

**AN ORDINANCE DESIGNATING AND APPROVING
A LOCAL HISTORIC DISTRICT – WEST CENTRAL
HISTORIC DISTRICT EXPANSION 2020.**

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 “Local Historic Districts;” and

WHEREAS, pursuant to Section 151.030 of Chapter 151,

West Central Historic District Expansion 2020

is designated as a Local Historic District.

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

SECTION 1. That the West Central Historic District Expansion 2020 is hereby designated a Local Historic District, in compliance with Section 151.030 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
HISTORIC DISTRICT APPLICATION

Applicant: West Central Neighborhood Association

Case No.: HPC 9-28-20-LHD-1

Historic Name: West Central Historic District Expansion 2020

Description:

A portion of the area served by the West Central Neighborhood Association, adjacent to and south of the existing West Central local historic district. The proposed historic district expansion consists of an area roughly defined by Wilt Street, Jackson Street, Lavina Street, and Rockhill Street; and parcels on the west side of the 1300 block of Union Street.

Date of Review: September 28, 2020

Interim Report Information:

In the 1996 Interim Report of the Indiana Sites and Structures Inventory for Fort Wayne, this area of the West Central Neighborhood was surveyed as an update of the information for the previously National Register-listed West End Historic District (1984). A windshield survey follow-up of the Interim Report occurred about 8 years ago, and the area was confirmed to remain a contributing area of the West End Historic District. In the final phase of the Allen County-Fort Wayne Historic Resources Inventory, in 2019, the district and its individual buildings were reevaluated. A high percentage of the houses and structures in the proposed expansion area continue to have "Contributing" ratings.

Reason for Application and Process:

The West Central Community Development Area Plan (CDAP) was completed in 2004. Within the "Topic Area" of Historic Preservation the plan made several recommendations. The first Goal is to, "Enhance the residential quality of the neighborhood and promote economic development through the preservation, rehabilitation, restoration, and recognition of the neighborhood's historic resources, as well as the education of neighborhood residents and the community at large." Further, under Policy C, the neighborhood association adopted the policy to, "Expand local historic district boundaries."

The West Central Neighborhood Association (WCNA) is dedicated to using local historic designation as a tool to improve the quality and environment of the WCNA. The association has seen that local historic designation is a very effective strategy for stabilizing neighborhoods and increasing property values.

The association began the current LHD petition process to pursue expansion of the existing local historic district in October of 2019. The WCNA formed a local historic designation committee that first met on November 4, 2019 to discuss the potential boundary; it was decided to choose a smaller boundary than previous efforts to expand the local historic district in recent years. The map for the proposed expansion in 2018 was scaled back for the current effort. Subsequently the WCNA Board of Directors voted unanimously on November 11 to pursue a petition process to expand the district. (Note: areas of the National Register-listed district that do not currently have local historic designation, and that do not fall within this petition area, may be part of future petition efforts.)

This petition effort was led by Tyler Bowers, a WCNA board member. The effort for outreach to the property owners began with in late December 2019 with postcard flyers that were mailed to all property owners in the expansion area. The postcards were informational, but also included an invitation to a presentation, with question-and-answer session, that was held at 7pm on January 20, 2020 at Emmanuel Lutheran Church. This meeting was also promoted on the WCNA Facebook page.

In January, February, and March of 2020, the neighborhood association worked to obtain signatures of support on the petition to create the LHD expansion area. Fifty percent of the owners had signed the petition at end of March 2020, just as the COVID-19 pandemic made the effort much more difficult. The WCNA made a final push for additional signatures, and achieved a percentage of 56% signed in favor at the end of April. The WCNA submitted the petition signature pages, a map, and a spreadsheet of the ownership names, addresses, etc. on April 27, 2020. At the time Indiana and city government remained under COVID-19 lockdown. The HPC staff accepted the petition, with the understanding that it was unknown when the petition could be fully processed, and furthermore, that it was impossible to predict when the petition could be scheduled for a public hearing. Based on what local government has learned about operations during the pandemic, the public hearing was scheduled for September as a virtual public hearing.

Analysis of the WCNA local historic district petition shows that among 52 people or entities that can be defined as "owners in fee simple," 55.77% of the property owners (or 29) in the proposed LHD area signed in favor of the designation, while a combined 44.23% (or 23) either did not sign in favor or gave no response. A significant number of the 23 received notice but did not respond.

Review of the designation request was scheduled for September 28, 2020 and in compliance with Indiana Code 5-3-1 a public notice announcing the proposed designation appeared in the Fort Wayne Journal Gazette on September 1, 2020. As of September 22, staff had received no comments in writing in regard to the proposed designation from owners within the delineated area.

Staff Comments:

Section 151.10-13 of Fort Wayne's Municipal Code allows for the designation of historic districts. In applying the criteria set forth in the ordinance, it has been determined by staff that the subject area, as a part of the existing West End Historic District, listed in the National Register, meets Criterion (1) "(Is) associated with the events that have made a significant contribution to the broad patterns of our history." Staff also finds that the subject area meets Criterion (3) "Embod(ies) the distinctive characteristics of a type, period, or method of construction...or that represent a significant and distinguishable entity whose components may lack individual distinction."

Description:

The West Central area that is within the National Register historic district is significant for its unique collection of homes that represent every architectural style present between 1850 and 1950. While the north side of the district served as home to many business owners and community leaders, the southern portion of the National Register district was home to working class families. Many households were supported by the various industries that stretched along the nearby railroad corridor. Along Jefferson Boulevard and south to the railroad tracks there is a remarkable collection of modest, small-scale workers cottages arranged along narrow, tree-lined, brick streets. Wilt Street in particular retains its historic character with the combination of the brick pavement and regular spacing of working class homes.

This expansion area is a showcase for two vernacular house types; both the Gable-front and the Gabled-ell types are numerous in the area. These two types compose the overall historic character of the area. There are also examples of the American Foursquare style. There is one house in the district expansion that was built within the last ten years; it is a modern interpretation of the American Foursquare style.

The Gable-front house was created by two factors, stylistic and economic, which combined to cause a shift of emphasis from the sides of houses to the gable-end. The popular Greek Revival style placed emphasis on the gable ends of buildings because the triangular shape resembled the pediments of Greek and Roman temples. Greek Revival buildings often had a gable-end entrance in order to simulate a temple front. Simultaneous with the popularity of the Greek Revival style, urban areas in the United States grew tremendously. Urban land became more valuable; city lots became smaller and narrower. The narrower gable-front house allowed the largest house possible on a small lot. Gable-front houses were built nationwide for generations and were adapted to a variety of materials and styles.

The Gable-front may be either two stories or one story (often called a Gable-front cottage), with the gable-end and entrance facing the street. The floor plan sometimes included an entrance hall, with stairway, which ran to the rear of the house. First floor rooms were often parallel with the hall, with parlor at the front, dining room, and the kitchen at the rear. Exteriors could be plain, or

decorated with popular architectural styles from Greek Revival to Craftsman. Simple entry or full-width porches were often placed on the facade.

The Gabled-ell can be found nationally, on farms as well as in urban areas. The Gabled-ell uses a similar plan to the earlier Upright-and-Wing house type; however the small wing (or “ell”) is equal or nearly equal in height to the two story upright portion of the house. The roof is typically a cross-gable. The ell does not provide the significant additional width of the wing of an Upright-and-Wing house. A porch and entry door(s) are often placed in the corner created by the intersection of the front gable and the ell. The porch is usually parallel with the front gable portion of the house. This overall arrangement provides the house with an integrated and compact “L” or “T” shape to the ground plan. The Gabled-ell Cottage is simply a gabled-ell with only one to one-and-a-half stories; Gabled-ell Cottages are found in the expansion area.

The house at 1302 Jackson is a notable exception to the vernacular house types in the expansion area. It is a much larger home, and it mixes the massing of both the American Foursquare and Queen Anne styles. It has numerous Free Classic details and an impressive dormer with a Palladian window.

HPC staff walked the area and shot new photos of all the houses in the area for the HPC archive in May, 2020. This allowed an assessment of the current conditions of the area. A quick visual survey along with documentation was accomplished; however it was not a full study of each structure. The expansion area remains generally consistent with past surveys, and the newest survey data compiled by the Indiana state historic preservation office indicates that the houses in the expansion area have remained relatively stable in historic inventory ratings, when comparing the 1996 and 2019 surveys.

Staff Recommendations:

For the reasons stated above, staff recommends that the Historic Preservation Commission approve the petition, recommend the proposed West Central Local Historic District expansion area for local historic district designation, and submit the required documentation to the Fort Wayne City Council for final approval pursuant to Chapter 151 of the Municipal Code.





ATTENTION!

LOCAL HISTORIC DISTRICT EXPANSION

Dear Homeowner,

Your property is located in a section of the Historic West Central Neighborhood currently under petition to be added to the Local Historic District (LHD). The concentration of homes in this area provide significant contributions to the cultural and aesthetic history of Fort Wayne and should be protected under Local Historic District guidelines and a public review process.

You are invited to an information session at Emmanuel Lutheran Church on Monday, January 20th from 7:00 to 8:00 pm to learn more about what a Local Historic District is and get answers on any questions you may have. Until then, questions can be directed to Tyler Bowers at Info@WestCentralNeighborhood.org or (812) 314-1050. We hope to see you there!

Sincerely, your WCNA Board



Historic West Central Neighborhood



LHD INFORMATION MEETING:

Monday, January 20, 2020

7:00pm - 8:00pm
Emmanuel Lutheran Church
917 W. Jefferson

Yes Votes

Total Possible # sigs	# of Sigs	Name *	Owner Addr1	Addr2	PropAddr1	Street	PropAddr2
1	1	Reynolds Zachary V	1216 Jackson St	Fort Wayne IN 46802	1216 Jackson St	Jackson Street	Fort Wayne IN 46802
1	1	West Central Rentals LLC	719 Union St	Fort Wayne IN 46802	1223 Jackson St	Jackson Street	Fort Wayne IN 46802
1	1	Smethers Thomas	908 Lavina St	Fort Wayne IN 46802	908 Lavina St	Lavina Street	Fort Wayne IN 46802
1	1	Gingrich Andrew D	1125 Rockhill St	Fort Wayne IN 46802-4042	1125 Rockhill St	Rockhill Street	Fort Wayne IN 46802
1	1	Templar Kevin C	1303 Rockhill St	Fort Wayne IN 46802	1303 Rockhill St	Rockhill Street	Fort Wayne IN 46802
1	1	Salge Carol Ann	1307 Rockhill St	Fort Wayne IN 46802-4045	1307 Rockhill St	Rockhill Street	Fort Wayne IN 46802
1	1	Wahl Enterprises LLC	1311 Wilt	Fort Wayne IN 46802	1309 Rockhill St	Rockhill Street	Fort Wayne IN 46802
1	1	Shock Arley W	1312 Rockhill St	Fort Wayne IN 46802	1312 Rockhill St	Rockhill Street	Fort Wayne IN 46802
2	2	Thuringer Paul J Jr & Angela M	1301 Rockhill St	Fort Wayne IN 46802	1301 Rockhill St	Rockhill Street	Fort Wayne IN 46802
2	2	Korner Jason G & Ericka	1308 Rockhill St	Rockhill Street	1308 Rockhill St	Rockhill Street	Fort Wayne IN 46802
1	1	Strong Jennifer L	1216 Union St	Fort Wayne IN 46802	1216 Union St	Union Street	Fort Wayne IN 46802
1	1	Emmanuel Lutheran Church of Fort Wayne Inc.	917 W Jefferson Blvd	Fort Wayne IN 46802	1001 Wilt St	Wilt Street	Fort Wayne IN 46802
2	2	Deiser Michael K & Joyce D	9217 Summertrace Dr	Fort Wayne IN 46804	919 Wilt St	Wilt Street	Fort Wayne IN 46802
1	1	West End Workers Cottages LLC	820 W Wayne St	Fort Wayne IN 46802	1019 Wilt St	Wilt Street	Fort Wayne IN 46802
1	1	Firefly Properties LLC	3630 Bass Rd	Fort Wayne IN 46808	1101 Wilt St	Wilt Street	Fort Wayne IN 46802
2	2	Tyler Boxers and Courtney Waters	901 Wilt St	Fort Wayne IN 46808	901 Wilt St	Wilt Street	Fort Wayne IN 46802
1	1	Hart Alissa K	1025 Wilt St	Fort Wayne IN 46802	1025 Wilt St	Wilt Street	Fort Wayne IN 46802
1	1	Geiger Debra H	909 Wilt St	Fort Wayne IN 46802	909 Wilt St	Wilt Street	Fort Wayne IN 46802
1	1	Brian J Miller	807 W Wayne St	Fort Wayne, IN 46802	915 Wilt St	Wilt Street	Fort Wayne IN 46802
1	1	Camille Blaisdell	1222 Jackson St	Fort Wayne IN 46802	1222 Jackson St	Jackson Street	Fort Wayne IN 46802
1	1	Adam Murphy	1034 Wilt St	Fort Wayne IN 46805	1034 Wilt St	Wilt Street	Fort Wayne IN 46802
1	1	Jordan M Wildman	603 Caribe Blvd	Fort Wayne IN 46815	911 Wilt St	Wilt Street	Fort Wayne IN 46802
2	2	Kucinsky Ted & McDonald Kimberly	1302 Jackson St.	Fort Wayne IN 46802	1302 Jackson St.	Jackson	Fort Wayne IN 46802
1	1	Tulip Tree Realty LLC	4307 Arden Drive	Fort Wayne, IN 46804	1304 Union St.	Union	Fort Wayne IN 46802
1	0	Ameritrust Lending LLC	2042 Broadway	Fort Wayne IN 46802	1118 Rockhill St	Rockhill Street	Fort Wayne IN 46802
1	0	Smith Adam J	2812 Whitegate Dr	Fort Wayne IN 46805	1123 Rockhill St	Rockhill Street	Fort Wayne IN 46802
2	0	Nahrwold Jon Terry & Grace Hawkey	8125 Gatewood Ct	Fort Wayne IN 46815	1217 Union St	Union Street	Fort Wayne IN 46802
1	0	Heritage Prop Management Services LL	4517 W Tili Rd	Fort Wayne IN 46818	1036 Wilt St	Wilt Street	Fort Wayne IN 46802
1	0	Firestone Tana	1013 Wilt St	Fort Wayne IN 46802	1013 Wilt St	Wilt Street	Fort Wayne IN 46802
2	0	Wyatt Mike Sr & Linda	1023 Wilt St	Fort Wayne IN 46802	1023 Wilt St	Wilt Street	Fort Wayne IN 46802
1	0	Squires Richard	7887 Glacier Creek Dr 92	Roanoke IN 46783	1029 Wilt St	Wilt Street	Fort Wayne IN 46802
2	0	Effen & Derek Yager	1212 Rockhill St	Fort Wayne IN 46802	1212 Rockhill St	Rockhill Street	Fort Wayne IN 46802
Dup	0	Yager Derek S	1035 Wilt St	Fort Wayne IN 46802	1035 Wilt St	Wilt Street	Fort Wayne IN 46802
1	0	Runyan Simone	3324 S Anthony Blvd	Fort Wayne IN 46806	1015 Wilt St	Wilt Street	Fort Wayne IN 46802
1	0	Liu Li-Ming	11015 Monte Vista Ct.	Fort Wayne, IN 46814	1130 Rockhill St	Rockhill Street	Fort Wayne IN 46802
1	0	Fekhter Property Management LLC	435 E Berry Street	Fort Wayne, IN 46802	1210 Union St	Union Street	Fort Wayne IN 46802
1	0	Michael J Brennan	5017 Firewood Dr.	Fort Wayne IN 46835	1107 Lavina St.	Lavina Street	Fort Wayne IN 46802
Dup	0	Michael J Brennan	5017 Firewood Dr.	Fort Wayne IN 46835	1115 Lavina St.	Lavina Street	Fort Wayne IN 46802
1	0	Ashley Holley	923 Wilt Street	Fort Wayne IN 46802	923 Wilt St	Wilt Street	Fort Wayne IN 46802
1	0	Urban LLC	200 E. Main St Ste 1000	Fort Wayne, IN 46802	1303 Union St.	Union	Fort Wayne IN 46802
2	0	Kolkman James & Audry	1308 Union St.	Fort Wayne IN 46802	1308 Union St.	Union	Fort Wayne IN 46802
1	0	Kolkman James & Reveffa	1308 Union St.	Fort Wayne IN 46802	1310 Union St.	Union	Fort Wayne IN 46802
1	0	Greider Hallie	1309 Union St.	Fort Wayne IN 46802	1312 Union St.	Union	Fort Wayne IN 46802
2	0	T. Strong Prop. & Thomas Gregory	1328 Union St.	Fort Wayne IN 46802	1316 Union St.	Union	Fort Wayne IN 46802
Dup.	0	T. Strong Prop. & Thomas Gregory	1318 Union St.	Fort Wayne IN 46802	1318 Union St.	Union	Fort Wayne IN 46802
Dup.	0	T. Strong Prop. & Thomas Gregory	1328 Union St.	Fort Wayne IN 46802	1320 Union St.	Union	Fort Wayne IN 46802
Dup.	0	Moore Christabel	1328 Union St.	Fort Wayne IN 46802	1328 Union St.	Union	Fort Wayne IN 46802
Dup.	0	Emmanuel Lutheran Church Inc.	917 W Jefferson Blvd	Fort Wayne IN 46802-4007	1117 Jackson St	Jackson Street	Fort Wayne IN 46802
Dup.	0	Emm Lutheran Church of Fort Wayne	917 W Jefferson Blvd	Fort Wayne IN 46802	1002 Wilt St	Wilt Street	Fort Wayne IN 46802

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56% Percentage Signed