

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade: business, professional,
financial, specialty, department store,
restaurantSocial: meeting hallGovernment: city hall, fire station, post office

Current Functions (enter categories from instructions)

Commerce/Trade: business, professional,
financial, specialty, department store,
restaurantGovernment: city hall, fire station,
post office**7. Description**

Architectural Classification

(enter categories from instructions)

Greek Revival _____

Gothic Revival _____

Italianate _____

Queen Anne _____

Classical Revival _____

Commercial Style _____

Materials (enter categories from instructions)

foundation Stone/Concretewalls BrickStone: limestone, sandstoneroof Asphaltother Metal: tin, cast iron**Describe present and historic physical appearance.**

The Valparaiso Downtown Commercial District is located in the city of Valparaiso in Porter County in northwestern Indiana. Located in what is known as the Calumet region of Indiana, it is approximately 12 miles south of Lake Michigan and 15 miles from the city of Gary. It is situated along the crest of a geologic feature known as the Valparaiso Moraine, a low ridge left by the receding glaciers of the last Ice Age. To the north lay the dunes of Lake Michigan; to the south, the prairie and swampland of the Kankakee River valley.

The most famous trail of the region in the nineteenth century, the Sauk Trail, ran along the Valparaiso Moraine, then northeasterly to Laporte and New Carlisle, and southwesterly to Schererville and Merrillville. The major highways leading into Valparaiso today include Route 2 from the northeast and southwest, Route 130 from the northwest, and Route 49 from the north and south. State Road 30, a major east-west highway across northern Indiana, passes just south of the city.

The historic district is a compact area centered along Lincolnway, the city's principal east-west thoroughfare. It is traversed by six crossing streets running north and south, the principal two being Washington Street and Franklin Avenue flanking either side of a courthouse square. This square, bounded on the north by Lincolnway and on the south by Indiana Avenue, is a landscaped, park-like block with one building, the courthouse, located at its center. It is surrounded by commercial buildings on all four sides, with the exception of one half block on the west side which is presently a parking lot. Morgan Street forms the district's eastern boundary; Napoleon Street forms its western boundary.

The district contains 102 buildings, most of which are commercial, with a small number of prominent civic and governmental buildings located on Lincolnway and on or around the courthouse square. The grid plan of the streets and the rectangular configuration of the lots determined the plan shapes of most of the buildings. With a few exceptions, typical store buildings have narrow street frontages but extend back two to three times their width. One large department store building, the former Lowenstine's (bldgs. #98, 99, 100 photo 52), is more than one half block in width. Nearly all of the structures are of brick masonry, and are two or three stories in height. They typically have a flat roof with a parapet on the street side. The second level facade of most of these buildings is original while the street level has in most cases been altered with the addition of a modern commercial front of wood or aluminum and glass. The civic and governmental buildings were built of brick or limestone, and feature a more distinctive form, articulation, and roof shape.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture
Commerce
Politics/Government

Period of Significance

c. 1870-1930

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Beck, Frederick/ Cochrane, John C./ Lembke,
Charles/ Stiles, George S./ Whetmore,
James A./ Wilson, John D.

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

The Valparaiso Downtown Commercial District is significant for its nineteenth and early twentieth century architecture, its history of commerce and retail trade, and its political role as the county seat of Porter County. It has an excellent and cohesive collection of Italianate, Queen Anne, and Commercial Style buildings surrounding a Classical Style County Courthouse prominently located on a landscaped town square. The district has been the center of Valparaiso's commercial trade, with numerous specialty and department stores intermixed with restaurants, offices, and financial institutions. At the same time, the Courthouse, along with a nearby City Hall and former County Jail, make it symbolically and functionally the political and governmental heart of the city and county. It is this combination -- commercial and political, retail and government uses, housed within Italianate, Commercial, and the Classical style buildings centered around the town square -- that make it an important example of development in a small turn-of-the-century Midwestern city.

In a broader context, the Valparaiso Downtown Commercial District is significant as an example of the social, commercial, and civic development of the Calumet region of northwestern Indiana in the period from 1870 to 1930. While its traditional ties were to agriculture, and still are to a great extent, Valparaiso's development was also inextricably linked to the phenomenal growth of Chicago during the latter half of the 19th century, and later to the industrial buildup of the entire Calumet region. By the end of the 19th century, Valparaiso prided itself as a residential city, a not too distant suburb of Chicago, easily reached by rail. The city also owed much of its flavor as a residential and cultural community to the growth and popularity of what is now Valparaiso University.

Origins and Early Development

Valparaiso was platted in 1836, as the town of Portersville, by the Portersville Land Company, whose officers included J.F.D. Lanier, president of the State Bank of Indiana in Madison. The original plat included the courthouse square at the center of town, even though it was not initially certain that Valparaiso would be the county seat. It was finally selected, however, given its location in the center of Porter County and because its developers offered to donate the courthouse square free of charge. It also lay on an

See continuation sheet

9. Major Bibliographical References

- Ball, T.H., Northwestern Indiana From 1800 to 1900. Chicago: Donohue and Henneberry, 1900.
- Barnhart, John D. and Donald F. Carmony, Indiana: From Frontier to Industrial Commonwealth. Vols. I & II. New York: Lewis Historical Publishing Company, Inc., 1954.
- A Biographical History of Porter County. Valparaiso: American Revolution Bicentennial Committee of Porter Co., 1976.
- Brauer, Richard, Debra Griswold, and Wanda Rice, Courthouse Square Valparaiso: An Architectural Guide, 1987. Valparaiso, 1987.
- Decker, Joseph, Joseph Decker's Souvenir Book of Valparaiso, Indiana. Valparaiso, 1911.
- Engel, J. Ronald, Sacred Sands; The Struggle for Community in the Indiana Dunes. Middletown, Connecticut: Wesleyan University Press, 1983.

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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

Specify repository: _____

10. Geographical Data

Acreage of property 14 acres

UTM References

A

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

C

1	6
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4	9	5	2	2	0
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4	5	9	0	3	3	0
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B

1	6
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4	9	5	2	2	0
---	---	---	---	---	---

4	5	9	0	5	7	0
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Zone Easting Northing

D

1	6
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4	9	4	8	5	0
---	---	---	---	---	---

4	5	9	0	2	8	0
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Verbal Boundary Description

Beginning at the northeast corner of West Lincolnway and Napoleon Street, proceed north along the east right-of-way line for North Napoleon Street to the south right-of-way line for the alley between West Lincolnway and West Jefferson Avenue;

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Boundary Justification

The Valparaiso National Register Downtown Commercial District's boundaries delineate the primary area of both commercial and governmental activity for Porter County and the city of Valparaiso. The boundaries of the district are typically defined by streets or alleys that demarcate the city's commercial core from its surrounding residential and

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11. Form Prepared By

name/title John W. Stamper, Architect/Architectural Historian

organization _____ date June 30, 1989

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city or town South Bend state Indiana zip code 46617

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The majority of the buildings in the district were built between 1870 and 1930. Representing an eclectic progression of architecture, the building styles range from Greek Revival, Italianate and Queen Anne, to Classical Revival and Chicago Commercial styles. The district's variety of age and style lends character and interest to the otherwise homogenous context of the area as a historical commercial complex. Of the contributing commercial buildings in the district there are four Greek Revival structures, thirty-one Italianate, one Romanesque, one Stick Style, one Queen Anne, four Classical Revival style, one late Gothic style, and thirty-five Commercial style buildings.

The Italianate style predominated in Valparaiso as it did in much of the rest of the country between 1870 and 1890. Some of the best examples of the style in the district include buildings housing the Valparaiso Office Supply (bldg. #5 photo 4), Neeley's Men's Shop (bldg. #10 photos 5, 6), Mane Elegance (bldg #11 photos 5, 6), Falvey's (bldg. #21 photo 10), Country on the Square (bldg. #21 photo 10) and Gils Drugs (bldg. #18 photo 9). All are characterized by some form of arched windows set in two to three story facades which are topped by a prominent cornice line.

The prevailing Commercial Style of the 1910's and 20's demonstrates the strong influence of Chicago functionalism on Valparaiso's architecture at a time of general prosperity and conservatism. Examples of this style include Horn's Block (bldgs. #14, 15 photo 7), the Dierking Barber Shop and Apartment Building (bldg. #76 photo 40), the Gratz Piano Building (bldg. #53 photo 26), and most importantly, Lowenstine's Department Store (bldgs. #98, 99, 100 photo 52). The latter, with its white glazed terra cotta facade, exhibits the influence of Louis Sullivan's Carson Pirie Scott Store in Chicago.

Bank buildings in the district generally have a more prominent identity than do the store and office structures. Both the Gainer Bank (bldg. #29 photos 14, 15) at 101 East Lincolnway and the First National Bank (bldg. #67 photo 33) at 14 East Indiana Avenue are in the Classical Revival Style with limestone facades highlighted by Classical columns, cornices, and pediments, elements appropriately suggesting stability, tradition and security.

The city's governmental buildings range from the Castellated Gothic Style of the Old Jail House (bldg. #72 photo 36) and the Italianate Style of the Sheriff's Residence (bldg. #71 photo 35) to the Classical Revival Style of the Porter County Courthouse (bldg. #45 photos 20, 21, 22) and the present City Hall (bldg. #4 photo 3). The city's opera house, G.A.R. Memorial Hall (bldg. #73 photos 35, 37), is in the Romanesque Style. All of these buildings are distinguished from the surrounding commercial buildings by their size, stylistic details, and by a placement on their sites that allows for landscaped lawns and formal approaches.

The district is surrounded primarily by contiguous historical and a few non-historical residential, religious, and commercial buildings. (There are probable National Register-eligible residential districts located to the northeast along East Jefferson

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Street and to the north along Franklin and Michigan Streets.) Valparaiso University is located approximately ten blocks east of the historic district.

With the exception of one block on the courthouse square, which now has a modern bank building, the district possesses a high degree of cohesiveness. The prevailing scale and materials reflect common values and resources.

Of the 101 buildings and one object within the boundaries of the district, 80 can be considered as contributing to the overall historical and architectural character of the area. The map of the district graphically identifies all contributing and noncontributing structures as well as parking lots.

The following is an inventory of pivotal, contributing, and non-contributing buildings in the district. Pivotal and contributing resources (C) are significant to the historic and architectural development of the district, possess compatible design elements, and maintain the scale, use, and texture of the district. Non-contributing resources (NC) have little or no architectural significance or do not fall within the period of significance of the district.

The order used in arranging the buildings in the inventory begins in the northwest corner of the district and lists buildings from west to east (left to right on the map) for the north then the south side of the street. Buildings on the north-south streets are then listed beginning at the northwest corner of the district, and proceeding south (top to bottom on the map) for the west then the east side of the street.

West Jefferson Street (South Side)

1. 53 West Jefferson Street, Clay House Ceramics
(C), c. 1855, Greek Revival

Photo 1

A two story brick house with gable to the street and with frieze board and returns. Segmentally-arched windows have hood moldings. A porch on the north and east sides has Tuscan Doric columns supporting a plain entablature. Front door has sidelights and transom framed by Classical pilasters.

East Jefferson Street (South Side)

2. 12 East Jefferson Street, Nylook Beauty Salon
(NC), c. 1950

Photo 2

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3. 14 East Jefferson Street, Beach Building
(C), c. 1900, Queen Anne Style

Photo 2

A two-story building clad with stucco and aluminum siding.

West Lincolnway (North Side)

4. 170 West Lincolnway, City Hall (originally Post Office)
(C), 1917, Classical Revival

Photo 3

A one and two-story brick building on a projecting limestone base, T-shaped in plan, with a low hipped roof. The central portion of the facade is recessed behind four limestone Tuscan Doric columns and corner pilasters which support a limestone and brick entablature. The doorway is reached by a broad flight of steps, which are formed at the ends by thick limestone retaining walls, on which stand iron lamp posts. An inscription with the architect's name, James A. Wetmore, is located at the facade's west lower corner. Windows are 12/12 double hung windows with marble panels above and limestone sills below. The windows on the north and south sides are round-arched with fanlites. The limestone cornice surrounding the building is articulated with fretwork.

The structure originally served as the Post Office, until its recent purchase by the city of Valparaiso. It was begun in 1917, in the Classical Revival style so popular for public buildings up until the first World War, and was designed by James A. Wetmore. The U.S. Post Office began service from the building in 1919. Previously Valparaiso's post office had operated from a building located at 7 Washington St. according to city directory of 1890's.

The new brick and limestone structure provided adequate service until it was recognized by the mid-1960's that even larger facilities were needed. Since there was no room for expansion in the downtown area, plans were made for a new post office at the north end of town. The building was offered for sale by the U.S. government in 1984.

Meanwhile, Valparaiso's City Hall, which had occupied a building at 16 East Indiana Avenue since 1878, was in need of new quarters. The council recognized the opportunity of obtaining a building whose "facade says City Hall," and purchased the old post office in 1987.

The interior of the building was remodeled, except for the lobby, which was preserved for historic reasons. The post office continues to operate a station in the west half of the lobby, while the city clerk's office occupies the other half. The remainder of the 7000 square ft. structure contains the council chamber and other offices.

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5. 162 West Lincolnway, Valparaiso Office Supply (originally Opera House)
(C), 1871-74, Italianate Photos 4, 5

A two-story brick building with tall, narrow, round-arched windows framed by brick pilasters and crenelated brick corbels. The original windows have been replaced by glass block. The parapet has corbelled brick piers framing lozenge-shaped horizontal panels. The first floor has been altered by a modern storefront with plate glass and porcelain panels, shaded by a metal awning. The building was designed by Christian Lembke.

The building had been known for many years as the Grand Opera House. This first "opera house" of Valparaiso was known as the Fiske Opera House. While the lower floor housed businesses, the spacious second floor was designed to be a gathering place for live entertainment. To accommodate the up to 700 seated people and the weight of the stage, the upper floor is supported by a series of metal posts secured over a brick wall in the basement extending the entire length of the building.

Apparently the placement of the Opera House in Valparaiso was well conceived because of the town's easy access by rail to the major city of Chicago. A feature from a magazine printed in 1900 states that "Valparaiso is one of the best 'show towns' on the line and is visited by a majority of the leading companies." (From Headlight, "Sights and Sounds Along the Grand Trunk Railroad.") After 1893, this honor shifted to Memorial Hall on Indiana Ave.

In May of 1900, the building was purchased from John Brodie, a contractor who built the portion of the Grand Trunk R.R. between Chicago and Valparaiso, by the Chekusuk Lodge #56 of the Independent Order of Odd Fellows. The building is still owned by this group, whose members continue to hold meetings on the second floor. Although the rows of seats are gone, the stage still remains, as do the remnants of gaslight fixtures along the walls.

The storefront level has seen many businesses come and go; one of the most notable tenants was Jacob Lowenstine, who in 1885 operated what was known as the "Grand Opera One Price Clothing House." This small concern was to eventually grow into downtown Valparaiso's most prominent department store. Since the turn of the century other businesses have occupied the storefront, including an undertaker and furniture firm, and a Sears-Roebuck store.

6. 160 West Lincolnway (former Commercial Building)
(C), c. 1920, Commercial Style Photos 4, 5

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7. 150 West Lincolnway, Elks Temple
(C), 1924, Classical Revival

Photos 4, 5

A three-story orange brick building with the second and third levels divided into bays by paired pilasters rising through both levels and supporting an entablature with a limestone beltcourse, brick frieze, a limestone cornice, and a brick entablature. Typical bays on the south and east facades have two 12/12 windows on each level, each with 8-lite transoms, brick sills, and angled brick soldier course lintels trimmed with keystones. The second floor windows of the central bay of the south facade are elaborated with sidelights, while those of the third floor are round-arched. The same motif is repeated in the central three bays of the east facade. Further decorative elements of the facade include a limestone beltcourse separate the first from the second levels, square limestone blocks with raised tondi in the frieze above the paired pilasters, and a panel with the inscription "Elks Temple" in the frieze above the central bay of the south side.

The building has been known as the Elks Temple, and to later generations as Harvey's Dime Store.

The structure was built by the Valparaiso lodge of the Benevolent and Protective Order of the Elks #500, in 1924-25. The lodge was founded in 1899, and had as its members many of Valparaiso's most prominent citizens. Until 1921 the club occupied various buildings in town, until it purchased a building at the corner of Lincolnway and Lafayette. On January 18, 1924, this building was destroyed by fire. The Elks purchased the property immediately to the west of this site and these two adjoining lots became the site of the new temple.

The cornerstone, located at the southeast corner of the building, was laid on the partially completed structure on October 2, 1924. The town celebrated with a parade, and much fanfare.

The three-story building has been described as a mix of Classical/Federalist style. It was designed by an architect named Whetherhogg of Chicago. It was designed to house businesses on the main level and in the basement (which had a bowling alley). The two upper floors were used as a ballroom and meeting chambers.

From 1947 to 1987, the building was best known as Harvey's Dime Store, which occupied the basement and first and second floors. The second floor also housed the Fireside Restaurant and a beauty parlor.

After standing nearly vacant for a year, the building has been renovated, which includes facing the first floor with rusticated stucco.

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8. 74 West Lincolnway, Timber Shop
(C), c. 1910, Commercial Style

Photos 5, 6

A two-story brown brick corner building with two paired windows on the second floor, with limestone sills and keystones. Topped by a corbelled brick parapet. The first floor has been altered with a modern wood and glass shopfront.

9. 72 West Lincolnway, The Sport Shop
(C), c. 1910, Commercial Style

Photos 5, 6

A two-story brown brick building identical to 74 West Lincolnway, but separated from it by a party wall. A canopy extends over the sidewalk from a side door.

10. 70 West Lincolnway, Neeley's Men's Shop
(C), c. 1880, Italianate

Photos 5, 6

A two-story brick building with three round-arched windows on the second floor, the wall topped by a corbelled brick parapet. The first floor has been altered with a modern wood, brick, and glass shopfront.

11. 68 West Lincolnway, Mane Elegance Hair Salon
(C), c. 1870, Italianate

Photos 5, 6

A two-story brick building with three round-arched windows on the second floor, with raised frames and keystones. The wall is capped by a corbelled brick parapet with stucco-covered panels framed by brackets. The first floor has been altered with a metal and glass shopfront.

12. 66 West Lincolnway, Barry's Photography
(C), c. 1890, Italianate

Photos 5, 6

A two-story brick building with three rectangular windows on the second floor, with rounded top corners and pressed metal hood moldings and limestone sills. Wall is capped by a metal parapet. The first floor has been altered with a modern glass and opaque shopfront.

13. 64 West Lincolnway, Upstairs Downstairs Pizza
(C), c. 1890, Italianate

Photos 5, 6

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14. 62 West Lincolnway, Horn's Block
(C), 1921, Commercial Style

Photos 7, 8

A two-story building of yellow glazed brick with the corners and cornice framed by dark brown glazed brick. The second floor has a group of three windows, a large one in the center flanked by two narrower ones, all framed by a continuous limestone and sill. Above is a projecting copper cornice with "Horn's Block" in raised letters. The wall is capped by a stepped parapet containing a limestone tablet with "1921" in raised numerals. The first floor has been altered by a modern shopfront of wood and glass and with a mansard roof.

15. 60 West Lincolnway, United Cleaners
(C), 1913, Commercial Style

Photos 7, 8

A two-story yellow glazed brick building similar to 62 West Lincolnway except for the parapet which has a combination stepped and gabled profile and has a copper coping. The first floor has been altered by a modern shopfront of enameled glass with a canopy and large sign.

16. 58 West Lincolnway, Post Tribune Building
(C), c. 1890, Commercial Style

Photos 7, 8

A three-story brick building with asymmetrically placed windows on the second floor: one a three-bay Chicago window, the other a single double window. The wall is capped by a projecting pressed metal cornice. The first floor has been altered by a modern wood and glass shopfront.

17. 54-56 West Lincolnway, Sandlin Books and Bindery/Draperies and Blinds
(C), c. 1870, Greek Revival

Photos 7, 8, 9

A three-story brick building with seven evenly spaced windows across the second and third floors. Windows have pressed metal sills and pedimental lintels. The wall is capped by a corbelled cornice and parapet. The first floor has been altered with the addition of modern wood, brick, and stone shopfronts, one with a mansard roof.

18. 52 West Lincolnway, Gils Drugs
(C), c. 1880, Italianate

Photos 8, 9

A two-story brick building with a distinctive corbelled brick cornice composed of a series of small segmental arches. The corner of the building is cut at a diagonal and contains the entrance doorway. The first floor of the east facade has small

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high segmentally arched windows. There is evidence of windows and doors originally located one-half level below ground, which have now been partially covered by the sidewalk. Windows on the second floor are segmentally arched with a thin straight limestone lintel across the top. Horizontal beltcourses of sawtooth pattern brick extends across the facade at the top levels of the windows.

East Lincolnway (North Side)

19. 1 East Lincolnway, Joanna Joseph, Ltd.
(C), c. 1870, Greek Revival

Photos 10, 12

A three-story brick building with three evenly spaced windows on the second and third floors. They are trimmed with pressed metal sills and lintels, which are in the shape of a low pediment. A bracketed metal cornice was moved to this building from a remodeled structure at 103 East Lincolnway. The first floor has been altered with the addition of a modern wood, glass and stone shopfront. The building's west facade, facing Washington Street, has windows similar to those of the south facade, but smaller. Those on the first floor have been bricked in.

20. 3-5 East Lincolnway, Cloths Loft/Old Style Inn
(C), c. 1870, Greek Revival

Photos 10, 11, 12

A three-story brick building with seven evenly spaced double hung windows on the second and third floors, with pressed metal sills and lintels. The facade is topped by a corbelled brick parapet with dentil work. The first floor has been altered with the addition of modern wood, glass and stone shopfronts, one with a mansard roof. A door in the center bay gives access to a stairs leading to the upper floors.

21. 7-9 East Lincolnway, Falvey's/Country on the Square
(C), c. 1875, Italianate

Photos 10, 11, 12

A three-story brick building with round-arched windows on the second and third floors, with limestone sills and keystones. One half of the facade has been painted grey while the other half retains its original brown brick color. The top of the parapet has been removed from the painted portion.

22. 11 East Lincolnway, D. Butterfield Attorney
(C), c. 1880, Italianate

Photos 11, 12

A three-story brick building with rectangular windows with drop down head moldings on the second and third floors. The windows on the second floor have been partially

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filled in at the top. The facade is topped by a corbelled brick parapet. The first floor has been altered with the addition of a modern wood and glass storefront.

23. 13(A) East Lincolnway, Temptations Gifts
(NC), c. 1920, Commercial Style Photos 11, 12

24. 13(B) East Lincolnway, Quick Print/Studio 21
(C), c. 1920, Commercial Style Photos 11, 12

25. 15 East Lincolnway, Wark's Hardware
(C), c. 1900, Commercial Style Photos 11, 12, 13

A three-story yellow glazed brick building with large rectangular windows on the second and third floors. Those on the top floor are original 3/3 double hung windows, while those on the second floor are modern metal sash paired double hung windows. The facade is topped by a bracketed metal cornice. The first floor retains its original shopfront with a metal paneled base, metal frames, and glass. A large metal sign panel is located between the shopfront and the second floor windows.

26. 17 East Lincolnway, Linkimers
(C), c. 1920, Commercial Style Photos 11, 13

A two-story brick building with double hung windows on the second floor with limestone sills and keystones. A brick parapet is articulated with soldier courses outlining large horizontal panels, whose corners are marked by small square blocks of limestone. The first floor has a modern metal and glass shopfront.

27. 21 East Lincolnway, Brown House Collectibles
(C), c. 1920, Commercial Style Photos 11, 13

A two-story brick building with grouped rectangular windows on the second floor, a large one in the center flanked by smaller ones on the sides. A continuous brick sill connects the windows horizontally. The facade is topped by limestone coping and a small iron railing. The first floor has a modern shopfront.

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28. 23 East Lincolnway, Binder's Diamonds
(C), c. 1890, Queen Anne Style

Photos 11, 13

A three-story brick building with the corner cut at a diagonal. The second floor is highlighted by projecting bay windows, including an octagonal bay at the diagonal corner. The second and third floor windows are topped by pedimented hood moldings. A large round-arched window appears on the third floor of the south facade. The original metal cornice has been removed and the third floor window of the diagonal corner has been removed and filled in with block. Saw-toothed beltcourses separate each floor. The first floor has a modern shopfront with a mansard roof and brick and wood sheathing.

29. 101 (A) East Lincolnway, Gainer Bank, (formerly Farmers' State Bank)
(C), 1927, Classical Revival

Photos 14, 15

A two-story building with limestone cladding above a granite base. The south facade features a two-story round-arched opening framed by colossal fluted pilasters with Ionic capitals and smooth-faced piers which support an entablature, dentiled cornice, and pediment. The opening originally contained a brass, pedimented doorframe and window mullions that repeated the curve of the arch. It presently contains a modern tinted and spandrel glass curtain wall. Flanking the entrance on either side are tall narrow recessed panels with a single narrow window on each floor. A spandrel panel between the windows contains an eagle inscribed in a circle. Above the top window is a flat yellow sandstone panel, and above, a keystone intersects the molding. The parapet, flanking the central pediment, has swags and an egg and dart motif.

The building's west facade is lined with five round-arched windows on the first floor set in a rusticated wall. The second floor is articulated with nine rectangular windows divided by pilasters supporting a projecting cornice with a parapet. Yellow smooth-faced sandstone panels are placed above the second floor windows. The end bays are identical to those flanking the front entrance with narrow windows set in recessed panels, and topped with parapets with swags and egg and dart moldings.

The bank was founded by Joseph H. Gardner in 1874; he was a man respected in Valparaiso for his wisdom in financial matters. His institution was first known as the Farmers' National Bank, later changed to the Farmers' State Bank. It was located at the corner of Lincolnway and Washington, in the building which housed the Music Academy. In February of 1926, a fire gutted this building, leading to plans to construct a fire-proof structure.

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The new bank building was opened to the public on September 6, 1927. It boasted all modern equipment, including a radio burglar alarm, and a rather new innovation at the time, a night deposit box. The architectural firm employed was the George S. Stiles Co. of Chicago, with Frederic Beck as supervising architect. The building's interior was as elegantly done as the exterior. The Vidette Messenger described some of its features: the front entry doors were of bronze, and four bronze chandeliers hung from the ceiling. The railings were of marble, and the depositors' writing desks were of marble and walnut.

In 1967 the bank's name was changed to Northern Indiana Bank and Trust Company. The building had already undergone a major remodeling in 1957. The lobby underwent a second remodeling in 1977, (and a third in 1978). In November of 1987, Northern Indiana Bank was formally merged with Gainer Bank (formerly Gary National Bank).

Since it was built, the structure has undergone very little exterior changes - only the front entryway and towering front window were modified. There are two additions to the building to the north and the east - both facades are of limestone in keeping with the design and character of the original structure.

30. 101 (B) East Lincolnway, Gainer Bank Addition
(NC), 1984, Post-Modern Classical Revival Photos 14, 15

31. 109 East Lincolnway, Sievers Pharmacy
(C), c. 1920, Commercial Style Photos 14, 15

A three-story yellow brick building with large rectangular windows on the second and third floors. The original windows and frames have been replaced by modern metal sash. The facade is topped by a simple corbelled cornice. The first floor has been altered by the addition of a wood and brick shopfront with small mansard roofs above the windows and door.

32. 113-115 East Lincolnway, David's/Young Fashions
(NC), c. 1960, International Style Photos 15, 16

33. 117 East Lincolnway, Restaurante Don Quijote
(C), c. 1880, Italianate Photo 16

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34. 119 East Lincolnway, Casbons
(C), c. 1880, Italianate Photo 16

35. 123 East Lincolnway, Carlson Electric Co.
(C), c. 1880, Italianate Photo 16

West Lincolnway (South Side)

36. 173 West Lincolnway, (Former Standard Oil Gas Station)
(NC), c. 1955, Modern Service Station Photo 17

37. 167 West Lincolnway, Top Drawer Resale Shop
(NC), c. 1890, Commercial Style Photo 18

38. 165 West Lincolnway, Top Drawer Resale Shop
(NC), c. 1890, Commercial Style Photo 18

39. 163 West Lincolnway, Top Drawer Resale Shop
(NC), c. 1890, Commercial Style Photo 18

40. 161 West Lincolnway, Advertising Management Center
(C), c. 1920, Commercial Style Photo 19

A two-story brick building with two rectangular windows on the second floor with limestone sills and angled brick soldier course lintels with limestone keystones and endcaps. The facade is capped by a soldier course brick frieze with a projecting plain limestone cornice, and a brick parapet with limestone copping. The first floor has been altered by the addition of a modern storefront and signage.

41. 157-159 West Lincolnway, HFC Financial Center/European Shop and Delicatessen
(C), c. 1880, Italianate Photo 19

A two-story brick building with five evenly spaced segmentally arched double hung windows with shutters on the second floor. The facade is capped by a corbelled brick cornice with evenly spaced brackets. The HFC shopfront is a modern alteration, while the delicatessen shopfront has been remodeled with a historically compatible shopfront.

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42. 155 West Lincolnway, Stitch and Stitch
(C), c. 1880, Italianate

Photo 19

43. 153 West Lincolnway, The Flyin' Wheel
(C), c. 1880, Italianate

Photo 19

A two-story brick building with a richly adorned second floor with three round-arched 2/2 double hung windows framed by paired pilasters and raised arch moldings with prominent keystones. The parapet is articulated with four panels divided by small paired piers, and with a layered cornice. The edges of the second floor facade have corner quoins. The first floor has been altered with the addition of a modern glass shopfront.

44. 151 West Lincolnway, Syn Ergon
(C), c. 1880, Italianate

Photo 19

A two-story brick building with round-arched 2/2 double hung windows on the second floor with brick hood moldings with keystones. The parapet is articulated with corbelled brick brackets and with a raised central parapet with an inscription panel (now missing). The first floor has been altered by the addition of a modern shopfront and a mansard roof.

45. West Lincolnway between South Washington and South Franklin,
Porter County Courthouse
(C), 1885/1934, Second Empire Classical Revival

Photos 20, 21, 22

A three-story building with a raised basement. This imposing structure features rusticated limestone walls with round-arched windows, a prominent classical cornice, and projecting entrance fronts on the north and south sides with six classical columns supporting an entablature with triglyphs and a balustrade. The columns have egg-and-dart and rosette-ornamented capitals. Spacing of the columns forms three central bays of equal width, with the outer two columns on each end being paired together. The entrance doors themselves are contained in the base of these porches, surrounded by smooth classical frames. Originally, a broad flight of stairs led up to the main level of the porches, where one would enter through the colonnade.

The second level of the projecting pavilions features paired pilasters at the corners with Corinthian capitals supporting an entablature that is decorated with a foliate relief above the pilasters. Three deeply recessed round-arched windows with projecting keystones mark the location of the high-ceilinged courtrooms. Other

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windows of the second floor are divided into two levels by recessed limestone spandrel panels, marking an intervening level of offices.

The third floor, originally contained within a prominent mansard roof, is now enclosed within a low limestone-clad wall with abstracted paired corner pilasters and simple rectangular windows. Flat decorative relief panels separate the windows of the entrance pavilions, and a square clock is placed in the central bay. The top cornice is a simple projecting molding.

The building is a combination of the 19th and 20th century, its dual nature being not only the result of a devastating fire, but of the continuing tradition of a courthouse square serving as a focal point of an ever-changing community.

The county's first courthouse was a frame structure built in 1837. The needs of a growing population demanded a more permanent structure, and so a brick courthouse was built in 1853. By the 1880's even this was too small; in 1883 the present dressed limestone structure was begun, one that was seen to be a better reflection of the growing prosperity and importance of Porter County.

Work on the two and one-half-story structure was completed in 1885. The architect was John C. Cochrane. When completed, the new courthouse, with a 4-sided clock tower which could be seen for miles around, was said to be one of the most distinguished looking in the state.

However, on the night of December 27, 1934, fire destroyed all but its four walls. Not much of the interior was salvaged, but firemen did manage to save the records of the recorder's office. The county was now faced with the decision as to whether to raze what was left, and rebuild, or to restore what remained. Ultimately, the four remaining walls become the base for the present courthouse. The architect, John D. Wilson, modified the structure to give it more modern appearance: he added a half story, and flattened the roofline. He also removed the stairways to the north and south porches, so that the entrances were now at the ground floor level.

Since this rebuilding in 1935-36, the building has undergone numerous interior room remodelings. Outside on the lawn area, new walkways and lights were added in the 1970's. In addition, a modern sculpture, entitled "Caritas," is placed in a rectangular limestone fountain outside the north entrance. Built of steel and limestone, 26 and-a-half feet high, this piece is an "amalgamation of traditional symbols...butterfly, eagle, phoenix, and peacock." It is the creation of Fredrick L. Frey, then an associate professor of art at Valparaiso University. It stands in stark contrast to the old building--the leap of nearly a century within just a few steps of one another.

Today the county's courthouse is again overcrowded, too small to accommodate the needs of a population which has doubled in the past 30 years. Yet it is still the

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focal point of the county: as they did over a hundred years ago, farmers from the surrounding countryside bring their products to the square to sell, and many retail businesses and professional offices surrounding it continue to draw many of Porter County's citizens.

46. 114 East Lincolnway, Styler's Den/Paul Indorf, Jr., Photographer
(C), c. 1880, Italianate Photos 23, 24

A three-story brick building with three round-arched windows on the third floor with raised arched-brick moldings attached by horizontal string courses. The facade is capped by an elaborate corbelled brick cornice with brackets, recessed panels, and dentils. The topmost portion of the original cornice has been removed. The first and second floors have been altered by a change of windows the removal of an intermediate cornice line, and the addition of a modern shopfront.

47. 116-118 East Lincolnway, Travel Inc./L.J. Clifford, R.K. Claudon, W.E. Alexa, Attorneys
(NC), c. 1970, (NC), Commercial Style Photos 23, 24

48. 120 East Lincolnway, China House Restaurant
(C), c. 1925, Commercial Style Photos 23, 24

49. 122 East Lincolnway, Lifestyles/Bangles
(C), c. 1925, Commercial Style Photos 23, 24

A two-story brown brick building, the facade divided into three bays by projecting brick pilasters. Each bay contains a single square window opening, now enclosed with wood panels and shutters. The original cornice treatment has been altered as is evidenced by a change in the brick color. The top of each pier is highlighted by a diamond-shaped and an inverted pyramid block. A limestone beltcourse separates the first from the second floors. Shopfronts have large plate glass windows, now topped by canvas awnings.

50. 202-204 East Lincolnway, Jenny Lind's Antiques/Porter County Surveyor
(C), c. 1880, Italianate/Commercial Style Photos 25, 26

A three-story painted brick building with a gabled facade with a pressed metal cornice with brackets at each end. A small arched opening with a modern louvered vent appears in the gable. Five original round-arched windows on the second floor

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have been replaced by smaller glass-block and vent windows. The remaining area of the openings has been bricked in. The first floor storefront has metal framed plate glass, stone, and wood paneling. The west facade has the same window treatment on the second floor as on the north facade. The first floor of the west facade has a modern brick and metal storefront with an asphalt roof awning.

51. 206 East Lincolnway, Sievers Insurance
(C), c. 1925, Commercial Style Photos 25, 26
52. 208 East Lincolnway, H&R Block Income Tax
(C), c. 1925, Commercial Style Photos 25, 26
53. 210 East Lincolnway, Gratz Piano
(C), c. 1920, Chicago Commercial Style Photo 26

A single-story brown brick building with an asymmetrical facade with the door to the right, framed by projecting brick piers, and a long plate glass window to the left, with a third brick pier at the far left end. Each brick pier extends above the parapet and is capped by a limestone block. The parapet has decorative brickwork, rectangular in shape, delineated by soldier brick courses with stone inserts at the corners, each having a raised quatrefoil pattern. The entrance door, with sidelights and transom, is recessed in a small vestibule which features a mosaic tile floor and a pressed metal ceiling. The store window is shaded by a black canvas awning.

54. 212 East Lincolnway, Antiques/Actionwear
(C), 1921, Commercial Style Photos 26, 27

A two-story painted brick building with brick piers dividing the facade into uneven bays. The central three bays have a recessed entranceway, while the outer two bays have large plate glass windows. The brick piers are articulated with vertical brick strips. The piers originally supported an elaborate metal cornice which has been removed and replaced in 1982 with a patterned wooden cornice of horizontal panels and square decorative blocks above the piers. The original second floor windows have been partially bricked in and replaced by industrial sash windows. The building's west alley facade is of concrete block, projecting piers, and large twenty-one-pane windows. The building originally served as a new car showroom, and features inside a large hydraulic elevator to carry the automobiles to the second floor.

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55. 214-216 East Lincolnway, Tony's Place Restaurant
(NC), c. 1920, Commercial Style Photos 26, 27

56. 222 East Lincolnway, Baskin-Robbins
(C), c. 1900, Commercial Style Photos 26, 27

East Indiana (North Side)

57. 103 East Indiana, Design Organization, Inc./Mental Health
(C), c. 1915, Commercial Style Photo 28

A two-story brown brick building with corbelled brickwork at the parapet. The second floor has two paired 1/1 double hung windows with adjacent doors that give access to an iron balcony. The windows have limestone sills and angled brick soldier course lintels with stone keystones. The balcony is suspended by chains connected at the cornice by decorative lion heads. The first floor facade is original with brick piers framing plate glass windows. The entrance door is contained in a round-arched opening.

West Indiana Avenue (South Side)

58. 55 West Indiana Avenue, Michael's Restaurant
(C), c. 1880, Stick Style Photo 29

A two-story wood frame house with gable to the front and with three 1/1 double hung windows on the second floor. The first floor has been altered with the addition of vertical wood side.

59. 53 West Indiana Avenue, Michael's Restaurant
(C), c. 1885, Italianate Photo 29

A two-story painted brick building with three rectangular windows in the second floor, the center one larger than the other two. The facade is topped by a corbelled brick frieze and cornice with horizontal panels, fretwork, and piers. The first floor has been altered with the addition of new commercial windows and vertical wood siding. A canvas awning extends to the curb. This building has been joined to ⁵⁵53 West Indiana.

60. 51 West Indiana Avenue, Jacobsen's, Inc.
(NC), c. 1960, International Style Photo 30

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East Indiana Avenue (South Side)

61. 2 East Indiana Avenue, First National Bank Trust Services/Barber Shop
(NC), c. 1900/1980, Other Photo 31
62. 4 East Indiana Avenue, Allanson Insurance
(NC), c. 1890/1965, International Style Photos 31, 32
63. 6 East Indiana Avenue, Hand, Muenich and Wilk, Attorneys
(C), c. 1920, Commercial Style Photos 31, 32
- A two-story yellow brick building with three windows on the second floor, the center one larger than the other two. The windows are framed by shutters. The wall surface above is decorated with brickwork in rectangular designs with limestone corner blocks. The first floor has been altered with a modern commercial front with glass and spandrel glass framed in metal.
64. 8 East Indiana Avenue, (Former Linkimer's Shoes)
(C), c. 1920, Commercial Style Photos 31, 32
- A two-story brick building with corrugated metal siding added to the second floor. The three second floor windows have been replaced by glass block. The first floor has modern plate glass windows, shaded by a canvas awning. The wall surface between the first and second floor windows has brick panels framed by soldier course bricks with stone inserts at the corners. Three diamond-shape decorative brick designs are located in the panels.
65. 10 East Indiana Avenue, (Former Linkimer's Shoes)
(C), c. 1920, Commercial Style Photos 31, 32
66. 12 East Indiana Avenue, First National Bank Addition
(NC), 1984, Post-Modern Classical Revival Photos 31, 32
67. 14 East Indiana Avenue, First National Bank
(C), 1903, Classical Revival Photo 33

A two-story brick building with a limestone facade that is divided into three bays by engaged Doric column and end piers which are on high pedestals and rise through

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both stories and support an entablature with fretwork, a cornice, and a pedimented parapet. The windows on the first floor are round-arched with a keystone, while those on the second floor are rectangular. The entrance door, in the left bay, has a Classical lintel and a round-arched transom.

The building was designed by the architectural firm of Jenny and Mundie. At the time, it was known as the 1st State Bank of Valparaiso, and with its classical facade suggesting stability and security, it had the slogan, "the bank that looks like a 'bank.'" At the time of its construction, it was considered to be one of the most modern bank buildings in Northwest Indiana, in terms of security as well as service. The limestone building was fireproof, and the cash-deposit vault constructed of steel reinforced concrete, with timed locks and an "electric burglar hold-up alarm system."

The bank was founded in 1889 by William E. Pinney, to establish a financial institution whose primary aim was to provide mortgage loans to Porter County farmers, as well as carry on commercial business. In 1908 he and the other bank officers organized the Thrift Trust Co., which was located in the same building.

68. 16 East Indiana Avenue, Police Station (former City Hall)
(NC), 1878, remodeled 1988, Romanesque/Other Photo 33
69. 18 East Indiana Avenue, Lawyer's, Title
(NC), c. 1920, remodeled 1985, Other Photo 34
70. 18 East Indiana Avenue, Lawyer's Title
(NC), c. 1920, remodeled 1985, Other Photo 34
71. 102 East Indiana Avenue, Sheriff's Residence
(C), Residence 1860, (National Register), Italianate Photo 35

The Residence is a two-story red brick house with single and paired round-arched windows with banded limestone frames with keystones and limestone sills. The facade is accented by corner quoins and a pressed metal bracketed cornice which is arched in the center above the doorway. The entrance door and its round-arched transom are contained within a banded limestone frame that continues to the second floor window above the door, and to a circular window contained within the arched cornice. The door is approached on three stone steps with wrought iron railings. The building rests on a stone base.

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72. (Behind) 102 East Indiana Avenue, Old Jail House
(C), 1871, (National Register), Gothic Revival

Photo 36

The Old Jail is adjacent to the rear of the Sheriff's Residence. It is a castellated Gothic Style building of rough-hewn stone blocks. It has a prominent crenellated square tower at its juncture with the Residence, and small octagonal turrets with battlements at the rear corners. Tall, narrow windows with iron bars have drop down stone hood moldings and limestone sills. A stone wall added later on the west side, encloses a yard. A small porch attached to the side of the Residence gives access to the main tower.

The architect of the building was R. Rose; the builders were the local firm of Shade and Lembke.

Since the early 1970's, the Old Jail and the Sheriff's Residence have served as the home of the Porter County Historical Society, and their museum which previously had been located on the fourth floor of the courthouse. Between 1974-76, the contents of the society's museum were transferred to the two old buildings, which were slightly modified on the interior to accommodate the many artifacts and mementos of the county's early history. Most of these have been donated by local citizens. The curators of the museum, Mr. and Mrs. Trevor Stalburn, have served in this capacity for over 20 years.

73. 104 East Indiana Avenue, G.A.R. Memorial Hall
(C), 1893, (National Register), Romanesque

Photos 35, 37

A two-story red brick structure with corner turrets, and a large round-arched entrance opening with four multi-paned wood doors and a fanlight transom. The doorway arch is contained in a projecting central pavilion topped by a truncated gable and contains a large fanlight window on the second level, below which is a limestone tablet with the inscription "1893 Memorial Hall; A Monument to the Soldiers and Sailors of 1861-5." The brick arches above the door and the upper level fanlight are corbelled soldier course bricks in seven layers. The corner turrets have limestone beltcourses above the windows, and are topped by pressed metal cornices and truncated conical roofs. The towers taper outward at the base. A parapet wall between the towers and the central gable has corbelled brick brackets supporting a straight entablature which steps down and curves downward at the ends to join the metal cornice of the turrets.

The building's east and west facades are articulated with segmentally arched windows, a corbelled brick parapet, and a pressed metal cornice. Shallow pavilion wings with hipped roofs occur about halfway down the sides. They have a small wood entrance door flanked by two windows. A large lunette window appears in the center above the door.

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The front doors give access to a lobby with a reception room to the left and an office to the right. The house contains 429 seats. A balcony was added in the 1920's when the building was converted to a movie house.

Memorial Hall has "been home of the performing arts" in Valparaiso for nearly a century. It has its beginnings in the Civil War, standing as memorial to the soldiers and sailors of that conflict. The Chaplain Brown Post commissioned Charles Lembke, already the most prominent architect in Valparaiso, to design for the community a large building where patriotic rallies, concerts and lectures could be held, and could also serve as a meeting place for the post and their auxiliary, the Women's Relief Corp.

When completed in 1893, the hall could hold over 1000 people and its stage had all modern equipment.

The building was turned over to the county in 1901, because GAR members could not afford to maintain it, although members were still allowed to hold meetings there. The hall was leased to Albert Heineman, who continued to use it as an entertainment center. Under his direction the populace was regularly treated to traveling vaudeville and theatre groups. It also became the home of the Valparaiso Dramatics Club (of which Beulah Bondi was its most renowned member), and was also used for school commencement ceremonies, and for Valparaiso University theatre productions. However, by the 1920's the growing popularity of motion pictures over that of live entertainment, plus competition from other movie houses, meant that the building fell into gradual disuse.

Before this, Memorial Hall had been host to numerous celebrities and public figures. J.P. Sousa had performed there in 1898. The Marx Brothers came as part of a vaudeville troupe. William Jennings Bryan, Theodore Roosevelt, and Lincoln Steffens also gave speeches or lectured there.

By the 1950's the hall was in a serious state of disrepair. It had been vacant for nearly a decade; for a short time it had housed a Baptist congregation. The county was seriously considering have it leveled.

But a newly-formed theatre group, concerned that a vital piece of history was about to be destroyed, stepped in to save the building. The county commissioners agreed, in exchange for maintenance of the building, to lease it to the Little Theatre Guild (name later changed to Community Theatre Guild) for the sum of one dollar per year. Through money raised by contributors, major restoration was begun in 1964, and continued through 1967. In 1984, the building achieved Historic Landmark Status, and today, despite the need of further repairs, continues to serve the community as home of the performing arts.

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South Lafayette Street (West Side)

74. 56 South Lafayette Street, ROM Computer
(NC), c. 1960, Commercial Style Photo 38

North Lafayette Street (East Side)

75. 8 North Lafayette Street, Sunshine Domestic
(NC), c. 1900, Commercial Photo 39

North Washington Street (West Side)

76. 23 North Washington Street, Dierking's Barber Shop/Apartments
(C), c. 1930, Commercial Style Photo 40

A three-story yellow brick building with decorative red brick in corbelled design along the parapet and a beltcourse between the second and third floor on the east and north facades. Smaller red brick beltcourses are located at the top of windows. Windows are Chicago style with a large fixed center pane flanked by smaller 1/1 double hung sash. First floor has original brick piers and plate glass shop windows.

77. 21 North Washington Street, McNamara's Cuck-oo Club
(C), c. 1930, Commercial Style Photo 40

A two-story brick building with a decorative parapet topped by a stone coping and with rectangular stone frames flanking a carved stone cartouche. A beltcourse separates the parapet from two evenly spaced paired windows with limestone frames and metal awnings. The first floor has original brick piers with wood frame store front.

78. 17-19 North Washington Street, Lake Shore Cable Vision
(NC), c. 1955, International Style Photo 40

79. 15 North Washington Street, Langer and Langer Professional Corporation
(C), c. 1880, Italianate Photo 40

A two-story painted brick building with a corbelled brick parapet and three round-arched windows with brick relieving arches on the second floor. Below is a

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cast iron lintel imbedded in the wall with five rosettes in high relief. The first floor has a modern wood and glass storefront with a mansard roof.

80. 13 North Washington Street, School of Dance
(C), c. 1880, Italianate Photo 40

81. 7-11 North Washington Street, Mother Nature's Health Foods
(C), c. 1890, Italianate Photo 41

A two-story brick building with a distinctive North Italian corbelled brick cornice composed of a series of small segmental arches. The second floor has two paired windows and a single window in the center. All have corbelled segmental brick arches with sawtooth brick above wood lintels. The first floor has original fluted cast iron pilasters supporting an iron lintel with rosette designs in high relief. The outer bays have plate glass windows, while the center bay has two doors placed on a diagonal, and a single door in the center leading to the second floor. The building is stylistically similar to 52 West Lincolnway, though it was built later.

82. 7 North Washington Street, (Formerly Syn Ergon)
(C), c. 1940, Commercial Style Photo 41

South Washington Street (West Side)

83. 56 South Washington Street, Indiana Federal Bank
(NC), c. 1975, International Style Photo 42, 43

84. 76 South Washington Street, Murken Building
(C), 1923, Commercial Style Photo 44

A two-story red brick building with a corbelled brick parapet with a center extension of parapet with a stone cartouche with "Murke 1923" in raised letters. The second floor has two evenly spaced pairs of 1/1 double hung windows. The first floor has modern glass, metal, and stone storefront with wood painted sign above.

85. 156 South Washington Street, Ace Hardware
(C), c. 1900, Commercial Style Photo 45

A two-story brown brick building with four brick pilasters dividing the facade into three bays, a narrow one in the center flanked by two wider bays, each with a pair

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of 3/1 double hung windows with limestone lintels with a triangular keystone. The first floor has a modern wood storefront with a sign above the entry.

North Washington Street (East Side)

86. 24 North Washington Street, Bus Depot
(C), c. 1880, Italianate Style

Photos 46, 47

A two-story painted brick building with a corbelled brick cornice with fretwork and four large brackets. The second floor has three round-arched windows with keystones and limestone sills, stucco cladding with incised lines, and corner quoins. The first floor is brick with a modern store front and a flat wooden canopy. The north facade has two round-arched windows and one Chicago style window. The first floor has four evenly spaced round-arched windows, partially filled in, and a center door. The building originally served as the quarters for a newspaper, The Messenger.

87. 22 North Washington Street, Garbison Construction Co.
(C), c. 1925, Late Gothic Revival

Photos 46, 47

A two-story beige brick building with limestone window and door trim and base. The second floor has three windows, a large fixed pane window in the center, and two smaller ones on either side. The first floor has a large window to the left of center, with a small window at the left and a lancet-arched door at the right with a limestone frame. A raised panel at the top of the frame has a lamp in carved relief. In the corners are carved medallions. The window and door frames are quoined.

88. 20 North Washington Street, Valparaiso Pet and Hobby
(C), c. 1890, Italianate

Photo 47

A two-story brown brick building with a corbelled brick parapet with a brick beltcourse above the second floor windows which are segmentally arched double hung with limestone sills. The first floor has been altered by the addition of a modern wooden storefront with a canvas awning.

89. 18 North Washington Street, Valparaiso Pet and Hobby
(C), c. 1890, Italianate

Photo 47

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90. 16 North Washington Street, Chicago Insurance Company
(C), c. 1890, Italianate

Photo 47

A two-story brown brick building with a corbelled brick parapet and a brick beltcourse above the windows. The second floor has four evenly spaced rectangular windows with rounded upper corners and limestone sills. The first floor has been altered by the addition of a modern store front with a mansard roof.

91. 14 North Washington Street, Vincent's Hair Designs
(C), c. 1880, Italianate

Photo 47

A two-story painted brick building with a corbelled brick parapet and a brick beltcourse above the second floor windows. The second floor has three evenly spaced tall, narrow windows, slightly recessed, with arches with keystones and stone sills. The original windows have been replaced by smaller double hung windows. The first floor has been altered by the addition of a modern stone, glass, and metal storefront with an awning.

92. (Behind) 14 North Washington Street
(C), c. 1880, Italianate

Photo 48

A two-story brick building with a yellow sandstone foundation.

93. 10 North Washington Street, (Formerly Mother Nature's Health Foods)
(C), c. 1880, Italianate

Photo 49

A two-story brick building with a parapet with a sawtooth design above a brick dentil molding. The second floor has five evenly spaced round-arched windows with keystones and limestone sills. The first floor has five round-arched windows similar to those of the second floor, though the original windows have been replaced and the arches filled in. An arched doorway with sidelites and a lunette is located in the center. Four basement level windows, now bricked in, are partially visible. A round-arched doorway at the left leads to the second floor.

South Washington Street (East Side)

94. 151 South Washington Street, Valparaiso First Insurance
(NC), c. 1970, Other

Photo 50

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South Franklin Street (East Side)

95. 53 South Franklin Street, Denise's/Focus Photo
(C), c. 1880, Italianate

Photo 51, 52

A two-story brick building with seven windows on the second floor with pressed metal hood moldings. The original windows have been replaced by fixed pane glass. The original metal cornice has been removed. The first floor has been altered by the addition of modern wood storefronts.

96. 55 South Franklin Street, Make Mine Country
(C), c. 1920, Commercial Style

Photo 51, 52

A two-story building with a stepped parapet, end piers with vertical bands of brick ending at the top in arches. The second floor has a single large window. The first floor has been altered by the addition of a modern storefront.

97. 57 South Franklin Street, Lowenstine's Clock
(C), c. 1915

Photo 52

A freestanding clock on the sidewalk in front of Lowenstine's Department Store. A round-faced clock with two sides, it stands on an iron pole.

98. 57 South Franklin Street, Lowenstine's Department Store
(C), c. 1900, remodelled 1912, Chicago Commercial Style

Photos 51, 52

A three-story brick building remodelled in 1912 and joined to adjacent buildings at 59 and 61-63 South Franklin. The facade is clad with white glazed terra cotta with piers supporting a decorative projecting cornice with fretwork and plaques with raised letters "J.L." (Jacob Lowenstine) beneath. The piers are capped by festoons. They frame bays of three windows each, with decorative terra cotta spandrel panels between the second and third floors. The windows of the second floor are taller than those of the third floor. The first floor has large display windows recessed behind an open loggia framed at the top and sides with continuous egg and dart moldings. The plate glass windows have opaque blue transom panels. The loggia is shaded by a retractable canvas awning. Altogether, the building is nine bays across.

Lowenstine's Department Store, until its sale in 1987, was a business owned and operated by a single family for just over 100 years. It had been in the same location on Franklin Street since the turn of the century, and was regarded as "the anchor for the city's downtown."

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The business was founded by Jacob Lowenstine in 1885, and for a number of years operated out of a storefront beneath the Grand Opera House on West Lincolnway. At that time his clothing store was known as the Grand Opera One Price Clothing House. He carried ready-made clothing at reasonable prices, a rather novel idea in Midwest farm country.

As his business grew he moved into larger quarters - a two story structure covering three lots on Franklin Street. By now Lowenstine carried a wide variety of goods, including books, luggage, and even pianos. There was also a grocery store in the basement.

In 1914-15 the building was expanded and the new facade added showing the definite influence of the Chicago School of architecture. For many in Valparaiso, it "must have been seen as the coming of the 20th century to Courthouse Square." The skeletal structure, with its emphasis on the horizontal, and facade of glass and glazed white tile stood in contrast to the brick 19th century buildings of the business district.

For a total of five generations, Lowenstine's remained a family operated business, one of the best-known in Porter County. In the fall of 1988, the store re-opened as the Highland Department Store.

99. 59 South Franklin Street, Lowenstine's Department Store
(C), c. 1880, remodelled 1912, Chicago Commercial Style Photo 52

Same as 57 South Franklin.

100. 61-63 South Franklin Street, Lowenstine's Department Store
(C), 1912, Chicago Commercial Style Photo 52

Same as 57 South Franklin.

101. 65 South Franklin Street, The Daisy Hill
(C), c. 1880, Italianate Photo 53

A two-story brick building with two round-arched windows on the second floor with a painted wood cornice. The first floor has a modern shopfront.

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102. 67 South Franklin Street, Court Restaurant
(C), c. 1890, Italianate

Photo 53

A two-story brick building with a pressed metal cornice and four rectangular windows on the second floor with new fixed pane glass. The first floor has been remodelled with a brick wall with piers and arched windows.

103. 69 South Franklin Street, Court Restaurant
(C), c. 1885, Romanesque

Photo 53

A two-story brick building with three grouped round-arched windows on the second floor, the center one being larger than the two flanking it. The first floor has been altered similar to 67 South Franklin.

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important road connecting Detroit with Chicago, which at that time consisted of Fort Dearborn, surrounded by several log houses.

In 1837, the name of Porterville was changed to Valparaiso, meaning "Vale of Paradise," in honor of Commodore David Porter's famous naval battle against the British off the coast of Valparaiso, Chile, in the War of 1812. In 1850 the small village with a population of 522, was chartered as a town and incorporated.

The county court was held in private homes until the first frame structure was built on the square in 1837. It was replaced by a brick courthouse in 1853. As the public square became the political focal point of the county, it also became a gathering place for farmers from the surrounding countryside to sell their goods. As the seat of government, the town attracted lawyers and other professionals, many of them establishing offices in the second floor spaces of the commercial buildings springing up around the square. Farmers provided a steady market for the small businesses and artisans, who produced and sold farm implements and supplies. Some of the earliest established enterprises were a blacksmith shop, a wagon shop, and a lumber mill.

Civil War Era Development

Two events provided impetus for the growth of Valparaiso in the years 1858-1865: the arrival of the railroads and the Civil War. For Indiana as a whole, the speed and efficiency of rail travel as compared to the slow, cumbersome navigation of rivers or overland trails meant the beginning of a shift in the focus of economic development in the state, from the south, along the Ohio River, to the north. The railroads became the link between the eastern seaboard, Chicago, and the western frontier of the prairies. In 1858, the first railroad to come through Valparaiso, the Pittsburg, Fort Wayne, and Chicago, ended the town's relative isolation, and provided a boost to the livelihoods to both farmers and merchants. Valparaiso now looked forward to the prospect of increased prosperity and progress because of the more direct connection between the agricultural resources of the farming region and the markets in the growing city of Chicago, as well as Michigan City.

The Civil War provided an impetus for the growth of both industry and agriculture and hastened the beginning of the region's shift from an agrarian to an industrial society. Its aftermath of reconstruction and the Progressive movement provided an increased awareness of the importance of a strong social network within the community, both on the private and governmental level. Within the context of the rapid commercial development of the Chicago region, Valparaiso came into her own, experiencing development on numerous levels -- commercial, cultural and civic -- each providing a base of support for the region.

This increased prosperity was reflected in the type of buildings in the town as small wood frame structures surrounding the courthouse square were gradually replaced by larger

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and more durable brick buildings, each one reflecting the pride and individuality of their builders. Buildings from this period include 53 West Jefferson Street (bldg. 53 photo 1), and the Sheriff's Residence (bldg. 71 photo 35). The most outstanding of these was the three story Academy of Music Building, constructed in 1864-65 (now demolished) at the southwest corner of Lincolnway and Washington. Such buildings were usually constructed of brick from one of Valparaiso's two brickyards.

The Late Nineteenth Century

Though Valparaiso never achieved a wide reputation as a manufacturing center, numerous small industries and businesses were developed that provided employment for its population and profits for its entrepreneurs and bankers. These included a woolen mill, a pin factory, a paint and varnish factory, followed by the Chicago Mica Company, the Chautauqua Furniture Company, the Parke Varnish Company, and Urschel Laboratories. Valparaiso never had a boom period such as that experienced by many other cities. It was never dependent upon a single large industry. Agriculture remained a strong economic base. The produce and dairy products of the surrounding farmlands were fed through the city and shipped by rail to markets in Chicago, and after 1906, to the steel city of Gary, and Whiting with its Standard Oil refineries.

In 1889, the Valparaiso Improvement Association was organized to aid the business of the city and to encourage new industries to move here. This organization was very active in advertising the advantages and possibilities of Valparaiso. The Chamber of Commerce was organized in 1909, which most of the city's prominent business and professional people joined. Its motto was "A larger and better Valparaiso."

Reflecting the prosperity of this period was the construction of numerous commercial buildings in the district, including 68 West Lincolnway (bldg. #11 photos 5, 6), 66 and 64 West Lincolnway (bldgs #12, 13 photos 5, 6), 54-56 West Lincolnway (bldg. #17 photos 7, 8), 52 West Lincolnway (bldg. #18 photos 8, 9), 7-9 East Lincolnway (bldg. #21 photos 10, 11), 23 East Lincolnway (bldg. #28 photos 11, 13), and 53 South Franklin Street (bldg. #95 photos 51, 52). By the end of the century, the city boasted numerous retail businesses, three hotels, three banks, and two newspapers.

Typical among these businesses was Stinchfield & Fehrman Company which occupied the ground floor of the former Opera House at 162 West Lincolnway (bldg. #5 photos 4, 5). The firm was organized in 1903, having taken over the business of William LePell, a pioneer merchant in Valparaiso. The company sold furniture and pianos. A second business was Lilienthal & Szold, a department store located at 1 East Lincolnway (bldg. #19 photos 10, 12). Leo Lilienthal had moved to Valparaiso in 1905 and purchased a small store which he expanded by 1909 into a full service department store.

Many of the owners of these businesses joined one or more of the benevolent societies or fraternities which sprang up during this period as a reflection of community and

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progressive spirit. These groups included the Independent Order of the Oddfellows, which took over the Opera House (bldg. #5 photos 4, 5) in 1900, and the Elks Temple, constructed at 150 West Lincolnway in 1924 (bldg. #7 photos 4, 5).

Another economic base in Valparaiso was the Northern Indiana Normal School, now Valparaiso University. Based on practical learning principles and flexible scheduling, the school helped meet the need for well educated and trained people suited for America's new industrial age. Its founder, Henry Baker Brown, established the school on an existing campus of the disbanded Valparaiso Male and Female College, founded by the Methodists in 1859. Brown's goal was "to establish a school where rich and poor would be given an equal chance, where work, not wealth, would be the standard." Beginning with just a handful of students, the school's popularity and growth expanded rapidly, drawing students from all over the world. By 1907, it was noted that it had over 5000 in attendance. The impact of the school upon Valparaiso's business and social community was evident. Students provided patronage for retail stores downtown; and the school's growth provided steady employment for the building trades as new classrooms, dormitories and other campus facilities needed to be built.

The university also provided encouragement for the development of culture and the arts in the city. Its presence, combined with a steady population growth, and easy access to Chicago by rail, provided the incentive for the development of centers of popular entertainment. The city's Opera House at 162 West Lincolnway was built in 1875 (bldg. #5 photos 4, 5). In 1893, the much larger Memorial Hall, a monument to the Civil War veterans, was built at 104 East Indiana Avenue (bldg. #73 photos 35, 37). These buildings became the city's most prominent places of entertainment during the "gaslight era," and were the scenes of patriotic rallies and speeches by prominent politicians, small circuses, and later, traveling theater and vaudeville groups - a reflection of the changing tastes and mores of mid-America as it entered the 20th century. Valparaiso also became known as one of the better "show towns," where traveling entertainment groups could try out their new acts before moving on to the larger cities.

Early Twentieth Century Modernization

By the turn of the century, Valparaiso began to pride itself as being an ideal residential city, having convenient access to Chicago and to the rapidly industrializing Calumet region. The city offered excellent facilities for education and for the performing arts, as well as retail businesses and small industry. Its close proximity to the Dunes of Lake Michigan, and smaller lakes of the northern county region attracted numerous vacationers, adding another dimension to the appeal of Valparaiso and Porter County as a whole - that of a resort area.

The commercial prosperity of the 1910's and 20's, with its accompanying faith in banking and finance, marks the close of the historic period of Valparaiso's downtown business district. The largest retail store in the city at this time was Lowenstine's

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Department Store at 57-63 South Franklin Street (bldgs. #98, 99, 100 photo 52). It was founded in 1885 by Jacob Lowenstine and gradually grew to encompass three buildings on the east side of the courthouse square.

Two significant bank buildings were constructed in the district during this period, the first being the First National Bank at 14 East Indiana Avenue (bldg, #67 photo 33). Built in 1903 to replace the bank's original two-story frame building, it is an excellent example of the Classical Revival style. The bank had been established in 1889 by William E. Pinney, an entrepreneur, lawyer, farmer, landowner, and politician. It is significant that the last building to be constructed in the district during this period was the impressive limestone Farmer's State Bank (now Gainer Bank) at 101(A) East Lincolnway (bldg. #29 photo 14). Founded by Joseph H. Gardner in 1874, it was a major rival of the First National Bank, as well as the Valparaiso National Bank (now the Indiana Federal Bank). The latter had been located in a two-story brick building on the west side of the courthouse square, the site now occupied by the bank's new four-story modern building.

The focal point of the business district was and continues to be the Porter County Courthouse (bldg. #45 photos 20, 21, 22). From a simple frame structure to a brick building, to the far more imposing limestone edifice constructed in 1883-85, the courthouse has traditionally been the symbol and gauge of the community's prosperity and well-being. Together with the other public buildings and retail businesses which surround it, the courthouse square-business district was the commercial heart of the city of Valparaiso and of all of Porter County. The wide variety of architectural styles within the district present a visual history of the emergence of Valparaiso from the 19th to the 20th century.

Today, Valparaiso continues to be primarily a residential city, with commercial connections to the industrial Calumet region. It continues to attract people away from the city of Chicago, those who are looking for the benefits of "small town" living. Valparaiso University continues to flourish, and the downtown area is going through a revitalization process meant to attract business from both Lake and Porter counties. As if to emphasize this continuation of Valparaiso's character, the G.A.R. Memorial Hall is still used for the performing arts, and local farmers continue to bring in their produce to sell on the courthouse square. However, both the expansion of the economic center of Valparaiso toward the northern section of the city during the 1970's and the construction of Southlake Mall in Lake County along Route 30, has meant a decline in the prosperity of Valparaiso's downtown business district. Today, efforts are being made to reverse this trend.

Historic and Architectural Cohesiveness

The district is a cohesive collection of the late nineteenth century and early twentieth century resources that form the county seat of Valparaiso. Where possible, the boundaries are drawn to exclude large parking lots and noncontributing buildings. Only

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commercial, civic, and apartment buildings are included, no single family residences. The prevailing scale and materials reflect common values and resources of both the private and public sectors of the city. The buildings of the district manifest a consistent influence of prevailing tastes of the late nineteenth and early twentieth centuries. First the Italianate, then the Commercial style predominated, the two being complemented by the Greek Revival, Queen Anne, Classical Revival, and the late Gothic Revival. The sixty year period from 1870 to 1930 defines the principal peak in the district's construction activity, and the courthouse square, Lincolnway, Indiana Avenue, Washington Street, and Franklin Avenue are the result.

Comparative Qualities

The state of Indiana is of course noted for its strong tradition of courthouse square planning and courthouse design. Valparaiso is one of many such examples in the state -- LaPorte, Plymouth, Knox, Winamac, Crown Point -- to name only a few from the same region. This is not to say that Valparaiso is not unique, however, because it is distinguished for the cohesiveness of its urban fabric, its geographical proximity to Chicago and the Calumet industrial region of northwestern Indiana, and it combines and interweaves commercial, governmental, and civic uses in a balanced, complementary way, reflecting a tradition that has its origins in the founding of the city in the 1830's.

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- then east 1-1/2 blocks along the south right-of-way line for the alley to the east right-of-way line for the alley between Lafayette and Washington Streets; then north along the east right-of-way line for the alley to the south right-of-way line for West Jefferson Avenue;
- then east along the south right-of-way line of Jefferson Avenue, across Washington Street, to the west right-of-way line for the alley between Washington Street and Franklin Avenue; then south along the west right-of-way line for the alley to the south right-of-way line for the alley between East Jefferson Avenue and East Lincolnway;
- then east 1-1/2 blocks to the west right-of-way line for North Michigan Avenue; then south along the west right-of-way line for North Michigan Avenue to the southwest corner of the intersection of Michigan Avenue and East Lincolnway;
- then east along the south right-of-way line for East Lincolnway to the southwest corner of Morgan Street and East Lincolnway; then south along the west right-of-way line for South Morgan Street to the alley between East Lincolnway and East Indiana Avenue;
- then west 1-1/2 blocks along the north right-of-way line for the alley to the intersection with the west right-of-way line for the alley between South Franklin Avenue and South Michigan Avenue; then south along the west right-of-way line for the alley, across East Indiana Avenue, to the intersection with the north right-of-way line for the alley between Indiana Avenue and Monroe Street;
- then west along the north right-of-way line for the alley, across South Franklin Avenue and South Washington Street to the west right-of-way line for South Washington Street; then south along the west right-of-way line for South Washington Street to the south property line of the second lot south of the alley;
- then west along the south property line of the second lot south of the alley to the east right-of-way line for the alley between Lafayette and Washington Streets; then north, across West Indiana Avenue to the north right-of-way line for the alley between Lincolnway and Indiana Avenue;
- then west, across South Lafayette Street, to the east right-of-way line for South Napoleon Street; then north along the east right-of-way line for South Napoleon Street to the origin at the northeast corner of West Lincolnway and Napoleon Street.

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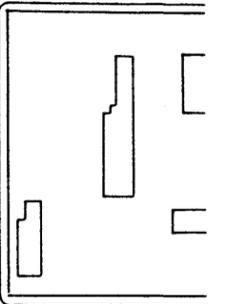
nonhistorical commercial areas. These boundaries are conditioned in some instances by an erosion of the urban fabric and changes in land use. The only interruption of the boundary's continuous line of buildings is on the west side of the courthouse square where the Indiana Federal Bank and its parking lots extend partially along Washington Street and Lincolnway. This block is included within the district, however, because of its important historical place in the city, its physical definition of the square, and its central location within the district. It was also the site of one of the town's earliest buildings (a private dwelling) built by Cyrus Spurlock, the first county recorder, on the west side of Washington Street, opposite the Courthouse. Since the late 1870's, financial institutions have been on this property, from Valparaiso's earliest established bank, the Valparaiso National Bank, and later in the 1940's, the First National Bank. Today this block facing the courthouse is marked by a modern bank building, that of Indiana Federal. Although little physical evidence, other than one building from the historic period, 76 South Washington Street, remains standing, this west side of the public square has always been home to numerous businesses, and was and still remains a vital part of the commercial vitality of Valparaiso.

The western boundary of the historic district at the intersection of Lincolnway and Napoleon remains somewhat physically intact, as evidenced by the brick-paved Napoleon Street, which runs north and south along the City Hall.

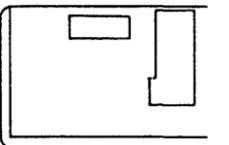
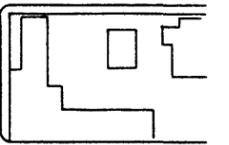
There has been a moderate amount of renovation activity in the district in recent years. More radical and extensive alterations occurred in the 1960's and 70's, remodeling work that was generally limited to ground floor storefronts. There is presently a growing appreciation for the district's historic architectural character as evidenced by the city's "Main Street" program and the sponsorship of this National Register nomination.

The block containing buildings 36-39 at Napoleon and Lincolnway is included in the district because building 37-39 has a good potential to contribute to the district. As shown in photo 17, the building is currently too altered to contribute to the district, yet its fenestration and west elevation remain intact. Upon removal of the later "slip-cover" main facade, this building could contribute to the district. Its strategic location across from City Hall (building 4) make building 37-39 part of the "Gateway" to the district and a prime candidate for a certified rehabilitation, both of which would only be possible if it is included in the district.

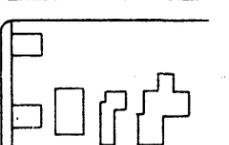
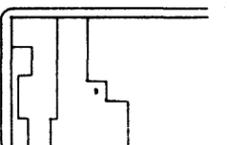
CHICAGO



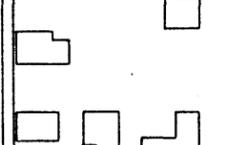
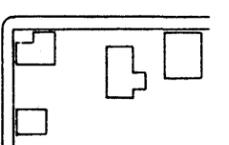
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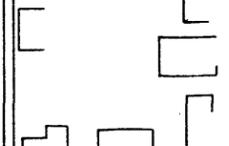
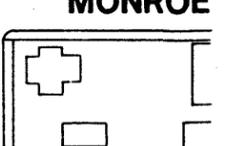
LINCOLNWAY



INDIANA



MONROE



BROWN

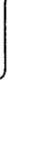
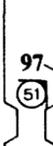
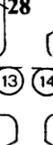
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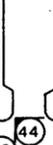
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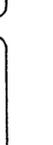
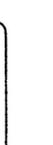
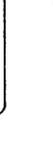
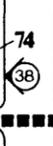
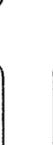
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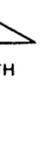
WASHINGTON



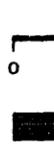
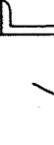
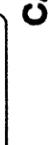
LAFAYETTE



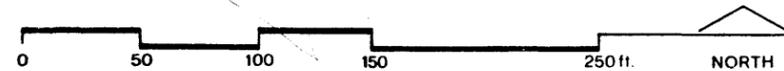
NAPOLEON



CAMPBELL



VALPARAISO HISTORIC DISTRICT



-  NON-CONTRIBUTING BUILDING
-  PARKING AREA
-  PHOTO NUMBER AND ORIENTATION

