

United States Department of the Interior  
National Park Service

FINAL

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Valparaiso Downtown Commercial District (Boundary Increase)  
other names/site number \_\_\_\_\_

### 2. Location

street & number Northwest block of Lincolnway & Napoleon (1&3 Napoleon Street, 254  
Lincolnway)  N/A not for publication  
city or town Valparaiso  N/A vicinity  
state Indiana code IN county Porter code 127 zip code 46383

### 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 at the following level(s) of significance:  
 national  statewide  local

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

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:) \_\_\_\_\_  
Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Valparaiso Downtown Commercial District  
Boundary Increase  
Name of Property

Porter County, IN  
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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only one box.)

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

|                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input type="checkbox"/>            | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

|                                     |             |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/>            | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 3            | 1               | buildings    |
|              |                 | district     |
|              |                 | site         |
|              |                 | structure    |
|              |                 | object       |
| 3            | 1               | <b>Total</b> |

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

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

Domestic: Multiple Dwelling

Domestic: Multiple dwelling

Commerce/Trade: general store

Commerce: specialty store

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals:

Mission/Spanish Colonial Revival

foundation: Brick, Concrete

Late Victorian: Italianate

walls: Brick

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American

Movements: Craftsman

roof: Asphalt

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Wood: Weatherboard

Synthetics: Vinyl

other: Concrete

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The Valparaiso Downtown Commercial Historic District Boundary Adjustment includes three (3) contributing buildings and one (1) non-contributing building. The district was listed on the National Register of Historic Places in 1990.

One of the three buildings to be included is located on the northwest corner of Lincolnway and Napoleon Street, 1 Napoleon Street. One other property, 3 Napoleon Street, is located on the west side of Napoleon Street across from the west boundary of the historic district. The other property, 254 Lincolnway, is located on the North side of Lincolnway immediately adjacent to 1 Napoleon Street. The boundary adjustment has been extended to include these three properties.

The district originally had 77 contributing buildings and objects. With adjustment to the boundary and the additions of the buildings, 254 Lincolnway, 1 Napoleon Street and 3 Napoleon Street, there will be 80 contributing buildings within the district

### Narrative Description

#### Napoleon Street – West Side

- 3 c. 1925; The Saran Apartment Building. Three (3) story, symmetrical five bay building constructed in an H-shaped plan and rests on a habitable, raised basement. The flat roof building has protruding end bays visible along the front façade and forms the legs of the “H”, the recessed, three bay center section forms the center of the “H.” Its exterior features include ornamentation reflective of early twentieth century architecture with some Arts and Crafts details.
- The building rises from a red brick foundation to red-brick walls with stylized floral designs formed of buff-colored brick in the spans beneath the rows of upper-story windows along the front façade as well as on the sides of the protruding end bays. A brick belt course runs along the front façade directly below the parapet. The original dark-stained wood entry door has a single glass panel; sidelights with eight glass panels flank the door. A concrete panel with raised letters spelling the word “SARAN” is located along the 3<sup>rd</sup> floor. A wooden front gabled door hood, which displays extended rafter-ends and exposed rafter tails, shelters the doors.

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All of the windows are one-over-one double hung with concrete sills. Windows contained in the protruding bays are in sets of four, while windows in the recessed section are in pairs. Paired windows with concrete sills are found along the front façade as well as the north and south façade. All of the original windows have been replaced with vinyl. The building is included in the Porter County Interim Report and is rated as Contributing.

- NA c. 1945; 1 story commercial building. The building sits on a concrete slab foundation and is constructed of a combination of brick and concrete block. The flat roof has parapet ends topped in pantiles. A frame roof addition has stationary sash windows and exposed rafter tails. The front façade displays an aluminum framed, window wall. Brick portions of the side walls and the façade are canted forward. The building is not included in the Porter County Interim Report. Non-contributing
- 1 c. 1910; Lincoln Flats. Two (2) story building Commercial Italianate. The building rises from a brick foundation to brick walls to a flat roof. A projecting oriel window on the second story is suspended above the first-story corner entry. The building displays Italianate detailing along its cornices, which include modest overhanging eaves supported by decorative brackets. The original window openings have been maintained with the limestone sills and rectangular lintels; the original corner entry remains visible. The original windows have been replaced throughout the building, including large, storefront windows with aluminum frames. The building is included in the Porter County Interim Report and rated as Contributing.

Lincolnway – North Side

254 c. 1928. The Eldorado Apartment Building. Four-story building that is reflective of early twentieth century architecture, however it features influences from Mission style architecture. The building has a poured concrete foundation and is constructed of light colored brick. The five bay building has slightly protruding ends and a center bay, with the center bay holding the original entry door. The building has a flat roof with a Mission-style parapet atop the center projecting bay. This entry door contains fifteen glass panes that are separated by mullions and muntins. The entry door is framed by a ten paned sidelight and eleven paned transom window. One-over-one double hung-sash windows are located above the entry door within the center bay. Windows on the protruding, end bays are paired, one-over-one, double-hung and windows on the other bays are tripled, one-over-one double-hung. All of the original windows have been replaced with vinyl. However the original window openings are still visible and display solid-brick lintels, with limestone keystones and sills. The continued use of limestone is displayed throughout the front façade with the door surround and decorative crown, with raised lettering forming the word "Eldorado", Mission style decorative patterned brick also serves as exterior ornamentation along the front façade. Rectangular panels of two-tone checkerboard brick are located below the parapet of the protruding ends. This patterned brick is also found within the center bay, between the third and fourth floors. A projecting limestone belt course runs along the front façade above the 4<sup>th</sup> floor. The building was included in the Porter County Interim Report and is rated as Notable. For purposes of this boundary increase, it is a contributing building.

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
Commerce

**Period of Significance**

1900-1930

**Significant Dates**

1910, 1925, 1928

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Period of Significance (justification)**

The period of significance is 1900-1930, as in the original nomination. The Valparaiso Downtown Commercial District is significant as an example of social, commercial and civic development from 1870-1930 in Northwest Indiana. This period of significance is justified due to the majority of included buildings being constructed during this time frame.

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**Criteria Considerations (explanation, if necessary)**

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Valparaiso Downtown Commercial Historic District Boundary Adjustment includes the addition of 3 contributing properties and 1 non-contributing property into the district that were omitted from the original district boundaries. The reason for this omission is unknown however the original nomination states that the boundaries were drawn to “exclude large parking lots and noncontributing buildings.”<sup>1</sup> As such, with the boundary adjustment there is 1 non-contributing property, so this might have prevented the inclusion of the 3 contributing properties. The nomination also states that its purpose was to only include commercial, civic and apartment buildings, which allows for the inclusion of the 3 additional contributing properties. The additional buildings are within the period of significance (1870-1930) of the original nomination.

The Valparaiso Downtown Commercial Historic District is eligible for listing under Criteria A and C. The original nomination’s statement of significance for the district was based on the justification that the district possesses a high level of nineteenth and twentieth century architecture which reflects Valparaiso’s historic of commerce and retail trade as well as its political role in Porter County. Additionally the district serves as an example of the “social, commercial and civic development: of northwest Indiana in the late 19<sup>th</sup> and early 20<sup>th</sup> century.”<sup>2</sup>

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The Valparaiso Downtown Commercial Historic District serves as the center of Valparaiso and is situated along Lincolnway around 1885 Porter County Courthouse. The district was originally composed of three east/west streets (Indiana, Lincolnway and Jefferson Streets) and three north/south streets (Franklin, Washington and Lafayette Streets). With the boundary adjustment there is the addition of another north/south street – Napoleon, located at the western end of the boundary.

With the construction of the railroad during the 1860s, Valparaiso began to prosper from its connection to Chicago. Following the Civil War, Valparaiso continued to commercially develop and became an ideal residential city for many businessmen and families. The area surrounding downtown Valparaiso developed into single family residential neighborhoods where many prominent citizens constructed homes. However by the turn of the century Valparaiso began to see the addition of apartment buildings that provided housing for working and middle class families.

While apartments were available above many of the commercial storefronts along Lincolnway, it was not until the early 20<sup>th</sup> century that buildings with the singular use of apartments were constructed. 1 North Napoleon Street (Lincoln Flats) is an example of a commercial building which provided upper

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<sup>1</sup> National Register of Historic Places Nomination Form, “Valparaiso Downtown Commercial Historic District, Valparaiso, Indiana,” January 1990, Section 8

<sup>2</sup> Ibid

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story housing. Beginning in 1899, the site was identified as housing a grocery, which is a use that continued into the 20<sup>th</sup> century with the construction of the building in 1910.

<sup>3</sup> The construction of apartment buildings in Valparaiso began during the first decade of the 20<sup>th</sup> century and most notably with the thirty-four unit Pioneer Apartments in 1908. Following its construction, the town saw the addition of other apartment buildings throughout the downtown and the surrounding neighborhoods. By the 1920s Valparaiso was listed as having 12 apartment buildings, however by the 1930s this number had decreased to nine.<sup>4</sup>

The Saran and Eldorado apartment buildings were constructed circa 1925 and 1928 respectively. Of the several apartment buildings built during the first three decades of the twentieth century only three were located in and adjacent to downtown Valparaiso. These buildings were identified as the Pioneer, Saran and Eldorado Apartments. Following their construction the apartments quickly became home to families with working class and professional occupations. The residents of these apartments, due to their location, were afforded the opportunity to work locally or in other towns in the northwest Indiana as well as Chicago. This convenience was due to the availability of interurban travel and the railroad.<sup>5</sup>

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**Developmental history/additional historic context information** (if appropriate)

**1 North Napoleon Street** – Built circa, 1910, Lincoln Flats sits on the corner of Lincolnway and Napoleon. The use most commonly associated with this building's first story commercial space was a grocery. Prior to its 1910 construction the site had contained a grocery as early as 1899. The upper floors of the building served as apartments and rental rooms for those working in downtown. In 1924 its apartments were rented by a foreman of the Pennsylvania Railroad, a mechanic and a manager of Lowenstein's Department Store (57-63 South Franklin Street).

**3 North Napoleon Street** – Built circa 1925, the Saran Building was one of the three apartment buildings located adjacent to downtown. Following its construction, residents of the building were primarily native-born families from the Midwest. In 1930 approximately 10 families lived in the building. Their occupations ranged from day laborers, railroad workers, factory workers and skilled craftsman.<sup>6</sup> Given the various occupations of the tenants, most of the tenants either worked locally or in the manufacturing industry in other areas of the region. The building continues to be used as an apartment building.

**254 W. Lincolnway** –The Eldorado Building was built circa 1928 along Lincolnway as served a sister apartment building to the Saran. As with the Saran, the residents of the Eldorado were native born families, however the head of the households were members of the professional class. In 1931, eight of the building's apartments were rented by a dentist, office manager, banker, teacher, auditor and pharmacist.<sup>7</sup> The range of professions shows that the tenants possibly worked in the nearby banks, businesses and offices in downtown Valparaiso.

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<sup>3</sup> Sanborn Fire Insurance Map, Valparaiso 1899, 1905, 1910

<sup>4</sup> Valparaiso City Directory, 1924 & 1931

<sup>5</sup> Valparaiso Evening Messenger, August 4, 1922

<sup>6</sup> "1930 U.S. Census" *Ancestrylibrary.com*

<sup>7</sup> Ibid, Valparaiso City Directory 1931

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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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

National Register of Historic Places Form, "Valparaiso Downtown Commercial District, Valparaiso, Indiana," January 1990

Sanborn Map Company. Insurance Maps of Valparaiso. New York: Sanborn Map Company, 1899-1931

United States Census, 1930

Valparaiso City Directory, 1911-1931

Valparaiso Evening Messenger, August 4, 1922

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Porter County Library, Valparaiso

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** .45

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 16 494680 4590500  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

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**Verbal Boundary Description** (Describe the boundaries of the property.)

Starting at the northeast block of Lincolnway and Napoleon street, moving west on the north right-of-way for W. Lincolnway to the east right of way line for the alley between Napoleon and Campbell Street to the south right of way line for the alley between W. Jefferson Ave and W. Lincolnway, then moving west across Napoleon Street;

Then east 1 ½ 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, then north to the south right of way line for W. Jefferson Ave; 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 ½ 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 ½ block 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 northwest corner of West Lincolnway and Napoleon Street.

**Boundary Justification** (Explain why the boundaries were selected.)

The current historic district's boundaries encompass a major portion of Valparaiso's downtown district surrounding the Porter County Courthouse. The boundaries reflect the historic layout, which was established with the development of businesses and commerce surrounding the government center. The boundary adjustment includes properties that have significance due to their historic and current use, which contribute to the downtown. Other possible areas of expansion outside of these boundaries were not included, because they have been significantly altered, are of later construction or do not contribute to the historic character and significance of the downtown district. Conversely, none of the district's boundaries should be decreased at this time.

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**11. Form Prepared By**

name/title Tiffany Tolbert  
organization Indiana Landmarks, Calumet Region Office date 8/2010  
street & number 608 E. 3<sup>rd</sup> Street telephone 219-947-2657  
city or town Hobart state IN zip code 46342  
e-mail ttolbert@indianalandmarks.org

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Valparaiso Downtown Historic District Boundary Increase

City or Vicinity: Valparaiso

County: Porter State: Indiana

Photographer: Tiffany Tolbert

Date Photographed: 8/12/2010

Description of Photograph(s) and number: view of north and west facades, looking southwest

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Name of Property: Valparaiso Downtown Historic District Boundary Increase

City or Vicinity: Valparaiso

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Name of Property

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County: Porter State: Indiana

Photographer: Tiffany Tolbert

Date Photographed: 8/12/2010

Description of Photograph(s) and number: looking northeast, view of south facades, Eldorado Apartments and Lincoln Flats

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Name of Property: Valparaiso Downtown Historic District Boundary Increase

City or Vicinity: Valparaiso

County: Porter State: Indiana

Photographer: Tiffany Tolbert

Date Photographed: 8/12/2010

Description of Photograph(s) and number: looking northwest, view of east facades, Lincoln Flats, non-contributing building and Saran Apartments

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**Property Owner:**

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

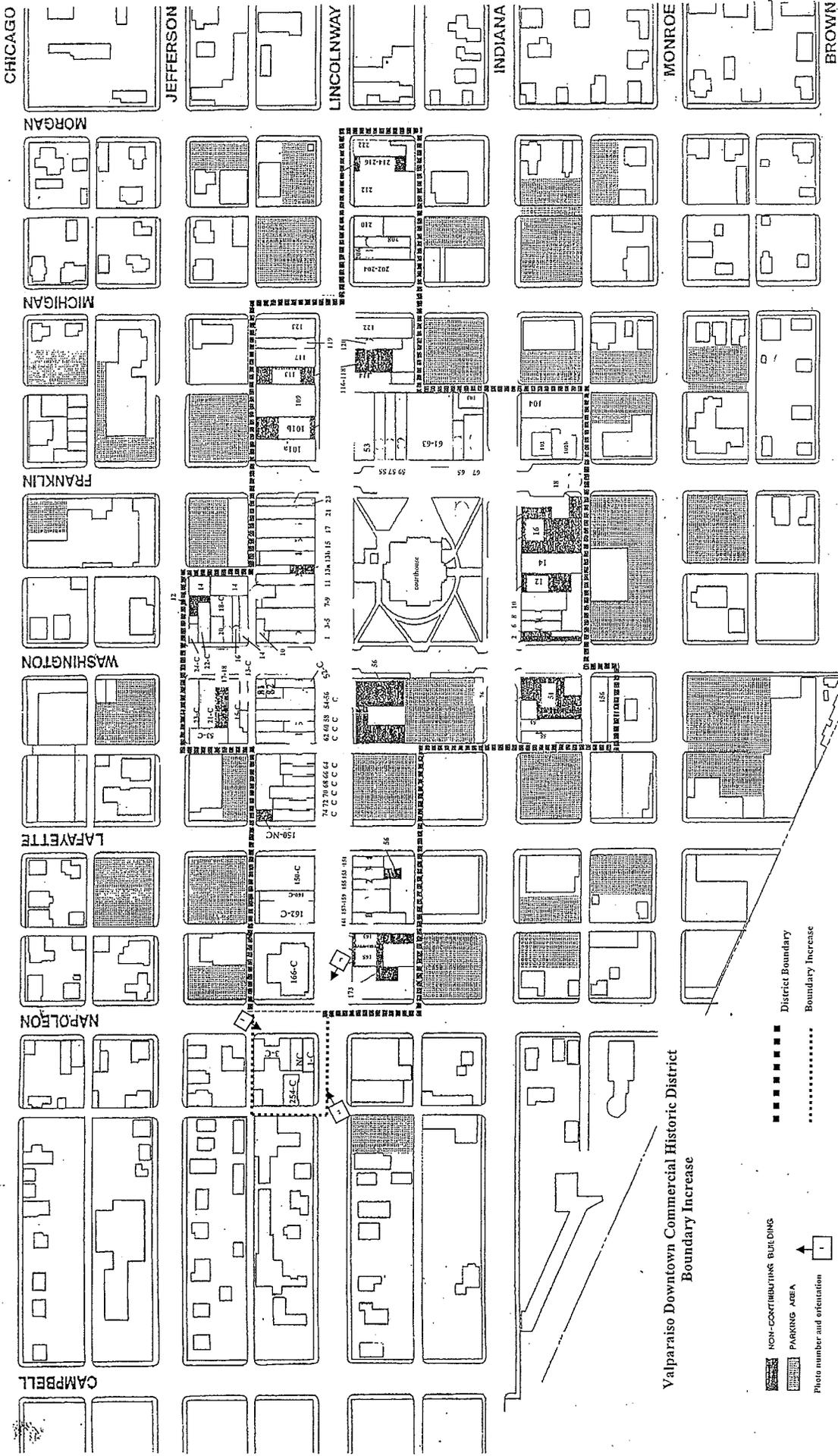
name 254 Lincolnway & 3 Napoleon Street – Vass Development Corporation (53 E. 100 S Valparaiso, IN 46483); 1 Napoleon Street – Walter F Buck Revocable Trust (1806 Beulah Vista Drive Valparaiso, IN 46383)

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town Valparaiso \_\_\_\_\_ state IN \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Valparaiso Downtown Commercial Historic District  
Boundary Increase

- NON-CONTRIBUTING BUILDINGS
- CONTRIBUTING BUILDINGS
- PARKING AREA
- Photo number and orientation
- District Boundary
- Boundary Increase

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Valparaiso Downtown Commercial District Boundary Increase, Porter Co., IN photo 1



Valparaiso Downtown Commercial District Boundary Increase, Porter Co., IN photo 2



Valparaiso Downtown Commercial District Boundary Increase, Porter Co., IN photo 3