

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



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

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

**1. Name**

historic Warsaw Court House and Jail Historic District

and/or common

**2. Location**

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  not for publication

city, town Warsaw vicinity of \_\_\_\_\_ congressional district Second

state Indiana code 018 county Kosciusko code 085

**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Owners

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

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

street & number Court House Square

city, town Warsaw state Indiana

**6. Representation in Existing Surveys**

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

date 1978  federal  state  county  local

depository for survey records United State Department of Interior

city, town Washington state D.C.

## 7. Description

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

### Describe the present and original (if known) physical appearance

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

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

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

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

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

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

### Statement of Significance (in one paragraph)

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

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

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

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

# 9. Major Bibliographical References

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

# 10. Geographical Data

Acreeage of nominated property Approx. 5.6 acres

Quadrangle name Warsaw, Indiana

Quadrangle scale 1:24000

### UMT References

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

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

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

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

E						
	Zone	Easting		Northing		

F						
	Zone	Easting		Northing		

G						
	Zone	Easting		Northing		

H						
	Zone	Easting		Northing		

### Verbal boundary description and justification

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

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

state	code	county	code
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state	code	county	code
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# 11. Form Prepared By

name/title Harry Mohler, Kent Schuette

organization Kent Schuette & Associates

date January 7, 1980

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

telephone 317-742-0252

city or town Lafayette,

state Indiana

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title Indiana State Historic Preservation Officer

date 12-9-80

For HCRS use only

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

Entered in the National Register

date 3/1/82

Keeper of the National Register

Attest:

date

Chief of Registration

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RECEIVED JAN 27 1982  
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

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

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

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

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

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

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

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

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

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

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PAGE 2

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

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

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

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

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

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

c. 1920. (Photo 13) **DEMOLISHED**

9. Apartment House (120 North Buffalo Street):

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

10. Commercial Building (118 North Buffalo Street):

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

11. Commercial Building (116 North Buffalo Street):

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

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

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

13. Commercial building (112 North Buffalo Street):

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

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

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

Since the original writing of this nomination, buildings 8 and 9 have been demolished, and those properties are now non-contributing vacant lots. The only other intrusion is building 14.

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY

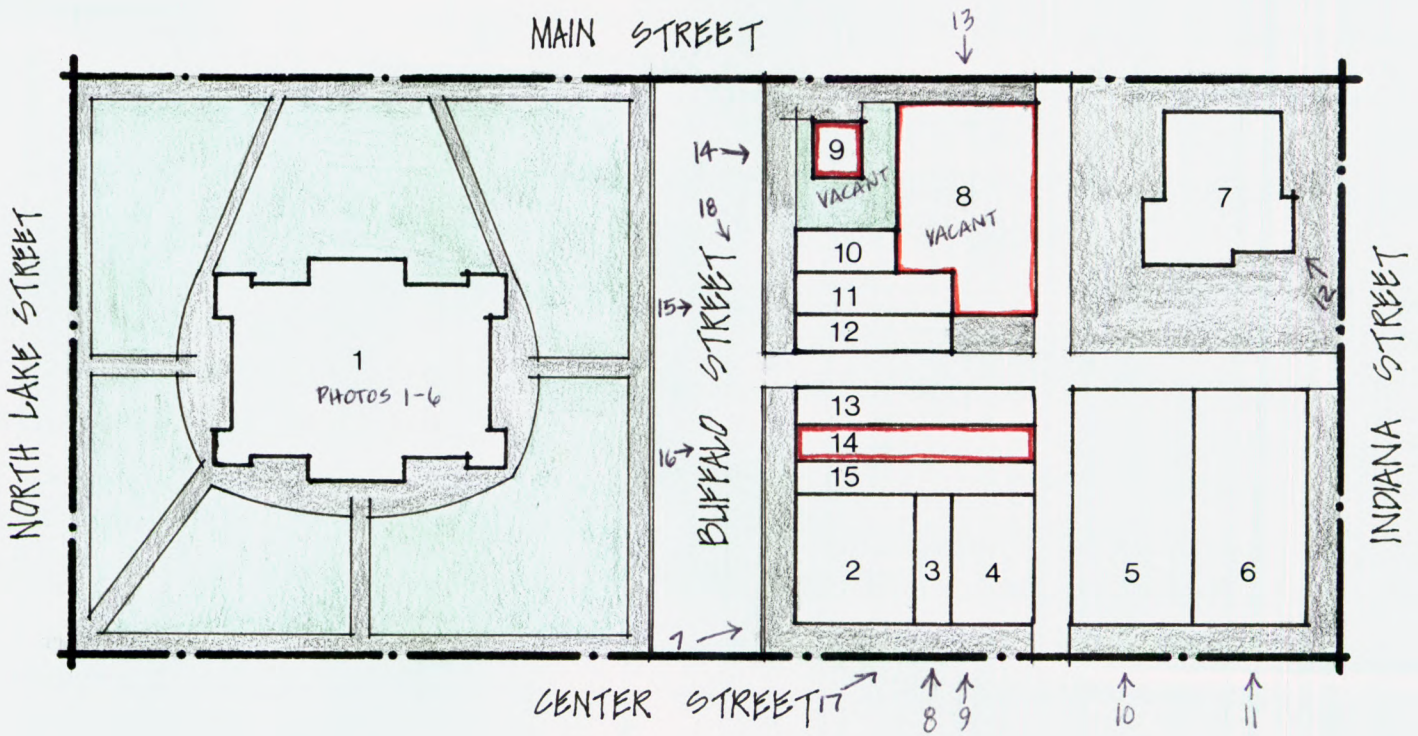
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DATE ENTERED

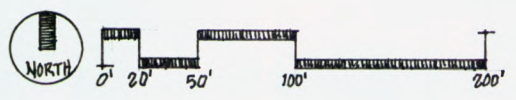
CONTINUATION SHEET

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2 → = PHOTOS (BLACK & WHITE)  
□ = Intrusions



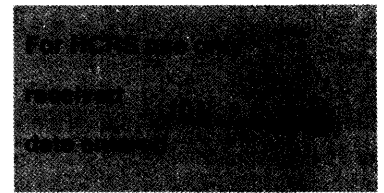
WARSAW HISTORIC DISTRICT





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

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



Continuation sheet

Item number 8

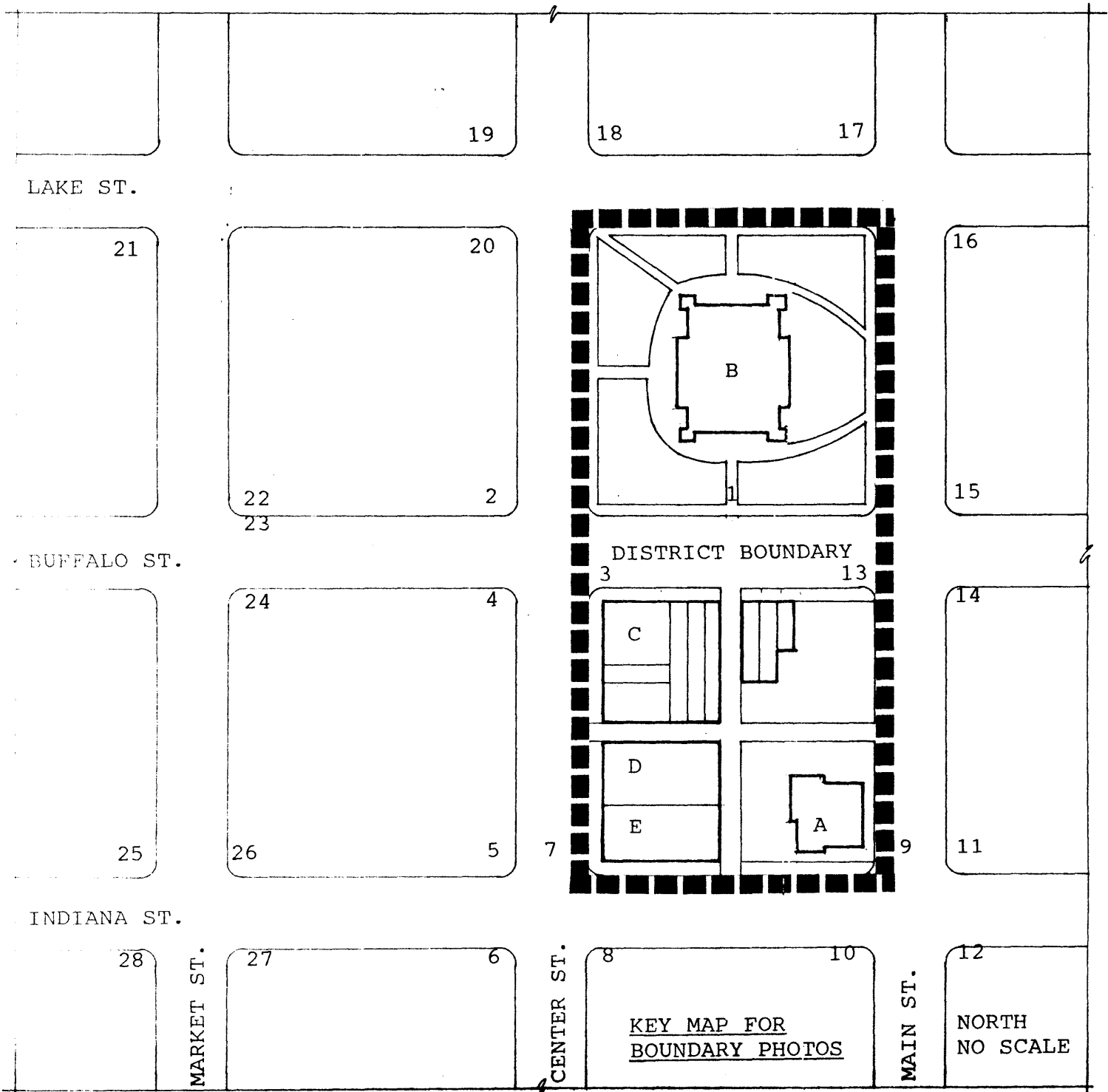
Page 1

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

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

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

The boundaries of the district were determined by the breaks in the pattern of linkage, by open spaces, and by buildings of contemporary character which are incompatible with the historic nature of the district. The few examples of period construction located nearby have been so radically altered that the structural and architectural integrity are beyond retrieval. Other buildings in the downtown that retain their integrity are isolated. The enclosed photographs and map show views of the surrounding area.



LEGEND FOR NOTED BUILDINGS IN THE HISTORIC DISTRICT

- A - Kosciusko County Jail, 1870
- B - Kosciusko County Courthouse, 1881-84
- C - Saemann Building, 1883
- D - Eagles Building, 1930
- E - Widaman-McDonald Building, 1916



1. Buffalo Street looking west to the Courthouse. Shows grandeur of 1881 structure and maturity of surrounding trees.



2. Buffalo and Center Streets looking southwest. Shows extensive remodeling of buildings at corner and open space in midblock along Center Street, across from the Courthouse.

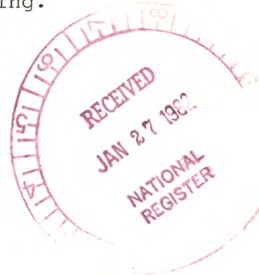




3. Buffalo and Center Streets looking northeast along Center Street. Shows continuity and integrity of historic district storefronts from Saemann Building to Widaman-McDonald Building.



4. Buffalo and Center Streets looking southeast along Center Street. Shows severe renovations which have destroyed structural integrity of exterior architecture.





5. Indiana and Center Streets looking southwest. Shows complete modernization of building envelope in style which is incompatible with the historic district across the street.



6. Indiana and Center Streets looking southeast. Shows site of former Hayes Hotel, which was demolished in order to build this contemporary bank, which is also incompatible with the historic district, kitty-corner across.





7. Indiana and Center Streets looking northwest along Center Street. Shows continuity and integrity of historic district storefronts from Widaman-McDonald Building to Saemann Building.



8. Indiana and Center Streets looking northeast. Shows open space at corner used for parking and bank drive-in service.





9. Indiana and Main Streets looking southwest.  
Shows strong character of historic Kosciusko County Jail.  
Courthouse dome in the background.



10. Indiana and Main Streets looking southeast.  
Shows open space at corner and along Indiana Street used for  
parking lots. Structure set back from street is incompatible and  
inconsequential.





11. Indiana and Main Streets looking northwest. Shows open space at corner used as parking lot. Small unsightly concrete block structure set far down the hill. Lake in far distance behind trees at bottom of hill.



12. Indiana and Main Streets looking northeast. Shows open space of school playing fields and corner of school structures facing onto Main Street. Commercial strip approach road from highway is in distance.





13. Buffalo and Main Streets looking southeast across corner of historic district. Open space from removal of 2 non-contributing structures creates buffer zone to incompatible buildings across the street to the north.



14. Buffalo and Main Streets looking northeast. Shows one story contemporary structure which is incompatible with historic district structures.





15. Buffalo and Main Streets looking northwest.  
Shows row of storefronts which lacks integrity and continuity.  
Separated from historic district by open space of photo 13  
Church in distance at Lake and Main is extensively remodeled.



16. Lake and Main Streets looking northeast.  
Shows row of storefronts extensively remodeled and of discontinuous  
character. Open space and newer structure create weak corner.





19. Lake and Center Streets looking southwest.  
Shows remodeled structures lacking continuity as a group.



20. Lake and Center Streets looking southeast.  
Shows moderately remodeled structures which have lost the integrity of the exterior architecture. Group lack continuity and is cut off from rest of block by open space.





17. Lake and Main Streets looking southwest.  
Shows new contemporary jail structure nearing completion. This building dominates this side of the square.



18. Lake and Center Streets looking northwest.  
Shows discontinuous, non-descript, incompatibly renovated structures.





21. Lake and Market Streets looking east along Market Street. Shows remodeling which has destroyed continuity and integrity of exterior architecture. Row of storefronts has no sense of unity.



22. Buffalo and Market Streets looking west along Market Street. Shows moderate remodeling and total lack of continuity in the storefronts. Open space in midblock and radical height change are particularly disturbing.





23. Buffalo and Market Streets looking northwest along Buffalo Street. Shows moderate remodeling and lack of continuity.



24. Buffalo and Market Streets looking northeast along Buffalo Street. Shows moderate remodeling and lack of continuity.





25. Indiana and Market Streets looking southwest along Market Street. Shows extensive remodeling, new infill structures and lack of continuity.



26. Indiana and Market Streets looking northwest along Indiana Street. Shows open space at mid-block, renovations and lack of continuity.

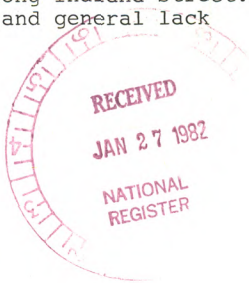




27. Indiana and Market Streets looking northeast along Indiana Street. Shows mid-block open space, new bank structure and general lack of continuity.



28. Indiana and Market Streets looking southeast. Corner gas station is totally incompatible with character of the historic district one block to the north.

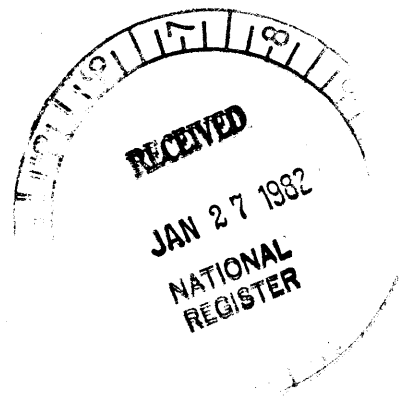




1. Combination Atlas Map of Kosciusko County, Indiana, compiled, drawn and published from personal examinations and surveys by Kingman Brothers, 1879.
2. Biographical and Historical Record of Kosciusko County, Indiana, The Lewis Publishing Company, Chicago, 1887.
3. A Standard History of Kosciusko County, Indiana Volumes I and II, Hon. L. W. Royse - supervising editor, The Lewis Publishing Company, Chicago and New York, 1919.

"An authentic narrative of the past, with particular attention to the modern era in the commercial, industrial, educational, civic and social development. A chronicle of the people with family lineage and memoirs."

4. Miscellaneous Articles, George A. Nye  
this local school teacher and surveyor produced documentation and commentary on every aspect of the town in 36 volumes written from 1920 to 1976.
5. Warsaw Times Union Newspaper -Souvenir Centennial Edition printed July, 1954.
6. Mrs. Robert (Ann) Shell, research librarian  
Warsaw Community Public Library  
315 East Center Street  
Warsaw, Indiana 46580



**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

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

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Warsaw Courthouse and Jail Historic District

Kosciusko County, INDIANA

ADDITIONAL DOCUMENTATION APPROVAL

Name Change to Warsaw Courthouse Square Historic District

*Delora Byers* 9/21/93

RECEIVED

AUG 16 1993

NATIONAL REGISTER

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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

1. Name of Property

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

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

2. Location

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

city or town Warsaw  vicinity N/A

state Indiana code IN county Kosciusko code 085 zip code 46580

3. State/Federal Agency Certification

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

*Paul R. Roberts* 8-5-93  
Signature of certifying official/Title Date  
Indiana Department of Natural Resources  
State of Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper *Patricia W. Anderson* Date of Action 9/21/93

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_