

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received MAY 18 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Fairfield Manor

and/or common Fairfield Manor Apartments

2. Location

street & number 2301 Fairfield Avenue N/A not for publication

city, town Fort Wayne N/A vicinity of

state Indiana code 018 county Allen code 003

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Apt. & Offices

4. Owner of Property

name Jerry D. Nuerge

street & number 8301 Sagimore Court

city, town Fort Wayne N/A vicinity of state Indiana 46815

5. Location of Legal Description

courthouse, registry of deeds, etc. City-County Building, Recorder's Office

street & number One Main Street

city, town Fort Wayne state Indiana 46802

6. Representation in Existing Surveys

title Cultural Resources Survey for the City of Fort Wayne has this property been determined eligible? yes no

date June, 1979 federal state county local

depository for survey records City-County Building Department of Community Development & Planning

city, town Fort Wayne state Indiana 46802

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Fairfield Manor Apartment building is located one mile south of Fort Wayne's city center at the southeast corner of Fairfield and Creighton Avenues, 2301 Fairfield Avenue. The neighborhood consisted originally of large houses for the well-to-do dating to the late 19th century.

Much of the neighborhood was later filled in with smaller scale housing during the first 30 years of this century. Creighton is an east-west residential street which also supports a fair amount of neighborhood commercial use. Fairfield Avenue has retained its prominence as an important north-south corridor.

The building, seven stories high plus a basement (storage space), is set close to the public walks on Fairfield and Creighton Avenues with narrow landscaped areas between the walks and facades. It is rectangular in plan, 68 feet by 190 feet. The long facade is set parallel to Creighton Avenue. The center 86 feet are recessed 8 feet on the south side and 5 feet on the north, giving the plan a slight "bar-bell" form. This arrangement allows larger apartments and suites to occur at the corners and smaller apartments to be located along the straight corridors between.

The site has a frontage of 195 feet on Creighton Avenue and 190 feet on Fairfield Avenue. The building occupies the northern half with the southern half as parking and small landscaped areas. At the time of construction, an additional 60 foot wide tract along the south side of the site was held in agreement with its owners as a safeguard for light and air. It was hoped that this tract might be developed into a putting green, but these plans were never developed and today the area is occupied by the First Baptist Church.

The Manor features a combination of Craftsman and Classical elements. Its facades have a subtle expression of the three part classical order of base, shaft and capital. These areas are separated by limestone stringcourses in the tan tapestry brick walls at the levels of the third and sixth floor slabs. The sixth floor stringcourse has a heavier expression of banding which incorporates the stone lintels of the windows directly below. The windows of the first two floors are enframed in limestone. The third through sixth floors eliminate this fenestration detail with the exception of the sills. On these floors pilasters are expressed on the protruding parts of the north and south elevations with a vertical brick pattern extending between blocky limestone bases and capitals. The seventh floor again uses the stone window enframements. A wide green tiled (pent roof) sits low over the seventh floor window openings and is supported by large timber truss brackets which extend well below the window head level. (This pent roof feature was added to the original design to make the facility more distinctive on the skyline and as a concession to residents of the low-rise neighborhood who opposed the project because of its lack of residential character. See photos 1 and 2.) A masonry parapet extends above the pent roof several feet and is capped with green tile copings. This motif is continued on the roofs of the two elevator penthouses (photo 4). ✓

An additional roof top design element are the 12 electric lanterns (photo 3) located at the eight exterior corners of the wide end bays and the third points of the recessed central bays. These lights were intended to give the building a greater nighttime impact on the skyline and to illuminate a roof-top garden, plans for which were never completed.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1927-1928

Builder/Architect

Charles R. Weatherhogg

Statement of Significance (~~insert paragraph~~)

Fairfield Manor is significant as a finely-crafted and well-preserved example of a medium-scale apartment building, a rare type in this city of single-family dwellings. The building is also significant as one of the major residential works of Charles R. Weatherhogg, one of the area's most prominent architects in the late 19th and early 20th centuries. One of the city's most prestigious addresses, the building has retained its original exterior appearance and remains a prominent local landmark.

Charles R. Weatherhogg, the architect of Fairfield Manor, was born in England in 1872, and came to Fort Wayne when he was 21. He was in partnership from 1893-1897 with Arthur Grindle. His prominence was most significant during the years after the wane of the firm of Wing & Mahurin, around 1910, until the rise of the firm of A. M. Strauss, about 1928. As a single most important Fort Wayne architect during this period, Weatherhogg promoted the use of formal composition with informal devices from contemporaneous Craftsman Styles. He designed more than 30 major projects during his career, including a number of schools, fraternal organization halls, and banks. Among his most noteworthy structures were the Jasper County Courthouse and the Journal Gazette Building in Fort Wayne (National Register, 1983). One of Fort Wayne's civic leaders, he is also remembered for his role in helping to draft Fort Wayne's building code in 1926. Weatherhogg died of a heart attack in 1937 at the age of 65.

Weatherhogg's design for Fairfield Manor featured the formal composition and eclectic styling often found in his work. Considered to be the first free-standing suburban apartment building in Fort Wayne, the building features Craftsman-style elements, mixed with Classic Revival entryways and Art Deco roof lanterns. The design of the parapet calls to mind the walls surrounding Frank Lloyd Wright's Midway Gardens, and perhaps indicates a prairie style influence.

The building features fine craftsmanship from several trades. The public spaces feature terrazzo floors with mosaic borders, walnut wainscot trim and doors, marble base and formal stairway and plaster cornice work on the ceilings. The parapet lanterns are terra-cotta, initially with amber stained glass. The original Art-Deco style carpeting is still in use in the upper floor corridors (photo 10).

Craftsmanship is especially apparent in apartment 601 (photos 11 & 12), one of the few which is completely unaltered. This apartment was designed by its original tenant, Sylvanus Bechtel, for himself and his wife (sister of Sylvanus Bowser, inventor of the gasoline fuel pump and founder of the Bowser Pump Co.). The motif was intended to reproduce their previous residence - the Oscar Fox residence on Old Mill Road, Fort Wayne. Thus, it is the only apartment with leaded glass windows, beamed ceilings and a quarry tile dining room floor. The English mantel in the living room is especially attractive.

Another early investor/tenant was Nathaniel Rothchild, a prominent Fort Wayne broker, who occupied suite 711 with his family on the east end of the top floor. This apartment is a combination of two smaller units and was redesigned by Weatherhogg after construction of the

9. Major Bibliographical References

Griswold, Bert J.; The Builders of Greater Fort Wayne; Fort Wayne, Indiana: Hoosier Press, 1926
"Marketing a Hotel Apartment Building in a Small City"; Buildings and Building Management,
30 July 1928, p.p. 49-54.
"Death Takes Charles Weatherhogg"; Fort Wayne News-Sentinel, 15 October, 1937.

10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name Fort Wayne, West

Quadrangle scale 1:24,000

UTM References

A

1	6	6	5	5	8	8	0	4	5	4	7	3	0	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification All of lots 9, 10 and 11 in Bond's Subdivision, Fort Wayne, Indiana, a rectangle 195 feet along Creighton Avenue by 190 feet along Fairfield Avenue at the southeast quadrant of the intersection.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title George D. Morrison, AIA

organization Morrison Associates, Architects/Planners date July, 1982

street & number 107½ W. Berry Street telephone 219/422-6287

city or town Fort Wayne state Indiana

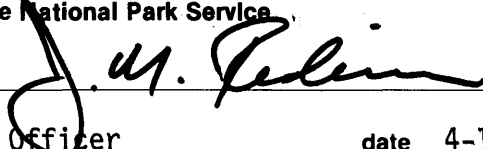
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title Indiana State Historic Preservation Officer

date 4-19-83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

6/16/83

for 
Keeper of the National Register

Attest:

date

Chief of Registration

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Continuation sheet Fairfield Manor Apartments Item number 7

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A vertical rhythm is created on the facades with double-hung windows, the size of which vary with interior functions, spaced between vertical shafts of large porch openings containing French doors. The porches are very shallow and are enclosed with wrought iron railings.

There are two primary entrances on the first floor. The south entry is centrally located and consists of two unfluted Tuscan columns supporting an architrave, frieze and cornice. These columns are paired with rectangular pilasters set against the building face. A domed glass and copper canopy is suspended on chains from the frieze and its barrel vault enframes the fanlight over the doors (photo 5). The west entry facing Fairfield Avenue is also centrally placed in the facade. Its enframement is the same as that on the south side except that the canopy has been omitted and the words, "Fairfield Manor," are carved in raised letters on the limestone architrave.

Three minor entrances are also provided: two are on the north side behind the elevator shafts and lead to narrow corridors connecting to the main corridor. The other occurs on the east side on axis with the main east/west corridor and opposite the Fairfield Avenue entry. All three minor entrances are expressed on the exterior with simple stone cornices and stylized pediments. All entrances have air-lock type vestibules. ✓

The structural system, designed by the Pittsburgh engineering firm of J. A. Ferguson, consists of a grid of reinforced concrete columns supporting concrete beams at each floor level. One-way combination floor systems span between beams. These are composed of reinforced concrete slabs and joists formed over structural clay tile. Interior party walls are six inch structural clay tile with plaster. Minor partitions are three inch tile. Exterior walls are also structural tile with plaster and brick veneer.

The exterior of the Manor is literally in "as-built" condition. Maintenance has been regular and adequate. The only exception would be that the parapet lanterns are no longer functional and the metal frames which supported the amber glass have rusted away, allowing the glass to be lost.

The interior, and especially the public spaces, are also in excellent condition. The main floor is designed as an interior mall with public and commercial facilities provided for tenants and neighborhood residents. A formal east/west corridor with walnut wainscot, plaster ceiling designs and terrazzo/mosaic floor runs the full length of the building (photo 6). Commercial spaces in a linear formation along the corridor are still in use with some minor repartitioning. The original painted steel light fixtures in some of the rooms have been replaced with fluorescent fixtures. The main kitchen in the southeast corner is now an apartment, just west is the Tea Room, which is an office. The Banquet Room, which connects to the Tea Room, is no longer in use (photo 7). On the southwest corner is the formal lobby. This room has an alcove designated as the "Ladies Reception Room" which has been partitioned off (in a compatible manner) for a doctor's office (photo 8). North of the lobby is the "Drug Store" (photo 9), now leased office space, as are the beauty parlor and card room directly to the east. Many of the lobby and first floor corridor light fixtures are in storage, pending re-wiring.

The majority of the apartments have received at least minor modifications, most commonly replacement of cabinets and appliances and painting of woodwork. Corridors (photo 10), stairways (including skylights) and elevator cabs are in original condition.

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The owner has possession of architectural, structural, mechanical and electrical blue prints, as well as shop drawings and many of the architect's actual tracings.

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data entered

Continuation sheet Fairfield Manor Apartments Item number 8

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building had been completed (unlike suite 601, which was designed during construction, allowing more freedom in the use of space). Madge Rothchild, daughter of Nathaniel Rothchild, lived in this apartment from its completion in 1928 until very recently. Several of Weatherhogg's design studies for this apartment are in the owner's possession.