

**AN ORDINANCE DESIGNATING AND APPROVING
A LOCAL HISTORIC DISTRICT – HAKE BLOCK-
FORT WAYNE BOTTLING WORKS.**

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,

Hake Block – Fort Wayne Bottling Works

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 Hake Block – Fort Wayne Bottling Works 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.

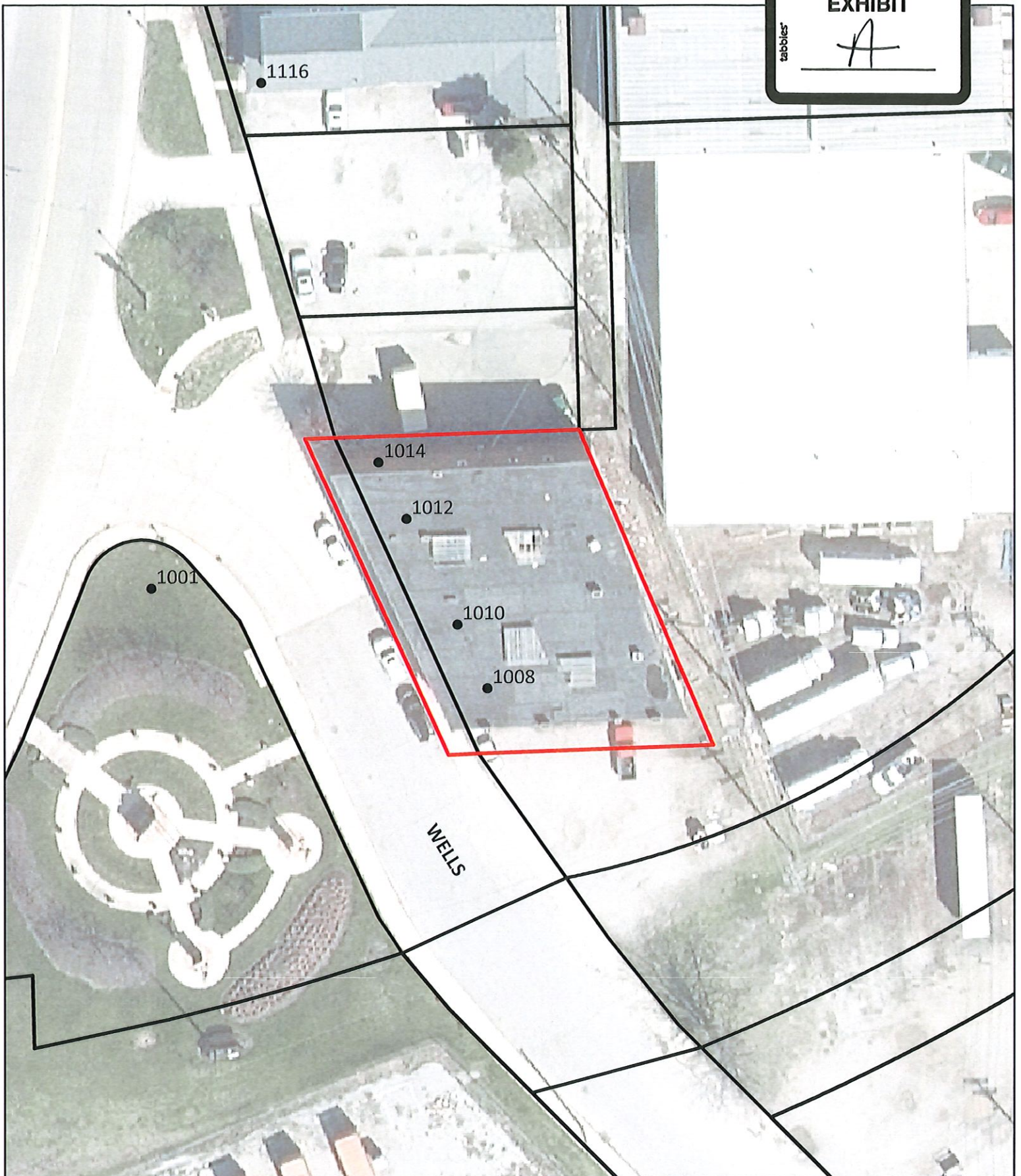
Council Member

APPROVED AS TO FORM AND LEGALITY

Malak Heiny, City Attorney

Hake Block - Fort Wayne Bottling Works Local Historic District

EXHIBIT
A



0 25 50 75 100 Feet

Proposed District
Parcel



**STAFF REVIEW OF
LOCAL HISTORIC DISTRICT PETITION**

Petitioners: Markey Wells St LLC, owner

Case No.: HPC 2-26-24-LHD-1

Subject Properties: 1008, 1010, 1012, and 1014 Wells St.

Legal Description: SP PT LOT 7 WELLS RES BET WELLS & CASS ST S OF LOT 57 NO SIDE ADD & N OF ALLEY
(See map on p. 6)

Date of Review: February 26, 2024



Hake Block Façade – Photo Taken 2/21/2024

Reason for Public Hearing:

On February 2, 2024 HPC staff received a signed petition from the property owner of 1008, 1010, 1012 and 1014 Wells St. requesting local historic designation of the property.

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:

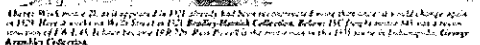
A local historic district shall not be established unless the proposed map includes a building, groups of buildings, structures, sites, objects, streetscapes, or neighborhoods which meet at least one of the following criteria:

- In applying the criteria set forth in the ordinance, it has been determined by staff that the proposed district meets two of the four possible criteria for Local Historic Designation. The ordinance only requires that a district meet one of the criteria. The proposed district meets Criterion (1) for properties “associated with the events that have made a significant contribution to the broad patterns of our history,” particularly in the areas of industry, commerce, and transportation.

Description:

Constructed between 1884-1885, the Hake Block, also known as Fort Wayne Bottling Works, is a large, skewed-plan, brick commercial block located on the east side of Wells Street just north of Cass Street and the Wells Street Bridge over the St. Marys River. The building is also immediately northwest of the historic Cass Street Depot.

The Hake Block has a flat roof with a large, decorative, corbeled brick parapet on the façade. The building has interior light wells, and these can be readily seen in aerial images. The parapet is in three parts; there is a flat panel at the top, with corbeled pendants below. The pendants are above corbeled horizontal bands that are supported by a row of large corbeled dentils. Below the dentils the brick walls are unadorned. Four narrow window openings on the second floor are topped with shaped stone lintels, and the windows have stone sills. Between the windows there are four shallow oriel bay windows. These are reconstructions (simplifications) of earlier three-sided oriel-bay windows that were removed sometime after 1921 (see historic photo). Despite the reconstruction and simplification of these oriels, these bays are still a character-defining feature that has attained its own significance.



The Hake Block has retained a significant row of commercial storefronts on Wells Street that contribute to its historic character. The storefronts have large transom windows that have been covered for use by a modern sign board area, but the property owner reports the transoms are intact above the interior dropped ceilings. The display windows are replacements and the bulkheads are covered with contemporary material, but the rhythm and massing of the original configuration of the storefronts is intact along Wells Street. Single doors are located at each end of the building; these doors lead to stairs that provide access to the apartments on the second floor.

The north end of the building shows exposed brick on the second floor, with siding applied over the brick on the first floor. The north wall has second floor windows, and an aluminum double door on the first floor. The south wall has a stucco surface on the second floor with siding applied on the first floor. The south wall has four wall chimneys. The east wall of the Hake Block is brick with numerous windows on the second floor. The entire building is painted. Windows and doors are primarily a mixture of vinyl and aluminum replacement units. As mentioned, the building has four commercial storefronts, and the second floor has several apartment units. There is a full basement.

The Hake Block—Fort Wayne Bottling Works Building was under construction at the same time as the current Wells Street Bridge. The structure appears on Fort Wayne's earliest Sanborn Fire Insurance Company map, published in 1885. Please see the Sanborn map images.

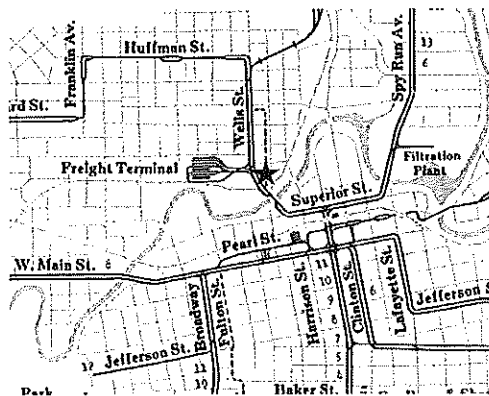
The most significant alteration to the Hake Block occurred in the late 1960s as the result of a fire. The building had one additional storefront with the address of 1006 Wells Street at the south end of the structure. It suffered a major fire, and as a result it was demolished. Because of the repetitive rhythm of the design of the building the removal of the south section did not make a significant change to the character of the building.

Historical Significance:

The proposed district meets Criterion (1) for properties "associated with the events that have made a significant contribution to the broad patterns of our history," particularly in the **areas of commerce, and transportation.**

The location of the Hake Block, in association with the Wells Street Bridge and the Cass Street Depot, and in proximity with the St. Marys River, the route of the Wabash & Erie Canal, the New York Central Railroad, the Fort Dearborn Trail, Wells Street, the Lima Plank Road (Wells Street), and the Lincoln Highway (also Wells Street), along with urban streetcar commercial development (Wells Street), represents a remarkable single location that represents multiple layers of Fort Wayne's history of transportation and commerce. These layers represent the core reasons Fort Wayne developed as a city.

Cities are built and thrive where economics meet geography; the geography is typically a function of transportation systems. The transportation systems that built Fort Wayne can be seen quite compactly in the surroundings of the Hake Block. Chronologically the transportation systems are rivers, trails, canals, plank roads, railroads, trolleys, and highways.



★ Hake Block – Fort Wayne Bottling Works

FORT WAYNE

INDIANA

CIRCA 1932

Symbols

	Existing Street Car Lines
	Trackage removed prior to 1930
	I.S.C. Interurban Lines
	Connecting Electric Railways (Labeled)
	Railroads
	Streets and Roads

The Hake block is a mixed used building that historically has been commercial, residential, and has been used as a hotel. It represents both commercial activity and residential use that was generated by the commercial activity of historic Wells Street, but also in the wider urban area.

The St. Marys River represents an important route for ancient travel by Native Americans, and contact-period travel on the rivers by French, British, and the Americans as they entered the area. The Wells Street Bridge connects the community to that river heritage today. The canal was not far from the St. Marys River, just south of Superior Street. Wells Street is the path of the Fort Dearborn Trail, an ancient trail and the early road to Chicago. Later it was developed as the Lima Plank Road. In the early 20th Century, it was the first route of the Lincoln Highway through Fort Wayne. The Cass Street Depot located to the east of the Hake block is the finest Queen Anne style railroad depot in Indiana, and it represents Fort Wayne's transition to a railroad center in the Nineteenth century. In the late 1800s and early 1900s, before the automobile was universal, Wells Street was a bustling trolley car corridor, allowing residents to live in Bloomingdale and travel quickly and easily around the city to various workplaces and other destinations.

Within this broad historic context, and the broad historic patterns of commerce, and transportation, the Hake Block is part of a remarkable group of historic resources. It is the association with the location in particular that has this unusually strong macro significance. Meanwhile it is also significant to Wells Street as a historic corridor; it is one of the oldest commercial blocks on Wells Street. It serves as the southernmost gateway to the Wells corridor from the downtown area. Wells was, and continues to be, the commercial corridor of the Bloomingdale area, and the Hake Block provided commercial services to the residents of the area.

The builder of the Hake Block, Frank Hake, was born Franz Hake in 1835 in Wurttemberg, Germany. He married Christene Baccus in 1858 in Prussia. In 1866, he immigrated to Fort Wayne.

The building is closely associated with Frank Hake and his wife, as the second story of 1010 Wells St. was Hake's residence where he, his wife and several children lived from 1884 until his death in 1894; she passed away in 1900.

In addition to the Hake family residence, the second floor had a large meeting hall known as Hake's Hall. Hake's Hall hosted concerts, receptions, dances, and meetings for nearly 20 years. In October 1886, Hake's Hall hosted "one of the largest and most enthusiastic meetings ever known in the Ninth Ward. Hake's Hall was packed and jammed" (*Fort Wayne Daily Gazette*). Another particularly significant and raucous meeting held at Hake's Hall regarded changing the name of Bloomingdale to either "North Side" or "North Wayne." The hall also served as the meeting place for Ninth Ward Democrats from the mid 1880s to the early 1900s. Frank Hake's Hall and his second-floor home were later converted into a hotel. Thus, while the first floor has had many different commercial uses over the years, the second floor has been some form of housing for the last 140 years.

The proposed district also meets Criterion (I) for properties "associated with the events that have made a significant contribution to the broad patterns of our history," particularly in the **area of industry**.

Hake used his knowledge of brewing learned in his native Germany to establish himself as "King of the Trade" and his business "A Pen Picture of the Greatest Bottling Works in the West" (*Fort Wayne Sentinel*). "Mr. Hake was one of the leading German citizens of the town, and one who has done much for its improvement" (*Fort Wayne Weekly Journal*). He was a "progressive citizen and has done much to improve that portion of the city known as Bloomingdale" (*Fort Wayne News*). Frank Hake both competed and cooperated with Centlivre Brewery and had dealings with Berghoff Brewing (*Fort Wayne Daily News*). In addition to being a very successful businessman who "accumulated a fortune" (*Fort Wayne News*), Hake was heavily involved in politics.

In May 1884, Frank Hake purchased the land at 1010 Wells St. as the site of a new, expanded bottling works for his German beer brewing company. Construction of the building concluded in October of that year. After its completion, Frank Hake's Fort Wayne Bottling Works at 1010 Wells St. was hailed as the "handsomest bottling works in the city or State" by the *Daily Gazette*. Hake's bottling works was "an immense establishment" that included brewing beer as well as bottling beer and mineral water to be sold in Fort Wayne. He had fifteen employees, a "big stable of horses," a "half dozen wagons," and an "immense ice house" according to the *Fort Wayne Sentinel*. Ice was an important accessory business to brewing.

Architectural Significance:

The Hake Block – Fort Wayne Bottling Works is also significant under Criterion (3).

The building is a distinct and unusual example of a “skewed” plan masonry commercial building, designed to fit an awkwardly shaped urban lot. Built in 1884, the building is in a setting that has historically been concurrent with the Wells Street Bridge, built in the same year. The Hake Block is a functional version of the Italianate style, with the corbeled cornice and decorative corbeled pendants that represent Italianate pendants hanging from the brick cornice. The building also maintains character defining features such as decorative brick dentils, and stone lentils and sills used on the second-floor windows.

The form of Frank Hake's Bottling Works building is a good example of a large urban corridor building of the late Nineteenth century. It has all the features that allow multi-use, with a row of first floor commercial spaces, and second floor residential, meeting, and hotel spaces. The building maintains sufficient historic integrity to retain its historic and architectural significance to the community.

Staff Comments:

For the reasons stated above, staff recommends that the Historic Preservation Commission (HPC) should approve the petition, recommend the Hake Block – Fort Wayne Bottling Works for Local Historic Designation, and submit a historic district map for City Council approval. 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).

If the Commission recommends approval of the petition, the Commission can also declare the property to be under interim protection under the Historic Preservation and Protection Ordinance. Staff does not recommend interim protection for this property at this time.

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:

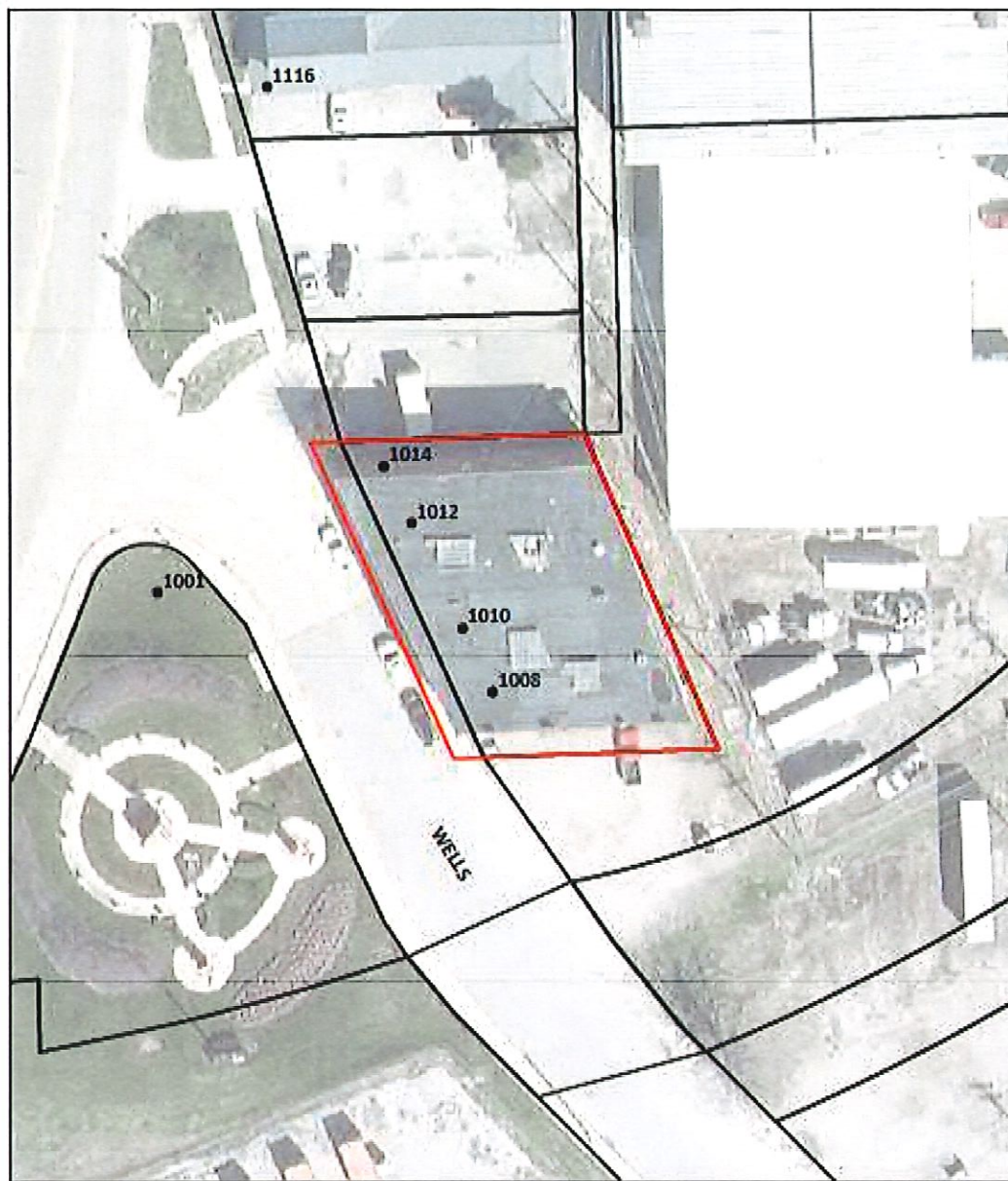
If Local Historic District Designation is recommended for the Hake Block – Fort Wayne Bottling Works by the HPC, the Commission's recommendation and a map of the recommended historic district is then forwarded to the Fort Wayne City Council. The City Council makes the final determination of whether to 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.

Map of Proposed Local Historic District

Hake Block - Fort Wayne Bottling Works Local Historic District

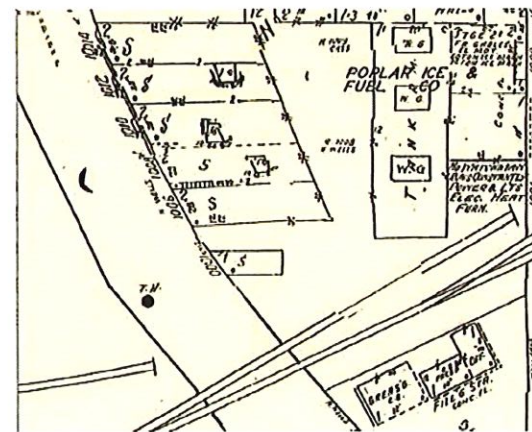
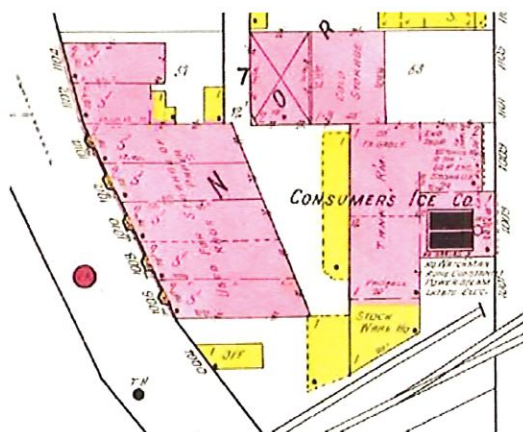
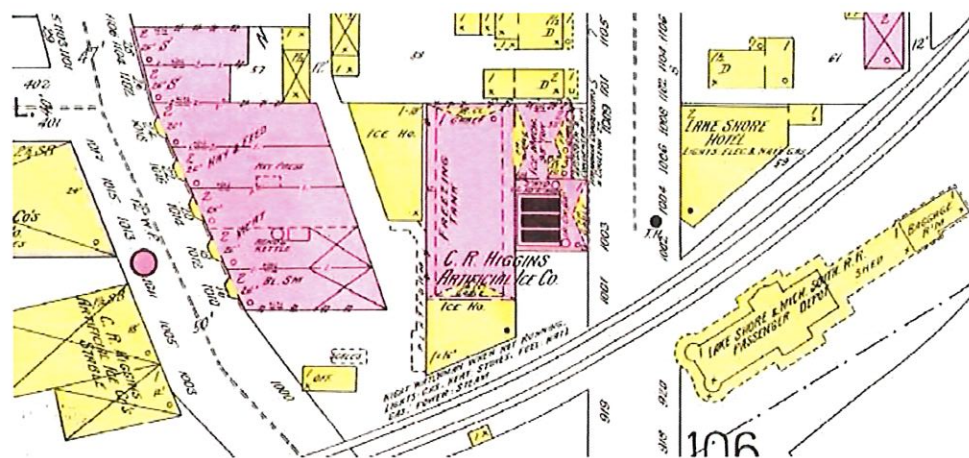
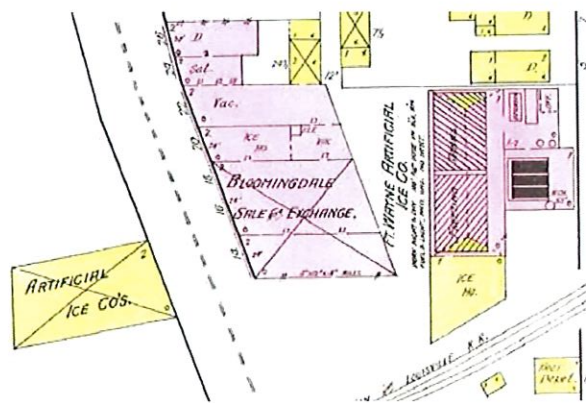
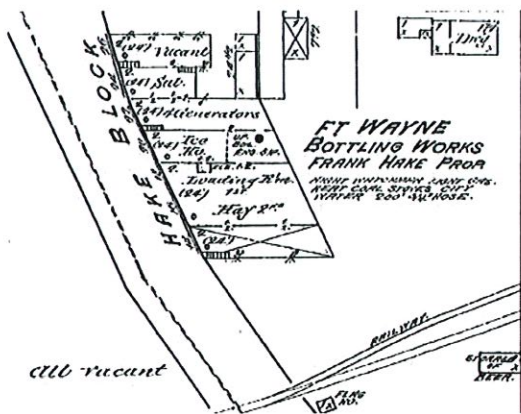


0 25 50 75 100
Feet

Proposed District
Parcel



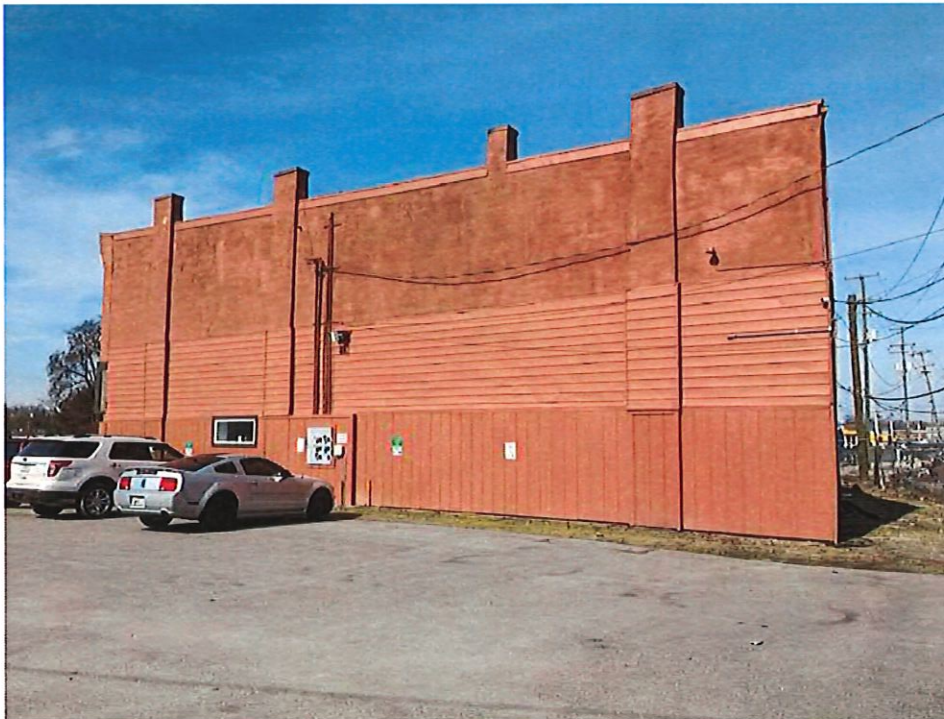
Sanborn Fire Insurance Maps



Hake Block Photos Taken 2/21/2024



Façade and South Elevation



South Elevation



East Elevation / Rear



North Elevation



COMMUNITY DEVELOPMENT PLANNING & POLICY

Thomas C. Henry, Mayor

City of Fort Wayne
Community Development
200 East Berry Street, Suite 320
Fort Wayne, IN 46802

260 427-1127 fwcommunitydevelopment.org

MEMO

To: Fort Wayne Common Council
From: Creager Smith, Planner II, Historic Preservation & Culture; Community Development
Date: March 18, 2024
Re: Local Historic District Designation: Hake Block – Fort Wayne Bottling Works

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 Historic Preservation Commission (HPC) held a public hearing on February 26, 2024, and voted to recommend designation of the following property as a local historic district:

Hake Block – Fort Wayne Bottling Works
1008, 1010, 1012, and 1014 Wells St., Fort Wayne, Indiana

The Hake Block is significant in local history for contributions to the broad patterns of our history, particularly in the areas of commerce, and transportation.

The Hake Block is also significant in architecture as an unusual example of a “skewed” plan masonry commercial building, designed to fit an awkwardly shaped urban lot. The 1884 Hake Block is a functional version of the Italianate style, with the corbeled cornice and decorative corbeled pendants that represent Italianate pendants hanging from the brick cornice.

The form of Frank Hake's Bottling Works building is a good example of a large urban corridor building of the late Nineteenth century. It has all the features that allow multi-use, with a row of first floor commercial spaces, and second floor residential, meeting, and hotel spaces.

Recognizing the architectural and historical significance of this property to the Fort Wayne community, the owner, James Markey, of Markey Wells St LLC, prepared a “Petition for Historic Property or District Designation.”

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.

Vibrant. Prosperous. Growing.

An Equal Opportunity Employer



The Historic Preservation Commission recommends that the Fort Wayne Common 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, or creager.smith@cityoffortwayne.org, if you have questions.

Vibrant. Prosperous. Growing.

An Equal Opportunity Employer

