashlar walls with a projecting beltcourse to separate the first from the second level and a full entablature with bracketed cornice to separate the second from the attic level.

The window openings on the first and second floor levels are long and narrow in proportion with segmental arches on the first floor level and round arches on the second floor level. Paired windows are found on both facades of the corner pavilions at all levels with segmental-arched, square window openings at the attic level. These corner pavilions are further adorned with triangular pediments atop the paired windows and a curbed, mansard roof.

The main entrance to the building is found on the south facade with secondary entrances on the west and east facades. Balustered stairs lead from the ground level to the first floor at these locations with basement level entrances found under the stairs. The central pavilion on the main facade has a central, segmental-arched entranceway on the first floor level flanked by round-arched window openings. Engaged columns flank the openings and support the arches overhead, giving an arcaded effect to this entrance. Paired window openings are found above the main entrance on the second floor level with transoms that together form a round-arched form and the group is framed by paired columns on either side that support a central, triangular pediment. Segmental-arched window openings flank this central portico and are in turn flanked by pilasters. Paired, rectangular window openings rise above the central pediment at the attic level with a round pediment above and small oculi with inward facing scrolls above at a lower level on either side.

The central, domed tower doubles the height of the building. A two story, balustered, rectangular form rises above the mansard roof and supports an octagonal, one story-high shaft, which in turn supports the copper roofed dome. Clocks adorn the north, south, east, and west faces of the octagonal band just below the dome. Tall, decorative, limestone chimneys are located at the four corners of the mansard roof. Original wood and glass doors remain on the exterior and throughout the interior however, the windows were replaced with bronze-colored, anodized aluminum units.

The interior of the building is largely intact and features original woodwork, fireplaces, marble tile floors and an outstanding courtroom featured in the photographic documentation of the Warsaw Court House and Jail Historic District National Register nomination. A Civil War cannon mounted on a limestone platform is a contributing object sited on the southeast corner of the courthouse lawn. A limestone tablet war memorial is a noncontributing object sited on the southwest corner of the courthouse lawn and was constructed in the 1980's.

Directly across from the courthouse at **101 East Center**, the **Saemann Building** was built in 1883, one year before the courthouse was finished **(photo 8)**. The three story, red brick building was built on the site of the Wright House Hotel. There are three and one half bays on the main or south facade with storefronts and an entrance to the upper stories at the ground level. This building was rehabilitated in 1982 as a certified historic tax credit project, which included restoring the historic massing and proportions with large glass display windows in the storefront bays. Pilasters in the brick facade separate the bays of the upper stories where there are paired windows on each floor in each bay and single windows in the half bay. The window openings are long, narrow, segmental-arched openings with pressed metal window hoods and replacement, double hung, one-over-one sash. The pressed metal cornice has a deep profile, paired brackets, and a broken central pediment with medallions. The date "1883" is pressed into the frieze below the pediment. The secondary or west facade is similarly configured and adorned with three, equally sized bays, and one storefront in the lefthand, ground level bay.

Most of the surviving buildings in the district from the 1880's are two story brick commercial buildings with Italianate and Romanesque Revival influences apparent in their decoration. Two buildings with very similar facades are across the street from one another at **113 West Market** and **120 West Market (photos 14 and 12 respectively).** An arcaded facade is achieved with brick pilasters that terminate at the cornice with lacy, cutout, patterning in the brickwork. Segmental-arched window openings are found on the second floor and some details of the original or an

historic storefront configuration remain on the first floor of both buildings. The **H.S. Biggs** building at **121 West Center** displays the more traditional Italianate commercial styling with a large, pressed metal cornice featuring a central arched segment with the building name stamped out at the topmost layer **(photo 9)**.

The earliest surviving religious structure in the district is the **First Christian Church** at the northwest corner of Lake and Main Streets **(photo 3)**. This Victorian Gothic styled building has a cross gable plan with steeply pitched roof and broad gables adorned with patterned brickwork and Gothic arched window openings. Stained glass imported from Czechoslovakia is found in the paired, Gothic arched window openings and rosettes above. A bell tower with a 25' slated steeple rises from the southeast corner of the building. A covered entry beyond the bell tower and a scored stucco veneer were added to the exterior sometime in this century after a 1910 photograph showing an unpainted brick facade. The sanctuary is laid out in the "Akron" plan and retains original woodwork, benches and other fixtures. A one story brick office wing to the west was added in the last ten years.

Other contributing buildings built in the 1880's are found at: **102-110 East Center (photo 7), 115-117 South Buffalo (photo 17)** and **110 East Market (photo 18).**

1890's

The Italianate commercial style continued into the 1890's in the district, with examples such as the **R.S. Hitzler** building at **123 West Center** with its pressed metal cornice featuring its name stamped into a projecting center panel above the cornice **(photo 9)**, the large **Chapman Block** at **119-123 South Buffalo** at the northeast corner of Buffalo and Market with its bracketed, pressed metal cornice and pilastered brick facade **(photo 17)**, and the building at **112 North Buffalo**, an 1870's structure that received an elaborate, cut stone facade in the 1890's (only the first floor of the building remains) **(photo 8)**. But during this decade, a more subdued style began to appear. A very functional, **Harry Oram Carriage and Wagon Shop** at **202 West Center (photo 2)** was built at the northwest corner of Lake and Center Streets between 1892 and 1895. The two story brick building with pilastered walls still portrays its late nineteenth century utilitarian use despite a circa 1940's facade change on the Lake Street side. The building at **114 North Buffalo (photo 8)** was also constructed in the 1890's.

1900's

The turn of the century in downtown Warsaw ushered in a surge of Classical Revival styled commercial buildings. The two story building at **120 West Main** has a cast iron facade of paired, engaged columns, semi-circular "fanlights", and a balustered cornice, and proudly displays its "1903" construction date illogically in the middle of the balustrade **(photo 1)** (the occupants use 122 West Main as an address for both 120 and 122 West Main). Side by side examples of the style are found at the southwest corner of Lake and Center Streets. The 1907, two story building at **203 West Center** and the circa 1910, two story building next door at **205 West Center** both have rectangular window openings with stone sills and stone or brick lintels, pilastered brick facades, and bracketed or dentiled cornices **(photo 10)**. The overall massing of these two structures is more squat and horizontal than the long and narrow composition of the earlier Italianate style.

A very exuberant example of the Classical Revival style can be found at the **Elks Arcade** building at **120 East Center**, although one must view the brick and stone facade from the inside third floor lodge room by sticking one's head out the window, due to the circa 1950's porcelain enamel panels that cover the main facade **(photo 7)**. The building's current condition precludes a contributing rating. The first floor plan of a central arcade and many stores has been changed to one large space, but the original floor plan survives on the second and third floors. The third floor lodge room has high ceilings, original wood flooring, trim, and window sash, and a raised wood platform. Used as a ballroom in the 1960's, it is now used mainly for storage.

During this decade, a few functionally styled buildings were built of a new material called "patent stone" or concrete block. The one story building at **108 South Lake** is one example where the shaped concrete block is still visible along the building's side and rear facades **(photo 11)**. This building housed a marble works and stone cutter during most of the district's period of significance. This shaped concrete block continued to be used in the district throughout the 1910's, '20's, and '30's. Two other buildings built in the first decade of this century include: **108 West Main (photo 4)** and **119 West Center (photo 9)**.

1910's and 1920's

Although there are many surviving buildings in the district from the period between around 1915 and 1928, there are only a few that were truly outstanding when built. The **Widaman-McDonald** building at **119-123 East Center** is a two story, brown brick building with limestone detail built in 1916 **(photo 6)**. The influence of the Craftsman style, popular among residences of the day, appears in the three-over-one window sash and projecting bays with decorative supporting brackets on the second floor and the use of dark colored brick on the facade. With the most innovative facade among the half dozen Twentieth Century Commercial style buildings built between 1917 and 1928 in the district, the Widaman-McDonald building housed the Centennial Theater in the rear, the Winona Lake Interurban office in the front southeast corner, and the Washington Candy Shop in the front, southwest corner. This building was recently renovated with an interior courtyard, several shops, and a bank.

In 1917, the Classical Revival **First Methodist Episcopal Church** (now the First United Methodist Church) was completed at the northeast corner of Indiana and Market Streets **(photo 20)**. The brick building with stone and terra cotta detail and stained glass windows, has two stories, a raised basement, and a large central dome. This church building replaced an 1867, brick, Gothic Revival structure that housed the same congregation. The interior retains its original floor plan, woodwork, and benches. A large, two story addition was added to the north in the 1980's.

The **Times Building** across from the church at the northwest corner of Indiana and Market, is a two story, brown brick building completed around 1925 **(photo 19)**. A 1928 photograph shows wood frame, double-hung, one-over-one windows, that have since been replaced with glass block on the first floor and basement level, and reflective plate glass windows on the second floor. The beveled corner entrance still retains its grand, limestone portico with simple, Tuscan columns and a stone lintel above the second floor window with decorative cartouche. Modern additions extend the building to the west and north.

The end of this period is defined by the arrival of the **U.S. Post Office** building at the northwest corner of Lake and Market Streets **(photo 11)**. Built between 1928 and 1930, this two story, smooth-faced ashlar limestone building is finely detailed with classical motifs. The main or east facade has a central, projecting portico framed by paired pilasters and a triangular pediment with a modillioned cornice and full entablature. The main entrance in this central portico is a smaller, slightly projecting portico that surrounds a rectangular opening and supports a semi-circular arch with keystone. There are two large, round-arched window openings on either side of the main entrance with double-hung, multi-paned, wood frame sash. The building remained a post office until 1978 and retains much of its original floor plan including a completely intact two story, open court in the center of the building. Original marble floors and walls, post boxes, counters, and service window grilles are among the remaining historic items in this center court. The building was renovated in the 1980's and now houses a bank and realtor offices.
Between 1910 and 1917, a two-story brick commercial building was built at **121 West Market (photo 14)** with a large one-story attached brick garage. The building received a 1950's porcelain enamel first floor facade on becoming the Sears Roebuck and Company store it still is today. Other 1920's buildings in the district include: **118 West Main (photo 1), 112 East Center (photo 7), 116** and **118 North Buffalo (photo 8), 114 West Market (photo 12)** and **116 South Buffalo (photo 13)**.

1930's and 1940's

Most of the district's buildings of the 1930's and 1940's were built in the same Twentieth Century Commercial style present in the previous decade. The style is characterized by brick facades with simple geometric patterning, sometimes with stone detail and shaped parapets, and often with concrete block construction and steel casement windows. The **Eagles Building** at **113-117 East Center** built in 1930 is one of the more elaborate examples of this trend **(photo 6)**. The three story building has a facade of yellow tapestry brick, which achieves a textured pattern by alternating smooth and scored surfaces. Brick pilasters separate the facade's three bays, that are filled with rectangular window openings. A crenelated parapet, along with a central stone with "Eagles" in bas-relief, give the facade an interesting finish.

Other 1930's buildings that contribute to the district are found at: **107** and **111 East Center (photo 8), 117 West Center (photo 9), 209** and **211 West Center (photo 10)** and **118 West Market (photo 12)**.

The most significant facade of the 1940's in the district is that of the **Lake Theater** at the northwest corner of Main and Buffalo Streets **(photo 4)**. This two story, brick building built in 1948 is a superb marriage of the sleek Art Moderne style and the movie house use. The style is reflected in the geometrically patterned brick and stone coping at the cornice and the metal casement windows. The large neon-enhanced letter signs atop the corner tower, requisite marquee with bands of lighting and corner box office incorporated architecturally into the building's form are features necessary to a movie theater and detailed to suit the Art Moderne form. The lobby retains its classic 1940's theatre look with circle motifs on the double, swinging wood doors and large, colorful, patterned carpet.

Other 1940's buildings include: **114** and **116 East Center (photo 7)** and **207** and **211 South Buffalo (photo 16)**.

Noncontributing

The noncontributing resources in the district are either older buildings that have been altered or buildings built since the period of significance. Dramatic examples of the former category include the former **Lake City Bank Building** at **114 South Buffalo**, an 1870's, two story, brick building with a circa 1950's facade **(photo 13)**, and the **First National Bank of Warsaw** at the southwest corner of Buffalo and Center Streets, 1912 and 1870's buildings encased in a circa 1970's facade **(photos 7 and 9)**. Examples of newer resources are two commercial buildings at **107** and **109-111 South Buffalo** and the **United Telephone Building** at the southwest corner of Indiana and Center Streets **(photo 7)**. The noncontributing resources in the district are spread throughout the district, maintain the overall scale and massing, and continue the street wall, therefore they do not detract significantly from the feeling and association within the district. Five other noncontributing buildings include: **122 West Main (photo 1), 110 North Buffalo (photo 8), 207 South Buffalo (photo 16), 120 East Center (photo 7), 116** and **122 West Market (photo 12)** and **201 South Buffalo (photo 18).** .

Narrative Statement of Significance

The Warsaw Courthouse Square Historic District is a downtown commercial district of late nineteenth and early twentieth century buildings centering around the Kosciusko County Courthouse. The district is significant for its association with the commercial, governmental, cultural and social development of this north central Indiana county seat. Throughout its period of significance, the district was the center of activity for the community and the county. The brick commercial, civic and religious structures comprising the district survive with a level of integrity that continues to establish the importance of the district to the history of Warsaw and Kosciusko County.

The Warsaw Courthouse Square Historic District encompasses the Warsaw Court House and Jail Historic District listed on the National Register of Historic Places on March 1, 1982. This application is a boundary increase and name change request. An updated and more comprehensive survey of downtown Warsaw was conducted as part of a survey of all of Kosciusko County. As a result of that survey it was determined that a larger district was appropriate as well as a change in the name of the district. Both the original district and the currently proposed district contain commercial as well as governmental resources. The larger district is significantly related to the themes of commerce and architecture in Warsaw.

Historical Background and Significance:

The Warsaw Courthouse Square Historic District is significant under criterion A for its association with the commercial, governmental, cultural and social development of Warsaw and Kosciusko County. The district can also be evaluated within the historic context of downtown commercial districts in county seats, wherein surviving architectural resources date from the period of significance of 1862 to 1948, and in comparison with county seats of the surrounding north central Indiana counties. The **Lake Theater** at the northwest corner of Main and Buffalo Streets **(photo 4)**, built in 1948, is one of a handful of resources from the 1940s that contribute to the district and that relate to the theme of architecture as defined further below.

The town of Warsaw began when its first European settlers arrived in 1834. Platted in 1836 by Christopher Lightfoot, the town was named after the capital of Poland, from which the county's namesake, Thaddeus Kosciusko, had come. In 1837 the town was chosen as the county seat and consisted of a few dwellings, a blacksmith shop and a temporary courthouse. By the 1850's the town had grown to over 1,000 in population and prospered a great deal after the Pittsburgh, Fort Wayne and Chicago Railroad brought the newly incorporated town its first railroad link in 1854. By 1857 there were sawmills, foundries, wagon shops, retail stores and railroad work to employ the population and sustain the growing city's economy. Although altered by a major facade change in 1938, the building at **113 South Buffalo (photo 17**, shown with the aluminum siding from a 1960 remodel and before a recent restoration) was constructed in 1862 as "Cosgrove's Big Brick" general store. This earliest documented building in the district was one of only five brick buildings in Warsaw in the 1860's.

One of the district's earliest known resources is the 1870 **Kosciusko County Jail** at **121 North Indiana (photo 5)**. The ability and decision to build this enduring fortress reflects the position of the city as the county's leading government center of the time. Similarly, surviving commercial buildings of the 1870's reflect Warsaw's status as the county's leading economic and social center of the day. These include: **200-204 South Buffalo (photo 14)**, which housed the State Bank of Warsaw in 1881, and over its lifetime, a harness shop, a grocery store, a telephone

office, a tailor and a variety store; the **Oddfellows Hall** at **122-124 South Buffalo (photo 13)**, which housed a dry goods store, drug store and tailor on the first floor and the Oddfellows Hall on the upper floors; and the small dentist's office at **214 South Buffalo (photo 15)**, which housed a photograph gallery, a dentist's office as early as 1899 and a physician's office. An 1877 bird's eye view of Warsaw drawn by D.D. Morse depicts the Warsaw business district as consisting of two dozen, two and three story, red brick buildings. These are positioned along two blocks of East Center, east of the courthouse square, which leads to the Cincinnati, Wabash, and Michigan Railroad, and along two blocks of South Buffalo, south of the courthouse square, which leads to the Pittsburgh, Fort Wayne, and Chicago Railroad.

Throughout the rest of the nineteenth century, Warsaw continued to prosper and grow. The continued importance of the county seat and its significance in politics and county government is evident in the building of the **Kosciusko County Courthouse (photo 1)** between 1881 and 1884. This building also portrays the importance of architecture in the district with its exuberant Second Empire style and use of limestone chosen to define the building's and the county seat's importance. The significance of commerce in the district continued with the building of many large two and three story brick Italianate commercial buildings including: the **Saemann Building** in 1883 at **101 East Center (photo 8)**, which had a Masonic Hall on the third floor, a cigar factory for a time on the second floor and a tobacco store, the post office and a clothing store on the first floor; the **H.S. Biggs** and **R.S. Hitzler** buildings at **121 and 123 West Center (photo 9)**, which were a grocery store and a furniture store respectively; and the **Chapman Block** at **119-123 South Buffalo (photo 17)**, which housed a large clothing store. Religion also plays a role in the district's late nineteeth century history with the building of the **First Christian Church** at the northwest corner of Lake and Main Streets **(photo 3)**.

The turn of the century saw the emergence of a new architectural style, Classical Revival, for Warsaw's downtown commercial buildings and a continued prosperity as businesses grew and more and more brick commercial buildings were constructed, many replacing earlier frame structures. Warsaw's early twentieth century history and association as a commercial center is easily observed by the many buildings from this period that remain in the district. The **Elks Lodge and Arcade** was built between 1905 and 1910 at **120 East Center (photo 7)**. Its grandly detailed facade (currently obscured by 1950's panels but, easily viewed from inside at the windows of the third floor) and original arcaded plan housing several commercial enterprises is a clear reminder of the importance of commerce and the men's social club early in this century in the downtown district.

The 1916 **Widaman-McDonald** building at **119-123 East Center (photo 6)** is another early form of the shopping mall as it housed the Washington Candy Shop, a Winona Service Traction Company interurban station, the Centennial Theater at the rear and other stores. The Winona Interurban established a comprehensive means of traveling between the larger cities of Indiana (linking up with other interurban lines) as well as, to Winona Lake, a popular lake vacation community two miles from downtown Warsaw. The district's twentieth century religious history is evident in the **First Methodist Episcopal Church** (now the First United Methodist Church) built in 1917 at the northeast corner of Indiana and Market Streets **(photo 20)**.

The district's prosperity of the pre-Great Depression era is reflected in the **Times Building** at the northwest corner of Indiana and Market **(photo 19)**, built between 1917 and 1928 to house the Warsaw Times newspaper, which later merged with the Union newspaper to become the Warsaw Times Union, and the **U.S. Post Office** building at the northwest corner of Lake and Market Streets **(photo 11)**. Both were built using very formal Classical composition and motifs, which were employed to portray the important image of the newspaper and the U.S. Postal Service in the life of the city.

The 1930 **Eagles Building at 113-117 East Center (photo 6)** was built on the site of the Rigdon Hotel, which was built on the site of the White House Hotel, a brick three story building built in the 1870's. None of the district's once numerous hotel buildings are still standing, making this aspect of the district's history more difficult to comprehend. The **Eagles Building** was another example of a commercial building with stores on the first floor and a men's lodge or social club on the upper floors.

The last historic segment of the district's commercial significance is found in the **Lake Theater** at the northwest corner of Main and Buffalo Streets **(photo 4)**. This 1948 structure is a charming example of the Art Moderne style wed appropriately with a motion picture theater. Despite the fact that the theater was built less than fifty years ago, its style and use signify an important aspect of the downtown commercial puzzle, which is the provision of entertainment. Even more unique is the fact that the theater still continues to function as a theater, with unaltered integrity and as an important part of the downtown district.

The Warsaw Courthouse Square Historic District can be compared to other surrounding county seats. The Elkhart County Courthouse at Goshen, immediately north of Kosciusko County, is an 1870 Italianate brick building with limestone trim, unlike the all limestone Kosciusko County Courthouse. The Goshen Historic District (listed on the National Register February 17, 1993), which includes the courthouse square, is a large district with a commercial area oriented along one street that borders the square and a large contiguous residential area; a very different orientation from that found in Warsaw. East of Kosciusko County, the Marshall County Courthouse in Plymouth (listed on the National Register June 30, 1983) is also an 1870 Italianate brick building with limestone trim like the courthouse at Goshen. The courthouse is surrounded by residential resources and the commercial district is somewhat removed to the south. Southeast of Kosciusko County, the Fulton County Courthouse in Rochester, is built of limestone, but later than the Kosciusko County Courthouse, in 1896 in the Richardsonian Romanesque style. The Wabash County Courthouse in Wabash to the south is a 1878 brick Classical Revival structure with limestone trim. The Noble County Courthouse in Albion to the west of Kosciusko County is more contemporary, built in 1887-1888, but is a brick Romanesque Revival style building with limestone trim. The Warsaw Courthouse Square Historic District is unique among the courthouse squares in surrounding counties for its all limestone construction, Second Empire style and relationship to a commercial district that surrounds the square.

Architectural Significance:

The Warsaw Courthouse Square Historic District is significant under criterion C because there are good examples of various types of architectural styles built throughout the period of significance, which correspond with the prevalent architectural styles of the day. These period examples enable the informed observer to realize the various periods in the history of the development of the downtown commercial area (detailed above). Several buildings survive from the district's post-Civil War period, the most significant being the 1870 **Kosciusko County Jail at 121 North Indiana (photo 5).**

Gothic Revival
The Gothic Revival style jail was designed by Chicago architect, George O. Garnsey and built by Richard Epperson (individually listed on the National Register of Historic Places December 8, 1978). This "Castellated Gothic" design, executed in an imposing rock-faced limestone, replaced a brick jailhouse on a corner of the courthouse square, which in turn had replaced a two-story log structure erected in 1837. Gothic arched windows and a crenelated cornice give the jail the desired look of a secure castle.

Italianate
The Italianate architectural style is represented by several commercial buildings in the district built in the 1870's, 1880's and 1890's. One of the most impressive is the large, two story, brick building at **200-204 South Buffalo (photo 14).** The building has the characteristic tall narrow arched windows with decorative window hoods on the second floor and a bracketed cornice however, it also has a later Classical Revival stone facade, which gives it a unique eclectic appearance. The Italianate style building at **206 South Buffalo (photo 14)** retains its arcaded first floor storefront, and at **108 North Buffalo (photo 8)** the first floor cast iron storefront remains. These two examples afford a rare opportunity to understand original storefront configurations. An early residential (1877 or before), and possibly even an early commercial, resource at **214 South Buffalo (photo 15)** is also vaguely Italianate at a smaller scale with its long narrow windows and mansard roof.

The 1883 **Saemann Building** at **101 East Center (photo 8)** is a three story, red brick Italianate building that was rehabilitated in 1982 as a certified historic tax credit project. The project included restoring the historic massing and proportions of the storefront areas by installing large glass display windows. Examples of the Italianate commercial style from the 1890's include the **R.S. Hitzler** building at **123 West Center** with its pressed metal cornice featuring its name stamped into a projecting center panel above the cornice **(photo 9)**, the large **Chapman Block at 119-123 South Buffalo** with its bracketed, pressed metal cornice and pilastered brick facade **(photo 17)**, and the building at **112 North Buffalo**, an 1870's structure that received an elaborate, cut stone facade in the 1890's (only the first floor of the building remains) **(photo 8).**

Romanesque Revival
Three buildings in the district display a Romanesque Revival influence in the arcaded effect created by elaborate brickwork and segmental-arched window openings in the front facades. All two story brick commercial buildings built in the 1880's, these are found at **120 West Market (photo 12), 113 West Market (photo 14)** and **110 East Market (photo 18).**

Second Empire
The Second Empire architectural style is grandly executed with the **Kosciusko County Courthouse (photo 1)**, built over the years 1881-84. Designed by the architect Thomas J. Tolan & Son and built by the contractor Captain Hiram Iddings. The firm of Tolan & Son was based in Fort Wayne and noted for courthouse and jail design. Other courthouses credited to the firm include the Hamilton County Courthouse at Chattanooga, Tennessee, and in Indiana the courthouses in La Grange and Parke Counties. Iddings was associated with the Iddings/Gilbert/Leader/Anderson Block in Kendalville, Noble County, which was listed on the National Register of Historic Places on July 21, 1987. The three-and-one-half-story limestone building with a domed central tower is a wealth of Beaux Arts decoration with a raised basement, projecting pavilions, arched windows, beltcourses, pediments, a full entablature and a mansard roof.

Victorian Gothic and Ecclesiastical Classical Revival
Two churches in the district include the Victorian Gothic style **First Christian Church** at the northwest corner of Lake and Main Streets **(photo 3)**, built in the 1880's, and the Classical Revival **First Methodist Episcopal Church** (now the First United Methodist Church) at the northeast corner of Indiana and Market Streets **(photo 20)**, completed in 1917. Both are brick buildings however, the former has an added stucco veneer scored to resemble stone blocks. The Victorian Gothic **First Christian Church** is defined by its cross gable plan with steeply pitched roof and Gothic arched window openings. The twentieth century, Classical Revival **First Methodist Church** has a more symmetrical massing, a large central dome and terra cotta detail.

Classical Revival
The Classical Revival architectural style is represented in the district by buildings built during the first three decades of this century, between 1903 and 1930. Symmetrically composed facade elements, engaged columns or pilasters, balustered or entablature cornices, rectangular window openings and a more horizontal massing, rather than the more vertical massing of the Italianate of the nineteenth century, are all features of this style present among these buildings. Good examples of this style in the district include: the 1903 **120 West Main (photo 1)**; the 1907 **203 West Center** and the circa 1910 **205 West Center (photo 10)**;, the 1925 **Times Building** at the northwest corner of Indiana and Market **(photo 19)**; and a very minimalist example of the style at the 1930 **Eagles Building** at **113-117 East Center (photo 6)**. The **Eagles Building** also relates to the simpler form referred to as the Twentieth Century Commercial or Functional style with its geometric patterning, concrete block construction with a yellow tapestry brick facade and stepped parapet.

The most high style example of the Classical Revival in the district is the **U.S. Post Office** building at the northwest corner of Lake and Market Streets **(photo 11)**. Built between 1928 and 1930, this two story, smooth-faced ashlar limestone building is finely detailed with classical motifs. These include a central, projecting portico framed by paired pilasters and a triangular pediment with a modillioned cornice and full entablature; large, round-arched window openings with multi-paned sash; and a full entablature cornice around the perimeter of the building.

Craftsman
The **Widaman-McDonald** building at **119-123 East Center (photo 6)** is an excellent example of the Craftsman or Arts and Crafts architectural style applied to a commercial building. The two story, brown brick building with limestone detail was built in 1916 and displays characteristic features of the style in the three-over-one window sash, projecting bays with decorative supporting brackets and the use of a dark colored brick.

Twentieth Century Commercial

Many of the district's buildings of the 1920's, 1930's and 1940's were built in the Twentieth Century Commercial style characterized by brick facades with simple geometric patterning, sometimes with stone detail. Good examples include: the circa 1920 **116 and 118 North Buffalo (photo 8)**; the circa 1930 **111 East Center (photo 8), 117 West Center (photo 9)** and **118 West Market (photo 12)**; and the circa 1945 **211 South Buffalo (photo 16)**.

Art Moderne

The 1948 **Lake Theatre** at the northwest corner of Main and Buffalo Streets **(photo 4)** is a classic example of the Art Moderne architectural style. The geometrically patterned brick and stone coping, metal casement windows, neon sign and lighted marquee and circle motifs on the entrance doors are all characteristic features of this 1940's style. Although this building was built after the period of significance, its architectural and historical significance render it a contributing resource. It is the only Art Moderne building and the only theater in the district and presents a unique example of well-integrated form and function.

Integrity

The noncontributing resources in the district are either older buildings that have been altered or buildings built since the period of significance. The former **Lake City Bank Building** at **114 South Buffalo**, an 1870's, two story, brick building with a circa 1950's facade **(photo 13)** is an example of an older building that has been altered to the point of a significant loss of integrity. Perhaps in ten year's time its 1950's facade will become significant in its own right. The **First National Bank of Warsaw** at the southwest corner of Buffalo and Center Streets, a 1912 and 1870's buildings encased in a circa 1970's facade **(photos 7 and 9)** is another example in this category. Buildings built since the period of significance are two commercial buildings at **107** and **109-111 South Buffalo** and the **United Telephone Building** at the southwest corner of Indiana and Center Streets **(photo 7)**. These resources do not affect the district's ability to convey its sense of historic feeling and association as they are spread throughout the district, maintain the overall scale, massing and materials, and continue the street wall.

There have been numerous preservation, restoration, rehabilitation and renovation efforts in the district. The **Kosciusko County Courthouse (photo 1)** suffered a fire approximately ten years ago, after which the Commissioners undertook repairs that were in keeping with historic character of the building. The **Saemann Building** at **101 East Center (photo 8)** was a historic tax credit rehabilitation project approximately ten years ago. Recent renovation projects have been undertaken by owners at **108 West Main (photo 4)** and at **115-117 South Buffalo (photo 17)**. While these projects were not certified historic rehabilitation projects, they represent a positive influence on the vitality of the district and preserve the integrity of the two buildings as contributing resources in the district. The owner of **113 South Buffalo (photo 17)** has recently completed a first phase of a historic rehabilitation project of the building, for which he will be seeking historic tax credits: the aluminum siding from a 1960 remodel (shown in photo 17) was removed and the 1938 facade restored with elements of the original 1862 building restored or reconstructed. Other renovation and rehabilitation projects involving first floors or storefronts have taken place over the last few years as a concerted effort to revitalize downtown Warsaw has evolved. All of these activities contribute to the viability and historic significance of the district.

Major Bibliographical References

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Royse, L.W. A Standard History of Kosciusko County, Indiana. Chicago: Lewis Publishing Co., 1919.

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Verbal Boundary Description

Beginning at a point intersected by the east curbline of the alley west of North Lake and the north edge of the property at 202 West Main, proceed east, crossing North Lake, to the east curbline of North Lake; thence north to the south curbline of the alley north of West Main; thence east to the west curbline of North Buffalo; thence south to the north curbline of West Main; thence east to the east curbline of North Buffalo; thence south to the south curbline of East Main; thence east to the west curbline of North Indiana; thence south to the south curbline of the alley south of East Center; thence east to the west curbline of the alley east of South Indiana; thence south to the north curbline of East Market; thence west to the west curbline of the alley east of South Buffalo; thence south to the north curbline of the alley south of East Market; thence west, crossing South Buffalo, to the west curbline of South Buffalo; thence south to the south edge of the property at 214 South Buffalo; thence west to the west edge of said property; thence north to the north curbline of the alley south of West Market; thence west to the east curbline of South Lake; thence north to the north curbline of West Market; thence west to the east curbline of the alley west of South Lake; thence north to the north side of the north wall of the property at 202 West Center; thence east to the west edge of the public sidewalk on the west side of North Lake; thence north to the south edge of the public sidewalk on the south side of West Main; thence west to a point intersected by the east curbline of the alley west of North Lake; thence north to the point of beginning.

Boundary Justification

The boundaries of the Warsaw Courthouse Square Historic District include all of the remaining historic commercial buildings around the courthouse square and in the downtown business district of Warsaw. The district is a dense, contiguous group of one, two and three story buildings, which are either commercial, civic or religious in nature. Immediately surrounding the district on all sides are surface parking lots, one story commercial or civic structures built since the period of significance or single family houses on individual lots. The openness of the surrounding area creates a distinct boundary. The boundaries at the northwest and northeast corners of the courthouse square were drawn to include the surrounding sidewalks and streets. This was done in order to include and preserve the street and sidewalk environment and to provide continuity around the square.

The following information is the same for all the photographs listed:

Warsaw Courthouse Square Historic District
Warsaw, Indiana
Photographer: Cynthia Brubaker
Date of photograph: April 7, 1991
Location of original negative: Portfolio Design Inc., 222 North College Avenue, Suite 300, Bloomington, Indiana 47404, 812/334-2488

1. Kosciusko County Courthouse
Individual building, photographer facing northeast

2. 202 West Center
Individual building, photographer facing northwest

3. First Christian Church, 202 West Main
Individual building, photographer facing northwest

4. Lake Theater, 106 West Main and 108-202 West Main
Streetscape, photographer facing northwest

5. Kosciusko County Jail, 121 North Indiana
Individual building, photographer facing northwest

6. 113-123 East Center
Individual buildings, photographer facing northwest

7. 104-122 East Center
Streetscape, photographer facing southwest

8. Saemann Building, 101-107 East Center; 108-118 North Buffalo; and 111-117 East Center
Streetscape, photographer facing northeast

9. First National Bank and 117-123 West Center
Streetscape, photographer facing southeast

10. 203-211 West Center
Streetscape, photographer facing southwest

11. Former U.S. Post Office, 120 South Lake and 108 South Lake
Individual buildings, photographer facing northwest

12. 114-122 West Market and south elevation of 122-124 South Buffalo
Streetscape, photographer facing northeast

13. Oddfellows Building, 122-124 South Buffalo and 114-120 South Buffalo
Streetscape, photographer facing northeast

14. 200-206 South Buffalo and 113-121 West Market
Individual buildings, photographer facing southeast

15. 200-214 South Buffalo
Individual buildings, photographer facing northwest

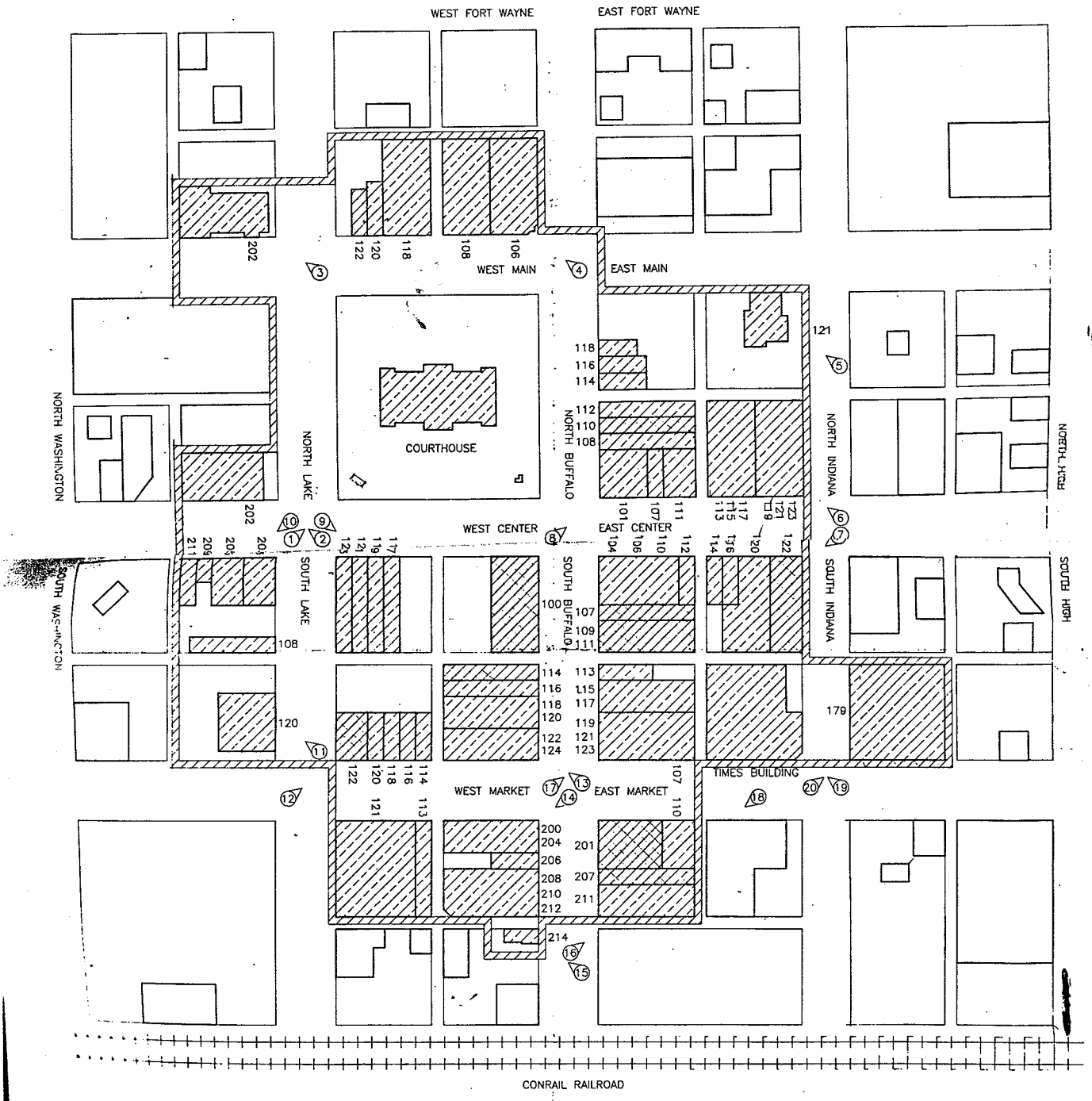
16. 201-211 South Buffalo
Individual buildings, photographer facing northeast

17. 113-123 South Buffalo and 107 East Market
Individual buildings, photographer facing northeast

18. 110 East Market; 200-204 South Buffalo; and 113-121 West Market
Streetscape, photographer facing southwest

19. Times Union Building
Individual building, photographer facing northwest

20. First United Methodist Church
Individual building, photographer facing northeast



WARSAW COURTHOUSE SQUARE HISTORIC DISTRICT

1" = 100'-0"

NORTH

CONTRIBUTING BUILDING

NONCONTRIBUTING BUILDING

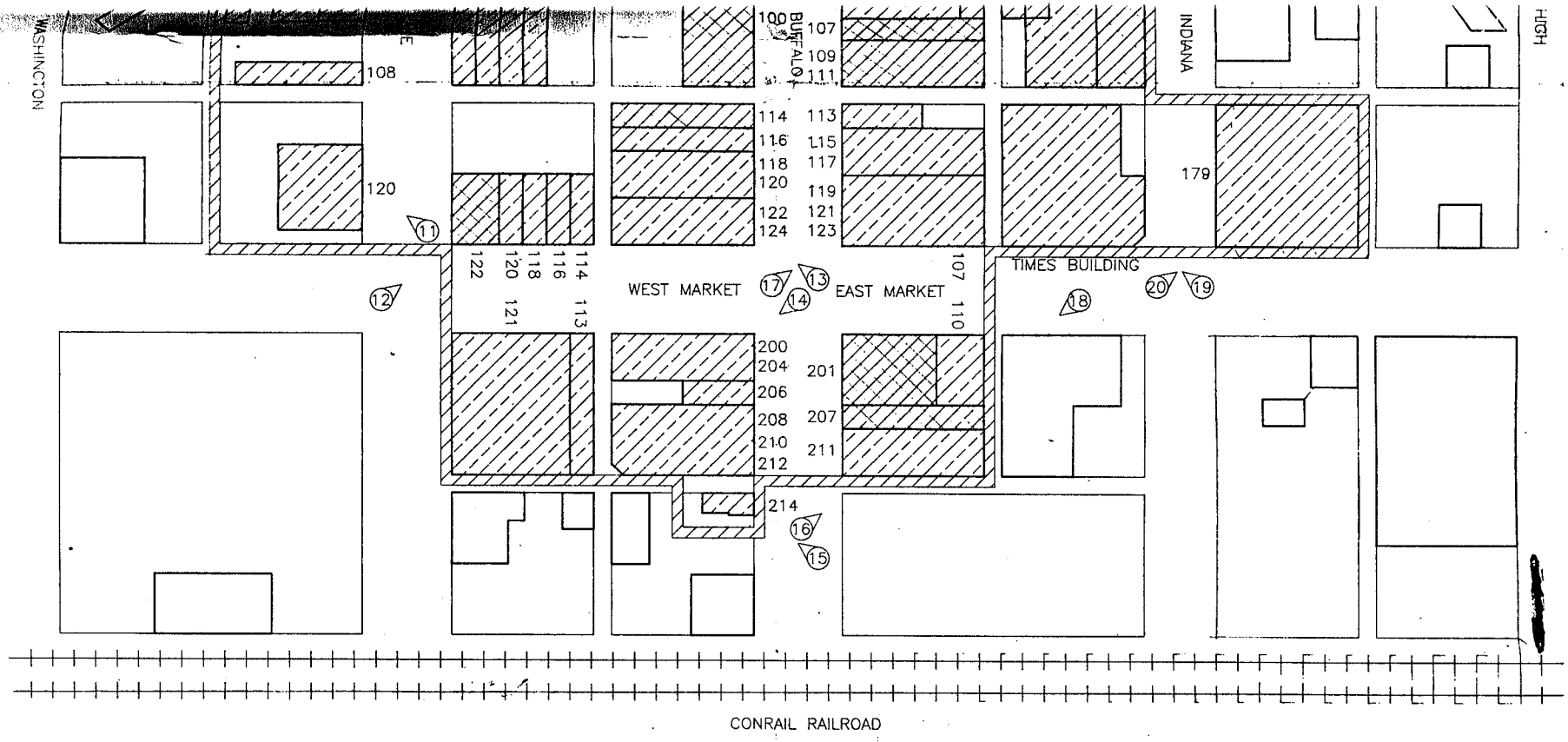
BUILDING OUTSIDE DISTRICT

PHOTOGRAPH REFERENCE

207 ADDRESS

DISTRICT BOUNDARY

PORTFOLIO DESIGN



WARSAW COURTHOUSE SQUARE HISTORIC DISTRICT

1" = 100'-0"

NORTH

CONTRIBUTING BUILDING

NONCONTRIBUTING BUILDING

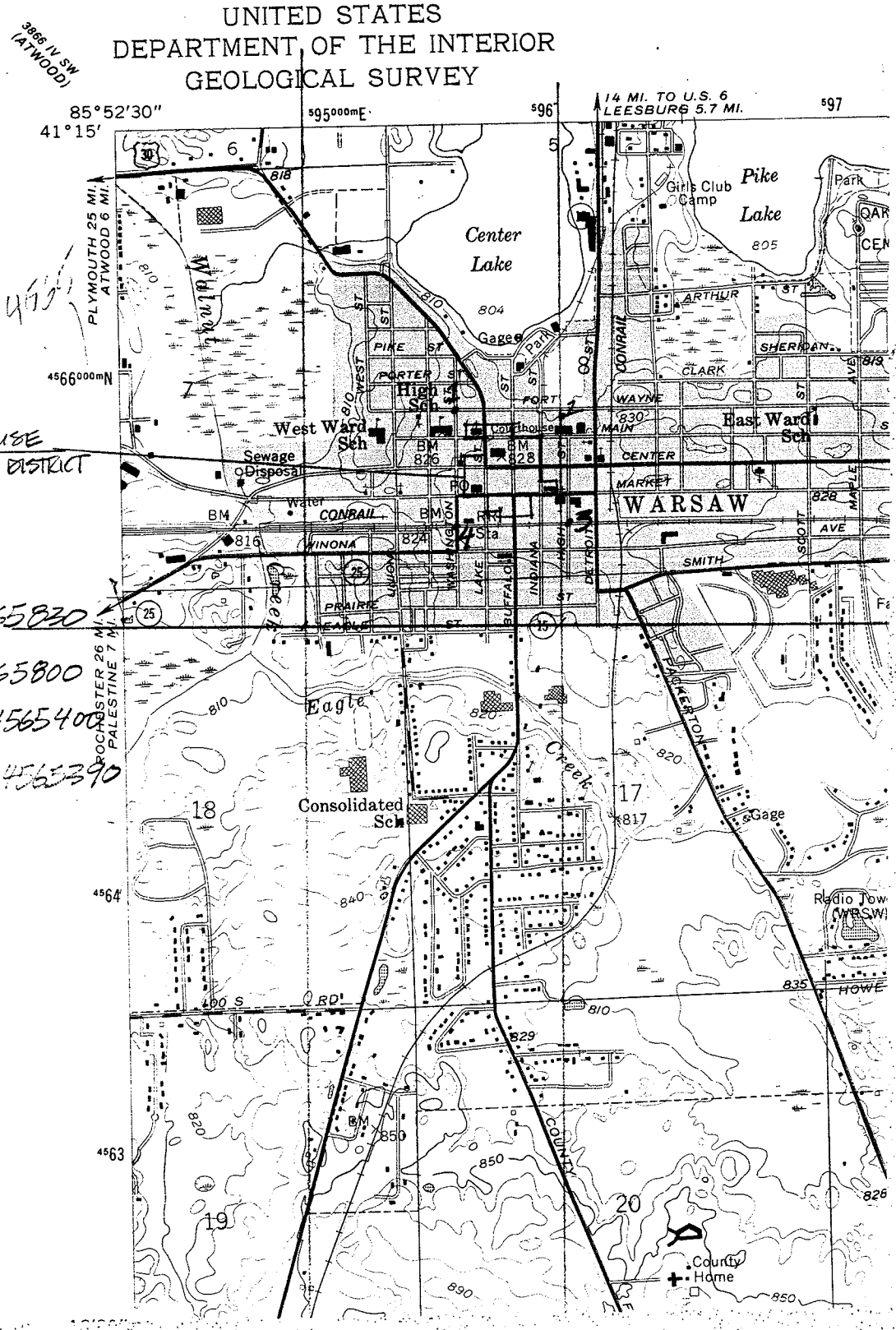
BUILDING OUTSIDE DISTRICT

12 PHOTOGRAPH REFERENCE

207 ADDRESS

DISTRICT BOUNDARY

PORTFOLIO DESIGN



WARSAW COURTHOUSE SQUARE HISTORIC DISTRICT
WARSAW
KOSCIUSKO CO.
INDIANA

UTMS

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2) 16 59600 4565800
3) 16 596040 4565400
4) 16 595 590 4565390