

BILL NO. S-17-03-08

SPECIAL ORDINANCE NO. S-----

**AN ORDINANCE DESIGNATING A HISTORIC
PRESERVATION DISTRICT FOR THE
HERBERT AND ELLA REED HOUSE**

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, by passage of Ordinance Number G-06-08 has established Chapter 151 of the City of Fort Wayne, Indiana Code of Ordinances entitled "Historic Preservation and Protection Districts;" and

WHEREAS, Section 151.030 of Chapter 151 provides procedures by which areas may be designated as "Historic Districts;" and

WHEREAS, pursuant to Section 151.030 of Chapter 151,
HERBERT AND ELLA REED 1753 W. MAIN STREET
HOUSE
is designated as a Historic District.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON
COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

SECTION 1. The property listed as :

HERBERT AND ELLA REED 1753 W. MAIN STREET
HOUSE

is hereby designated a Historic Preservation District, in compliance with Section 151.030(E) of the City of Fort Wayne, Indiana Code of Ordinances .

SECTION 2. The map submitted herewith as Exhibit "A" is approved and it is noted that all legal steps have been taken by the Historic Preservation Commission pursuant to Section 151.030 of Chapter 151 of the City of Fort Wayne, Indiana Code of Ordinances.

SECTION 3. That this Ordinance be in effect from and after its passage and any and all necessary approval by the Mayor.

Council Member

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

**STAFF REVIEW OF
LOCAL HISTORIC DISTRICT PETITION**



Petitioners: Robert J. Michel and Pamela K. Michel, owners of the property

Case No.: HPC 2-27-17-LHD-1

Subject Property: 1753 W. Main Street

Historic Name: Herbert and Ella Reed House

Legal Description: Lots 1 & 2 Gesaman's Addition, & Lot A Kerr Murray Addition

Date of Review: February 27, 2017

Cultural Resources Survey Information:

Rating:	Notable	Style:	Queen Anne-Free Classic
Construction Date:	c.1903	Architect/Builder:	Unknown
Condition:	Good	Integrity:	Unaltered
Use:	Commercial-retail ("Mercantile on Main")		

Reason for Application:

Recognizing the architectural significance of this property to the Fort Wayne community, the owners, Robert J. Michel and Pamela K. Michel, prepared a "Petition for Historic Property or District Designation." The completed petition was signed and submitted to the Historic Preservation Commission on February 3, 2017. The petition requests local historic district designation of the Herbert and Ella Reed House at 1753 W. Main Street.

Staff Comments:

Criteria for Local Historic Designation:

Section 151.030 (titled Local Historic Districts) of the Fort Wayne Historic Preservation and Protection ordinance allows for the designation of historic districts. The ordinance provides that:

A local historic district shall not be established unless the proposed map includes a building, groups of buildings, structures, sites, objects, streetscapes, or neighborhoods which meet at least one of the following criteria:

- (1) Are associated with the events that have made a significant contribution to the broad patterns of our history;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, or method of construction, that represent the work of a master, possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or
- (4) Have yielded, or may be likely to yield, information important to prehistory or history.

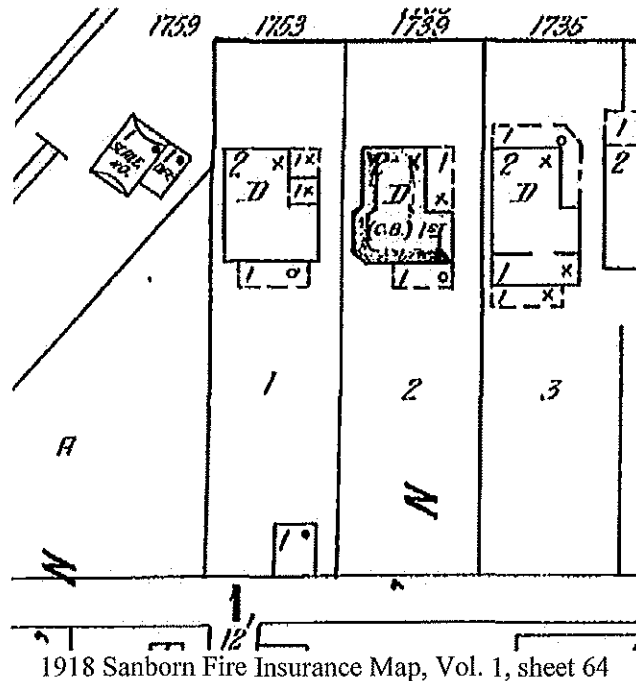
In applying the criteria set forth in the ordinance, historic preservation staff has determined that the Herbert and Ella Reed House meets one of the four possible criteria for Local Historic Designation. The house is significant under Criterion three (3) under the area of architecture. It is a notable example of the Queen Anne-Free Classic architectural style in Fort Wayne. The Herbert and Ella Reed House was built c.1903, shortly after the Gesaman's Addition plat was recorded in 1902. The property also contains a secondary structure that was moved from the vicinity of Wayne Trace and South Anthony Boulevard in recent years. While its original use is in question, this c.1900 gable-front building is a rare example of a small office or railroad-related structure of the same architectural period of the Reed House.

Description:

The Reed House was built c.1903 by Herbert L. Reed and his wife Ella L. Reed. In detailed research by Jill Downs, she determined that no structure appears on the property on Sheet 95 of the 1902 Sanborn Map Company insurance map. The Reed House does, however, appear on Volume 1, Sheet 64 of the 1918 Sanborn map. The Gesaman's Addition was recorded June 16, 1902, and the Reeds purchased the lot from the Tri-State Building & Loan Association on January 26, 1903. Subsequently in August of 1903 Herbert Reed was issued a building permit for a dwelling on West Main Street. (No specific address was listed on the permit; however this was within the time period when the street address system in Fort Wayne was being revised.) A newspaper article dated April 28, 1904 reported that the Ladies Aid Society of Bethany Presbyterian Church would hold a supper at the home of Mrs. Herbert Reed at 1753 W. Main Street. The Reeds first appeared in the Fort Wayne city directory at this address in 1906.

The house is located on the south side of West Main Street just east of the point where the Fort Wayne & Jackson Railroad once crossed West Main. (The rail line is abandoned and the tracks were removed.) The property is also directly south of Growth Avenue and the former Wayne Knitting Mills plant. Three lots have been combined into one large parcel that once contained the Reed House and a second house to the east. The lot to the east is now the location of a small gable-front building that was moved to this site in 2012. This building was originally located in the vicinity of Wayne Trace and South Anthony Boulevard. It is believed to have association with the Findlay, Fort Wayne, and Western Railroad, or perhaps it served as a small office for a lumberyard or coal yard in that area. The parcel also has a modern iron fence in the front yard, one large tree southwest of the house, and a variety of walks, patio pavements, and garden spaces. The outdoor spaces are accented with architectural salvage pieces. A gravel parking area is behind the buildings; it is reached from the alley in the rear.

The 1918 Fort Wayne Sanborn Fire Insurance Map (please see below) shows the house and its immediate environment in 1918. The diagonal lines on the map show the adjacent railroad right-of-way. There was a railroad "scale house" and "office" directly west of the Reed House. In addition, there was a small outbuilding at the rear of the lot.



The Herbert and Ella Reed House is a cross-gabled, two-story Queen Anne-Free Classic residence. Although it has relatively modest massing when compared to other larger examples of the style, and there are other examples of this particular house form and massing in Fort Wayne, the Reed House stands out for its many fine details. It has clean-lines, and the massing of the side-gable, porch, and the dormer suggest house forms that would come later with the Craftsman movement.

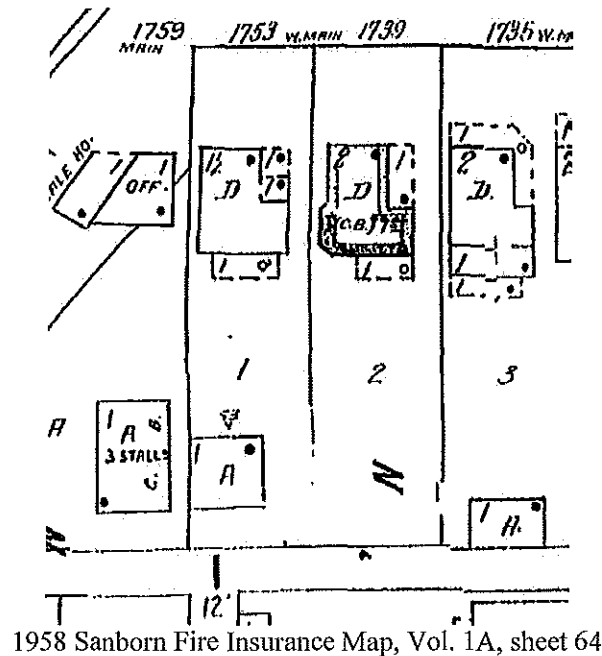
The Reed House has a front gable, offset to the west side of the façade. The front gable and the side gable have steeply-pitched slopes. The front porch is recessed within the ell on the east side of the facade, and it is located beneath the east side gable and the steeply-pitched dormer. The roof has decorative metal ridges and valleys, a central brick chimney, and it is covered with dimensional shingles. The front gable has shingled cornice returns that are supported by decorative brackets; the brackets continue along the cornice on the west side of the house. A one-story section at the rear of the house has a shed roof. The house has half-round gutters and round downspouts.

The walls of the house are covered with wood clapboard siding with cornerboards. Each of the gables has a pedimented effect, and they are embellished with fishscale shingles that are decoratively painted in accent colors. There is a fan-shaped panel above the centered second-story window in the east gable of the house. A wood water table terminates the bottom of the walls, above a foundation of rough-cut stone block. There is a rectangular vent in the front gable. The front wall of the house has hanging wall sign that is mounted perpendicular to the front wall.

The Reed House has a variety of highly-detailed double-hung sash windows. Most of the windows have a seven-pane muntin pattern in the upper sash, with a single lower sash. The muntin pattern has two tall and narrow panes of glass at the sides, framing a large centered pane of glass. The center pane has two smaller rectangular panes of glass above, and a matching pair below. The first-floor window at the front of the house has a leaded-glass panel at the center. There is a fixed window set high in the wall on the front porch to the east of the front door. The front door of the Reed House is natural oak, glazed at the top, with three horizontal panels in its lower half. It is topped by a transom window.

The front porch is nicely detailed, with a box beam at the top that is supported by a single Tuscan column at the northeast corner of the porch. A wooden deck has a skirt below that aligns with the water table. The porch floor rests on the stone foundation; concrete steps allow access to the porch. The balustrade and the handrails at the steps are composed of turned balusters. The balusters and the handrails are joined by a Tuscan-style newel post.

The 1958 Fort Wayne Sanborn Fire Insurance Map (please see below) shows the house and its immediate environment in 1958. There was a railroad "scale house" and "office" directly west of the Reed House, as there had been in 1918; however it appears it was a different building. The previous small outbuilding at the rear of the lot had been replaced by a larger garage; however the garage is now gone as well.



1958 Sanborn Fire Insurance Map, Vol. 1A, sheet 64

The property also has a small gable-front building that was moved to this site in 2012. This building occupies the lot immediately east of the Reed House, on the site where a house once stood at 1739 W. Main Street. The house was demolished sometime between 1995 and 1996.

The Gable-front building has a minimal amount of Queen Anne architectural influence; it faces West Main Street. It is a wood-frame structure with a roof of dimensional shingles. The front gable has two decorative wood brackets at the corners. The building has boxed eaves. The wood siding has cornerboards and a wood water table at the base of the wall. The building rests on a new foundation of rock-face concrete block.

The building has one 12-over-12 double-hung sash window on the front and one matching window on the rear. There are two 12-over-12 double-hung sash windows on each side (east and west) of the building. In addition there is one small four-over-four double-hung sash on the east side. There is one large multi-light casement window located in the front gable. There is single door opening on the front that has a door with glazing at the top and three panels below; this door is topped by a transom. This door has a set of cut-stone steps that allow access to the building. There is an additional single door opening near the rear of the east wall; it is currently covered by plywood. Surfaces of both brick pavers and poured concrete sidewalks ease access between the house and the accessory building.

Although it is not subject to public view, this building has a single room with a surprisingly elaborate and decorative interior. There is wood paneling, and a bracketed cornice. There is evidence of a free-standing stove and flue that would have provided heating.

Architectural Significance:

The Herbert and Ella Reed House is locally significant for its architecture. It is a notable example of the Queen Anne-Free Classic architectural style in Fort Wayne. While there are other examples of this particular house style, form, and massing in Fort Wayne, the Reed House stands out for its many fine details.

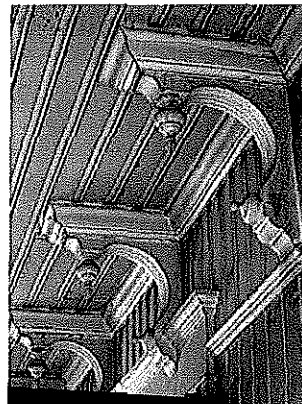
The Queen Anne style marks the height of Victorian-era architectural exuberance in the United States. Due to America's late 19th century industrial and railroad expansion, wire nails, pre-cut lumber in standardized sizes, and building components such as doors, windows, siding, and decorative millwork were factory-produced and shipped by rail to builders across the country. Using this newly available technology, architects developed the hallmark features of the Queen Anne style: asymmetrical facades, complex, steeply-pitched hipped and gabled roofs, and elaborate porches. Queen Anne buildings usually have several different sizes and styles of windows, and exterior walls enlivened by a variety of siding textures and decorative millwork or "gingerbread."

The Free Classic style is a variation of the Queen Anne style; it applied classical ornamentation to the asymmetrical Queen Anne house form. Free Classic houses often made use of classical columns, pediments, and dentils.

The Herbert and Ella Reed House exhibits many of the key elements of the Queen Anne-Free Classic style, and it retains excellent historic integrity. The steeply pitched roofs, the asymmetrical massing, the pedimented gables with fishscale shingles, the classical porch column, and the unusually elaborate windows make this house an excellent example of the style. The house was once near demolition, and was owned by the Allen County Community Development Corporation. The Michel family saw its potential, and they performed an unusually fine rehabilitation on the house.

The Gable-Front Accessory Building on the property is also locally significant for its architecture.

Although the building has been moved to this location, it is a very rare and unusual example of a building type that was once common. This building was originally located in the vicinity of Wayne Trace, New Haven Avenue, and South Anthony Boulevard. It is believed to have association with the Findlay, Fort Wayne, and Western Railroad, or perhaps it served as a small office for a lumberyard or coal yard in that area. Regardless, a small commercial building with Queen Anne influence and details is exceedingly rare in Fort Wayne. It is significant as a survivor, and for eclectic use of decorative detail, both on its exterior and its interior.



Reed House LHD: Interior details, historic office or railroad structure; Photo March 13, 2002

The structure was first identified as more than just a back yard shed when it was located behind the house at 2208 Wayne Trace. In 2002 the structure was moved from that property to a temporary location for storage; it was adopted by the Michels and moved to its current location in 2012.

Consultant Jill Downs provided this narrative history of the building:

ARCH Inc., Allen County's historic preservation organization, has reported that this structure once served as a small passenger depot for the Findlay, Fort Wayne, and Western Railway (FFW & W). In 1889, as a result of a natural gas boom at Findlay, Ohio, a 78-mile long railroad was constructed that went west from Findlay through Ohio towns such as Moffits, Ottawa, and

Tipton, and the Indiana towns of Townley and Tillman before terminating at Fort Wayne where it connected with the Wabash Railroad. The segment of the line connecting to Fort Wayne opened in early 1895. This railroad operated until 1919 and went by several names over the years due to ownership changes, but was known as the FFW & W from 1890 to 1903. An 1897 *New York Times* article reported that the FFW & W Board of Directors, which included President John Jacob Astor IV, the famed millionaire who died in the sinking of the *Titanic*, proposed extending the line east and west "forming one of the most important trunk lines in the country." However, this expansion never materialized. Today, a remaining portion of the tracks near Wayne Trace and South Anthony Boulevard is used by the nearby industries.

The depot was built c.1900, and is significant as one of the few remaining examples of train depots remaining in Fort Wayne and the surrounding area. It is Queen Anne in style which was popular in America between about 1880 and 1910. Typical Queen Anne details on the building are seen in the multi-paned windows, door transom, and gables accented with decorative brackets. It is a one-story, wood frame, front-gabled structure measuring 10 feet by 15 feet and is approximately 18 feet tall. Inside, the walls and ceiling are finished with a wide beadboard, and a series of brackets with a pendant detail embellishes the cornice. Originally located on the west side of South Anthony Boulevard near the intersection with Wayne Trace, the depot was moved sometime in the 1940s to 2208 Wayne Trace near New Haven Avenue. In 2002, it was moved several feet east of that location.

Definitive documentation has not been found to say for certain that the depot was actually a depot for the FFW & W. There is skepticism among railroad enthusiasts, (historians), and others, some suspecting that (it) was the Townley depot on the FFW & W, or that it was an office for a lumberyard or similar such industry in the Walton Avenue (later renamed Anthony Boulevard) area.

Later History of the House

The Herbert and Ella Reed House has had owners that have owned it for many years, and this likely contributed to the historic integrity that is still present. The Reeds sold the house to Edward and Anne Chavanne in 1917. The Chavannes remained in the house until they sold it to Charles and Jennie Davis in 1954. The Davises sold it to Jack Doyle Davis; he sold the house in 1977. It was held from 1977 to 1996 by Louis and Carol Stephan. After 1996 the ownership was less stable, and it was obtained by the Allen County CDC in 2009. Robert and Pam Michel have owned the house since 2009, and they converted it to its current commercial use as Mercantile on Main.

Staff Recommendations:

For the reasons stated above, staff recommends that the Historic Preservation Commission (HPC) should approve the petition, recommend the Herbert and Ella Reed House for Local Historic Designation, and submit a historic district map for City Council approval. Further, staff recommends that any motion to recommend Local Historic Designation by the Commission must refer to specific boundaries that are clearly identifiable or identified on a map (such as the legal description).

Staff further recommends that the Historic Preservation Commission should consider if the property is threatened and shall be declared to be under interim protection under the Historic Preservation and Protection Ordinance; however staff does not recommend interim protection for this property.

If the property is placed under Interim Protection, the Commission shall, by personal delivery or first class mail, provide the owner or occupant of the building, structure or site with a written notice of the declaration within two (2) working days. The written notice must:

- (1) Cite the authority of the Commission to put the building, structure, or site under interim protection under this section;
- (2) Explain the effect of putting the building, structure, or site under interim protection; and,

- (3) Indicate that the interim protection is temporary.

Procedural Notes:

If Local Historic District Designation is recommended for the Herbert and Ella Reed House by the HPC, the Commission's recommendation and a map of the recommended historic district is then forwarded to the Fort Wayne City Council. The City Council makes the final determination of whether to create a Local Historic District. If a new local historic district is subsequently approved by City Council and the Mayor, the map establishing boundaries of the local historic district will be recorded in the Office of the Allen County Recorder. In addition, the owner(s) of the property in the local historic district will be notified by mail of the designation within 60 days following approval by City Council. All designations shall also be recorded on a map and/or mapping system maintained by the organization(s) for land use management that serve(s) the City of Fort Wayne.

A building, structure, or site, placed under interim protection by the HPC, remains under interim protection until the historic district map is approved in an ordinance or rejected by the City Council. While a building, structure, or site is under interim protection under this section:

- (1) The building, structure, or site may not be demolished or moved; and,
- (2) The exterior appearance of the building, structure, or site may not be conspicuously changed by addition, reconstruction, or alteration.

Bibliography:

"1753 West Main Street: Fort Wayne, Indiana," (A report prepared by Jill Downs, The Story of Your House, Fort Wayne, IN. 2017.)

Allen County Public Access Tax Information. Available at: <http://www.acimap.us/pati/> [Accessed February 10, 2017].

Allen County Recorder's Office. Gesaman's Addition plat, available at <http://inallen.fidlar.com/WebSenseCustom/Details.aspx> [Accessed February 12, 2017].

Findagrave.com. "Ella Louise Anderson Reed," <https://forums.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=59571391> [Accessed February 12, 2017].

Fort Wayne Indiana Interim Report: A Presentation of Historic Resources, Achievements, and Possibilities. Indiana Historic Sites and Structures Inventory, Fort Wayne, 1996.

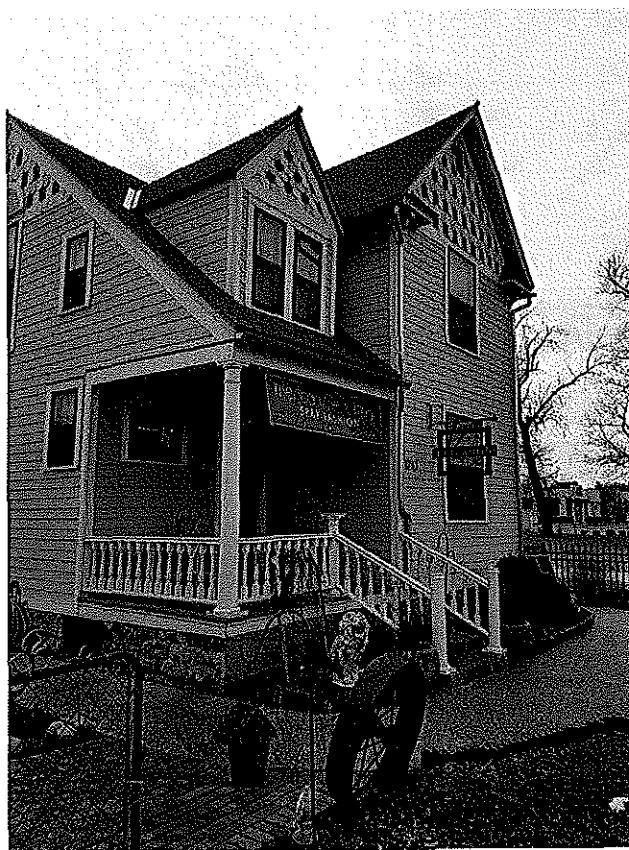
Griswold, Bert J. The Pictorial History of Fort Wayne, Indiana, Volumes I and II. Robert O. Law Co., Chicago, 1917.

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, New York, 1984.

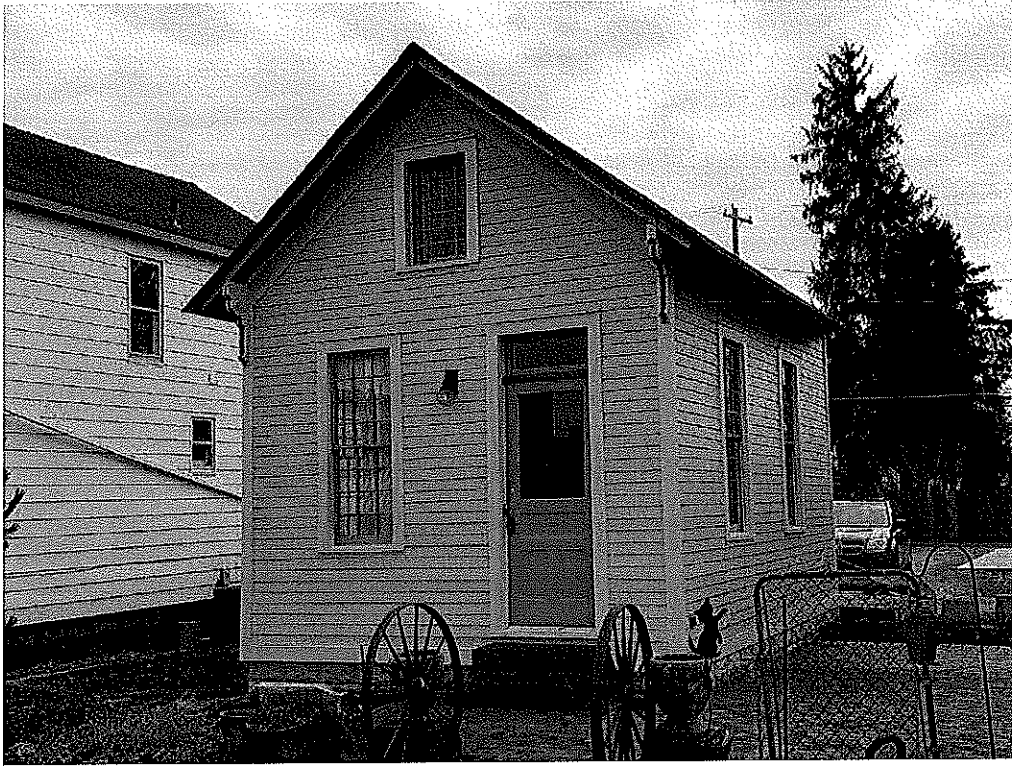
Sanborn Map Co. Insurance Maps of Fort Wayne, Indiana. New York, 1902, 1918, and 1958.



Herbert and Ella Reed House, north and east façades, looking Southwest; February 11, 2017.



Herbert and Ella Reed House, north and east façade details, looking Southwest; February 11, 2017.

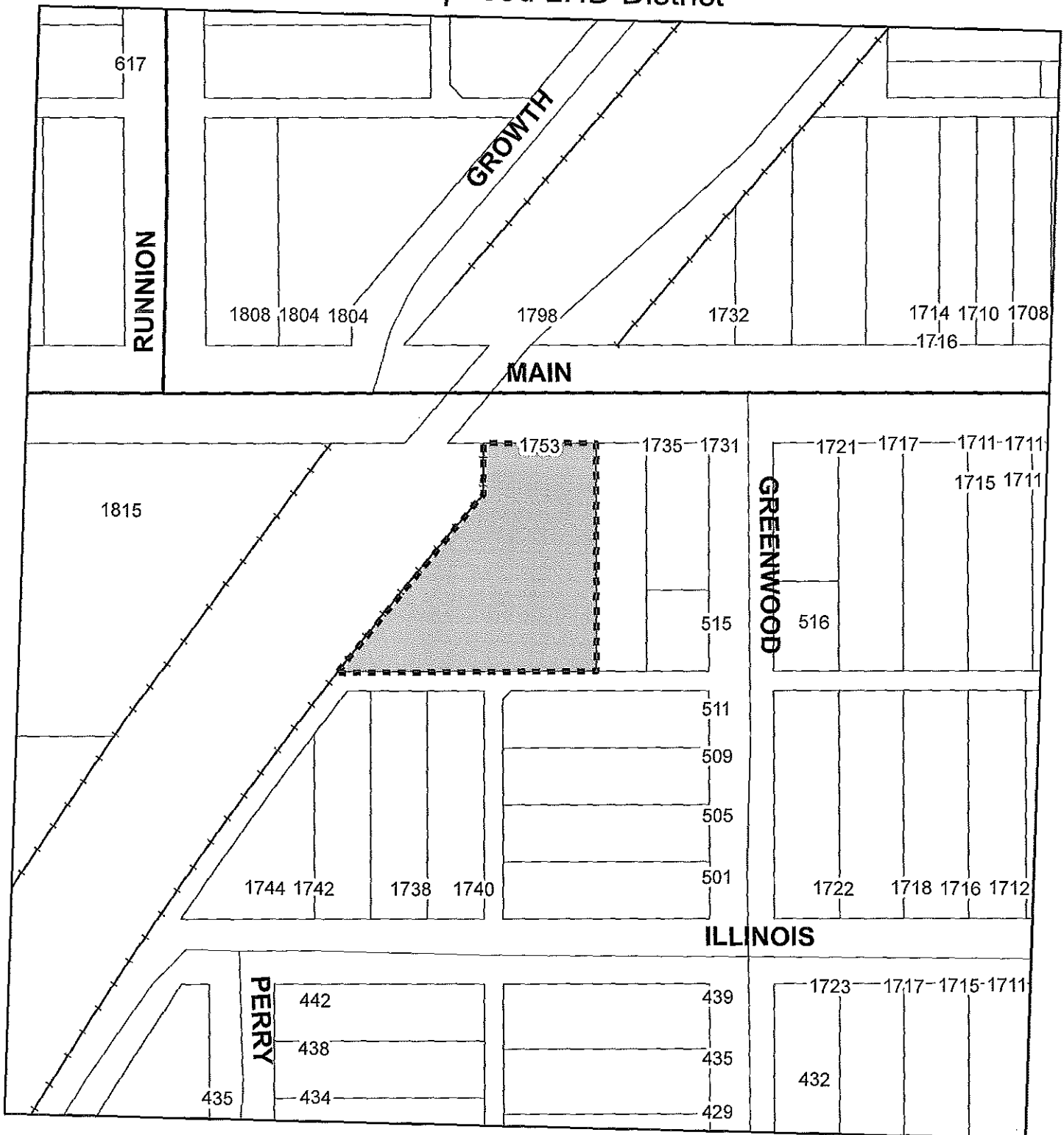


Herbert and Ella Reed House, north and west east façades of the historic office or railroad structure, looking Southeast; February 11, 2017.



Herbert and Ella Reed House, north and west east façades of the historic office or railroad structure, looking Southwest; February 11, 2017.

HERBERT AND ELLA REED HOUSE 1753 W. MAIN STREET Proposed LHD District



Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

North American Datum 1983
State Plane Coordinate System, Indiana East



0 40 80 160 Feet

Created Feb. 17, 2016
FW CDD GIS

Memo

To: Fort Wayne Common Council
From: Creager Smith, Historic Preservation Planner; Community Development
Date: March 9, 2017
Re: Local Historic District Designation: Herbert and Ella Reed House

Fort Wayne's Historic Preservation and Protection Ordinance was established to preserve and protect those historically or architecturally worthy structures, sites, and districts which impart a distinct aesthetic quality to the city and which serve as visible reminders of the historic heritage of the city. To assist in achieving this goal, criteria are set forth in the ordinance for the establishment of multiple and single property historic districts.

Pursuant to Chapter 151 of the municipal code, the HPC held a public hearing on February 27, 2017, and voted to recommend designation of the following property as a local historic district:

**Herbert and Ella Reed House
1753 W. Main Street**

The Herbert and Ella Reed House has significance in the area of local architecture. It is a notable example of the Queen Anne-Free Classic architectural style in Fort Wayne. The house was built c.1903. The property also contains a secondary structure that was moved from the vicinity of Wayne Trace and South Anthony Boulevard in recent years. While its original use is in question, this c.1900 gable-front building is a rare example of a small office or railroad-related structure of the same architectural period of the Reed House.

Recognizing the architectural significance of the property, a "Petition for Historic Property or District Designation" was prepared by the owners, Robert J. Michel and Pamela K. Michel. The Michels operate their business, Mercantile on Main, at the property.

Local listing requires that the Fort Wayne Historic Preservation Commission review any future conspicuous exterior changes to the property. This does not affect regular repair and maintenance procedures that do not involve a conspicuous exterior change, nor does it mean that buildings/structures cannot be altered or demolished, or that new buildings cannot be constructed. Local designation also has no jurisdiction over use.

The Historic Preservation Commission recommends that the Council adopt the attached ordinance amendment in recognition of the historic value of the property and to afford its protection for future generations.

Attached, please find the required map of the proposed district as well as the full review detailing its significance. Please contact me at 427-2161, creager.smith@cityoffortwayne.org, or Don Orban at 427-2160, don.orban@cityoffortwayne.org if you have questions.