

**AN ORDINANCE DESIGNATING AND APPROVING
A LOCAL HISTORIC DISTRICT – BRENTWOOD S.
TOLAN HOUSE, 316 W. DeWald Street.**

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,

Brentwood S. Tolan House, 316 W. DeWald Street

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 Brentwood S. Tolan House 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

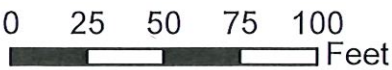
Brentwood Tolan House Local Historic District

316 W DeWald St, Fort Wayne, 46802

W 7' Lot 89 & E 40' Lot 90 Williams Addition

Special Ordinance No. S-xx-xx-xx

Effective Date Month ##, 20##



**STAFF REVIEW OF
LOCAL HISTORIC DISTRICT PETITION**



Brentwood S. Tolan House- detail of secondary gable of the façade (2022)

Petitioner: Leopoldo Garcia Mota, owner

Case No.: HPC 8-26-24-LHD-1

Subject Property: 316 W. DeWald Street (62 W. DeWald—pre-1902 address)

Historic Name: Brentwood S. Tolan House

Legal Description: W 7' Lot 89 & E 40' Lot 90 Williams Addition

Date of Review: August 26, 2024

Cultural Resources Survey Information (SHAARD):

Rating:	Outstanding (N-SHAARD)	Style:	Queen Anne
Construction Date:	c.1887	Architect/Builder:	Brentwood S. Tolan
Condition:	Good	Integrity:	Slightly altered
Use:	Residential		

Reason for Application:

Recognizing the architectural and historical significance of this property to the Fort Wayne community, the owner, Leopoldo Garcia Mota, along with his wife Luz, prepared a “Petition for Historic Property or District Designation.” The completed petition was signed and submitted to the Historic Preservation Commission on June 13, 2024. The petition requests local historic district designation of the Brentwood Tolan House at 316 W. DeWald Street.

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 Tolan House meets two of the four possible criteria for Local Historic Designation. The house is significant under Criterion (2) for properties that "Are associated with the lives of persons significant in our past." This was the home of architect Brentwood S. Tolan, the master designer of the Allen County Courthouse, a National Historic Landmark.

The Tolan House is also significant under Criterion three (3) for architectural significance. The house "Embody(ies) the distinctive characteristics of a type, period, or method of construction that represent the work of a master, (or) possess high artistic values." The Tolan House is an outstanding local example of the Queen Anne style. Built c.1887, the house was likely designed by Brentwood S. Tolan, however direct attribution has not been found. This was the long-time home of Brentwood Tolan, his mother, and other family members. The property also contains a detached wood-frame garage, built c.1940.

Description (Please see the accompanying photos):

Jesse Williams and the Williams family owned a large amount of land between what is now Williams Street and Pontiac Street. There are several Williams Additions in the area, platted from c.1867 to c.1900. The Tolan House was built c.1887 in one of the Williams Additions; located in a developing area at the southern edge of "Irishtown." The city trolley line on W. Creighton Avenue was a contributing factor in the attractiveness of the area near the Creighton corridor for professionals, business owners, and managers. The Tolan House was built in the year after the nearby Diffenderfer House, an individual local historic district at 215 W. DeWald Street, one block to the east.

The house is located on the north side of West DeWald Street between Webster Street and Hoagland Avenue. Based primarily on the evidence in the city directories, the Tolan House was built c.1887. The address "62 W. DeWald Street" first appears in the 1888 Fort Wayne City Directory. It was listed as the residence of Brentwood S. Tolan and his mother Hattie T. Tolan, widow of architect Thomas J. Tolan. A sibling, Frank C. Tolan, was listed as a boarder at the address. By 1890-1891 two other Tolan siblings were listed as boarders at the address.

The Tolan House is a fine example of a Queen Anne style residence. The house has asymmetrical massing; the central roof is hipped, but it is the cross-gables that are prominent. Gables extend on both

sides of the house. The front of the house has dual gables. The larger is on the left (west) side of the façade, and a secondary gable is more centered on the façade, above the wraparound porch. This gable is a hybrid of a front gable and a very large gabled wall dormer. The secondary role of the center gable is emphasized by the extended slope of the larger dormer; it extends across the base of the smaller gable, creating the visual effect of a dormer.

The siding, and the decorative effects in the gables of the Tolan House, are highly decorative; particularly on the façade and the east elevation. The east was the first elevation to be seen by a visitor if walking from the nearby trolley line. The east gable sits atop brackets supported by walls with cut-a-way corners. A centered window in the gable is supported by low triangular shapes in relief. Diagonal siding is nearly perpendicular to the steep slope of the gabled roof. Above the window is a panel with a circle in relief. The friezeboard at the base of the gable has multiple upside-down pickets in a dentilated format, and multiple circles in relief.

In the center of the gable on the façade, with the effect of a larger dormer, the gable wall is entirely a recessed panel. Within the panel there is a decorative, symmetrical design with a vertical element enhanced on each side with large scrolls. Within the panel and on the small friezeboard there are approximately four to five different varieties of circles and bullseyes. A single rectangular window is below the gable; it has three lights with vertical muntins.

The larger, primary, gable on the façade also has a recessed surface; it is filled with diagonal wood siding that surrounds a rectangular 10-light window. The window trim has heavy moldings and decorative bullseyes at each of the top corners. Below the gable a row of upside-down pickets resembles a row of dentils. The west gable is also decorated with diagonal siding. The siding has blunt, square ends at the bottom that provide additional interest. Otherwise the west elevation is composed of standard clapboard and typical window trim, corner boards, etc.

The façade of the Tolan House has a jettied second floor beneath the primary gable. It is supported by a row of closely-spaced modillions. Recessed circles are found between each of the modillions. A three-part window under the jetty is decorated by a panel of diagonal siding beneath the window. A stout wood water table surrounds the house above the foundation. There is a triangular section of diagonal siding that is found on the wall surface below the “dormer” or secondary gable of the façade.

The wraparound front porch has a half-hipped roof. Chamfered posts with simple bases and capitals transition to radiused corners at the top to meet the narrow box beam. Spindle trusses are found between each of the posts. A small circle in relief is located above each of the posts. A balustrade with square balusters stretches between each chamfered post, and the porch floor is supported by piers concealed by lattice panels. Three colors are used on the Tolan House, to great effect; gray, dark blue accents, and white trim.

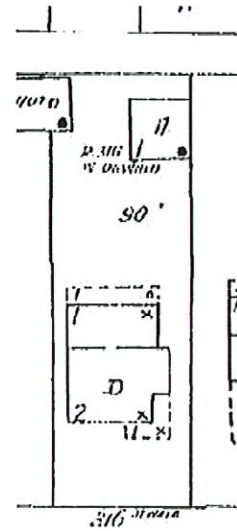
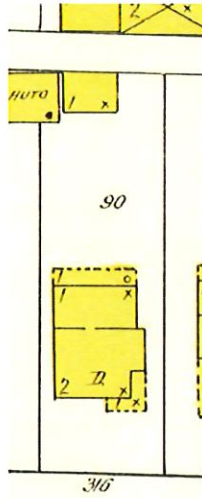
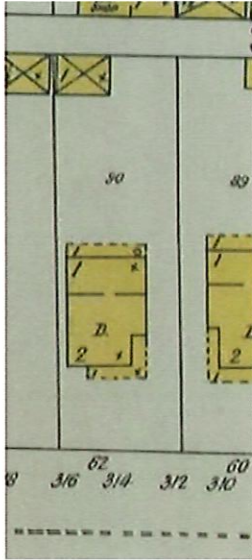
The majority of the windows of the Tolan house are relatively simple one-over-one double-hung sash. The primary exception is a rectangular window beneath the front porch. It is composed of 32 square lights of varying colors. The front door is glazed, with a transom above the door.

The foundation is composed of irregular, rusticated, limestone blocks. An exposed brick chimney is found on the westside; however, the top of the chimney has been removed beneath the roof. Two fixed, rectangular windows flank the chimney.

The rear of the house has another gable that is 1 ½ stories, extending from the rear of the house as a kitchen wing. It has one interior chimney. There is a functional side porch, now enclosed, on the east side of the rear wing. The garage has a simple, gabled roof with exposed rafters and vertical wood siding.

The area and location of the Tolan House was too far south to appear in the 1890 Sanborn Fire Insurance Company map. The house was mapped on the next three Sanborn Fire Insurance Maps, showing small changes over the time period of 1902 to 1957.

1902, 1919, and 1957



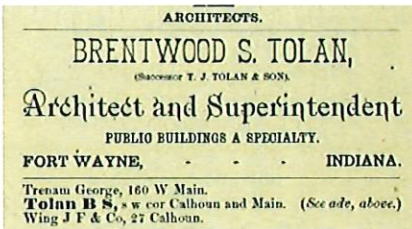
1957

Association with a Significant Person—Brentwood S. Tolan:

The Tolan House is closely associated with the career of master architect Brentwood (Brent) S. Tolan, and the Tolan family. Based on city directory listings, it was also the home of Brent Tolan's mother, Hattie Tolan, widow of architect Thomas J. Tolan. In several years, within the Fort Wayne City Directories, the house varies between the residence of Brent, the residence of his mother, and listings that show it as the residence of both. The first time the house appears in the city directories (1888), both Brent and his mother are shown as the householders. During the period of c.1888 to 1903 the house also was home to several of Brent's siblings, and his grandmother. These family members were often listed as boarders.

Hattie Tolan died in 1903, and it appears the house was vacant in 1904, perhaps as Hattie's estate was settled. By 1905 it appears the house was owned by George C. Hart, an oil dealer. In 1904, and throughout the remainder of his life, Brent Tolan lived in a variety of situations; at times he was listed with an office in Fort Wayne, but without a residence. In fact, during his productive years of design and construction of the Allen County Courthouse, Brent Tolan seldom occupied an office of his own. It is likely that much of the work to design and oversee construction of the Courthouse, in the period from 1896 to 1902, was accomplished at 316 E. DeWald Street. There is no other structure extant in Fort Wayne associated with the personal life and career of Brent Tolan.

Brentwood Skinner Tolan (November 23, 1855 – June 30, 1923)



"Brent" Tolan was born in Delphos, Ohio to Thomas J. and Harriet Skinner Tolan. Brent was provided some art training, but he was trained in architecture by working as a draftsman/apprentice for his father, starting in 1872. Thomas J. Tolan was first a marble craftsman, who became an accomplished architect. In 1874 the family, and the architectural practice, moved to Fort Wayne.

Thomas J. Tolan & Son became even more successful in Fort Wayne, but T.J. Tolan died in 1883. Brent Tolan continued the practice as "Brentwood S. Tolan, successor T.J. Tolan & Son." He continued the Tolan specialty in large government commissions, followed by acting as the superintendent of construction. He became well known for design of courthouses and jails. Tolan later moved to Lima, Ohio, where he practiced with the firm DeCurtin, Rawson, and Tolan. He was buried in Delphos in 1923.

Brent Tolan's master work is the National Historic Landmark-designated Allen County Courthouse, which was begun in 1897 and dedicated in 1902. The building is one of the finest expressions of Beaux Arts architecture and interior decoration found in the United States. Tolan also designed the courthouses in Whitley County and La Porte County.

Upon the death of Brentwood S. Tolan, the Fort Wayne Journal Gazette published an editorial in his memory, and in celebration of his life, on July 1, 1923. This is a transcription:

"Long before the death of Brentwood Tolan on Friday, his memorial had been built—planned by his genius as an architect, and constructed under the supervision of his honesty as a man. In the courthouse, one of the finest pieces of architecture in the middle west, he will continue to live. It was not mere ingenuity and talent that made it possible for this local architect to win the contest of the best of his profession. It was genius, vision, something rare. To combine unique practical advantages, with unusual beauty, was a triumph. It had long been his ambition to design the temple of justice for his home county. There was something more in this than the monetary reward—there was sentiment, which is always an advantage in artistic work. He put into his plans the best he had. In some respect these plans suggested inspiration. And having had his plans accepted, which was enough to command the respect of coming generations, he did something more—almost as unusual. As superintendent of building, he saw to the fulfillment of all contracts, and it is not an exaggeration to say that no public building has ever been constructed more economically or more free from graft, petty or otherwise. The beauty of his conception was not marred by the smut of scandal. He saw it through—from the dream to the reality—and his greatest work was done. That is his monument. No one could ask a nobler one."



Allen County Courthouse, rendering by B.S. Tolan

Brentwood S. Tolan House; Architectural Significance:

The Tolan House is an outstanding example of the Queen Anne style. While there are larger examples of the architectural style in Fort Wayne, the Tolan House stands out for its many fine and unusual details. The house and its details are wood-frame construction, yet elements of the decoration suggest details found in stone. The variety of decoration in the four gables is among the finest in Fort Wayne. The front porch also carries elements of the design, such as the circular decorative theme.

The Queen Anne style marks the height of Victorian-era architectural exuberance in the United States. Though loosely based on Medieval English architecture, the Queen Anne style owes its true character to the development of balloon frame construction and America's late 19th century industrial and railroad expansion. Wire nails, pre-cut lumber in standardized sizes, and building components such as doors, windows, siding, and decorative millwork were factory-produced and shipped by rail to builders across the country.

Consistent with its fine quality, the design of the house is attributed to Brentwood S. Tolan. It was the Tolan family home from c.1888 to 1903. The Tolan House retains excellent historic integrity and reflects the outstanding work of Brentwood Tolan. There is no other known house associated with Tolan as an architect.

Staff Recommendations:

For the reasons stated above, staff recommends that the Historic Preservation Commission (HPC) should approve the petition, recommend the Brentwood S. Tolan 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 Brentwood S. Tolan 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:

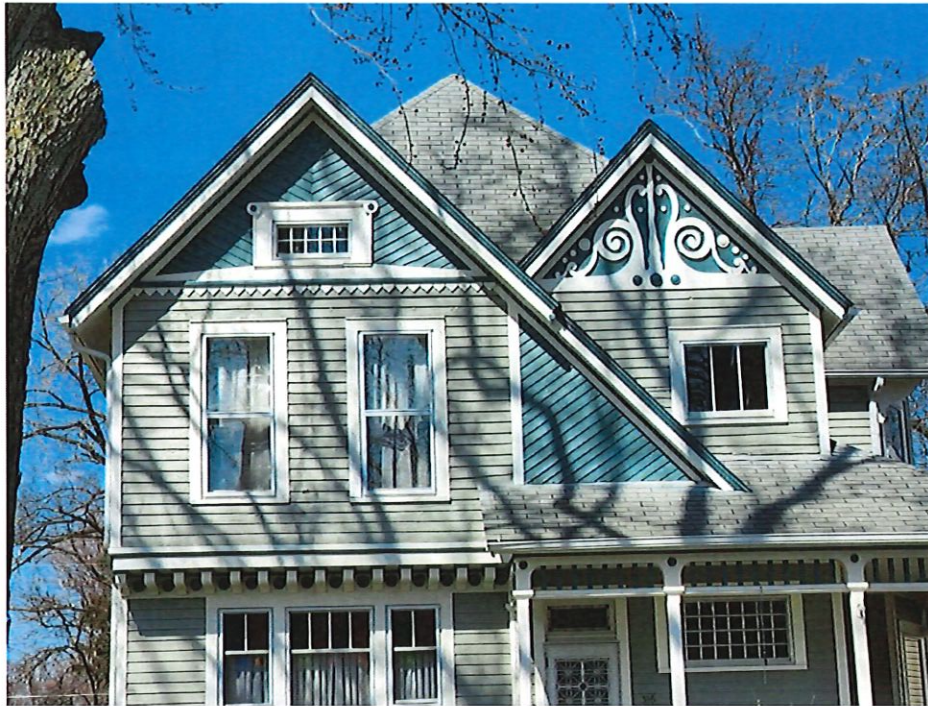
- (1) The building, structure, or site may not be demolished or moved; and,
- (2) The exterior appearance of the building, structure, or site may not be conspicuously changed by addition, reconstruction, or alteration.



Tolan House, 316 W. DeWald Street; façade and east elevation



Tolan House, 316 W. DeWald Street; façade



Tolan House, 316 W. DeWald Street; façade detail



Tolan House, 316 W. DeWald Street; façade and west elevation



Tolan House, 316 W. DeWald Street; rear and west elevation



Tolan House, 316 W. DeWald Street (garage)
All photos were taken in 2022



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

MEMO

To: Fort Wayne Common Council
From: Creager Smith, Planner II, Historic Preservation & Culture; Community Development
Date: September 19, 2024
Re: Local Historic District Designation: Brentwood S. Tolan 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 Historic Preservation Commission (HPC) held a public hearing on August 26, 2024, and voted to recommend designation of the following property as a local historic district:

Brentwood S. Tolan House
316 W. DeWald Street, Fort Wayne, Indiana

The Tolan House is significant in local history for its association "with the lives of persons significant in our past." This was the home of architect Brentwood S. Tolan, the master designer of the Allen County Courthouse, a National Historic Landmark.

The Tolan House is also significant in architecture as an outstanding local example of the Queen Anne style. Built circa 1887, the house was likely designed by Brentwood S. Tolan himself.

Recognizing the architectural and historical significance of this property to the Fort Wayne community, the owner, Leopoldo Garcia Mota, and his wife Luz, 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.

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.

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