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NATIONAL REGISTER

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name South Wayne Historic District  
other names/site number \_\_\_\_\_

### 2. Location

street & number see continuation sheet n/a not for publication  
city, town Fort Wayne n/a vicinity  
state IN code IN county Allen code 003 zip code 46807

### 3. Classification

#### Ownership of Property

- private
- public-local
- public-State
- public-Federal

#### Category of Property

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

#### Number of Resources within Property

Contributing	Noncontributing	
<u>133</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>134</u>	<u>4</u>	Total

Name of related multiple property listing:  
n/a

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Shelton K. Kalston Signature of certifying official  
Indiana Department of Natural Resources State or Federal agency and bureau  
Date July 21, 1992

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

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this 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:)

Shelton K. Kalston Signature of the Keeper  
9/4/92 Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling  
DOMESTIC: multiple dwelling

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling  
DOMESTIC: multiple dwelling

**7. Description**

Architectural Classification

(enter categories from instructions)

OTHER: American Four Square  
COLONIAL REVIVAL  
CRAFTSMAN

Materials (enter categories from instructions)

foundation BRICK  
walls BRICK  
WOOD: weatherboard  
roof ASPHALT  
other STUCCO  
WOOD: shingles

Describe present and historic physical appearance.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1893-c. 1940

Significant Dates

n/a

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Ninde, Joel Roberts

Strauss, A.M.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Indiana Historic Sites and Structures Inventory

**10. Geographical Data**

Acreeage of property approximately 17

UTM References

A	<u>1,6</u>	<u>6,5,5</u> <u>6,9,0</u>	<u>4,5</u> <u>4,6</u> <u>6,8,0</u>
	Zone	Easting	Northing
C	<u>1,6</u>	<u>6,5,5</u> <u>2,7,0</u>	<u>4,5</u> <u>4,6</u> <u>2,3,0</u>

B	<u>1,6</u>	<u>6,5,5</u> <u>7,1,0</u>	<u>4,5</u> <u>4,6</u> <u>2,4,0</u>
	Zone	Easting	Northing
D	<u>1,6</u>	<u>6,5,5</u> <u>2,3,0</u>	<u>4,5</u> <u>4,6</u> <u>5,8,0</u>

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title Laura Thayer, Historic Preservation Consultant, for  
organization City of Fort Wayne date April 23, 1992  
street & number 3905 N. 500 W. telephone 812/372-6806  
city or town Columbus state IN zip code 47201

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Roughly bounded by W. Wildwood Avenue, South Wayne Avenue,  
Packard Avenue, and Beaver Avenue

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Section No. 7      Page 1      South Wayne Historic District

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The South Wayne historic district is located in Fort Wayne, a city of approximately 170,000 people in northeastern Indiana. The district is located about two miles southwest of downtown Fort Wayne. It is in an area known as South Wayne. On the street to the north of the district, Cottage, is the South Wayne Elementary School (right in photo 18). To the east and northeast is Lutheran Center for Health Services (formerly Lutheran Hospital), a large complex of buildings constructed over the last 90 years (shown in the background of photos 1 and 15, and at left in photo 19). Broadway, a major, commercially developed street, is located one block west of the district. To the south for several blocks are residential areas developed between about 1900 and 1950.

The South Wayne Historic District is a residential area, roughly bounded by Wildwood Avenue on the north, South Wayne Avenue on the east, Packard Avenue on the south, and Beaver Avenue on the west. The district includes several additions and parts of additions to the City of Fort Wayne, platted between about 1895 and 1910. There are three full blocks and three half blocks, plus a part of a block on the west side of Beaver Avenue, and a part of a block on the east side of South Wayne Avenue. The blocks between Beaver Avenue and South Wayne Avenue are 600 feet wide and 285 feet deep. Each of these blocks has an east-west alley in the center. Alleys are 12-14 feet wide. Streets are 50-60 feet wide. The district is generally flat, although there are occasional changes in grade, which require concrete steps to the house, or short, stone retaining walls.

There are 137 houses in the district. Four of these have been altered extensively and do not contribute to the character of the district. There is one contributing structure, a brick alley. This is the east-west alley south of Wildwood Avenue between Beaver and Indiana Avenues (photo 8). The houses were constructed between 1893 and about 1940. Eighty per cent were constructed between about 1910 and 1920, and another 15 per cent constructed between about 1920 and 1930. Ninety per cent of the houses are Craftsman, Colonial Revival, or American Four Square in style. Each of these styles is represented by 30 per cent of the houses. Among examples of the Craftsman style are the McLeod House at 821 Packard Avenue (photo 17), and the Lydick House at 803 Kinnaird Avenue.

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The Colonial Revival style is represented by the Brinkman House at 827 Kinnaird Avenue (photo 12), and the duplex at 3118-20 Beaver Avenue (second from left in photo 9). The Metzner House at 815 Wildwood Avenue (right in photo 2), and the house at 925 W. Wildwood Avenue (third from left in photo 5) are examples of the American Four Square style. There are a small number of Prairie and Tudor Revival style houses. These styles are distributed evenly throughout the district.

There is continuity among the houses in terms of style, scale, size, and other character-defining features. Houses are one to two stories high. Exterior siding is brick, wood shingles, clapboards, or stucco, or a combination of materials. Houses have either gabled or hipped roofs. Most have one-story front porches. Other features such as windows, doors, dormers, bays, and chimneys are similar in scale and arrangement. Houses are approximately 30 feet from the street and 20 feet from the sidewalk. Consistency among the houses in regards to these features creates a pleasing rhythm along the district's streets, such as shown in photos 2 and 13. Occasionally, a more elaborate house, such as the Ninde House at 902 W. Wildwood Avenue (photo 3), or the Wheelock House at 922 Kinnaird Avenue (photo 11) interrupts this rhythm, though not unpleasantly.

There are concrete sidewalks, and a combination of stone and concrete curbs. Streets are generally lined with large trees, primarily maple trees. Some areas formerly had elm trees, which died from disease several years ago. Landscaping around individual houses consists mainly of low bushes and hedges. Along Wildwood Avenue, there were concrete street lamps with round globes. These were recently replaced with black, metal street lamps (photo 6).

Many of the houses retain their original garages. These are located at the rear of each house on the alleys (photo 8). Most of these are fairly plain and of frame construction. Some, like the stuccoed, Colonial Revival style garage behind the house at 902 W. Wildwood Avenue (photo 3), were designed to relate closely to the house.

There are only four noncontributing buildings in the district. These are all houses which were built within

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the period of significance, but have been extensively altered. They are 801, 806, 817, and 912 Wildwood Avenue. Alterations on these houses include the addition of artificial siding, changes in windows, and the removal or enclosure of porches. The house at 912 Wildwood Avenue is shown in photo 4. Otherwise, the district retains a high degree of integrity. Few alterations have been made to individual houses, and no houses have been demolished within the district boundaries.

Outside the boundaries, Lutheran Center for Health Services to the east and northeast (left in photo 19), and South Wayne School to the north (right in photo 18), are incompatible with the character the district. Surrounding residential areas (photos 20 and 21) are contemporary to the South Wayne Historic District, but have been altered to a greater extent.

Following are descriptions of representative houses.

Henry Workman House, 702 W. Wildwood Avenue, Craftsman, c. 1915 (photo 1). This is a two story wood frame house with a hipped roof. Siding is wood shingles. The one-story wood porch extends the width of the facade and has an enclosed, shingled railing and square, wood posts. The door is wood and glass and has Craftsmen style sidelights. Windows are double hung with 12 lights in each sash. The house has two oriel windows facing South Wayne Avenue. There are hipped roof dormers on the front and rear. A garage to the rear of the house is similar in design. This house was designed by Joel Roberts Ninde and occupied by Henry Workman, an upholsterer, and his wife Mary.

Harry Metzner House, 815 W. Wildwood Avenue, American Four Square, c. 1915 (right in photo 2). The Metzner House is a two story brick house with a hipped roof. There is a one-story brick porch, with stone coping and wood, battered piers, which extends the width of the facade. The door is paneled wood and glass, and has a leaded glass transom. There is a hipped roof dormer, and oriel windows on the west side of the house. This was the home of Harry Metzner, owner of the Eagle Laundry Company.

Lee J. and Joel Roberts Ninde House, 902 W. Wildwood Avenue, Colonial Revival, 1910 (photo 3). This is a two story house with a side gable roof. The exterior walls



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are stuccoed. The entry has a paneled wood door with an elliptical-arched fanlight, and sidelights. There is a one-story, columned portico with a gabled roof. There are pergolas to the east and west of this portico. A two-story sun room has been built on the west side of the house. Windows are multi-light casement and double hung sash windows. A Palladian-like window is situated above the portico. There are lunette windows in the gable ends. The garage to the rear of the house is similar in design. Joel Roberts Ninde was an architect who designed many of the houses in the district, including this one. Her husband Lee J. Ninde was a real estate developer. More information on this couple and their company, The Wildwood Builders Company, is given in the statement of significance. After Joel's death in 1916, the house was sold to author Gene Stratton Porter and her husband Charles, who may have bought it for their daughter to live in. The Porters sold it to Carl Seibel, proprietor of the Superior Coal Company, in 1921.

Clyde Meyers House, 921 W. Wildwood Avenue, Craftsman, c. 1925 (second from left in photo 5). This is a one-story, wood frame house with a cross gable roof. The walls are covered with wood shingles, which alternate in wide and narrow courses. The porch consists of square, wood post resting on brick piers with stone and concrete trim. Windows are grouped and have multi-light sashes. Other features include decorative brackets and vergeboards. A.M. Strauss, a Fort Wayne architect, designed the house. Meyers was a barber with Shuman and Meyers.

Charles Worden House, 1022 W. Wildwood Avenue, Colonial Revival, c. 1915 (left in photo 7). The Worden House is a two story wood frame house with a side gable roof. The cornice returns at the gable ends. The house has a three-bay, symmetrical facade with the entry in the center. There is an interior chimney at each end of the house. A one-story porch extends the width of the facade. This consists of a brick base with battered wood piers which support a pedimented gable in the center of the porch. Windows are double hung with multi-light sashes. Charles Worden was a lawyer and banker who was active in the City Beautification Movement in Fort Wayne. He served as president of the Fort Wayne Civic Improvement Association.

Alfred Kettler House, 3124 Beaver Avenue, American Four

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Square, c. 1920 (left in photo 9). This is a two-and-a-half story house with a hipped roof. The walls are stuccoed. The main facade is three bays wide with the entry in the north bay. At this entry is a portico consisting of square wood columns and pilasters and a pedimented gable roof. Windows are double hung, with multi-light upper sashes, and have stone sills. On the first story is a group of three windows. There is a tall exterior chimney and a sun room on the south side of the house. Kettler was the vice-president of the Indiana Engineering and Construction Company.

George Hobe House, 1005 Kinnaird Avenue, Prairie, c. 1920 (photo 10). The Hobe House is a two story house with a low-pitched hipped roof, and wide eaves. The exterior walls are stuccoed. The one-story porch, which extends the width of the facade, has a stuccoed base with stone coping and square, stuccoed columns. There are pointed arches between the columns. The entry, which is a paneled wood and glass door, is on the west end of the main facade. Windows are grouped, double hung, wood windows, with multi-light upper sashes. Hobe was the Manager of the Emily-Rose Company, makers of girls' dresses.

Dr. Kent Wheelock House, 922 Kinnaird Avenue, Colonial Revival, c. 1915 (photo 11). The Wheelock House is a two story structure with a side gable roof. The walls are stuccoed. The main facade is asymmetrical with variety in detailing. The entry is at the west end of the facade. There is a columned portico, and a paneled wood door. Windows are single and grouped, with multi-paned, double hung sashes. There is a shed roof dormer and an oriel window on the first story of the main facade. A drive on the west end of the property leads to a porte-cochere. This house is situated about 50 feet from the street, about 20 feet farther back than the typical house. Wheelock was an oculist.

Ernest Brinkman, 827 Kinnaird Avenue, Colonial Revival, c. 1910 (right in photo 12). This is a one-and-a-half story wood frame house with clapboard siding. The upper story has been covered with aluminum siding. The front porch extends the width of the facade under the overhanging upper story. The porch has a wood railing and spindles and wood columns supporting a pedimented gable. The entry, which is a panel wood and glass door surmounted

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by a transom, is on the west end of the main facade. Windows are variously sized, single and grouped, with double hung sashes. On the west side of the house is an oriel window on the first story and dormer windows above. Brinkman was president of the E.F. Brinkman Company, a billboard company.

Robert Muller House, 728 Kinnaird Avenue, Colonial Revival, c. 1910 (third from right in photo 13). The Muller House is a two story wood frame house with a front gable roof. It has clapboard siding. A front porch composed of brick pedestal supporting wood columns and a shed roof extends the width of the facade. The facade is two bays wide. The entry, a transomed, paneled wood and glass door is in the west bay. There is a large, transomed window in the east bay of the facade. Windows on the second story and attic are double hung with one light in each sash. Muller was paymaster at General Electric.

Frank Bright House, 701 Kinnaird Avenue, Craftsman, c. 1910 (photo 14). This is a one-and-a-half story house with a side gable roof. The roof has wide, bracketed eaves. Exterior walls have shingle siding. The main facade is three bays wide. The roof extends out over the one-story porch, and is supported by battered piers. The entry, a transomed, paneled wood and glass door is in the center bay. Windows are double hung with multi-light sashes. There is a shed roof dormer on the roof. An oriel window is located on the east side of the house. Bright was an agent with Northwest Mutual Life Insurance Company.

George Gerhard House, 3131 South Wayne Avenue, Craftsman, c. 1915 (second from right in photo 15). The Gerhard House is a one-story house with a low-pitched hip roof. It has stuccoed walls, and a cobblestone porch base. The roof extends out over the porch and is supported by wood columns. Windows are grouped, double hung with wood sashes. The house was designed by Joel Roberts Ninde. Gerhard was in real estate.

Sherk-Sandys House, 714-718 Packard Avenue, Tudor Revival, c. 1930 (right in photo 16). This is a two-story, brick duplex, with a hipped roof. The brick is multi-colored, and there are stone accents. It has a central, one-story, gable roof entry with a round, compound arched doorway.

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On the second story, there are two gable roof wall dormers. Windows are multi-light casement. The duplex next door, at 718-720 Packard Avenue is similar to this one.

Ralph McLeod House, 821 Packard Avenue, Craftsman, c. 1920 (center in photo 17). The McLeod House is a two story wood frame house with a side gable roof. The house has wide, bracketed eaves. It has clapboard siding, and a stuccoed upper story. The main facade is three bays wide. The entry, a paneled wood and glass door, is in the center bay. There is a front porch on the west two-thirds of the facade. This has a stuccoed railing and wood posts. There is a gable over the entry to the porch. To the east of the porch, there is a one-story enclosed section which is original to the house. This is stuccoed. Windows are double hung with multi-light upper sashes, and have Craftsman style surrounds. McLeod was vice-president of Connell-Means Motor Company.

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The South Wayne Historic District is significant under Criterion A, as a neighborhood which illustrates the expansion of Fort Wayne in the early 20th century; and under Criterion C for its outstanding early 20th century domestic architecture.

Fort Wayne, the Allen County seat, was platted in 1824. The Wabash and Erie Canal, completed in 1843, and several railroads, the first of which reached the city in the 1850s, made Fort Wayne a center of manufacturing. During the early twentieth century, the city was one of the three largest in Indiana. The period between 1900 and 1930 was one of unprecedented growth. By 1929, the city had some 300 factories and approximately 1,500 wholesale and retail establishments. It was a leader in Indiana in city planning, setting standards in many areas, including utilities, park development, street paving, and railroad overpasses. The city grew from the confluence of the St. Joseph, St. Mary's, and Maumee Rivers. The area known as South Wayne was southwest of the city's center.

Most of the area which comprises the historic district was part of an 80 acre tract operated as a county farm between 1848 and 1853. After the county farm was moved to a different location, the 80 acres was divided into 16 Wayne Township outlots and sold. Some houses were built, but the area remained rural in character. One of the best known of the country estates in the area southwest of Fort Wayne was that of Judge Lindley M. Ninde, who built an impressive house, known as "Wildwood," on Fairfield Avenue, northeast of the historic district, in the 1860s.

One of the businesses wiped out by the Chicago fire of 1871 was the organ company of Isaac Packard. Packard came to the Fort Wayne area to reorganize the company, building a factory on Fairfield Avenue southeast of the historic district. This led to increased development and population growth in the area. There was interest in incorporating South Wayne as a town. The area proposed for incorporation was roughly bounded by Creighton Avenue, Hoagland Avenue, Rudisill Boulevard, and Broadway (see Context Map). The City of Fort Wayne tried to stop the incorporation by annexing the area. The result was a lengthy court battle. Finally, the State Supreme Court ruled in favor of South Wayne. After a few years' delay, the town was incorporated in 1889. The U.S. Census recorded South Wayne's population as 1,107 in 1890.

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The City of Fort Wayne continued its efforts to annex the area, and finally succeeded in 1894. Because of the annexation, Fort Wayne street car lines and utilities were extended south through South Wayne, and a new school was built. In 1886, the Jenney Electric Company had moved its operations from downtown Fort Wayne to Broadway near the north end of South Wayne. Jenney Electric, which later became General Electric, was one of the largest employers in the city. The combination of the Packard Piano Company, the relocation of Jenney Electric, and the annexation of South Wayne to the City of Fort Wayne, encouraged residential development in South Wayne. Several new additions were recorded in this area in the late 1890s. Later, the establishment of Foster Park to the southwest in 1912 had an impact on growth in the area (see Context Map).

During the 19th century, Fort Wayne had been a compact city. The fashionable residential areas, working class neighborhoods, and industrial areas were still located adjacent to the city's downtown. An increase in the urban population changed Indiana cities in the early 20th century. Fort Wayne's population grew from 45,115 in 1900 to 114,946 in 1930. This increased population, as well as improved transportation, were among factors which led to suburban development.

The South Wayne Historic District consists of three full outlots and four half outlots from the division of the old county farm, plus small parcels to the west and east of the farm. The outlots were platted as blocks. Most of these contained 30 lots. The streets of the district are centered on the boundaries of the outlots. By about 1910, the outlots had been platted into lots, and the streets established. The oldest house in the district may be the Renke House at 3112 Beaver Avenue, reportedly built in 1893, and later remodeled. Roughly 80 per cent of the houses in the district were built between 1910 and 1920. Another 15 per cent were built between 1920 and 1930.

The rapid development of this neighborhood reflects the growth of the city, as well as the trend towards suburbanization of the middle and upper classes. Through most of the 19th century, these classes had preferred to live near the center of the city, near the stores and their places of work. As the city grew more dense and

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industrialized, and as transportation options broadened, those who could afford to, moved to new neighborhoods, with larger, landscaped lots. Among early suburbs of Fort Wayne were the Lakeside Park addition, platted in 1890, and Forest Park, platted in 1906, both northeast of downtown Fort Wayne, and Williams Woodland Park, platted in 1903, south of downtown. (William-Woodland Park is listed on the National Register of Historic Places.)

After South Wayne was annexed in 1894 and started to receive city services, it became a popular residential area. In the promotional publication, Fort Wayne in 1913, a view of Wildwood Avenue between Indiana and Beaver Avenues is shown as a representation of an exemplary neighborhood. Photo 6 approximates this view.

The boundaries of the historic district have historical definition. The streets which roughly define the east and west boundaries were the boundaries of the 80 acre county farm. Streets to the west are offset from the streets of the district, isolating it somewhat from other residential neighborhoods. To the east were Lutheran Hospital and the Packard Organ Company. To the north was the South Wayne School. These institutions also had the effect of isolating the district. (The Packard buildings were torn down in the early 1930s, and the site made into a park.) The character of the surrounding residential areas is different, giving the district further definition. The district has a high overall degree of integrity. The surrounding residential areas generally have a lower overall degree of integrity.

One of the developers of the district was Lee J. Ninde, a prominent Fort Wayne realtor. Ninde's wife, Joel Roberts Ninde, designed at least 16 of the houses. The Ninde estate, "Wildwood," was sold to Lutheran Hospital in 1904, after Joel declined to live in the house with its dark and drafty rooms. She designed a small home for her husband and herself. This, her first venture as an architect, was located on the southeast corner of Wildwood and South Wayne, just south of the former Ninde estate. This is now the site of a parking garage for Lutheran Center for Health Services.

Joel Ninde continued to design houses. She was fond of the Colonial Revival and Craftsman styles. Her goal was to design houses that were "pleasing to the eye, economical, convenient, and efficient." She became a

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popular architect. Because of her success, her husband gave up his law practice and started a real estate and construction company, naming it after his family's old estate. The Wildwood Builders Company was established in 1910. Wildwood Magazine, published by the company between 1913 and 1917, was a nationally-known publication on the subjects of architecture, city planning, and interior decorating.

Wildwood Place Addition, which consists of 13 lots on the north side of Wildwood Avenue between Beaver and Indiana Avenues, was platted in 1910. The last house Joel Ninde designed for herself was the house at 902 W. Wildwood Avenue (photo 3), built on lot 1 of Wildwood Place Addition the year it was platted. Among other known houses in the district of her design are the following houses on W. Wildwood Avenue: the Joseph Donlon House at 701, the Henry Workman House at 702 (photo 1), and the May Daugherty House at 706, the A. Verne Flint House at 710, the Charles Weirich House at 722, the Willis Carto House at 726, the Earl L. Gaines House at 810, the Paullena Grandy House at 814, the Homer Gettle House at 818, the Deane Ziegler House at 912 (photo 4), the Gustave Høglund House at 922, the Hannah Troendle House at 926, the Charles Guild House at 1002, the James Bond House at 1018, and the Clarence Bicknell House at 1025. She also designed the George Gerhard House at 3131 South Wayne Avenue (second from right in photo 15).

Joel Ninde was born in Mobile, Alabama, in 1874, and died in Fort Wayne in 1916. In 1914, the Indianapolis News reported that she had designed and built over 300 houses. The South Wayne Historic District contains the largest known concentration of Ninde's work. In other parts of the city, 22 houses of her design have been identified. The Shawnee Drive Historic District, identified in the Indiana Historic Sites and Structures Inventory, is another development of the Wildwood Builders Company. There are 11 houses which were designed by Joel Ninde in this potential district.

In addition to the Nindes, the district had a number of other notable residents. Harry Offutt, who lived at 822 W. Wildwood Avenue, was president of Indiana Engineering and Construction, a large Fort Wayne construction company. Charles Worden, who lived at 1022 W. Wildwood Avenue, was a lawyer and banker who was also president of the Fort Wayne Civic Improvement Association. Guy Mahurin, a



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prominent local architect, resided at 927 W. Wildwood Avenue. Charles Lane was a Fort Wayne newspaper man who was active in state and national politics, as well as a director of the local Commercial Club. He resided at 917 W. Wildwood Avenue. Future Senator Homer Capehart located his phonograph company in Fort Wayne in 1929, and lived in the house at 709 Packard Avenue. Many other residents were executives or engineers at General Electric, physicians, lawyers, and politicians. They tended to be citizens who were interested in the welfare and improvement of the city. Many were active in organizations such as the Fort Wayne YMCA, the Chamber of Commerce, and the South Wayne PTA.

There is a great deal of continuity among the houses of the district. Roughly 30 per cent are of the Craftsman style; 30 per cent are of the Colonial Revival style; and 30 per cent are of American Four Square style. The other ten per cent are Prairie style or Tudor Revival style. These are all styles which were popular in the early part of the 20th century. Designs for these types of houses were commonly selected from pattern books, and were also available from mail-order companies. As previously noted, several of the houses in this district were designed by architects. The houses in the district are not grand, but rather are typical examples of middle class architectural taste. The architecture is significant for the picture it conveys of an intact, early 20th century, Fort Wayne suburb.

Among examples of the Craftsman style are the Meyers House at 921 W. Wildwood Avenue (second from left in photo 5), which was designed by Fort Wayne architect A. M. Strauss in about 1925; and the Workman House at 702 W. Wildwood, built about 1915 (photo 1). The Colonial Revival style is represented by the Ninde House at 902 W. Wildwood Avenue (photo 3), designed by Joel Roberts Ninde in 1910; and the Worden House, at 1022 W. Wildwood built about 1915 (left in photo 7). The Harry Metzner House at 815 W. Wildwood Avenue, built about 1915 (right in photo 2); and the Alf Kettler House at 3124 Beaver Avenue, built about 1925 (left in photo 9), are typical examples of the American Four Square style. Descriptions of these and other representative houses are given in Section 7.

The entire South Wayne area, defined by the town boundaries of 1889, was a large residential district of Fort Wayne. Development originated in the north and east

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parts and moved to the south and west. Broadway, which was an early road from Fort Wayne to Bluffton, Hoagland Avenue, and Fairfield Avenue, were main arteries through this larger South Wayne area. These streets tend to have a greater number of commercial buildings, alterations, and intrusions than other streets in the area. The Indiana Historic Sites and Structures Inventory identifies two historic districts other than the South Wayne Historic District which were developed as residential neighborhoods in the larger South Wayne area. These are the Oakdale Historic District and the West Rudisill-Illsley Historic District. The Oakdale Historic District is located about three blocks south of the South Wayne Historic District. The West Rudisill-Illsley Historic District is just southwest of the Oakdale Historic District. Both districts are similar to the South Wayne Historic District in character, architectural style, integrity, and period of development. The remaining residential areas of the larger South Wayne area generally have less integrity than the neighborhoods which have been identified as historic districts.

Several other developments of the period are identified in the Indiana Historic Sites and Structures Inventory. Williams-Woodland Park, northeast of the district, was developed in the late 19th and early 20th centuries as a middle to upper middle class neighborhood. This neighborhood is listed on the National Register of Historic Places. The Shawnee Drive Historic District is a small district located two blocks east of Lutheran Center for Health Services. The houses in this historic district, developed about 1915, are more modest in character than those in the South Wayne Historic District. The Arcadia-Englewood Historic District, developed in 1912, is located southeast of the South Wayne Historic District. The houses in this historic district also tend to be modest in character.

Two other neighborhoods identified as historic districts are Harrison Hill, platted in 1915-16; and Lafayette Place, a Wildwood Builders Company project planned by Arthur A. Shortleff of Boston in 1915. These developments, both located south of Rudisill Boulevard, boast features such as circular drives, open areas, and esplanades. They are larger than the South Wayne Historic District, and were developed over a longer period of time. The houses tend to be more modest in character, and there are a larger percentage of noncontributing buildings.

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Also south of Rudisill Boulevard, and bordering on Foster Park, is the South Wood Park Historic District, platted in 1918 and c. 1927. This is a district of both estates and middle class houses, and is similar in character to Harrison Hill and Lafayette Places.

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Taylor, Robert M., et al. Indiana: A New Historical  
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Verbal Boundary Description

Beginning at the northwest corner of lot 13 of Wildwood Place Addition; thence east along the south side of the east-west alley north of Wildwood Avenue, across Indiana Avenue, to the northwest corner of lot 1 in Brandriff's Addition; thence south 32 feet; thence east to the west side of South Wayne Avenue; thence south along the west side of South Wayne Avenue, across Wildwood Avenue, to the south side of the east-west alley south of Wildwood Avenue; thence east, across South Wayne Avenue, to the northeast corner of lot 86 of Ninde's Addition; thence south along the east boundary of said lot 70 feet; thence west 20 feet; thence south to the north side of Kinnaird Avenue; thence west across South Wayne Avenue to the northwest corner of South Wayne and Kinnaird Avenues; thence south along the west side of South Wayne Avenue, across Packard Avenue, to the north side of the east-west alley south of Packard Avenue; thence west along the north side of said alley to the east side of Indiana Avenue; thence north along the east side of Indiana Avenue, across Packard Avenue, to a point which corresponds to the south boundary of lot 2 of Haswell's Subdivision; thence west, across Indiana Avenue to the west side of a north-south alley west of Indiana Avenue; thence south along the west side of said alley to the north side of an east-west alley south of Kinnaird Avenue; thence west along the north side of said alley to the east side of a north-south alley east of Beaver Avenue; thence north along the east side of said alley to a point which corresponds to the south boundary of lot 3 of Rabel's Addition; thence west to the east side of Beaver Avenue; thence north along the east side of Beaver Avenue, across Kinnaird Avenue, to a point which corresponds to the south boundary of lot 4 of Von Kahlden Addition; thence west, across Beaver Avenue, and along the north side of Kinnaird Avenue, to the east side of the north-south alley west of Beaver Avenue; thence north along the east side of said alley to the south side of W. Wildwood Avenue; thence east along the south side of W. Wildwood Avenue to the east side of Beaver Avenue; thence north along the east side of Beaver Avenue to the point of beginning.

Boundary Justification

The South Wayne Historic District was identified in the

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Indiana Historic Sites and Structures Inventory with these boundaries. To the north is the South Wayne School, a modern structure. To the east and northeast is Lutheran Center for Health Services, a complex developed over the last 90 years. Both are incompatible with the character of the district. Being large institutions, they effectively isolate the district from the residential areas beyond. On the west side of the district, Wildwood and Kinnaird Avenues are offset, further isolating the district. The residential areas to the east, south, and west generally have a lower overall degree of integrity than the district itself.

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The following information is the same for all photographs,  
unless otherwise noted:

1. South Wayne Historic District
2. Fort Wayne, Indiana
3. Laura Thayer
4. April 1992
5. 3905 N. 500 W.  
Columbus, Indiana 47201

Additional information for individual photographs:

Photo 1

1. Henry Workman House, 702 W. Wildwood Avenue
6. camera facing northeast
7. 1 of 21

Photo 2

1. South side of Wildwood, east of Indiana Avenue
6. camera facing southeast
7. 2 of 21

Photo 3

1. Lee J. and Joel Roberts Nindes House, 902 W. Wildwood Avenue
6. camera facing north
7. 3 of 21

Photo 4

1. Deane Ziegler House, 912 W. Wildwood Avenue
3. P.G. Brockmyer
4. 1990
5. Division of Historic Preservation and Archaeology  
402 W. Washington Street, Room 274  
Indianapolis, Indiana 46204
6. camera facing north
7. 4 of 21

Photo 5

1. South side of W. Wildwood Avenue, west of Indiana Avenue
6. camera facing southwest
7. 5 of 21

Photo 6

1. W. Wildwood Avenue, west of Indiana Avenue
6. camera facing west
7. 6 of 21



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Photographs      Page 2      South Wayne Historic District

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Photo 7

1. W. Wildwood Avenue, east of Beaver Avenue
6. camera facing east
7. 7 of 21

Photo 8

1. East-west alley south of W. Wildwood Avenue
6. camera facing east
7. 8 of 21

Photo 9

1. West side of Beaver Avenue, north of Kinnaird Avenue
6. camera facing northwest
7. 9 of 21

Photo 10

1. George Hobe House, 1005 Kinnaird Avenue
6. camera facing south
7. 10 of 21

Photo 11

1. Dr. Kent Wheelock House, 922 Kinnaird Avenue
6. camera facing north
7. 11 of 21

Photo 12

1. South side of Kinnaird Avenue, east of Indiana Avenue
6. camera facing southeast
7. 12 of 21

Photo 13

1. Kinnaird Avenue, west of South Wayne Avenue
6. camera facing west
7. 13 of 21

Photo 14

1. Frank Bright House, 701 Kinnaird Avenue
6. camera facing southwest
7. 14 of 21

Photo 15

1. East side of South Wayne Avenue, north of Kinnaird
6. camera facing northeast
7. 15 of 21

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Photographs      Page 3      South Wayne Historic District

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Photo 16

1. Packard Avenue, west of South Wayne Avenue
6. camera facing west
7. 16 of 21

Photo 17

1. South side of Packard, east of Indiana Avenue
6. camera facing south
7. 17 of 21

Photo 18

1. Cottage Avenue, west of South Wayne Avenue
6. camera facing west
7. 18 of 21

Photo 19

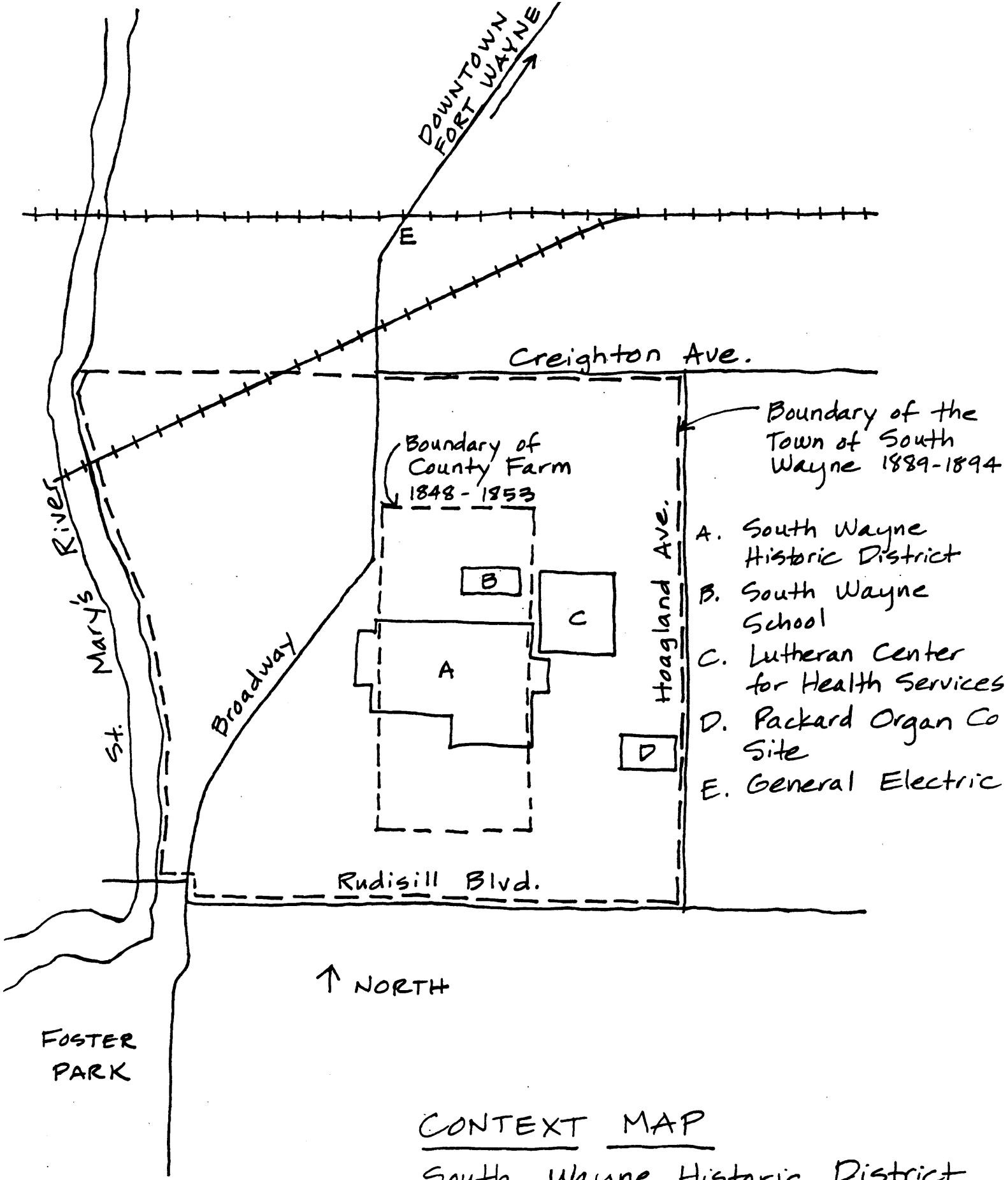
1. South Wayne Avenue, south of Cottage Avenue
6. camera facing south
7. 19 of 21

Photo 20

1. Beaver Avenue, south of Kinnaird Avenue
6. camera facing north
7. 20 of 21

Photo 21

1. West side of Indiana Avenue, north of Packard Avenue
6. camera facing north
7. 21 of 21



CONTEXT MAP

South Wayne Historic District  
Fort Wayne, Allen County

# SOUTH WAYNE HISTORIC DISTRICT

Fort Wayne, Allen County

↑ North

① → Photo view

--- Boundary

□ contributing building

▨ Noncontributing building

point of beginning for VBO

