

BILL NO. S-18-04-08

SPECIAL ORDINANCE NO. S-----

**AN ORDINANCE DESIGNATING A HISTORIC
PRESERVATION DISTRICT – THE DUPLEX AT
938-940 LAKE AVENUE.**

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,

THE DUPLEX AT 938-940 LAKE AVENUE LOCAL HISTORIC DISTRICT	938 LAKE AVENUE AND 940 LAKE AVENUE
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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 :

THE DUPLEX AT 938-940 LAKE AVENUE LOCAL HISTORIC DISTRICT	938 LAKE AVENUE AND 940 LAKE AVENUE
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is hereby designated a Historic Preservation District, in compliance with Section 151.030(E) of the City of Fort Wayne, Indiana Code of Ordinances .

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4 **SECTION 2.** The map submitted herewith as Exhibit "A" is approved and it
5 is noted that all legal steps have been taken by the Historic
6 Preservation Commission pursuant to Section 151.030 of Chapter
7 151 of the City of Fort Wayne, Indiana Code of Ordinances.

8 **SECTION 3.** That this Ordinance be in effect from and after its passage and
9 any and all necessary approval by the Mayor.
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12 _____
13 Council Member

14 APPROVED AS TO FORM AND LEGALITY
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17 _____
18 Carol Helton, City Attorney
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Memo

To: Fort Wayne Common Council
From: Creager Smith, Historic Preservation Planner; Community Development
Date: April 3, 2018
Re: Local Historic District Designation: The Duplex at 938-940 Lake Avenue

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 March 26, 2018, and voted to recommend designation of the following property as a local historic district:

**The Duplex at 938-940 Lake Avenue Local Historic District
938 Lake Avenue and 940 Lake Avenue**

The Duplex is significant in the area of local architecture. It is a notable example of an American Foursquare duplex with excellent historic integrity. These structures were designed to blend into neighborhoods and streetscapes with the appearance of the other single-family houses that were typically present. The structure also has an elaborate front porch with classical style elements. The porch is constructed using pre-cast concrete components; it is an outstanding example of this type of porch construction in Fort Wayne. The Duplex was built c.1910.

Recognizing the historic and architectural significance of the property, a "Petition for Historic Property or District Designation" was prepared by the owner, Abbey Stombaugh. The structure is located on two parcels of land.

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.

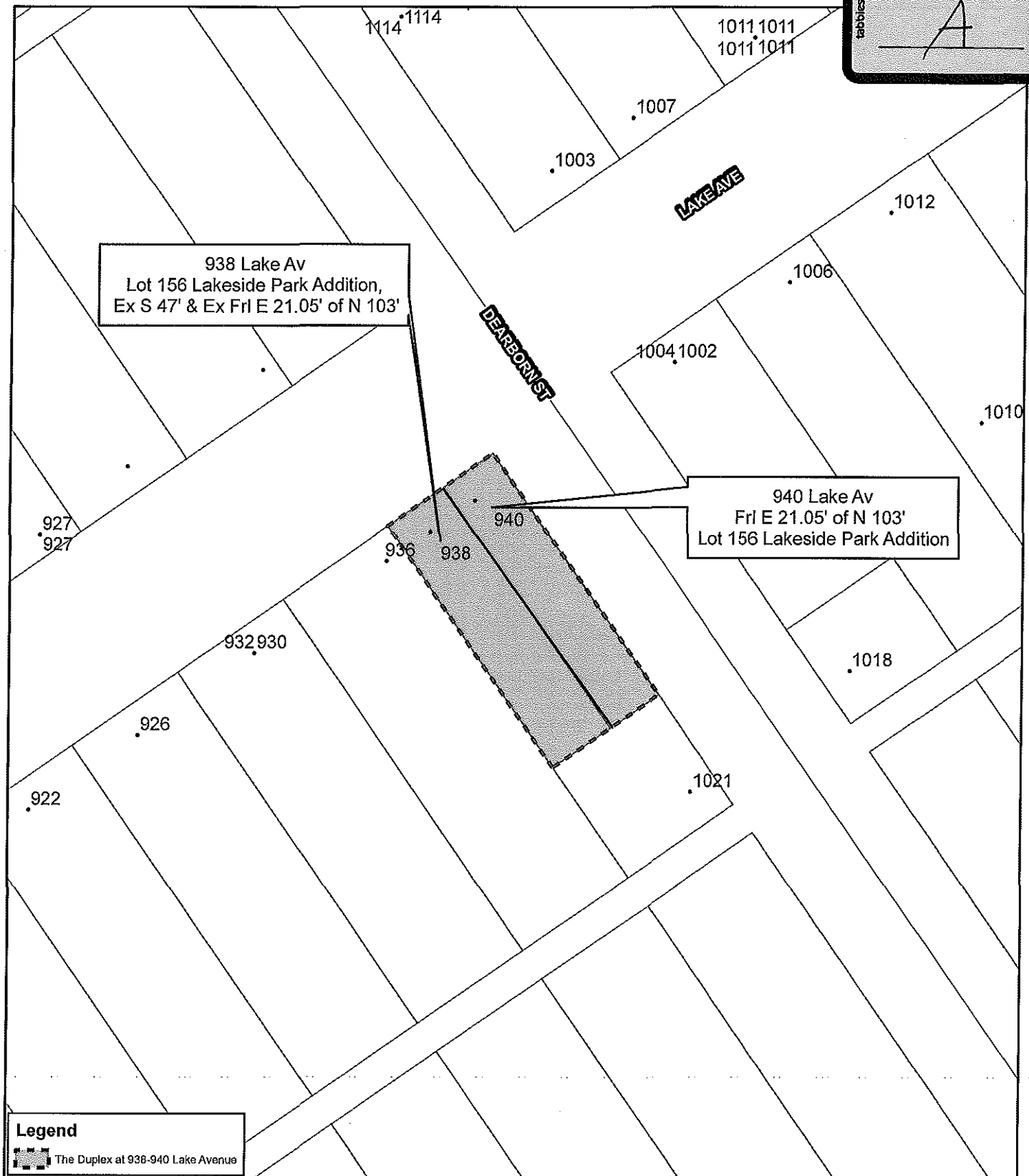
The Historic Preservation Commission recommends that the Council adopt the attached ordinance amendment in recognition of the historic value of the property and to afford its protection for future generations.

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.

THE DUPLEX AT 938-940 LAKE AVENUE PROPOSED LOCAL HISTORIC DISTRICT

938-940 Lake Av
Lot 156 (2 parcels)

EXHIBIT



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Created March 19, 2018
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Petitioner:	Abbey Stombaugh		
Case No.:	HPC 3-26-18-LHD-1		
Subject Property:	938 Lake Avenue and 940 Lake Avenue		
Historic Name:	The Duplex at 938-940 Lake Avenue Local Historic District		
Legal Description: (Two Parcels)	938 Lake:	Lot 156 Lakeside Park Addition Ex S 47' & Ex Frl E 21.05' of N 103'	
	940 Lake:	Frl E 21.05' of N 103' Lot 156 Lakeside Park Addition	
Date of Review:	March 26, 2018		

Rating:	Notable (Lakeside HD-NR)	Style:	American Foursquare
Construction Date:	c.1910	Architect/Builder:	Unknown
Condition:	Good	Integrity:	Altered
Use:	Residential-Duplex		

Recognizing the architectural significance of this property to the Fort Wayne community and the Lakeside National Register district, the owner, Abbey Stombaugh, prepared a “Petition for Historic Property or District Designation.” The completed petition was signed and submitted to the Historic Preservation Commission on February 19, 2018. The petition requests local historic district designation of the Duplex at 938-940 Lake 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 Duplex at 938-940 Lake Avenue 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 an American Foursquare Duplex with excellent historic integrity. The structure also has an elaborate front porch with classical style elements. The porch is constructed using pre-cast concrete components; it is an outstanding example of this type of porch construction in Fort Wayne. The Duplex was built c.1910.

Description and Development History (Please see the accompanying photos):

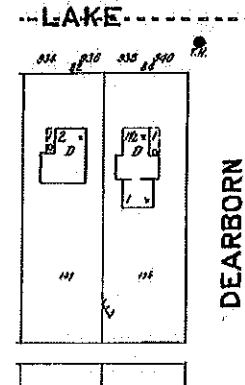
In 1890, the Fort Wayne Land and Improvement Company platted the Lakeside Park Addition. Because the area is a "peninsula" at the intersection of the St. Joseph, Maumee, and St. Mary's Rivers, the area was subject to flooding so dikes were built along the river banks. By 1894 the addition's streets were in place. While the streets were laid out in a grid pattern, the plan did not align itself with the existing Fort Wayne grid but followed the existing natural features by having the main streets running parallel to the Maumee River. Land at the eastern end was given to the City for use as a park, and the parcel was eventually enlarged and developed into what is now Lakeside Park. The Lakeside Street Railway extended a new street car line east from Calhoun Street along Columbia Street, across the river, and out Columbia Avenue to Crescent. With these improvements in place the Lakeside Park Addition began to fully develop as Fort Wayne's first suburb.

The Lakeside Historic District was listed on the National Register of Historic Places in 2017. The structure at 938 Lake Avenue and 940 Lake Avenue is a contributing resource in the district. The majority of houses in Lakeside were constructed between 1893 and 1940; they vary from large, two-story homes to one-story cottages representing the Queen Anne, Colonial Revival, Craftsman, and American Foursquare styles of architecture.

An earlier house was built on this property (Lakeside Park lot 156), likely by the late 1890s. The 1902 Sanborn map shows a 1 ½ story Gabled-ell house with the early address of 84 Lake Avenue. The same map provides the address under Fort Wayne's then-new address system as 938-940 Lake Avenue. The apparent owner of the house at 940 Lake Avenue in 1902 was Walter Haines, manager of the J.M Haines grocery at the corner of Columbia and St. Joe Boulevard. For several years this earlier house was the home of Phraortes C. Liggett; he and his family last appear at this address in the 1909 directory.

The current duplex structure at 938 Lake Avenue and 940 Lake Avenue was built c.1910. The address "940 Lake" is absent from the directory record in the years 1910 and 1911. In 1912 the address 940 Lake emerges as the household of George and Emma Gudekoontz. The address "938 Lake" first appears one year earlier in the 1911 Polk Fort Wayne City Directory as the household of Louis S. Hess.

There is strong circumstantial evidence that the house at 1021 Dearborn is in fact the earlier house that stood at 940 Lake Avenue. This house is directly behind 938-940 Lake Avenue and it is located on the rear of the same lot (Lakeside Park lot 156). The house matches the 1902 Sanborn map, as it is a 1 ½ story Gabled-ell. The porch and the primary entrance match the location of the earlier house. Both houses have foundations of rock-face concrete block. The address of 1021 Dearborn does not appear in the 1910 (or earlier) city directory. Like the subject house, it first appears in the directories in 1911 as the home of John H.W. Rohlman. The Rohlmans were there for many years. This type of development was common in Fort Wayne in the late 19th and early 20th centuries. The identity of the person that redeveloped lot 156 is currently unknown.



1902 Fort Wayne Sanborn Map, Sheet 109

The Duplex at 938-940 Lake Avenue, built c.1910, is an outstanding example of an American Foursquare double house or duplex. These structures were designed to blend into neighborhoods and streetscapes with the appearance of the other single-family houses that were typically present. The duplex is located at the southwest corner of the intersection of Lake Avenue and Dearborn Street. The duplex faces north to Lake Avenue. The structure has recently seen extensive rehabilitation and restoration by owner Abbey Stombaugh due to a fire that occurred February 18, 2015.



Courtesy Fort Wayne Fire Department; photo February 18, 2015.

The duplex is a large, square, wood-frame American Foursquare house. The only stylistic details present are in the front porch, with elaborate pre-cast concrete columns that have a flourish of classical design elements. The design is faithfully symmetrical, with the two halves of the duplex functioning as town houses that mirror each other on the exterior.

The hipped roof is nearly pyramidal. A single chimney with a large coat is located on the west side of the small roof ridge. (The chimney may be the only exception to the faithful symmetrical design.) There are three hipped-roof dormers on the roof, facing north, east, and west. The front dormer has two windows, while the side dormers each have a single window. The side walls of each dormer are covered with wood clapboard. The roof does not have gutters and downspouts. A molded fascia trims the edge of the roof and the roofs of the dormers as well. The eaves are narrow, and they transition to a friezeboard that surrounds all four sides of the house. The dormers have the same trim arrangement.

The walls are wood clapboard with corner boards. The lowest clapboard flares out above the foundation to provide a drip edge. The foundation walls at the front and the east side of the house are rock-face

concrete block; the block is painted to match the house color. The west foundation wall has been replaced with plain, unpainted concrete block. Basement window openings are covered on the east wall, and they were eliminated on the west with the modern concrete block replacement.

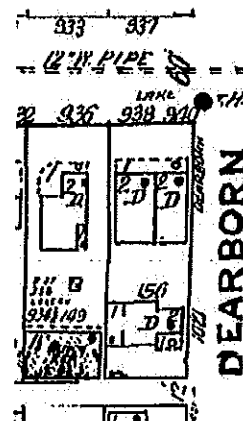
Windows are one-over-one double-hung sash with simple exterior trim in the same manner as most American Foursquare houses. The windows are aluminum clad wood windows, installed in 2016 due to damage suffered from the fire in 2015. The trim of the second floor windows terminates at the friezeboard, with the windows immediately beneath the friezeboard. The first floor windows are all topped by simple crown moldings. The locations of window openings mirror each other on both the façade and the other three walls. Each side wall has a shallow oriel bay window with a small, shingled roof. Each bay window has three windows and is supported by a decorative molded base. The paired openings that serve the front porch are large windows with a transom at the outer edges. Each unit has a glazed door topped by a transom. At the center is a pair of decorative leaded and stained glass windows set within double-hung sash. The rear doors of the units are also glazed with a transom above each door opening.

Like the rest of the house the porches are designed to mirror the same features for each half of the structure. The single front porch has a very low hipped roof with a molded fascia that is supported by a box beam. The box beam has a simple molding near its lower edge. The porch ceiling is bead board with a natural finish. There is a wood floor. The porch roof is supported by five pre-cast concrete columns with fluting and classical details; the columns are modular in design. The columns are supported by piers of rock-face concrete block. The piers are integrated with the rock-face block foundation. The center pier divides and defines the porch space of each of the individual units of the duplex. A wall of rock-face concrete block with a concrete cap extends inward from the center pier to the front wall of the house. A matching, low rock-face block wall also extends outward from the center pier to divide the concrete steps. At the base of the steps is a shared concrete walk, but individual, angled sidewalks extend from the house to the public sidewalk.

The rear porch was rebuilt in the style and configuration of the original porch in 2015. It also has a single, low hipped roof. It has a molded fascia, but the box beam is much smaller. The structure is supported by simple square posts that extend to a high concrete foundation. Each unit of the duplex has a private porch, as the center of the porch is filled with clapboard at the top. Below the clapboard are two paneled doors that are hinged at a center post. Each private rear porch space is also defined and screened by lattice panels. The panels are correct in style, with heavy vertical and horizontal strips within a frame between the posts. The panels do not extend to the porch floor, allowing greater air circulation at the bottom. Examples of rear porches with these correct privacy screens are rare.

The rear lawn or patio area of the parcel is in the process of development. The front lawn is again very symmetrical in design. The angled sidewalks are enhanced by a low hedge at the center in front of the porch steps. A pair of small trees is placed in the center of the front lawn.

The 1918/1957 Fort Wayne Sanborn Fire Insurance Map shows the house and its immediate environment in 1957. The map illustrates that little has changed on the property. The rear porch is not shown on the map; however that appears to be an oversight.



1957 Fort Wayne Sanborn Map,
Volume 1A, sheet 98

Architectural Significance:

The Duplex at 938-940 Lake Avenue is locally significant for its architecture. It is an outstanding example of an American Foursquare double house or duplex. These structures were designed to blend into neighborhoods and streetscapes with the appearance of the other single-family houses that were typically present. The structure has excellent historic integrity; it also has an elaborate front porch with classical style elements. The porch is constructed using pre-cast concrete components; it is an outstanding example of this type of porch construction in Fort Wayne.

American Foursquare houses began appearing in neighborhoods across the United States around 1900. These houses were built in great numbers through the 1920s. Many home buyers and builders considered this house form as the best blend of practicality, simplicity, and value in a family home. Interior plans were typically open and efficient, utilizing all available space. Exteriors are box-like in shape, with two full stories, a hipped roof with (at least) a front-facing dormer, and typically a comfortable porch. The simple form of an American Foursquare could be dressed in a variety of popular period style. Colonial Revival examples are common; Craftsman and Prairie-influenced houses are also typical.

The Duplex at 938-940 Lake Avenue exhibits all of the key elements of an American Foursquare house. Further, it also is an outstanding example of the house form used as a double house or duplex. The house retains excellent integrity, despite damage from an extensive fire in 2015. The massive form of the building and its symmetrical balance is striking. The dormers on the roof and both porches are typical for the style, yet they are well-detailed.

The front porch is a particularly unique feature that individually retains excellent historic integrity. This pre-cast concrete porch is an excellent example of this type of porch construction. It was simple and easy to build, however the results can be striking in style and effect. The porch stands out for the fine details of the porch columns. The pre-cast features are typical of products that were produced locally by the Menefee Art Stone Company during the period of construction.

The early occupancy history of the duplex reflects a pattern of residents that needed to rent a home as a transitional location. The first resident at 938 Lake was only in the unit for around one year. The unit was subsequently rented by others for periods of two to six years. The unit at 940 Lake Avenue had a very similar mix of residents. Residents were typically middle-level professionals, managers, or small business owners. Examples are Lewis Hess, a manager at a manufacturer. John Carney (and Zula) was a dispatcher for the Nickel Plate railroad. George Gudekoontz (and Emma) was a traveling auditor for the Pennsylvania railroad. Lewis E. Rose (and Mayme) had a retail store at 135 E Washington; he specialized in the sale of band instruments. Conrad Seelig, a grocer, lived in one of the units from 1921 until his death in 1940.

Staff Recommendations:

For the reasons stated above, staff recommends that the Historic Preservation Commission (HPC) should approve the petition, recommend the Duplex at 938-940 Lake Avenue 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 Duplex at 938-940 Lake Avenue by the HPC, the Commission's recommendation and the 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:

Allen County Recorder's Office. Lakeside Park Addition plat, available at <http://inallen.fidlar.com/WebSenseCustom/Details.aspx> [Accessed March 19, 2018].

ARCH Lakeside Park Home Tour brochure, 1981.

Fort Wayne Fire Department. Lake Ave. Duplex Fire. Available at <http://www.fortwaynefiredepartment.org/component/content/article/78-news-releases/news-releases/2745-lake-ave-duplex-fire> [Accessed March 19, 2018].

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

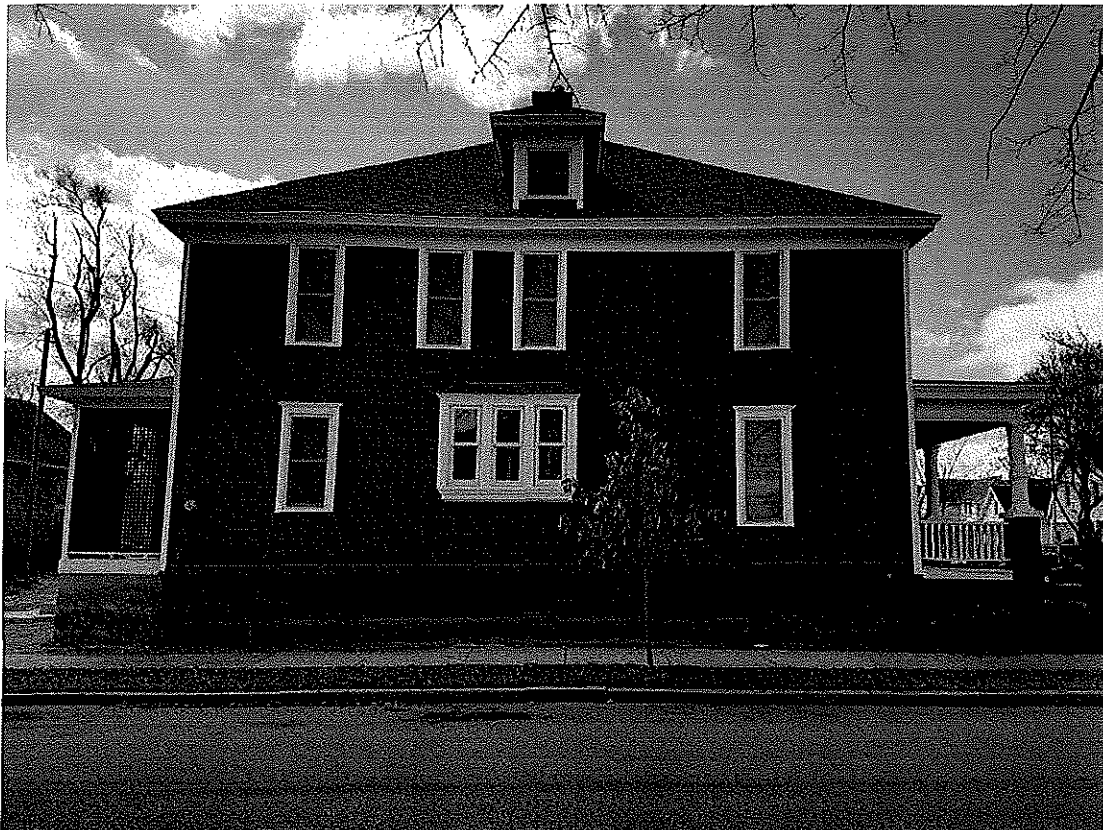
McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, New York, 1984.

Sanborn Map Co. Insurance Maps of Fort Wayne, Indiana. New York, 1902, 1918, and 1957.

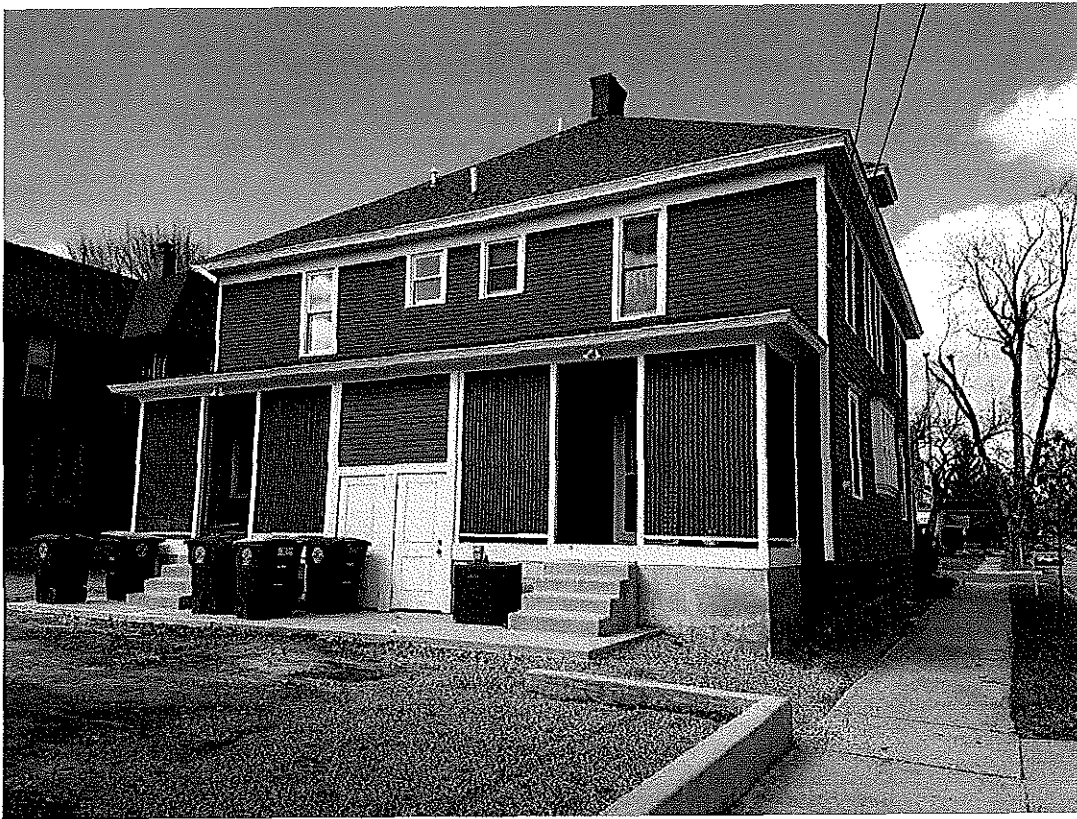
Photos by Creager Smith, March 15, 2018



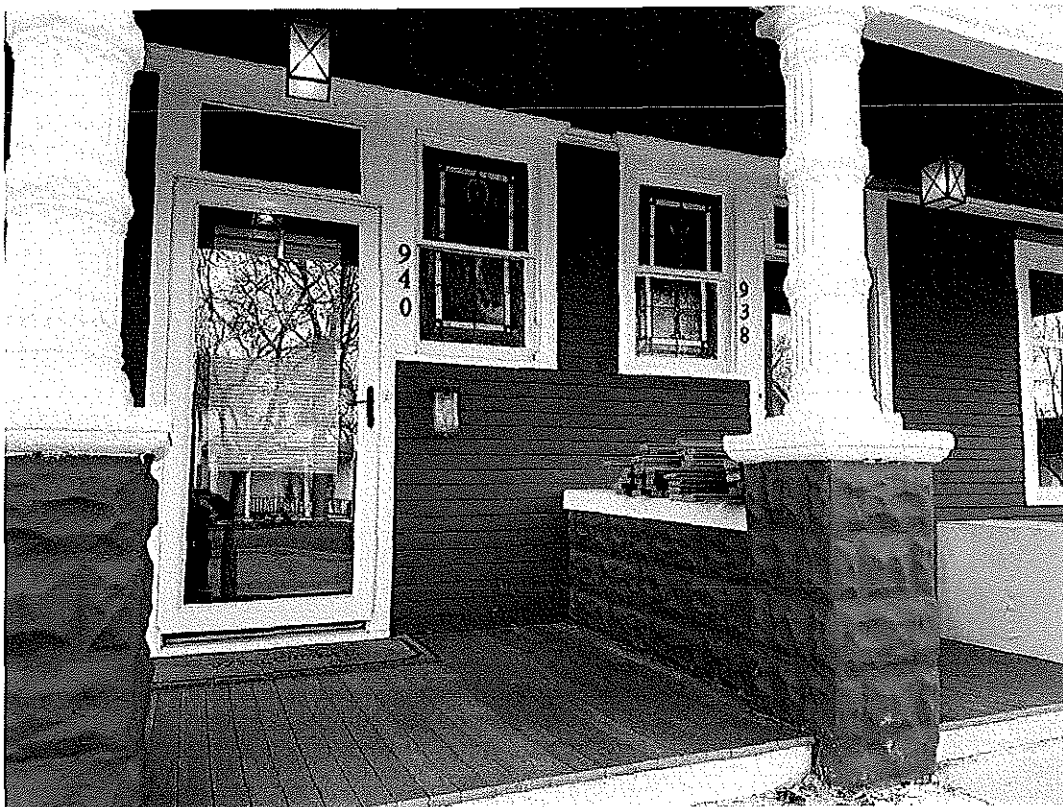
The Duplex at 938-940 Lake Avenue, façade, facing southeast; March 15, 2018.



The Duplex at 938-940 Lake Avenue, east elevation, facing west; March 15, 2018.



The Duplex at 938-940 Lake Avenue, rear, facing northwest; March 15, 2018.



The Duplex at 938-940 Lake Avenue, details of porch columns and leaded/stained glass windows, facing south; March 15, 2018.