

BILL NO. S-19-10-03

SPECIAL ORDINANCE NO. S-----

**AN ORDINANCE DESIGNATING A HISTORIC
PRESERVATION DISTRICT – 4202 TACOMA
AVENUE, FORT WAYNE, INDIANA**

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,

ARTHUR MORGAN DODD & ANNA TIFFANY DODD HOUSE	4202 TACOMA AVENUE, FORT WAYNE, IN
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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 :

ARTHUR MORGAN DODD & ANNA TIFFANY DODD HOUSE	4202 TACOMA AVENUE, FORT WAYNE, IN	
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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 .

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.

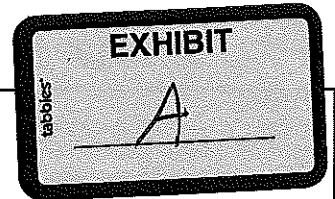
Council Member

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

ARTHUR MORGAN DODD & ANNA TIFFANY DODD HOUSE PROPOSED LOCAL HISTORIC DISTRICT

4202 TACOMA AVE



Lexington Ave

4202 Tacoma Avenue
South Wood Park Section B Lot 1

Tacoma Ave

Legend

- Arthur Morgan Dodd & Anna Tiffany Dodd House
- Historic District
- Existing Structures

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Created September 16, 2019
FW CDD GIS-RB

STAFF REVIEW OF
LOCAL HISTORIC DISTRICT PETITION



Petitioners: John Clark Creager Smith & Joan M. Smith Joint Revocable Trust, owner of the property.

Case No.: HPC 9-23-19-LHD-2

Subject Property: 4202 Tacoma Avenue

Historic Name: Arthur M. and Anna (Tiffany) Dodd House

Legal Description: South Wood Park Sec B Lot 1

Date of Review: September 23, 2019

Cultural Resources Survey Information:

Rating:	Outstanding	Style:	Craftsman
Construction Date:	1927	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, Creager and Joan Smith, prepared a "Petition for Historic Property or District Designation." The completed petition was signed and submitted to the Historic Preservation Commission on September 3, 2019. The petition requests local historic district designation of the Arthur M. and Anna (Tiffany) Dodd House at 4202 Tacoma 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 Arthur and Anna Dodd 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. Constructed in 1927, the Dodd House is an outstanding example of the Craftsman architectural style in Fort Wayne. The property also contains a wood-frame garage in the Craftsman style, matching the house.

Description (Please see the accompanying photos):

The Southwood Park neighborhood was developed in six sections by the company of Hilgeman & Schaaf, owned by Frank H. Hilgeman and Albert H. Schaaf. The firm hired local surveyor Adolf K. Hofer and the Fort Wayne Parks Department forester Carl J. Getz to design the plat of the addition, beginning in 1917. Curvilinear streets as well as grid-style boulevards conformed to the topography of each portion of the district. The Company reserved the right to establish the grading for each lot, forbidding the removal of trees except as necessary for the construction of a dwelling. Variable park strips, open park spaces, and a variable building line were incorporated in the design to achieve the outstanding park-like setting of the subdivision.

As the sections of Southwood Park were developed, Hilgeman and Schaaf, along with their co-developers, did not dictate specific architectural styles, but did dictate minimum prices, for each street and also for specific lots. By providing a street-by-street guide for minimum housing prices, the company was able to blend new housing with existing housing in the adjoining subdivisions and provide housing options for a broad mix of incomes. Housing prices were set from a low of \$2500 to a high of \$10,000. The comprehensive planning of the Southwood Park development introduced important trends and design principles locally, and was influential as a prototype for subsequent designs in Allen County, Indiana.

The Arthur and Anna Dodd House was built in 1927 on the SW corner of Tacoma and Lexington Avenue. An unusual example of the Craftsman style, the house has a steep side-gabled roof with deep eaves, vergeboards, exposed rafters, and substantial brackets in the gable ends. Smaller gables with the same features are located at the front entry and at the north end of the solarium facing Lexington. Rather than being a straight roof slope, the ends of each gable are canted or flared outward at the ends. A broad shed dormer extends across the front roof and features two sets of paired windows flanked by original decorative shutters. The main entry is located in a projecting, gabled vestibule at the NE corner of the house and features a round-arched door. The open front stoop is composed of brick, stone, and tile. Windows throughout the house feature Craftsman style muntins and most retain the original storm windows and screens. A box bay, with a series of three small windows and a shed roof, is located on the south side of the house. The solarium at the NW corner of the house features ribbon windows. Original window boxes supported by smaller versions of the brackets found in the gables, are located under the

first-floor front windows. Exterior walls are covered with wide clapboard siding without corner boards. A large, brick, exterior chimney extends up the north wall of the house. A small rear porch located at the SW corner of the house is topped by an original airing porch accessed from the interior stair landing. There is a matching garage at the rear of the property with a driveway that extends to Lexington.

Lexington Ave



1957 Sanborn Fire Insurance Map, Vol. 1A, sheet 239

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.

Architectural Significance:

The Arthur M. and Anna (Tiffany) Dodd House is locally significant for its architecture. It is an outstanding example of the Craftsman architectural style in Fort Wayne. While there are other examples of the style, in Fort Wayne, most tend to be the more typical bungalow form. The Dodd House stands out for its many fine details and distinctive features.

Craftsman houses and buildings are typically simple in detail and massing, placing emphasis on “honesty” in their materials and construction. Houses often feature a broad, low-pitched roof (usually gabled) with wide, open eaves; exposed structural elements such as rafters, roof beams, vergeboards, and knee braces; and square or battered porch piers. Brick, stone, stucco, wood siding, and shingles were all common exterior materials. Interiors feature open interiors with a prominent hearth, built-in furniture, and natural woodwork.

With the exception of the low-pitched roof and front porch, the Arthur and Anna Dodd House exhibits all of the character-defining exterior and interior elements of the Craftsman style, and it retains excellent historic integrity. The steeper pitch of the gables and the flare at the eaves is atypical and distinctive. The varied roof lines and projections of the entry, solarium, and box bay add exceptional interest to the massing. The arched door is rarely seen on Craftsman style homes; combined with the lack of a front porch these two elements reflect influence from the Tudor Revival style.

While the architect of the Dodd house is not documented, it is likely the work of an architect named Simpson Parkinson. Hilgeman and Schaaf employed Parkinson from 1925 to 1928 to design homes as their own in-house architect. The firm’s building department, under the direction of Leonard C. Smith, would supervise construction of the homes and guarantee that the final product would meet all “101 Points of Excellence” (a sales slogan used by the company). Designs developed by an in-house architect would be offered to potential buyers often with the option of customizing features to accommodate individual desires. A house almost identical to the Dodd house exists in another Hilgeman & Schaaf development, Arcadia Court. The Arcadia house however, varies slightly in some windows, lacks the original shutters, window boxes, arched entry, and matching garage found on the Dodd house, and the rear porch has been removed.

Arthur Morgan Dodd was the sales manager at Horton Manufacturing, a major enterprise which manufactured half of the world's washing machines by 1924. The Dodds moved to Fort Wayne from Chicago, where he had previously worked for another washing machine manufacturer. The couple met while A.M. Dodd was a partner in an advertising agency in New York City. Anna Cuyler Tiffany was the oldest child of Joseph Burr Tiffany. Her father was a prominent interior designer in New York City and the Hudson Valley in the 1880s and 1890s; in the early 20th century he was manager of the "Art Piano Department" of Steinway Pianos. (A neighbor who knew the Dodds reported that Anna Dodd would often mention that she was "of the Tiffanys of New York," because her father was a nephew of the founder of Tiffany Jewelers.)

The house is a Contributing property within the Southwood Park Historic District, listed on the National Register of Historic Places in 2009.

Staff Recommendations:

For the reasons stated above, staff recommends that the Historic Preservation Commission (HPC) should approve the petition, recommend the Arthur M. and Anna (Tiffany) Dodd 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 Arthur M. and Anna (Tiffany) Dodd 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.



Arthur and Anna Dodd House, front façade



Arthur and Anna Dodd House, North (Lexington Street) facade



Arthur and Anna Dodd House, North and West facades



Arthur and Anna Dodd House, house and matching garage