

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



755

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 Foster Park Neighborhood Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Roughly bounded by Old Mill Road – west; Rudisill Blvd – north;  
Kimmel Drive – east; and Lexington Avenue – south.

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|  |
|  |

not for publication

city or town Fort Wayne

vicinity

state Indiana code IN county Allen code 003 zip code 46807

### 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 \_\_\_ statewide X local

Carrie F. C. , DIR 7-31-13  
Signature of certifying official/Title Date

Indiana DNR-Div. of Historic Preservation &

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  
Signature of the Keeper

9.25.13  
Date of Action

Foster Park Neighborhood Historic District  
 Name of Property

Allen, Indiana  
 County and State

**5. Classification**

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

- Private
- public – Local
- public – State
- public – Federal

**Category of Property**  
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

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

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 222          | 14              | buildings    |
| 0            | 0               | district     |
| 0            | 0               | site         |
| 0            | 0               | structure    |
| 0            | 0               | object       |
| 222          | 14              | <b>Total</b> |

**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**

"The Civilizing of a Midwestern City: The park and Boulevard System for Fort Wayne, Indiana" Also "Historic Residential Suburbs in the United States, 1820-1960." MPD

0

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: secondary structure

**Current Functions**  
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: secondary structure

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

- LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:
  - Colonial Revival
  - Tudor Revival
- MODERN MOVEMENT: Ranch

**Materials**  
 (Enter categories from instructions.)

- foundation: BRICK
- walls: BRICK
- STONE: limestone
- roof: ASPHALT

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

OTHER: Minimal Traditional  
Cape Cod

other: METAL :aluminum  
TERRA COTTA

**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**

Located in the southwest quadrant of Fort Wayne, Allen County, Indiana, and directly east of Foster Park, the Foster Park Neighborhood Historic District, is best characterized by its grid-based residential streets containing an inventory of 1920s to 1950s homes that epitomize the evolution of a number of architectural style choices from the period. Platted in 1924 and developed by a prominent local real estate firm, Hilgeman & Schaaf, the district is bounded on the east by Kimmel Drive, on the south by Lexington Avenue, on the west by Old Mill Road, and on the north by the rear property lines of the lots on the north side of West Foster Parkway. Construction began in the middle years of the 1920s, slowed in the 1930s and early 1940s, and finalized the present inventory by 1958. By 1938, slightly more than half of the lots were occupied by houses and their attendant garages. Architectural styles of the 138 middle-class residences range from Craftsman bungalows, Colonial Revival two-story examples to post-WWII Minimal Traditional and Ranch homes with a smattering of other styles demonstrated. The overall architectural integrity (including the original footprint) of the residences is extremely high. Loss of integrity or lack of age determinations were nearly equal in arriving at ratings of non-contributing for the few district properties that fell into that category.

**Narrative Description**

Unlike much of the residential platting of the period in Fort Wayne, the Foster Park Neighborhood Historic District is an amalgam of four separate plats, the largest being the Park View Terrace plat, followed in size by a portion of Wiebke's Homestead Addition. Two smaller plats added the final lots to the district, all of this activity occurred in June-July of 1924. Other large residential plats of the period in this city normally carried one name with the expected fixed boundaries clearly designating the entity. The reason for not naming the district after Park View Terrace was to eliminate confusion with other Fort Wayne entities with similar names. The district does not suffer any loss of significance through this combining of plats – a walk through the neighborhood clearly supports its developmental and architectural cohesiveness. A review of historic aerial photographs from 1938 and 1957 reveals a number of facts concerning the transformation/development of the site from agricultural farmland into a residential neighborhood. Initially offered to local buyers in 1924, it appears that after the initial spurt of activity in the 1920s, home building slowed to a trickle throughout the 1930s. A majority of the homes visible in the aerial photograph (1938) appear on both sides of Sheridan Court with the remainder sprinkled throughout the district. Construction of homes did not begin in earnest again until after World War II. The reasons for this slowing in development are obvious. The depressed state of the national economy during the 1930s, followed by a shortage of materials during the war led to a building spurt after 1945 and account for many of the post-war Colonial Revival and Ranch-style homes. The 1938 aerial photograph shows approximately 52% of the current number of homes in the district completed and also reveals early tree plantings along the streets and the small esplanade on Sheridan Court.<sup>1</sup> (See Photograph 1 and Enclosure 1)

The topography of the district is unremarkable. The USGS map clearly shows a slight rise in the elevation of the land from west to east but there are no character-defining features to otherwise distinguish the district. Its proximity to Foster Park and its importance will be covered in Section 8 of this nomination.

The most prevalent style identified in the district is Colonial Revival, both pre-and post-World War II varieties. There are examples of the Craftsman, Minimal Traditional, Tudor Revival, Cape Cod, and Ranch styles. McAlester's *A*

<sup>1</sup> Aerial photographs – 1938 (beu-2-77) Allen County detail and 1957 (beu-2t-84) Allen County Detail. Available at the Indiana State Archives, Indianapolis, Indiana.

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

*Field Guide to American Houses* identifies some as subsets of the Eclectic Houses or Modern home styles that were prevalent in the period of significance.<sup>2</sup>

Small, fully-equipped residences such as the Minimal Traditional and Cape Cod residences in the district likely evolved from an early 1930's government study and conference conducted to formulate the design of homes that would meet the basic needs of the middle-class family. Objectives of the Federal Housing Administration (FHA) study included defining standardization in materials and other design requirements. Its findings led to minimum standards for various-sized homes that would qualify for FHA-approved mortgage insurance.<sup>3</sup>

Some personal information on past owners of the houses described came from Fort Wayne city directories, the 1920s through the early 1950s, and the U.S. Decennial Censuses for 1930 and 1940. Different census enumerations ask different questions to accrue general knowledge about the citizenry; some of the specific items are included in the information on the families. Research in the various sources clearly indicate that early residents of the district were, by and large, middle-class folks involved in making an investment in their family's future. There were some physicians, a few executives, a professional architect, a few brick masons, and an occasional clerical type but a significant number of home owners appear to have been supervisors, engineers, or workers within departments of large organizations such as the General Electric plant situated nearby and north of the district.

### Streetscape – West Foster Parkway

1) 1322 W. Foster Pkwy  
1930 Colonial Revival

Contributing – Photograph 2  
Location: First from the left

The symmetrical façade of this two-story brick home has three bays, with large windows in the first and second stories flanking a central bay consisting of the entry on the first floor and a small window centered above in the second. One of the most substantial appearing houses of this style in the many examples in the district, the home demonstrates most of the stylistic details of the type and period. The entry is protected from the weather by a flat-roofed, one-story portico whose roof is supported by two clusters of three-columns placed at the left and right outer corners of the concrete deck of the structure. A decorative metal railing is in place around the perimeter of the porch roof. The cornice of the porch roof is decorated with brackets placed directly above the capitals of the supporting columns. The openings for the large single-paned window units in the first story are defined by soldiered brick lintels with stylized keystones and stone sills; the window openings for the units in the second story have stone sills and are topped by the frieze board. Visible window units on the side elevations also have brick lintels with stylized keystones. All windows are vinyl replacement units, with slider windows on the front façade and one-over-one sashed units on the side elevations. The lintels for the single window units have brick lintels with stylized keystones. A narrow frieze, modillions, and deep eaves with returns in the gable ends separate the flat surface of façade wall from the moderately pitched side-gabled roof. At the east end of the ridge, a low brick chimney rises above the peak of the composition-shingle-clad roof surface. A one-story, narrow bay extends from the west side of the main block.

The first family to reside here was that of John S. Doermer with his wife, Katherine. No children appear in the 1930 census enumeration. John worked as the superintendent of the Wayne Knitting Mills. Around 1940, the Richard Miller family moved in. Their three children Mary, Myna, and Richard shared the house with their parents and a maid, Virginia McConnell who came from Louisville, Kentucky. A surgeon in private practice, Mr. Miller informed the enumerator that by his reckoning the house at the time (1940) was valued at \$12,000.00. The Millers lived in the house well into the 1950s.

2) 1314 W. Foster Pkwy  
1926 Tudor Revival

Contributing – Photograph 2  
Location: Second

Next door to 1322 is another Revival home that was one of the earliest homes built on the street. Clearly identified by the massive steeply pitched front gable, the asymmetrical façade includes a pent roof protecting the entry, paired and single window units, and a small arched window in the peak of the two- and one-half-story front gable. The exterior walls are clad in vinyl siding. A wide frieze board, extending across the width of the front gable, below the pent roof, visually separates the first and second stories; a similar frieze appears at the roof-wall junction on the portion of the façade not

<sup>2</sup> Virginia McAlester and Lee McAlester, *Field Guide to American Houses* (New York: Alfred A. Knopf, 1989), pages 476-485.

<sup>3</sup> David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs* (Washington, DC: National Park Service, 2002), pages 60-61 and 67;

Foster Park Neighborhood Historic District

Allen, Indiana

Name of Property

County and State

included in the front gable. Paired and single window units are double-hung and glazed either six-over-six or eight-over-eight; a small paired window unit immediately right of the entry door is glazed four-over-four. The door is likely a modern replacement, paneled and metal. The small arched window is fixed sash with six panes glazed two by three. The side gabled roof is clad with composition shingles and a prominent brick chimney, visible on the west elevation, extends above the peak of the roof.

J. Allen Greenland and his wife Emily occupied this house for the first few years after construction and he earned his living as a superintendent for the Indiana Service Corporation, providers of electricity and mass transit. By 1938, Harry W. Ninde, a manager of a department at the Lincoln Life Insurance Company occupied the house. For some reason, Mr. Ninde moved on to other lodgings and the Franklin Mead family moved in around 1940. Mr. Mead and his wife Isabel had two children, Allen and Abigail. He earned his living working in the mortgage department at Lincoln Life Insurance. The Meads remained in the house for many years.

3) 1310 W. Foster Pkwy  
1940 Bungalow

Contributing – Photograph 2  
Location: Third

This one-and one-half-story residence is one of only a few of its style in the district. The front gable of the façade contains a small gabled entry vestibule projecting from the plane of the exterior wall; within this vestibule is the entry door. The exterior of the vestibule is covered with aluminum board and batten style siding in contrast to the horizontal metal siding cladding the remainder of the exterior walls. A small concrete stoop with a short flight of stairs leads to the entry; the perimeter is defined by metal railings. Flanking the entry are large single window units, double-hung and glazed eight-over-eight; a smaller single window unit glazed in the same manner is visible above the vestibule in the peak of the front gable of the main block. The moderately pitched roof is clad with composition shingles; a red brick chimney rises above the roof line on the east elevation.

4) 1302 W. Foster Pkwy  
1926 Colonial Revival

Contributing – Photograph 2  
Location: Fourth

Built early in the development's growth period, this two-story polychrome brick home is similar in general architectural terms to others in the district but the symmetrical façade has several unique details. The flat roof of the portico, in the central of three bays, is supported at the outer corners by paired, square wooden columns that rest on a low-profile brick deck. The flanking bays contain windows, with stone sills, in both stories. A small window unit, in the second story, is positioned directly above the portico. The windows in the first floor have arched details above the conventional lintels to present the visual appearance of much larger units; the brick arched insets are laid in a basket weave pattern to contrast with the rest of the exterior wall surface. The entry in the central bay has sidelights in the surround but no decorative transom. The door is a standard paneled example. The window units throughout are double-hung and glazed six-over-one. Shutters on the main façade are hinged and appear to be functional. The side-gabled roof is clad with composition shingles and a brick chimney rises above the roof peak in the west elevation.

Louie Gollmer and his wife, Eugenia, lived in the house over twenty years. In his first years of residence, Louie worked as a superintendent at Schwegman-Witte Company, a plumbing and steam heating firm. By 1940, he had changed jobs and became the superintendent of the water department at General Electric, just up the road from the neighborhood. The Gollmers shared the house, at various times, with both his mother-in-law and his brother-in-law. Louie, with an 8<sup>th</sup> grade education, reported an annual salary of \$1,500.00 in the 1940 census. The Gollmers changed addresses in the late 1940s and by 1950, the Duering family occupied the house.

5) 1244 W. Foster Pkwy  
1926 Colonial Revival

Non-contributing – Photographs 3  
Location: Fifth

The original footprint of this two-story residence has been greatly expanded by the massive addition to the north and west elevations. Changes in exterior wall covering, the addition, modern windows, and general visual image of the home have compromised its integrity in relation to the other homes in the district; it "stands out" in massive presence insensitive to the rest of the district's architectural heritage. Photograph 2.1 provides a detailed image of this non-contributing property that is included in the Foster Parkway streetscape collage.

Foster Park Neighborhood Historic District

Allen, Indiana

Name of Property

County and State

Lester H. Shields and his wife Leona lived in this house for over twenty-five years. As an electrical engineer at General Electric, he earned \$3,418.00 in annual salary in the late 1930s.

**Streetscape – Sheridan Court**

6) 1246 Sheridan Ct.

Contributing – Photograph 4

1929 Colonial Revival

Location: First on the right

This two-story Dutch Colonial Revival house is one of the oldest on this street. Examples of this style are prominent in real estate advertisements in the local newspaper in the mid-to-late 1920s; evidently local developers and builders thought it was stylish and relatively easy/economical to build. The symmetrical façade of this house consists of three bays – windows in the first and second stories flanking a center bay that contains the entry and a small window centered above the segmental arched hood that extends out from the cornice of the gambrel roof to protect the entry. A small concrete stoop provides access to the entry point. The canopy is supported by large decorative brackets and a decorative fanlight detail is visible above the wooden entry door. All visible windows are double-hung and glazed six-over-six with the exception of the small window over the entry which is one-over-one. The exterior wall are clad with vinyl siding. The gambrel roof has large shed dormers front and back typical of the style. The roofs are covered with composition shingles.

The early owners of this property were Marion and Neonia Patty. He worked at the General Electric plant in the plating department and she taught in local public schools. Marion valued his house at \$7,500.00 when asked that question by a census enumerator in 1930.

7) 1250 Sheridan Ct.

Contributing – Photograph 4

1927 Tudor Revival

Location: Second

This two-story brick home is an example of the classic Tudor Revival residences found in many of the districts in the region. This particular residence demonstrates many of the stylistic details of the Tudor Revival including two steeply-pitched front gables, brick walls on the first floor, half-timbering, and stucco wall cladding, and the arched openings at the entry and a small window above the wooden entry door. Window units are double-hung with six-over-six glazing; the openings in the brick exterior walls have soldiered-brick lintels and brick sills. A semicircular window is visible below the peak of the side-gabled roof. The roof covering is modern composition shingles. A plain brick chimney rises above the roof surface near the east elevation. A pent roof divides the first and second floors.

According to the 1930 census, the first of many owners of this house had to be Simpson Parkinson, his wife, Madelyn and their 6-year old son. Mr. Parkinson, an architect, designed many of the homes built by Hilgeman & Schaaf. By 1933, the Clifford family occupied the house. Joseph partnered with his brother in the Clifford Brothers Coal and Charcoal business while his wife Vera ran the household. By 1946, Lewis Dolson a telephone company engineer occupied the residence, soon to be followed by Ewald Stinsmuehlen, a foreman at General Electric in 1950.

8) 1302 Sheridan Ct.

Contributing – Photograph 4

1934 Tudor Revival

Location: Third

This two story house is similar to its neighbor to the east except its steeply-pitched gables are positioned on the gable end of the primary roof and the two gables dominate the entire facade. A concrete terrace with a metal railing extends across much of the façade. The entry is positioned in the right half of the façade within the center of the smaller front gable and the opening is arched and detailed with a decorative simulated hood mold and keystone. On either side of the entry opening are small windows with the same decorative hood mold and keystone details. The exterior walls are clad with wide metal siding. A large triple sash window unit is positioned left of the entry in the first story; the sashes are double-hung and glazed six-over-one. Window units in the upper story of the façade are single and glazed in the same manner. The steeply-pitched roof has large shed dormers on its east and west slopes. The roof is shingled with composition material. Eaves are minimal. A tall brick chimney rises above the west slope of the roof.

As an electrical engineer at General Electric, Paul Breimeier earned \$2,500.00 a year to support himself and his wife Clara; they had no children at home. They lived in this house until at least 1950.

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

9) 1306 Sheridan Ct.  
1927 Colonial Revival

Contributing – Photograph 4  
Location: Fourth

This center gable example of the Colonial Revival style is the only one of its type. Notable details include an accentuated front entry with its broken pediment extended forward and supported by prominent square columns, its fanlight above the door opening, and its small concrete stoop with a decorative iron railing. The symmetrical façade includes the slightly projecting center gable flanked by narrow side bays in the plane of the exterior wall. Each side bay has window units in the first and second stories that are double-hung and glazed six-over-six. Window units in the rest of the house are similar in construction and glazing. The center bay has a four-sash ribbon window unit directly above the pediment of the entry. The sashes in this unit, smaller than the other window sashes in the house, are double-hung and glazed four-over-four. In the peak of the center gable is a semicircular window with four panes. The exterior walls of the house are clad with wide metal siding. A wide frieze board visually separates the exterior wall and the narrow eaves at the roof-wall junction. A small one-car garage is attached to the main block of the house on the east elevation. The garage mirrors the architectural details of the house in scale, materials, and age. The moderately-pitched, side-gabled roof is composition-shingle clad.

The original owners were Walter and Rose Geller. Mr. Geller was secretary-treasurer of the Danuser Hardware Company

10) 1310 Sheridan Ct.  
1941 Minimal Traditional

Contributing – Photograph 4  
Location: Fifth

Small and minimally accessorized, the house is a very good example of the style. The asymmetrical façade includes a low-profile front gabled wing in the left half and a one-car attached garage in the right. Below the gable is a large window and entry into the interior. Between the right and left portions of the façade is a large recessed window unit. Picture window units in the façade have multi-paned glazing. The paneled entry door is inset in the right half of the front gable; a simple concrete stoop provides access to the door. Exterior walls are covered with metal siding. The attached garage has a metal rollup door, probably a replacement for an original wooden door. Above the garage door is a small gabled dormer, positioned on the front slope of the side-gabled roof, similar to those seen on many Cape Cod-style homes. The window in the dormer is double-hung and glazed one-over-one. A tall narrow beige brick chimney rises above the peak of the roof.

Wabash RR clerk Wilbur Straley and his wife Ethel were the original owners of the house.

#### Streetscape – West Branning Avenue

11) 1223 W. Branning Ave.  
1926 Colonial Revival

Contributing – Photograph 5  
Location: First on the left

The façade of this two-story home has a brick veneer exterior surface on the first story and metal siding covering the rest of the wall surfaces, first and second story. The lower half of the façade has window units in the left and center bays and the entry in the right bay. The second story has three window units evenly spaced across the wall surface. The entry door surround consists of pilasters on each side supporting a decorative entablature with architrave, frieze, and cornice. The red-painted door is paneled with no lights. Window openings in the first story have soldiered-brick lintels and brick sills; other window surrounds are modern coated materials consistent with the replacement sashes. The window units are double-hung and glazed six-over-six. Shallow eaves with small returns define the lower edge of the side-gabled roof. A full-height brick chimney extends above the peak of the roof in the east elevation.

Erwin “Bud” Werling and his wife Alretta were the original owners of this property. Bud operated the Shell Super Service gas station a few blocks north of the district on Fairfield Avenue.

12) 1227 W. Branning Ave.  
1950 Minimal Traditional

Contributing – Photograph 5  
Location: Second

The asymmetrical façade includes a large picture window in the left half and the entry and one-car attached garage with a gabled roof in the right half. The exterior walls are polychrome brick veneer in various shades of yellow and ocher. A small concrete porch with metal railing and support column is positioned in the angle where the exterior front wall meets the wall of the garage. A stone veneered planter, at ground level, extends from the edge of the porch to the left limit of the façade. The picture window, directly above the planter, has a fixed center light flanked by operable single-glazed casement sashes. Other window units in the house are double-hung and glazed one-over-one. The entry door is flat

Foster Park Neighborhood Historic District

Allen, Indiana

Name of Property

County and State

surfaced with three diagonal lights in the upper one-third. The garage door is a metal rollup model likely a replacement for an original. The low-pitched hipped roof and garage gable are clad in composition shingles.

13) 1231 W. Branning Ave.  
1940 Minimal Traditional

Contributing – Photograph 5  
Location: Third

An earlier example of the style, this one-story home has a steep side-gabled roof with a front gabled wing. A Tudor Revival-influenced effect is created by the massive polychrome chimney's domination front gable. The first floor of the gabled wing is covered in the same type brick. An inset porch, a minimum of architectural variability, and plain wall surfaces combine to highlight the simplicity of design. The exterior walls are clad in wide aluminum siding. Replacement casement style window units flank the broad base of the aforementioned chimney; each unit has three single-glazed lights. The entry is off the small concrete porch and the door is flat with three lights in the upper one-third. The moderately-pitched roof is composition-shingle clad with minimal eaves.

The Winegarts, Elwood and Virginia, were the original occupants of the house. Elwood was employed as a shipping clerk at Bowser, Inc., a manufacturer of gasoline pumps and meters.

14) 1233 W. Branning Ave.  
1942 Colonial Revival

Contributing – Photograph 5  
Location: Fourth

Also known as a Garrison-Colonial style house, the side-gable, two-story home has the same façade fenestration configuration as its close neighbor at 1223 with the obvious exception being the second story overhang that gives this Colonial Revival variation its character-defining feature. The first story of the façade is covered by stone veneer laid in an irregular ashlar pattern. The entry is positioned in the right bay of the façade; two window units occupy the center and left bays of the first story. The second story has three evenly distributed window units across the width of the story. The exterior walls of the upper story of the façade and the rest of the house are clad in metal siding. A small concrete stoop with metal handrails provides access to the plain entry door. The window units are double-hung sashes with six-over-six glazing. Composition shingles protect the roof. A tall ashlar-veneered chimney rises above the roof peak on the east elevation.

Robert McDougall, a distributor for Shell Oil and his wife, Beulah were the original owners of the property.

15) 1241 W. Branning Ave.  
1926 Colonial Revival

Contributing – Photograph 5  
Location: Fifth

This two-story brick house is one of the earliest occupants of Branning Avenue. The two-bay façade has window units in the left and the entry point and a single window unit in the right. The small brick porch is protected by a gabled roof with a segmental arch inner surface and supported by two round wooden columns. The entry door has a narrow rectangular light in the upper half and sidelights flank the opening. The window unit in the first story is paired while others in the house are single. The sashes are double-hung and have Craftsman-style muntins in the upper sash. Decorative green-painted wooden shutters mark the edges of the window openings. Deep eaves define the roof-wall junction of the moderately-pitched, side-gabled roof.

First listed in the city directory in 1933, Martin Kimble and his wife Goldie lived in the house with their daughter Dorothy through 1950. As a machinist at General Electric, Martin reported his wages for 1940, to the census enumerator, as \$2,600.00 per year.

### **Streetscape – Lexington Avenue**

16) 1150 Lexington Ave.  
1949 Colonial Revival

Contributing – Photograph 6  
Location: First on the right

Another version of the popular Garrison-Colonial style house, the façade of which is as unadorned as possible and still retains some stylistic detail, mainly the second story overhang. The first story exterior wall of the façade is clad with board and batten metal style siding and the rest of the exterior is clad with horizontal siding. The simple façade contains window units in the first and second stories and a centrally located, recessed entry. Left of the entry is a recently installed, paired, double-hung, one-over-one replacement window. Right of the entry door is a single double-hung replacement window unit. The second story of the façade has a six-over-six window unit located above each of the ground floor units. The other window units in the house are also double-hung with the same glazing. The entry door is flat with a narrow rectangular light in the upper half. The hipped roof has a composition shingle cladding.



Foster Park Neighborhood Historic District

Allen, Indiana

Name of Property

County and State

Herbert and Emily Berkmüller were the original owners of the property. Herbert was a department manager for US Rubber.

17) 1202 Lexington Ave.  
1950 Colonial Revival

Non-contributing – Photograph 6  
Location: Second

The Garrison-Colonial house next door to 1150 Lexington Avenue is similar in general terms to that home but with one exceptional difference – a portion of the second story has been modified to create an open sun deck above the southeast corner of the first story. This change in the second floor, that created the sun deck, is too severe to render a contributing rating to the home.

Early owners were Floyd Sandford, vice president of the Allen County Cancer Society, and his wife Lois.

18) 1206 Lexington Ave.  
1933 Colonial Revival

Contributing – Photograph 6  
Location: Third

The house, with the exception of the vinyl siding covering the exterior walls, retains original materials and detailing common to Colonial Revival homes of the period. Included in the façade are an entry porch and a small second-story window in the center bay and windows in both stories in the right and left bays. The concrete slab porch is protected by a gabled roof with a vaulted ceiling supported by two round wooden columns. The entry door is a plain with a square light in the upper one-third. Above the porch roof is a small leaded-glass casement window with diamond shaped panes. The four window units in the right and left bays are paired, double-hung and glazed six-over-one. The other windows throughout the house are single units with the same sashes and glazing. Painted window boxes are attached under the first story windows and under the small window above the porch. The side-gabled roof is clad with composition shingles. A small square brick chimney rises above the roof on the east elevation.

Alvin Hartman and wife Stella lived in this house with their two sons, Jules and Richard. Like many of his neighbors he worked at General Electric as a foreman.

19) 1210 Lexington Ave.  
1940 Colonial Revival

Contributing – Photograph 6  
Location: Fourth

The asymmetrical façade is comprised of two window units and the entry on the first story and two window units in the second story. The entry point has a small concrete stoop, a door surround of pilasters connected with a plain lintel, and a segmental arch cornice, with dentil details, positioned over the entry door. The door is paneled with no light. The exterior walls are covered with original composite wood fiber siding. The window units in the first story are double-hung and glazed six-over-six. The two window units in the second story are identical to the units already described. The side-gabled roof has shallow eaves and is composition-shingle clad. A tall narrow brick chimney rises above the roof peak on the western elevation.

The Muckleys, King and Ruth, lived in the house for a number of years. He was a salesman at an apparel shop downtown that included golf equipment in its inventory.

### Individual Resources

20) 1243 Sheridan Ct.  
1926 Tudor Revival (Cottage)

Contributing – Photograph 7

While this small one-story cottage lacks the typical tall steeply-pitched front gable common to the style, it does, however, have rolled-edge shingle roofing simulating a thatch roof. The only example of its kind in the district, the exterior walls are an eye-catching combination of ocher brick in varying shades, irregular sizes, and laid in a modified Flemish pattern (in the lower courses) interspersed with irregular pieces of various types of stone. A projecting entry vestibule in the façade has a gabled roof, an unadorned concrete stoop, an arched door opening, and an arched door with a leaded-glass light in the upper portion of its length. The window units throughout are metal-sash casements with two by four glazing in each sash. A low chimney with prominent pots graces the west elevation of the side-gabled roof and an eyebrow dormer is located on the front slope. The separate garage in the rear is faced with stone but not in the same materials or design.

The first owners of this visually intriguing house were the Raffels, Rudolph and Caroline. He worked as a brick mason which may account for the unusual exterior wall treatment.

Foster Park Neighborhood Historic District

Allen, Indiana

Name of Property

County and State

21) 1315 Sheridan Ct.  
1941 Cape Cod

Contributing – Photograph 8

One of only a few in the district, this example of a one-story Colonial Revival home illustrates a classic form found in great numbers in housing developments of the mid-20<sup>th</sup> Century. The symmetrical façade has a central entry with window units flanking. The exterior walls are metal-siding clad. The simple concrete stoop is protected by a metal awning with metal supports; metal railings define the edge of the stoop. The entry door is paneled with two small lights in the upper part. A small decorative gable, integral to the main roof edge, rises above the entry point. The two replacement window units in the façade are paired, double-hung, and glazed three-over-one. The forward slope of the moderately-pitched roof has two gable dormers located above and in line with the window units in the first floor. The dormers have small double-hung window units that are glazed three-over-one. A large polychrome brick chimney rises above the roof line on the west elevation and a narrow service chimney is located on the east elevation.

The first owners of the house were Arthur and Louise Nickerson. Arthur worked as a patrol sergeant at the General Electric plant north of the district.

22) 1215 W. Foster Pkwy  
1948 Ranch

Contributing – Photograph 9

A post-WWII home built in the district; the façade of this one-story home has the gabled low-pitched roof and rambling appearance popularized in almost all of the variations on the style. Two prominent gables define the left and right margins of the façade and bracket a shallow, central, recessed porch. The porch deck and steps are concrete and a single round column marks the center of the space. The exterior wall of the façade is clad with ashlar-cut stone veneer; other walls are clad with wide aluminum siding. Below the left gable are two single replacement window units double-hung and glazed one-over-one. Below the right gables is the attached garage. The peaks of both gables are clad with narrow, metal, vertical siding. The wall surface within the porch space has two replacement picture window units – the one on the left has a fixed center light and double-hung operable sashes on both sides; the one on the right is a full-height unit (covers the full wall dimension) composed of five vertical, individually framed rectangular lights placed over five individually framed square lights separated by wide muntins. A stone-clad chimney pierces the roof surface on the forward slope.

The first owners of this house were James and Agnes Ruhl. He was the vice president of Dime Trust and Savings Bank.

23) 1138 W. Foster Pkwy  
1940 Modern

Contributing – Photograph 10

The façade evokes some recognition of the Ranch style homes of the 1950s and 1960s. The exterior walls of the home are brick. The elevation facing the street has two sets of asymmetrical window units in slightly different configurations – the set in the left portion has a single-glazed picture window flanked on the left by a single double-hung unit and on the right three double-hung units. The set of windows in the right half of the façade are located in a projecting portion of the elevation and consists of a single-glazed picture window with three double-hung units on the left and two double-hung units on the right. All of the double-hung windows are glazed one-over-one. The east elevation contains the entry door under a small angular extension of the flat roof which is supported by a single metal support. An attached single-car garage extends out from the main block. Eaves are plain and unadorned. The edge of the roof is defined by a strip of metal flashing folded over the edge to counter water intrusion. A low rectangular brick chimney rises above the flat roof.

The original owner was Gertrude Steinbauer who held the position of assistant secretary for a local general contracting firm, Wermuth, Inc.

24) 1130 W. Branning Avenue  
1934 American Foursquare

Contributing – Photograph 11

This large home is one of only a few of the style in the district. It possesses the architectural details common to the style including a full-width front porch with square brick piers and balustrade wall, simple fenestration, and deep eaves leading to a hipped roof. The façade of this example contains the porch, window units, one in the first story and two

Foster Park Neighborhood Historic District

Allen, Indiana

Name of Property

County and State

in the second, and the entry door near the right limit of the wooden porch deck. The window unit in the first story is paired and glazed one-over-one as are the two single units in the second story. The hipped roof is clad in composition shingles and a tall brick chimney rises above the roof in the west elevation. The eaves have been covered with aluminum. The detached one-car garage, with a rollup door, is constructed of the same brick as the house and located at the rear of the lot.

According to census date, the Roberts family – Edward, wife Sarah, and their son Edward Jr. – occupied this house as its first residents. Robert, a transplanted Englishman, earned his living as a bricklayer. The next family to live in the house was an engineer at General Electric named Raymond White and his wife Lois. They lived in the house until late in the 1940s.

25) 1252 W. Branning Avenue  
1925 Craftsman

Contributing – Photograph 12

An early occupant of the street, this bungalow also demonstrates many of the bells and whistles of the style. The façade includes a full-width, dominant front porch with battered roof supports, knee braces in the eaves, a prominent front-gabled dormer, and a side-gabled roof. The first story of this one-and one-half story home's facade contains a three-sash ribbon window unit left of the entry door and a single window unit to the right. The units are double-hung and glazed three-over-one. The entry door is glazed with variable-sized lights separated by thick muntins. The gabled dormer on the front slope of the steeply-pitched roof has a small three sash ribbon window glazed in the same manner as the larger units in the first story. The roof of the dormer has exposed rafter ends in the side eaves and knee braces supporting the front eave. A tall red brick chimney penetrates the composition-shingle-clad roof in the west elevation. Exterior walls flare at the base and are covered in clapboard siding without corner boards.

Martin Baade and his wife Adeline were the owners of the property that became Park View Terrace Addition at the time of its platting in 1924. They subsequently built the home at 1252 Branning Avenue. He earned his living at the time as a salesman for the Beyer Grocery Company. Their two sons Gene (24) and Richard (21) worked for the Vesey Greenhouses. Gene worked as a flower arranger and Richard drove a delivery. In the 1940 census, Martin reported a property value of \$40,000.00, not bad for an individual with an 8<sup>th</sup> grade education. By 1946, another owner occupied the house.

26) 4123 Old Mill Road  
c. 1952 Ranch

Contributing – Photograph 13

Truly one of a kind in this district, this home is situated on a rise above Old Mill Road. The building is L-shape in plan, with a low hipped roof of standing-seam copper with deep eaves, and a broad, but narrow chimney of narrow, coursed ashlar dominating the north façade. A slightly smaller interior chimney intersects the south façade. A street level garage topped by an open terrace is located at the south end of the main façade. A massive stone planter extends along the north side of the house and wraps around the front façade to the entry where it intersects with the stone side walls of the curving concrete stairs that descend to the driveway. The same stone fronts the garage and provides a balustrade wall for the open terrace above. A secondary set of stairs connecting the terrace and driveway is located immediately south of the garage. A large multi-paned window unit occupies two-thirds of the main façade. The individual panes of this window unit are secured by wide, wooden muntins within an outer frame that is canted outward, at the top, from the plane of the wall. Immediately right of the large window unit is the recessed entry containing double doors. In the far right of the façade is a long rectangular corner window unit with a metal frame. Exterior walls are clad in vertical wood siding.

Wayne Sheets, president of W.A. Sheets & Sons contractors, and his wife Mary were the original owners of this house.

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

**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.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1924 – 1958

**Significant Dates**

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

None

**Architect/Builder**

Hilgeman & Schaaf

**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.

**Period of Significance (justification)**

The period was selected based on the primary development years and its significance to the overall development/implementation of Kessler's plan and the growth of subdivisions in southwest Fort Wayne.

**Criteria Considerations (explanation, if necessary)**

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

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

Located in Fort Wayne, Allen County, Indiana, the Foster Park Neighborhood Historic District occupies approximately 150 acres that were platted in 1924. The district is eligible for the National Register of Historic Places under Criteria A and C. Small in number of resources compared to many of Hilgeman & Schaaf's major developments in Fort Wayne's southwest quadrant, the district demonstrates the key principles propounded by Charles Mulford Robinson (1869-1917) urban theorist and University of Illinois professor, in his concepts for creating an "ideal" place to live away from the dirt, noise, and frenzy of the downtown streets. Frank H. Hilgeman was born in Allen County. He participated in the partnership for a number of years as both an investor and an officer. Albert H. Schaaf became an influential member of the community as a businessman and as a civic leader. A graduate of Cornell University, he partnered with Hilgeman for many years. The developers of many prominent subdivisions, Hilgeman & Schaaf designed, developed, and conserved landscape resources throughout the community. Like Hilgeman & Schaaf, other local developers' interpretations of Robinson's ideas are visible in the physical and visual images within the district. Proximity to established traffic flows, the presence of nearby large, local manufacturing facilities such as General Electric, and recreational opportunities afforded by its proximity to Foster Park made the district lots available in the neighborhood highly desirable. This district is one of the seven property types identified in "The Civilizing of a Midwestern City," a Multiple Property Documentation developed in four contexts, the pertinent one for this district is #3 – Residential Development. The Foster Park Neighborhood Historic District meets the registration requirements for that property type.

Architectural styles of the 138 middleclass residences range from Craftsman bungalows, two-story Colonial Revival examples to post-WWII Minimal Traditional homes with a smattering of other styles demonstrated. The district is eligible at a local level, under Criterion A, as an example of early suburban subdivision design and development during the early decades of the 20<sup>th</sup> century. Under Criterion C at a local level, the district is eligible as example of architectural style choices popular in the 1920s –1950s and the expertise of local builders and real estate development firms in the mid-west.

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

The Foster Park Neighborhood Historic District is eligible for the National Register of Historic Places under Criterion A for its association with events that made a significant contribution to the broad patterns of history; i.e., the planning and development of suburban subdivisions in the Fort Wayne community. In fulfillment of the plans for making Fort Wayne an ideal place to live, developers and city officials joined together to create harmonious designs in their respective projects and healthier environments for citizens living within the city. By establishing more parks, designing and building beautiful thoroughfares and boulevards, and supporting the building of subdivisions that demonstrated many of Charles Mulford Robinson's visionary standards/features, these allied forces created an atmosphere within the community for sustained improvement in the quality of life for its residents and for the accomplishment of those tasks necessary to make solid contributions in that direction. The Foster Park Neighborhood Historic District, one of the last subdivision efforts by the firm Hilgeman & Schaaf, incorporates not only aspects of the planning philosophy engendered by Robinson and practiced by local developers, but also the end results of that firm's support of the overall civic planning process evinced throughout the southwest quadrant of the city of Fort Wayne. (See reproduced newspaper image at Enclosure 2)

The Foster Park Neighborhood Historic District is also eligible for the National Register of Historic Places under Criterion C for its embodiment of distinctive characteristics of a type, period or method of construction in its residences built between 1924 and 1963. The homes in the district, many constructed by well-known local building firms such as Hilgeman & Schaaf, C. F. Bruns, George Bennett, H.L. Burt, and R. O. Hines, display the typical and popular architectural styles of the early 20<sup>th</sup> Century – Colonial Revival, Tudor Revival, American Foursquare, and Craftsman – and the later style choices – Ranch, Modern, and Minimal Traditional – with a very high level of architectural integrity. The overall effect of a walk through the district transports the traveler back to the building-boom days of the 1920s, the post-World War II time of returning veterans who served, and on to the relatively halcyon days of the 1950s. Although the numbers of homes in this district constitute a relatively small segment of Hilgeman & Schaaf's efforts in the residential

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

housing market of Fort Wayne in the late 1910s – 1930s, the tightly knit smaller community's design and physical/architectural essences provide a microcosm of the larger community in which it resides.

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**Developmental history/additional historic context information** (if appropriate)

The early decades of the twentieth century were a time of great change in the community called Fort Wayne. Concerned citizens sought ways to improve their community and to better take advantage of the benefits, natural and man-made, of their environment. In 1909, the Civic Improvement Association hired Charles Mulford Robinson to evaluate Fort Wayne with the ultimate goal to produce a beautification plan that would enhance the positive aspects of the city and its environs. Robinson, the noted author of *The Civic Art*, the written word detailing the City Beautiful concept, provided the association with this report with specific recommendations and objectives for the future. Successful civic art, according to Robinson, had to pass two tests – one test judged the urban good gained/provided and the other judged the aesthetic value of the endeavor.<sup>4</sup>

In the pursuit of these objectives, in 1911 the city hired a noted landscape architect in the person of George Kessler to design/articulate these objectives in a concrete and achievable manner. Kessler came up with "The Park and Boulevard System of Fort Wayne" that incorporated existing and proposed parks into a widely dispersed collection of green spaces connected by a system of boulevards and parkways superimposed on existing thoroughfares, new future construction plans, and the extension of in place rights-of-way. These green spaces, old and new, sought to bring a new vitality to the city by providing recreation opportunities and the benefits of a more rural lifestyle to citizens denied those because of the encroachment of a "modern" industrialized way of life. This plan accomplished more than the provision of more parks and a more efficient and attractive transportation system, it was in fact a major component of a much larger plan aimed at the overall growth and development of the city in an orderly manner.<sup>5</sup>

Kessler, like many of his contemporaries, subscribed to the basic tenets of Robinson. His book became the guiding light for a generation of landscape architects/designers and develops focused on the need for planning developments not merely building. Through planning, the design and construction of parks, parkways and boulevards, subdivisions, and other civic requirements could be met while at the same time providing a quality of life "that advances civilization from mere survival." Subdivisions within the city would follow on from other aspects such as the improved transportation infrastructure.<sup>6</sup>

The practical application of Robinson's concept came in the form of a number of design principles demonstrated, to some extent, in most of the subdivisions of the time. These included: deep and consistent set back of homes; fenceless front lawns resulting in open, uncluttered view sheds; placement of utilities along rear lot lines; plantings and small masses of trees to provide variety; parking – a strip of lawn between the sidewalk and the street with staggered shade tree plantings; a wide esplanade or park; curving streets; and finally, terracing or use of natural elevation changes to create variety in the landscape.

As an adjunct to the improved transportation system, city planners and civic leaders expected the new parks envisioned in the recent plan to spark new additions expanding the city limits and to motivate real estate entrepreneurs in their search for land in their vicinities. Foster Park, in the southwest quarter of the city, is an example of this interconnected relationship. As early as 1912, the Fort Wayne Parks Board was striving to meet demands for more parks by asking "wealthy citizens of Fort Wayne to immortalize their names" by purchasing and gifting to the city land for more parks. The two Foster brothers, David N. and Samuel M., both community leaders, responded by acquiring a strip of land along the bank of the St. Mary's River south of the Broadway Street bridge and extending south for about two miles. The purchased totaled 110 acres. Officially known as the David N. and Samuel M. Foster Park, it is commonly known as Foster Park.<sup>7</sup>

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<sup>4</sup>Charles Mulford Robinson, *Modern Civic Art* (New York: G.P. Putnam's Sons, 1903), pages 193-197.

<sup>5</sup>Christopher Baas and Tina Jones, Multiple Property Document (MPD), "The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana--A Plan for the Ideal Development of Transportation, Parks and Residential Subdivisions," 2005, pages 10 and 65.

<sup>6</sup>Ibid.

<sup>7</sup>*Minutes of Meeting*, Fort Wayne Parks Board, 1912, page 13. Available at the Allen County Public Library.

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

In the 1910s and 1920s, real estate entrepreneurs in the Fort Wayne area fully embraced the city planning movement. They enhanced their market objectives from merely selling lots upon which future owners would build their homes but also constructing houses for sale to these same buyers. On a really grand scale, developers adopted a “community approach” and included neighborhood considerations such as proximity to schools, parks, commercial activities, and even religious structures in their master plan as selling points for their projects. The Foster Park Neighborhood Historic District is residential only.<sup>8</sup>

Land developers in Fort Wayne, Indiana followed the national trend in affording a more complete real estate package to their prospective clients. Newspaper advertisements in local sources heralded the availability of all sorts of benefits for new owners in terms of park space within the addition, access to public transportation resources, proximity to downtown business centers/factories, and improvements to the land that would increase property values. These enticements offered a menu from which the prospective buyers could choose their future home.<sup>9</sup>

Among the many developers in the Fort Wayne arena was the firm of Hilgeman & Schaaf. Frank H. Hilgeman, the senior of the two partners, was born in Allen County in 1873. He participated in the partnership for a number of years as both an investor and an officer. Pursuing a strong desire to become involved in horticultural activities, Frank moved to Arizona in 1919 to take up life as a citrus farmer. He remained an officer in the partnership until 1924; he died in 1944 but Schaaf kept his name associated with the firm throughout its life time. Albert H Schaaf, on the other hand, stayed in Fort Wayne and became an influential member of the community as a businessman and as a civic leader. Born in 1884, Schaaf returned to Fort Wayne in 1906 after his graduation from Cornell University with a degree in mechanical engineering. Subsequent to his partnering with Hilgeman, the firm began to establish itself in the real estate business. Its first development was Arcadia Court in 1912 followed by developments such as Oakdale, Harrison Hill, and its showcase subdivision, Southwood Park in 1917. Hilgeman & Schaaf, the staff and partners, combined their talents in design, development, and conservation of landscape resources to the best advantage of their clients. Many of Robinson’s design imperatives can be seen in Hilgeman & Schaaf’s subdivision planning.<sup>10</sup>

Common to all of Hilgeman & Schaaf developments was the use of restrictions – monetary, physical, and visual – to promise an environment in keeping with the City Beautiful concept, while at the same time creating an air of exclusivity that guaranteed new owners a sense of “making the right choice.” Monetary restrictions dealt with minimum costs of the residences facing a particular street. In the Foster Park Neighborhood Historic District, for example, “any dwelling that may be erected to front on Boerger Avenue” had to cost a minimum of \$7,000.00 and a dwelling fronting on Old Mill Road had to cost a minimum of \$8,000.00. Boerger Avenue was the original name shown on plats for today’s West Foster Parkway. Minimum cost for a dwelling erected to front on Sheridan Court or Branning Avenue pegged at \$5,500.00 and for a Lexington Avenue-facing house it was \$4,500.00. The developer for this district and others in the Fort Wayne area would not accept any “shanties” in their collective endeavors. The results of initial minimum restrictions in dwelling costs are apparent on these same streets today. The homes in the district along Old Mill Road, and some of the earliest homes along West Foster Parkway, are markedly upscale from some of the later homes built after the original building period 1925-1938.<sup>11</sup>

Physical restrictions to what new home owners could do on their lots maintained a level of orderliness and openness. Easements between lots, distance restrictions between verandas or patios and their neighbor’s house, prohibitions on any other buildings on the residence lot (except for private garages), and the easements along the rear lot lines provided each neighbor with a “feeling” that their rights to privacy could not be encroached upon; conformity in this case was a good thing.<sup>12</sup>

Visual images of streets, parks, and residential developments maintained a priority in the hierarchy of Robinson’s concerns for an ideal community. Developers in the Fort Wayne area and especially Hilgeman & Schaaf accepted these

<sup>8</sup> David L. Ames and Linda F. McClelland, *National Register Bulletin - Historic Residential Suburbs* (U.S. Department of the Interior, 2002), pages 26 and 27.

<sup>9</sup> Baas and Jones, “Civilizing of a Midwestern City,” pages 66 and 79.

<sup>10</sup> Griswold, Bert J., *Builders of Greater Fort Wayne* (Fort Wayne: Self-published, 1926), page 505; National Register Nomination, Southwood Park Historic District, pages 73-79.

<sup>11</sup> Plats – Park View Terrace, Wiekbe’s Homestead Addition, Wiekbe Amended Addition, and Park View Terrace Addition Extended, dated June – July, 1924.

<sup>12</sup> Ibid.

Foster Park Neighborhood Historic District

Name of Property

Allen, Indiana

County and State

concerns and practiced, in their planning, the use of restrictions to enhance the visual image of a project. They also applied Robinson's ideals in a practical manner to the Foster Park Neighborhood Historic District. Plat restrictions in the form of building lines -no construction closer to sidewalks than a fixed distance; easements at the rear lot lines for the installation of utility lines; no front yard fencing to impede sight lines; and a prohibition against cutting down any on-site trees unless absolutely necessary "for the construction of a dwelling house and its appurtenances." View sheds along any of the streets in the district reinforce the viability of these restrictions and their worth to the overall vision afforded today's owners and visitors. Travel along any of the sidewalks and gain an appreciation of early prohibitions/decisions made by the developers.<sup>13</sup>

The developers of the Foster Park Neighborhood Historic District (known in 1924 as "Park View Terrace and Wiebke's Homestead Addition) put the lots up for sale in July of 1924. Their advertisement noted in a local newspaper that the location "in the most desirable section of Fort Wayne" that "many people have been waiting for" offered home sites attractive to "hundreds of people." The advertisements went on to say that the sale would not start until 19 July 1924 but prospective buyers "could enter the property now" and secure "a tag" which along with a deposit was to be turned into Hilgeman & Schaaf's office to reserve the lot. The firm promised a surprise to the buyer by way of the "reasonable" prices on these home sites.<sup>14</sup>

Hilgeman & Schaaf offered lot owners a number of alternatives for building their homes. The firm employed its own architect, Simpson Parkinson, to design many of the homes in its developments. Parkinson and his family lived in a home in the district for a number of years. The Colonial Revival home at 1302 West Foster Parkway bears a striking resemblance to the Hilgeman & Schaaf model home for 1926 which was designed by Parkinson. The firm's building department, under the direction of Leonard C. Smith, supervised the construction of the house and guaranteed new owners to meet all "101 Points of Excellence" (a sales slogan in a local newspaper) in the final product. Actually, Hilgeman & Schaaf proved to be a "one-stop shopping" operation as they also offered to "build a home for you" with "no cash required" in the process. One requirement for this good deal was prior ownership of a lot but even if the lot wasn't fully paid for the advertisement entreated an interested party to come in anyway and "talk it [a new home] over." Other contractors built some of the homes in the district, under the auspices of the firms H.L. Burt and George Bennett<sup>15</sup>

The proximity to Foster Park served as an inducement to prospective buyers. Having the large green space available to use for recreational activities seven days a week and literally at one's doorstep offered unlimited opportunity to citizens of all ages. Although surely rough to begin with, the park eventually had a large municipal golf course, walking trails, a bridle path along the riverside, access to the river for boating, and formal fields for many purposes. The configuration of the streets in the grid pattern of the district, no through street except Lexington Avenue, gave the sense of a cul-de-sac to the compact cluster of homes. Adding to this sense of a rural setting, the Wiebke farmstead to the east remained undeveloped for many decades and therefore residents of the community in the district actually had green space on its east and west boundaries.

The district demonstrates the growing availability of personal family transportation in the 1920s. Over ninety percent of the homes in the district have a garage, either detached or attached, to house a family automobile. Admittedly, the size of many current automobiles precludes their present-day use but in the 1920s the one-car garage sufficed. Throughout the district are also early examples of the inclusion of a small one-car garage attached to one elevation of the main house. With the improved boulevard system, available public transportation on Broadway and continuing improvements to the entire city's infrastructure, subdivisions such as this presented the hard-working middle-class family with a sense of well-being, in addition to good housing, in a clean and healthier environment while at the same time easing access to the workday world outside the confines of "home."

Demographically, the first residents of the district were clearly middle-to upper-middle-class in their economic and educational background. With a few exceptions like Simpson Parkinson, one of Hilgeman & Schaaf's architects, or William H. Schannen, a lawyer, or Martin Baade, a real estate owner and developer, it seems that many of the bread earners on these four streets worked as supervisors of departments in many of the large factories like General Electric's in the vicinity or worked as salesmen for downtown businesses. Here and there were brick layers, plumbing wholesalers, or

<sup>13</sup> Ibid; National Register Nomination, Southwood Park Historic District, page 83.

<sup>14</sup> *Fort Wayne News-Sentinel*, 12 July 1924.

<sup>15</sup> *Fort Wayne News-Sentinel*, 19 June 1926; the *Fort Wayne Journal-Gazette*, 6 July 1928; and *Fort Wayne News-Sentinel*, 17 April 1928.



Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

machinists scattered among other home owners. Many of the families like the Schlenkers on West Foster Parkway or the Gellers on Sheridan Court were first owners that lived in their homes for over twenty years. It appears that, overall, those folks that bought early tended to stay in the neighborhood.<sup>16</sup>

The Foster Park Neighborhood Historic District is a wonderful and instructive example of the busy building years of the first decades of the 20<sup>th</sup> century and greater Fort Wayne's history. Its' extremely high degree of architectural integrity, and its visual affirmation of the planning and real estate development philosophy/practices of one of Fort Wayne's most prominent development firms, Hilgeman & Schaaf, make it a special element of the overall community. Early civic leaders and local citizens with a will to make Fort Wayne a better place to live, supported and brought to fruition plans devised by experts in landscape and subdivision design. The Foster Park Neighborhood Historic District is, in company with other subdivisions like Southwood Park, the result of the foresight and determination of those leaders, both in government and in community planning.

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Available at the Indiana State Archives, Indianapolis, Indiana.

Ames, David L. and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs*. Washington, DC: National Park Service, 2002.

Baas, Christopher and Tina Jones, Multiple Property Document (MPD), "The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana--A Plan for the Ideal Development of Transportation, Parks and Residential Subdivisions," 2005.

*Fort Wayne Journal-Gazette*, 6 July 1928, 5 August 1928.

*Fort Wayne News-Sentinel*, 12 July 1924, 19 June 1926, 17 April 1928 and 17 May 1931.

Griswold, Bert J. *Builders of Greater Fort Wayne*. Fort Wayne: Self-published, 1926.

Harris, Cyril M. *American Architecture; an Illustrated Encyclopedia*. New York; W.W. Norton, 1998.

Information assembled from various Fort Wayne City Directories and the Decennial Censuses of 1930 and 1940, passim

McAlester, Virginia and Lee McAlester. *Field Guide to American Houses*. New York: Alfred A. Knopf, 1989.

---

<sup>16</sup> Information assembled from various Fort Wayne City Directories and the Decennial Censuses of 1930 and 1940, passim.

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

R.S. Means. *Means Illustrated Construction Dictionary*. Kingston Maine: R.S. Means Company, Inc., 2000.

*Minutes of Meeting*, Fort Wayne Parks Board, 1912. Available at the Allen County Public Library.

National Register Nomination, Southwood Park Historic District.

Plats – Park View Terrace, Wiebke’s Homestead Addition, Wiebke Amended Addition, and Park View Terrace Addition Extended, dated June – July, 1924.

Robinson, Charles Mulford. *Modern Civic Art*. New York: G.P. Putnam’s Sons, 1903.

**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): \_\_\_\_\_ None

**10. Geographical Data**

**Acreage of Property** Approx. 150 Acres  
(Do not include previously listed resource acreage.)

**UTM References** USGS: Fort Wayne West Quadrangle 1:24,000  
(Place additional UTM references on a continuation sheet.)

|   |                   |                          |                            |   |                   |                          |                            |
|---|-------------------|--------------------------|----------------------------|---|-------------------|--------------------------|----------------------------|
| 1 | <u>16</u><br>Zone | <u>654844</u><br>Easting | <u>4545961</u><br>Northing | 3 | <u>16</u><br>Zone | <u>655233</u><br>Easting | <u>4545556</u><br>Northing |
| 2 | <u>16</u><br>Zone | <u>655221</u><br>Easting | <u>4545953</u><br>Northing | 4 | <u>16</u><br>Zone | <u>654872</u><br>Easting | <u>4545552</u><br>Northing |

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

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

From the start point at the northeast corner of the intersection of Lexington Avenue and Old Mill Road, proceed north along the east curb of Old Mill Road, pass through the intersections of West Branning Avenue, Sheridan Court, and West Foster Parkway with Old Mill Road and continue north to the north property line of 3929 Old Mill Road; turn east and proceed along the rear property lines of 1334 to 1138 West Foster Parkway to the intersection of the rear property line of 1138 West Foster Parkway with east property line of the same address; turn south and proceed to the intersection of the east property line of 1138 West Foster Parkway and the north curb of the same street; cross West Foster Parkway and continue south along the east curb of Kimmel Drive to its intersection with the south curb of Sheridan Court; continue south along the east property lines of 1133 Sheridan Court and 1130 West Branning Avenue to its intersection with the north curb of West Branning Avenue; cross West Branning Avenue and continue south along the east property lines of 1129 West Branning Avenue and 1132 Lexington Avenue; turn west and proceed along the north curb of Lexington Avenue and close on the start point at the northeast corner of the intersection of Lexington Avenue and Old Mill Road.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary was established to incorporate the major and minor plats that form the totality of the Foster Park Neighborhood Historic District and to define the collection of architectural resources that make up the inventory of the district.

**11. Form Prepared By**

name/title John Warner  
organization \_\_\_\_\_ date 15 January 2013  
street & number 5018 Broadway Street telephone 317-283-5450  
city or town Indianapolis state IN zip code 46205  
e-mail jp\_warner@sbcglobal.net

**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.)

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

**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.

Name of Property: Foster Park Neighborhood Historic District

City or Vicinity: Fort Wayne

County: Allen County

State: Indiana

Photographer: John Warner

Date Photographed: 9 November, 11 and 24 September, 13 August 2012

CD: 402 West Washington Street, Indianapolis, Indiana, 46202

Description of Photograph(s) and number:

- 1 of 16. Looking west at the esplanade on Sheridan Court.
2. Looking east-northeast along the north side of West Foster Parkway at some of the oldest homes in the district. The second home of the left of the photograph originally had a shingle cladding to its exterior walls.
3. Looking northeast at 1244 West Foster Parkway, a non-contributing property that is part of the West Foster Parkway streetscape, photograph #2.
4. Looking northwest at the north side of Sheridan Court. This street had the largest number of completed homes in the district in 1938. (See copy of the 1938 aerial photograph at Enclosure 1) The cluster of trees at the right margin of the district contained the original home of the Wiebke family who owned the land now the district.
5. Looking west along the south side of Branning Avenue at a sample of the inter-fill that occurred as the district matured from the early 1930s to the late 1940s.
6. Looking northwest at the north side of Lexington Avenue. This street was the least populated in the 1938 aerial photograph.
7. Looking south 1243 Sheridan Court with its unusual treatment of the exterior walls of the cottage.
8. This home, at 1315 Sheridan Court, is one of only a few of this style in the district. Many of the post-World War II homes in the district were of the Minimal Traditional style.
9. Looking southeast at 1215 West Foster Parkway the best example of the Ranch style in the district. It demonstrates the incorporation of the living area and the attached garage under a single roof that became the standard of this style built in the late 1940s and 1950s.
10. One of the few Modern-style homes in the district and a good example of the simplistic architectural character. Looking northwest at 1138 West Foster Parkway.
11. Looking north at 1130 Branning Avenue with its original detached garage. A good example of the style which is common to the region but only a few appears in the district.
12. Looking north at 1252 Branning Avenue; an example of the Craftsman style with most of the bells and whistles common to the high end variety of the style.
13. Looking east at an early example of the Ranch-style homes in the district. Located along Old Mill Road, the home, at 4123, and its upscale design are clearly in consonance with the plat restriction that placed a high-value-limitation on homes along this thoroughfare.
14. Looking east along the center of West Foster Parkway at the parkings, trees, uncluttered front yards, lack of utility poles, and setback of the houses along the street; all elements of Robinson's design formula.
15. Looking west at three non-contributing houses on the north side of Branning Avenue. The first of the group, 1210 Branning Avenue, is at the right margin of the view; 1214 and 1220 Branning Avenue are immediately west of that property.
16. The entrance to Foster Park looking northwest at the landscaping from the intersection of West Foster Parkway and Old Mill Road. This entrance is slightly different from the historical entrance to the park. (See Enclosure 1)

Foster Park Neighborhood Historic District  
Name of Property

Allen, Indiana  
County and State

**Property Owner:**

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

name Don Orban, Historic Preservation Planner, City of Fort Wayne  
street & number 200 Berry Street, Suite 320 telephone 260-427-2160  
city or town Fort Wayne state IN zip code 46802

**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.

FORESTER PARK NEIGHBORHOOD HISTORIC

DISTRICT

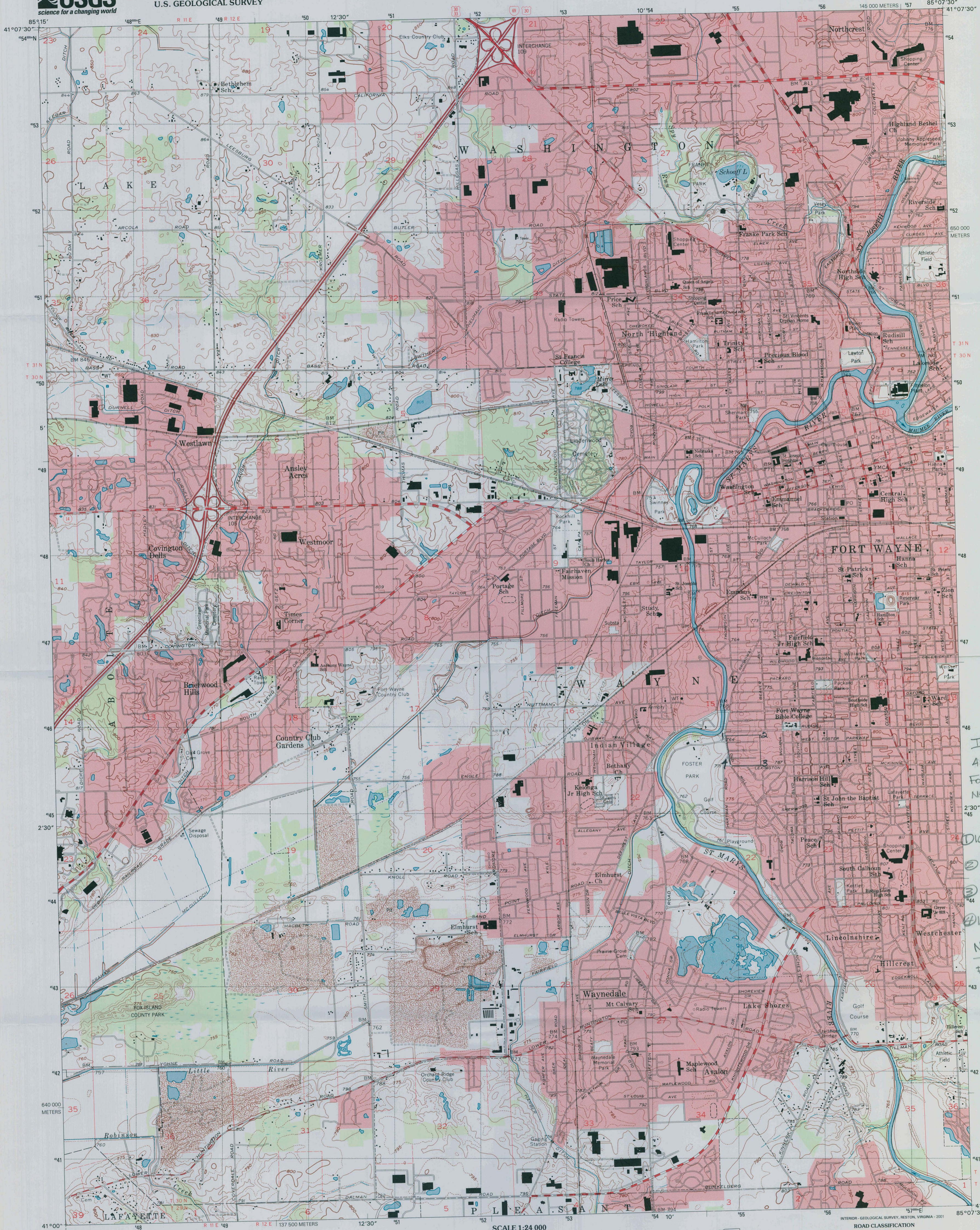
Fort Wayne, Allen County, Indiana



LEGEND

- Contributing w/ Detached Garage:
- Contributing w/ Attached Garage:
- Detached Garages:
- Non-Contributing - Blacked in:
- Boundary:
- Photo Designator:

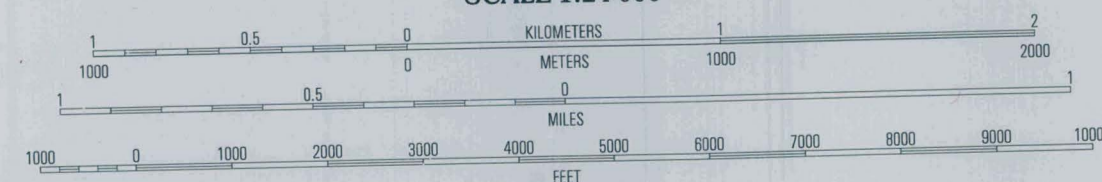
NOT TO SCALE



INDIANA  
ALLEN COUNTY  
FOSTER PARK  
NEIGHBORHOOD  
230' HISTORIC DISTRICT  
① 16 655221 4545961  
② 16 655233 4545536  
③ 16 654872 4545552  
NAD 83 UTM  
FW WEST  
QUAD

Produced by the United States Geological Survey  
Topography compiled 1963. Planimetry derived from imagery taken 1998 and other sources. Public Land Survey System and survey control current as of 1956.  
North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 16  
2500-meter ticks: Indiana Coordinate System of 1983 (east zone)  
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.  
Landmark buildings verified 1956.

4x  
80 MILS  
1" = 11'  
21 MILS  
LTM GRID AND 2000 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 10 FEET  
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
AND INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION  
Primary highway hard surface  
Secondary highway hard surface  
Light-duty road, hard or improved surface  
Unimproved road

|   |   |   |                   |
|---|---|---|-------------------|
| 1 | 2 | 3 | 1 Chubbucko       |
| 2 | 3 | 4 | 2 Huntertown      |
| 3 | 4 | 5 | 3 Cedarville      |
| 4 | 5 | 6 | 4 Arcola          |
| 5 | 6 | 7 | 5 Fort Wayne East |
| 6 | 7 | 8 | 6 Zanesville      |
|   |   |   | 7 Osnare          |
|   |   |   | 8 Poe             |

FORT WAYNE WEST, IN  
1998  
NIMA 3966 II SW-SERIES V851

















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1245

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century21.com  
260.399.1177  
Dan Schneider  
312-2479  
**HOUSE HUNT**  
(260)493-3519











1130



1252









National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Foster Park Neighborhood Historic District  
NAME:

MULTIPLE Park and Boulevard System of Fort Wayne, Indiana MPS  
NAME:

STATE & COUNTY: INDIANA, Allen

DATE RECEIVED: 8/09/13 DATE OF PENDING LIST: 8/30/13  
DATE OF 16TH DAY: 9/16/13 DATE OF 45TH DAY: 9/25/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000755

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 9.25.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



RECEIVED  
HIST. PRES. & ARC.

APR 11 2013

IDNR

# CITY OF FORT WAYNE

THOMAS C. HENRY, MAYOR

April 3, 2013

Mr. Robert E. Carter, Jr.  
State Historic Preservation Officer  
DNR-Division of Historic Preservation and Archaeology  
402 W. Washington St.  
IGC South, Room W274  
Indianapolis, IN 46204-2748

Dear Mr. Carter:

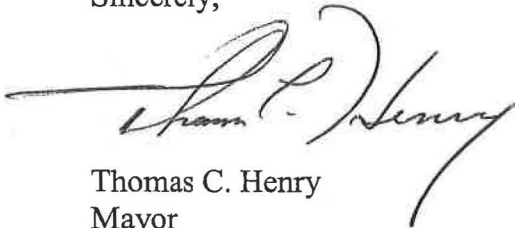
Pursuant to Indiana's Certified Local Government regulations, I have reviewed the report prepared by Fort Wayne's Historic Preservation Commission recommending the nomination of the Foster Park Neighborhood Historic District in Fort Wayne to the National Register of Historic Places.

I concur with the determination of the Commission that this district meets the criteria for nomination to the National Register.

I recommend that the State Historic Preservation Review Board approve the nomination and forward the appropriate documentation to the National Park Service. Should you have any questions on the submission, please contact Mr. Creager Smith at 260-427-2161.

Thank you for your consideration in this matter.

Sincerely,



Thomas C. Henry  
Mayor

TH/cs

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HIST. PRES. & ARCH.

APR 11 2013

IDNR

**Certified Local Government Report on the  
Nomination of the  
Foster Park Neighborhood Historic District  
To the National Register of Historic Places**

**City of Fort Wayne, Indiana  
April 3, 2013**

## **TABLE OF CONTENTS**

- I. Introduction
- II. Documentation Submission
- III. Public Hearing and Commission Review
- IV. Historic Preservation Commission Findings
- V. Historic Preservation Commission Recommendations

## **ATTACHMENTS**

- A. Notifications
- B. Historic Preservation Staff Review.

**CERTIFIED LOCAL GOVERNMENT REPORT ON THE REVIEW OF  
THE FOSTER PARK NEIGHBORHOOD HISTORIC DISTRICT NOMINATION  
TO THE NATIONAL REGISTER OF HISTORIC PLACES**

**I. Introduction**

In 2011 the Foster Park Neighborhood Association requested listing in the National Register of Historic Places, with assistance from the Fort Wayne Division of Community Development. Approximately fourteen individual homes within the area of the Foster Park Neighborhood Association were included as scattered site properties in the Fort Wayne Cultural Resources Inventory, published in 1996. There was not, however, a potential historic district identified in the inventory.

Fort Wayne Historic Preservation staff, along with staff of ARCH, reviewed the area as part of the Fort Wayne and Allen County survey planning process in 2010-2011. It was determined that the Foster Park Neighborhood Historic District was likely eligible for the National Register. The NPS-accepted Multiple Property Document (MPD) titled “The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana—A Plan for the Ideal Development of Transportation, Parks and Residential Subdivisions,” had defined the historic context for eligibility of the Foster Park Neighborhood Historic District in the section of the document titled “Historic Context #3: A Better Place to Live—Residential Development (in) Fort Wayne, Indiana (1880-1955).” The National Park Service Bulletin “Historic Residential Suburbs in the United States, 1830—1960” also provided support that the area is eligible. In addition (between the survey of the area in the early 1990s and 2011), most of the district’s homes had attained 50 years of age since the 1996 Interim Report.

Fort Wayne and ARCH Historic Preservation staff submitted documentation of the eligible district to Indiana's Division of Historic Preservation and Archaeology (DHPA) to review the eligibility of the Foster Park Neighborhood Historic District as part of the survey planning process. DHPA staff subsequently concurred that the Foster Park Neighborhood Historic District is an eligible district.

To assist in this endeavor to list the Foster Park Neighborhood Historic District, and partially funded with a general assistance Historic Preservation Grant-in-Aid administered through DHPA, Community Development acquired a professional consultant, John Warner of Indianapolis, to prepare the nomination for the district.

John Warner first submitted a complete draft of the application, with supporting documentation, on December 2, 2012 to the Historic Preservation Commission. Historic Preservation staff has worked with Mr. Warner periodically in the preparation of the application to refine the information and material for submission to the Historic Preservation Commission.

As a Certified Local Government (CLG), the city's Historic Preservation Commission (HPC) was required to review the nomination and determine the eligibility of this district in accordance with criteria established by the National Park Service, U.S Department of the Interior.

Pursuant to all applicable state and federal regulations, this report, and its supplemental attachments, documents the procedures followed by the City of Fort Wayne. Along with the HPC's findings, the report presents Mayor Thomas C. Henry's recommendations concerning the subject nomination.

## **II. Documentation Submission**

Qualified professional John Warner prepared the district nomination. The nomination was drafted in accordance with current policies and procedures outlined by the DHPA, and in Bulletins #16A and the National Register Bulletin "Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places." The nomination, accompanied by appropriate maps and photographs, was submitted to the Division of Community Development and the HPC for review.

The nomination was technically and substantively reviewed by HPC staff, and returned to the consultant for corrections where applicable. Pursuant to 36CFR Part 60, letters of notification were sent to public officials. Notification for property owners was published in two local Fort Wayne newspapers: the News-Sentinel and the Journal Gazette. Additional notice was submitted to all local media prior to the public hearing in accordance with Indiana Code. (Refer to Attachment A)

## **III. Public Hearing and Commission Review**

On February 25, 2013, the HPC held the public hearing in the Omni Room on the lower level of the Citizens Square Building, 200 East Berry Street, Fort Wayne. The purpose was to solicit comments from the general public concerning the subject nomination. A brief review prepared by staff was presented before public comments were requested. (Refer to Attachment B.)

Two persons spoke at the public hearing in support of the nomination, district homeowners Susan Hall and Brian Burke. Staff had previously spoken to Neighborhood Association President Ron Smith; he stated that the association supports the application but he was unable to attend the public hearing. No one spoke with any concerns or objections about the nomination and no other written comments or objections were received.

Having considered all applicable documentation submitted as a part of the nomination, Fort Wayne's Historic Preservation Commission concurred with staff that the Foster Park Neighborhood Historic District meets the criteria for evaluating the significance of properties and districts for inclusion in the National Register of Historic Places.

#### **IV. Historic Preservation Commission Findings**

The HPC approved the nomination of the district, based on the district's historic and design significance, concurring that:

The Foster Park Neighborhood Historic District meets two (2) of the four possible National Register criteria. As cited in the nomination, the district is significant under National Register Criteria A and C. The Foster Park Neighborhood Historic District is also related to two multiple property listings; "Historic Residential Suburbs in the United States, 1830—1960," and "The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana." The Foster Park Neighborhood application follows the guidelines of National Register Bulletin 16A; the application was also guided by the National Register Bulletin for Historic Residential Suburbs, published September 2002.

The Foster Park Neighborhood Historic District is eligible for the National Register of Historic Places under Criterion A for its association with events that made a significant contribution to the broad patterns of history; i.e., the planning and development of suburban subdivisions in Fort Wayne within the context of the Fort Wayne Park and Boulevard System. In fulfillment of the plans for making Fort Wayne an ideal place to live, developers and city officials joined together to create harmonious designs in their respective projects and healthier environments for citizens living within its boundaries. By establishing more parks, designing and building beautiful thoroughfares and boulevards, and supporting the building of subdivisions that demonstrated many of Charles Mulford Robinson's visionary standards/features, these allied forces created an atmosphere within the community for sustained improvement in the quality of life for its residents and for the accomplishment of those tasks necessary to make solid contributions in that direction. The Foster Park Neighborhood Historic District was one of the last subdivision efforts by the firm Hilgeman & Schaaf. It incorporates not only aspects of the planning philosophy engendered by Robinson and practiced by local developers, but also the end results of Hilgeman & Schaaf's support of the overall civic planning process reflected in the southwest quadrant of the city of Fort Wayne.

The Foster Park Neighborhood Historic District is also eligible for the National Register of Historic Places under Criterion C for its embodiment of distinctive characteristics of a type, period or method of construction in its residences built between 1926 and 1963. The homes in the district, many constructed by well-known local building firms such as Hilgeman & Schaaf, C. F. Bruns, George Bennett, H.L. Burt, and R.O. Hines, display the typical and popular architectural styles of the early 20th Century; Colonial Revival, Tudor Revival, American Foursquare, and Craftsman. The district also contains later style choices; Ranch, International, and Minimal Traditional, with a very high level of architectural integrity. The overall effect of a walk through the district transports the visitor back to the building-boom days of the 1920s, the post-World War II time of returning veterans who served, and on to the idyllic days of the 1950s. Although the numbers of homes in this district constitute a relatively small segment of Hilgeman & Schaaf's efforts in the residential housing market of Fort Wayne from the late 1910s through the 1930s, this tightly knit, smaller community's design and

physical/architectural essences provide a microcosm of the larger community in which it resides.

The district maintains an acceptable level of integrity as defined by “Historic Residential Suburbs in the United States, 1830—1960.” The period of significance extends from 1924 to 1963 in order to reflect the full development of the neighborhood. Interest in the preservation and recognition of the district is shown by the interest of the Foster Park Neighborhood Association to partner with the City of Fort Wayne to assist with the preparation of the application.

#### **V. Historic Preservation Commission Recommendations**

Based on the documentation presented as a part of the nomination and by staff, the Fort Wayne Historic Preservation Commission recommends that the Indiana State Historic Preservation Review Board consider the Foster Park Neighborhood Historic District to be eligible for inclusion in the National Register of Historic Places, and approve the nomination for submission to the National Park Service.

Furthermore, the Commission recommended that staff prepare the appropriate report of the public hearing, including any public comments, and submit said report to Mayor Thomas C. Henry for his concurrence pursuant to Indiana’s Certified Local Government regulations.



**ATTACHMENT "A"**

**NOTIFICATIONS:**

**FOSTER PARK NEIGHBORHOOD HISTORIC DISTRICT**

---

1-22-13 JG

**NOTIFICATION OF THE NOMINATION OF THE FOSTER PARK NEIGHBORHOOD HISTORIC DISTRICT TO THE NATIONAL REGISTER OF HISTORIC PLACES**

On February 25, 2013, the Foster Park Neighborhood Historic District, roughly bounded by Old Mill Road, Rudisill Blvd, Kimmel Drive, and Lexington Avenue, in the City of Fort Wayne, Indiana will be considered by the Historic Preservation Commission for nomination to the National Register of Historic Places, Washington, D.C. This public hearing will be held at 5:30 pm in the Omni Room on the Garden Level of the Citizens Square Building, 200 E. Berry Street. The National Register was created by Congress in 1966 by the National Historic Preservation Act (P.L. 89-665) to identify prehistoric and historic properties of local, state, or national significance worthy of preservation.

Listing in the National Register results in the following:

Consideration in planning for Federal, federally licensed or federally assisted projects.

Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting properties listed in the National Register. For further information, please refer to 36 CFR 800.

**Federal Tax provisions.**

Certain provisions of the Federal Internal Revenue Code may apply which may provide for a 20 percent investment tax credit (ITC) with a full adjustment to the basis, for rehabilitating historic commercial, industrial, and rental residential buildings. A Federal tax deduction for conservation purposes of partial interest in historically important land areas or structures applies. (See 36 CFR 67) Whether these provisions are of benefit depends upon the circumstances of individual taxpayers. Individuals should consult legal council or the Internal Revenue Service for assistance in determining the tax consequences of the above provisions.

**Consideration of historic value.**

The historic values of the property are considered in the decision to issue a surface coal mining permit, in accordance with the Surface Coal Mining and Control Act of 1977. For further information, please refer to 30 CFR 700 et seq.

**Qualifications for Federal grants-in-aid.**

Properties listed in the National Register may qualify for Federal grants-in-aid whenever funds are appropriated by Congress.

Owners of private property nominated to the National Register are given an opportunity to concur in, or object to, the nomination in accord with the National Historic Preservation Act

**NOTIFICATION OF THE NOMINATION OF THE FOSTER PARK NEIGHBORHOOD HISTORIC DISTRICT TO THE NATIONAL REGISTER OF HISTORIC PLACES**

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**Qualifications for Federal grants-in-aid.**

Properties listed in the National Register may qualify for Federal grants-in-aid whenever funds are appropriated by Congress.

Owners of private property nominated to the National Register are given an opportunity to concur in, or object to, the nomination in accord with the National Historic Preservation Act Amendments of 1980 and federal regulations 36 CFR Part 60. Any owner or partial owner of private property who objects to listing must submit a notarized statement, certifying that the party is the sole or partial

1-22-13  
NS



# CITY OF FORT WAYNE

THOMAS C. HENRY, MAYOR

January 23, 2013

The Honorable Tom Henry  
Office of the Mayor  
Citizens Square  
200 East Berry St., Suite 420  
Fort Wayne, IN 46802

Dear Mayor Henry:

The City of Fort Wayne has received an application for the Foster Park Neighborhood Historic District, roughly bounded by Old Mill Road – west; Rudisill Blvd – north; Kimmel Drive – east; and Lexington Avenue – south, to be considered by the Fort Wayne Historic Preservation Commission for nomination to the National Register of Historic Places.

The Foster Park Neighborhood Association requested the preparation of the application. The City of Fort Wayne obtained a Federal grant to assist with this effort. It is the City's policy to contact local authorities prior to consideration by the Historic Preservation Commission to obtain their views and any additional information that will make the application more accurate.

The National Register of Historic Places is the Federal government's official list of prehistoric and historic properties worthy of preservation. In Indiana, this program is administered by the Department of Natural Resources-Division of Historic Preservation and Archaeology, and assisted by the City of Fort Wayne as a Certified Local Government. Enclosed is a copy of the criteria under which properties are evaluated.

Listing in the National Register provides recognition and assists in preserving our nation's heritage. It does not prevent a private owner from altering, demolishing, or disposing of the property as he wishes. The results of listing are also explained on the enclosure.

When the City of Fort Wayne receives a National Register application, it is processed in compliance with Indiana's Certified Local Government regulations and considered by the Fort Wayne Historic Preservation Commission, which will determine if the property meets the criteria for inclusion on the National Register. The Historic Preservation Commission will study any written comments, favorable or unfavorable, that you care to submit prior to the date of the public hearing. The public hearing is currently scheduled for Monday, February 25, 2012 at 5:30 p.m. It will be held in the Omni Room, on the lower level of the Citizens Square Building. You may attend this meeting if you wish.

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Subsequently, the determination of the Fort Wayne Historic Preservation Commission will be transmitted to the Division of Historic Preservation and Archaeology for consideration by the Indiana State Historic Preservation Review Board. The State Review Board will either reject or approve the nomination of the property to the National Register. The Indiana State Review Board meets quarterly in January, April, July, and October. These meetings are typically held in Indianapolis at the Indiana Government Center. Please call DHPA at 317-232-1646 to confirm time and location.

Unless negative comments are received within thirty (30) days, the property may be listed in the Indiana Register of Historic Sites and Structures, independently of the State Review Board's decision on the nomination to the National Register. If negative comments are received, the State Review Board will hold a hearing on the nomination to the State Register concurrently with review of the nomination to the National Register. The Indiana Historic Preservation Review Board shall make the final decision regarding any State Register nomination.

Owners of private properties nominated to the National Register are also given an opportunity to concur in—or object to—the listing, in accordance with the National Historic Preservation Act Amendments of 1980 and Federal regulations 36 CFR Part 60. If either a sole owner or a majority of owners in a district object, the property will not be listed.

If the property is approved by both the Fort Wayne Historic Preservation Commission, and the Indiana State Historic Preservation Review Board, but cannot be listed because of owner objection, the State Historic Preservation Officer is required to submit the nomination to the Keeper of the National Register for a decision on its eligibility for the Register. If the property is then determined eligible but not formally listed, Federal agencies will still be required to allow the Advisory Council on Historic Preservation an opportunity to comment on Federal projects which may affect the property.

Your comments may be sent to Creager Smith, Historic Preservation Planner, Community Development, 200 East Berry Street, Suite 320, Fort Wayne IN 46802. More information on the National Register program may be obtained by writing to the above address, or by calling 427-2161.

Sincerely,



Creager Smith, Historic Preservation Planner  
Fort Wayne Historic Preservation Commission

Enclosure

cc: Indiana DNR-Division of Historic Preservation and Archaeology

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# CITY OF FORT WAYNE

THOMAS C. HENRY, MAYOR

January 23, 2013

The Allen County Commissioners  
Citizens Square, Suite 410  
200 East Berry Street  
Fort Wayne, IN 46802

Dear Commissioners:

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Page 2

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Sincerely,



Creager Smith, Historic Preservation Planner  
Fort Wayne Historic Preservation Commission

Enclosure

cc: Indiana DNR-Division of Historic Preservation and Archaeology

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**ATTACHMENT "B"**

**HISTORIC PRESERVATION STAFF REVIEW:  
FOSTER PARK NEIGHBORHOOD HISTORIC DISTRICT**

**STAFF REVIEW OF THE NOMINATION OF THE FOSTER PARK NEIGHBORHOOD  
HISTORIC DISTRICT TO THE NATIONAL REGISTER OF HISTORIC PLACES**

Case No: HPC 2-25-13-NR2

Historic Name of Property: Foster Park Neighborhood Historic District

Address: Roughly bounded by Old Mill Road, Rudisill Blvd., Kimmel Drive,  
and Lexington Avenue.

Date of Review: February 25, 2013

CASE HISTORY:

In 2011 the Foster Park Neighborhood Association requested listing in the National Register of Historic Places, with assistance from the Fort Wayne Division of Community Development. Approximately fourteen individual homes within the area of the Foster Park Neighborhood Association were included as scattered site properties in the Fort Wayne Cultural Resources Inventory, published in 1996. There was not, however, a potential historic district identified in the inventory.

Fort Wayne Historic Preservation staff, along with staff of ARCH, reviewed the area as part of the Fort Wayne and Allen County survey planning process in 2010-2011. It was determined that the Foster Park Neighborhood Historic District was likely eligible for the National Register. The NPS-accepted Multiple Property Document (MPD) titled "The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana—A Plan for the Ideal Development of Transportation, Parks and Residential Subdivisions," had defined the historic context for eligibility of the Foster Park Neighborhood Historic District in the section of the document titled "Historic Context #3: A Better Place to Live—Residential Development (in) Fort Wayne, Indiana (1880-1955)." The National Park Service Bulletin "Historic Residential Suburbs in the United States, 1830—1960" also provided support that the area is eligible. In addition (between the survey of the area in the early 1990s and 2011), most of the district's homes had attained 50 years of age since the 1996 Interim Report.

Fort Wayne and ARCH Historic Preservation staff submitted documentation of the eligible district to Indiana's Division of Historic Preservation and Archaeology (DHPA) to review the eligibility of the Foster Park Neighborhood Historic District as part of the survey planning process. DHPA staff subsequently concurred that the Foster Park Neighborhood Historic District is an eligible district.

To assist in this endeavor to list the Foster Park Neighborhood Historic District, and partially funded with a general assistance Historic Preservation Grant-in-Aid administered through Indiana's Division of Historic Preservation and Archaeology (DHPA), Community Development acquired a professional consultant, John Warner of Indianapolis, to prepare the nomination for the district.



John Warner first submitted a complete draft of the application, with supporting documentation, on December 2, 2012 to the Historic Preservation Commission. Historic Preservation staff has worked with Mr. Warner periodically in the preparation of the application to refine the information and material for submission to the Historic Preservation Commission.

The National Register provides a property prestige as a historic resource recognized by the United States government. National Register listing also makes a property eligible for Historic Preservation Fund Grants or Rehabilitation Tax Credits, and it helps ensure that federally funded projects are reviewed to prevent adverse effects on the property's historic resources.

#### CRITERIA FOR EVALUATION:

In order to be considered eligible for inclusion in the National Register, a historic district should be at least 50 years old and must be a cohesive collection of resources that possess local, state, or national significance in relation to at least one of the following criteria:

Criterion A - is associated with the events that have made a significant contribution to the broad patterns of our history; or

Criterion B - is associated with the lives of persons significant in our past; or

Criterion C - 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; or

Criterion D - has yielded, or is likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures which have been moved from their original locations, reconstructed historic buildings, properties commemorative in nature, and properties which have received significance within the last 50 years, shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of historic districts which meet the criteria or if they fall within the categories established by the National Park Service as Criteria Consideration/Exemptions.

#### EVALUATION OF THE NOMINATION:

The Foster Park Neighborhood Historic District meets two (2) of the four possible National Register criteria. As cited in the nomination, the district is significant under National Register Criteria A and C. The Foster Park Neighborhood Historic District is also related to two multiple property listings; "Historic Residential Suburbs in the United States, 1830—1960," and "The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana." The Foster Park

Neighborhood application follows the guidelines of National Register Bulletin 16A; the application was also guided by the National Register Bulletin for Historic Residential Suburbs, published September 2002.

The Foster Park Neighborhood Historic District is eligible for the National Register of Historic Places under Criterion A for its association with events that made a significant contribution to the broad patterns of history; i.e., the planning and development of suburban subdivisions in Fort Wayne within the context of the Fort Wayne Park and Boulevard System. In fulfillment of the plans for making Fort Wayne an ideal place to live, developers and city officials joined together to create harmonious designs in their respective projects and healthier environments for citizens living within its boundaries. By establishing more parks, designing and building beautiful thoroughfares and boulevards, and supporting the building of subdivisions that demonstrated many of Charles Mulford Robinson's visionary standards/features, these allied forces created an atmosphere within the community for sustained improvement in the quality of life for its residents and for the accomplishment of those tasks necessary to make solid contributions in that direction. The Foster Park Neighborhood Historic District was one of the last subdivision efforts by the firm Hilgeman & Schaaf. It incorporates not only aspects of the planning philosophy engendered by Robinson and practiced by local developers, but also the end results of Hilgeman & Schaaf's support of the overall civic planning process reflected in the southwest quadrant of the city of Fort Wayne.

The Foster Park Neighborhood Historic District is also eligible for the National Register of Historic Places under Criterion C for its embodiment of distinctive characteristics of a type, period or method of construction in its residences built between 1926 and 1963. The homes in the district, many constructed by well-known local building firms such as Hilgeman & Schaaf, C. F. Bruns, George Bennett, H.L. Burt, and R.O. Hines, display the typical and popular architectural styles of the early 20th Century; Colonial Revival, Tudor Revival, American Foursquare, and Craftsman. The district also contains later style choices; Ranch, International, and Minimal Traditional, with a very high level of architectural integrity. The overall effect of a walk through the district transports the visitor back to the building-boom days of the 1920s, the post-World War II time of returning veterans who served, and on to the idyllic days of the 1950s. Although the numbers of homes in this district constitute a relatively small segment of Hilgeman & Schaaf's efforts in the residential housing market of Fort Wayne from the late 1910s through the 1930s, this tightly knit, smaller community's design and physical/architectural essences provide a microcosm of the larger community in which it resides.

The district maintains an acceptable level of integrity as defined by "Historic Residential Suburbs in the United States, 1830—1960." The period of significance extends from 1924 to 1963 in order to reflect the full development of the neighborhood. Interest in the preservation and recognition of the district is shown by the interest of the Foster Park Neighborhood Association to partner with the City of Fort Wayne to assist with the preparation of the application.

### STAFF COMMENTS:

Staff has performed an evaluation of the nomination that was submitted by John Warner, according to procedures, policies, standards, and criteria established by the National Park Service and the Division of Historic Preservation and Archaeology, pursuant to Certified Local Government and applicable federal regulations. Staff has determined that the Foster Park Neighborhood Historic District meets the applicable criteria as defined in this review and considers the area, as delineated by the boundaries, to be eligible for inclusion in the National Register of Historic Places.

The application has been submitted on the correct form that is required by the National Park Service. The contextual development, format, supplementary documentation, and the information presented in the application are considered accurate and appropriately executed. Staff may, however, continue to work with Mr. Warner after the public hearing to further review and revise the application before its submission to the Indiana Division of Historic Preservation and Archaeology. No changes are expected to the primary features of the application, such as boundary, resource count, or areas of significance. Minor revisions, adjustments, supplementation, and additional information and analysis may occur throughout the application to ease readability and consistency, further support the significance of the district, and correct any typographical errors that may be found. Additional minor changes may be required to the maps. All photos will be finalized at the NPS-specified resolution quality. If substantial changes become necessary, a new public hearing will be scheduled (however this is not considered likely). The copy of the nomination provided to Historic Preservation Commissioners is a draft of the nomination and should not be considered to be a final version of the application.

As set forth in 36 CFR, Part 60; staff has notified property owners within the delineated district of the nomination via a notice published in Fort Wayne newspapers on January 22, 2013. Elected officials have also been notified by letter dated January 23, 2013 of the pending nomination. All have been given the opportunity to provide the Historic Preservation Commission with written comments or objections. To date, no written comments or objections have been received.

### STAFF RECOMMENDATIONS:

It is recommended that the Historic Preservation Commission concur with staff that the Foster Park Neighborhood Historic District meets the criteria for inclusion in the National Register of Historic Places. In addition, staff requests that the Commission direct staff to submit the appropriate report of the public hearing, including solicited public comments, to Mayor Tom Henry for his concurrence, in compliance with Indiana's Certified Local Government regulations.

The Certified Local Government Report on the Nomination of the Foster Park Neighborhood Historic District to the National Register of Historic Places will then be forwarded to the Indiana Division of Historic Preservation and Archaeology for further review, followed by consideration of the nomination by the Indiana Historic Preservation Review Board.