

United States Department of the Interior  
National Park Service

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NOV 13 2009

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Indian Village Historic District

other names/site number N/A

#### 2. Location

street & number Roughly bounded by Nuttman Avenue – north, Bluffton Road – east, Engle Road – south, and Norfolk Southern ROW – west. N/A  not for publication

city or town Fort Wayne N/A  vicinity

state Indiana code IN county Allen code 003 zip code 46809

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

James A. Moore 11/4/2009  
Signature of certifying official/Title Deputy SHPO Date

Indiana Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register.

See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Edson H. Beall 12-22-09  
Signature of the Keeper Date of Action

Indian Village Historic District  
Name of Property

Allen, Indiana  
County and State

**5. Classification**

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

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

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

- private
- public-local
- public-state
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing		Noncontributing	
481		61	buildings
2		0	sites
1		0	structures
6		0	objects
490		61	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)  
"The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana."  
Also "Historic Residential Suburbs in the United States, 1820-1960."

**Number of contributing resources previously listed in the National Register**

None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

EDUCATION: school

DOMESTIC: secondary structure

LANDSCAPE: park

**Current Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

EDUCATION: school

DOMESTIC: secondary structure

LANDSCAPE: park

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND  
20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival

: Tudor Revival

: Spanish Colonial Revival

MODERN MOVEMENT: Ranch

OTHER : Minimal Traditional

: Cape Cod

**Materials**

(Enter categories from instructions)

foundation BRICK

walls BRICK

STONE: limestone

WOOD: weatherboard

: shingle

SYNTHETICS: vinyl

roof ASPHALT

other METAL: aluminum

TERRA COTTA

STUCCO

**Narrative Description**

(Describe the historic and current condition of the property on one or more sheets.)

(See Continuations)

Indian Village 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 the 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, 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.

**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 of age or achieved significant within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of significance**

(Enter categories from instructions)

ARCHITECTURE  
 COMMUNITY PLANNING AND DEVELOPMENT  
 LANDSCAPE ARCHITECTURE

**Period of Significance**

1925-1960

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

None

**Architect/Builder**

Sheridan, Lawrence V.  
Worthman, John R.

**9. Major Bibliographical References**

**Bibliography**

(Cite the books articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination if 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
- # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

Indian Village Historic District  
Name of Property

Allen, Indiana  
County and State

**10. Geographical Data**

**Acreeage of Property** Approx. 150 Acres

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

1 

1	6
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6	5	3	0	9	0
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4	5	4	6	2	6	0
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3 

1	6
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6	5	4	0	6	0
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4	5	4	5	4	4	0
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2 

1	6
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6	5	4	5	7	0
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4	5	4	6	2	8	0
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4 

1	6
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6	5	3	1	0	0
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4	5	4	5	4	0	0
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See continuation sheet

**Verbal Boundary Description**  
(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**  
(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title John Warner

organization \_\_\_\_\_ date \_\_\_\_\_

street & number 5018 Broadway Street telephone 317-283-5450

city or town Indianapolis state IN zip code 46205

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**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.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend listings. Response to this request is required to obtain a benefit in accordance to the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

**Estimated Burden Statement:** Public reporting burden for this is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding the burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**The District**

Located in the southwest quadrant of Fort Wayne, Indiana, the gently rolling landscape of the district rises from the west bank of the St. Mary's River across from Foster Park. The district is roughly bounded by Nuttman Avenue on the north, Bluffton Road on the east, Engle Road on the south, and a railroad right-of-way to the west. These man-made boundaries follow the general elevation lines of the topography and help to create the sense of entering a special place, separate and exclusive from any other in the vicinity. This sense is especially heightened during the summer months when the trees that overarch the streets and shrubbery surrounding the residences soften the visual images encountered throughout the community. When walking or driving the curving streets, an observer is transported back to the late 1950s (a period considered by some to be almost idyllic) and is presented with aesthetic and physical evidence of the reasons the original homeowners (in some cases succeeding generations) wanted to live in the community.

Seen from above, the district resembles an open-ended amphitheater with the northern and southern boundaries the elevated lateral limits, the western boundary as the closed end and the eastern boundary, toward the river, the entry point to the whole. An early aerial photograph (Enclosure 1) shows an area once cleared for agricultural fields, used by the county poor farm, with small sections of forested land northeast and northwest of the original plat. The aerial photograph also shows the elongated teardrop-shaped strip of land lying between the west edge of Bluffton Road and Manito Boulevard. Once bare of foliage, this parking, with its thick stand of trees, now serves to provide a buffer from the traffic noise along Bluffton Road. Until the late 1930s the strip served as a part of the roadbed for the interurban train that ran between Fort Wayne and Bluffton, Indiana, and beyond. The Indiana Service Company line terminated its service in 1940.<sup>1</sup>

The area around the district is a potpourri of businesses, homes, apartments, and across the St. Mary's River a recreational area in the form of Foster Park. Directly north of the district is a collection of small mid-twentieth century homes similar in size and type to that in the district. Northeast of the district in a section of the original land purchase by the City & Suburban Company is a National Guard Armory and a collection of multi-family apartments; farther northeast and east across Brooklyn Avenue is the Quimby Village Shopping Center. East of the district boundary along Bluffton Road is the river previously mentioned. South along Engle Road and outside the district boundary is an apartment complex near the intersection of Bluffton and Engle Roads and farther west is a small development of single family dwellings. Near the intersection of the south and west boundaries and outside the district is a public school complex, Kekionga Junior High School. Outside the western boundary delineated by the railroad right-of-way are various commercial buildings, farmland, and undeveloped land. Also along a portion of the western boundary is a subdivision named Indian Hills that John R. Worthman platted in 1953. Different from the plats in Indian Village, Worthman included an authorization for multiple family dwellings in his list of covenants for this plat.

Platting within the district occurred in five sections which started in 1927 and was completed by 1953. Section A, the oldest section of the district and the portion designed by Lawrence V. Sheridan,

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<sup>1</sup> Aerial Photographs, Allen County, Indiana, 1938, #BEU-2-78 and #BEU-2t. The aerial photographs cited in this nomination are available at the Commission on Public Records (Indiana State Archives), Indianapolis, Indiana; Roy M. Bates, *Interurban Railways of Allen County, Indiana* (Fort Wayne: Allen County-Fort Wayne Historical Society, 1958), 32-35.

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includes the original residential lots (208 in number) established when the City & Suburban Building Company began development and subdivision of the land. An amendment to Section A added 19 lots to Hiawatha Boulevard between Algonquin Pass and Owaissa Way. Sections B, C, D, and E completed the area of the district outward to Nuttman Avenue, Engle Road, and toward the Norfolk Southern right-of-way that define the boundaries of the present district. By 1938, there were less than 20 completed homes along the streets in the original plat.<sup>2</sup>

Historic images of the district offer an opportunity for comparison between the original design and the final outcome. Aerial photographs (Enclosures 1 and 2) taken in 1938 and 1957, compared with a rendering of Lawrence V. Sheridan's original plan for Indian Village from a marketing brochure (Enclosure 3) demonstrate minor differences between the original concept plan and the final product. Sheridan's plan included development of Indian Village from its intersection with the railroad right-of-way eastward to its intersection with the bridge on Broadway across the St. Mary's River. A triangular section of his original design, formed by Nuttman and Brooklyn Avenues and Bluffton Road, was never developed as part of Indian Village but eventually became the location of the present-day Quimby Village Shopping Center. His plan included a park south of the bridge between the river and Bluffton Road on the previous site of the county's orphanage. Well-known for his published guidance on landscape design and municipal planning, Charles Mulford Robinson's report to Fort Wayne's Civic Improvement Association in the early 1900s mentions this potential site as part of developing a scenic river park system. The 1938 aerial shows the initial development of the streets of the village (Section A) and the location of a proposed park in the bend of the river east of Bluffton Road. The pattern of the curvilinear streets is clearly defined in all the images. Trees planted in the initial phase are visible in the early aerial photograph along Opechee Way, Nokomis Road, Wawonaissa Trail, and Owaissa Way. By 1957, the aerial shows the early tree plantings along these streets. West and northwest of the original plat are those sections developed after World War II by John R. Worthman, a local sub-divider/builder. The presence of trees along Wenonah Lane, Meda Pass, etc, is not apparent in the 1957 aerial photograph but trees flourishing along these streets today seamlessly blend the streetscapes of the original and later-platted sections of the village.<sup>3</sup>

The three most prevalent styles identified in the district are the Ranch, Minimal Traditional, and Cape Cod styles. The first two are classified in McAlester's *A Field Guide to American Houses* as subsets of the Modern architectural period that were popular in the post-World War II period. The residences identified as Cape Cod are various adaptations of a simple style that dates back to pre-railroad times. Examples include a main block with no wing, with one wing, with a wing and attached garage and finally, with a wing and a garage attached by a hyphen. Some examples also have front-facing dormers. Other styles represented in varying numbers are Twentieth Century-Revivals (Tudor, Spanish, or Colonial).<sup>4</sup>

Small fully-equipped residences evolved from an early government study and conference conducted to formulate the design of homes that would meet the basic needs of the middle-class family of the future with standardization in materials and other design requirements. The direct result of the study

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<sup>2</sup> Plats A, B, C, D, and E, Indian Village, Fort Wayne, Indiana, 1927 to 1953; Marketing Brochure, "General Plan-Indian Village-Fort Wayne," enclosure to the brochure.

<sup>3</sup> *Report of Charles Mulford Robinson for Fort Wayne Civic Improvement Association* (Fort Wayne: Fort Wayne Printing Company, 1909), 1-3 and 96-98.

<sup>4</sup> Virginia McAlester and Lee McAlester, *Field Guide to American Houses* (New York: Alfred A. Knopf, 1989), pages 476-485.

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findings was Federal Housing Administration (FHA) minimum standards for various-sized homes that would qualify for FHA-approved mortgage insurance. Study architects impacted home design by creating “livable homes using ...glass, steel and concrete” and pioneering the use of “...cantilevered forms, glass curtain walls, and post-and-beam constructions ...” Cliff May’s contribution was the California-style Ranch home that flourished across the United States, like mushrooms in a wet forest, in the years following World War II.<sup>5</sup>

Sequential development in the district is reflected in the density of styles appearing on certain streets. For example, the homes along Wenonah Lane and Meda Pass, in the predominantly Ranch and Minimal Traditional styles, clearly speak to their development and construction period in the late 1940s and early 1950s. The mixture of styles along Wawonaissa Trail reflects minimal construction prior to the Great Depression years plus examples of the flurry of residential building that occurred immediately after World War II and continued into the mid-1950s. Indian Village Boulevard, the centerpiece thoroughfare in the original plat, contains a few homes built before the Depression and before World War II. The majority of the Indian Village Boulevard homes, like 95% of the district, were built from 1945 to the end of the period of significance in 1960.

**The Design**

Different aspects of twentieth-century design of residential subdivisions evolved over time but coalesced in the thoughts of Charles Mulford Robinson and his pronouncements in support of the City Beautiful Movement published in his 1903 book *Modern Civic Art*. Christopher Baas and Tina Jones, authors of the 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,” credit City Beautiful influences with trends in subdivision design that evolved in the first half of the twentieth century. They argue that these examples “contained a unified general plan for development, specifications and standards, and the use of deed restrictions [that] became essential elements used by developers and designers to control house design, ensure quality and harmony of construction, and create spatial organization.” Baas and Jones also argue that well-designed subdivisions also incorporate City Beautiful tenets employing the three principles found in any work of art – unity, variety, and harmony – which Robinson and his devotees applied to larger municipal projects. 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>6</sup> Indian Village’s design by Lawrence V. Sheridan manifests the use of Robinson’s guidance in achieving both the physical and aesthetic goals of a well-designed subdivision.

Robinson characterized the countryside (nature) as a winding river that brings the benefits of pastoral living into the city. In the subdivision, the river enters and extends down each street by adhering to basic design principles in creating the physical and aesthetic image of place. Designers/planners such

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<sup>5</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; Aerial Photographs, Allen County, Indiana, 1938 and 1957, #BEU-2-78 and #BEU-2t.

<sup>6</sup> Charles Mulford Robinson, *Modern Civic Art* (New York: G.P. Putnam’s Sons, 1903), pages 193-197; 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,” ARCH, Inc., Fort Wayne, Indiana, page 1.

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as Sheridan applied many of Robinson's key principles to their designs. These principles included: deep and consistent set back of homes; fenceless front lawns resulting in open, uncluttered viewsheds; 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. A contemporary of Sheridan's, Jesse Clyde Nichols who developed Kansas City's Country Club District, wrote in 1925 that residential streets "should be so planned as to eliminate alleys, follow the contour of the land...afford sites of interesting shapes, and permit individual landscape treatment." He went on to say that these streets "should reveal vistas, creating street pictures...."<sup>7</sup> Another devotee of the City Beautiful movement.

Evidence of Sheridan's work and the follow-up actions of John R. Worthman in the 1940s and 1950s appear in the plats of the various sections of the district. The general plan for Section A (the first plat recorded) clearly shows the intent of the developer to apply Robinson's principles in the curvilinear streets, the tree plantings, the open viewsheds, the wide esplanade of Indian Village Boulevard, restrictive building lines that ensure set back, and easements for utility and sewer lines at rear property lines. Streetscapes visible in photographs 1 through 7, 20, and 31 demonstrate Sheridan's design elements.

There are two levels of integrity in today's Indian Village. The first level is the historical integrity of Sheridan's design and the second is the integrity of individual homes throughout the district. A review of the streetscapes mentioned above clearly demonstrates that little change, other than already noted in the discussion of the general plan, occurred between Sheridan's concept and what was built on the ground. Section A developed along the streets he visualized and Worthman continued the same general plan in his development of Sections B, C, D, and E. Design elements employed to create a natural landscape environment remain in effect. The integrity of the original general plan remains. (Enclosure 4 – Copies of the plats)

Many of the homes in Indian Village have experienced some modifications to original elements changed over time to incorporate modern trends or technology like storm windows and doors, vinyl siding, double-glazed windows, and in other cases, new garage doors. While difficult to quantify precisely, a foot survey revealed that over ninety percent of the homes in the community demonstrate an extremely high degree of architectural integrity and those that have changed significantly are identified as non-contributing due to cumulative changes or age.

The district contains 551 resources. The inventory includes 479 contributing (379 houses/100 garages), 61 non-contributing (29 homes/32 garages), 1 contributing elementary school, 1 contributing park shelter, 2 contributing sites – Psi Ote Park and the district in its entirety, 1 contributing structure – the main entrance marker, and 6 contributing objects – 4 tepees, 1 memorial stone near the tepees, and 1 dedication stone at the park. Non-contributing resources include houses outside the period of significance, houses altered to an extent that the original massing or footprint, and/or the visual image have been changed significantly or non-period garages. Garages connected to the house's main block by a

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<sup>7</sup> Baas and Jones, "Civilizing of a Midwestern City," page 73; Charles Mulford Robinson, *Modern Civic Art* (New York: G.P. Putnam's Sons, 1906), pages 193-244; Carolyn S. Loeb, *Entrepreneurial Vernacular: Developers' Subdivisions in the 1920s* (Baltimore: Johns Hopkins University Press, 2001), pages 165-167. Note: Most of Robinson's work dealt with planning on a much grander scale than many subdivisions of the period but his comments regarding plotting streets among homes and on designing minor residential streets are applicable to Indian Village's original and later plats.



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hyphen, garaging space under a continuation of the residence's main roof, carports, and miscellaneous secondary storage buildings are not included as separate resources in any of the counts. Replacement exterior wall coverings were not the sole reason for non-contributing ratings. The period of significance is 1925–1960.<sup>8</sup>

**Resource Descriptions**

1) 2251 Hiawatha Boulevard  
1940 Cape Cod

Contributing Photo # 8

This one-and one-half story Cape Cod cottage is the best example of the style in the village; across the street is a cottage of the same design, without the separate garage, built about the same time. The house is similar to many residential designs of the time that could be found in pattern books, popular magazines, or the local newspaper during the period of significance. The uncomplicated façade has a central entry door flanked by double-hung window units glazed eight-over-eight. The exterior walls are sheathed in cement-asbestos shingle; the roof-wall junction is defined by a frieze board extending the full width of the elevation. The window on right of the entry door is set within a wide wooden decorative projecting shallow bay painted in a contrasting color. The original entry door has divided lights in the upper portion and a solid panel in the lower. The porch is a slab concrete stoop. The steeply-pitched roof is covered in composition shingles. A tall brick chimney dominates the west elevation; its contrasting color adds interest to an otherwise uninspiring elevation. Behind the house is a separate (period) garage with a rollup vehicle door in its west elevation; the door has a horizontal band of lights extending across the door's width. A personnel door and a replacement double-hung window are installed in the northern elevation. The exterior walls are covered with the same shingle material as the main house.

2) 3650 Hiawatha Boulevard  
c. 1950 Minimal Traditional

Contributing Photo # 9

This one-story house is typical of many small homes built in the village during the years immediately following World War II. Designed to be built quickly but with modern conveniences, the house provides the basic necessities with maximum utility and a minimum of architectural design elements. The façade, facing southeast, contains an attached garage on the left and the main block on the right. A low gable in the right bay of this block directs attention to the entry door and the low-profile concrete-slab stoop. The exterior wall covering is a combination of metal siding and wooden board and batten sheathing. The façade has three window units; two double-hung units in the left portion of the wall surface and one large single-glazed picture window centered immediately to the left of the entry door. The double-hung sashes are glazed two-over-two. Aluminum storm windows protect the inner units; a modern glass storm door protects the inner entry door. The moderately-pitched roof is sheathed in composition shingle. The attached garage rollup door is paneled with a horizontal band of lights in its upper portion.

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<sup>8</sup> David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs* (Washington, DC: National Park Service, 2002), page 106. Also see discussion on page 18, Section 8, last paragraph.

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3) 3711 Hiawatha Boulevard  
1940 Tudor Revival

Contributing Photo # 10

A hold-over from the style that reached popularity in the 1920s and early 1930s, this unadorned example of the Tudor-style home resembles several offerings from various kit-home manufacturers. The façade of this one-story home, three-bays, is dominated by the sloping gable, multi-sash ribbon windows, arched doorway, and the tall brick chimney that are all easily-recognized design elements of the basic style. The ribbon windows have three casement-style sashes and are located left and right of the entry door in the center bay of the façade. The sashes are glazed in a diamond-shaped pattern. The wooden entry door is protected by a modern metal and glass storm door. The tall red-brick chimney has limestone details. The exterior walls are covered with metal siding. The front gable has a ventilation opening in its peak. The steeply-pitched roof is sheathed in composition shingles. Attached to the southwest elevation is a single-car garage with a rollup door.

4) 3814 Hiawatha Boulevard  
c. 1950 Cape Cod

Contributing Photo #11

This one-and one-half- story home is one of many of this basic style in the village, although many do not have the two roof dormers. The window units and the central entry door are modern replacements for the originals. The massive two-story addition to the rear of the house severely changes the footprint of the original building and its visual image. Compared to other homes of this age and style in the village, these cumulative changes affect the home's integrity but not to an extent that renders it non-contributing to the district.

5) 3913 Hiawatha Boulevard  
c. 1945 Colonial Revival

Contributing Photo # 12

True to the general style, this two-story home has a three-bay façade with ranks of windows flanking each side of the central entry door on the first story. The exterior walls are covered with metal siding. The window units are double-hung modern replacements for the original. The entry door is also a replacement. However, there are no major additions to the house that change the overall cumulative visual image or that detract from the contextual fabric of the neighborhood. The small one-car garage at the rear of the house resembles, in form and size, numerous examples of detached garages through the village. Most have an offset vehicular opening with what is likely room for storage to the right or left according to the placement of the main entry.

6) 4020 Hiawatha Boulevard  
1952 Ranch

Worthman Trend Home

Contributing Photo # 13

Worthman, Inc., a well-known home builder in the area for more than four decades, featured a "trend home" in the local newspaper in September each year as part of National Home Week. The week presented local builders/developers with an opportunity to showcase their wares. This one-story Ranch-style home was Worthman's offering for 1952. The three-bay façade includes an attached garage in the left bay, the entry door and large window in the center bay, and a shed-roofed Contemporary-style-influenced wing in the right bay. The exterior walls are covered in different materials. The two-car garage has horizontal siding and a rollup door; the center bay has a brick veneer covering; and the exterior of the right bay is covered with broad horizontal siding. The aluminum-frame window units are awning-type and each sash is single-glazed. Large louvered ventilation panels are positioned over the largest

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corner window unit in the right bay. The recessed entry door is a modern replacement. The low-profile main roof is sheathed in composition shingles; the wing roof has roll roofing. A large rectangular chimney is positioned at the rear of the house near the junction of the traditional side-gable roof and the right bay's shed roof.

7) 2314 Indian Village Boulevard  
c. 1931 Tudor Revival w/Garage

Contributing Photos # 14/15

This two-story house was completed c.1931 for Paul and Florence Staehle by the City & Suburban Building Company. Designed in one of the most popular styles of the period the upscale home served as an ideal for the homeowners the developer sought for Indian Village. This example of the Tudor style incorporates all of the character-defining features – a massive chimney, one or more cross gables, decorative half-timbering, tall narrow windows, and a steeply-pitched roof. The exterior walls are brick-clad in the lower half and half-timbered in the upper story. The cladding in the lower story and chimney is a combination of brick and interspersed stone elements joined together by a pointing technique known as “weeping mortar” that imparts an Old World image to a modern house. The half-timbering in the upper story is typical of the style. The window units are metal-frame casements with a fixed transom above the lower casements. The arched entry point is recessed from the plane of the exterior wall and contains an arched wooden storm door and an interior arched door. The roof is clad with slate. To the rear of the house is a two-car garage that was part of the original plan. The exterior walls are finished in the same material as the main house. The rollup door may be original. The roof is covered with composition shingle.

8) 2410 Indian Village Boulevard  
1946 Ranch

Contributing Photo # 16

Built immediately after World War II to house a homecoming veteran, this small (by later standards in the style) one-story house offered more living space, in an open living plan, than other houses being built at the same time. Lacking the wide eaves of the Traditional Ranch, the design incorporates more window surface, a low-pitched hip roof, an attached garage, and almost no ornamentation or different textures and materials, such as mixed siding and brick or stone on the exterior walls, than encountered in later examples. This particular home's exterior walls are clad in horizontal siding. The three-sash ribbon window in the left bay and the large picture window in the center bay are modern replacements. The entry door is original and the outer storm door is modern. The low-pitched roof is covered in composition shingles. A tall brick chimney rises above the right portion of the roof near the garage.

9) 2123 Wawonaissa Trail  
c. 1945 Cape Cod

Contributing Photo #17

This one-and one-half-story home is another variation on the Cape Cod style found throughout the village. This particular house with its horizontal siding, wing, and attached garage has replacement casement windows. The main block contains the entry door, a concrete stoop, and a standard-size casement unit to the right; the door is a replacement. The large picture window in the wing has a central fixed-sash flanked by casement-style wings on both sides. The one-car garage has a vehicular rollup door and a smaller personnel door, both replacements. The roof is steeply-pitched and a brick chimney rises above the ridge of the composition-shingle-clad roof. There is a small screened porch to the rear of the garage.

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10) 3710 Wawonaissa Trail      John and Margaret Banning House      Contributing Photo # 18  
1929 Spanish Revival

One of the oldest houses built in the district, this two-story home captures many of the character-defining elements of the style such as the parapet-defined flat roof, the use of red tiles to accentuate certain architectural features, a crenellated tower, stucco wall covering, and a mixture of flat-topped and arched window openings. A stucco wall, extending across the front of the house from a pair of gate posts adorned with metal gates, separates a small front patio from the front yard. The window units are either flat-topped casements or arched double-hung, some appear to be replacements. The double-hung units are glazed either four-over-four or six-over-six. Red tiles accentuate a number of architectural elements: the caps on the gateposts; the drip cap over the three unit window in the first story front gable; the roof of the stylized belfry on the southwest corner of the roof; the top of the parapet left and right of the tower; and the canales over the front gable in the right portion of the façade. An attached garage extends outward from the rear main block. The house was designed by architect Noble W. Miller and built for John D. Banning, who was Secretary and Sales Manager of the City & Suburban Building Company.

11) 3716 Wawonaissa Trail      Contributing Photo # 19  
1960 Colonial Revival

This two-story, two-bay Colonial Revival home is one of the last houses to be completed in the village. The left bay contains double-hung, eight-over-eight glazed window units in the first and second stories; these units are replacements. The exterior wall material for the first and second stories is brick veneer for the first and metal siding on the second. The cornice line of the left bay is accentuated two gabled wall dormers. The entry door to the interior of the house is located in the L formed by the juncture of the left and right bays. The right bay is defined by a front gable with a paired window unit in the first story and a single unit in the second story. These units are also replacements and glazed the same as already mentioned. The front porch has a shed roof supported by three posts; shallow arches connect the posts. A tall brick chimney rises above the composition-shingle-clad roof of the right bay.

12) 2232, 2230, 2226, and 2222 Wawonaissa Trail      Contributing Photo # 20  
1947 Colonial Revival

This cluster of four Colonial Revival-style homes, identified as “Georgian” in style in a period newspaper article, reflects the simple design of some of the 27 homes built in this neighborhood by Worthman Inc. in 1946-1947. The three-bay symmetrical façades of these examples include ranks of double-hung windows in each story flanking a central bay that contains the main entry. The flank homes in the cluster have older wide metal siding and the two in the middle have vinyl siding; shutters are also vinyl. The window sashes are glazed six-over-six or two-over-two and protected by modern storm windows. Front porches within the group vary from small canopy-style on 2232 and 2222 to a full-width replacement porch on 2226 and a small concrete stoop on 2230. Entry doors have been modernized and storm doors protect the interior doors. The roof on 2222 is hipped and the other three are side-gabled. All roofs are sheathed with composition shingles and have brick chimneys rising above the rooflines.

13) 3919 Wawonaissa Trail      Contributing Photo # 21  
c. 1950 Ranch

This one-story home has the typical asymmetrical façade common to many of the ranch-style homes built in the decade of the 1950s. The left one-half of the façade contains two large window units with a single-

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glazed central light and flanking single-glazed wings. The exterior wall covering is vinyl siding. The right one-half of the façade contains the main entry, a massive chimney, and a large picture window between the chimney and the corner of the elevation. The window units are replacements. A small stoop defines the entry. The stoop is protected by a roof extension with two wooden supports resting on a low limestone wing wall that functions as a planter. The plain wooden door provides access to the interior. The rectangular limestone-veneer-clad chimney dominates the entire façade. The large picture window unit to the right of the chimney has a large central fixed-sash light with casement-style wings; the wings are glazed in a 2x3 pattern. The low-pitched cross-hipped roof is clad in composition shingles. An attached garage extends from the western elevation.

14) 3914 Wawonaissa Trail  
1950 Cape Cod

Contributing Photo # 22

Although this residence has replacement exterior wall covering (modern vinyl siding) and new double-hung window units the house retains its original arrangement and footprint, common to the style. For those reasons the house continues to contribute to the district. The central entry is flanked by single double-hung window units glazed six-over-six. The hyphen leading to the attached garage to the left of the house contains a single double-hung window unit like others in the house. The one-car garage has a modern rollup door. Simple in design and adornment, this house typifies others in the village—constructed quickly with fixed quality standards and at minimum cost. Peaseway Homes, a manufacturer of prefabricated houses headquartered in Cincinnati, Ohio, sold a model that looked strikingly similar to this home. The company offered 24 models, generally with Cape Cod architectural styling, for prices between \$6,000.00 and \$7,000.00. Authorized Peaseway builders in the Fort Wayne area included Worthman, Inc.<sup>9</sup>

15) 2339 Indian Village Boulevard  
c. 1955 Colonial Revival

Contributing Photo # 23

One of only a few similar style homes in the village, this two-story Garrison subtype of the broader Colonial Revival category with the overhanging second story experienced popularity for more than two decades. The exterior walls of the first story are brick and the second story is clad with metal horizontal siding. The single-glazed, double-hung windows in the first and second stories are replacements for the original units. The entry surround has classical fluted pilasters on the sides supporting a simple entablature detail across the top. The storm and entry doors are not original. The side-gable roof is sheathed in composition shingles and a tall red-brick chimney graces the east elevation.

16) 3709 Meda Pass  
1954 Ranch

Contributing Photo # 24

This rambling example of Ranch styling epitomizes many of the design elements associated with this architectural favorite of the 1950s and 1960s. The asymmetrical façade is accentuated by a massive amount of glass surface designed to bring the outdoors inward or vice versa. The exterior wall covering is brick and board and batten. The right portion of the façade contains an attached garage with a rollup door.

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<sup>9</sup>Cynthia E. Johnson, "House in a Box: Prefabricated Housing in the Jackson Purchase Cultural Landscape Region," Kentucky Heritage Council, June 2006, pages 54 and 58.

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The residence entry is defined by a red-brick wing wall; the door is solid wood protected by a modern storm door. The exposed rafter ends define the wide eaves. The low-pitched hip roof has a composition shingle covering and a low brick chimney rises above the ridge of the roof at the rear of the house.

17) 3611 Meda Pass  
c. 1950 Ranch

Non-contributing Photo # 25

Alteration to this residence in the form of a massive two-story extension to the rear of the Ranch-style home significantly affects the visual image and footprint of the style and detracts from the architectural context of the neighborhood. The home no longer contributes to the district.

18) 3524 Meda Pass  
c. 1950 Ranch

Contributing Photo # 26

One of a cluster of four of the same design that appear on this block, this home includes a small one-car carport, a side entry into the interior, combination wood and brick exterior wall covering, a wide eaves overhang and a very low profile roof. The awning-type windows are single-glazed and mounted high in the exterior wall. The combination of wall covering adds architectural interest to an otherwise very modest home. This design may incorporate some aspects of architectural design elements used by architect Eugene Sternberg in his homes in Arapahoe Acres project in Englewood, Colorado, such as a modified butterfly roof on the carport but more likely the four homes are the result of simple plans drawn by local architects based on their interpretation of Sternberg's design. The plans used in Arapahoe Acres were available from *Better Homes and Gardens* for \$25.00. The local newspaper, the *Journal-Gazette*, included examples of simple house designs in each Sunday's real estate section. As early as 1946, the newspaper presented these floor plans under the heading "Homes for Americans." Many of the example floor plans look similar to post-WWII homes in the district in the placement of the garage, the location and type of porch, and the general configuration of the façade.

19) 3620 Meda Pass  
1955 Contemporary

Contributing Photo # 27

The only one of this style in the village, the design of this two-story, Contemporary-style home is likely derived from the International Style popular in the mid-twentieth century. Architectural details in the form of different exterior wall coverings (vertical and horizontal siding), corner window placement, and wide and deep eaves break up the potential monotony of the monochrome color and large wall surfaces. The rollup door of the attached garage has a unique bar detail that adds interest to this component of the asymmetrical façade. A large single-glazed picture window is positioned to the left of the entry door in the angle of the L-shaped main block. The door appears to be original and is protected by a modern storm door; the window units are original. The second story mirrors the same architectural details as the first but the window placement is in the front plane and not at the corners as in the first story.

20) 2120 Owaissa Way  
1929 Colonial Revival

Frank and Anna Boitet House

Contributing Photo #28

This two-story residence has many of the typical design features of the style such as a symmetrical façade with three bays, eight-over-eight double hung window units, and in this particular instance, a very simple vestibule entry. The three-bay façade has identical flanking bays, each with window units in each story, on either side of a central bay that contains an entry in the first story and a pair of small casement

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windows in the second. The entry vestibule is reached by a short set of concrete steps defined by metal railings on either side of the porch deck. The door opening is framed by pairs of wooden pilasters, visually supporting a flat roof, on each side of a replacement door of modern vintage. Fixed-sash sidelights are positioned between each pair of pilasters. A storm door protects the exterior door. Large, full-height corner pilasters on the main corners of the house echo the pilasters on the porch. The exterior walls are covered with metal siding, the roof is sheathed with composition shingles, and a tall, narrow red-brick chimney rises above the roof peak on the southeast elevation. A two-car garage is located at the rear of the house.

21) 2131 Wawonaissa Trail  
c. 1945 Cape Cod

Contributing Photo #29

This one-and one-half story home demonstrates another variation of the Cape Cod style found in the village. Unlike other similarly-styled examples, this residence has a one-car garage attached to the main block by a hyphen. The exterior is clad in metal siding and the steeply-pitched roof is sheathed with composition shingles. The façade contains a single double-hung window right of the entry door, paired double-hung windows in the wing, a single double-hung window and a secondary entry door in the hyphen, and a single-car garage with a replacement rollup door. The replacement window units are glazed eight-over-eight and both doors appear original. A few architectural details such as cornice returns and a simulated Doric frieze add some interest to an otherwise very simple home. A tall red-brick chimney rises above the roof ridge at the rear of the building.

22) 2619 Ojibway Trail  
1955 Ranch

Contributing Photo #30

An excellent example of the “rambling” footprint associated with the Ranch house, this home demonstrates the broad asymmetrical façade, the mixture of exterior-wall coverings, and the low-pitched cross-hipped roof line common to many of the style built in the early 1950s. To the left of the engaged entry porch is a large multi-paned, fixed-sash window unit with nine individual lights separated by wooden muntins. Other window units, positioned high in the exterior wall surface under wide eaves, are sliding or awning type, and glazed with single panes. The exterior wall cladding materials are coursed ashlar of various colors and wooden board and battens. The engaged roof of the porch is supported by a cluster of three plain wooden posts; a low metal fence separates a small patio from the surrounding lawn area. Decorative shutters define the edges of all the window openings. The roof surface is clad with composition shingles and two chimneys intrude on the low ridge of the roof. The entrance to the attached garage is in the side elevation.

23) 2230, 2226, and 2220 Muscoday Pass  
c. 1950 Colonial Revival

Contributing Photo #31

These three homes demonstrate techniques employed by post-war builders to rapidly meet the housing needs of returning veterans while retaining some variations in architectural details to combat the monotony associated with other period subdivisions. Building clusters of similar homes with assembly-line methods of construction realized economies of scale by minimizing loss of time through movement of crews and maximized the use of construction equipment and materials on-site. The facades of the homes at 2220 and 2230 are identical in footprint size, story height, first story four-sided bays, recessed entryways, door and window placement, and attached garage placement except the plan is reversed. The

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home at 2226 has a variation of the same footprint and story height but the builder furnished an attached garage at the rear. Similarities in all three homes include story height, two wall dormers along the cornice, horizontal wall cladding, large centrally located chimneys rising above moderately-pitched roof ridgelines, window opening locations, and double-hung window units. Besides the already-mentioned differences in garages, the three houses now differ through changes over time. Modern window units appear in 2230 and 2226; modern sidings on 2230 and 2226 are narrower than the original metal siding on 2220; and the personnel and rollup doors on the garages on 2230 and 2220 are replacements.

24) 2222 Opechee Way  
c. 1935 Tudor Revival

Contributing Photo #32

This small one-and one-half story example of the style was one of the district's few pre-war homes constructed in the Depression era. Although not as upscale as the Tudor Revival house at 2314 Indian Village Boulevard, the home demonstrates many of the style elements such as a steeply-pitched front gable, with its characteristic curving cornice, its steep roof, brick exterior walls, limestone detailing, and dominant tall front chimney in the façade. The double-hung windows and the front door are replacement for original items; the flat canopy over the front door is not typical of the style and was added at some point. The brick garage at the rear of the house is original but the rollup door is a replacement.

25) 2227 Owaissa Way  
c. 1930 Colonial Revival/ Regency Revival

Contributing Photo #33

Although this style house appears regularly throughout the district, this two-story example is one-of-a-kind in its exterior wall treatment of regular-coursed ashlar painted a subdued buff color. The second story overhang is reminiscent of the Garrison Colonial subtype popular in the 1930s and in some examples in the 1950s. The three-bay façade has single-window units in each story left of the center bay and a picture unit in the first story and a single unit in the second story right of the center bay. The center bay contains the entry in the ground floor and a small fixed-sash octagonal window directly above the entry. The single window units are double-hung and glazed six-over-six; decorative shutters define the limits of the window openings. The entry point consists of a short flight of concrete steps, a concrete deck and a flat roofed portico containing the main door and a storm door. Decorative quoins around the sides and top of the door opening accentuate the entry. Above the hipped roof, a tall rectangular chimney gives the impression of height to a visually compact building.

26) 2246 Muscoday Pass  
1950 Cape Cod

Mr. Blanding's Dream House

Contributing Photo #34

The genesis of Blanding's Dream House is explained in the Statement of Significance. Along with seven other houses constructed as a cluster, this one- and one-half-story residence was built by Worthman, Inc. and used as a sales promotion in 1950. Possessing an extremely high degree of integrity, the residence includes an open breezeway to the rear of the house that connects to a one-car period garage. The exterior walls are clad in horizontal metal siding. Window units throughout the house are double-hung and single glazed with the exception of a large picture window unit that dominates the façade, left of the entry. Aluminum storm windows protect the original units. The picture window unit has a single-glazed, fixed-sash center light flanked by smaller double-hung, single-glazed operable sashes on each side. The visual effect of the center light, in regards to the entire façade, is accentuated by a stone planter supporting slender wooden posts; the posts support a slightly elevated portion of the otherwise straight eaves line. To



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the right of the picture window are an entry door and a concrete stoop with a single step and metal railings. The entry door has a rectangular light in the upper portion. The roof is clad with composition shingles and a large stone chimney rises above the roofline on the north elevation. On the south side of the home a small wing extends from the main block.

27) 2331 Opechee Way

Contributing Photo #35

c. 1950 Minimal Traditional

Typical of many of this style in the village, this small one-story house demonstrates almost no architectural detail to distinguish it from its neighbors. However, the large concrete front porch with its metal railing is distinctive in size; most houses of this type have a small concrete stoop at the entry point of the house. The exterior walls are vinyl-siding clad; the period garage at the rear has the original horizontal metal siding. The façade is dominated by a massive front gable in the left bay of the elevation. The siding in the upper portion of the gable is installed vertically. A large double-hung window unit, glazed eight-over-eight, and the entry door are positioned in the gable bay. The door surround consists of plain pilasters on each side and a plain lintel across the top. The right bay contains a window identical to that in the other bay. The garage at the rear has two doors, one personnel door and a rollup vehicle door. This garage configuration appears numerous times in the village and is associated with houses built post-war.

28) 2207 Owaissa Way

Contributing Photo #36

1930 Tudor Revival

Although lacking the half-timbering detail common to many Tudor Revival homes, this one and one-half brick-clad example retains a very high degree of integrity and several special details that set it apart from others. The limestone detailing around the arched entryway opening in the left margin of the façade, the detailing of the arched transom in the front gable second-story window and the eyebrow dormer in the front slope of the roof are distinctive. The window units throughout the house are metal-sash casements. The small front porch enclosure consists of wooden framing (not original) and large single-glazed glass panes. The porch roof is supported by two square brick columns (original). The steeply-pitched roof is sheathed with composition shingles. A tall, elaborate chimney rises above the roofline on the east elevation. To the left rear of the house is a two-car period garage in the same Tudor Revival style.

29) 3537 Algonquin Pass

Contributing Photo #37

c. 1950 Ranch

An early addition to the village inventory of Ranch homes, this one-story residence is a good example of the simplest architectural design of the style. The exterior walls are clad with vertical board siding in the lower portion and horizontal metal siding on the upper portion. The deep overhang of the eaves protects the sliding window units that are set high in the wall surface. The small extension of the main roof that covers the porch, in the ell of the garage and main block, is supported by short posts resting on a decorative stone wall of ashlar. A pair of large fixed-sash window units (under the porch roof) occupy the wall surface left of the entry door. The units have six single-glazed lights each. The entry door is original. The low-pitched roof is clad with composition shingles and a low-profile stone chimney rises above the left edge of the ridge line. The rollup door of the attached garage faces the street at the left margin of the façade.

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30) 3929 Wenonah Lane  
c. 1950 Ranch

Non-contributing Photo #38

The cumulative effect of the modern vinyl siding cladding of the exterior wall, the vinyl-clad window sashes, and the vinyl support posts for the roof overhang create a visual incongruity with the rest of the neighborhood and the rest of the Ranch-style homes in the inventory of the village. The two roof dormers are architecturally incorrect for the basic style and compromise the streetscape of the remainder of the block. This house no longer contributes to the district.

31) 4124 Manito Boulevard      John R. Worthman's Residence  
1951 Ranch

Contributing Photo #39

Built in a "U-shape" rather than the linear configuration of many Ranch homes, this one-story house was Worthman, Inc.'s trend home for 1951. John R. Worthman and his family lived here for a number of years. The exterior walls are covered with horizontal metal siding. The façade is dominated by a large front gable; the gable contains the main entry, two massive ribbon window units separated by an unadorned panel of exterior wall surface, and a band of sliding window sashes in the peak of the gable. The three sashes of each ribbon window are fixed and single-glazed. The entry door is located at the left margin of the gable under a portion of the roof that is supported by wooden posts; decorative angled wooden uprights frame the entry onto the concrete stoop. To the left of the entry door is a single-glazed sidelight; the exterior door is protected by an aluminum storm door. Operable windows throughout the house are casements. Two massive painted brick chimneys rise above the composition shingle-clad roof. A dormer has been added to the north slope of the gable roof.

32) 4144 Wenonah Lane  
c. 1950 Ranch

Non-contributing Photo #40

The modern siding, modern replacement windows, and visual appearance of this simple Ranch-style home are no longer architecturally significant in demonstrating the design elements that characterize the style such as varying textures in the materials of the exterior walls or the low profile hipped roof. The change to the fenestration by the addition of the hexagonal window and finally, the large non-contributing garage further detracts from the setting of the house. Collectively, these buildings no longer contribute to the integrity of the inventory of this district.

33) 3835 Wenonah Lane      Indian Village Elementary School  
1954 Contemporary

Contributing Photo # 41

Built in the rambling style of the 1950s, this school became the primary source of elementary education for Indian Village's young students. The exterior surface of stone veneer, in an ashlar pattern, mirrors to some degree the use of the material in many ranch-style homes of the period. Part of a massive school building plan for Fort Wayne in the early years of the decade, the building is comprised of a large main section with classroom wings extending east and west from the central hub. The main section contains administrative offices and the school library in the south end. Comparison with a copy of a period image reveals little change in the façade except for the portico that now provides cover to the main entry. The bank of windows to the left of the entry remains as do the two sets of double doors that provide access to the interior. Additions to the building, one in 1955 and one in 1957 created more classroom space to accommodate the rapidly growing student population.

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**Structure**

34) Main Entrance Marker  
c.1928

Contributing Photos #42/43

The three-part marker that designates the primary entrance to Indian Village straddles Indian Village Boulevard at its intersection with Manito Boulevard. Constructed of polychrome brick with limestone detailing, the marker consists of two flanking L-shaped walls on the north and south sides of Indian Village Boulevard and a similar semi-circular-walled section of the same materials positioned between the two lanes of the street. The flanking walls are characterized by large brick columns capped with limestone, connected by low walls that terminate in rounded half-columns. The center element of the marker is arched and contains a raised image of a Native-American with an elaborate headdress more characteristic of the Plains Indians not the Miami Indians who originally lived on the land and survived on its bounty in the woods and the streams in the region. Directly below the image is a flat tablet with the words "Indian Village" inscribed upon it.

**Objects**

35) Tepees and Memorial Stone  
c. 1928 and 1994

Contributing Photos # 44/45

The group of four tepees symbolizes the early presence of the Miami Indians who were the first residents of the area. The tepees, more in keeping with the Plains Indian preference for domiciles than the Miami choice, are constructed of cement, formed to create the image of the actual item in reduced scale, supported on a metal frame. Authenticity in design is achieved by the perceived presence of a smoke flap and the visible ends of the support poles used by Plains Indians form to the hide exterior walls. The stone, placed in 1994, is inscribed "Bezon, Nika – Welcome Friend – In Recognition of All Native Americans Who Lived Here, We Honor the Miami People and Their Villages of Kekionga" rests at the eastern edge of the tepee site. Kekionga was the name given by early inhabitants to the lands of the Miami tribe at the confluence of three rivers – the Maumee, the St. Joseph, and the St. Marys. After initial construction and beautification efforts by the developer, the Fort Wayne parks board became responsible for maintaining the esplanade and its elements. The 1928 report of the board commissioners notes that it, the board, had struck a bargain with various developers to assume responsibility for maintaining central park strips. At the time the park department maintained "five miles of central park strips [not all in Indian Village] and spend every year about \$5,000 for the upkeep of their lawns, flower beds, trees and shrubbery."<sup>10</sup>

**Sites**

36) Indian Village Historic District

The landscape and architectural design elements in the district define this district as a continuous site in which the linkage of the buildings, the curvilinear streets, the open viewsheds, the foliage in the parkings, the structures, and the objects combine visually into a single unit both historically and architecturally. The loss or compromise of any single element would reduce the significance of the whole. See a description of the design elements and other information above.

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<sup>10</sup> "Twenty-Fourth Annual Report of Board of Park Commissioners," 1928, Fort Wayne, Indiana, pages24 and 25.

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37) Psi Ote Park

Contributing Photos #46/47

1953

Donated by a local chapter of a sorority, the park occupies approximately nine acres and includes a small playground with modern equipment, a shelter house with fire place and restroom facilities, and a large stone with a memorial plaque. The shelter house, oriented northeast-southwest, is a flat-roofed building constructed of cement block; the brick fireplace at the southwest end of the building is painted a buff color. The interior of the most of the building is open for easy access and occupied by picnic tables. The northeast end of the building has the restrooms and some storage space. The stone memorial (a separate object) is located at the east perimeter of the park near Wenonah Lane. The metal plaque is inscribed “This Park was purchased and developed for the city of Fort Wayne by the PI CHAPTER OF PSI IOTA XI SORORITY 1953.”

**Summary**

Lawrence V. Sheridan’s design of Indian Village created a park-like environment for its past and present residents. Today, the physical design and aesthetic “feeling” of the streetscapes remain true to their original design goals and highlight the differences between Indian Village and many other grid-iron-bound subdivisions that sprinkle the landscape in Fort Wayne, the state, and the nation.

The limited number of Tudor Revival, early Cape Cods and Colonial Revivals, and the Spanish Colonial Revival home of the City & Suburban Building Company official speak to the limited construction accomplished prior to the Great Depression and World War II. The original dreams of the first developer to establish an upscale subdivision with upscale homes and owners, gave way to the practical realities of the mid-twentieth century.

The larger collection of Cape Cod, Colonial Revival, Minimal Traditional, and Ranch homes on the district, built by John R. Worthman and other builders, offers a visible record of the primary period of development in the community in the late 1940s and 1950s.

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**Section 8 – Statement of Significance**

The Indian Village Historic District is eligible for the National Register of Historic Places under Criteria A and C. The district meets Criterion A requirements as a significant example of a revolutionary period in 20th century subdivision development that demonstrates the national policy shift to the support of home ownership for the middle class, the federal government's establishment of minimum standards for small homes, the emergence of construction techniques such as prefabrication and site fabrication, and the growth of the automobile suburb. The district meets Criterion C requirements as a demonstrative example of design concepts associated with master architect/planner Charles Mulford Robinson and his City Beautiful Movement, applied in a concentrated area by the well-known and prolific landscape architect and planner, Indiana-native Lawrence V. Sheridan. In addition, the district also demonstrates the evolution of architectural design from the simple, unadorned, and limited-square-footage small home designed to rapidly house returning World War II veterans to the more architecturally diverse designs of the open, expansive floor plans associated with the late-1950s Ranch-style home.

**INTRODUCTION**

A recent 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," developed four historic contexts associated with specific thematic aspects of Fort Wayne's history. The contexts were: Transportation Resources- Allen County, Indiana (1600-1955); The Green Lungs of the City-Park Resources Fort Wayne, Indiana (1850-1955); A Better Place to Live-Residential Development Fort Wayne, Indiana (1880-1955); and A Time to Play-Recreation Resources Fort Wayne, Indiana (1865-1955). The authors of the MPD argue that contrary to the belief of some, the City Beautiful Movement, which sought to create/remake cities into beautiful, functional entities that brought nature and its positive effects into the everyday environment of its citizenry, was not short-lived. Their argument that the movement (its effect) extended past the generally accepted period of 1900 to 1910 is bolstered by the physical evidence of its influence, through the post-World War II period, in the design of many subdivisions that flourished across the country and more specifically in Allen County, Indiana, and the city of Fort Wayne. The salient points of this argument include the continuing popularity of Robinson's concepts, the Depression-era efforts toward civic improvements administered by the Works Progress and Civil Works Administrations, and the preponderance of effort placed on the "livability" component of any major landscape and architectural design project.<sup>1</sup> The design of Indian Village supports their conclusion concerning the continued application of Charles Mulford Robinson's guidance and the broader influence of the movement.

The awakening of Fort Wayne's serious civic commitment to improve the livability of the city in the first decade of the twentieth century is concisely chronicled in a paragraph from the MPD.

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<sup>1</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," ARCH, Inc., Fort Wayne, Indiana, page 1. The district also meets the registration requirements for the "Historic Residential Suburbs in the United States" MPS. The residential growth portion of the Fort Wayne document is in many ways tandem to the historic residential suburbs document.

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Beginning about 1907, the citizens of Fort Wayne, through the leadership of local civic improvement groups, combined their efforts with the local government to implement plans to “beautify” their city. The first plan was submitted with great fanfare by Rochester, New York’s Charles Mulford Robinson in 1909. It addressed the city’s appearance---an ugly, unplanned, growing, and industrialized landscape---and offered plans for the improvement to the city center, business and residential streets, parks, and transportation ways. It was followed by a park and boulevard plan by landscape architect George Kessler in 1911. Kessler proposed, in essence, the City Beautiful plan for establishing Fort Wayne as a modern, civic world-class city. His plan is entitled the Park and Boulevard System for Fort Wayne, Indiana. The key word being system, where the major transportation thoroughfares have already been established and on that skeleton he has placed a transportation framework to connect people to natural features, their associated park expansions and enhancements, the central business district, and present and future residential districts. The proposed system, encompassing the city, united the three rivers and the built city into a unified entity.<sup>2</sup>

Robinson’s plan specifically addressed a major thoroughfare closely associated with Indian Village when he proposed “that Bluffton Road become a part of the river drive system.” The width of the green space for the various river drives included in the plan was generally the same, with the only exception being Foster Park across the St. Mary’s River from the land that would become Indian Village.<sup>3</sup>

**INDIAN VILLAGE**

The reality of the Indian Village Historic District begins in the mid-1920s but the story of the site/land begins much earlier. In 1864, the Allen County commissioners acquired approximately 210 acres of land in Sections 15 and 16, Township 30N, Range 12E near a bend in the St Mary’s River to the southwest of downtown Fort Wayne, Indiana. By 1898, the county pest house, the county poor house with its agricultural fields, and the county orphan’s home occupied various portions of the parcel. The pest house, local roads, and other features define the boundaries of the county’s land – Nuttman Avenue on the north, the west bank of the St. Mary’s River on the east, Engle Road on the south, and the Wabash Railroad (later the Norfolk & Southern Railroad) right-of-way to the west. The pest house was near the present intersection of Nuttman Avenue and Algonquin Pass. The poor house occupied a small area near the eventual location of the entrance marker for the village near Bluffton Road.<sup>4</sup>

Indian Village’s full development occurred in three phases over a span of more than three decades. The first phase is limited to the purchase and initial ground breaking for a few homes by the City & Suburban Building Company from 1925 to 1930; the second phase, roughly 1930 to 1945, is characterized by a lack of progress brought on by the Great Depression immediately followed by World War II; and phase three, 1945 to 1960, which became the period of greatest growth in the subdivision. There is some evidence gleaned from property records that minimal construction occurred during phase

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<sup>2</sup> Ibid.

<sup>3</sup> Baas and Jones, “The Civilizing of a Midwestern City,” page 38. Note: See the Fort Wayne Multiple Property Document and Robinson’s *Plan for Fort Wayne* for a complete discussion of the various aspects of Robinson’s recommendations and Kessler’s implementation.

<sup>4</sup> George A. Ogle, *Standard Atlas of Allen County, Indiana* (Chicago: Geo. A. Ogle Publishers, 1898), 32 and 61.

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two but an aerial photograph from 1938 and research in city directories clearly indicates less than 20 homes occupied the lots of the village prior to the war years.<sup>5</sup>

In 1925, the Allen County Board of Commissioners sold the county poor farm parcel to a local realty company and moved the welfare activity north to a new site near Lima Road. On 6 July 1925, the county commissioners sold 180 acres of the original parcel to the City & Suburban Building Company for \$154,000.00 or \$850.00 per acre, the minimum cost per acre authorized by the county council. William H. Scheiman, the general manager of the realty company, negotiated the arrangement with the county. There is an interesting historical note concerning Charles Mulford Robinson's 1909 report to the Fort Wayne Civic Improvement Association on future development of the city's parks and its stream banks. One of Robinson's findings – "For in parking the river banks, and putting drive [vehicular travel] and walk [pedestrian travel] along their edge, Fort Wayne will be turning to account its greatest natural asset ..." – included continuing a proposed upper river drive south of the Broadway Bridge over the St. Mary's River and creating a park on a "small bit of public property ... commanding a lovely view upstream." Scheiman was the treasurer of the civic improvement association when Robinson rendered his report and no doubt he realized that the county parcel was primed for future development.<sup>6</sup> The "bit of public property" is the same area along the river's west bank that designer Lawrence V. Sheridan designated a park in his "General Plan of Indian Village." The small parcel now belongs to the Fort Wayne Board of Public Works. (Enclosure 3)

With a burgeoning building market and the need for more subdivisions, the City & Suburban Building Company wasted no time in moving ahead with the project. Having recently celebrated its 20<sup>th</sup> anniversary and establishing a reputation for constructing "well-designed and sturdily-built homes [that] grace every portion of the city" the company hired a respected landscape architect and planner in the person of Lawrence V. Sheridan to "scientifically add beauty, convenience and comfort to this great addition" that will improve nature's liberal endowment "of high rolling ground of sandy soil with groves of beautiful trees and a graceful winding river."<sup>7</sup>

Lawrence V. Sheridan enjoyed a long and distinguished career. Raised in Frankfort, Indiana, and educated at Purdue University, Sheridan graduated in 1909 and went to work at the Indianapolis Parks Department as an engineer. After attending graduate studies at Harvard University's Department of Landscape Architecture, Sheridan served his country as a planner of military cantonments during World War I. After his service, Sheridan worked as a consultant to many municipalities such as the Indianapolis Planning Commission and as the consulting landscape architect at Indianapolis' Crown Hill Cemetery and for the campus of Purdue University from 1924 until his death in 1972. He worked with George Kessler

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<sup>5</sup> Aerial Photograph, Allen County, Indiana, 1938, #BEU-2-78; *City Directory of Fort Wayne* (Detroit: R.L. Polk and Company, 1936), passim. The aerial photographs cited in this nomination are available at the Commission on Public Records (Indiana State Archives), Indianapolis.

<sup>6</sup> "Old County Farm Sold to Realtors," *Fort Wayne Journal-Gazette*, 7 Jul 1925, page 1; *Report of Charles Mulford Robinson for Fort Wayne Civic Improvement Association* (Fort Wayne: Fort Wayne Printing Company, 1909), 1-3 and 96-98. Note: Robinson used the term "parking" in his work in the context of creating a park-like environment not as a place to "park" things such as vehicles.

<sup>7</sup> "Twentieth Year of City & Suburban Co.," *Fort Wayne Journal-Gazette*, 17 May 1925, page 12; City & Suburban Building Company, Marketing Brochure "Indian Village," Fort Wayne, Indiana, no date, page 3. Available at the Allen County Public Library, Fort Wayne.

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in extending Kessler's plan for the park system of Indianapolis. Lawrence Sheridan was a true believer in the thoughts and practices of Charles Mulford Robinson. In a speech Sheridan gave circa 1930 he defined the design process of modern residential subdivisions and made the statement that there were infinite ways to plan a successful subdivision if the designer adhered to "basic principles." Sheridan went on to expand on one of the basic principles by noting that "developments must fit the site's topography and preserve natural attractiveness" and that through the use of zoning restrictions, dedication of park land, and careful layout of straight and curved streets, the maximum benefits could be gained for the future occupants of the community. By the end of his life Lawrence Sheridan had served his country again in World War II, built a reputation as an innovative planner and landscape architect, and left his indelible professional fingerprints across Indiana and in many other states.<sup>8</sup>

Lawrence V. Sheridan's general plan for Indian Village demonstrates his transformation of Robinson's thoughts into physical reality. The plan, which deals with only the first plat, commits the developer to a number of specifics in the actual construction. The list of specifics – curvilinear streets, parkings between curb and sidewalk, trees, streets of various widths, open viewscapes, building lines, and public spaces – reads like a primer on design elements directly out of Robinson's books. Newspaper articles of the period compare changes to the site in only 10 months. One article mentions Hiawatha Boulevard as an example of "one of the main arteries of Indian Village" and comments extensively about the combined widths, thoroughfare and depth of the building lines, creating a distance of 200 feet between houses on opposite sides of the street. The article further mentions "four rows of large elm trees – two rows on each side of the streets" and "ornamental lamp posts" that would grace the edges of the street. Hiawatha Boulevard "is destined to be one of Fort Wayne's finest residential thoroughfares." The second article noted the presence of the development's noteworthy "sewer system ... one of the stupendous undertakings, being very large and adequate to meet all future needs."<sup>9</sup>

Several features included in Sheridan's Indian Village plan were not fulfilled. The original plan called for a business square as part of the development that would contain shops and services to meet the needs of community residents. A marketing brochure mentions such businesses as a garage, a grocer, a barber, and a druggist all within the confines of the square and accessed from main roads by "paved, parking-ways...divided from the main boulevard by parkways of lawns and shrubbery." The brochure promised potential residents that "no business buildings, no corner stores or gasoline stations" would be allowed outside the square to sully the park atmosphere of the residential section.<sup>10</sup> The business square concept never made it off the drawing board.

Comparison made between the current street plan and the conceptual general plan highlights other differences. Several "parkings," apparent in the original plan at the southwest end of Hiawatha Boulevard and the east terminus of Wawonaissa Trail, did not happen. Other changes include modifications to the street plan in the southwest and northeast corners of the village and non-development of the parcel of land that now contains Indian Village Elementary School and Psi Ote Park near the west

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<sup>8</sup> Baas and Jones, "The Civilizing of a Midwestern City," page 76; "L.V. Sheridan, Retired Colonel," *Indianapolis News*, 27 January 1972, page 6.

<sup>9</sup> "Fort Wayne's New Development Has Many Unique Features," *Fort Wayne Journal-Gazette*, 8 January 1928, page 1; "Old Historic Site Being Rapidly Developed into Beautiful New Subdivision," *Fort Wayne Journal-Gazette*, 13 May 1928, page 12.

<sup>10</sup> Marketing Brochure, "Indian Village," page 17.



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boundary of the village. A plat from 1953 indicates that the post-war developer planned at one time to use the land now occupied by the school and the park for additional housing lots identified as the Meadow Lark Addition. Worthman also platted the Indian Hills subdivision in 1953.<sup>11</sup>

The City & Suburban Building Company's marketing brochure had something for everyone. Starting with its slogan "Expect Much of Indian Village," the company prepared future residents for a life-changing experience by addressing the desirable aspects of homeownership, particularly in this subdivision. Wrapped in a mythical setting taken from Henry Wadsworth Longfellow's poem, "Song of Hiawatha", the village offered a lifestyle – a return to a quieter time – separated from the hubbub, dirt and noise of downtown living or the presence of smoke-belching factories. Longfellow's Native American names/words from the poem appear as the names of many of the village streets – Nokomis, Manito, Muscoday and Wenonah. Although the actual words are attributed to the Ojibwa language not the Algonquian dialect used by the Miami tribe, their use harkens back to a time when early native residents trod the same ground as new homeowners. Located at the very edge of the city limits, village residents nevertheless had access to three modes of modern transportation – private automobile, motor bus, and interurban – to carry them downtown to work or to shop. After these periods in the hustle and bustle of downtown, villagers could expect that "...in the Indian Village you feel all the freedom and happiness of the great outdoors where the clear, clean fresh air, invigorating sunshine, and true restfulness prevail," and a return to the village assured a respite from the daily grind.<sup>12</sup>

William H. Scheiman's new subdivision no doubt appealed to several factions of the home-buying public. Indian Village's proximity to the St. Mary's River and its potential for water recreation like boating and canoeing were not lost on potential buyers. A suspension footbridge crossed the river (outside the district) near the east end of Indian Village Boulevard and provided a shortcut to Foster Park for anyone desiring to use the park's tennis courts or golf course. In 1927, Scheiman negotiated a deal with the Fort Wayne Board of Park Commissioners "to deed to the city ... the grounds and buildings of the former County Orphans Home" in return for "a substantial foot bridge over the St. Mary's River connecting the Indian Village Addition with Foster Park." In 1928, the suspension bridge became a reality at a cost of \$10, 588.90 to the city. This parcel of land became Indian Village Park. Athletically-inclined residents of the village required only "a four-minute walk to the golf links [or] a four-minute walk back home ... to the shower in [their] own home." To make it even better, the Fort Wayne and Orchard Ridge Country Clubs were only a few minutes' drive over good roads.<sup>13</sup>

The first developer promised "...freedom and happiness..." but in reality these qualities of life came with some restrictions. Costs of homes and lots presented some would-be residents with restrictions that might be overcome by dint of a better-paying job. However, one restriction that appeared to be inviolable and necessary to continue exclusivity in the community concerned the requirement that "all plans of homes in Indian Village be approved by a specially appointed board." The mission of the board

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<sup>11</sup> Marketing Brochure, "General Plan-Indian Village-Fort Wayne," enclosure to the brochure; Plat of Meadow Lark Addition, August 6, 1953 recorded in Book 20/Page 52 at the Allen County Recorder's Office.

<sup>12</sup> Ibid, page 4.

<sup>13</sup> Ibid, pages 5 and 6; "Twenty-Third Annual Report of Board of Park Commissioners", Fort Wayne, Indiana, 1927 pages 16 and 17; "Twenty-Fifth Annual Report of the Board of Park Commissioners", Fort Wayne, Indiana, 1929 page 13. These reports and other park administrative information are available at the Allen County Public Library, Fort Wayne, Indiana.

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was to “keep foremost in mind the general appearance and beauty of each block” and “supervise in a broad, helpful, counseling way, the homes that go into Indian Village....” The developer obviously wanted to curtail “any builder ... from doing anything that will mar the artistry of home-designing and gardening of his neighbors....”<sup>14</sup>

During phase two Indian Village slumbered. The City & Suburban Building Company lost control of the project and declared bankruptcy circa 1930. Possession of the land became the focal point of several different receiverships during the years of this phase. In the mid-1940s, John R. Worthman took possession of the project and began to plat additional parcels within the boundaries of the original plan.

The Great Depression years nearly halted the construction of residential housing in much of the United States. As in other sectors of the nation’s economy the government took steps to energize the building industry. The findings of a 1931 Presidential Conference on Home Building and Home Ownership reformed the period system of financing and influenced improvements in the quality of housing for low- and middle-income families. The follow-on Committee on Design provided guidance and plans for more efficient and lower-cost housing but not at the expense of quality. Improvement objectives included plans for one- and two-story homes sited on lots to maximize sunlight, the flow of air, and livable outdoor space. The Committee on Landscape Planning and Planting rendered its guidance on the importance of “attractive yard design and landscape plantings” in enhancing a home owner’s stake in the property.<sup>15</sup>

The building industry responded to some of the conference findings in a number of ways. One method of home construction developed by the industry, aimed at the twin targets of quality and quantity, was the prefabricated structure manufactured in a plant under tightly-controlled management in both cost and quality. Typically, sections of a house were built in a factory, shipped to the home site, and erected by qualified home builders. The use of mass-production techniques and materials such as gypsum-based blocks, steel panels, composition board, and concrete reduced costs significantly and eased final construction. Even pre-cut homes of an earlier era took longer to construct than did a prefab home with all the walls and roof in place in a matter of hours. Other achievements realized by the use of this type construction was the elimination of unused space, ease of changing the outward appearance of a home to demonstrate individuality while using the same basic floor plan in the interior, and keeping cost to the owner at a minimum.<sup>16</sup> One current homeowner noted the presence of a data plate in his utility room that identified the residence as the product of National Homes, a well-known Lafayette, Indiana manufacturer of prefabricated homes.

John R. Worthman assumed control of the Indian Village subdivision during World War II. He continued Sheridan’s basic design in the physical aspects of the new additions regarding street width, tree plantings, parkings, etc. Worthman’s restrictive covenants ran the gamut from building set back limits to a provision for the right to sue other residents of the village for violations of the covenants. A few examples of the ten covenants were restrictions on the size and placement of homes on the lots, no homes costing less than \$6,000.00 to be built, no persons of any race other than white, and no temporary structures for

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<sup>14</sup> Marketing Brochure, “Indian Village,” page 12.

<sup>15</sup> David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs* (Washington, DC: National Park Service, 2002), pages 37, 60-61.

<sup>16</sup> *Ibid*, pages 64-65.

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any purposes. Worthman's covenants in the plats for Sections B, C, D, and E followed the same general format and addressed the same items. The plat for Section C called for the establishment of an Indian Village Community Association and fixed an annual fee of \$5.00 per owner for the purpose of maintaining public areas. The racial restriction found in earlier plats does not appear in the Section D plat filed in April 1950.<sup>17</sup>

The post-war years ushered in a flurry of activity around the village. In July 1945, Worthman recorded the plat for Section B of the village which completed the east end of Nokomis Road and filled in the lots on the east side of Wawonaissa Trail. In furtherance of Sheridan's original design parameters, Worthman established easements for utilities and sewers along the rear property lines of each lot, varied lot sizes to reduce the potential for monotonous streetscapes, prescribed building setbacks of 60 feet, disallowed fenced front yards and prohibited commercial activity of any kind on any lot, to name a few. Worthman included in his list of covenants the proviso that "no dwelling costing less than Six Thousand Dollars shall be permitted on any lot" and he restricted the minimum footprint of single-story homes to 750 square feet. What is not mentioned in his covenants is City & Suburban's requirement that the design of a home built in the village necessitated prior approval of a review board.<sup>18</sup>

In the ensuing years Worthman "filled out" the remaining lots around the original Section A to complete the area of the current residential portion of the district. Sections C (1947), D (1950), and E (1953) completed the subdivision south to Engle Road, west to Wenonah Lane, and north to Nuttman Avenue. The accompanying covenants to these plats dealt with the same items declared in earlier recordings.<sup>19</sup>

By late 1945-early 1946, the demand for housing veterans and their families created an unprecedented market throughout the country and in Fort Wayne. An operative builder, John R. Worthman undertook the challenge to complete the Indian Village subdivision. Operative builders controlled the progress within their subdivisions in a phased sequence; building more homes as money became available from previous operations. Worthman was not a new force in the building industry in Fort Wayne. One of the first mentions of his local reputation as a "Master Builder" occurred in a newspaper article in January 1928 heralding the completion of a home for a Fort Wayne couple who had his firm, John R. Worthman, Inc., build their new home "while they were out of the city for the summer's vacation." That is quick work for any builder but obviously Worthman's experience gained since his first project house built in 1924 served him well in the immediate future and later in his construction efforts in Indian Village. (The home described in the 1928 article is not in Indian Village.) A Worthman, Inc. advertisement in the 1936 city directory indicates the company involvement in buying, selling, and exchanging real estate in addition to designing and financing homes.<sup>20</sup>

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<sup>17</sup> Plats of Indian Village Addition, Sections A through E, Fort Wayne, Indiana—Recorder's Office, Allen County, Indiana

<sup>18</sup> Plat of Indian Village Addition, Section B, Fort Wayne, Indiana – Recorder's Office, Allen County, Indiana.

<sup>19</sup> Plats of Sections C, D, and E of Indian Village Addition to Fort Wayne – Recorder's Office, Allen County, Indiana.

<sup>20</sup> Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*, page 28; "John R. Worthman Completes Modified English Colonial for Mr. and Mrs. C.B Risk," *Fort Wayne Journal-Gazette*, 22 January 1928, page 36; *City Directory of Fort Wayne* (Detroit: R.L Polk and Company, 1936), page 704. .

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When the wave of new home-building swept over Fort Wayne after World War II, Worthman positioned his company at its apex and stayed there. By July 1946, the company had four building projects in progress that contained homes ranging in price from \$6,000.00 to \$11,000.00; one of the company's secrets to success, besides apparently building quality homes, appears to be its objective to reach new home buyers in many price ranges. One of its four simultaneous projects in July 1946 was Indian Village with 44 homes available in the "1 ½ and 2 stories, \$9,000.00 to \$11,000.00 class."<sup>21</sup>

In its various editions of *Planning Small Houses*, the Federal Housing Authority (FHA) offered the enterprising builder five different simple designs for houses "attractively designed without excessive ornamentation," recommended the grouping of similarly designed houses along streetscapes to expedite construction and minimize cost, offered such things as varying exterior wall surfaces, changing the placement of homes on lots, and using different roof shapes to combat the threat of a monotonous streetscape. To meet the rapidly growing housing needs for the returning veterans and no doubt to meet FHA minimum standards, Worthman seems to have implemented a number of these principles in the twenty-something homes built in Section B of Indian Village (at the east end of Wawonaissa Trail). Worthman called his assembly-line method of completing a block of homes "site fabrication." By setting up his cutting equipment on-site and establishing an assembly area within the village, his crews could cut the lumber for multiple structures at the same time and frame the homes over multiple, already-prepared basements dug in inclement weather. Carpenters framed wall sections for five or six homes with the same floor plan, including window and door openings, and moved them to the home sites where other members of the crew put the prefabricated sections together. By early spring 1946, Workman expected to have 27 homes, all promised to veterans, ready for occupancy in Indian Village. The use of a fixed number of interior options (five or six interior floor plans with different exterior treatments) greatly expedited the completion of this grouping of homes.<sup>22</sup>

By late 1946, Worthman and other builders like Robert H. Keller and the Hoopingardner Company from Zanesville, Ohio, had nearly 60 homes ready for owners starting a new life in Indian Village. Earlier in the same year, Worthman announced the beginning of work on a new subdivision, the Woodhurst Addition, on 100 acres south of Southwood Park. In the same announcement, Worthman stated that "it was hoped that within a year the company would again be in a position to build homes for the general public [once the initial surge of veteran housing needs was alleviated]."<sup>23</sup>

When most of the housing needs of veterans were met, Worthman's company moved forward in 1947 by recording the plat of Section C which completed Wawonaissa Trail on the south end and laid out the lots along Muscoday Pass and a portion of Nokomis Road. The company crews completed a string of eight homes along the east side of Muscoday Pass in time for the celebration of National Home Week in early September 1948 (photograph 23). One of the eight homes acquired an individual identity through its notional association with a popular 1948 motion picture titled *Mr. Blandings Builds His Dream House*. Worthman advertised his offering as "Blanding's Dream House," obviously a marketing ploy. The actual

<sup>21</sup> "22d Anniversary John R. Worthman Inc.," *Fort Wayne Journal-Gazette*, 21 July 1946, page 23.

<sup>22</sup> "Builders Have Answers; Worthman Using Assembly Line Methods," *Fort Wayne Journal-Gazette*, 10 February 1946, page 25; Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs*, pages 60-61.

<sup>23</sup> "Builders Have Answers; Worthman Using Assembly Line Methods," *Fort Wayne Journal-Gazette*, 10 February 1946, page 25; "Worthman Plans New Sub-Division on 100 Acres Near Southwood Park," *Fort Wayne Journal-Gazette*, 14 July 1946, pages 1 and 8.

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story concerns a Connecticut couple evaluating a dilapidated farmhouse for future purchase not buying a new home in Fort Wayne, Indiana. The house on Muscoday Pass bears a strong resemblance to a similarly-styled house, sold by Peaseway Homes, which had a garage joined to the main block by a breezeway. Peaseway Homes, a Cincinnati, Ohio company that produced prefabricated homes, with “panelized stressed-skin plywood” wall sections, had a number of authorized dealers in the Fort Wayne area. Worthman, Inc. and Bob Keller Builders were two of five licensed builders and both companies built homes in Indian Village. Worthman, Inc. constructed some Peaseway Homes in the North Highlands Addition during the same period.<sup>24</sup> By being able to offer different types of homes – prefabricated, “site-fabricated”, and his own designed and conventionally-built homes – Worthman accessed several niches in the housing market.

By 1950, Indian Village was deep into another period of change. The platting of Section D in April of that year extended Hiawatha Boulevard south to its intersection with Engle Road and added Meda Pass and Wenonah Lane to the streetscape of the village with 80 new building sites. The timeliness of this move by Worthman worked well with the introduction of a relatively new style residence – the soon-to-be ubiquitous Ranch. Worthman built his own home in that style at 4124 Manito Boulevard and used it as the 1951 “Trend Home” in local newspaper advertisements (photograph 39). The company used the trend home concept each year during National Home Week as the means to educate new buyers on the up and coming home styles and furnishings. Marketed as the all-above-ground and one-floor-home, the Ranch-style house required larger lots to accommodate the rambling footprint. Many village lots after 1950 required wider frontages and/or deeper lots to provide adequate footage for the basement-less home. A number of lots in Sections D and E had increased frontages of 100 feet (up from 60-70 feet in older sections) and depths as great as 210 feet (up from a typical 150-175 feet) in the plats prior to 1950. Part of the design and build process used by Worthman to meet potential owners’ desires included careful selection of the building site predicated on the client’s selection of the home style. The Minimal Traditional home of the period, with its compact footprint, could be placed on a much smaller lot.<sup>25</sup>

The esplanade bordered by the two lanes of Indian Village Boulevard welcomes the resident and the visitor to the community. At one time, two different elements in the landscape graced the esplanade – the first element is a cluster of four replica tepees (objects) grouped together which added to the Native-American marketing image of the community and the second was a small irregularly-shaped lily pond just west of the tepees. The tepees remain and a recently-added commemorative stone (object) rests at the eastern edge of the tepee location. (See Section 7, item 35, for the full text of the inscription). Sorrow came to this public place in July 1950, when an 18-month-old boy fell into the shallow lily pond and drowned. The pond was drained and filled in with dirt by the city’s park department soon after the incident.<sup>26</sup>

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<sup>24</sup> “Join Us In A Double Celebration,” and “Peaseway Homes “ *Fort Wayne Journal-Gazette*, 5 September 1948, pages 24 and 30; “This Is North Highlands,” *Fort Wayne Journal-Gazette*, 15 August 1948, page 66; Cynthia E. Johnson, “House in a Box: Prefabricated Housing in the Jackson Purchase Cultural Landscape Region,” Kentucky Heritage Council, June 2006, pages 54 and 58.

<sup>25</sup> “Here’s Your Trend Home of 1951,” *Fort Wayne Journal-Gazette*, 10 September 1950, page 24; Plats A through E, Indian Village Addition to Fort Wayne, Indiana, 1927-1953, passim.

<sup>26</sup> “Child Drowns in Parkway Lily Pond,” *Fort Wayne Journal- Gazette*, 15 July 1950, page 1.

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The 1951 chairman of Fort Wayne's National Home Week was John R. Worthman. Touting the forthcoming home builder's extravaganza as a "great educational effort to enable the American public" to learn more about the "things that go into modern American homes," he stated with obvious pride that America's home builders recently produced a high number of homes in a relatively short time and thus averted a housing shortage in the recent past. Worthman, Inc.'s efforts in support of the 1951 program of instruction included "One Mile of Ranch Styled Homes" in the recently-platted Sections C and D and open houses in two examples of the "all-on-one-floor" home of the future. One of his open houses was at 4015 Meda Pass. Other builders were also doing business in Indian Village in 1951. One of Worthman's competitors was Winfield Moses a builder of "conventionally constructed homes" in the Cape Cod, modified Colonial Revival, and Minimum Traditional styles. His homes occupied sites on at least four of Indian Village's streets.<sup>27</sup>

Worthman, Inc. completed the plats in the district in 1953 with the opening of Section E that extended Wenonah Lane, Meda Pass, Algonquin Pass, and Owaissa Way north to their intersections with Nuttman Avenue, the northern boundary. The company's entry for National Home Week in the local newspaper included the headline "We Make Dream Homes Come True." The advertisement spells out the Worthman philosophy in designing and building a home to meet individual needs **and** dreams. A preliminary planning session presented the buyer with design options available for the new house and included a discussion of the construction process. Worthman, Inc. worked hard at developing a sense of trust between the builder and the client. Selecting the accoutrements for a modern home entailed a reliance on past experience in cost, reliability, and serviceability. The company maintained an extensive collection of past plans, lists of exterior material options, and other items to consider when choosing roofing styles, tiling, and color schemes. By this time, new custom homes built by Worthman, Inc., in Indian Village, ranged in price from \$20,000 to \$30,000 and the upper limit, a home with lots of extra amenities, might reach \$50,000. Worthman announced in this advertisement the upcoming development/construction of a new park and a new public elementary school to be completed in 1954.<sup>28</sup>

Who were the people who came to live in Indian Village? Based on limited information available from the first years of village development, the City & Suburban Building Company planned to sell its lots and its upscale homes to folks in the upper-middle class. A look at the 1936 city directory reveals a mixture of professions and jobs held by the first wave of homeowners. One of the new owners was the executive secretary of the Fort Wayne Community Chest. Other new residents worked as printers, salesmen, engineers, and a superintendent at Phelps-Dodge, a maker of various types of copper wire. The years that followed World War II witnessed a slightly different target audience and many of the homes, while still meeting the minimum price restrictions imposed in the plats, fell short of the adjective "upscale." In 1946, homes in the village were occupied by families of men in professions and jobs that ranged from medical doctor to treasurer of a large company to analyst at General Electric to clerk to machinist to utilities collector. Employees of the General Electric plant, north of the village on Broadway, naturally migrated to Indian Village because of its proximity to the workplace and the availability of a well-developed road network surrounding the close-knit community. In the next 10 years, the total

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<sup>27</sup> "Home Builders to Hold Open Houses Daily for Public," and "Drive Out and See Indian Village," *Fort Wayne Journal-Gazette*, 9 September 1951, pages 1 and 8G; "More Homes ... Built by Winfield Moses," *Fort Wayne Journal-Gazette*, 9 September 1951, 17G.

<sup>28</sup> "We Make Dream Homes Come True," *Fort Wayne Journal-Gazette*, 20 September 1953, page 1G.

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population of the village grew rapidly in numbers and variety of its resident's occupations. By 1956, more physicians had moved in next door to electrical engineers at the huge Magnavox plant, who, in turn, lived next door to salesmen and supervisors from the myriad industrial plants in Fort Wayne. Their neighbors included the owners of a local grill and a filling station. Jack R. Worthman, John's son and an official in Worthman, Inc., built a home at 2211 Muscoday Pass in the mid-1950s. It appears the primary bread winners of Indian Village represented a spectrum of professionals and an even broader sweep of small business owners and middle managers.<sup>29</sup>

Recent conversations with long-time residents of the village clearly indicate the reasons why they bought homes in the community. As expected, comments centered on the availability of good housing built by reputable builders, a sense of belonging to a close-knit community within the greater confines of Fort Wayne, accessibility to recreational facilities like Foster Park, and last but not least, by 1954, the availability of a school within walking distance. While proximity to the wage-earner's place of employment appeared to be important, it never seemed paramount in deciding to become a resident of Indian Village.

In September 1954, a local newspaper announced the opening of the new Indian Village Elementary School. Built at a cost of over a half-million dollars, the school welcomed its new pupils from South Wayne School to its new 12-classroom facility. The same article noted that the children came from "the 150 new families living in Indian Village since early 1953." The school's parent-teachers association, formed in 1956, assumed a significant role in meshing the community's educational needs with the operative element in charge of administering the day-to-day educational experience to the village children. In 1959, the school opened a two-session kindergarten and the enrollment for grades 1 through 6 reached 455 pupils.<sup>30</sup> A copy of a photograph showing the school's facade in 1954 is included at enclosure 5.

Psi Ote Park, an area of approximately 8.9 acres between the elementary school, the railroad right-of-way, and Nuttman Avenue, originated as a gift from Fort Wayne's Pi Chapter of the Psi Iota Xi sorority. The park was part of a local cooperative initiative between the parks board and city education officials to site parks and new schools together. The Indian Village park and school collaborative effort was hailed as the "first instance of school and park planning in Fort Wayne that would establish a precedent for such combined planning in the future."<sup>31</sup>

By 1960, only a handful of unoccupied lots remained and these were soon filled by new homes. Life in the village fulfilled the wishes of those living there – families grew in number and as the children moved away to start their own lives, their memories went with them. Some returned to raise their own families. Demographic changes in the makeup of the population have occurred but the reasons for the newcomer's choice of residence clearly remain the same as those of the first owners. Indian Village provides a haven from the tribulations of today's busy lifestyles and the noise, grit, and tension of a big city just as it did during the period of significance.

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<sup>29</sup> *City Directories of Fort Wayne* (Detroit: R.L. Polk, 1936-1956), passim.

<sup>30</sup> "New School Ready for Influx," *Fort Wayne Journal-Gazette*, 5 September 1954, Section E.

<sup>31</sup> "1953 Annual Report of the Board of Parks Commissioners," Fort Wayne, Indiana, 1953, page 2.

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**Summary**

Today, Charles Mulford Robinson's City Beautiful design imperatives and Lawrence V. Sheridan's application of the same remain in evidence throughout the landscape. Few houses have compromised architectural integrity and the view along the streetscapes appears as it did during the period of significance. A leisurely stroll around the village streets in any season, but especially summer, takes the tourist back in time when the world was not "too much with us."



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**Section 10 - Geographical Data**

**Boundary Description**

From the start point at the northwest quadrant of the intersection of Engle and Bluffton Roads proceed west along the north curb of Engle Road past its intersections with Manito Boulevard, Muscoday Pass, Wawonaissa Trail, Hiawatha Boulevard, Meda Pass, and Wenonah Lane to its intersection with the rear property line of 4144 Wenonah Lane; turn north and proceed along the rear property lines of 4144-3912 Wenonah Lane to their intersection with the west property line of 2717 Ojibway Trail; proceed north along this property line to its intersection with the south curb of Ojibway Trail; cross Ojibway Trail to the north curb; turn west and proceed along the north curb of Ojibway Trail for approximately 600 feet to the intersection of the west property line of Block B\* and the north curb of Ojibway Trail; turn north and proceed in a straight line along the west property line of Block B for approximately 420 feet to its intersection with the east limit of the railroad right-of-way; turn northeast and travel along the east limit of the right-of-way to its intersection with the south curb of Nuttman Avenue; turn east and proceed along the south curb of Nuttman Avenue past its intersections with Wenonah Lane, Meda Pass, Algonquin Pass, and Owaissa Way to its intersection with the rear property line of 3505 Owaissa Way; turn south and proceed along the rear property lines of 3505-3525 Owaissa Way to their intersection with the east property line of 2246 Hiawatha Boulevard; continue south along this property line to its intersection with the north curb Hiawatha Boulevard; cross Hiawatha Boulevard to the east property line of 2239 Hiawatha Boulevard; proceed south along this property line to its intersection with the rear property line of 2230 Wawonaissa Trail; turn east and proceed along the rear property lines of 2230- 2202 Wawonaissa Trail to their intersection with the rear property line of 2136 Wawonaissa Trail; turn southeast and proceed along the rear property lines of 2136-2112 Wawonaissa Trail to their intersection with the rear property line of 3722 Manito Boulevard; turn northeast and proceed along the rear property lines of 3722-3706 Manito to their intersection with the west curb of Brooklyn Avenue; turn south and proceed along the west curb of Brooklyn Avenue to its intersection with west curb of Bluffton Road; turn southwest and travel along the west curb of Bluffton Road and close on the start point at the northwest quadrant of the intersection of Engle and Bluffton Roads.

\* Note: Block B is an extension of the same parcel of land that includes Psi Ote Park. The full parcel extends behind the Indian Village Elementary School, abuts the railroad right-of-way along its northwestern limit, and ends at the north curb of Ojibway Trail.

**Boundary Justification**

The boundary for the Indian Village Historic District incorporates the limits of the original plat and the four successive plats that delineate and complete the Indian Village Historic District boundaries all of which John R. Worthman recorded post-World War II.

**Resource List for Indian Village Historic****District**

<u>Address</u>	<u>C/NC</u>	<u>Date</u>	<u>Style</u>	<u>Garage</u>	<u>Address</u>	<u>C/NC</u>	<u>Date</u>	<u>Style</u>	<u>Garage</u>
<b>Wenonah Lane</b>					47. 3504	NC	c1950	R	A
1. 3501	C	c1950	MT	A	48. 3514	C	c1950	R	A
2. 3511	C	1950	SL	A	49. 3520	C	c1950	R	A
3. 3517	C	c1950	R	A	50. 3513	C	c1950	R	A
4. 3527	C	c1950	R	A	51. 3519	C	c1950	R	A
5. 3605	C	c1950	R	A	52. 3524	C	c1950	R	A
6. 3611	C	c1950	MT	A	53. 3523	NC	c1950	R	A
7. 3619	C	c1950	R	A	54. 3530	C	c1950	R	A
8. 3707	C	c1955	R	A	55. 3531	C	c1950	MT	A
9. 3717	C	1954	R	A	56. 3606	C	c1950	R	A
10. 3723	C	c1950	R	H	57. 3605	C	c1950	R	A
11. 3803	C	c1950	MT	A	58. 3616	C	c1950	R	A
12. 3809	C	c1950	R	A	59. 3611	NC	c1950	R	A
13. 3815	C	c1950	R	A	60. 3620	C	1955	Cont.	A
14. 3821	C	c1950	MT	A	61. 3617	C	c1950	R	A
15. 3913	C	c1950	MT	A	62. 3625	C	c1950	R	A
16. 3912	C	c1950	R	A	63. 3710	C	c1950	MT	A
17. 3922	C	1952	R	H	64. 3709	C	1954	R	A
18. 3919	C	c1950	R	A	65. 3720	C	c1950	R	A
19. 3929	NC	c1950	R	A	66. 3725	C	c1950	R	A
20. 3930	C	c1950	MT	A	67. 3730	C	c1950	R	A
21. 3933	C	c1950	MT	A	68. 3727	C	c1950	MT	A
22. 3934	C	c1950	R	A	69. 3729	C	c1950	CC	A
23. 3938	C	c1950	MT	H	70. 3802	C	c1950	R	A
24. 4004	C	c1950	MT	H	71. 3813	C	c1950	R	A
25. 4005	C	c1950	R	A	72. 3812	C	c1950	R	A
26. 4011	C	c1950	R	A	73. 3818	C	c1950	R	A
27. 4010	C	c1950	MT	A	74. 3819	C	c1950	R	A
28. 4014	NC	c1950	MT	A	75. 3916	C	c1950	MT	A
29. 4019	C	c1950	MT	A	76. 3911	NC	1950	MT	A
30. 4024	C	c1950	R	A	77. 3920	C	c1950	R	A
31. 4029	C	c1950	MT	A	78. 3921	C	c1950	R	A
32. 4030	C	c1950	MT	H	79. 3928	C	c1950	MT	A
33. 4033	C	c1950	MT	A	80. 3927	C	c1950	MT	NC
34. 4104	C	c1950	MT	A	81. 3934	C	c1950	R	A
35. 4103	C	c1950	R	A	82. 4002	C	c1950	R	H
36. 4114	C	c1950	R	H	83. 4003	C	c1950	MT	A
37. 4111	C	1953	R	A	84. 4008	C	c1950	MT	A
38. 4124	NC	c1950	R	H	85. 4015	C	c1950	R	A
39. 4121	C	c1950	R	A	86. 4016	C	1950	R	A
40. 4130	C	c1950	R	A	87. 4023	C	c1950	R	A
41. 4131	NC	c1950	MT	A	88. 4022	C	c1950	R	A
42. 4140	C	c1950	R	A	89. 4027	C	c1950	R	A
43. 4133	C	c1950	R	A	90. 4028	C	c1950	MT	A
44. 4144	NC	c1950	R	NC	91. 4035	C	c1950	R	A
45. 4141	C	c1950	R	A	92. 4102	C	c1950	R	A
<b>Meda Pass</b>					93. 4101	C	c1950	R	A
46. 3503	C	c1950	R	A	94. 4110	C	c1950	MT	A

<u>Address</u>	<u>C/NC</u>	<u>Date</u>	<u>Style</u>	<u>Garage</u>	<u>Address</u>	<u>C/NC</u>	<u>Date</u>	<u>Style</u>	<u>Garage</u>
95. 4113	C	c1950	R	A	143. 2227	C	c1930	CR	A
96. 4120	C	c1950	MT	A	144. 2231	C	c1945	CR	C
97. 4119	C	1950	R	A	145. 2232	C	c1945	CC	C
98. 4128	C	c1950	R	A	146. 2235	C	c1945	MT	C
99. 4129	C	c1950	R	A	147. 2241	C	c1950	CC	H
100. 4134	C	c1950	R	A	148. 2244	C	c1950	R	A
101. 4137	C	c1950	MT	A	149. 3525	NC	1955	R	A
102. 4144	C	c1950	R	A	150. 3528	C	c1955	R	A
103. 4145	C	c1950	R	A	151. 3526	C	c1955	R	A
<b>Algonquin Pass</b>					152. 3524	C	c1955	R	A
104. 3502	C	1950	MT	H	153. 3521	C	c1955	R	A
105. 3503	C	c1950	R	A	154. 3516	C	1955	CC	C
106. 3508	C	c1950	R	A	155. 3511	C	c1955	R	A
107. 3509	C	1955	R	A	156. 3508	C	c1955	R	A
108. 3514	C	c1950	R	A	157. 3505	C	1955	R	A
109. 3513	C	c1950	R	A	<b>Hiawatha Boulevard</b>				
110. 3518	C	1950	R	A	158. 2239	C	c1945	CR	C
111. 3525	C	c1950	R	A	159. 2245	C	c1945	CR	C
112. 3526	C	c1950	R	A	160. 2246	C	c1945	CR	None
113. 3529	C	c1950	MT	A	161. 2251	C	1940	CC	C
114. 3537	C	c1950	R	A	162. 2252	C	1944	CC	NC
115. 3600	C	c1950	R	A	163. 2302	C	c1950	CC	C
116. 3602	C	c1950	CC	A	164. 2305	C	c1950	MT	H
117. 3608	C	c1950	CC	C	165. 2310	C	c1940	TR	C
118. 3612	C	1946	CC	NC	166. 2311	C	c1950	MT	C
119. 3620	C	c1950	CC	C	167. 2316	C	c1945	CR	C
120. 3649	C	1926	TR	NC	168. 2317	C	c1950	CC	None
<b>Owaissa Way</b>					169. 2323	C	c1950	R	A
121. 2116	NC	c1950	R	A	170. 2324	C	1952	R	C
122. 2117	C	c1930	CR	C	171. 3636	C	c1950	MT	NC
123. 2120	C	1929	CR	C	172. 3639	C	c1950	R	H
124. 2121	C	c1930	CR	NC	173. 3646	NC	c1950	MT	NC
125. 2124	C	c1950	MT	C	174. 3650	C	c1950	MT	A
126. 2125	C	c1950	MT	A	175. 3651	C	c1950	R	A
127. 2128	C	c1950	MT	C	176. 3656	C	c1950	MT	H
128. 2129	C	c1950	CC	C	177. 3659	C	c1950	R	A
129. 2130	C	c1945	CR	C	178. 3702	C	c1950	MT	A
130. 2133	C	c1950	MT	C	179. 3705	C	c1950	CC	A
131. 2134	C	c1945	CR	C	180. 3710	C	c1950	MT	NC
132. 2137	C	c1940	MT	A	181. 3711	C	1940	TR	A
133. 2138	C	c1945	CR	C	182. 3715	C	c1950	CC	C
134. 2142	C	c1945	CR	C	183. 3718	C	c1950	CC	C
135. 2150	C	c1940	MT	H	184. 3724	C	c1950	MT	C
136. 2207	C	1930	TR	C	185. 3737	C	c1950	CC	H
137. 2211	C	c1930	TR	None	186. 3730	C	c1950	CC	NC
138. 2214	C	c1940	CC	A	187. 3801	C	c1945	CR	C
139. 2217	C	1941	CR	C	188. 3802	C	c1950	R	H
140. 2220	C	c1945	CR	NC	189. 3807	C	c1945	CR	C
141. 2223	C	c1945	CR	C	190. 3808	C	c1950	CC	C
142. 2226	C	c1940	MT	C	191. 3813	C	c1945	CR	C

Address	C/NC	Date	Style	Garage	Address	C/NC	Date	Style	Garage
192. 3814	C	c1950	CC	C	241. 2222	C	c1945	CR	C
193. 3819	C	c1945	CR	C	242. 2225	C	c1945	R	A
194. 3820	C	c1950	MT	C	243. 2226	C	c1945	CR	C
195. 3823	C	c1950	CC	NC	244. 2230	C	1947	CR	C
196. 3826	C	c1950	CC	NC	245. 2232	C	c1945	CR	C
197. 3832	C	c1950	CC	C	246. 2236	C	c1945	CR	NC
198. 3833	C	c1950	R	A	247. 2302	C	c1945	CC	C
199. 3901	C	c1950	CC	C	248. 2307	C	c1945	CC	C
200. 3902	C	1946	CC	H	249. 2310	C	c1945	CR	C
201. 3907	C	c1945	CR	C	250. 2320	C	c1950	R	A
202. 3908	C	1950	CC	None	251. 3702	C	1956	CR	H
203. 3913	C	c1945	CR	C	252. 3710	C	1929	SC	A
204. 3914	C	1950	MT	C	253. 3716	C	1960	CR	A
205. 4001	NC	c1950	R	A	254. 3722	C	c1945	CR	H
206. 4006	C	c1950	R	A	255. 3824	C	c1950	CR	NC
207. 4009	C	c1950	R	A	256. 3825	C	c1950	R	A
208. 4010	C	c1950	R	A	257. 3914	C	1950	CC	H
209. 4017	C	c1950	R	A	258. 3919	C	c1950	R	A
210. 4020	C	1955	R	A	259. 3929	C	c1950	R	A
211. 4024	C	c1950	R	A	260. 3930	C	c1945	R	A
212. 4025	C	c1950	R	A	261. 3933	NC	c1945	MT	A
213. 4105	C	1956	MT	A	262. 3936	C	1950	MT	A
214. 4108	C	c1950	R	A	263. 3940	C	c1945	R	A
215. 4112	C	c1950	R	A	264. 3944	C	c1950	R	A
216. 4115	C	c1950	R	A	265. 3950	C	c1945	MT	A
217. 4116	C	c1950	R	A	266. 3956	C	c1950	R	A
218. 4122	C	1950	R	A	267. 4004	C	c1950	R	A
219. 4125	C	c1950	R	A	268. 4011	C	c1950	R	A
<b>Wawonaissa Trail</b>					269. 4010	C	1955	R	A
220. 2111	C	c1945	CC	C	270. 4015	C	c1950	MT	A
221. 2112	C	c1945	CR	NC	271. 4020	C	c1950	MT	A
222. 2115	C	c1945	CC	C	272. 4021	C	c1950	R	A
223. 2116	C	1945	CR	C	273. 4022	C	c1950	CC	H
224. 2119	NC	c1945	CR	C	<b>Nokomis Road</b>				
225. 2120	C	1946	CR	C	274. 3707	C	c1950	CR	H
226. 2123	C	1946	CC	A	275. 3714	C	1946	CR	C
227. 2124	C	1946	CC	C	276. 3715	C	c1950	CR	NC
228. 2127	C	c1945	CC	H	277. 3718	C	c1945	CR	C
229. 2128	C	c1945	MT	C	278. 3721	C	c1950	CC	C
230. 2131	C	c1945	CC	H	279. 3738	C	1955	R	A
231. 2132	C	c1945	CC	C	280. 3801	C	c1950	R	A
232. 2136	C	1946	R	C	281. 3802	C	1950	MT	A
233. 2202	NC	c1945	MT	C	282. 3919	C	c1950	MT	A
234. 2206	C	1942	CC	A	283. 3920	C	1945	CC	None
235. 2211	C	1946	CC	H	284. 4010	C	1950	MT	A
236. 2210	C	c1945	CC	A	285. 4020	C	c1950	R	A
237. 2214	C	1942	CC	NC	286. 4030	C	c1950	R	H
238. 2215	C	1946	CC	C	287. 4040	C	c1950	MT	H
239. 2218	C	c1945	CC	A	288. 4045	C	c1950	R	A
240. 2219	NC	c1945	CC	A					

Address	C/NC	Date	Style	Garage	Address	C/NC	Date	Style	Garage
<b>Indian Village Blvd.</b>					337. 2233	C	c1945	CR	None
289. 2122	NC	1975	R	A	338. 2236	C	1950	CR	NC
290. 2202	C	c1945	MT	NC	339. 2240	C	1946	CR	None
291. 2203	C	1950	R	A	340. 2245	C	1950	CR	A
292. 2205	C	c1950	MT	C	341. 2301	C	c1950	MT	A
293. 2210	C	c1955	CR	C	342. 2310	C	c1950	MT	C
294. 2211	C	c1950	MT	A	343. 2311	C	c1950	TR	C
295. 2214	C	c1950	R	A	344. 2312	C	c1950	MT	C
296. 2217	NC	c1950	MT	A	345. 2317	C	c1945	CR	C
297. 2222	C	c1945	MT	NC	346. 2318	C	1946	CC	NC
298. 2225	C	c1950	R	A	347. 2323	NC	c1945	TR	NC
299. 2226	NC	1929	TR	C	348. 2324	C	c1950	MT	C
300. 2229	NC	c1950	CR	H	349. 2330	C	c1950	MT	C
301. 2234	C	c1945	CC	H	350. 2331	C	c1950	MT	C
302. 2304	C	1946	MT	H	351. 2334	NC	1950	CC	C
303. 2305	C	c1950	R	A	352. 2335	C	c1950	MT	C
304. 2310	C	c1945	MT	A	353. 2338	C	c1950	CC	C
305. 2311	C	1956	CR	A	354. 2401	C	c1950	CC	A
306. 2314	C	1928	TR	C	355. 2406	C	c1945	TR	C
307. 2315	C	c1945	MT	C	356. 2408	C	c1945	CR	C
308. 2317	C	1948	MT	A	357. 2425	C	c1950	MT	A
309. 2320	C	c1950	CR	NC	358. 2427	C	1946	CC	NC
310. 2323	C	c1945	MT	C	<b>Muscoday Pass</b>				
311. 2325	C	c1950	CR	A	359. 2201	C	1951	R	A
312. 2326	C	c1945	MT	A	360. 2211	C	c1950	R	A
313. 2330	C	1955	R	C	361. 2214	C	1956	CC	A
314. 2334	C	c1950	R	A	362. 2218	C	c1950	CR	A
315. 2335	C	c1945	MT	C	363. 2220	C	1956	CR	A
316. 2339	C	c1955	CR	C	364. 2221	C	c1955	R	A
317. 2340	NC	c1950	CR	A	365. 2226	C	c1950	CR	A
318. 2401	C	c1945	MT	NC	366. 2229	NC	c1950	R	C
319. 2402	C	c1950	CR	C	367. 2230	C	1946	CR	NC
320. 2409	C	c1945	CC	C	368. 2233	NC	c1950	MT	A
321. 2410	C	1946	R	A	369. 2236	C	1948	CC	A
322. 2414	C	1950	MT	A	370. 2240	C	1950	CC	A
323. 2417	C	c1945	MT	A	371. 2245	C	1956	MT	A
<b>Opechee Way</b>					372. 2246	C	1950	CC	H
324. 2202	C	c1950	R	A	<b>Manito Blvd.</b>				
325. 2205	C	c1945	MT	C	373. 3706	C	c1950	CC	H
326. 2211	C	1950	TR	C	374. 3714	C	c1950	MT	A
327. 2213	C	c1940	CR	C	375. 3722	C	1950	MT	NC
328. 2215	C	1939	CR	C	376. 3734	C	c1950	CR	A
329. 2216	C	c1945	MT	NC	377. 3740	C	c1950	MT	A
330. 2219	C	c1945	MT	A	378. 3802	C	c1950	R	C
331. 2220	C	1941	CR	A	379. 3812	NC	1960	CC	C
332. 2222	C	c1935	TR	C	380. 3820	C	c1955	R	A
333. 2223	C	c1940	CR	C	381. 3902	C	c1950	MT	A
334. 2228	C	c1945	MT	C	382. 3914	C	1953	CC	NC
335. 2229	C	c1940	CR	C	383. 3920	C	c1950	R	A
336. 2232	C	c1945	TR	A	384. 4014	C	c1950	R	NC

<u>Address</u>	<u>C/NC</u>	<u>Date</u>	<u>Style</u>	<u>Garage</u>
385. 4020	C	c1950	MT	NC
386. 4024	C	c1950	CC	C
387. 4112	C	c1950	MT	A
388. 4124	C	1951	R	A
<b>Engle Road</b>				
389. 2314	C	1951	MT	A
390. 2324	C	c1950	CC	A
391. 2338	C	c1955	R	A
392. 2424	NC	1951	R	A
393. 2430	C	c1955	R	A
<b>Wendigo Lane</b>				
394. 2425	C	c1950	R	A
395. 2426	C	1950	R	A
396. 2500	C	c1950	R	A
397. 2505	C	c1950	R	A
398. 2515	C	c1950	MT	A
<b>Ojibway Trail</b>				
399. 2425	C	1939	CC	C
400. 2429	C	c1950	MT	A
401. 2534	NC	1950	MT	A
402. 2525	C	c1950	R	A
403. 2550	C	1950	MT	A
404. 2604	C	c1950	R	A
405. 2609	C	c1950	R	A
406. 2616	C	c1950	R	A
407. 2619	C	1955	R	A
408. 2717	C	c1950	R	A
409. IV School	C	1954	R	N/A
410. Shelter	C	c1960	R	N/A

Structure

411. Entrance Marker

Sites

412. Indian Village Historic District

413. Psi Ote Park

Objects

414. Tepee

415. Tepee

416. Tepee

417. Tepee

418. Psi Ote Dedication Stone

419. Tepee Memorial Stone

## **Abbreviations**

### Residences

R – Ranch

CR – Colonial Revival

SC – Spanish Colonial

CC – Cape Cod (also Williamsburg)

MT – Minimal Traditional

TR – Tudor Revival

SL – Split Level

### Garages

H – Garage Attached by Hyphen

A – Attached Garage

C – Contributing Garage

N/C – Non-contributing Garage



## Photography Record

Common Information: Indian Village Historic District

Fort Wayne, Allen County, Indiana

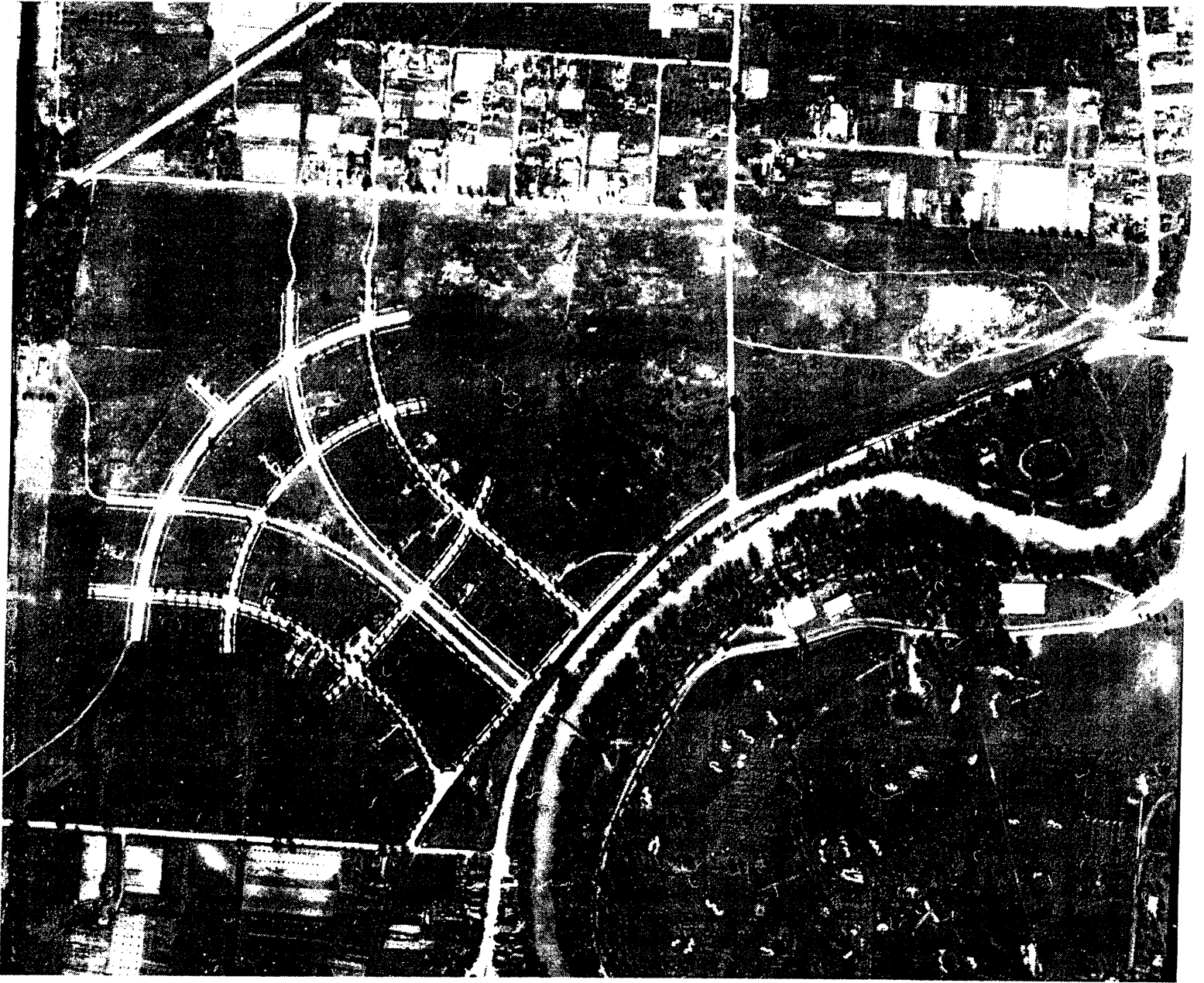
John Warner

Dates: 12 December 2008 and 4 February 2009

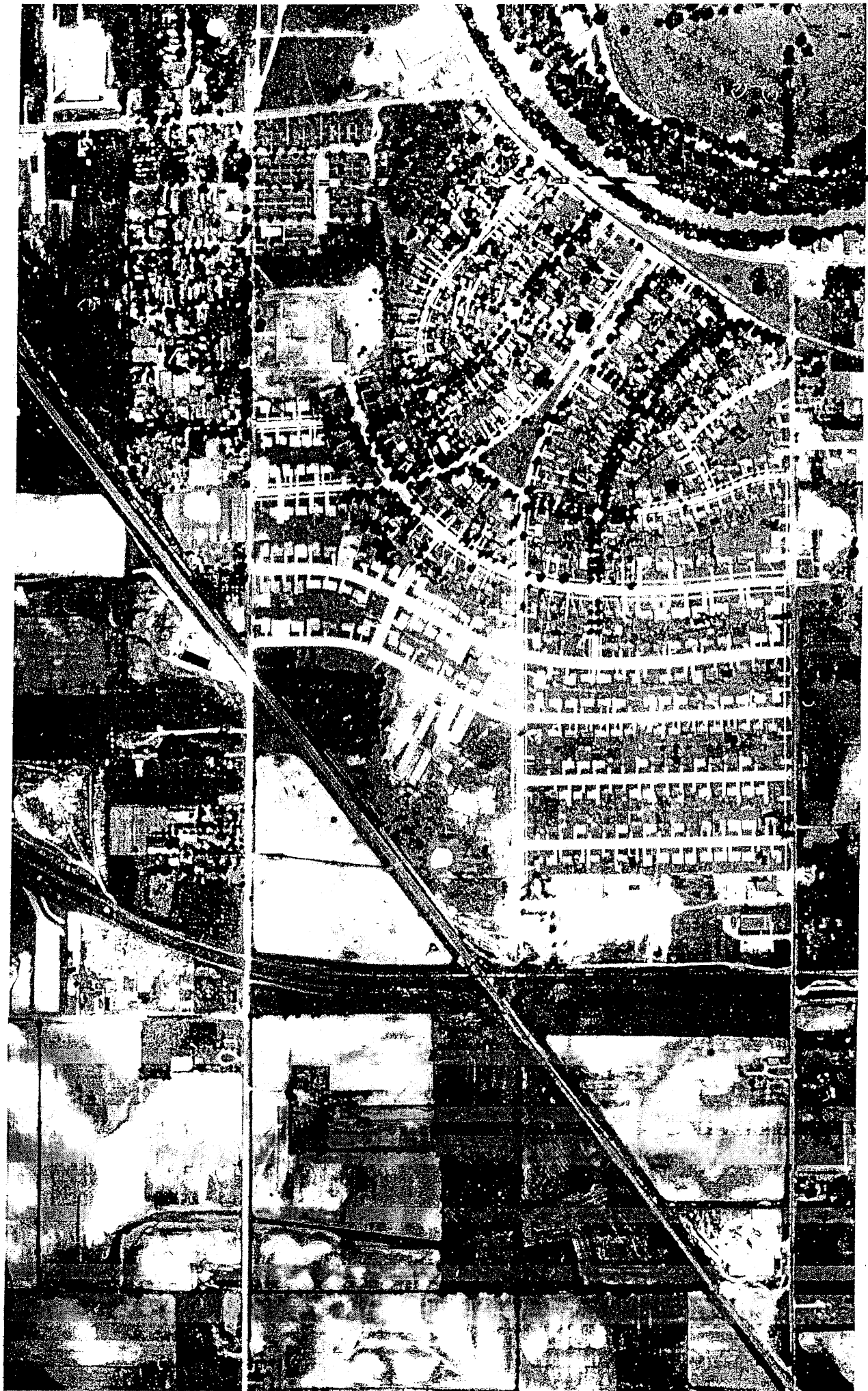
CD: 402 West Washington Street, Indianapolis, Indiana, 46202

1. Looking NW along Wawonaissa Trail at examples of the houses built in late 1945 and early 1946 by Worthman, Inc.
2. Looking NE along Nokomis Road at some of the houses built immediately after WWII demonstrating some of the variability in styles available.
3. Looking S along Wawonaissa Trail toward Engle Road showing the curvilinear street and some of the early plantings of trees.
4. From the intersection of Nokomis Road and Muscoday Pass looking SE at a group of houses built by Worthman, Inc. in early 1950.
5. Looking S along Hiawatha Boulevard at the intersection of that street and Engle Road at a good example of the later tree plantings and the increased width of Hiawatha versus other streets in the district – 100 feet compared to 50 or 60 feet on other streets.
6. A good example of the use of natural contour of the land to counter monotony in the landscape and the use of building lines to create unimpeded view sheds; looking N along Wawonaissa Trail.
7. A view NW along Indian Village Boulevard from its intersection with Manito Boulevard showing the esplanade or center strip that the parks board accepted in 1928. The teepees are in the far distance.
8. 2251 Hiawatha Boulevard: looking SE at a typical example of Cape Cod homes found throughout the district. In this example the garage is detached, in others the garage may be attached or connected by a hyphen.
9. 3650 Hiawatha Boulevard: looking NW at a good example of the Minimal Traditional home built right after WWII in response to the housing needs of returning veterans.
10. 3711 Hiawatha Boulevard: this Tudor Revival house is a very streamlined example of a style popular in the 1920s. This example includes an attached one-car garage, unusual in earlier examples; looking SE.
11. 3814 Hiawatha Boulevard: looking W at one style variation of the staple Cape Cod home. Some of the examples of the style include front dormers while other have unadorned front slopes.
12. 3913 Hiawatha Boulevard: looking E at one example of the Colonial Revival homes in the district. This example includes an octagonal window above the entry, a design feature that appears regularly in other examples from the same period.
13. 4020 Hiawatha Boulevard: this early ranch home was the Worthman Trend Home for 1952, looking NW.
14. 2314 Indian Village Boulevard: looking NE at the Heckman home, the oldest house in the district.
15. Same address: looking NE, this detached garage demonstrates a plat restriction in Section A that required garages to be the same style as its associated home.
16. 2410 Indian Village Boulevard: looking NE at another example of the Minimal Traditional-style homes in the district. This one has an attached garage.
17. 2123 Wawonaissa Trail: looking SW at an example of a Cape Cod house with an attached garage.
18. 3710 Wawonaissa Trail: this one-of-a-kind house was built for an official of the City & Suburban Building Company and is one of the earliest homes erected, looking NW.
19. 3716 Wawonaissa Trail: looking NW at one of the last homes built in the village.
20. 2200 block of Wawonaissa Trail: looking W at a group of houses that demonstrate some of the practices used by builders/developers to reduce monotony of residential facades. The use of the curved thoroughfares to frame “street pictures” is apparent in the image.
21. 3919 Wawonaissa Trail: looking E at one of the early ranch-style homes in the district.
22. 3914 Wawonaissa Trail: looking W at another example of the variability of the Cape Cod-style home.

23. 2339 Indian Village Boulevard: looking SW at one of the few garrison variations on the Colonial Revival style found in the village.
24. 3709 Meda Pass: built in 1954, this home captures many of the design elements of the Ranch style, looking SE.
25. 3611 Meda Pass: looking E at this non-contributing example of the Ranch style that has experienced the unfortunate addition of a massive second-story at the rear of the original home.
26. 3524 Meda Pass: looking W at a single example of a cluster of five that demonstrates many of the same design features, particularly the open carport that contains the main entry, the roof line, and the placement of the façade window units.
27. 3620 Meda Pass: looking W at this sole example of the Contemporary style in the village.
28. 2120 Owaissa Way: looking NE, this home is one of the few built before the Great Depression.
29. 2131 Wawonaissa Trail: looking SW at another variation of the basic Cape Cod home present in the village.
30. 2619 Ojibway Trail: this classic example of the rambling aspect of the Ranch style was built in 1955 at the height of the style's popularity, looking S.
31. 2230, 2226, 2222 Muscoday Pass: an excellent example of clustering similar homes to reduce builder cost through the use of repetitive design elements and reducing monotony in the streetscape, looking SE.
32. 2222 Opeechee Way: while more upscale than the 1940 at 3711 Hiawatha Boulevard this example of the style falls short of the ornamentation of the Heckman House, looking NE.
33. 2227 Owaissa Way: a unique home in the district, this early Colonial Revival house stands out among its peers, looking SW.
34. 2246 Muscoday Pass; looking SE at Mr. Blanding's Dream House built in 1950.
35. 2331 Opeechee Way: looking S at a typical Minimal-Traditional home.
36. 2207 Owaissa Way: built in 1930, this home is another survivor of the pre-Great Depression era associated with the City & Suburban Building Company's early success, looking SW.
37. 3537 Algonquin Pass: looking E at one of the simplest forms of the ranch-style home in the village
38. 3929 Wenonah Lane: looking E at an example of a ranch house that no longer fits the surrounding streetscape.
39. 4124 Manito Boulevard: looking NW at John R. Worthman's home built in 1951.
40. 4144 Wenonah Lane: looking NW at a non-contributing home that no longer contributes to the fabric of the district.
41. 3835 Wenonah Lane: looking W at the façade of the Indian Village Elementary School.
42. Looking N at all three elements of the main entrance marker.
43. Looking NW at the center section of the main entrance marker.
44. Looking NW at the memorial stone and message east of the tepees.
45. Looking NW at the four tepees that grace the esplanade.
46. Looking W at the memorial stone and plaque for Psi Ote Park.
47. Looking W at the shelter house and playground equipment in Psi Ote Park.
48. Looking NE up Brooklyn Avenue from the district with Quimby Village Shopping Center in the background.
49. Looking SE from the intersection of Manito Boulevard and Engle Road at the apartments across Engle Road outside the district.



Enclosure 1 - 1938



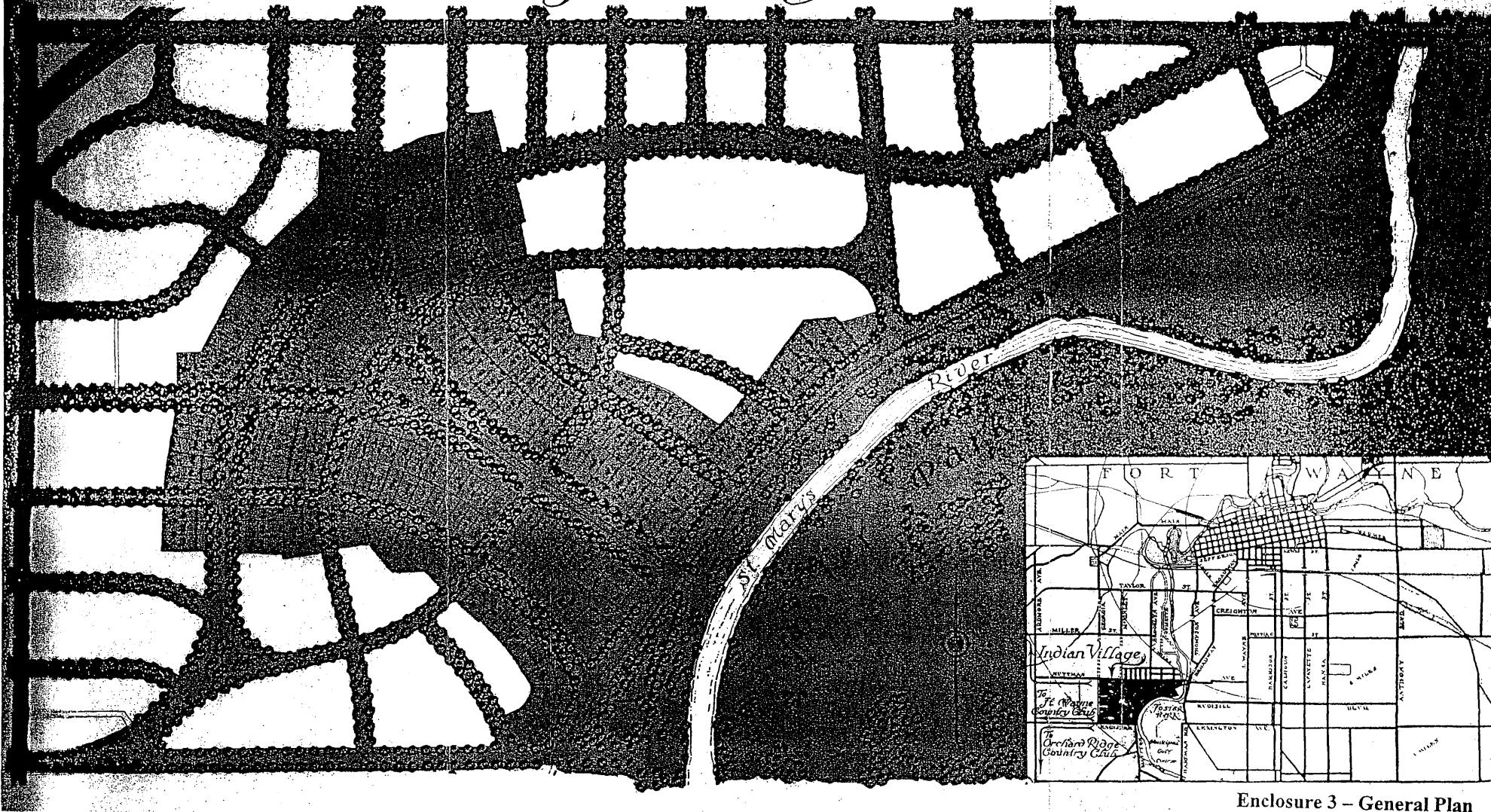
CITY AND SUBURBAN  
BUILDING CO  
OWNERS  
FORT WAYNE

# General Plan Indian Village Fort Wayne

LAWRENCE V. SHERIDAN  
LANDSCAPE ARCHITECT INDIANAPOLIS

A. K. HOFER  
CIVIL ENGINEER FORT WAYNE

GRAPHIC SCALE



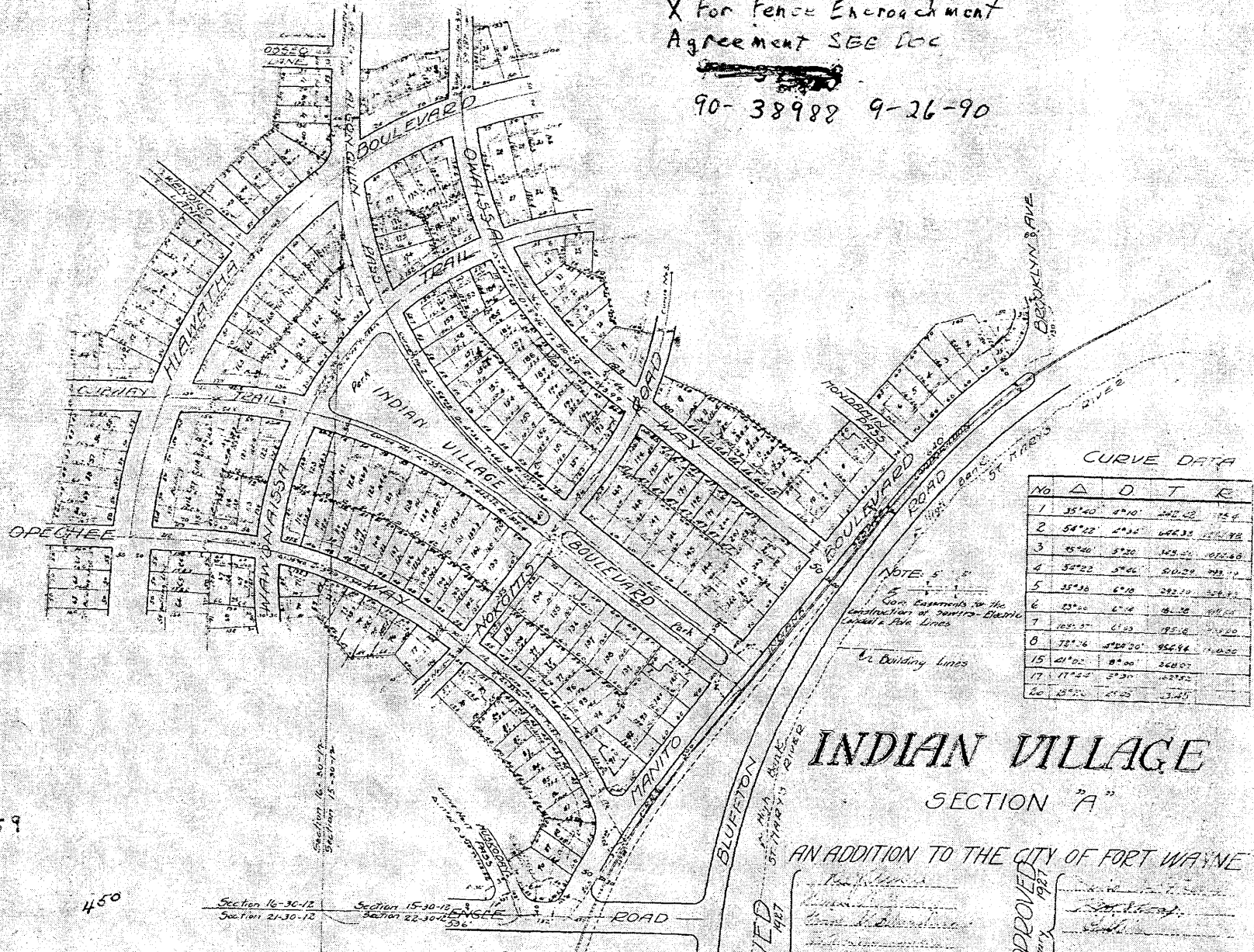
Enclosure 3 - General Plan



Enclosure 5 – Copy of School Photograph

X For Fence Encroachment Agreement SEE LOC

90-38988 9-26-90



# INDIAN VILLAGE

## SECTION "A"

AN ADDITION TO THE CITY OF FORT WAYNE

APPROVED February 23 1987

APPROVED February 1987

BOARD OF PUBLIC COMMISSIONERS  
City of Fort Wayne

CITY PLAN COMMISSION  
City of Fort Wayne

FILED FOR TAXATION

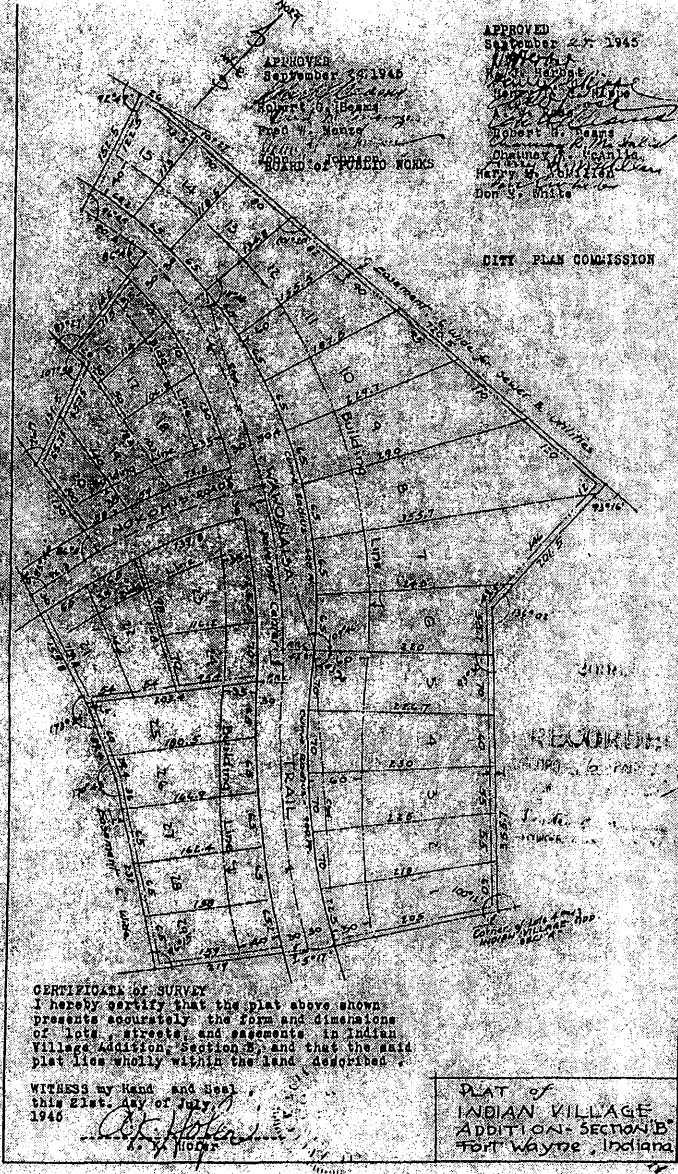
John M. Johnson

Entered for Taxation  
A. W. BEASER

APPROVED February 1987

BOARD OF PUBLIC COMMISSIONERS  
City of Fort Wayne

RECORD PLAT  
Prepared, certified by  
and surveyed by  
A.R. Hofer, Civil Engineer  
Fort Wayne, Indiana.



APPROVED  
 September 25, 1945  
 [Signature]  
 Robert H. Means  
 Chairman of Board  
 Harry G. Williams  
 Don V. White

DITTY PLAN COMMISSION

(K) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

In witness whereof, this 20th day of July, 1945, we, the undersigned, duly constituted officers of John R. Northman, Inc., place our hands, in its official seal.

JOHN R. NORTHMAN, INC.  
 By [Signature]  
 John R. Northman, President  
 By [Signature]  
 Allice L. Northman, Secretary

State of Indiana  
 County of Allen, ss:

Before me, a Notary Public in and for said County and State, on this 20th day of July, 1945, appeared by person the above named John R. Northman, president, and Allice L. Northman, Secretary, Treasurer, of John R. Northman, Inc., and acknowledged the foregoing platting and covenants to be the act and deed of said corporation.

[Signature]  
 Notary Public  
 Leitchville, Ohio

My commission expires Aug 1, 1947

200-63-7

RECORDED  
 RECORD 76 PAGE 109-7  
 JUL 21 1945  
 300  
 Fidelity Insurance Co.  
 RECORDER ALLEN COUNTY, INDIANA

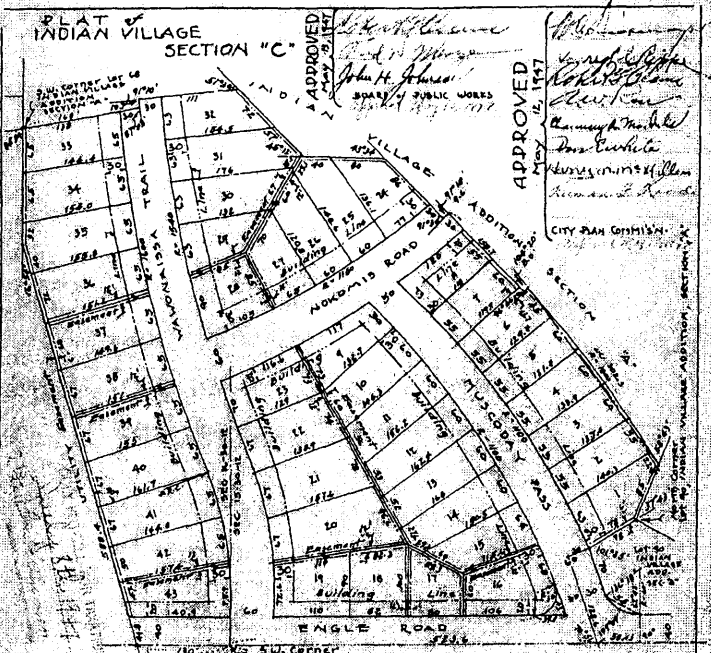
CERTIFICATE OF SURVEY  
 I hereby certify that the plat above shown presents accurately the form and dimensions of lots, streets, and easements in Indian Village Addition, Section B, and that the said plat lies wholly within the land described.

WITNESS my hand and seal this 21st day of July, 1945  
 [Signature]  
 Notary

PLAT OF  
 INDIAN VILLAGE  
 ADDITION, SECTION B,  
 TOWN WAYNE, INDIANA

See Amendment of Replatting and  
 Misc. Rec. 112, Page 566  
 See Rec. 41-40760  
 See Amendment Sec. Rec. 98-3122 1/11/45





I hereby certify that this plat presents accurately the form and dimensions of all lots, streets and easements therein contained and that the plat lies wholly within the land described.

**RECORDED**

RECORD 11 PAGE 59

PLAT APPROVALS, AFFIDAVITS, RESTRICTIONS, LIMITATIONS AND PROTECTIVE COVENANTS FOR

**INDIAN VILLAGE, SECTION 16**

A.K. Hofer, Professional Civil Engineer

AN ADDITION TO THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA

John R. Worthman and Alice L. Worthman, husband and wife, of Allen County, Indiana, being the owners of the following described real estate:

Parts of the Southwest quarter of Section 15, and of the Southeast Quarter of Section 16, in Township 30 north, Range 12 east, Allen County, Indiana, described by metes and bounds as follows: Commencing at the southwest corner of said Section 15, thence east along the south line thereof, 232.6 feet to the point of intersection of the line aforesaid by the center line of Mascoday Pass as platted in Indian Village, Section 15; thence northeasterly by a deflection left of 109 degrees, 9 minutes, a distance of 129.6 feet along the center line of said Mascoday Pass; thence northeasterly by a deflection on right of 40 degrees, a distance of 20.0 feet to the west corner of Lot 90 of Indian Village, Section "A"; thence northeasterly by a deflection left of 15 degrees, 9 minutes, a distance of 76.0 feet along the northeast line of the aforesaid lot to the north corner thereof; thence northeasterly by a deflection left of 37 degrees, 45 minutes, a distance of 18.0 feet along the east line of Lots 89 and 90 in the plat aforesaid to the northwest corner of said Lot 88; thence northeasterly along the southern boundary of said Indian Village, Section "A", following continuously the lines and deflections of said southern boundary to the southwest corner of Lot 88 of the aforesaid plat; thence south bearing left 20 degrees, 34 minutes by a deflection from the south line of the aforesaid lot, a distance of 152.0 feet; thence southeasterly by a deflection left of 14 degrees, 54 minutes, a distance of 58.4 feet to the south line of the southeast quarter of said Section 16, Township 30 north, Range 12 east; thence east on the aforesaid line, 150.0 feet to the point of beginning.

herby cause said real estate to be platted into lots, streets, and easements in accordance with the plan and plat, hereon shown, to be known as INDIAN VILLAGE, SECTION 16, An Addition to the City of Fort Wayne, Allen County, Indiana, subject to the easements, protective covenants, restrictions and limitations, attached hereto and made a part hereof by reference.

**LOTS:** Lots in said Addition are numbered one (1) to forty-three (43) consecutively and inclusive, and dimensions in feet and decimal parts of a foot are noted on all lots, streets and easements on the face of the plat; all lots of this plat are subject to the provisions of building set-back lines as indicated on the face of the plat.

**EASEMENTS:** Easements are hereby expressly reserved and dedicated in and over the rear six (6) feet of each of said lots, and elsewhere as shown on the plat, for the erection, construction and maintenance of poles, wires and conduits, and the location, use, support, extension, in and out of the ground, of electric, gas, telephone and other utility lines, and for the construction and maintenance of drains, sewers, pipe lines for supplying gas, water or heat, and for any other public or quasi-public utility or function, maintenance, furnished or performed by or in any manner through the surface of the ground. Any Municipal public or quasi-public corporation, engaged in supplying any one or more of the above utilities will have the right to enter upon said easements for any purpose for which said easements are reserved, using care, however, to restore the said premises as nearly as possible to the same condition which existed at the time of such entry.

**DEFINITIONS:** For the purpose of this plat and the covenants appended thereto, the word "street" shall mean any street, road, pass, trail, lane or boulevard of whatever name which is shown on the recorded plat of said Addition and which has been heretofore and is hereby dedicated to the public for the purpose of a public street or for park or boulevard purposes. The word "foot-building" shall mean an enclosed, covered structure, more directly attached to the residence to which it is appurtenant. The word "lot" may mean either any of said lots as platted on any tract or tracts of land, as aforesaid, which may consist of one or more lots or parts of one or more lots as platted upon which a residence may be erected in accordance with the restrictions hereinafter set forth, or such further restrictions as may be set forth in the individual deeds from said owners or their heirs and assigns.

**COVENANTS:** The undersigned owners hereby declare and provide that the aforesaid lots shall each be subject to the protective restrictions and limitations, appended hereto, as to their use and restrictions and limitations to be covenants running with the land hereby platted for the mutual benefit of all of the purchasers and owners, present and future, of any of the lots in any of the sections of said Indian Village, until January 1, 1947, except as hereinafter provided.

Dated: May 19, 1947

John R. Worthman Alice L. Worthman  
John R. Worthman Alice L. Worthman

COUNTY OF ALLEN )  
STATE OF INDIANA ) SS

Before me a Notary Public in and for the said county and State, appeared in person, on this 19th day of May, 1947, JOHN R. WORTHMAN and ALICE L. WORTHMAN, husband and wife, and acknowledged the foregoing platting and covenants to be their voluntary act and deed.

My commission expires December 17, 1947

Notary Public, Ruth D. ...

SEE DOC 91-14867 FOR AMEND - SEE 92-3732

PLATS, APPROVALS, AFFIDAVITS, RESTRICTIONS, LIMITATIONS AND PROTECTIVE COVENANTS FOR INDIAN VILLAGE, SECTION "D",

6279

AN ADDITION TO THE CITY OF PORT WAYNE, ALLEN COUNTY, INDIANA

John R. Worthman and Alice L. Worthman, husband and wife, of Allen County, Indiana, being the owners of the following described real estate:

Parts of the East Half of the Southeast Quarter of Section 16, Township 30 North, Range 12 East in Allen County, State of Indiana, to-wit: That tract of land lying west of Indian Village, Sections "A" and "C", and east of Lots Numbered One (1) to Eleven (11) inclusive in Meadow Lark Acres, Additions to the City of Port Wayne, and south of the center line of Ojibway Trail, according to the plat thereof as recorded in the plat records of Allen County, Indiana; together with all of that part of said Meadow Lark Acres lying south of the aforesaid center line of Ojibway Trail, according to the plat thereof recorded as aforesaid.

hereby cause said real estate to be platted into lots, streets, and easements in accordance with the plan and plat, hereon shown, to be known as INDIAN VILLAGE, SECTION "D", an addition to the City of Port Wayne, Allen County, Indiana, subject to the easements, protective covenants, restrictions, and limitations, attached hereto and made a part hereof by reference.

The lots in said Addition are numbered Forty-four (44) to One Hundred Twenty-three (123) consecutively and inclusive, and dimensions in feet and decimal parts of a foot are noted on all lots, streets, and easements on the face of the plat; all lots are subject to the provisions of building set-back lines and easements as indicated on the face of the plat and as hereinafter more specifically set forth.

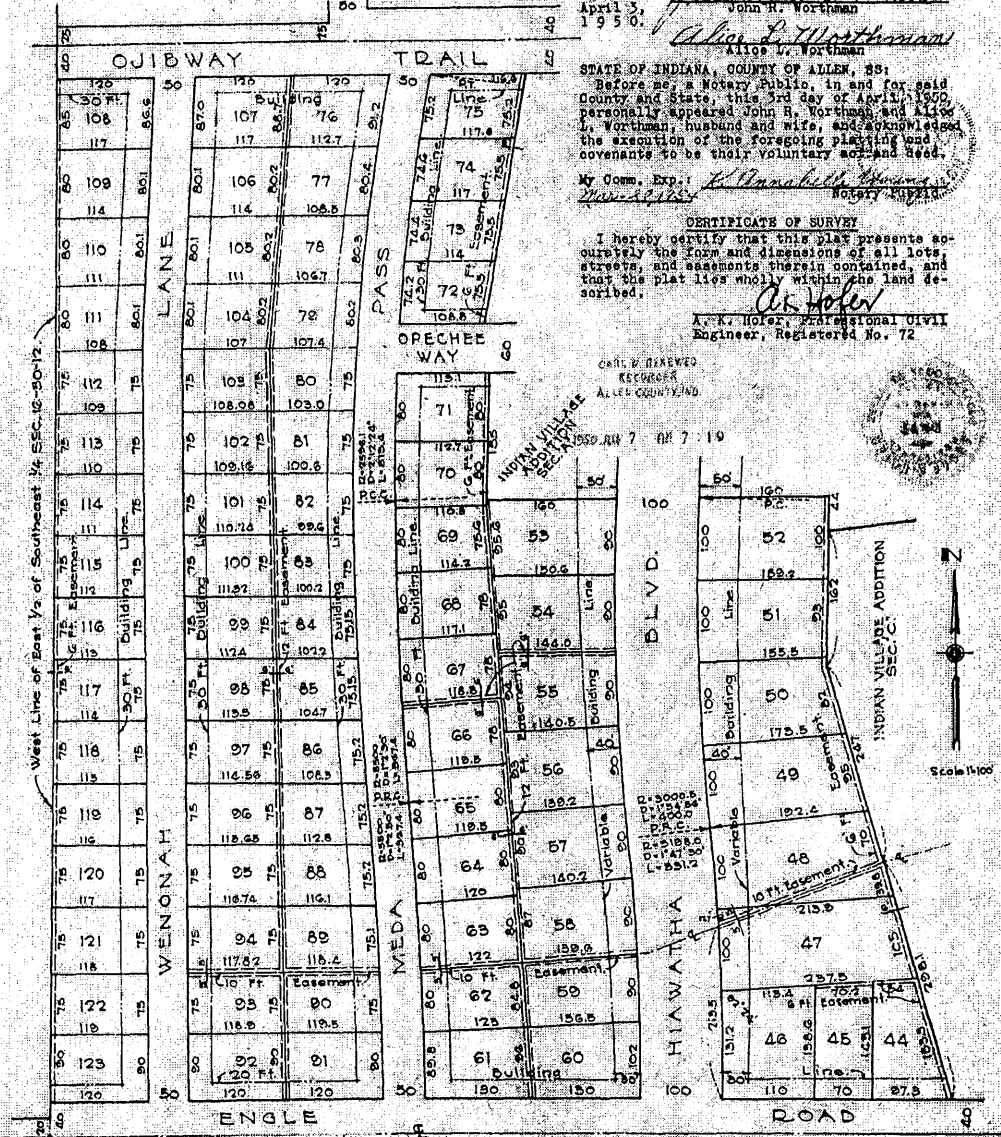
The undersigned owners hereby declare and provide that the aforesaid lots shall each be subject to the protective restrictions and limitations appended hereto as to their use, said restrictions and limitations to be covenants running with the land hereby platted for the mutual benefit of all of the purchasers and owners, present and future, of any of the lots in said Indian Village, Section "D", until January 1, 1967, except as hereinafter provided.

PLAT OF INDIAN VILLAGE ADDITION, SECTION "D"

Dated: April 3, 1950. John R. Worthman, Alice L. Worthman

STATE OF INDIANA, COUNTY OF ALLEN, ss: Before me, a Notary Public, in and for said County and State, this 3rd day of April, 1950, personally appeared John R. Worthman and Alice L. Worthman, husband and wife, and acknowledged the execution of the foregoing plat and covenants to be their voluntary act and deed. My Comm. Exp. March 1, 1954. Notary Public

CERTIFICATE OF SURVEY I hereby certify that this plat presents accurately the true and dimensions of all lots, streets, and easements therein contained, and that the plat lies wholly within the land described. A. K. Hoyer, Professional Civil Engineer, Registered No. 72



West Line of East 1/2 of Southeast 1/4 SEC. 16-30-12.

Southwest Corner of E 1/2 of SE 1/4 SEC. 16-30-12.

APPROVED: April 1, 1950. City Plan Commission City of Port Wayne. APPROVED: April 11, 1950. Board of Public Works City of Port Wayne. Duty Entered for Section JUN 7 1950.

SEE 91-40767 SEC 98-3732 AMEND 1/21/98



EXTRA  
TIP

NUTTMAN AVENUE

# INDIAN VILLAGE HISTORIC DISTRICT FORT WAYNE, INDIANA

BROOKLYN AVENUE

AVENUE












FOSTER PARK

ENGLE ROAD

NORFOLK SOUTHERN

OJIBWAY

### LEGEND

- Contributing 
- Non-Contributing 
- Ranch 
- Cape Cod 
- Colonial Revival 
- Min. Traditional 
- Other 
- Boundary 
- Photo Designator 
- Parking Lot 
- Tepees 

NOT TO SCALE

