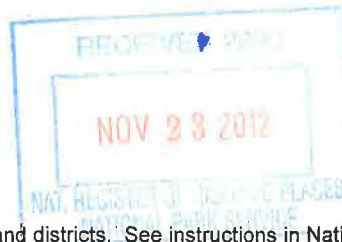


United States Department of the Interior
National Park Service



1147

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Lafayette Place Historic District

other names/site number _____

2. Location

street & number Roughly bounded by South Calhoun Street, McKinnie Avenue, Lafayette Street, and Pettit Avenue

not for publication

city or town Fort Wayne

vicinity

state Indiana code IN county Allen code 003 zip code 46806

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national X statewide local

James C. Hoos

10/20/2012

Signature of certifying official/Title

Date

Deputy S.H.P.O.
Indiana DNR-Div. of Historic Preservation and Archaeology
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain): _____

For Edson H. Beall

1.8.13

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only one box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
582	104	buildings
1	0	sites
1	3	structures
1	1	objects
585	108	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Historic Residential Suburbs in the United States, 1830-1960

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

RECREATION AND CULTURE/outdoor recreation

RECREATION AND CULTURE/sports facility

LANDSCAPE/plaza

TRANSPORTATION/ rail-related

DOMESTIC/single dwelling

DOMESTIC/secondary structure

RECREATION AND CULTURE/outdoor recreation

RECREATION AND CULTURE/sports facility

LANDSCAPE/plaza

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

AMERICAN MOVEMENT: Bungalow/Craftsman

20th CENTURY REVIVALS: Tudor Revival

20th CENTURY REVIVALS: Colonial Revival

MODERN MOVEMENT: Moderne, Art Deco

foundation: CONCRETE, BRICK

walls: BRICK

WOOD: weatherboard

roof: ASPHALT

other: BRICK

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Lafayette Place Historic District is located in the south central part of Fort Wayne, Indiana, a city of approximately 250,000 people. The level terrain and adjoining grid pattern of adjacent developments influenced the symmetrical plan and wide central boulevard of the plat, designed by Arthur Shurcliff. Utilizing this formal design as a guide, many of the first property owners chose traditional architectural styles for their homes: the most popular style of architecture in the district is Colonial Revival. The residential architecture of the district is primarily Colonial Revival (almost 30% of all houses), Tudor Revival (18%), Craftsman (18%) and American Small House (18%). Other styles include American Foursquare (5%), Cape Cod (4%), and Ranch (4%). There are a handful of Art Deco and Art Moderne homes, and a single example of Spanish Eclectic style. The central park and boulevard area, public playground with pavilion and tennis courts, and smaller park islands at intersections provide expansive areas of green space for passive and active recreation for the residents.

Narrative Description

Geography and Setting:

Located near the summit of the Fort Wayne moraine in the south central part of Fort Wayne, Indiana, the terrain of the Lafayette Place Historic District is generally level. The district is bordered on the west by South Calhoun Street, and on the east by Lafayette Street. Both are major arteries, and Lafayette Street is also the route of US 27. The district is bordered on the north by McKinnie Avenue and on the south by Pettit Avenue, both well traveled local roads. The Southgate Plaza Shopping Center, located just south of the district, is a major landmark on the city's south side, and has been a primary shopping area since the 1950s. West of the district are two housing developments platted and developed in the same time period, Harrison Hill and McKinnieville (also known as Sherwood-Pettit.) East of the district, across Lafayette Street (US 27) are several small plats of mid-1950s tract houses. Located on the northern side of Lafayette Place are traditional grid pattern developments with housing stock dating from the 1910s through the 1930s.

The district boundaries follow the plat as designed by noted landscape architect Arthur Shurcliff. Influenced by classical French landscape architecture formalism and American City Beautiful urban design, the level terrain influenced the symmetrical plan and wide central boulevard of the plat, as did the interurban electric railroad that bisected the southern third of the plat. Adjoining traditional grid pattern developments and the radial inspired Harrison Hill development, Lafayette Place provides contrast with a different, unique feel and layout. Calumet Avenue, through the southern half of the district, was platted to follow the route of the Fort Wayne to Decatur interurban, and today the street marks the location of the long-since discontinued electric railway.

Lafayette Place is distinct from the surrounding developments. Busy, four-lane Lafayette Street (US 27) separates Lafayette Place from development to the east, and provides a natural boundary. Lafayette Street is at this point the principal north-south route through Fort Wayne's urban core and a mixed commercial and residential corridor. To the south is Southgate Plaza, a strip mall initially developed in the 1950s and still a vibrant commercial destination. To the west are the developments of Harrison Hill and Sherwood-Pettit. Sherwood-Pettit, the southernmost of the developments is composed of housing stock dating chiefly from the late 1920s through the early 1950s. Harrison Hill, the northernmost of the two developments on the western edge of Lafayette Place, is based upon a grand residential boulevard and two concentric radial boulevards. It contains houses and large institutional buildings such as churches and a school, chiefly developed in the 1910s and 1920s, with a trail of infill development through the 1950s. Located on the northern side of Lafayette Place are areas of houses from the 1910s through the 1930s, platted on grid pattern streets. To the east of the development are residential plats, again with grid pattern streets, that contain predominantly post-World War II era houses.

Utilizing the formal design of Arthur Shurcliff's plat as a guide, many of Lafayette Place's first property owners chose traditional architectural styles for their homes. The prominent central park and boulevard area, and the flanking streets (the Lafayette Esplanade), serve as a village green that provides the spine of the district and the focus for community activity. A c.1994 gazebo is located in the middle of the park area, and is the site for various community gatherings such as picnics and concerts. Lafayette Park, a smaller public park with playground, pavilion, tennis and basketball courts, and smaller

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park islands at intersections that provide expansive areas of green space for passive and active recreation for the residents.

Evaluation of resources followed the National Park Service guidelines for determining integrity found in National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation.¹ These seven elements (Location, Design, Setting, Materials, Workmanship, Feeling and Association) provided the basis for evaluation. The National Park Service Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places provides guidance that "Buildings, structures, objects, and sites within a historic residential suburb are classified as "contributing" if they were present during the period of significance and possess historic integrity for that period."² In addition, a shorthand method was developed for Lafayette Place that evaluated each resource's integrity using a three-point matrix. These three points (cladding, fenestration, and form/ornament) provided a way to categorize the integrity of resources in a way that aligned with the guidance from the National Park Service. Each of the three points was evaluated for each building in the district. Those buildings that retained integrity in two of the three categories were determined to be contributing. Those that did not possess that integrity in two of the three were determined to be non-contributing. The following is an example of the process using two adjacent houses, the Paul Bieberich House at 232 McKinnie Circle – contributing (see Photo 0030) and the Richard Ferris House at 228 McKinnie Circle – non-contributing (see Photo 0031). Both houses were built in 1932, with the Paul Bieberich House being designed by architect Lloyd Larimore. The Bieberich House (Photo 0030) is lacking integrity in its cladding with the original wood clapboard now obscured by metal siding. It retains integrity in its fenestration with all of the original wood double-hung windows very visible. It also retains integrity in the category of form/ornament with the original form still in existence and the original ornament, particularly in the dominant central front entry and porch, providing stylistic reference. It thus retains two of the three elements and is categorized as Contributing. The adjacent Ferris House (Photo 0031), like the Bieberich House is lacking integrity in its cladding with the original wood clapboard now obscured by vinyl siding. The fenestration is also lacking in integrity. Although some original wood double-hung windows remain, the majority have been replaced with modern replacement windows of different material, muntin pattern and profile. The form/ornament category is likewise lacking in integrity. The form has been dramatically altered with the addition of a large wing at the rear of the building. The original ornament, although still partially referenced by the exposed rafter tails at the eaves, has been so altered as to lose integrity. This is particularly evident in the replacement of porch supports and balustrade of the dominant central front porch. All three categories are thus lacking in integrity and the house is categorized as Non-Contributing.

A description of some of the representative resources follows:

130 McKinnie Avenue: Mrs. Clara Welty House, c. 1927

Dutch Colonial Revival – Photo 0001: Contributing

This two-story side-gambrel roofed Dutch Colonial Revival home is a fine example of the style in Lafayette Place. It features original wood clapboard siding and a brick foundation. The entrance is centered on the façade, with a front gable hood supported by ornate brackets. Original wood double-hung eight-over-one windows are flanked by solid panel decorative shutters with cut-outs. There is a brick chimney at the roof ridge. A small, enclosed porch, located on the western elevation, has metal siding and a shed roof. Located to the south of the house is a small one-story wood clapboard-sided garage with wood one-over-one double-hung windows. Similarly-styled Dutch Colonial Revival houses are located at 4445 South Calhoun Street (see Photo 0005) and 103 East Fleming Street in the Lafayette Place Historic District.

302 McKinnie Avenue: John & Maud Cooke House, c. 1927. Designed by Grace Crosby

Colonial Revival – Photo 0002: Non-Contributing

This two-story, aluminum-sided, front-gable Colonial Revival home faces north, while its primary entrance is located on the west side of the home. This orientation was common on many of the homes designed by the architectural team of Joel Roberts Ninde and Grace Crosby in other additions developed by the Wildwood Builders and, as such, this home, although modest and altered, continues to convey the style as designed by these pioneer women architects in Indiana. The entrance is sheltered by a shed roof supported by original wood square pillars. A trio of windows is centered on the façade on the first floor, with two single windows located on the second floor. All windows are replacement windows. A contributing one-story front-gable garage shares the property with the residence. Original wood garage door and wood two-over-two wood double-hung windows remain. The cladding is metal siding. Note that the garage in Photo 0002 belongs to the adjacent 256 McKinnie Circle.

¹ <http://www.nps.gov/nr/publications/bulletins/nrb15/index.htm>

² <http://www.nps.gov/history/nr/publications/bulletins/suburbs/part5.htm>

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4418 Marquette Drive: Edith Darby House, c. 1925.

Prairie/American Foursquare – Photo 0003: Contributing

This two-story Prairie/American Foursquare house is clad in replacement metal siding. The roof is pyramidal with deep, open eaves. A low arch in the center of the front eave reflects a pair of original wood arched casement windows on the second floor. The entrance is located on the north end of the façade, under a full-length porch with original clustered, square wood columns and a original wood slat-style balustrade. To the south of the entrance is located a trio of original wood double-hung six-over-one windows. The foundation is brick. On the second floor two large original wood double-hung eight-over-one windows flank the arched casements at the center of the façade. The central pair of windows has a window box. There is a corbeled brick chimney. There is a small one-car single-story detached garage. Clad in metal siding it has original wood one-over-one double-hung windows and a hipped roof.

4302 Champlain Drive: Frank & Elizabeth Schmid House, 1926. Designed by Irvin Arnold

Spanish Eclectic – Photo 0004: Contributing

This one-story brick home has a flat roof with parapet walls. Ornamental patterned brickwork in a basket-weave pattern forms a frieze band below the parapet. The central entryway on the east façade is flanked by original wood three-part picture windows with multi-light transoms. The entry porch has a brick foundation and knee-walls, a concrete floor and curved steps. The flat, semicircular roof has an original iron roof balustrade, a wide frieze with decorative beam-ends, and two fluted support columns. Original pent roofs supported by exposed beam-ends extend across the front façade from each side of the entry porch and around the sides of the house. There is a garage located beneath the house on the north side. This home was featured in the Fort Wayne Journal Gazette on March 28, 1926. This is a singular example of Spanish Eclectic style in the district.

4445 South Calhoun Street: Leo and Marie Kahoe House, c. 1932.

Dutch Colonial Revival – Photo 0005: Contributing

This two-story side-gambrel roofed house has an arched central entry with multi-light sidelights. Flanking the entry are original wood large double-hung windows with Craftsman style nine-light upper sash. The roof of the full-width porch is arched over the front steps and supported with Doric columns and large brackets. The second story façade contains paired double-hung windows, and the side elevations contain both paired and single double-hung windows. All original wood windows have Craftsman-style muntins in the upper sash. The gable ends have prominent eave returns and lunette windows in the attic. The house is clad in replacement vinyl siding. An exterior brick chimney is located in the south gable end. Located at the western edge of the lot is a front-gable two-car garage. It is vinyl sided. Similarly-styled Dutch Colonial Revival houses are located at 130 McKinnie Avenue (see Photo 0001) and 103 East Fleming Street in the Lafayette Place Historic District.

4435 South Calhoun Street: John and Arline Neate House, c. 1925

Craftsman – Photo 0006: Contributing

This two-story brick Craftsman home is an outstanding example of the style in Lafayette Place. The steep cross-gable roof features deep eaves with wide frieze boards, exposed rafter tails, and large knee-braces. There is a small wall dormer in the front and a large gabled dormer in the rear. A large side-gabled front porch begins about mid façade and extends beyond the south wall of the house. The porch roof is supported by short, clustered square piers resting on high, brick pedestals with stone caps. Windows are a mixture of original wood six-over-one double-hung and replacement one-over-one vinyl windows with integral muntins matching the size and light number of the original. The balustrade wall is also of stone-capped brick. Roof detailing matches the house. There is a matching garage at the southeast corner of the property. This two-car brick structure features exposed rafter and beam tails, and a side-gable roof with centrally-placed gable dormer. The gable dormer has a single original wood six-over-one double-hung window.

4527 Lafayette Esplanade: Clarence & Garnet Jacobs House, c. 1948

American Small House/Colonial Revival – Photo 0007: Contributing

This one-and-a-half-story brick home has a side-gabled roof with minimal eaves, a prominent frieze board, and eave returns. The main entry is located in a projecting, gabled, vestibule with decorative raised brickwork around the front door and an open, concrete stoop with iron railings. The one-over-one replacement double-hung windows have brick sills and

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soldier brick lintels. There is also a central, interior brick chimney, and a one-story, gabled bay on the north elevation of the house. A matching side-gabled brick garage is located at the northeast corner of the property.

4534 Lafayette Street: Richard and Vere Kemp House, c. 1937.

American Foursquare/Tudor - Photo 008: Contributing

This two-story, square-plan, brick home, has an original slate flat-top hipped roof with a tall corbelled brick chimney and a shallow, vinyl-sided projection with a very steep slate-roofed gable at the front entry. The windows are one-over-one double-hung replacement units. A small original leaded glass window with a dog-eared top is located over the front entry. The front stoop has a brick foundation with a poured concrete floor. Small stone wing walls are located at the front corners of the house.

4616 Lafayette Esplanade: Curt Davis House, c. 1937

American Small House – Photo 0009: Contributing

This one-story, buff brick home has a central front entry surrounded by two bands of raised brickwork that step back to the main walls. The entry is flanked by two picture windows set near the corners of the house that are composed of two sets of metal casements topped by a glass transom panel and metal awnings. The small front porch features a hipped-roof which echoes the low pyramidal roof of the main house, and wrought iron supports and railings. Detailing is clean and streamlined.

4712 Lafayette Esplanade: Theodore & Margaret Zollner House, c. 1932

Tudor Revival: Photo 0011: Contributing

This two-story, brick home has a steep side-gabled roof with a steep cross gable and projecting gabled entry on the front façade. The front gables are decorated with stucco and half-timbering. A shed-roof wall dormer breaks the eaves of the main roof. Windows are original wood six-over-one double-hung units and there are four sets of paired windows on the front façade. The front entry has a small concrete stoop with iron railings. A matching two-car garage with stucco and half-timbering in the front gable is located behind the house. Theodore Zollner was president of Zollner Machine Works.

4660 Calumet Avenue: Paul and Madge Waugh House, c. 1952

Ranch – Photo 0012: Non-Contributing

This single-story home consists of a low, cross-gabled central block flanked by lower side-gabled wings. The garage is in the south wing and the main entry is located in the north wing. Below the broad front gable, the projecting central block has walls of irregular-coursed cut limestone. A long, wide band of glazing wraps around the north corner providing a continuous picture window for the living room and a shorter band wraps the south corner to create an enclosed porch. There is a wide, limestone, interior chimney and the remaining wall surfaces are covered in vinyl siding. Original wood one-over-one double-hung windows are present in the wings. The original front door has horizontal panels of glass. Mr. Waugh was the assistant factory superintendent at the Tokheim gasoline pump factory in Fort Wayne, when he had this home built.

122 East Fleming Avenue: Louis & Eleanor Dilling House, c. 1932.

Colonial/Tudor Revival – Photo 0013: Contributing

This two-story metal-sided Colonial/Tudor Revival home is a good representative example of several homes in Lafayette Place that exhibit features of both of these popular revival styles. This side-gable home has a prominent front-gabled projection that extends slightly beyond both the front (north) façade and the east side-wall. The entrance is located on the west end of this projection, recessed under an arch. A grouping of original wood nine-over-nine double-hung windows is to the left of the entrance and a single original wood fifteen-over-fifteen wood window is to the right. On the second floor, an original wood arched casement window with a window box is centered in the front gable. To the right of the gable, an arched section of soffit highlights an additional second floor window. All windows have decorative shutters. A large corbeled brick chimney is located on the west elevation. Dilling was an office manager at the firm of Patterson Fletcher. Similarly-styled house in the district are located at 116 East Fleming Avenue, 4507 South Calhoun Street, and 4307 Marquette Drive.

4701 Lafayette Esplanade: Volney & Theresa Tuttle House, c. 1942.

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Colonial Revival – Photo 0015: Contributing

This two-story, yellow brick home has a side-gable roof with shallow eaves, a deep friezeboard, cornice returns, and a central brick chimney. Brick quoins accent each corner and blind arches top the first floor windows which are also flanked by corbeled brick horizontal bands imitating shutters. Bricks laid in basket-weave pattern above and below the first floor windows provide further decorative ornament. The main entry is centered, flanked by sidelights, and set within a recess that is framed by brick quoins and topped by a corbelled arch. The windows are original wood eight-over-eight double-hung units with paired sets on the west side. The second story original wood windows are set into the frieze. There is a one-story sunroom with original wood eight-over-eight double-hung windows, and original wood eight-light casement windows on the west elevation. A one-story garage is on the east elevation. Both garage and sunroom have a flat roof and scalloped trim on the cornice. Foundation is brick and surmounted by a soldier-course. Tuttle was chief engineer at the local General Electric Works.

242 East Maple Grove Avenue: Fred & Josephine Breeze House, c. 1932.

Colonial Revival – Photo 0016: Contributing

This two-story Colonial Revival home has a side-gable roof with shallow eaves, modillions, and frieze board, and walls finished in original wide wood clapboard siding. The symmetrical façade has a center entry framed by pilasters supporting an elaborate pediment with an arched interior. Windows are generally original wood six-over-six double-hung units and all have decorative wood shutters. A large exterior, brick chimney is located in the east gable end. To the rear of the house is a front-gable two-car garage with wood clapboard siding. This is a common house form in the Lafayette Place Historic District. Other homes sharing similar massing and ornament are located at 4447 and 4435 Lafayette Esplanade (see photo 0017). Breeze was a teacher at North Side High School.

4807 Montrose Avenue: Clata & Pearl Lantz House, c. 1942

American Small House/Colonial Revival – Photo 0018: Contributing

This single-story home features a complex roof line consisting of a low hipped roof with a front gable at the southwest end, a flat-roofed pavilion entrance area near the center of the façade, and a polygonal bay at the northeast end. The projecting front gable features a Chicago window and cornice returns. The shallow eaves have a corbelled appearance; the concrete block walls are encircled by raised horizontal bands at the foundation, window sill, and frieze levels; and the prominent front chimney has recessed panels. Windows are original wood one-over-one double-hung with metal storm windows mounted on the exterior. There is a raised, open terrace at the northeast end of the house.

4801 South Calhoun Street: Phillip Wagner House: c. 1932

Colonial Revival/Tudor: Photo 0019: Contributing

This unusual home features a steep, side-gabled roof with shallow eaves and full shed dormers both front and back. The walls are brick, with the exception of the first floor front, which is finished with irregular coursed multi-color sandstone. The front entry is located in a projecting vestibule that has a steep front gable and an open stoop with iron railings. There are four sets of paired vinyl one-over-one vinyl double-hung windows on the front façade. There is also an original wood six-over-one double-hung window on the façade. A large chimney is in the north gable end. Located behind the house is a brick two-car garage. This is a single-story in height and has a front gable roof.

4802 Calumet Avenue: Guy & Alice Colerick House, c. 1937.

Tudor Revival - Photo 0021: Contributing

This one-story, brick house has a steep side-gable roof covered in rusticated slate. There is a small, hip-roofed, projecting wing on the front with bricks laid in basket-weave pattern and half-timbered decoration. The main entry is at the west end of the façade under a slight arch in the roofline. Original wood and metal casement-style windows with diamond pane lights remain. A four-part window with leaded, diamond panes is located in the front wing and a three-sided bay window is on the east side elevation. There is a highly decorative brick chimney at the west end and a small triangular dormer window on the front roof slope. Located to the rear of the property is a one-story brick garage with hipped roof. This house is reputed to be a site visited by Carole Lombard and Clark Gable shortly after their wedding.

4418 Champlain Drive: George & Jennie Gunder House, c. 1929

Craftsman: Photo 0023: Contributing

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This classic side-gabled bungalow has clipped gables on the main roof, a low dormer on the front slope, and several lower cross gables. The eaves are deep and feature exposed rafters and knee braces. A broad cross gable shelters the front porch, which has short square original wood supports clustered on wide, battered pedestals. The pedestals, balustrade walls and all exterior wall surfaces are covered with original wood shingles. Windows are original wood six-over-one double-hung units with Craftsman-style muntins in the upper sash, and are often paired. At the rear of the property is a garage with similar Craftsman stylistic details. This is a single-story in height, with a side-gable roof and clad in wood clapboard.

4507 Kenilworth Street: Elmer & Alma Pierson House, c. 1925
American Foursquare/Prairie: Photo 0026: Contributing

This two-story, brick house has a low-pitched hipped roof that features deep eaves with exposed beam ends at the corners, and a low, front dormer with battered sides. There is a solarium located at the southwest corner of the house that has the same eave details and is enclosed with grouped windows. All windows are double-hung units with Craftsman-style muntins in the upper sash. The front entry has a concrete stoop and stairs with brick side-walls and is sheltered by a low-hipped hood supported by large knee braces.

241 East Pettit Avenue: George & Vesa Skelton House, c. 1950
Massed Ranch: Photo 0028: Contributing

This L-shaped home has a cross-hipped roof with shallow eaves and a frieze board. Exterior walls are covered with wide lap siding with no corner boards. The windows are original wood two-over-two double-hung units with horizontal muntins. An original wood three-part window consisting of a large picture window flanked by narrow double-hung windows is located at the west end of the façade and a pair of double-hung windows is at the east end. There is a concrete stoop with iron railings at the front entry.

4330 Lafayette Street: Earl and Alma Rickey House, c. 1945
American Small House: Photo 0029: Contributing

This one-and-a-half story side-gabled house is an excellent example of the American Small House form. The massing is symmetrical with a central entry flanked by a single wood window on each side of the house. The entry and both windows are covered with original metal awnings. A small one-story wing extends from the rear of the house. There is a minimal eave overhang, and a centrally-placed brick chimney on the roof ridge. Exterior walls are covered in original metal siding, and the façade features a small cornice board. Original double-hung wood windows feature an upper sash with six lights over a lower sash with a single light. Sharing the lot, there is a small one-story single car garage located to the northwest of the house. This front gable original wood clapboard-sided structure features original wood double-hung four over four sashes. Similarly massed American Small Houses can be found at 4716 and 4638 Lafayette Street.

232 McKinnie Circle: Paul and Esther Bieberich House, c. 1932. Designed by Lloyd Larimore.
Colonial Revival: Photo 0030: Contributing

This two-story side-gable house is clad in replacement metal siding. There are eave returns. The façade is symmetrical and is dominated by an original wood one-story entry porch. This porch features original clustered wood columns that support an entablature with a broken center. The roof of the porch features a slight arch, and there is an original wooden balustrade. The foundation is brick. Original wood nine-over-one wood double-hung windows remain on the façade and in the rest of the house. There are several smaller original wood windows throughout the house. A small one-story garage is located in the rear of the house. This side-gable one-story garage has metal cladding and a shed-roofed rear wing. Note that the garage visible in the photo belongs to the adjacent house at 228 McKinnie Circle.

228 McKinnie Circle: Richard and Nellie Ferris House, c. 1932
Craftsman/American Foursquare: Photo 0031: Non-Contributing

This two-story, vinyl clad house has the classic form of an American Foursquare. The window pattern reveals the four rooms per floor plan. The roof is pyramidal, with visible exposed rafter tails, and there is a rear two-story wing. The façade is symmetrical and features a front gable roof entry porch supported by replacement metal pillars with metal balustrade. Windows are divided between original wood ten-over-one double-hung units, and modern one-over-one vinyl double-hung replacement units. Behind the house is a one-story one-car garage. This pyramidal roofed building features exposed rafter tails and original wood clapboard cladding. Throughout Lafayette Place are a number of similar American

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Foursquares such as those at 4401, 4405, and 4701 South Calhoun Street, 4531 Calumet Avenue and 413 Congress Avenue.

4311 Marquette Drive: E. Brice and Mildred McIntosh House, 1927. Designed by Lloyd Larimore

Tudor Revival: Photo 0032: Contributing

This wood-framed, clapboard-sided Tudor Revival-style house is two stories in height and has a cross-gabled roof. The complex roof has a jettied central front gable. To the north of the ridgeline is a full-width shed dormer and a smaller curved roofline extending to shelter a one-story sunroom. There is a prominent corbeled chimney on this northern section of the roof, located at the eave of the shed dormer. To the south of the ridgeline is a side-gable section. The asymmetrical façade features a projecting two-story gable flanked by a one-story sunroom to the north and a small two-story side-gable section on the south. The central front gable is jettied at the second story with support by original wood brackets, and there is a small bay window at the first floor. The entry is in the side-gable section, and has a distinctive original wood door with round top, protected under a small pent roof. The one-story sunroom features paired brackets on corner pilasters. All windows have been replaced by vinyl one-over-one double-hung windows. Located to the rear of the property is a one-story front-gable garage with original wood clapboard siding.

4827 Montrose Avenue: John R. and Alice Worthman House, c. 1926. Designed by John R. Worthman

Craftsman/Colonial Revival: Photos 0033 and 0034: Contributing

This one-story Bungalow has the distinctive projecting front gable porch typical of a California Bungalow with Craftsman and Colonial Revival stylistic reference. The front gable house has lowered cross gables. The porch is supported by original paired square wood columns, and has a replacement metal balustrade. The foundation is seven courses of brick atop poured concrete. Original wood clapboard remains, as does a wide cornice board. All windows have been replaced with vinyl units of both double-hung and casement design. At the rear of the property is a one-story front-gable garage. This building can accommodate one car, has cornice returns, and is clad in original wood clapboard. A number of other Bungalow form houses are found in Lafayette Place including those at 4511 and 4524 Kenilworth Street.

4615 South Calhoun Street: Paul R. and Josephine Clark House, c. 1942

Art Moderne: Photo 0035: Non-Contributing

This two-story house has a side-gable form. There is a slightly-projecting block comprising the southern three-fourths of the façade and a northern recessed ell. The cladding is replacement vinyl siding. A distinctive flat roof round entry porch and original paired second-story corner windows describe the remains of the Art Moderne style of the house. Windows have been replaced in size and mechanism that differs from the original, and a one-story bay window has been installed on the façade. Foundation is brick.

328 East Fleming Avenue: Frank and Louise Vevia House, c. 1925

Craftsman: Photos 0037 and 0038: Contributing

This two-story house is an outstanding example of the American Foursquare style. It features a hipped roof with hipped roof dormer. There is a wide eave overhang and brick chimney. There is a full-width hipped roof enclosed porch running the length of the façade, with brick balustrade and original broad wood square support columns. The southern portion of the enclosed porch appears to have been enclosed earlier (c. 1940) than the northern portion (c.1980). Original wood clapboard remains with original corner and cornice boards. Original wood windows feature vertically divided upper lights with either three, four or five lights over a single lower light. The mechanism is double-hung. The foundation is brick. A one-story oriel bay is on the north elevation. At the rear of the property, and accessed off of East Fleming Avenue is a large Craftsman-style garage. This side gable roof building has exposed rafter tails, and a gable roof dormer with a wide eave overhang. The three-car garage is clad in original simple drop wood weatherboard with original wood cornerboards.

310 East Fleming Avenue: Henry and Florence Burnett House, c. 1925

Tudor Revival: Photo 0039: Non-Contributing

This two-story house has a front-gable roof with shed roof dormers. The central front gable of the façade projects slightly, and contains a further projecting one-story entry gable. There are two large rear wings that have been added to the house. The cladding is of replacement vinyl siding, and all of the windows have been replaced with vinyl casement units. To the rear of the house is located a front gable one-story garage. This building can accommodate two cars and is clad in original wood clapboard.

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4501 Lafayette Esplanade: Douglas and Margaret Kigar House, c. 1968

Contemporary: Photo 0041: Non-Contributing

This two-story house has a side gable roof with wide eave over hang and integral two-story garage. Although the address is on Lafayette Esplanade, both the principal façade entrance and the garage entry face Congress Avenue. The construction date of this house puts it outside of the period of significance. The house is clad in a variety of original materials including wood clapboard, vertical wood weatherboard, brick and plywood. Windows are original wood casements, most often set in groups of three, with a distinctive corner featuring paired groupings of three windows.

4431 Marquette Drive: Phillip and Marjorie Clark House, c. 1961

Ranch: Photo 0043: Contributing

This one-story house has a side-gable roof with a projecting front ell. The centrally-located ell is flanked by a two-car garage on the west end of the house, with a wing of the house that matches the garage in size on the east. The cladding is of brick with original wood clapboard in the gable ends. Original wood single-light casement windows remain, set in groups of three. Also remaining is an original sixteen-light wood picture window in the eastern wing.

4321 South Calhoun Street: Walter and Lucille Moellering House, c. 1927. Designed by Lloyd Larimore

Tudor Revival: Photo 0044: Contributing

This two-story house has a steeply-pitched front gable roof with two shed dormers. Projecting from the central block is a steeply-pitched gable roof entry, with centrally-placed original entry door and two flanking original diamond-paned metal casement windows. Constructed of brick, the house features a decorative stone surround at the entry door as well as a massive corbeled chimney. Faux half-timbering with stucco is present in the two shed roof dormers. A square oriel bay window is present on the south elevation. At the rear of the lot is a one-story front gable brick-clad one-car garage.

4630 Lafayette Street: Lee & Syna Ninde House, c. 1932

Colonial Revival/Craftsman: Contributing

This single-story, side-gabled home has boxed eaves with returns and a gabled entry porch with clustered Tuscan columns at the center of the façade. The main entry has sidelights with a long, solid panel topped by two lights. To each side of the entry are three-part windows featuring a central eight-over-one window flanked by four-over-one windows. A brick, exterior chimney is located in the north gable end. Lee Ninde, the developer of Lafayette Place moved into this home c. 1932, as economic conditions worsened across the country, and shortly after his third marriage. Modest in comparison to his earlier homes, this home reflects the Ninde's changing fortunes as the housing and real estate markets contracted during the Great Depression. The design of the house is almost identical to the Sears "Crescent".

4602 Lafayette Esplanade: Worley & Grace Reiff House, c. 1927

Colonial Revival: Contributing

This two-story wood-sided home has a side-gabled roof with wide eaves and prominent returns, a brick foundation, a projecting entry vestibule, and a flat-roofed entry porch with large Doric columns. The house retains its original wood double-hung windows with Craftsman-style upper sash, as well as the original front door. There is a flat-roofed solarium on the north elevation and a side-gabled garage at the west end of the property. Reiff worked for Meyer Brothers, a men's clothing store.

4422 Kenilworth Street: Rudolph & Edna Gemmer House, c. 1925

Tudor Revival: Contributing

This one-and-a-half-story home has a steep side-gable roof with a large shed dormer and a protruding centered entryway with a steep Tudor gable. There are four symmetrically-placed original wood twelve-over-one double-hung windows on the façade and a small four-over-one window over the entry. There is a concrete stoop with wrought iron railings at the entry and a large exterior brick chimney on the south elevation.

Site Description: The Lafayette Esplanade, Lafayette Park with pavilion and tennis courts, and smaller park islands at intersections provide expansive areas of green space for passive and active recreation for the residents.

Sites:

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Plat, c. 1915, Contributing
Features: McKinnie Semi-Circle Park
Calumet Triangle Park
Parks flanking Marquette-Calhoun-McKinnie intersection
Lafayette Esplanade

Lafayette Park: originally a private park owned and maintained by the Lafayette Place Company, the association donated the park to the Fort Wayne Park Board in 1926.³ A park supervisor was provided annually by the Lafayette Place Company, and for at least one season it was Miss Mary Ninde.⁴

Structures:

Gazebo, c. 1994, Non-Contributing
Tennis Courts, c. 1965, Non-Contributing
Pavilion, c. 1963, Contributing
Basketball Court, c. 1965, Non-Contributing

Objects:

Entry Marker at Marquette-Calhoun-McKinnie intersection, c. 1950, Contributing
Entry Marker at Lafayette-Sherwood Terrace intersection, c. 2000, Non-Contributing

Summary of Resources:

In all, there are 408 houses, 278 garages, and four structures: a contributing park pavilion, a non-contributing gazebo, a non-contributing tennis court, and a non-contributing basketball court. There are two objects; one contributing marker and one non-contributing marker. There is one contributing site: The district itself counts as one contributing site, including the streets and their rights-of-way, and sidewalks, as well as the designed landscape. This includes the McKinnie Semi-Circle park at McKinnie Circle, the Calumet Triangle Park at the intersection of Calumet Avenue, East Sherwood Terrace, and South Calhoun Street, and the parks flanking the Marquette Street entry into the neighborhood at Marquette, Calhoun, and McKinnie Streets. Included also are mature tree plantings and other street appointments such as lights, grates, curbs, and gutters. Also included in the contributing site are the formal public space of the Lafayette Esplanade, including plantings and a non-contributing gazebo, and Lafayette Park, which was incorporated as part of Shurcliff's original design. The park was donated to the City to maintain as a public park in 1926 and includes one contributing pavilion, one non-contributing tennis court, and one non-contributing basketball court.

Of the buildings, 357 of the houses are contributing, 225 of the garages are contributing; 1 contributing structure, 1 contributing object and 1 contributing site fall within the period of significance of the district, making the total count of contributing elements 585 contributing resources. Of the non-contributing resources, 51 houses are non-contributing, 3 structures, 1 object, and 53 garages are non-contributing, making a total of 108 non-contributing resources.

³ Lafayette Place Newsletter, June 16, 1926.

³ Lafayette Place Newsletter, September 1, 1926.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Community Planning

Architecture

Landscape Architecture

Period of Significance

1915 - c. 1963

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Arthur Shurcliff

Lee J. Ninde

Grace E. Crosby

Lloyd Larimore

John Worthman

Simpson Parkinson

Irvin Arnold

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

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Period of Significance (justification)

The district's period of significance, 1915 – c.1963, encompasses the time frame when Lafayette Place was a significant suburb. The earliest plat development dates from c.1915. The greatest concentration of houses was built during the period of the 1920s and 1930s. Transitioning from an active builder of houses to the role of real estate developer after the 1916 death of architect Joel Roberts Ninde, the Wildwood Builders sold many of the lots in Lafayette Place to other builders. Initially slow to develop, by the end of 1926 most of the lots had been sold, and construction began shortly thereafter. After World War II, Lafayette Place continued to develop as a neighborhood. Many residences were constructed amongst the well-established landscape and completed streets. Several significant examples of ranch houses were built from the 1950s into the 1960s. The period of significance extends to 1963 to include the pavilion in Lafayette Park. As an integral part of the Park, this Pavilion is an example of the original vision of Arthur Shurcliff, whose design called for the establishment and maintenance of such community facilities.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Lafayette Place Historic District is eligible for the National Register under Criterion A, as an outstanding statewide example of a suburban development that reflects principles of design important in the history of community planning and development. The district is an excellent example of a residential suburban development that combined a naturalistic landscape design with formal circulation design, park areas, and convenient access to roads, trolleys, and interurban railroads. The district is also eligible under Criterion C, for landscape architecture and architecture. Landscape architect Arthur A. Shurcliff designed the plat for Lafayette Place in a formal style, with a central boulevard and wide public green space, which is outstanding at the statewide level. The Lafayette Place Historic District has an outstanding collection of residential architecture from the early to mid-20th century.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Lafayette Place Historic District is eligible for the National Register under Criterion A, as an outstanding statewide example of a suburban development that reflects principles of design important in the history of community planning and development. In addition the Lafayette Place District is eligible under Criterion C, for landscape architecture. Under the heading of landscape architecture the district is significant for its design, completed by Arthur A. Shurcliff.

The district is an excellent example of a residential suburban development that combined a formal plan with convenient access to roads, trolleys, and interurban railroads. The combination of residential subdivision plats and public park spaces provided the ideal conditions for the development of the Lafayette Place Historic District as an outstanding residential suburb of the early automobile era. Careful planning and attention to details by the developers and the designer also provided continuity in the area. Sidewalks, paved roads, ornamental lighting, and wooded lots, are consistent throughout the district, with large areas of park strip between roads and sidewalks. An additional amenity for residents was an interurban rail line that crossed through the southern portion of the development.

In evaluating the Lafayette Place Historic District, the National Park Service Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places provides guidance on the registration requirements necessary for inclusion in the National Register of Historic Places. For Criterion A, these requirements are as follows;

- Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.
- Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II, or the racial integration of suburban neighborhoods in the 1950s.

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- Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.
- Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.
- Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.⁵

Lafayette Place outstandingly meets two of these guidelines, specifically the requirement that "Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations" and that "Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area".⁶

The National Park Service Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places sets forth guidance on the registration requirements necessary for inclusion in the National Register of Historic Places. Lafayette Place meets the registration requirements under Criterion C for landscape architecture by outstandingly demonstrating the following;

- Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.
- Subdivision embodies high artistic values through its overall plan or the design of entrance-ways, streets, homes, and community spaces.⁷

Along with Brookview and Wildwood Park, Lafayette Place was developed by the team of Wildwood Builders, community builder Lee Ninde, and master landscape architect Arthur Shurcliff. Utilizing principles developed in early residential suburbs such as Roland Park in Baltimore, Maryland, these suburbs provided the first instances of City Beautiful-era planning in Fort Wayne, and amongst the first instances of City Beautiful planning in Indiana. These principles introduced conventions of community planning important in the history of suburbanization, including zoning, deed restrictions, common amenities and homeowners associations. In addition the through-built design of the development emphasized the key role of landscape architecture in influencing the built environment. Included in the abstract are responsibilities and rights for both developer and home-buyer. The developer agreed to provide a system of common amenities including a "sewer system, water main system, and gas main system for the use of all of the lots in the Addition", "cement sidewalks", and an "ornamental lighting system".⁸ In addition Wildwood Builders agreed to "plant trees and shrubbery in the parks, parkways or parking, playgrounds and community center", and to install playground equipment including "slides", "teeter board" and "basketball grounds".⁹ They also agreed to help formulate an Improvement Association of homeowners, and establish annual dues for the maintenance of the community amenities with the Improvement Association being ultimately able to enforce and assess the community dues.

Lafayette Place's association with Wildwood Builders, community builder Lee Ninde, and landscape architect Arthur Shurcliff are important in the history and development of Fort Wayne and of Indiana. Lee Ninde was an early pioneer in the city planning movement, and his Wildwood Builders was an important company in the promulgation and dissemination of City Beautiful-era planning concepts.¹⁰ According to the National Park Service Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places;

The term "community builder" came into use in the first decade of the twentieth century in connection with the city planning movement and the development of large planned residential neighborhoods. Developers of this type were real estate entrepreneurs who acquired large tracts of land that were to be developed according to a master plan, often with the professional expertise of site planners, landscape architects,

⁵ <http://www.nps.gov/history/nr/publications/bulletins/suburbs/part5.htm>

⁶ *ibid.*

⁷ <http://www.nps.gov/history/nr/publications/bulletins/suburbs/part5.htm>

⁸ Lafayette Place Abstract, Attachment A

⁹ *ibid.*

¹⁰ See Developmental History subsection of this Nomination for a fuller discussion of Lee Ninde's role as a Community Builder.

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architects, and engineers.¹¹

Ninde was a community builder in his large projects of Brookview, Wildwood Park and Lafayette Place. Through his work on multiple local, statewide, and national committees, and through his sponsorship and publication of the *Wildwood Magazine*, Ninde was instrumental in the development of community planning in Fort Wayne and Indiana. Shurcliff and Ninde's introduction of fully-planned residential developments with community amenities, deed restrictions, and landscape architecture design and principles was important both to Fort Wayne and the State of Indiana. As described in National Park Service Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places, community builders used expertise from several professions, such as Ninde did in his developments:

As a result, their subdivisions tended to reflect the most up-to-date principles of design; many achieved high artistic quality and conveyed a strong unity of design. By relying on carefully written deed restrictions, as a private form of zoning, they exerted control over the character of their subdivisions, attracted certain kinds of home buyers, and protected real estate values. Many became highly emulated models of suburban life and showcases for period residential design by established local or regional masters.¹²

Between 1914 and 1917 nationally prominent master landscape architect Arthur A. Shurcliff worked with the Wildwood Builders on several suburban residential developments in Fort Wayne.¹³ In 1914 Shurcliff designed the plat for Wildwood Park, in 1915 the plat for Lafayette Place, and in 1917 the Brookview Addition. These three plats represent a unique phase and artistic output as a suburban residential developer for Shurcliff, whose designs for industrial towns in the east and south, and work at Colonial Williamsburg, are strikingly different from his Fort Wayne designs. In addition to being the work of an established master landscape architect like Arthur Shurcliff, Lafayette Place possesses in its own right a "high artistic value" as described in the National Park Service Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.

Lot purchases in Lafayette Place were slow at first, but began to pick up by the early 1920s. The Lafayette Place residents requested city mail delivery in April, 1926, at the same time that plans were put into place to pave Calhoun Street from the entrance to Harrison Hill south to Pettit, and for Lafayette Street south of McKinnie to Pettit.¹⁴

The marketing and promotion of the neighborhood ramped up in the mid-1920s. After the death of Joel Ninde, Lee Ninde and Wildwood Builders had become less "homebuilder" and more land developer. In his role of community builder, Ninde strove to promote the neighborhood in a variety of ways. Promoting Lafayette Place, Wildwood Park and Brookview in a series of neighborhood newsletters, Ninde was echoing his *Wildwood Magazine* of the 1910s. By early 1926 Lafayette Place Company had made arrangements with local architect Lloyd Larimore, in place of their now empty architecture department, to assist buyers with sketches and advice for their planned homes.¹⁵ As a result, several of the homes can be attributed to this local architect. These continued improvements to the development served to enhance its popularity as a residential area and, along with Ninde's lobbying, no doubt helped it to be chosen to be the site of Fort Wayne's first "Better Homes Week" event. A June 19, 1926, Fort Wayne newspaper special details six of these Larimore-designed houses and highlights the builders as part of Fort Wayne's first "Better Homes Week" program. Better Homes Week was part of a national program promoted by President Herbert Hoover. These six homes were "easily located by those not thoroughly familiar with Lafayette Place for they are situated at the intersection of Calhoun Street, Marquette Drive and McKinnie Avenue, the corner at which the persons going to the Builders' Exposition and Better Homes Chautauqua will leave the street car, or will pass just before arriving at the tents, if the trip to Lafayette Place is made by automobile."¹⁶ These "entrance houses" were designed to "give a comprehensive idea of just what should constitute the better home, its exterior design, its interior arrangement and sturdy construction."¹⁷

¹¹ <http://www.nps.gov/history/nr/publications/bulletins/suburbs/part2.htm>

¹² *ibid.*

¹³ For a fuller discussion of Arthur Shurcliff see the Developmental History subsection of this Nomination

¹⁴ Lafayette Place Newsletter, April 21, 1926.

¹⁵ Lafayette Place Newsletters, March 9, 1926 and April 6, 1926.

¹⁶ Fort Wayne newspaper supplement, June 19, 1926. The houses from this event are located at 4307, 4308, 4311, 4312 Marquette Drive, 120 McKinnie Avenue, and 4321 Calhoun Street.

¹⁷ *ibid.*

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The Fort Wayne event brought thousands of people to Lafayette Place to tour new homes, speak with architects and contractors about house plans, visit with furniture dealers, and attend lectures on financing, home building, and home decorating. There were several musical performances and other entertainment planned for each evening of the event, held primarily in a tent in the Lafayette Park.¹⁸ "More than 50" homes were complete for the event and "fully 25 completely furnished from basement to garret."¹⁹

In 1926, the senior class of the Fort Wayne Art School developed a series of 21 watercolor paintings that were displayed at the Wolf and Dessauer Department Store, a prominent downtown institution at the time. These paintings showed the development of Lafayette Place, and were subsequently made into zinc etchings to be printed in the local newspapers. "Beginning Saturday, April 10th there will be two pictures each week, the first of which will be a woods view with the story of the wood nymphs; a cow pasture scene; the first group of houses; and on to the final picture showing a bird's eye view of Lafayette Place with beautiful trees down the entrance and houses all around."²⁰

These marketing efforts were successful, because by September of 1926, only 96 lots remained unsold, according to a newsletter published by Lee Ninde:

Lafayette Place was originally laid out in 444 lots of which 19 were given over to the Playgrounds, Community Center, Parks, etc., leaving 425 building sites. There are now 96 lots unsold and of this number 30 are on Calumet which are not available on account of the lack of street and sidewalk improvements. There are:
105 Home-owners in Lafayette Place today.
14 Completed houses unsold.
21 houses under construction.²¹

Lafayette Place newsletters either no longer exist or were never produced during the period from the 1930s-1960s. City directory listings during the period document the continued build-out of the subdivision after 1926, when the 96 lots were still unsold. In addition, a series of interviews of longtime residents conducted in the 1970s and 1980s provide additional details about the evolution of the neighborhood. When the first Fort Wayne City Directory with an address index was published in 1927, approximately 133 houses were occupied in Lafayette Place. By 1932, this number had increased to 185, and it reached 221 by 1942, as the United States entered World War II. Few houses were constructed during World War II, but construction quickly resumed during the late 1940s. During the period 1946-1963 at least 65 additional homes were built.

Wildwood Builders had likely identified the tract as a potential area for development prior to the 1915 plat. In 1914, the company's association with Boston landscape architect Arthur Shurcliff began; he was engaged in the planning of a new Fort Wayne development called Wildwood Park in the naturalistic curvilinear style. Sited at the terminal end of the Fort Wayne street car line along Calhoun Street, the Lafayette Place plat (see Attachment A) had easy street car connection to Calhoun Street, the principal commercial area of the day and further north, downtown Fort Wayne. The plat also was served by the interurban system connecting Fort Wayne to Decatur, which followed the modern Calumet Avenue through Lafayette Place. This interurban route connected with the Fort Wayne streetcar system at the intersection of McKinnie Avenue and Calhoun Street, where a small commercial node developed. The two preexisting transportation routes were essentially the only constraints on the development of the plat. Unlike Shurcliff's other Fort Wayne developments of Wildwood Place and Brookview, which feature watercourses and, by relatively flat Fort Wayne standards, abrupt elevation changes, Lafayette Place was a flat, forested *tabula rasa*. The rectangular plat slopes gently upwards from south to north and was diagonally bisected on the southern half by the Fort Wayne to Decatur interurban route. Shurcliff's plan makes a virtue of necessity by artfully incorporating these transportation elements into his design. Unifying the development is a grand esplanade. American City Beautiful Movement-era planners like Shurcliff drew on elements like the esplanade from classical French traditions. "The American adaptation of French-led Beaux-Arts architectural movement provided the basis

¹⁸ Lafayette Place Newsletters, April 21 and May 18, 1926.

¹⁹ Fort Wayne newspaper supplement, June 19, 1926.

²⁰ Lafayette Place Newsletter, March 31, 1926.

²¹ Lafayette Place Newsletter, September 15, 1926.

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for much American architectural and landscape architectural design in the late 19th and early 20th century".²² Running virtually the entire length of the plat, from north to south, and located in the middle of the plat, the level open space unifies the plat. This unique feature was described to the public in the Spring, 1915 issue of the *Wildwood Magazine*:

The distinctive feature of the plat will be what is known as an Esplanade. This is an unusual feature in Fort Wayne platting, but as this tract is oblong, extending one-half mile north and south, and a quarter of a mile wide, the shape of the ground lends itself perfectly to a street two hundred and ten feet wide, placed directly in the middle of the Addition, extending one-third of a mile nearly to the end. This is the Esplanade. Branching off from each corner of this new thoroughfare is a diagonal street leading out to each of the four corners of the piece.²³

The imposition of the formal axial geometry of French landscape architecture tradition reinterpreted as American City Beautiful urban design springs from this central promenade. This grand and formal design reference was one that was popular throughout the country in City Beautiful-era urban design.²⁴ The plat is further subdivided organizationally into roughly northern and southern halves. Sherwood Terrace, originally called Cottage Grove in Shurcliff's plan, serves as the dividing line. The northern half of the plat is the more strictly geometric of the two and is a mirror image from east to west. The northwest corner of the plat was developed to provide a car- and pedestrian-friendly entrance to the neighborhood from the terminus of the streetcar line, and to answer the design problem of integrating an existing element into the plat. Utilizing the formal geometric landscape traditions of the French school, Shurcliff designed an open space to transition into the neighborhood. This half lunette allowed access to Calhoun Street, McKinnie Avenue and the diagonally bisecting Marquette Drive. It provides a pleasing vista from the end of the streetcar route to the Esplanade. Flanking Marquette Drive at the intersections of Calhoun Street and McKinnie Avenue are small parks that serve as a gracious formal entrance. Originally platted as an open, almost piazza-like public space, the area is now an open green space. The easternmost park contains a brick entrance marker surmounted by a broken pediment, with an inscribed stone announcing "Lafayette Place" and the date 1915. Anchoring the design on the northernmost portion of the plat is another demi-lune park whose outline scribes the route of McKinnie Circle. This charming open space provides a formal vista for the homes located on McKinnie Circle which all face this design element. Located at the northern end of the Esplanade and designed to provide a terminal vista to the open space, Shurcliff provided a grandly-oversized lot for the construction of a "Lafayette Place Community Center". Originally envisioned as a space for a clubhouse and tennis courts, this was never developed; the lot is now a residential lot. Shurcliff also provided for grand boulevards in the 80-foot wide Congress Avenue, and Marquette and Champlain Drives. These, along with the Esplanade, provide the skeleton on which the smaller, 50-foot wide Wilmette and Kenilworth Streets hang.

The southern half of the plat deals with the second pre-existing element present as Shurcliff designed Lafayette Place, the route of the Fort Wayne and Decatur Traction Company Interurban route. The history of interurban rail in Indiana is a long, complex story, but at the time when Lafayette Place was platted, the interurbans were a thriving short haul alternative that was both popular and necessary. The unifying element of the Esplanade is still present, but the strictly formal axial geometry of the northern half has been replaced with a hybrid between formalism and the curvilinear style employed in Shurcliff's other Fort Wayne developments. The southeastern corner still contains the diagonal Calumet Avenue and accompanying interurban route, but the formal half lunette is missing. The southwestern corner of the plat contains the diagonal Montrose Avenue, again without a formal half lunette terminus. Streets in the southern half of the plat are generally small with 50-foot widths. The notable exception is the 60-foot wide Calumet Avenue, built to accommodate the Interurban route. The streets are also either curvilinear, like Fleming Avenue, or slightly off bias like Glencoe and Maple Grove Avenues. This is a marked departure from the strictly 90- and 45-degree intersections of the northern half of the plat. The southern border along Pettit Avenue is provided with a naturalistic echo of the formal demi-lune park in the north. Instead of a formal street, like McKinnie Circle, the lots along Pettit are skillfully provided by Shurcliff with deed restrictions regarding building setback that in effect and function describe a demi-lune equivalent. Also in the southern portion of the plat is the "Public Playground" (now known as Lafayette Park), between Glencoe Avenue and Sherwood Terrace, providing a green terminated vista at the southern end of Wilmette Street.

²² <http://tclf.org/content/beaux-arts-neoclassical>

²³ "Lafayette Place: A New Undertaking in Fort Wayne Suburban Development." *Wildwood Magazine*, Spring, 1915.

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²⁴ <http://tclf.org/content/beaux-arts-neoclassical>

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Developed in the period when automobile travel was transitioning from luxury to necessity, the plat was built without rear alleyways. The neighboring streetcar and interurban lines were initially conceived as serving the need for transportation rather than the automobile. Plans for the neighborhood provided for sidewalks, ornamental lighting, sewers, plantings of the common spaces and recreational equipment for the community center and public playground. Setbacks for building lines were prescribed, and the various depths of the setbacks accomplished design goals. The *de facto* demi-lune along Pettit, and the deeper setbacks along the Esplanade are examples of this. Smaller setbacks and lot sizes along streets like Glencoe, Fleming and Maple Grove allowed for a variety of building sizes and costs. In addition to setback and lot size, restrictions on the building cost, particularly at the termini of the Esplanade mandated grand homes at prominent nodes of the plat.

Lafayette Place is unique among Shurcliff's designs in Fort Wayne in its use of formal French landscape architecture concepts in the plat. Both Wildwood Park (NRHP Nomination pending) and Brookview (NRHP Listed, 3/21/2011) are naturalistic, curvilinear designs. Shurcliff has been lauded for his mastery of the informal naturalistic style of landscape architecture, but his design for Lafayette Place proves not only his ability to master formal French traditions, but his ability to successfully combine formal and naturalistic traditions.

The Lafayette Place Historic District is eligible under Criterion C for Architecture.

As required in the registration requirements in the National Park Service Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places, Lafayette Place typifies a "Collection of residential architecture (that) is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects."²⁵

Lafayette Place contains a wide variety and good representative examples of residential architecture dating from the early 1910s through the early 1960s. Developed initially during the streetcar era, the district contains many styles of the era but is dominated by Colonial and Tudor Revival houses. Gaining prominence at the turn of the twentieth century, eclectic revival styles, like the Colonial and Tudor Revival styles present in Lafayette Place, became ubiquitous in Fort Wayne and Indiana. Colonial Revival houses featured "dentils, heavy cornices, entrances with fanlights and sidelights, pedimented dormer windows, keystones, and quoins."²⁶ Tudor Revival houses tend to be distinguished by the use of the Tudor or ogee arch and "roofs tend to be of slate and multi-gabled with steep pitches."²⁷

The largest number of residences in the Lafayette Place Historic District in any particular style are those in the Colonial Revival style. Chiefly built in the 1900s through the 1950s with an apogee in the 1920s and 1930s, the style struck a chord with middle- and upper-middle class home-buyers of the day. Featured in popular and trade magazines of the day, these designs appealed to a population wounded in spirit as well as wallet by the Great Depression:

A pervasive quality of the thirties was to design objects and buildings in modest, small scale. The architects' or builders' version of the colonial cottage or even the larger two-story New England colonial house, represented a reduction in size from its equivalents in the 1920s. In architecture, this reduction in size and apparent luxury of detail may be seen as a reaction to budget limitations caused by the depression; but this trend was, in essence, symbolic. By the end of the decade, when an upper-middle class man felt that he could go ahead and build a new house, the cost of such a dwelling was some 40 percent less than it would have cost to build a similar dwelling at the end of the twenties. Reduction in size and simplification of detail were due to social factors, a more retiring life-style, changes in the size of families, and the way in which people wished to see themselves and be seen. The romantic, idealized, rugged, and simple colonial past of the seventeenth and eighteenth centuries provided the perfect vehicle for this symbol of modesty and reticence.²⁸

²⁵ <http://www.nps.gov/history/nr/publications/bulletins/suburbs/part5.htm>

²⁶ Amy Walker, *Survey Manual for Architectural and Historical Resources*, Indianapolis, IN; Indiana DNR-DHPA, 2010.

²⁷ Ibid.

²⁸ David Gebhard. "The American Colonial Revival in the 1930s". *Winterthur Portfolio*, Vol. 22, #2/#3 (Summer-Autumn 1987).

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Good examples of the style are found throughout Lafayette Place but particularly at 232 McKinnie Circle (see Photo 0030) and 4701 Lafayette Esplanade (see Photo 0015). These houses incorporate many of the elements associated with Colonial revival style including; symmetrical façade, roof-ridge orientation parallel to the street, and classically-accented central entry. In addition stylistic hallmarks such as quoins, dentils, cornices, cornice returns, and columned entries are in evidence.

Many of the Tudor Revival examples represent the earliest houses in Lafayette Place; most construction dates from the pre-Depression years of the 1920s. These houses range from "simple" Tudor Revivals to the more elaborate "storybook" style. The style is typified in the Theodore & Margaret Zollner House located at 4712 Lafayette Esplanade (see Photo 0011). Built in brick, the house has a steep side-gabled roof with a steep cross gable and projecting gabled entry on the front façade. The front gables are decorated with stucco and half-timbering. A shed-roof wall dormer breaks the eaves of the main roof. Windows are six-over-one double-hung units and there are four sets of paired windows on the front façade. The front entry has a small concrete stoop with iron railings. A matching two-car garage with stucco and half-timbering in the front gable is located behind the house. Zollner achieved significant financial success through his Zollner Machine Company and founded, along with his son Fred, the Zollner (now Detroit) Pistons professional basketball team. An outstanding example of Tudor Revival style can be found at 4802 Calumet Avenue, the Guy & Alice Colerick House (see Photo 0021). Typifying the romantic cottage of Disney fairytales, this one-story, brick house has a steep side-gable roof covered in undulating, rusticated slate. There is a small, hip-roofed, projecting wing on the front with half-timbered decoration. Windows are leaded glass with diamond panes. This house even has a Fort Wayne based fairytale associated with it, as it was reputedly a stop for Fort Wayne's own movie star Carole Lombard and her new husband Clark Gable shortly after their wedding.

Preceding these Revival examples are the Bungalows and Foursquares. Elements of the Bungalow Style included "knee braces, ribbon windows, large porches and overhanging eaves."²⁹ "By the 1930s it had become the dominant house form in American domestic architecture."³⁰ Based on the time period, house size, Fort Wayne's status as a major railroad hub, and the prevalence of documented kit homes throughout the city, many of the small Bungalows of the District are likely "kit-built" using plans and materials available through catalogs. Companies like Sears and Aladdin, made available a variety of homes delivered "ready-cut" to the site. These featured traditional names and designs like The Crescent, Concord or Barrington. One small Bungalow that was not kit-built is the home John Worthman built for himself. Located at 4827 Montrose it was featured in the 1926 newspaper special accompanying the "Better Homes" exposition (see Photos 0033 and 0034). Described at the time as "smaller and moderate priced", the house remains a charming example of the California Bungalow.³¹ It features a low projecting front porch gable and a cross-gabled roof.

"Sometimes classified as 'vernacular Prairie,' or 'Midwest box,' the standard two-story American foursquare house has a low-pitch hipped roof with hipped attic dormers; wide, enclosed eaves; and a one-story porch spanning the width of the front facade."³² One good representative example of the American Foursquare is the Elmer & Alma Pierson House, located at 4507 Kenilworth Street (see Photo 0026). This contains many of the elements of Foursquare style including; boxy design, low-pitched hip roof with central dormer, one-story porch, and four rooms to a floor plan. A second outstanding example is found at 328 East Fleming Avenue (see photo 0038). This features a full-width porch, hipped roof and hipped roof dormer.

Present in significant numbers through the District are examples of the American Small House. A good example is the House at 4330 Lafayette Street (see Photo 0029). Constructed c. 1945, it typifies the style that developed as America answered the call for additional housing after the Second World War. Small, tightly massed and for designed for single families, these houses sprang up throughout America, Fort Wayne and Lafayette Place.³³ Other styles represented in small proportion in Lafayette Place are Art Moderne, Art Deco and Spanish Eclectic. As in Fort Wayne and other Indiana cities, these styles had a small but distinctive impact on residential architecture. A good example of Spanish Eclectic style is found in the Frank and Elizabeth Schmid House at 4302 Champlain Drive (see Photo 0004). Designed by architect Irvin Arnold, the house features such stylistic hallmarks as a flat roof and stepped parapet, patterned wall surfaces, and little to

²⁹ Ibid.

³⁰ Ibid.

³¹ Better Homes Magazine. 1926 Collection of Don Orban

³² Amy Walker, *Survey Manual for Architectural and Historical Resources*, Indianapolis, IN; Indiana DNR-DHPA, 2010.

³³ http://www.phmc.state.pa.us/Portal/Communities/BHP/Suburbs/Georgia_American_Small_House.pdf

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no eave overhang. Finishing off the architectural development history of the district are the Ranch, Massed Ranch, and Minimal Ranches of the 1950s. The Ranch typically exhibited a linear plan and a defined organization of living space. The footprint of the house might vary: L- or U-shape is the most common but sometimes cross- or linear plans are used. Low-pitched hipped roofs are the most common among early traditional ranches, most often with wide, boxed eaves. Native stone, brick, or a combination of the two are the most typical wall materials. The coursing of the masonry and the roof give a horizontal emphasis to the house.³⁴ Built to fill in empty lots in the development, these houses provided an answer to the post-World War II housing boom generated by returning servicemen and their wives. Lafayette Place provided an attractive location for these houses, beginning with the Shurcliff plat and by now mature tree canopy, public utilities, and easy connection by automobile. A good example of the Massed Ranch is found at 241 East Pettit Avenue (see Photo 0028), the George & Vesa Skelton House, c. 1950. Built with a typical hip roof, and strong horizontal elements, the narrow lot dimensions dictated a massed arrangement for this ranch. A second example, typifying later ranches, is found at 4431 Marquette Avenue (see Photo 0043), the Phillip and Marjorie Clark House, c. 1961. Built on one of the largest lots in Lafayette Place, this ranch presents a typical side-gable aspect.

Architects:

Lloyd W. Larimore—(c.1893-1959) Larimore worked in the offices of John Wing, and Mahurin and Mahurin before opening his own practice. He had a brief partnership with Simpson Parkinson from 1929 to 1931. Larimore-designed houses are scattered throughout Fort Wayne developments of the 1910s through the 1950s. Larimore was employed by the Lafayette Place Company during 1926, according to neighborhood newsletters. One noted: "Consult Mr. Larimore, 826 Tri-State Building, about the house you are thinking about building. The Lafayette Place Company has made arrangements with Mr. Larimore to furnish any lot owner or builder in Lafayette Place sketches and consultation free of charge."³⁵

In Lafayette Place, Larimore designed all six of the "Better Homes" houses of 1926 (4307, 4308, 4311, 4312 Marquette Drive, 120 McKinnie Avenue, and 4321 Calhoun Street). Larimore also designed the Paul Bieberich House at 232 McKinnie Street, 4439 Lafayette Esplanade, 315 Glencoe (which was built by John Worthman), 4311 Champlain Drive and 312 Glencoe, according to neighborhood newsletters of 1926.³⁶

Grace Crosby (c.1872-1963) Joel Roberts Ninde and Grace E. Crosby were the in-house architecture department of the Wildwood Builders Company and almost three hundred homes designed by them were built prior to 1916. Ninde and Crosby were among the earliest women to work as architects in Indiana, beginning their careers at a time when few women in the United States had entered the field.

Grace E. Crosby, a native of Fort Wayne and an 1891 graduate of Fort Wayne High School, received her training as an architect by apprenticing with several firms in Fort Wayne. As early as 1894 she was listed in city directories as a "tracer" of architectural plans, and by 1900 she was associated with the architectural firm of Alfred Grindle, serving as a "draughtswoman." Alfred Grindle had himself been trained through the apprentice system, learning his profession as a draftsman in the offices of Wing and Mahurin. Grace Crosby worked for Grindle's firm until 1910.³⁷

Joel (pronounced Jo-ELL, and called "Jo" by her husband) Roberts Ninde, a native of Alabama, moved to Fort Wayne, Indiana in 1900 after her marriage to city native Lee J. Ninde. Shortly after her arrival she designed a home for herself and her husband in the Craftsman style. Joel did not have formal training in architecture through apprenticeship or schooling, but carefully studied the popular styles of the day as she developed her own unique perspective. Her first design was widely admired, and the home was purchased, prompting her to design another house for herself and her husband. By 1909 she had designed several homes, and the Nindes formally organized the Wildwood Builders Company to design and build houses and residential developments. Grace E. Crosby joined the company, and worked in partnership with Joel Roberts Ninde as the architecture department for the firm. Several of the house designs of Ninde and Crosby were

³⁴ Amy Walker, *Survey Manual for Architectural and Historical Resources*, Indianapolis, IN; Indiana DNR-DHPA, 2010.

³⁸ Lafayette Place Newsletter, March 9, 1926

³⁹ Lafayette Place Newsletters, March 9, 1926; August 4, 1926, November 22, 1926;

³⁷ Grace E. Crosby House, 413 West DeWald Street, City of Fort Wayne Historic Preservation Commission Staff Review, July 23, 2007.

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published in the nationally-distributed *Wildwood Magazine*. Wildwood Builders published a book of house plans by Ninde and Crosby, *Wildwood Homes: Being a Collection of Houses and Details with Suggestions for the Home Builder*, in 1912.

By 1914 the success of Wildwood Builders was due, in large part, to the designs by the pair. A newspaper article in August, 1914 noted that Ninde and Crosby were opening their own firm, which would include architecture and interior design, in addition to their continuing work at Wildwood Builders.³⁸ The *Indianapolis Star* reported on the success of Joel Roberts Ninde's designs later that year.³⁹ The partnership of Grace Crosby and Joel Roberts Ninde also ended abruptly when Joel Roberts Ninde died from a stroke in 1916, at age 42. Grace Crosby continued to work as the architect for Wildwood Builders, and then briefly had her own firm in 1917. After the death of Joel Ninde, the Wildwood Builders became a land development company rather than a builder.

In Lafayette Place Grace Crosby designed 302 McKinnie Avenue, at the corner of McKinnie Circle and McKinnie Avenue.⁴⁰ This home features a north facing front gable home, with the entrance located on the west side of the house. The design is reminiscent of Crosby's earlier work in the Shawnee Place subdivision and the South Wayne Historic District (listed September 1992). Crosby was an architect with Griffith and Goodrich in 1926 when she designed this home.

John R. Worthman—(1900-1964) John Worthman had a long career as a homebuilder and developer in Fort Wayne, beginning with several homes designed and built in Lafayette Place. As a young businessman some of his earliest work was in the Lafayette Place neighborhood under the guidance of Lee Ninde. This early partnership for the journeyman builder was to later greatly influence the suburban development of Fort Wayne in the period from the 1930s through the 1960s. His subsequent work as both a builder and land developer undoubtedly has much to do with his early observance of Ninde and the Wildwood Builders. He continued to design and build homes and develop subdivisions after other firms went out of business during the Great Depression, including Indian Village, which he purchased when City and Suburban Development Co. went bankrupt. He later developed the post-World War II Fort Wayne subdivisions of Woodhurst and Winterthur during the 1950s and early 1960s. Worthman was a longtime member of the Urban Land Institute Community Builders Council.⁴¹

In Lafayette Place, Worthman designed and built for himself the house at 4827 Montrose. He also built several other residences in Lafayette Place including 303 Sherwood Terrace, 315 and 258 Glencoe, 4829 Lafayette, 4311 Marquette (along with Lloyd Larimore), 219 Pettit.⁴²

Irvin Arnold—(unknown birth and death dates) Irvin Arnold designed the Schmid House at 4302 Champlain Drive. No biographical information on Mr. Arnold is currently available.

Simpson Parkinson— (1893-1969) Simpson Parkinson and his wife, Madelyn, arrived in Fort Wayne in 1924. He designed houses in Lafayette Place at 202, 210 and 268 East Fleming Avenue. Parkinson was employed as the architect for City and Suburban Development Company in 1924, but by 1925 had been hired by the competing firm of Hilgeman and Schaaf. The Parkinsons lived in Southwood Park. Simpson worked for Hilgeman and Schaaf until 1928, when he formed a partnership with Lloyd Larimore. The partnership lasted until 1931. He later moved to Indianapolis prior to his death in August, 1969.⁴³ As the architect for Hilgeman & Schaaf, Parkinson likely designed many of the homes throughout the numerous Hilgeman and Schaaf projects throughout Fort Wayne

³⁸ *Fort Wayne Journal Gazette*, "Ft. Wayne Women Form New Architect Firm." August 30, 1914.

³⁹ *Indianapolis Star*, "Mrs. Joel Roberts Ninde of Ft. Wayne Broadened Her Womanly Sphere by Becoming an Architect and the Creator of Fair 'Honeymoon Row'." November 7, 1914.

⁴⁰ Lafayette Place Newsletter, March 31, 1926.

⁴¹ "Woodhurst" marketing brochure, 1952.

⁴² Lafayette Place Newsletter, August 18, 1926; April 6, 1926; April 14, 1926. 1926 Better Homes supplement.

⁴³ <http://familysearch.org>.

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Developmental history/additional historic context information (if appropriate)

When local industrialist John H. Bass, and his wife, Laura, purchased a tract of 88 acres south of the town of Fort Wayne in 1869, they planned to hold the land for investment purposes. In 1912, a small section (2.5 acres) was sold to neighbor William Moellering, leaving a wooded tract of 86 acres.

On February 8, 1915, John and Laura Bass sold this undeveloped wooded tract to Lee J. Ninde and R. Parker Smith, two of the partners in the Wildwood Builders, a local company that had recently begun to develop suburban areas in addition to home construction. On February 10, 1915, Fort Wayne businessmen heavily associated with the Wildwood Builders Company incorporated the Lafayette Place Company to manage the development of the tract. The men were Lee J. Ninde, R. Parker Smith, Clinton R. Willson, Andrew G. Burry, Victor V. Miller, T.L. Staples, Edgar Little, James B. Harper, and Arthur Hadley. The company recorded the plat designed by Arthur Shurcliff on April 22, 1915.

Of the principals of the Wildwood Builders, arguably the most significant in terms of community development was community builder Lee J. Ninde.⁴⁴ A native of Fort Wayne, Ninde was an early advocate of city planning on the national, regional and local levels.⁴⁵ He participated in the broad movement of city planning at the national level as an organizer and founding Fellow of the American Institute of City Planning. In addition he was a member of the National Association of Real Estate Exchanges and other national professional organizations, concurrently with his collaboration with Arthur A. Shurcliff in the development of the Lafayette Place subdivision.

City planning historian Jon Peterson describes community builders as a client group favored by planners. He writes:

This remarkable and 'very friendly,' alliance reflected significant trends among both realtors and planners before World War I and marks the point of historical convergence between elite suburban design in the United States and the new planning field. The planner-realtor alliance can best be seen through Lee J. Ninde, its key instigator. A Fort Wayne, Indiana, realtor, Ninde attended his first NCCP [National Conference on City Planning] in Toronto, Canada, in 1914...Ninde represented a new current then gathering strength in the marketing of real estate in the United States.⁴⁶

Lee Ninde and his wife, Joel Roberts Ninde, began their profession as community builders and developers in a novel fashion. Local tradition and early Wildwood Builders promotional materials noted that Lee Ninde, the attorney, brought his new bride to Fort Wayne, where she found his family home to be cold and old-fashioned. Joel developed her own design for a home, and the couple built it on the family's estate. The home caught the attention of the public, and was soon sold, and another house designed. Joel's designs soon became most sought after, and in 1910 the couple decided to go into the home building business with Lee's brother, Dan, and several other friends. This proved successful very quickly, and Lee Ninde soon left his law office behind to become a builder, promoter, realtor, magazine editor and developer. The firm's earliest efforts included scattered homes throughout the South Wayne Historic District (National Register listed September 4, 1992), and the Shawnee Place addition—a portion of which is a Fort Wayne Local Historic District.

In 1913, Lee and Joel Roberts Ninde visited the Roland Park subdivision near Baltimore (National Register listed December 23, 1974), and were inspired by this new model for suburban design. Relying on a large scale development, and often planned by a landscape architect, these new suburbs included common amenities, deed restricted land-use

⁴⁴ Much of the material on Lee Ninde and his significance was originally developed in the Wildwood Park Nomination to the National Register of Historic Places. (Pending review at Indiana DHPA).

⁴⁵ Lee Ninde was born Levi James Ninde in Fort Wayne in 1874. His parents, Lindley and Beulah Ninde were active in the Underground Railroad and Women's Rights movements in Indiana from the 1840s-1890s. Lee Ninde may have been named after his great uncle, the famous abolitionist, Levi Coffin. For more information, see Quinn, Angela M. *The Underground Railroad and Antislavery Movement in Fort Wayne and Allen County. Fort Wayne: ARCH. 2000.*

⁴⁶ Peterson, Jon. *The Birth of City Planning in the United States, 1840-1917.* Baltimore: Johns Hopkins University Press, 2003. p. 277-278.

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covenants, site planning and architectural controls. Lee Ninde contacted Frederick Law Olmsted after his return to Fort Wayne, and the two began a professional correspondence.⁴⁷

In 1914, two months after his trip to the Toronto National Conference on City Planning, Lee Ninde presented a paper on city planning at the National Association of Real Estate Exchanges (NAREE) annual convention, in Pittsburgh, Pennsylvania. He called for the group to establish a standing committee on city planning, and urged greater participation by local exchanges to spur city planning activities. He noted:

In fifty years the population of cities has increased from 3 per cent of the nation's entire population to 40 per cent. As a consequence, the streets that once served very well are now too narrow, parks and playgrounds inadequate; the health as well as the business of the community is suffering... This committee believes that this association should take an active part in this movement for city betterment; that we have here an opportunity of doing a great work together, making stronger our bond of friendship, as we march shoulder to shoulder toward a great end. ...As a practical means of getting to work we suggest the following:

1. Make an executive body of this city planning committee with power to carry on its work during the year...
2. Through the city planning committee to affiliate with other organizations engaged in this work, such as the National Housing association, City Planning conference, and the American Civic association.
3. Encourage the appointment of committees on city planning in the local exchanges...
4. Declare ourselves in favor of city planning commissions and such other bodies, either state or local, that will best help in sane city planning.⁴⁸

A newspaper report on Ninde's speech noted: "When Lee J. Ninde finished his paper on city planning before the national convention the program was stopped for a time to take up discussion of naming a permanent committee to make the move national and to form what he called a syndicate for city planning publicity."⁴⁹

Ninde's understanding of city planning and landscape architecture increased rapidly during this time period as can be seen in changes between issues of the *Wildwood Magazine*, which Ninde had published beginning in early 1913. The second issue of the magazine (and the earliest known to exist) includes an editorial about home beautification and gardens, and articles about house building hints; resources for house builders in the public library; carpets and furniture; and housekeeping necessities. The third issue of the magazine (Autumn 1914) reflects the Nindes' exposure to the broader issues of community planning. It leads off with a feature article about landscape architect Arthur Shurcliff; follows with articles about using city planning methods in developing the small Beechwood Circle residential area of Fort Wayne (developed by a competitor of Wildwood Builders); and features a complete report of the Pittsburgh NAREE Convention. In addition, the editorial page begins with:

The *Wildwood Magazine* begins its second year with a new policy, that of devoting its endeavors to those matters that pertain especially to Fort Wayne. This will not exclude, of course, a discussion of the great civic awakening which characterizes our day, but it will direct it more particularly to the needs, the conditions, and the progress of this rapidly growing city. Essentially, it will be an organ of home betterment through its insistent call for the improvement of the physical conditions of the home and the home environs. It aspires to be a sort of literary John the Baptist for better built and more artistic houses, spacious lawns adorned with trees, shrubs, and flowers, and for streets which are something more than mere thoroughfares... The whole country is awakening to a realization of this great truth and hence, it has come to pass that city authorities, real estate associations, club leaders, and landscape architects are sincerely co-operating today as never before for the artistic development of our cities, and our cities' homes. It is to promote the genius of this truly beneficial co-operative spirit and to inculcate the best thought along these lines that the *Wildwood Magazine* exists...⁵⁰

⁴⁷ Ibid. p 278

⁴⁸ "Fort Wayne's on the Map in Big Black Type". *Fort Wayne Sentinel*, Friday, July 10, 1914.

⁴⁹ Ibid. See also Peterson, pp. 277-278.

⁵⁰ *Wildwood Magazine*, "Editorials." Autumn Number, 1914. Fort Wayne: Wildwood Builders Company. page 12.

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Also during 1914, Ninde hired Boston landscape architect Arthur Shurcliff to come to Fort Wayne and begin the design process that would lead to the three Shurcliff plans in Fort Wayne; Wildwood Park, Lafayette Place, and Brook View.

In December 1914, Lee Ninde was elected to the national board of the American Civic Association during its annual convention in Washington D.C.⁵¹ He was subsequently named chairman of the City Planning committee of that organization. In 1915 Lee Ninde was also elected as vice-president of the National Association of Real Estate Boards (NAREB). He also was placed on the executive committee of the National Conference on City Planning (NCCP). Peterson writes:

Ninde...then attended the December meetings of the American Civic Association, where he encountered a 'hot bed of city planning men,' namely Ford, Nolen, and Olmsted, and became involved in a grand multi-association effort to promote city planning. The latter initiative came to naught, but the planner-realtor alliance materialized at the next NCCP gathering in Detroit in 1915. At that meeting the NCCP placed Ninde on its Executive Committee. This put him in the cockpit of the American planning movement, only one year after he had knocked on the door.⁵²

The minutes from the Detroit meeting note:

On Tuesday Evening, June 8, 1915, thirty one men...met at the Hotel Statler, Detroit, to consider the possibilities of cooperating in extending interest in and knowledge with regard to city planning...Mr. Lee Ninde, of Fort Wayne, Indiana, the Chairman of the City Planning Committee of the National Association of Real Estate Exchanges and the father of cooperation among such national organizations as had to do with city planning matters, told the delegates what suggested the idea to him. He said that at the last convention of the National Association of Real Estate Exchanges they had had a session on City Planning which had aroused a great interest among real estate men in the subject, and had resulted in a general demand for further information. It was then that he realized that there was almost no machinery in existence for distributing the information which real estate men would want...In his capacity as Chairman of the City Planning Committee of the National Association of Real Estate Exchanges, he went to some of the members of the National City Planning Conference, the American Institute of Architects, and the American Civic Association to see how they could help him. It was suggested that the four bodies cooperate in a common program for the collection, sifting and dissemination of worth while [sic] information on city planning among their members...It was [soon] recognized that it would be necessary to go to members of such bodies as: National Housing Association; American Institute of Consulting Engineers, American Society of Landscape Architects; [and others]...Following Mr. Ninde's statement...a general discussion ensued.⁵³

A committee was created to further investigate an effort to organize city planning information and interest.

By December, 1916, these efforts culminated in a draft of the Constitution of the American Institute of City Planning, which noted that upon its ratification, a group of individuals would become fellows of the organization, including Frederick Law Olmsted, Jr., Charles Mulford Robinson, George E. Kessler, John Nolen, Flavel Shurtleff and Lee J. Ninde.⁵⁴ The full constitution was ratified at the first convention of the new organization in Kansas City in 1917. Arthur Shurcliff became a member in 1917, though not an organizing fellow of the organization.

In 1916, Lee Ninde was elected president of the Indiana Real Estate Association and began a statewide education campaign on the subject of city planning. He organized a Fort Wayne showing of the City Planning Exhibition, created by the American City Bureau, joining 20 other cities where it had already toured. Ninde's goal, according to Peterson, was to:

⁵¹ Watrous, Richard. "The Convention of the American Civic Association." In *Wildwood Magazine*, Spring 1916. pp. 31, 38.

⁵² Peterson, pp. 280-281.

⁵³ Library of Congress. The Records of the Olmsted Associates, Cont. B263. Shelf #20,112.4. Reel # 221. Feet 87.

⁵⁴ *Ibid.*

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"support a campaign by Indiana realtors, who were attempting, unsuccessfully, to push a city planning enabling act through the state legislature."⁵⁵

After the exhibition in Fort Wayne, Ninde organized a tour of Indiana for state legislators and national proponents of city planning in October of 1916. A *Wildwood Magazine* article lists the participants:

In this effort the Indiana men were assisted by some of the most distinguished speakers and workers along lines of civic improvement in the country, viz: Thomas Ingersoll, of Minneapolis, Secretary of the National Association of Real Estate Boards; Flavel Shurtleff, of Boston, Secretary of the City Planning Conference [NCCP]; John E. Lathrop, of New York, Director of the American City Bureau; and Richard B. Watrous, of Washington, Secretary of the American Civic Association."⁵⁶ Regional and local participants included: "Albert Schaaf of Fort Wayne...George E. Hooker of the Chicago City Club...Scott Brewer, Secretary of the State [real estate] association..."⁵⁷

This tour traveled by three automobiles, driven by Albert Schaaf, Scott Brewer of Indianapolis, and Ben Pfister of Terre Haute. The route went west from Fort Wayne via the Lincoln Highway to Elkhart and South Bend, Michigan City, Gary and Calumet. They then ventured through a heavy fog to Valparaiso, Kokomo, and Lafayette. From Lafayette, the group visited Crawfordsville, and Terre Haute, where Flavel Shurtleff had to leave the group. The tour then continued south to Evansville, Princeton, French Lick, West Baden, and New Albany. The tour traveled into Louisville, Kentucky for a day of touring the parks and commercial areas. The tour then traveled to Indianapolis, and Muncie, Anderson, and Marion, before returning to Fort Wayne.⁵⁸

Following the tour, Richard B. Watrous, Secretary of the American Civic Association, said,

Viewed from a national standpoint, the tour of Indiana Real Estate men is most important. The direct message of what is comprehended by planning for the building of the cities to meet the demands of the future years has been carried directly to the men on whom rests, perhaps to a greater degree than on any other class, the responsibility for directing the wise, orderly, efficient and very practical development of the physical side of community growth. The real estate men, as revealed by the enthusiastic manner in which the Indiana representatives of the profession have co-operated to make the tour a success, are ready and anxious to accept their full responsibility. Propaganda of an extensive character is necessary.⁵⁹

The *Wildwood Magazine* article had a similar conclusion, "Indiana cannot be too grateful to President Ninde and his corps of native and foreign workers in behalf of one of the most far reaching movements of modern times for economic and social betterment."⁶⁰

While Indiana passed enabling legislation for city planning commissions by 1920, Fort Wayne created its first plan commission in 1925, and Ninde was appointed its first president. The first major activity of the plan commission was to enlarge the George Kessler-designed Park and Boulevard Plan to include newly-annexed areas, and to further plan for the increasing role of automobiles in the life and commerce of the city. The commission hired the Chicago firm of Bennett, Parsons and Frost in 1927 to design this addition to the Kessler plan.

Losing much of his wealth in the housing downturn accompanying the Great Depression, Lee and his third wife Syna moved into a modest house at 4630 Lafayette Street in his Lafayette Place development c. 1932. During the late 1940s Lee Ninde continued to participate in community planning and improvements. He was a member of the Fort Wayne community focused "Citizens Advisory Committee," whose stated purpose was: "A centralized focal point for delegates to

⁵⁵ Peterson, page 277.

⁵⁶ Dryer, Charles, "City Planning Tour of the Indiana Real Estate Men," *Wildwood Magazine*, Christmas 1916. page 7.

⁵⁷ Ibid.

⁵⁸ Ibid., pages 7-11.

⁵⁹ Ibid, pages 11, 47.

⁶⁰ Ibid., page 47.

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exchange ideas on Neighborhood and Community Problems.”⁶¹ The Citizen’s Advisory Committee advocated for such projects as the extension of East Berry Street along the Maumee River bank, and a pollution control engineering study of Spy Run Creek.⁶²

In 1946, Lee J. Ninde wrote to fellow Harvard Class of 1895 classmate, Judge Robert Walcott. In the letter, in which he wrote about his development efforts with Arthur Shurcliff and his work with his first wife “Jo” (Joel Roberts Ninde), Ninde truly chronicles the relationship between he and his first wife. The early death of Joel is revealed in this letter as a heart rendering loss for Ninde and he looks back wistfully upon their creative, groundbreaking work:

Have received recently a letter from Arthur Shurcliff reminding of the fact that you were the one who suggested that we employ him for planning Wildwood Park... The activities in Fort Wayne in city planning have become so imperative during the past three years that I have given up entirely my real estate business and am devoting all my time to our local projects. I thought it might be interesting to you and Arthur to observe the current of that movement.

It doesn’t seem like such a long time ago since my visit to Boston in 1914 in search of a subdivision planner. Although Wildwood Park has now passed out of my hands and is still only partly developed, those days when Jo and I were enlarging our ideas in regard to residential building, subdivisions and city planning, do not seem so remote. The six years that Jo and I spent building in the neighborhood of 250 homes were happy indeed. Curiously enough, she was more interested in architecture and I was more interested in subdivisions, which seemed to work very well together... I was drawn into the city planning field... That interest has continued through all these years until it has become the most absorbing of my life. My introduction to Arthur Shurcliff had much to do with the establishment of that course.⁶³

In 1926, local historian Bert Griswold wrote of Lee Ninde:

The people of the United States, and especially those of the state of Indiana, owe a great debt of gratitude to Lee J. Ninde, for it was this ‘practical dreamer’ of Fort Wayne, Indiana, who stepped in at the right moment and gave to the new art of city planning the type of encouragement which attracted to it the substantial attention which has enabled it to take root in hundreds of American municipalities. Fort Wayne is proud to be able to say this of an earnest, unselfish, energetic citizen—a realtor who truly accepts the Golden Rule as the foundation of his relationships with his fellowmen.⁶⁴

Lee Ninde was a nationally and regionally significant proponent of city planning, serving on the national boards and in an executive capacity on the National Association of Real Estate Boards (and also the National Association of Real Estate Exchanges); American Civic Association; National Conference on City Planning; and was one of the leading organizers of the first professional association of city planners—the American Institute of City Planning. During the same period Ninde used these new-found connections and understanding of the interrelated nature of planning and development in his collaboration with Boston landscape architect Arthur Shurcliff on the plan for the Lafayette Place Subdivision.

Arthur Asahel (Shurtleff) Shurcliff was born in Boston in 1870. He attended local schools and was admitted to the Massachusetts Institute of Technology, where he planned to follow in his father’s footsteps as a mechanical engineer. His interests soon changed, and he enrolled at Harvard—his attendance overlapping with that of Lee Ninde. In 1899, Arthur Shurcliff and Frederick Law Olmsted, Jr., founded the country’s first four-year landscape architecture program at Harvard University. He resigned his teaching position after establishing his own practice. Shurcliff was named a Fellow of the American Society of Landscape Architects in 1905.

⁶¹ Allen County Public Library Community Album Photo Collection. JPG image, 00004911.
www.acpl.lib.in.us, visited December 11, 2007.

⁶² Ibid. JPEG Images 00004911; 00004912; 00004906 .

⁶³ Ninde, Lee J. to Judge Robert Walcott, Cambridge, Massachusetts, dated November 20, 1946. Harvard University Archives. Ninde and Walcott were classmates of the Harvard Class of 1895. Shurcliff was with the class of 1896. Walcott was a life-long advocate of parks and conservation, and served for many years as the president of the Massachusetts Audobon Society.

⁶⁴ Bert J. Griswold, *Builders of Greater Fort Wayne*, page 737.

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When Shurcliff established his own practice, he focused on town planning, highway studies for the Boston Metropolitan Improvement Commission, and also designed industrial communities, most notably in Bemis, Tennessee (Bemis Historic District listed December 16, 1991) and Hopedale, Massachusetts (Hopedale Village Historic District listed June 12, 2002). Bemis was platted in 1900 by Albert Bemis as a model industrial town and cotton-bag manufacturing factory. Albert Bemis enlisted the assistance of fellow MIT graduates, including Arthur Shurcliff and Andrew Hepburn, in designing the town plan and buildings. Shurcliff designed the Lake Point area of Hopedale in 1904, arranging duplex houses built for workers around the Hopedale Pond. Hepburn and Shurcliff later collaborated in Bridgeport, Connecticut and at Colonial Williamsburg. While earlier development in Hopedale had turned its back to the pond, Shurcliff positioned the road between houses and pond. Residences faced the scenic water feature, while clotheslines and household ephemera would be hidden from the public view of those enjoying the pond. Other industrial towns designed by Shurcliff included Kendall Mills, South Carolina; Bemiston, Alabama (also for the Bemis Company); Adirondack Power and Light Company, Amsterdam, New York; and General Asbestos & Electric Company, Charleston, South Carolina. Following these projects, Shurcliff designed two suburban subdivisions for Wildwood Builders; Wildwood Park in the curvilinear style in 1914, and Lafayette Place with an esplanade, modified grid and formal pattern in 1915. Unlike his plans for industrial and mill towns, Shurcliff was able to fully utilize these Fort Wayne sites' features and aesthetic qualities, without being tied to a factory-site sensibility. In 1917, Shurcliff returned to Fort Wayne and designed Brookview (he initially called it Brook View) for Wildwood Builders. Shurcliff worked for the United States Housing Corporation during World War I and laid out the "Crane Lot" in Bridgeport, Connecticut. A recent biographer writes: "His landscape design for a World War I housing project in Bridgeport, Connecticut, is cited repeatedly in planning histories as a model [for subsequent subdivision planning]."⁶⁵

Arthur Shurcliff completed planning work for the city of Newton, Massachusetts, for several years, and during the 1920s worked with Newton developer Arnold Hartmann on sections of the Oak Hill Village residential subdivision. Hartmann had purchased several tracts along the Charles River beginning in 1918, and ultimately acquired more than was needed for his development of the Charles River Country Club. He hired Arthur Shurcliff in November, 1924, to develop a comprehensive design layout for Cedar Grove, the first of the sections to be developed. Shurcliff also worked on the Bald Pate Hill section in 1931, and may have assisted with other sections as well. Although his career spanned over 50 years, the only known residential suburban developments designed by Shurcliff are the three Fort Wayne subdivisions planned for Wildwood Builders, during the period 1914-1917; and his work with Arnold Hartmann on the Oak Hill Village development from 1924-1931. Lafayette Place is the only one of these designed with a formal rectilinear design, perhaps to make the greatest advantage of the generally flat terrain of the land.

From 1928-1932 Shurcliff served as president of the American Society of Landscape Architects. He also changed the spelling of his name. Cornell University notes, "Probably to avoid confusion with Flavel Shurtleff, a prominent Massachusetts city planning attorney (but adding to a modern bibliographer's dilemma), he changed his last name in 1930 to Shurcliff. Under one name or the other he wrote many articles on planning." Also in 1930 Shurcliff was joined by his son, Sidney Shurcliff in the firm, which became known after 1933 as Shurcliff, Merrill, and Footit Landscape Architects.

For several decades Arthur Shurcliff was a consultant to the Boston Parks Department and chief landscape architect to the Metropolitan District Commission. He designed the Paul Revere Mall in Boston's North End, the Charles River Basin project in the 1930s, the restorations of Sturbridge Village and Plymouth Rock, and assisted the architectural firm Perry, Shaw, and Hepburn in the restoration of Williamsburg, Virginia—perhaps the most well-known project of his career. His work is summarized on the Colonial Williamsburg website: "...Of primary importance during the early days of the restoration was the work of the Foundation's first landscape architect, Arthur A. Shurcliff, a pivotal figure in the development of the discipline of landscape architecture in America. Shurcliff was an internationally known landscape architect, uniquely qualified to play a leading role in the restoration."⁶⁶

⁶⁵ Cushing, *ibid.*

⁶⁶ <http://www.history.org/Almanack/life/garden/garintro.cfm> Visited May 27, 2007

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9. Major Bibliographical References

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"Woodhurst" marketing brochure, 1952.

<http://www.history.org/Almanack/life/garden/garintro.cfm> Visited May 27, 2007

<http://www.library.cornell.edu/Reps/DOCS/shurbos.htm>, visited March 20, 2007, regarding Shurcliff's change of spelling for surname.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): City of Fort Wayne IHSSI 003-215-51001 through 51419.

10. Geographical Data

Acreage of Property 86 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>656656</u>	<u>4545547</u>	3	<u>16</u>	<u>656997</u>	<u>4544764</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>656945</u>	<u>4545558</u>	4	<u>16</u>	<u>656610</u>	<u>4544747</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at a point at the Northeast corner of the intersection of East Pettit Avenue and South Calhoun Street, proceed northward along the east curb of South Calhoun Street past East Maple Grove Avenue, East Fleming Avenue, Calumet

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Avenue and Congress Avenue. Continue northward to a point where the intersection of the east curb of South Calhoun Street and the south curb of McKinnie Avenue would occur if not for the quarter-circular traffic open-space. Proceed easterly along the south curb of McKinnie Avenue past the westernmost intersection of McKinnie Circle and McKinnie Avenue, past the easternmost intersection of McKinnie Circle and McKinnie Avenue to a point where the south curb of McKinnie Avenue would intersect with the west curb of Lafayette Street if it not for the quarter-circular traffic open-space. From this point, proceed southerly along the west curb of Lafayette Street past Congress Avenue, East Sherwood Terrace, Glencoe Avenue, East Fleming Avenue, and East Maple Grove Avenue. Continue southerly along the west curb of Lafayette Street to a point with the intersection of the north curb of East Pettit Avenue. Proceed westerly along the north curb of East Pettit Avenue past Calumet Avenue and Montrose Avenue. Continue westerly along the north curb of East Pettit Avenue until arriving at the northeast corner of the intersection of East Pettit Avenue and South Calhoun Street, the original starting point.

Boundary Justification (Explain why the boundaries were selected.) The boundary contains all of, and is limited to only, the 1917 Arthur Shurcliff designed plat of Lafayette Place.

11. Form Prepared By

name/title Margaret Caviston, Historic Preservation Specialist
Michael Galbraith, Executive Director
Angie Quinn, Special Projects Coordinator

organization ARCH, Inc. date 3/6/2012

street & number 818 Lafayette Street telephone 260-426-5117

city or town Fort Wayne state IN zip code 46802

e-mail mgalbraith@archfortwayne.org

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The following information is common to all images:

Name of Property: Lafayette Place Historic District
City or Vicinity: Fort Wayne
County: Allen County
State: IN
Location of Original Digital Files: ARCH, 818 Lafayette Street, Fort Wayne, IN 46802□

Photo number and description of view:

IN_AllenCounty_LafayettePlaceHistoricDistrict_0001
View of south side of McKinnie Street, camera facing southeast.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0002
View of south side of McKinnie Circle, camera facing east.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0003
View of north side of Marquette Drive. Camera facing west.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0004
View of 4302 Champlain Drive, south elevation and east façade. Camera facing northwest.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0005
View of west side of South Calhoun Street. Camera facing northeast.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0006
View of 4435 South Calhoun Street, west façade. Camera facing northeast.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0007
View of east side of Lafayette Esplanade. Camera facing southeast.
Name of Photographer: Margaret Caviston

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Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0008
View of east side of Lafayette Street. Camera facing northwest.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0009
View of west side of Lafayette Esplanade, camera facing northwest.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0010
View of Entrance Marker in Marquette-Calhoun-McKinnie entry park, camera facing south.
Name of Photographer: Michael Galbraith
Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0011
View of 4712 (left) and 4716 (right) Lafayette Esplanade, camera facing northeast.
Name of Photographer: Michael Galbraith
Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0012
View of south side of Calumet Avenue. Camera facing northwest.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0013
View of south side of East Fleming Avenue, camera facing southeast.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0014
View of Lafayette Park, camera facing south.
Name of Photographer: Michael Galbraith
Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0015
View of south side of East Fleming Avenue, camera facing southeast.
Name of Photographer: Margaret Caviston
Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0016
View of 242 East Maple Grove Avenue, camera facing southeast.
Name of Photographer: Margaret Caviston

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Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0017

View of 4435 (left) and 4439 (right) Lafayette Esplanade, camera facing southeast.

Name of Photographer: Michael Galbraith

Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0018

View of north side of Montrose Avenue, camera facing southwest.

Name of Photographer: Margaret Caviston

Date of Photographs: December, 2011

IN_AllenCounty_LafayettePlaceHistoricDistrict_0019

View of 4801 South Calhoun with 101 East Maple Grove in background, camera facing northeast.

Name of Photographer: Michael Galbraith

Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0020

View of north side of East Fleming Avenue, camera facing southwest.

Name of Photographer: Michael Galbraith

Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0021

View of 4802 Calumet, camera facing southwest.

Name of Photographer: Michael Galbraith

Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0022

View of west side of Wilmette Street with 4502 Wilmette in foreground, camera facing northeast.

Name of Photographer: Michael Galbraith

Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0023

View of 4418 Champlain Drive, camera facing northeast.

Name of Photographer: Michael Galbraith

Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0024

View along Lafayette Esplanade, camera facing north.

Name of Photographer: Michael Galbraith

Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0025

View of north side of Calumet Avenue, camera facing southeast.

Name of Photographer: Michael Galbraith

Date of Photographs: March, 2012

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IN_AllenCounty_LafayettePlaceHistoricDistrict_0026
View of 4507 Kenilworth, camera facing southeast.
Name of Photographer: Michael Galbraith
Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0027
View of 4406 (right), 4410 (center), and 4414 (left) Kenilworth, camera facing southwest.
Name of Photographer: Michael Galbraith
Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0028
View of 241 East Pettit Avenue, camera facing northeast.
Name of Photographer: Michael Galbraith
Date of Photographs: March, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0029
View of 4330 Lafayette Street, camera facing northwest.
Name of Photographer: Michael Galbraith
Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0030
View of 232 McKinnie Circle, camera facing south.
Name of Photographer: Michael Galbraith
Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0031
View of 228 McKinnie Circle, camera facing south.
Name of Photographer: Michael Galbraith
Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0032
View of 4311 Marquette Drive, camera facing east.
Name of Photographer: Michael Galbraith
Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0033
View of 4827 Montrose Avenue garage, camera facing southeast.
Name of Photographer: Michael Galbraith
Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0034
View of 4827 Montrose Avenue, camera facing southeast.
Name of Photographer: Michael Galbraith
Date of Photographs: June, 2012

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Name of Property

IN_AllenCounty_LafayettePlaceHistoricDistrict_0035

View of 4615 South Calhoun Street, camera facing southeast.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0036

View of Calumet Triangle Park, camera facing northwest.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0037

View of 328 East Fleming Avenue garage, camera facing south.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0038

View of 328 East Fleming Avenue, camera facing southwest.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0039

View of 310 East Fleming Avenue, camera facing southeast.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0040

View of Lafayette Esplanade and Gazebo, camera facing southwest.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0041

View of 4501 Lafayette Esplanade, camera facing southeast.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0042

View of Lafayette Esplanade from Congress Avenue, camera facing northwest.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0043

View of 4431 Marquette Drive, camera facing north.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

IN_AllenCounty_LafayettePlaceHistoricDistrict_0044

View of 4321 South Calhoun Street, camera facing northeast.

Name of Photographer: Michael Galbraith

Date of Photographs: June, 2012

Lafayette Place Historic District
Name of Property

Allen County, Indiana
County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Lafayette Place Historic District
Fort Wayne, Allen County, Indiana

	A	B	C	D	E	F	G	H
1	Street	Numb	Rating	Outbuildings	Style	Original Homeowner	Year Built	Additional Information
2	Calhoun Street	4321	c	c	tudor revival	Walter and Lucille Moellering	1927	Sec/Treas Moellering Supply
3	Calhoun Street	4331	nc	nc	cape cod		c. 1945	
4	Calhoun Street	4401	c	c	american foursquare		c.1925	
5	Calhoun Street	4405	nc	c	american foursquare		c.1925	
6	Calhoun Street	4411	c	c	craftsman		c. 1925	
7	Calhoun Street	4415	c	none	tudor revival		c.1945	
8	Calhoun Street	4417	nc	none	colonial revival		c. 1925	
9	Calhoun Street	4423	c	c	colonial revival		c.1950	
10	Calhoun Street	4425	c	nc	cape cod		c. 1945	
11	Calhoun Street	4431	c	nc	colonial revival		c. 1925	
12	Calhoun Street	4435	c	c	craftsman	Vacant	c. 1925	
13	Calhoun Street	4443	c	none	american small house	Hubert Furge	1956	
14	Calhoun Street	4445	c	c	dutch colonial revival	Leo Kahoe	1932	
15	Calhoun Street	4507	c	c	tudor/colonial revival	Orville Reed	1937	Employee, IH
16	Calhoun Street	4511	c	c	cape cod	Russell Gibson	1942	Foreman, GE
17	Calhoun Street	4515	c	c	colonial revival	Oliver M Jensen	1942	Salesman, Westinghouse Electric
18	Calhoun Street	4607	c	c	tudor revival	Oscar Braun	1942	Knitter, GH Co
19	Calhoun Street	4611	nc	c	craftsman/colonial re	Gayle Maney	1932	
20	Calhoun Street	4615	nc	none	art moderne	Paul R and Josephine Clark	1942	City Policeman
21	Calhoun Street	4619	nc	none	craftsman	Thomas Butler	1927	Carpenter
22	Calhoun Street	4623	c	nc	colonial revival	R Roy Peck	1927	Insurance Agent
23	Calhoun Street	4627	c	c	tudor revival	Leo Geise	1932	Sec, Tokheim
24	Calhoun Street	4701	c	none	american foursquare	Oscar Littlefield	1932	
25	Calhoun Street	4707	c	c	colonial revival	Willis Carto	1942	sales rep
26	Calhoun Street	4711	nc	none	ranch		c. 1963	
27	Calhoun Street	4715	c	none	american small house		c. 1958	
28	Calhoun Street	4719	c	none	american small house	Verner Stromberg	1951	Stromberg Floor Coverings
29	Calhoun Street	4801	c	c	tudor revival	Phillip Wagner	1932	
30	Calhoun Street	4809	nc	c	colonial revival	Ernest Pond	1951	
31	Calhoun Street	4811	c	c	craftsman	Walter Greiner	1927	Instr, GE
32	Calhoun Street	4815	c	c	american small house	Walter Greiner	1956	Foreman, GE
33	Calhoun Street	4821	c	none	tudor revival	James D Todd	1942	City Policeman
34	Calhoun Street	4823	c	c	craftsman	Roland Rinehart	1927	built by Mr. Vevia (LP newsletter, March 9, 1926)
35	Calhoun Street	4829	c	none	american small house		c. 1945	
36	Calhoun Street	4835	c	c	cape cod	Ronald Graham	1951	Foreman, US Rubber
37	Calhoun Street	4841	nc	none	american small house		c. 1950	
38	Calhoun Street	4851	nc	c	american small house		c.1945	
39	Calumet Avenue	4519	c	c	american small house	Fred Sheridan	1942	Clerk, GE
40	Calumet Avenue	4523	c	nc	american small house	Louis Briner	1942	Teacher, South Side High School
41	Calumet Avenue	4529	c	none	cape cod	Ellis E Bell	1951	Truck Manager, Allen County Motors
42	Calumet Avenue	4531	c	nc	american foursquare	Paul Reiter	1932	Dep Manager, CC Schlatter Co
43	Calumet Avenue	4535	c	none	american small house	Edward Stier	1951	
44	Calumet Avenue	4539	nc	none	tudor revival	Glenn R Wells	1932	Salesman, Western Gas
45	Calumet Avenue	4545	c	c	colonial revival	Conrad Pfeil	1932	Inspector, GE
46	Calumet Avenue	4612	c	c	tudor revival	Chester Schiefer	1932	Car salesman, Essex and Hudson Cars
47	Calumet Avenue	4617	c	c	tudor revival	Bernard O Parent	1932	Drill Press Operator, GE
48	Calumet Avenue	4625	c	nc	tudor revival	Ernest W Smith	1942	
49	Calumet Avenue	4630	c	nc	tudor revival	Edward C Springer	1937	Jeweler
50	Calumet Avenue	4631	c	c	tudor revival	Willis A Gardner	1932	Barber
51	Calumet Avenue	4632	c	c	tudor revival	Wilbert Felber	1937	Clerk, Post Office

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52	Calumet Avenue	4636	c	none	tudor revival	Russell Truex	1932	Station Attendant, Lincoln Oil
53	Calumet Avenue	4637	c	c	colonial revival	Earl G Schwalm	1942	Asst Trust officer, Lincoln Bank and Trust
54	Calumet Avenue	4640	c	c	colonial revival	Don J Mungovan	1932	Undertaker
55	Calumet Avenue	4643	c	c	tudor revival	Harold C Sherbondy	1932	Apprentice, GE
56	Calumet Avenue	4646	c	none	tudor revival	Wilbert R Nowlin	1932	Sales Manager
57	Calumet Avenue	4647	c	none	tudor revival	Henry Krabach	1932	Plant Accountant Home Telephone
58	Calumet Avenue	4660	nc	none	ranch	Paul Waugh	c. 1952	asst factory supt, Tokheim
59	Calumet Avenue	4802	c	c	storybook/tudor reviv	Guy Colerick	1937	Colerick and Corbett--house reputed to be a location of a "honeymoon" visit by Gable and Lombard, per neighborhood association pamphlet.
60	Calumet Avenue	4814	c	c	tudor revival	Carl R Ashman	1932	Asst Actuary, Lincoln Life--yurosko's house
61	Calumet Avenue	4817	c	c	colonial revival	Daniel P White	1932	Draftsman Wayne Co
62	Calumet Avenue	4818	c	c	colonial revival	Albert Wehmeyer	1932	Stellhorn Hardware
63	Calumet Avenue	4823	c	nc	garrison colonial reviv	Emerson Grove	1956	Branch Manager, Amston Supply
64	Calumet Avenue	4824	c	c	colonial revival	John F Criss	1942	Salesman
65	Calumet Avenue	4825	nc	nc	cape cod	Frank S Scott	1951	Teacher, Central HS
66	Calumet Avenue	4828	c	none	american small house			
67	Calumet Avenue	4830	c	none	american small house	Tony Talarico	1951	tailor
68	Calumet Avenue	4831	c	nc	ranch	John Hines Jr	1956	Real Estate
69	Calumet Avenue	4837	c	c	american small house	Hamilton Hunter Jr	1951	manager
70	Calumet Avenue	4845	c	none	american small house			
71	Champlain Drive	4301	c	none	american small house			
72	Champlain Drive	4302	c	none	spanish eclectic	Frank Schmid	1932	
73	Champlain Drive	4307	c	none	american small house		c. 1958	
74	Champlain Drive	4310	c	c	tudor revival	Forrest Roe	1932	Accountant, Wayne Company
75	Champlain Drive	4311	nc	nc	craftsman/american f	Richard Davis	1932	Dept Supt Pub Servi Co of IN
76	Champlain Drive	4315	c	none	colonial revival	Marcus B Park	1927	Indiana Service corp
77	Champlain Drive	4316	c	none	ranch	Rolland Collins	1956	Machinist, Rea Magnet
78	Champlain Drive	4321	c	c	colonial revival	Robert W Smith	1951	Clerk, Penn RR
79	Champlain Drive	4322	c	c	colonial revival/fours	Joseph W Miller	1927	Teller First National Bank
80	Champlain Drive	4326	c	nc	craftsman	Barton Pauley	1937	underwriter, Lincol National Life
81	Champlain Drive	4401	c	none	colonial revival	Jack F Payton	1942	assembler, GE
82	Champlain Drive	4402	c	c	colonial revival	Willis Hite	1927	Clerk City Water Works
83	Champlain Drive	4406	c	c	colonial revival	Floyd Batdorf	1932	Cashier, Northern Finance Co
84	Champlain Drive	4410	c	c	tudor revival	Miles W DeWitt	1932	Engineer, Penn RR
85	Champlain Drive	4414	nc	nc	american small house	Don L Persing	1951	Leader, GE
86	Champlain Drive	4415	c	none	american small house	Cleo Sherrin	1951	
87	Champlain Drive	4418	c	c	craftsman	Geo Gunder	1929	Manager, Gunder Insulating service/ Historic Name: The Gunder House
88	Champlain Drive	4423	c	nc	tudor revival	William Kellermeyer	1942	Coordinator, GE
89	Champlain Drive	4430	c	c	tudor revival	Charles Lyons	1937	Foreman
90	Champlain Drive	4433	c	nc	tudor revival	Orville Price	1942	Baker and Price
91	Congress Avenue	110	c	none	tudor revival	Roy A Tucker	1942	Dentist
92	Congress Avenue	116	c	none	colonial revival	Lee Myers	1927	Draftsman Wayne Co
93	Congress Avenue	121	c	none	colonial revival	Herbert M Loomis	1927	Forge Superintendent, Bass Foundry
94	Congress Avenue	201	c	none	colonial revival	John F Schmidt	1927	Foreman
95	Congress Avenue	202	c	none	colonial revival	Carl Orstat	1932	Bookkeeper
96	Congress Avenue	211	nc	none	colonial revival	Harold Hilgeman	1932	

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97	Congress Avenue	215	c	none	american small house	Mrs Walda K Sykes	1951	
98	Congress Avenue	222	c	none	american small house		c. 1950	
99	Congress Avenue	267	c	nc	colonial revival cottag	Herman Horstmeyer	1927	Grocer
100	Congress Avenue	310	c	none	american foursquare	Kurt Ulrich	1927	
101	Congress Avenue	315	c	nc	american foursquare	Chas Reichard	1927	Welder at GE / House is currently codemed
102	Congress Avenue	324	c	none	colonial revival	Orville, Amyette	1942	Engineer
103	Fleming Avenue	103	nc	nc	dutch colonial revival	John Reincke	1932	Fireman
104	Fleming Avenue	116	c	c	colonial/tudor revival	Horace Seaman	1932	Salesman, WOWO
105	Fleming Avenue	117	c	none	cape cod/tudor reviva	William V Alt	1942	Bookkeeper FW National Bank
106	Fleming Avenue	121	c	c	tudor revival	Otto W Breimeier	1927	Salesman, National Biscuit
107	Fleming Avenue	122	c	c	tudor revival	Louis A Dilling	1932	Office Manager, Patterson Fletcher
108	Fleming Avenue	125	c	c	tudor revival	Otto W Breimeier	1932	Salesman, National Biscuit
109	Fleming Avenue	126	c	c	tudor revival	Maurice Longsworth	1927	Lincoln Life
110	Fleming Avenue	201	c	nc	tudor revival	Vacant	1932	
111	Fleming Avenue	202	c	c	colonial revival	Burton Keller	1927	
112	Fleming Avenue	208	c	c	tudor revival	Francis d. McMillan/Adolph Schulz	c. 1925/1927	Physical Director
113	Fleming Avenue	210	c	c	colonial revival	Elmer Dreyer	1932	Sec/Treas
114	Fleming Avenue	214	c	none	tudor revival		c. 1935	
115	Fleming Avenue	260	c	c	colonial revival	B Ensor Conine	1932	Bookkeeper
116	Fleming Avenue	261	c	c	american small house	Lester G Hemphill	1937	Teacher, Central HS
117	Fleming Avenue	264	c	c	gable front		c. 1950	
118	Fleming Avenue	265	c	c	craftsman	J. Arthur Keever	1927	Salesman, Mollering Corp
119	Fleming Avenue	268	c	c	colonial revival	Thurman Smith	1927	Manager
120	Fleming Avenue	269	c	none	american small house	Vacant	1927	
121	Fleming Avenue	301	c	c	colonial revival/crafts	Vacant	1927	built by Mr. Vevia (LP newsletter, March 9, 1926)
122	Fleming Avenue	302	c	c	american small house	Vacant	c. 1950 or 1927	
123	Fleming Avenue	305	c	c	dutch colonial revival	Vacant	1927	
124	Fleming Avenue	306	c	none	colonial revival	Vacant	1927	
125	Fleming Avenue	309	c	c	colonial revival		c. 1940	
126	Fleming Avenue	310	nc	c	tudor revival	Henry and Florence Burnett	c.1925	
127	Fleming Avenue	313	nc	nc	colonial revival		1926	built by Mr. Vevia (LP newsletter, March 9, 1926)
128	Fleming Avenue	314	c	c	tudor revival		c.1925	
129	Fleming Avenue	319	c	c	craftsman		c. 1925	
130	Fleming Avenue	328	c	c	craftsman	Frank and Louise Vevia	c.1925	Frank Vevia built many of the Houses in Lafayette Place
131	Glencoe Avenue	258	c	c	craftsman	Clyde Flowers	1927	Teller, Lincoln Trust
132	Glencoe Avenue	262	c	c	bungalow		c. 1958	
133	Glencoe Avenue	266	c	nc	craftsman	Willis Webb	1927	Salesman
134	Glencoe Avenue	270	c	c	craftsman	Arthur Klein	1927	Dept manager, First National Bank
135	Glencoe Avenue	302	c	c	american foursquare/	Lloyd Smith	1927	Clerk, Post Office
136	Glencoe Avenue	306	c	c	tudor revival		c. 1932	
137	Glencoe Avenue	310	c	c	american foursquare		c. 1925	
138	Glencoe Avenue	312	c	none	american foursquare/	Forster Sheller	1927	perhaps also designed by Lloyd Larimore, LP newsletter, March 9, 1926
139	Glencoe Avenue	315	nc	nc	craftsman	Albert Johns	1926	designed by Lloyd Larimore, built by John Worthman, , LP newsletter, March 9, 1926.

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140	Kenilworth Street	4406	c	c	craftsman	Edson and Lola Keller	c.1925	
141	Kenilworth Street	4410	c	c	craftsman		c. 1930	
142	Kenilworth Street	4414	c	none	colonial revival/craftsman		c. 1925	
143	Kenilworth Street	4418	c	c	colonial revival		c. 1925	
144	Kenilworth Street	4419	c	none	cape cod		c. 1945	
145	Kenilworth Street	4422	c	c	tudor revival		c. 1925	
146	Kenilworth Street	4423	c	c	colonial revival		c. 1925	
147	Kenilworth Street	4426	c	c	tudor revival		c. 1950	
148	Kenilworth Street	4427	c	c	craftsman		c. 1930	
149	Kenilworth Street	4430	c	c	craftsman		c. 1925	
150	Kenilworth Street	4431	c	nc	craftsman		c. 1925	
151	Kenilworth Street	4434	c	c	american small house		c. 1950	
152	Kenilworth Street	4437	c	c	american small house		c. 1950	
153	Kenilworth Street	4438	c	nc	colonial revival		c. 1935	
154	Kenilworth Street	4442	c	none	colonial revival		c. 1935	
155	Kenilworth Street	4446	c	none	colonial revival		c. 1925	
156	Kenilworth Street	4502	c	c	colonial revival		c. 1925	
157	Kenilworth Street	4507	c	c	american foursquare/prairie		c. 1925	
158	Kenilworth Street	4508	c	c	american foursquare/	Wheeler and Bertha Ling	1926	LP newsletter, March 9, 1926: "Mr. Ling says they like their new home and community very much. This is the large two story dark brick house built by William H. Fell, Realtor."
159	Kenilworth Street	4511	c	c	craftsman		c. 1925	
160	Kenilworth Street	4512	c	none	american small house		c. 1958	
161	Kenilworth Street	4515	c	c	colonial revival		c. 1925	
162	Kenilworth Street	4516	c	none	craftsman		c. 1925	
163	Kenilworth Street	4519	nc	none	american small house		c. 1958	
164	Kenilworth Street	4520	c	c	dutch colonial revival		c. 1930	
165	Kenilworth Street	4523	c	nc	craftsman		c. 1925	
166	Kenilworth Street	4524	c	c	craftsman		c. 1925	
167	Kenilworth Street	4527	c	c	tudor revival		c. 1930	
168	Kenilworth Street	4528	c	c	craftsman		c. 1925	
169	Kenilworth Street	4531	c	c	craftsman/american foursquare		c. 1923	
170	Kenilworth Street	4534	c	none	tudor revival		c. 1935	
171	Kenilworth Street	4535	c	none	american small house		c. 1945	
172	Kenilworth Street	4538	nc	none	american small house		c. 1950	
173	Kenilworth Street	4539	c	c	colonial revival		c. 1925	
174	Kenilworth Street	4540	c	c	craftsman		c. 1925	
175	Kenilworth Street	4543	c	nc	colonial revival		c. 1925	
176	Kenilworth Street	4544	c	none	tudor revival		c. 1925	
177	Lafayette Esplanade	4435	c	c	colonial revival	Walter R Westphal	1937	Reseach Engineer, IH
178	Lafayette Esplanade	4438	c	nc	colonial revival		c. 1935	
179	Lafayette Esplanade	4439	c	c	tudor revival	Mrs Lettie Ferguson	c.1932	designed by Lloyd Larimore in 1926
180	Lafayette Esplanade	4443	c	c	tudor revival		c. 1930	
181	Lafayette Esplanade	4444	c	c	tudor revival	Oliver Stephens	1932	
182	Lafayette Esplanade	4447	c	c	colonial revival		c. 1935	
183	Lafayette Esplanade	4500	nc	none	gazebo		1994	
184	Lafayette Esplanade	4501	nc	none	contemporary	Douglas and Margaret Kigar	c. 1968	
185	Lafayette Esplanade	4506	c	c	tudor revival	Kent Sweet	1932	
186	Lafayette Esplanade	4507	c	c	tudor revival	Harry M Witherow	c. 1929	Demand meter Engineer GE
187	Lafayette Esplanade	4510	c	c	colonial revival	Elmer F Paul	1942	Planner, GE
188	Lafayette Esplanade	4511	c	c	american small house		c. 1949	
189	Lafayette Esplanade	4514	c	c	tudor revival	Howard Bower	1951	Radio Engineer
190	Lafayette Esplanade	4515	c	c	american small house	Louis Salaka	c. 1952	Salesman, Bluffton Grocery
191	Lafayette Esplanade	4519	c	c	tudor revival	James S Clark	c. 1930	manager
192	Lafayette Esplanade	4520	c	c	minimal tradtional/co	Arthur Pfeiffer	1951	
193	Lafayette Esplanade	4523	c	nc	american small house	William Franke	c. 1950	Foreman, GE

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194	Lafayette Esplanade	4524	c	c	colonial revival	Claude Davies	1927	Sales Manager Fort Wayne Printing
195	Lafayette Esplanade	4526	c	nc	colonial revival	Arthur Huber	1942	draftsman
196	Lafayette Esplanade	4527	c	c	minimal traditional/co	Paul J Wood	c. 1948	
197	Lafayette Esplanade	4530	c	none	colonial revival	Theo Koeber	1942	patternmaker
198	Lafayette Esplanade	4533	c	c	tudor revival	Robert Reiman	c. 1939	
199	Lafayette Esplanade	4534	c	none	colonial revival	Minne More	1942	
200	Lafayette Esplanade	4535	c	none	american small house	Grover Pressler	1951	salesman, Fisher Bros paper
201	Lafayette Esplanade	4538	c	none	colonial revival	Max Holz	1927	Asst manager, GE
202	Lafayette Esplanade	4601	c	none	tudor revival	David Woolner	1951	salesman, Pollack Bros
203	Lafayette Esplanade	4602	c	c	colonial revival	Worley M Reiff	1927	Meyer Brothers Company asst state manager, Seagrams
204	Lafayette Esplanade	4607	c	c	colonial revival	Charles Seitz	1946	
205	Lafayette Esplanade	4608	nc	nc	tudor revival	Ronald Stagg	1932	Assistant Actuary, Lincoln Life
206	Lafayette Esplanade	4610	nc	none	colonial revival	Trygve Storm	1937	T Storm roofing
207	Lafayette Esplanade	4611	c	c	minimal traditional/colonial revival		c. 1945	
208	Lafayette Esplanade	4616	c	c	art moderne	Charles Renier	1937	
209	Lafayette Esplanade	4620	c	none	tudor revival	Frank Diehl	1932	Collr Mgr
210	Lafayette Esplanade	4621	c	none	cape cod/colonial rev	Doyt Fisher	1951	city firefighter
211	Lafayette Esplanade	4624	c	none	colonial revival/tudor	Ensor Conine	1942	bookkeeper, Berghoff Brewing
212	Lafayette Esplanade	4628	c	none	colonial revival		c. 1950	
213	Lafayette Esplanade	4632	c	none	tudor revival /american foursquare		1932	dist manager
214	Lafayette Esplanade	4633	c	none	colonial revival	Clyde E Flowers	1942	VP Lincoln National Bank
215	Lafayette Esplanade	4637	c	none	split level	Kenneth Young	1956	Engineer, Dana
216	Lafayette Esplanade	4640	c	none	colonial revival		c. 1950	
217	Lafayette Esplanade	4641	c	none	american small house		c. 1950	
218	Lafayette Esplanade	4645	nc	nc	colonial revival	Paul Brantingham	1951	Engineer, IH
219	Lafayette Esplanade	4647	c	c	colonial revival	John Welch	1951	Asst Sales mgr Hill Dobbs
220	Lafayette Esplanade	4701	c	none	colonial revival	Volney Tuttle	1942	Chief Engineer, GE
221	Lafayette Esplanade	4702	c	none	tudor revival	William Merchant	1942	salesman
222	Lafayette Esplanade	4704	nc	nc	american foursquare/	Andrew Subzda	1932	
223	Lafayette Esplanade	4705	nc	none	american small house	Vacant	c. 1958/ 1951	
224	Lafayette Esplanade	4708	c	none	tudor revival	George Komerak	1942	salesman
225	Lafayette Esplanade	4709	c	none	american small house	Mary Cartwright	1956	
226	Lafayette Esplanade	4712	c	c	tudor revival	Theodore Zollner	1932	pres
227	Lafayette Esplanade	4715	c	c	colonial revival	Eugene Bennhoff	1942	Dentist
228	Lafayette Esplanade	4716	c	c	colonial revival	Geake, Samuel	1937	Sec, Scottish Rite
229	Lafayette Esplanade	4717	c	c	american small house	William Sherbondy	1937	Electrician Sec-treas Brooks Construction
230	Lafayette Esplanade	4721	c	c	colonial revival	James E Brooks	1956	Accountant
231	Lafayette Street	4320	c	c	american small house	George Brigham	1951	
232	Lafayette Street	4322	c	none	gable-front		c. 1945	
233	Lafayette Street	4326	c	c	gable-front	Joseph Wies	1951	Assembler, Wayne Pump
234	Lafayette Street	4330	c	c	american small house	Earl and Alma Rickey	c. 1945	
235	Lafayette Street	4402	c	none	Craftsman	William F. Merchant	1927	Merchant and Sumney
236	Lafayette Street	4406	c	none	gable-front	Warren Crowe	1951	Carpenter
237	Lafayette Street	4410	c	none	tudor revival	Harry Johnson	1927	called a "Detroit Bungalow" when described in LP newsletter, Sept. 15 ,1926, design came from Detroit building show in February.
238	Lafayette Street	4414	c	c	gable-front		c. 1945	
239	Lafayette Street	4418	c	none	craftsman	Myron Hardendorf	1927	Meat Cutter, Herman C Horstmeyer
240	Lafayette Street	4422	c	none	craftsman/american f	William C Jefferies	1927	Machinist, GE Treas-Traffic Manager the McMillen Co
241	Lafayette Street	4428	c	c	craftsman	Thomas McGee	1927	Electrician GE
242	Lafayette Street	4430	nc	c	gable-front	Milford K Toney	1956	

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243	Lafayette Street	4434	nc	none	craftsman	Roy M. Johnson	1927	Salesman
244	Lafayette Street	4438	c	nc	craftsman/american f	Frank E Sitton	1927	Electrician, GE
245	Lafayette Street	4506	c	c	gable-front	Walter Blackwell Jr	1951	Claim Adjuster
246	Lafayette Street	4510	c	c	craftsman	Raymond Dibble	1927	Machinist, GE
247	Lafayette Street	4514	c	none	colonial revival	Edmund Locker	1927	Clerk, GE
248	Lafayette Street	4518	c	c	gable-front		c. 1945	
249	Lafayette Street	4522	nc	none	craftsman	Harold Carter	1926	built by Mr. Vevia (LP newsletter, March 9, 1926)
250	Lafayette Street	4526	c	c	american small house	Richard L Banger	1951	
251	Lafayette Street	4530	c	c	gable-front	Bernard Blumenthal	1951	Shoe Salesman
252	Lafayette Street	4534	c	nc	tudor/american fours	Richard Kemp	1937	corse, Ft. Wayne Corrugatedd paper
253	Lafayette Street	4538	c	c	craftsman	Everett and Mable Ellerman	1927	
254	Lafayette Street	4608	c	c	craftsman	Wm Hamilton	1927	Chauffer, Central Grocery
255	Lafayette Street	4612	c	c	craftsman	Chas J Eskridge	1927	salesman
256	Lafayette Street	4616	c	none	craftsman	Charles Dunifon	1927	Painter, GE
257	Lafayette Street	4620	c	none	colonial revival/crafts	Vacant	1927	
258	Lafayette Street	4630	c	nc	colonial revival/crafts	Lee J Ninde	1932	Real Estate
259	Lafayette Street	4636	c	nc	tudor revival	James H Whitby	1942	Locomotive Engineer
260	Lafayette Street	4638	c	nc	american small house	John L Jeffries	1951	Clerk IH
261	Lafayette Street	4642	c	c	craftsman	Edgar Moyer	1927	Claim Agent, Penn RR
262	Lafayette Street	4646	c	c	craftsman	Pearl Elberson	1927	
263	Lafayette Street	4708	nc	nc	craftsman	Frank Vela	1927	
264	Lafayette Street	4712	nc	nc	colonial revival	Charles Buchanan	1927	Shipping Clerk, GE
265	Lafayette Street	4716	c	none	american small house		c. 1945	
266	Lafayette Street	4834	c	c	american small house	Arlo Shookman	1942	
267	Maple Grove Avenue	101	c	c	colonial revival	Ralph D Harris	1927	Utility Switchman, Home Telephone
268	Maple Grove Avenue	113	c	c	tudor revival	Arthur G Lapper	1927	Real Estate
269	Maple Grove Avenue	116	c	c	craftsman	C Allan Miller	1932	Dept Manager Rurode Dry Goods
270	Maple Grove Avenue	117	nc	c	colonial revival	Forest C Valentine	1927	Salesman
271	Maple Grove Avenue	120	c	none	craftsman	Fred G Shoner	March, 1926	Foreman, Western Gas
272	Maple Grove Avenue	121	c	c	craftsman	Frank S. LaBarbera	1927	Salesman, Fitch-Potts Motor Car
273	Maple Grove Avenue	125	c	c	colonial revival	Chas Hilker	1927	Meat Cutter, FJ Parrott
274	Maple Grove Avenue	130	c	c	american small house	William D Hill	1932	Corres
275	Maple Grove Avenue	201	c	c	american foursquare	William Kamm	1927	
276	Maple Grove Avenue	202	c	none	craftsman	Clyde Siples	1927	Plasterer
277	Maple Grove Avenue	204	c	c	cape cod/colonial rev	Helen M Lonergan	1942	
278	Maple Grove Avenue	205	c	c	colonial revival	Carl Foust	1942	Salesman, Wayne Candies
279	Maple Grove Avenue	209	c	c	craftsman	William Wiebke	1927	Lab, Kunkle Valve
280	Maple Grove Avenue	216	c	none	ranch	Melville North	1956	Salesman, RM North
281	Maple Grove Avenue	230	nc	none	side gable		c. 1960	
282	Maple Grove Avenue	234	c	none	american foursquare	Stanley S Sondles	1932	Sales Manager
283	Maple Grove Avenue	242	c	c	colonial revival	Fred J Breeze	1932	Teacher, North Side HS
284	Maple Grove Avenue	258	c	none	tudor revival	Richard Harkless	1932	Bookkeeper, Horton MFG
285	Maple Grove Avenue	261	c	c	american small house	Edward A Jordan	1942	Sales Manager, Horton MFG
286	Maple Grove Avenue	265	c	c	tudor revival	Clarence Davis	1932	
287	Maple Grove Avenue	266	c	none	ranch	John Palmer	1956	
288	Maple Grove Avenue	267	c	c	tudor revival	Perry Archer	1932	Archer Trucking, Parker Trucking
289	Maple Grove Avenue	301	c	c	craftsman	William Wolfe	1927	Mason
290	Maple Grove Avenue	302	c	c	tudor revival	Rollin Gray	1927	built by Mr. Vevia (LP newsletter, March 9, 1926)
291	Maple Grove Avenue	304	c	none	colonial revival	Ray D Jones	1937	Student Engineer, GE
292	Maple Grove Avenue	306	c	c	colonial revival	Fred Suhr	1942	Engineer, GE
293	Maple Grove Avenue	309	c	none	ranch	Adolf Fritz	1956	Pres, Fort Wayne Engraving

Lafayette Place Historic District
Fort Wayne, Allen County, Indiana

	A	B	C	D	E	F	G	H
294	Maple Grove Avenue	315	c	nc	craftsman	Garland Fairly/Waldo Sundsmo	c. 1925/ 192	Musician
295	Maple Grove Avenue	316	c	c	front-gable	under construction	1951	
296	Maple Grove Avenue	319	nc	none	ranch	Bruce A Curley	1956	Draftsman
297	Maple Grove Avenue	320	c	c	american foursquare		c. 1930	
298	Marquette Drive	4307	c	c	tudor/colonial revival	Paul R Noe	1927	Appraiser
299	Marquette Drive	4308	c	c	dutch colonial revival	Scudder G Welty	1927	Physician, built by Frank Vevia (LP newsletter, April 21, 1926)
300	Marquette Drive	4311	c	c	tudor revival	E Brice and Mildred McIntosh	1927	Sales Manager, Fort Wayne Dental Depot--built by John Worthman (LP newsletter, April 6, 1926)
301	Marquette Drive	4312	c	c	tudor revival	Henry Marlin	1927	Marlin and Cook
302	Marquette Drive	4315	c	c	colonial revival	under construction	1951	
303	Marquette Drive	4316	c	c	colonial revival	Merle Eckman	1942	
304	Marquette Drive	4319	c	c	tudor revival	Mrs. Ann Kaiser	1932	
305	Marquette Drive	4320	c	c	dutch colonial revival	Nelson Bucher	1927	Inspector, GE
306	Marquette Drive	4323	c	c	ranch	George Mallers	1951	Manager, Wayne Theatre
307	Marquette Drive	4401	c	c	tudor revival		c.1925	
308	Marquette Drive	4405	c	c	american foursquare		c. 1925	
309	Marquette Drive	4408	c	none	american small house		c. 1950	
310	Marquette Drive	4413	c	none	tudor revival		c. 1935	
311	Marquette Drive	4414	c	c	american small house		c. 1935	
312	Marquette Drive	4415	c	c	colonial revival		c. 1925	
313	Marquette Drive	4418	c	none	prairie/american four	Edith Darby	c. 1925	
314	Marquette Drive	4419	c	none	ranch		c. 1950	
315	Marquette Drive	4422	c	c	craftsman/colonial revival		c. 1925	
316	Marquette Drive	4428	c	none	ranch		c. 1960	
317	Marquette Drive	4429	c	c	tudor revival		c. 1930	
318	Marquette Drive	4431	c	none	ranch	Phillip and Marjorie Clark	c. 1961	
319	Mckinnie Avenue	120	c	c	tudor revival	Mrs. Mary Erick	1927	
320	Mckinnie Avenue	124	c	c	tudor revival	Juan Rodriguez	1927	Physician, Duemling Clinic
321	Mckinnie Avenue	130	c	c	dutch colonial revival	Mrs Clara Welty	1927	
322	Mckinnie Avenue	138	c	c	colonial revival	Arthur F Westenfeld	1927	Acct, Packard Piano
323	Mckinnie Avenue	302	nc	c	colonial revival	Vacant	1927	designed by Grace E. Crosby, an architect with Griffith and Goodrich
324	Mckinnie Avenue	306	c	c	colonial revival	James H Turner	1951	Conductor, Penn RR
325	Mckinnie Avenue	312	c	nc	american small house		c. 1948	
326	Mckinnie Avenue	318	c	c	american small house		c. 1948	
327	McKinnie Circle	204	c	nc	american foursquare		c. 1928	
328	McKinnie Circle	208	c	c	craftsman/american foursquare		c. 1928	
329	McKinnie Circle	212	c	c	colonial revival	Herman Braun	1932	Engineer, GE
330	McKinnie Circle	216	c	c	colonial revival	Fred Jagers	1932	Distributor, Selective Investments Co
331	McKinnie Circle	220	nc	c	colonial revival	Earl Gebert	1932	Foreman, GE
332	McKinnie Circle	224	nc	c	craftsman	Oscar Miller	1932	auditor
333	McKinnie Circle	228	nc	c	craftsman/american f	Richard and Nellie Ferris	1932	Engineer
334	McKinnie Circle	232	c	c	colonial revival	Paul and Esther Bieberich	1932	diamond Die cutter--designed by Lloyd Larimore
335	McKinnie Circle	240	c	nc	colonial revival	Richard Doermer	1951	Associate, Campbell, Livingston, Teeple and Dildine
336	McKinnie Circle	244	c	c	craftsman	Dr Elizabeth Burns	1932	Physician, Wayne Pharmacal Bldg
337	McKinnie Circle	248	c	c	colonial revival	Stephen Marshall	1951	city firefighter
338	McKinnie Circle	252	c	none	american small house	Arthur Dicke	1946	Die Maker, GE

Lafayette Place Historic District
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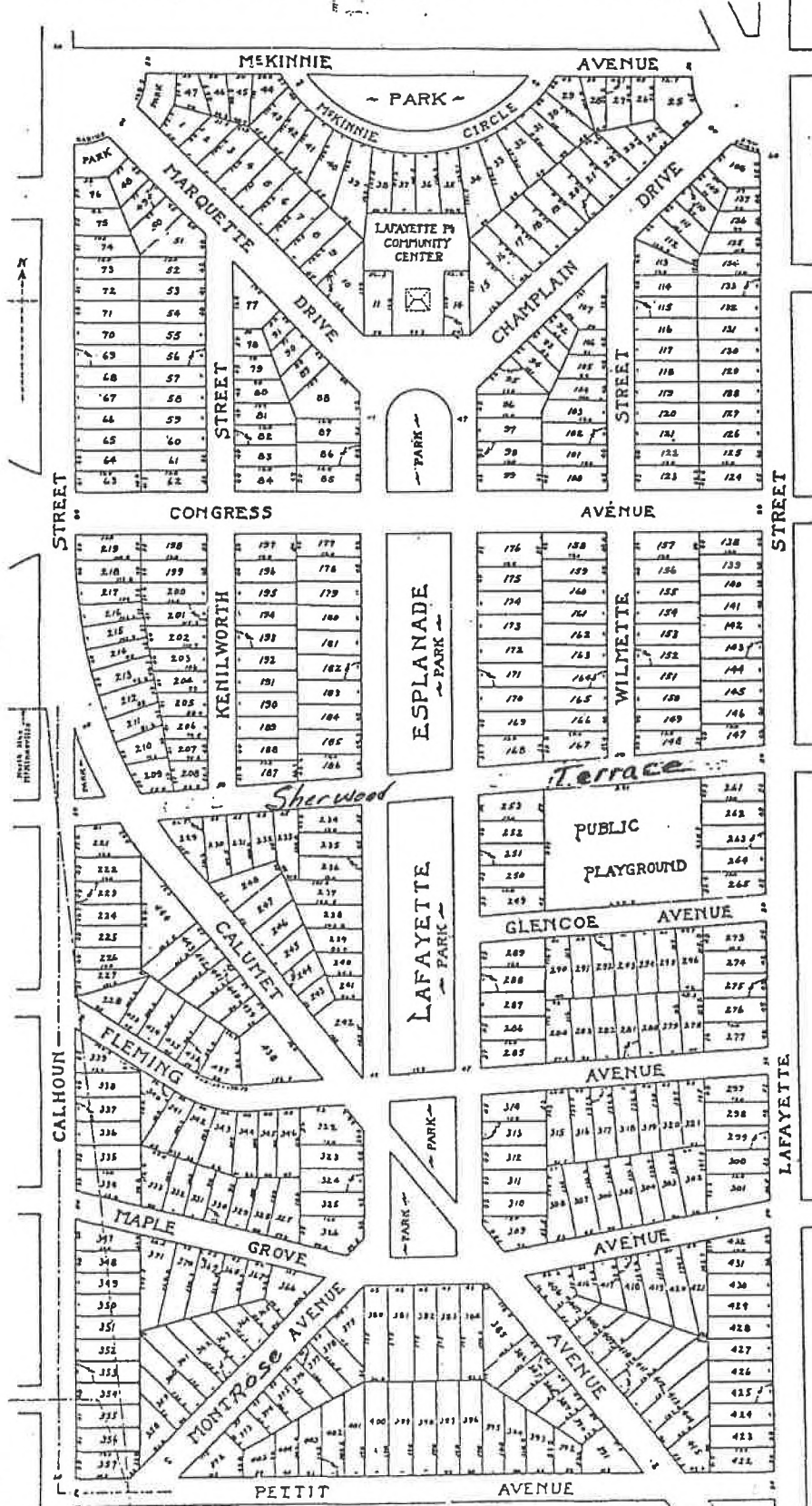
	A	B	C	D	E	F	G	H
339	McKinnie Circle	256	c	none	american small house	Ralph W Neighbour	1946	Pastor, FW Gospel Temple
340	Montrose Avenue	4807	c	none	art deco	Clata J Lantz	1942	signalman
341	Montrose Avenue	4811	c	c	craftsman	Ralph Stodgdill	1932	
342	Montrose Avenue	4812	c	nc	american small house	Myles Niswander	1942	
343	Montrose Avenue	4815	c	c	colonial revival	Edwin J Horstman	1951	Supervisor, GE
344	Montrose Avenue	4816	c	nc	dutch colonial revival	J Howard Wilkens	1927	Wilkens bros Meat Market
345	Montrose Avenue	4819	c	c	craftsman	Leroy V Dennis	1927	Salesman
346	Montrose Avenue	4820	c	c	colonial revival	Lester Friend	1951	Engineer, Penn RR
347	Montrose Avenue	4823	c	c	american foursquare/	Otto Scholle	1927	Salesman, Hadley Furniture
348	Montrose Avenue	4824	c	c	colonial revival		c.1962	
349	Montrose Avenue	4827	c	c	craftsman/colonial re	John R and Alice Worthman	March, 1926	Builder
350	Montrose Avenue	4828	c	nc	craftsman/colonial re	Alf Van Ranst	1942	production
351	Montrose Avenue	4834	c	c	colonial revival	Milton Myers	1951	
352	Montrose Avenue	4835	c	none	colonial revival		c. 1935	
353	Montrose Avenue	4838	c	none	american small house	Edgar Heikowsky	1942	Clerk, Ft Wayne National Bank
354	Montrose Avenue	4840	c	nc	american small house	J Eugene Perkins	1942	Locomotive Engineer
355	Pettit Avenue	215	nc	none	american small house		c.1962	
356	Pettit Avenue	219	c	c	craftsman	Mr. and Mrs. Lauren Bricker	1926	SF Bowser, house built by John Worthman (LP newsletter, April 14, 1926)
357	Pettit Avenue	225	nc	none	american small house	Harvey Humphries	1956	Clerk Burdsall Haffner Paint
358	Pettit Avenue	231	nc	c	american small house	Max Papazian	1956	Engineer, I & M
359	Pettit Avenue	235	c	c	american small house	W DeFord Hite	1956	Commercial Rep, HT&T Co
360	Pettit Avenue	241	c	none	minimal ranch	George Skelton	c. 1950	tool grinder, Bowser's
361	Pettit Avenue	245	c	none	ranch	W. Adren Summers		Employee, IH
362	Pettit Avenue	251	nc	none	colonial revival	Allen Favory	1956	Salesman, General Homes
363	Pettit Avenue	257	c	c	colonial revival	Eugene Nichter	1956	City Policeman
364	Pettit Avenue	261	nc	none	american small house	Larry Ringle	1956	
365	Pettit Avenue	263	c	c	craftsman/colonial re	H Louis Papai	1932	finisher, Fort Wayne Engraving
366	Sherwood Terrace	106	nc	none	dutch colonial revival	Fred C Stone	1932	VP Central Office supply
367	Sherwood Terrace	118	c	c	american foursquare	Chas Shafer	1932	
368	Sherwood Terrace	120	c	c	colonial revival		c. 1962	
369	Sherwood Terrace	202	c	none	neoclassical	Wayne Ferguson	1927	Real Estate
370	Sherwood Terrace	206	nc	c	american foursquare	Leonard Roebel	1937	Engineer GE
371	Sherwood Terrace	209	c	none	craftsman	Oscar Ehlerding	1927	Cashier, Schlosser Bros
372	Sherwood Terrace	210	c	c	colonial revival	Dr Harry W Cook	1927	Dentist
373	Sherwood Terrace	259	c	none	craftsman	Herbert Miller	1927	Foreman at Dudlo
374	Sherwood Terrace	303	c	none	tudor revival	John R Worthman	1932	Contractor
375	Sherwood Terrace	306	c pavilion	nc tennis court/nc basketball court	playground	playground		
376	Sherwood Terrace	316	c	c	craftsman	Frank C Cole	1927	Plasterer
377	Wilmette Street	4401	c	c	colonial revival		c. 1930	
378	Wilmette Street	4407	c	c	colonial revival		c. 1925	
379	Wilmette Street	4413	c	c	colonial revival		c. 1945	
380	Wilmette Street	4415	c	none	colonial revival		c. 1945	
381	Wilmette Street	4419	c	c	cape cod		c. 1945	
382	Wilmette Street	4422	c	c	craftsman		c.1925	
383	Wilmette Street	4423	c	c	craftsman		c. 1925	
384	Wilmette Street	4426	c	c	craftsman		c. 1925	
385	Wilmette Street	4427	nc	nc	craftsman		c. 1925	
386	Wilmette Street	4430	c	c	american small house		c.1958	
387	Wilmette Street	4431	c	c	dutch colonial revival		c. 1925	
388	Wilmette Street	4434	c	none	american small house		c. 1950	
389	Wilmette Street	4435	c	c	cape cod		c. 1945	
390	Wilmette Street	4438	c	c	cape cod		c. 1945	
391	Wilmette Street	4439	nc	none	cape cod		c. 1945	

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	A	B	C	D	E	F	G	H
392	Wilmette Street	4443	c	nc	craftsman		c. 1925	
393	Wilmette Street	4501	c	c	colonial revival		c. 1925	
394	Wilmette Street	4502	c	c	craftsman		c. 1925	
395	Wilmette Street	4506	nc	c	craftsman		c. 1925	
396	Wilmette Street	4507	c	none	ranch		c. 1960	
397	Wilmette Street	4510	c	none	american foursquare		c. 1925	
398	Wilmette Street	4511	c	nc	american small house/tudor revival		c. 1935	
399	Wilmette Street	4514	c	c	craftsman		c. 1930	
400	Wilmette Street	4515	c	none	craftsman/colonial revival		c. 1925	
401	Wilmette Street	4518	c	nc	craftsman		c. 1925	
402	Wilmette Street	4519	c	none	cape cod		c. 1945	
403	Wilmette Street	4521	c	c	american small house/tudor revival		c. 1945	
404	Wilmette Street	4522	c	nc	colonial revival		c. 1945	
405	Wilmette Street	4525	c	none	american small house		c. 1945	
406	Wilmette Street	4526	c	c	craftsman		c. 1925	
407	Wilmette Street	4530	c	c	craftsman/colonial re	Wm. And Hazel Barney	c. 1925	
408	Wilmette Street	4533	c	c	cape cod		c. 1945	
409	Wilmette Street	4534	c	c	tudor revival		c. 1930	
410	Wilmette Street	4542	c	c	colonial revival		c. 1935	

AN ABSTRACT

Of the Title to Lot No. _____ in Lafayette Place Addition
to the City of Fort Wayne, in Allen County, Indiana



Attachment A
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Fort Wayne, Allen County, IN
Source: Donald Orban, Preservation Planner, City of Fort Wayne
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to be the president and secretary respectively of Lafayette Place Company, owner of the above tract of land, before Fred B. Shoaff, Notary Public, Allen County, Indiana. (Notary Seal)

I hereby certify the above plat correct.

FRANCIS H. BULOT.

22 Approved April 22, 1915, Board of Public Works.

ROBERT E. KELLEY, FRANK E. SINGREY, HENRY HILGEMAN,
Board of Public Works.

Recorded June 18, 1915.

Plat Record 7, pages 114 and 115.

This Indenture made this 19th day of June, 1915, by and between Lafayette Place Company, a corporation organized under the laws of the State of Indiana, having its principal place of business in the City of Fort Wayne, Allen County, Indiana, (hereinafter called the Seller), and Lee J. Ninde, of Allen County, Indiana, (hereinafter called the Buyer), Witnesseth, That

Whereas, the Seller, owns a tract of land in Allen County, Indiana, known as Lafayette Place Addition, as shown on the recorded plat thereof, in the Recorder's Office of Allen County, Indiana, and

Whereas, the Seller intends to develop and improve said tract of land and open up and lay out the streets shown on said plat and after reconveyance to it of said property to offer for sale the lots and parcels of land included in said tract, and desires to subject all of said tract of land and lots and parcels shown on said plat to certain covenants, agreements, easements, restrictions, conditions, limitations and charges as hereinafter set forth, and to make said covenants, agreements, easements, restrictions, conditions, limitations and charges binding and of full force and effect upon all the land uncluded in said tract, and upon the present and future owners and occupants of the same.

Now Therefore, the said Lafayette Place Company, conveys and warrants to the said Lee J. Ninde, for and in consideration of \$1.00, the receipt whereof is hereby acknowledged, the following described real estate in Allen County, State of Indiana, to-wit:

All of the said tract of land known as Lafayette Place Addition adjoining the City of Fort Wayne, as shown on the recorded plat thereof, including lots numbered from 1 to 444 both inclusive, together with the improvements thereon, and all rights and appurtenances thereto.

Excepting from the warranty hereof,

→ Subject to the following covenants, agreements, easements, restrictions, conditions, limitations and charges, which it is hereby covenanted and agreed shall be binding upon the Seller, its successors and assigns, and upon the Buyer, his heirs, executors, administrators, grantees and assigns, and upon all the land included in said tract.

1. The seller will pay the current taxes assessed against said lots, which are payable in the years 1915, and 1916. The Buyer shall pay all current taxes against said lots payable in the year 1917 and subsequent years, and shall also pay all assessments levied after May 1st, 1916, against said premises as the same become due.

23 2. The seller hereby agrees,

(A) That there will be constructed a sewer system, water main system, and gas main system for the use of all lots in said Addition, and also that cement sidewalks will be constructed upon the streets in front of all lots of said Addition, and that pavements of a character to be determined by the Seller shall be constructed upon all the streets lying within said Addition. It shall be optional, with the Seller to place said water, gas and sewer main systems in the streets or upon the rights-of-way or easements reserved upon any over the lots as hereinafter specified. The funds to construct said improvements shall be advanced by the Seller, but shall be repaid, with interest by the lot owners as hereinafter specified, and such improvements shall be completed by December 1st, 1919. The seller's obligation to construct the said water and gas systems shall be conditioned upon the City or other public authorities or private persons or corporations supplying water and gas in the city of Fort Wayne, Indiana, agreeing to supply water and gas to such system when constructed, and its obligation to construct said sewer system shall be conditional upon the said City authorities permitting such system to be connected with and drained into city sewer mains.

(B) To plant trees and shrubbery in the parks, parkways or parking, play grounds and community Center, all of said work to be completed by December 1st, 1919.

(C) To equip the play ground shown on said plat with a field house, slides, teeter board, wading pools and basket ball grounds, provided however, that the Seller shall not be called upon to expend more than \$1000.00 in providing such equipment; said equipment to be provided by December 1st, 1920, or as soon thereafter as 25 dwelling houses shall have been completed and occupied upon lots in said Addition.

(D) To provide a club house and tennis courts upon the tract known as Community Center, shown on said plat at a cost not less than \$5000.00, by December 1st, 1920, provided that within such time 50 dwelling houses shall have been erected and occupied upon the lots in said Addition, and if such number of dwelling houses shall not have been erected and occupied by said date, then as soon thereafter as such number shall have been erected and occupied.

(E) To care for the parks, park ways, play grounds, Community Center tract and vacant lots in such a manner as in the opinion of the Seller is necessary or desirable to keep the property neat and in good order; such care to continue for a period of not more than 5 years from the date hereof or until the organization of an improvement association as hereinafter described, if such association is organized prior to the end of said period. The Seller shall not be obligated to expend in such work more than the amount arising from the annual charge of \$5.00 against each of the lots sold, as hereinafter set forth.

To provide, should the Seller so desire, an ornamental lighting system upon the streets in said Addition, together with the necessary posts, connections and attachments therefor, but nothing herein shall be considered as binding the Seller to provide such lighting system, except at its own option, and provided further that in no event shall the Seller install, or cause to be installed, such lighting system if the Buyers or owners of 51% or more of the lots in said Addition shall present a written remonstrance to the Seller

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against such installation at any time before the contract therefor is let. The cost of such system to be borne by the Buyer as hereinafter specified.

(G) To encourage and assist so far as it is able in the organization of an improvement association to be known as Lafayette Improvement Association, or by some other appropriate title, which shall consist of such owners of lots in said Addition as shall join therein, and shall be organized for the purpose of maintaining and caring for the general interests of said Addition, and in particular caring for and maintaining the parks, park ways, play grounds, Community house and tract known as Community Center therein.

3. The Seller reserves the right at any time within 5 years from the date thereof, to enter upon said premises for the purpose of grading, excavating, filling or taking soil, gravel or sand therefrom in order to grade the streets, alleys, sidewalks, and other lots of said Addition, or to construct and maintain sewers, or perform any other operation necessary in carrying on its general plan of grading and improving and preparing for occupancy said Addition; it being understood however, that in no event shall the level of any lot be excavated below the grade of the street upon which it abuts.

4. All the lots sold in said Addition shall be subject to annual maintenance charge of \$5.00 per lot, to be paid to the Seller, for each of the 5 years, commencing with January 1st, 1916, for the purpose of creating a fund to be known as the Maintenance Fund, to be paid by the respective purchasers of the lots in advance on the first day of January of each year, said fund to be expended in caring for and maintaining said Addition from the date hereof as set out in Paragraph F above; and after the formation of the Improvement Association mentioned above, such annual charge shall continue and be payable to such Association unless and until such Association shall by appropriate proceedings reduce or abolish the same.

5. The cost of installing and constructing the water, gas and sewer systems, and the sidewalks and pavements, which are to be constructed as specified in Paragraph 2 above, shall be apportioned upon the lots of said Addition in the following manner:

The cost of constructing sidewalks and pavements shall be apportioned upon the same basis, and according to the same rules as street and sidewalk improvement costs are now apportioned in and by the City of Fort Wayne under the Statutes of the State of Indiana, except that the cost of pavements at street intersections and the cost of pavements and sidewalks upon streets in front of parks, play grounds and Community Center tract, shall be apportioned among the lots upon the basis of the area thereof, as more specifically described in the next succeeding paragraph in reference to sewer costs.

The cost of constructing a sewer system shall be apportioned among the lots upon the basis of the area thereof; that is to say, each lot shall bear the same proportion to the total cost of such sewer system as its area in square feet bears to the aggregate area in square feet of the whole number of lots to be sold as shown on the plat of said Addition.

The cost of installing and constructing a water and gas system shall be apportioned among the lots upon the basis of the total cost of said improvements, divided by the total number of lots to be sold as shown on said plat.

The cost of constructing the ornamental electric lighting system shall be apportioned among the lots upon the basis of the frontage thereof; that is to say, each lot shall bear the same proportion to the total cost of said lighting system as its frontage upon the street or streets in said Addition in linear feet bears to the aggregate frontage in linear feet of all the lots to be sold as shown on the plat of said Addition.

23 Addition.

The amount due from the owner of each lot calculated upon the above basis, together with interest thereon, at the rate of 6% per annum and attorney fees, from the time each of said improvements is completed, shall be a lien upon such lot from such time, and shall be paid by the owner thereof, to the seller, at the rate of \$10.00 per month, beginning with the month next succeeding that upon which the payments upon the purchase price of such lots are completed, and after the completion of such improvement.

6. It is expressly agreed that the improvement and maintenance charges referred to in Paragraph 4 and 5 hereof, shall be held to be liens or encumbrances on the said premises, and may be enforced by foreclosure proceedings, in the same manner as real estate mortgages are foreclosed, and by the acceptance of title to said premises by the grantee, or any subsequent grantees, such grantee shall be held to have covenanted and agreed to pay to the Seller all charges provided for in said Paragraphs, both charges due and unpaid at the time of acquiring the title to said premises, and all charges thereafter falling due, as long as he shall hold such title, a certificate in writing signed by an officer of the Seller shall be given on demand to any Buyer or owner, setting forth the status of said Buyer or Owner, and of said premises, with respect to said charges, such certificate in favor of any one relying thereon to his damage shall be binding on the seller.

7. The seller reserves the right, should it so desire to procure the construction of the sewers, sidewalks and pavements, or any portion of the same, by the municipal authorities of the City of Fort Wayne, and in that event, to bond the said premises, or any part thereof, for the cost of such improvements, to the extent and in the manner provided in the statutes of Indiana, except that the cost of improvements at intersections, and in front of parks, play grounds and Community Center tract shall be apportioned among the lots as above set out; and the Buyer or owner shall be held to have agreed not to subject to, or remonstrate against any such improvement, but on the contrary, shall use his influence in favor thereof. Should such bonds be issued against said premises, then the Buyer or owner shall assume the payment thereof, and shall pay the installments thereof as the same come due. It is understood and agreed that the agreements herein contained as to such sewer, pavement and sidewalk improvements are for the mutual benefit and profit of all the buyers and owners present and future, of lots in said Addition, and should the Seller fail or refuse to carry out such improvements in the manner herein specified, then the agreements herein shall be construed as extending to and being binding upon each Buyer or Owner in favor of and against every other Buyer or Owner, and may be enforced by or against such Buyer or Owner; and in particular, it is understood and agreed that should any such improvements be contemplated or be proposed to be installed at any time by the municipal authorities of the City of Fort Wayne, the agreement above set out as to using his influence in favor of and not objecting to or remonstrating against such proposed improvements shall be binding against each Buyer or Owner, in favor of any other Buyer or Owner.

*For Seller's
Benefit
2 certificate
2/3 portion*

23

*Property
Liens*

Attachment A
Lafayette Place Historic District
Fort Wayne, Allen County, IN

Source: Donald Orban, Preservation Planner, City of Fort Wayne
Page 4 of 5

*LPIA Board does not mind a 75% petition
to enforce restrictions on property*

Provided, however, that any such improvement may be prevented if the owners of 75% of all lots in said Addition shall remonstrate against the same.

8. The Seller reserves the title to all parks, park ways, play grounds and the tract known as Community Center in said Addition, and shall have the right to dedicate to public use, and the right to convey to any public authority, or to any corporation having power to acquire the same, all its right, title and interest in and to such parks, park ways, play grounds, or the tract known as Community Center, subject only to the rights of the owners of any lots of said Addition to the reasonable use and enjoyment of such tracts.

9. The Seller shall have authority to make and enforce reasonable rules and regulations for the use of parks, park ways, play grounds, and the tract known as Community Center, and also for the protection and preservation of all trees and shrubbery in the same, and the right of the Buyer to make use of said tracts shall be conditioned upon his respecting and conforming to such rules and regulations. Such authority shall continue during such period as the Seller continues to care for said tracts as set forth in Paragraph B above; but if, and when the said Improvement Association shall be formed and take over said duties, the same authority shall be vested and continue in it.

*Par K
Responsibility*

10. Easements and rights of way are hereby expressly reserved in and over the rear 4 feet of each lot shown on the plat of said Addition, and also in and over a 4 foot strip lying next to the side of any lot, when such line is at the same time the rear line or any part thereof, of any other lot, and in and over the tracts of ground used, or to be used for parks, park ways, play grounds and other tracts used for community purposes, for the following purposes:—For the erection, construction and maintenance of poles, wires, and conduits, and the necessary or proper attachments in connection therewith, for the transmission of electricity or for telephone and other purposes; also for the construction and maintenance of drains, sewers, pipe lines for supplying gas, water and heat, and for any other public or quasi-public utility or function maintained, furnished or performed by or in any method beneath the surface of the ground.

The Company, or any municipal, public or quasi-public corporation, engaged in supplying any one or more of the above utilities, will have the right to enter upon said strips of land for any purpose for which said easements or rights of way are reserved.

11. Said premises, or any part thereof, except Lots 11 and 14, which lots the seller reserves the right to sell free of any or all restrictions or conditions, shall never be used for other than residence purposes, with the exception of lots fronting upon Calhoun Street and Lafayette Street, as hereinafter specifically set out.

12. No building, or part thereof, not including open porches, shall ever be erected or maintained, on any lot in said Addition nearer to the front property line thereof, than is set forth in the following schedule; it being understood that where lots are designated by number, such designation shall control the general description of lots facing upon certain streets.

- 23 Not nearer than 40 feet on Lots 395-397-398-399-400 and 401.
- Not nearer than 35 feet on Lots 395 and 402.
- Not nearer than 30 feet on Lots 394 and 403 and lots facing upon the North and South ends of Lafayette Esplanade.

Not nearer than 25 feet on Lots 393 and 404 and on lots facing East or West on Lafayette Esplanade.

Not nearer than 20 feet on Lots 372-391-392 and 405 and on lots facing on Champlain Drive, Marquette Drive, Kenilworth Street, Wilmette Street, Calhoun Street, Lafayette Street, McKinnie Avenue, McKinnie Circle, Calumet Avenue and Montclair —

Not nearer than 15 feet on Lots facing on Glencoe Avenue, Fleming Avenue, Maple Grove Avenue and the South side of Cottage Grove Avenue.

Not nearer than 10 feet on Lots 357-415-422 and lots facing on Congress Avenue, and on the North side of Cottage Grove Avenue.

No building shall ever be constructed or maintained upon any of the lots facing either the North or South end of Lafayette Esplanade, costing less than \$4500.00, or constructed or maintained upon lots facing East or West upon Lafayette Esplanade or upon Marquette Drive, costing less than \$3500.00; or constructed or maintained upon any of the other lots in said Addition costing less than \$2500.00 to construct; nor shall any building ever be constructed or maintained upon any lot in said Addition for other than the purposes of a single private dwelling house, and the outbuildings appertaining thereto, and used in connection therewith, as hereinafter more specifically limited and set forth; nor shall there ever be constructed or maintained more than one such dwelling house on any one lot in said Addition; except upon corner lots at the intersection of two streets upon which there shall be constructed not more than two such dwelling houses upon any one such lot, but this exception shall not apply to lots 25, 29, 44, 51, 77, 88, 107, 108, 113, 242, 366, 372, 385, 391, 406, 415, and 438, upon each of which lots not more than one such building shall be erected.

13. No stables or other outbuildings shall be erected on any part of said premises, except private garages for the sole use of the respective owners, or occupants of the lots upon which such garages are erected.

14. No fences shall be constructed upon said premises, upon any part thereof, nearer to the front property line than the building line of said lot as above set forth, nor shall any bill boards, or other advertising signs, or devices, be erected on any part of said premises; and any fences erected thereon shall be wire-fences not more than 3½ feet in height.

15. The restrictions herein contained so far as limiting the use of the lots of said Addition fronting on Calhoun Street, for residence purposes only; and forbidding the use of same for business purposes, and restricting the nature and price of the buildings to be constructed upon said premises, and the location thereof, may be changed at any time after January 1st, 1926, in any or all of the said particulars by the then owners of said lots, provided that the owners of not less than 75% of the lots fronting on said street shall unite in signing and executing an agreement or resolution to that effect; which agreement or resolution shall, upon being recorded in the proper records of Allen County, Indiana, be valid and binding upon the Seller and the owners of any and all lots in said Addition, and the same provisions shall

14. Amended in 1984 to read: Fence material at owners choice to blend with neighborhood. Height not to exceed 48 inches. amended by a 75% majority

apply upon like conditions to all lots fronting on Lafayette Street in said Addition; provided, however, that the provisions of this paragraph shall not apply to lots 75 and 76 on Calhoun Street, and Lots 108 and 137 Lafayette Street.

16. All restrictions and conditions herein contained shall be valid and binding, and continue in force until January 1st, 1945, provided, however, that such conditions and restrictions or any of them, may be changed or abolished in any or all particulars by the then owners of the lots in said Addition whenever two-thirds of the resident owners shall unite in signing and executing an agreement or resolution to that effect, provided further that such signers shall number not less than 50, which agreement or resolution shall upon being recorded in the proper records in the Recorder's Office of Allen County, Indiana, be valid and binding upon the Seller and owners of all of said lots, and upon all other persons.

Nothing in this Paragraph, or in Paragraph 6 above contained shall be construed as applying in any manner to the easements and rights-of-way reserved as above set forth in Paragraph 1 hereof.

The provisions herein contained are for the mutual benefit and protection of the owners present and future, of any and all lots in said Addition, and they shall run with and bind the land and shall inure to the benefit of, and be enforceable by the Seller or by the owner or owners of any land or lot included in said tract, their respective legal representatives, heirs, successors, grantees and assigns, and it is expressly agreed that if the said Grantee, his heirs, legal representatives, grantees or assigns shall ever violate, or permit to be violated, any of the easements, restrictions, limitations or conditions above set forth, then this deed shall become null and void, and all interest of said Grantee, his heirs, legal representatives, grantees or assigns, shall at once revert to said grantor, its successors, grantees or assigns, and it or they may at once re-enter, recover, own and control said premises free from any claim of said Grantee, his heirs, legal representatives, grantees or assigns, and the failure by the Seller or any land owner in said tract to enforce any easements, restrictions, limitations and conditions herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto, but said easements, restrictions, limitations and conditions shall not affect the interest of any person holding a lien upon said premises, except for the violation thereof after said lien shall have ripened into a possessory title.

In Witness Whereof, the said Lafayette Place Company, has hereunto caused its name to be subscribed, and its corporate seal affixed, and attested by its Secretary, this 19th day of June, 1915.

(Corporate Seal)

Stamp 50c.

Attest: VICTOR V. MILLER, Secretary.

Acknowledged June 19, 1915, by Lafayette Place Company, by R. Parker Smith, its President, and Victor V. Miller, its Secretary, known to me to be the said officers of said corporation, before David Palfryman, Notary Public, Allen County, Indiana. (Seal)

Recorded June 25, 1915.

Deed Record 236, pages 491 to 498.

June 21, 1915. Lee J. Ninde and Joel R. Ninde, his wife, of Allen County, Indiana, convey and warrant, to Lafayette Place Company, a corporation organized under the laws of the State of Indiana, having its principal place of business in the City of Fort Wayne, Allen County, Indiana, for \$1.00, the following described real estate in Allen County, State of Indiana, to-wit: All of that tract of land known as Lafayette Place Addition adjoining the City of Fort Wayne, as shown on the plat thereof, recorded in the Recorder's Office of Allen County, Indiana, including lots numbered from 1 to 444 both inclusive, together with the improvements thereon, and all rights and appurtenances thereto.

Subject, however, to the same covenants, agreements, easements, restrictions, conditions, limitations and charges set forth in a certain deed executed by Lafayette Place Company to Lee J. Ninde, dated June 19, 1915, and recorded in Deed Record 236, page 491 in the office of the Recorder of Allen County, Indiana, and which covenants, agreements, easements, restrictions, limitations and charges are hereby made a part of this deed, by reference, as fully and with the same force and effect as though set forth herein in full.

Rev. Stamp 50c.

LEE J. NINDE,
JOEL R. NINDE.

Acknowledged June 21, 1915, by Lee J. Ninde and Joel R. Ninde, his wife, before David Palfryman, Notary Public, Allen County, Indiana. (Notary Seal)

Recorded July 2, 1915.

Deed Record 236, page 555.

State of Indiana, County of Allen, ss:

Victor V. Miller, being duly sworn upon his oath says, That he is the duly elected and acting Secretary of Lafayette Place Company, a Corporation organized under the Laws of the State of Indiana.

Affiant says that on the 30th day of July, 1915, at a meeting of the directors of said Company, held in their office 705-709 Shoaff Building, in the City of Fort Wayne, Indiana, the following resolution was moved, seconded and unanimously adopted:

"Be it Resolved: That the President and Secretary or Assistant Secretary, and also that the Vice-president and Secretary or Assistant Secretary, shall have authority to sign and execute or attest and acknowledge in the name of, and for this Company, any and all deeds, mortgages and instruments of conveyance of real estate owned by this Company."

Affiant further says that said resolution has been spread upon, and appears in the minutes of the said Directors Meeting in the Director's Minute Book of said Company.

VICTOR V. MILLER.

Subscribed and sworn to before me, this 9th day of September, 1915.

(Notary Seal)

FRED B. SHOAFF,
Notary Public.

Recorded September 10, 1915.

Miscellaneous Record 45, page 161.

Lafayette Place Historic District Fort Wayne, Allen County, Indiana



- = Contributing Resource
- = Non-Contributing Resource
- = Historic District Boundary
- = Photo Number and Direction
- = Resource outside of Lafayette Place Historic District



720 Feet

360

180

0

