

BILL NO. S-17-08-14

SPECIAL ORDINANCE NO. S-----

**AN ORDINANCE DESIGNATING A HISTORIC
PRESERVATION DISTRICT – DR. ROBERT
AND SUSIE MCKEEMAN 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,
DR. ROBERT AND SUSIE MCKEEMAN 724 W. PACKARD AVENUE
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 :

DR. ROBERT AND SUSIE MCKEEMAN 724 W. PACKARD AVENUE
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

Memo

To: Fort Wayne Common Council
From: Creager Smith, Historic Preservation Planner; Community Development
Date: August 2, 2017
Re: Local Historic District Designation: Dr. Robert and Susie McKeeman 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 July 24, 2017, and voted to recommend designation of the following property as a local historic district:

**Dr. Robert and Susie McKeeman House
724 W. Packard Avenue**

The Dr. Robert and Susie McKeeman House is significant for association with Dr. Robert McKeeman; he was one of Fort Wayne's first physicians trained locally at the Fort Wayne Medical College. The house is also significant in the area of local architecture; it is an outstanding example of the Colonial Revival architectural style in Fort Wayne, built c.1922.

Recognizing the historic and architectural significance of the property, a "Petition for Historic Property or District Designation" was prepared by the owners, Paul Holman and Patricia Williams, Co-Trustees of the Restated and Amended Holman-Williams Revocable Trust dated 12-19-2011. The trust is the owner of the property.

Local historic designation 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.

STAFF REVIEW OF
LOCAL HISTORIC DISTRICT PETITION



Petitioners: Paul Holman and Patricia Williams, Co-Trustees of the Restated and Amended Holman-Williams Revocable Trust dated 12-19-2011, owner of the property.

Case No.: HPC 7-24-17-LHD-1

Subject Property: 724 W. Packard Avenue

Historic Name: Dr. Robert and Susie McKeeman House

Legal Description: Lot 25 & E 20' Lot 24 Kinnaïrd's Addition

Date of Review: July 24, 2017

Cultural Resources Survey Information:

Rating:	Outstanding	Style:	Colonial Revival
Construction Date:	c.1922	Architect/Builder:	Unknown
Condition:	Good	Integrity:	Unaltered
Use:	Residential		

Reason for Application:

Recognizing the architectural and historical significance of this property to the Fort Wayne community, the owners, Paul Holman and Patricia Williams, prepared a "Petition for Historic Property or District Designation." The completed petition was signed on June 28, and it was submitted to the Historic Preservation Commission on June 29, 2017. The petition requests local historic district designation of the Dr. Robert and Susie McKeeman House at 724 W. Packard Avenue.

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 Dr. Robert and Susie McKeeman House meets two of the four possible criteria for Local Historic Designation. The house is significant under Criterion two (2) for its association with Dr. Robert McKeeman, one of Fort Wayne's first physicians trained locally at the Fort Wayne Medical College. The house is also significant under Criterion three (3) under the area of architecture. It is an outstanding example of the Colonial Revival architectural style in Fort Wayne. The Dr. Robert and Susie McKeeman House was built c.1922. The property also contains a wood-frame garage in the Colonial Revival style, matching the house.

Description (Please see the accompanying photos):

The Alex Kinnaird Addition to (the Town of) South Wayne was recorded October 14, 1890; however the plat was relatively far south of the developed area of the city at that time. The Kinnaird Addition and its surrounding area saw very little development until the boom in housing construction immediately after World War One. The Kinnaird Addition follows the model of a street car suburban plat, in that the blocks are long, but with relatively narrow lots. The addition is located adjacent to South Wayne Avenue; a street car line that was a short walk from the McKeeman House. To the west, Broadway also had a major street car line.

No structure appears on the property on Sheet 216 of the 1918 Sanborn Map Company insurance map. The house first appears on Volume 2, Sheet 216 of the 1957 Sanborn map. The maps are consistent with the information in the Fort Wayne City Directories. The McKeemans first appeared in the city directory at this address in 1923.

The Dr. Robert and Susie McKeeman House was built c.1922. The house is located on the north side of West Packard Avenue between South Wayne Avenue and Indiana Avenue. The property is located within the South Wayne Historic District, listed on the National Register of Historic Places in 1992.

The Dr. Robert and Susie McKeeman House is a relatively large, side-gabled, two-story brick Colonial Revival residence. The house has elements that are often labeled Georgian Colonial Revival. The McKeeman house has a rectangular plan with interior brick chimneys located at each gable end. The gable ends have cornice returns; a friezeboard stretches across the façade. There is a gabled front porch centered on the façade. On the rear, at the northeast corner, there is a rectangular one-story section with a flat roof. Near the northwest corner of the house there is an open back porch, also with a flat roof.

The McKeeman House was built (structurally) as a frame house with a fine quality running bond brick veneer. It has a water table of soldiered brick at the base of the walls, and the brick continues below the water table to meet grade. The façade is quite symmetrical; it is carefully balanced with the centered porch. The porch has a gabled roof with an open pediment and open ceiling. The porch shelters a formal front door opening. The opening has an elliptical arch that is supported by two multi-pane sidelights. There are recessed panels beneath the sidelights. An elliptical fanlight fills the area above the Colonial door and a modern storm door.

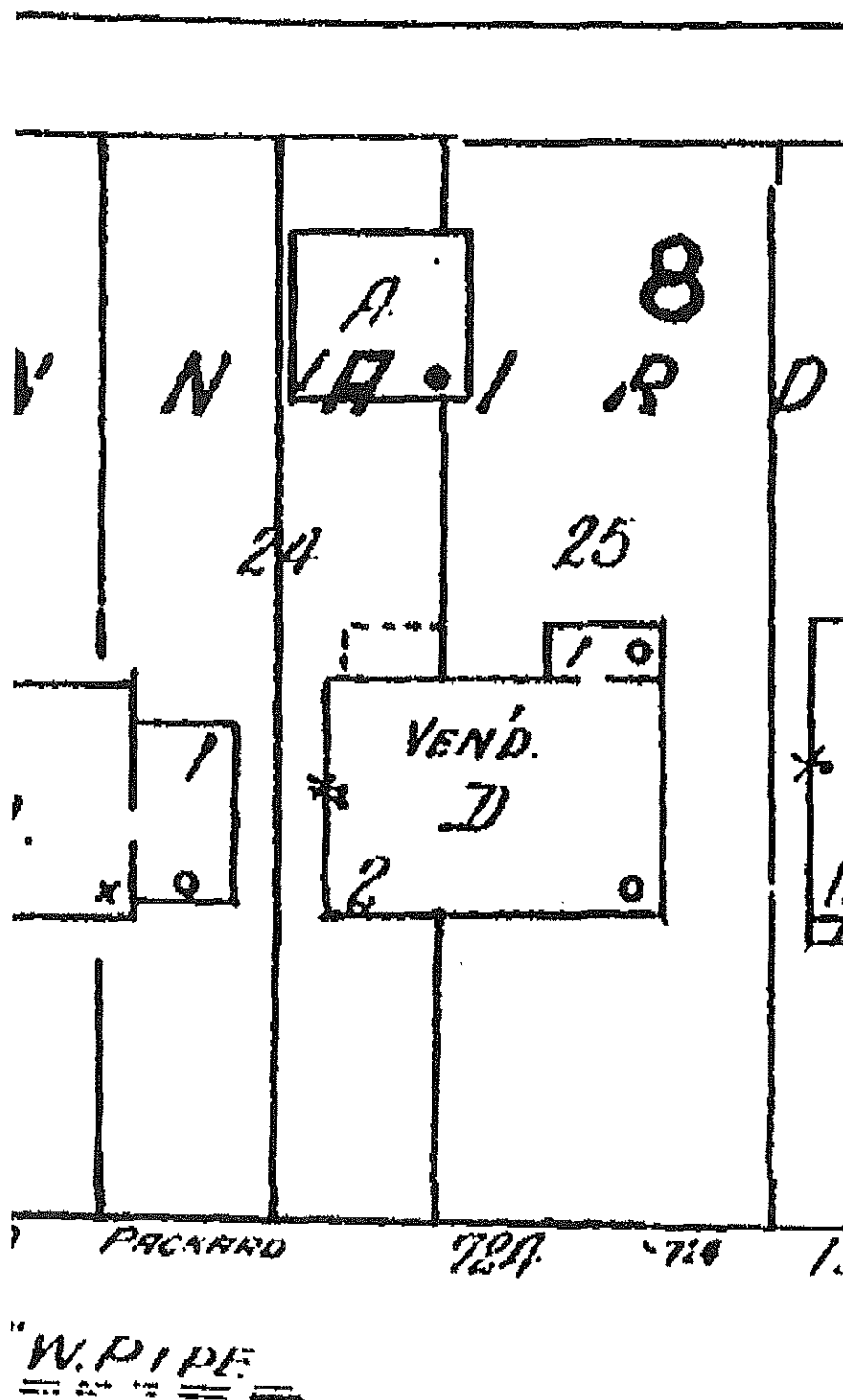
The porch is exquisite in its details. The open pediment has cornice returns on each side that are supported by multiple small brackets above box beams with numerous fine moldings. Matching brackets also fill the gable above the box beams. The box beams are supported by two fluted classical columns. The columns rest on a solid floor of limestone on a base of brick; the steps from grade are also limestone with brick risers. The porch is finished with matching wood benches on each side. The scroll-cut ends of the benches support simple, shaped seats. The seatbacks have four recessed panels on both the front and the back. Although the benches are open below the seats, the benches effectively serve the function of balustrades at the side of the porch. There are iron handrails at each side of the steps to the porch. There is a decorative iron pendant light fixture centered, and hanging from the porch ceiling.

The façade is completed in its symmetry by the pattern of window openings. A shallow oriel bay window is centered above the front porch. It contains a pair of eight-light casement windows that are accented by three modillions above the window; there is also a heavy, banded sill located beneath the window that is supported by three brackets. On each side of this vertical composition of porch and casement windows, there are four windows; two up and two down. The four second-story windows terminate at the bottom of the friezeboard. The four first-story windows, and the front door opening, are all topped by soldiered brick. These windows are all eight-over-one double-hung sash, and each is finished by a limestone sill. The house is completed by pairs of modillions on the soffits that accent each corner of the house.

The symmetrical presentation of the house is completed by a concrete sidewalk that leads from the public sidewalk to the front porch. The landscaping is also symmetrical in design, with a broad, flat lawn in front of the house.

A two car detached garage is located behind the house at the northwest corner of the lot. The garage is reached from the alley in the rear. It is wood-frame with a side-gabled roof (parallel to the alley) with cornice returns. A simple friezeboard is used in the gables and at the front and rear of the garage. Wood clapboard siding and cornerboards finish the walls. There is a single garage door that faces the alley. A wood privacy fence encloses the rear yard.

An addition to the kitchen was added at the rear of the house in 2007. The addition is not subject to public view.



1957 Sanborn Fire Insurance Map, Vol. 2, sheet 216

The 1957 Fort Wayne Sanborn Fire Insurance Map (above) shows the house and its immediate environment in 1957. The map illustrates that little has changed on the property. The front porch is not shown on the map; however that appears to be an oversight.

Significance for Association with Robert B. McKeeman, M.D.:

The Dr. Robert and Susie McKeeman House is locally significant for its association with Robert Benjamin McKeeman, M.D. Doctor McKeeman was born on a farm near Hoagland, Allen County, on February 27, 1874. He was the youngest of 12 children; both his parents were natives of Ireland.

Robert Benjamin McKeeman attended the Hoagland public schools. He attended Taylor University at Upland, and also the normal school at Marion. He taught for two years in public schools in Allen County. After teaching, McKeeman enrolled in the Fort Wayne Medical College in 1894; he graduated in 1897. As an M.D., he first practiced medicine at Monroe in Adams County. Dr. McKeeman married Susie Hocker of Monroe in 1897. Susie was a daughter of the druggist in Monroe.

Dr. and Mrs. McKeeman moved to Fort Wayne in 1900. He was a general practitioner and family physician who worked from the family home at 2020 Broadway from 1900 to c.1922. The house at 2020 Broadway is still standing; however it has been significantly altered, with a commercial addition at the front of the house. Dr. McKeeman moved his office to the Wayne Pharmacal Building at the same time that the family moved to the house at 724 W. Packard Ave. Dr. McKeeman was a member of the American Medical Association, the Indiana State Medical Society, the Fort Wayne Academy of Medicine, and he served as the vice-president of the Fort Wayne Medical Society.



Perhaps the greatest significance of Dr. McKeeman is that he was locally born and was locally trained as a medical doctor by his attendance at the Fort Wayne Medical College. Dr. McKeeman then went on to have a successful medical career here in Fort Wayne. At the time that McKeeman attended and graduated from Fort Wayne Medical College, the school was located in the former Hugh McCulloch House at 616 W. Superior Street. The school closed in 1905 when it merged with two other medical colleges. It became Indiana Medical College, the School of Medicine of Purdue University. A few years later the Purdue medical school was merged with the Indiana University School of Medicine in Indianapolis.

R.B. McKeeman M.D., 1897

Dr. and Mrs. McKeeman had four children, two boys and two girls. Both of their sons, Leland Stanford McKeeman and Donald H. McKeeman, attended the Indiana University School of Medicine. Both sons returned to Fort Wayne to practice medicine.

Dr. McKeeman died of influenza in 1937. His funeral services were conducted at the family home by the family's pastor of the Third Presbyterian Church. As evidence of the respect that he had earned within the Fort Wayne medical community, the Fort Wayne Medical Society issued a resolution upon his death. The resolution reads:

"Dr. R.B. McKeeman was an honored and respected member of the Fort Wayne Medical Society, a man noted for his honesty, integrity and fair dealings with his patients, his colleagues and people at large, and, Whereas, Dr. R.B. McKeeman typified the ideal family physician who has played such a great role in the development of our American domestic and social life, and, Whereas, Dr. R.B. McKeeman in his devotion to his patients spared no effort or sacrifice on his part, and, Whereas, Dr. R.B. McKeeman always displayed the keenest interest in the progress of medicine, and, Whereas, Dr. R.B. McKeeman was an outstanding member and vice-president of the Fort Wayne Medical Society, Be It Resolved, That the Fort Wayne Medical Society record its most profound sorrow at the irreparable loss it has sustained, that it express its deepest sympathy to the bereaved family, that these resolutions be spread upon the minutes of the society, and that a copy thereof be forwarded to the bereaved widow."

Later History of the McKeeman House:

Susie May Hocker McKeeman continued to live in the house until her death in 1962 at the age of 81. Subsequent owners of the McKeeman House have included; Allard A. and Avis H. Benedict, and Allen R. Reed. Paul G. Holman and Patricia Williams have owned the house for approximately twenty years. The house has had relatively few owners, with an initial ownership from c.1922 to c.1962. These circumstances have certainly contributed to the historic integrity that is still present.

Architectural Significance:

The Dr. Robert and Susie McKeeman House is locally significant for its architecture. It is an outstanding example of the Colonial Revival architectural style in Fort Wayne. While there are other larger examples of the style, and there are other brick examples of this particular house form and massing in Fort Wayne, the McKeeman House stands out (particularly in this area of the city) for its many fine details. It has clean-lines, and the details found on its front porch are among the finest in Fort Wayne.

The United States Centennial of 1876 first drew attention to Colonial and English Georgian architecture. The World's Columbian Exposition of 1893 strengthened that interest and placed a new emphasis upon architecture which faithfully reproduced historical styles. From around 1890, and well into the 20th century, the Colonial Revival style has appeared in various forms, the earliest resembling Queen Anne homes with design elements and details based on Colonial models. By about 1910, the typical rectangular form with a hipped or side-gable roof had become common, although details were frequently exaggerated. Houses and buildings more closely copied actual Colonial models through the peak years of Colonial Revival popularity in the 1920s and early 1930s, but after World War II the style became simplified. Styles such as the Cape Cod carried the Colonial Revival movement into the 1950s.

Common identifying features of the Colonial Revival style include: a symmetrically balanced facade with a central door and entry porch; classically inspired features such as pilasters, columns, pediments, fanlights, and sidelights; double-hung windows with multiple panes of glass; and prominent cornices decorated with dentils or modillions. Although Colonial Revival houses are more common, the style was also used for commercial and institutional buildings.

The Dr. Robert and Susie McKeeman House exhibits all of the key elements of the Colonial Revival style, and it retains excellent historic integrity. The side gable roof with symmetrical and balanced facade is striking. The central door and porch is a classic Colonial Revival feature. The composition of the front door includes a fanlight and sidelights. The porch has the open pediment, with brackets and modillions found on both the porch and on the eaves of the house. The decorative benches found on the porch are a rare feature. The eight-over-one windows on the facade are carefully placed to enhance the symmetry. The McKeeman House is an excellent example of the style, and it stands out (particularly in this area of the city and in the South Wayne Historic District) for its many fine details.

Staff Recommendations:

For the reasons stated above, staff recommends that the Historic Preservation Commission (HPC) should approve the petition, recommend the Dr. Robert and Susie McKeeman 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 Dr. Robert and Susie McKeeman 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:

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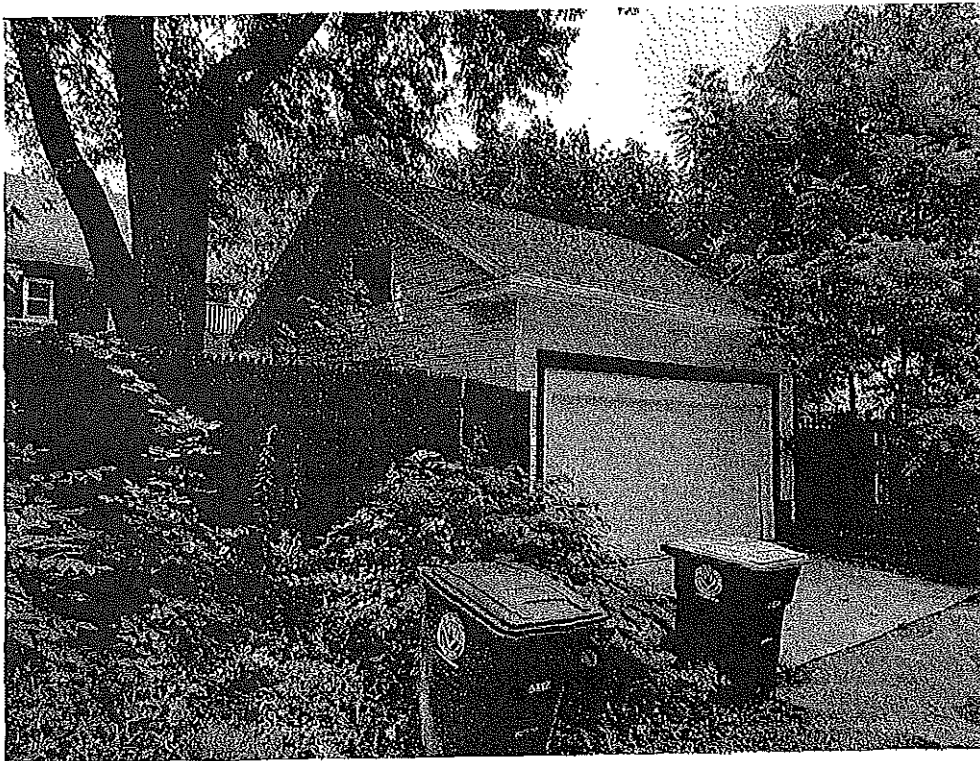
Dr. Robert and Susie McKeeman House, façade, looking north; July 11, 2017.



Dr. Robert and Susie McKeeman House, front porch, looking northwest; July 11, 2017.



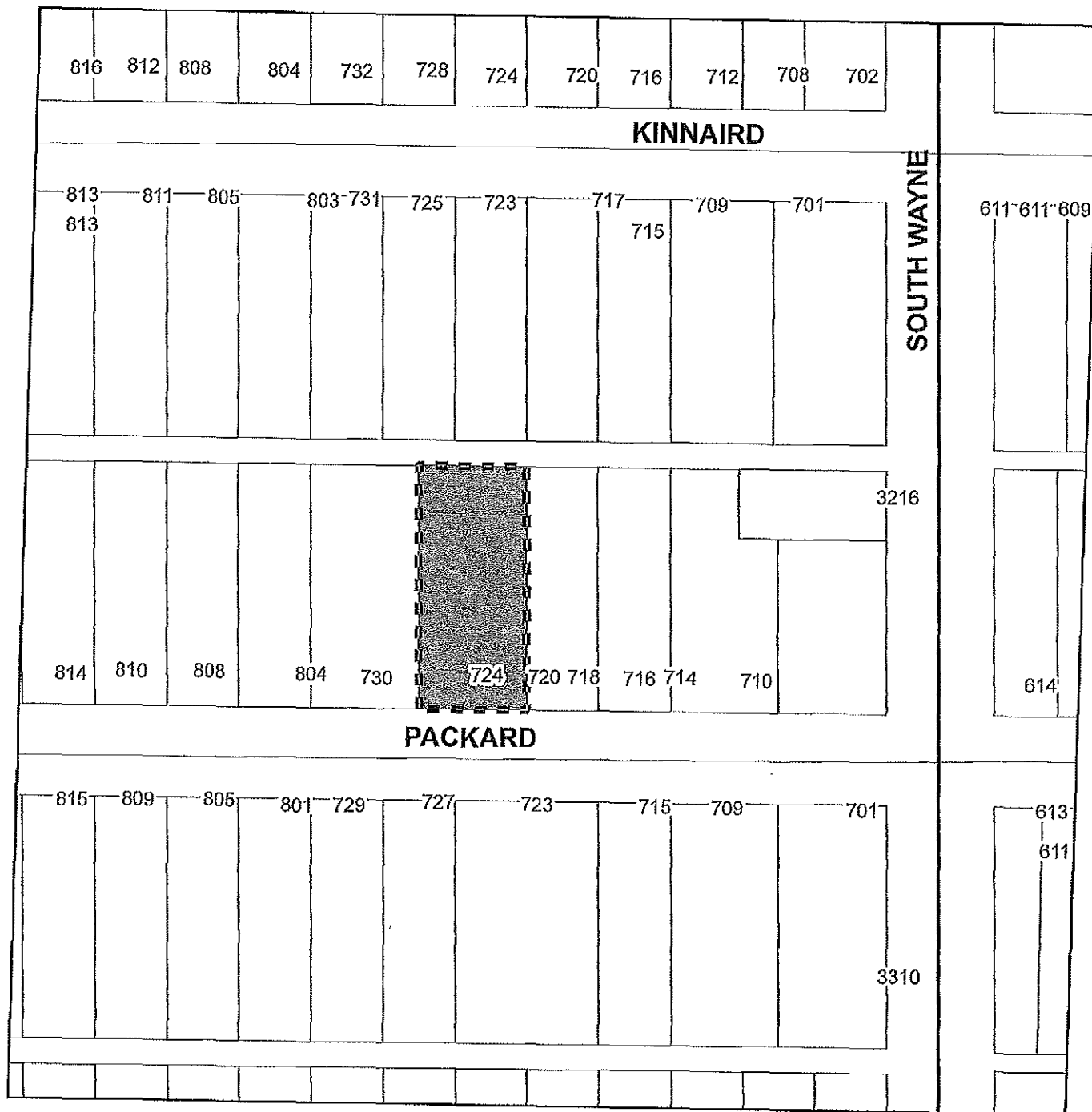
Dr. Robert and Susie McKeeman House, details of front porch, door, and benches, looking north; July 11, 2017.



Dr. Robert and Susie McKeeman House, garage on the alley, looking southwest; July 11, 2017.

DR. ROBERT AND SUSIE MCKEEMAN HOUSE
724 W, PACKARD AVENUE
Proposed LHD District

Lot 25 & E 20' Lot 24, Kinnaird's Addition



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 37.5 75 150 Feet



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FW CDD GIS