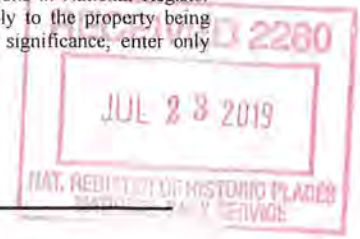


4568

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Kensington Boulevard Historic District

Other names/site number: Kensington Park

Name of related multiple property listing:

Historic Residential Suburbs in the United States, 1830-1960

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

N/A

2. Location

Street & number: Generally bounded by East State Boulevard on the north, North Anthony Boulevard on the west, Niagara Drive on the south, and Pemberton Drive on the east.

City or town: Fort Wayne State: Indiana County: Allen

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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


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

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

	<u>7.18.2019</u>
Signature of certifying official/Title:	Date
<u>Indiana DNR-Division of Historic Preservation and Archaeology</u>	
State or Federal agency/bureau or Tribal Government	

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

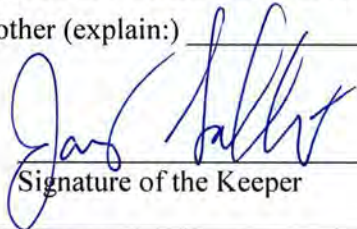
Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau**
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:)


Signature of the Keeper

9.3.2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
Public – Local
Public – State
Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
District
Site

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Structure
Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>164</u>	<u>5</u>	buildings
<u> </u>	<u> </u>	sites
<u>3</u>	<u>0</u>	structures
<u> </u>	<u> </u>	objects
<u>167</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate
LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival
: Colonial Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Prairie School
: Bungalow/Craftsman
OTHER: American Small House

Materials: (enter categories from instructions.)

foundation: BRICK
walls: BRICK
WOOD
roof: ASPHALT
TILE
other: _____

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located in central Fort Wayne, Allen County, Indiana, Kensington Boulevard Historic District is best characterized as a grid-based collection of residential streets containing an inventory of 1920s to 1950s homes epitomizing the evolution of a number of architectural styles from the period. Platted in 1917 and in 1921, the local developer, W.E. Doud, hoped to emulate the success, and take advantage of, the nearby Forest Park Boulevard development. As expected given the period of initial development and primary growth the architectural styles prevalent in the district include Tudor Revival, Colonial Revival, Craftsman, American Foursquare, and a smattering of other styles such as Ranch and American Small House. One Italianate house from the mid-to-late 19th century remains from an earlier farmstead.

As noted above, the district is grid-based with a north-south orientation that includes nine residential blocks in its axis; the width of the district is equivalent to one full city block with the

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esplanade separating the two halves. Original platting under the name Kensington Park included the homes (lots) facing Anthony Boulevard west of the west boundary of the nominated district. These homes are included in the North Anthony Boulevard Historic District that stretches north from Lake Avenue. Two homes not fronting Kensington Boulevard but in the original plat of both Kensington Additions are listed separately in the list of resources as contributing. The district retains an extremely high degree of architectural integrity in its 169 residences and three entrance structures.

Narrative Description

The developer originally included a number of lots along North Anthony Boulevard but those homes now facing North Anthony from East Crescent Boulevard south to Lake Avenue are included in another district nomination (see the Boundary Description in this nomination). Throughout this nomination the reader should note that articles in newspapers and other sources call this development Kensington Park which is in fact the historic name of a portion of the district being nominated. The word “park” in Fort Wayne is a much-used designation so to allay confusion the nominator chose to call this the “Kensington Boulevard Historic District”.

Viewed in relation to the two separate plats included in this nomination the Kensington Boulevard Historic District is best considered as the north section (from East State Boulevard south to Lake Avenue) and the south section (Lake Avenue south to Niagara Drive). Platted separately in 1917 and 1921 respectively, the sections demonstrate some obvious differences. First, the north section has larger lots, are fewer in number than the south section and the homes in the north section are a bit more high style and larger than those in the south. The home styles in the south section understandably favor Craftsman, American Foursquare, and Colonial Revival. The Ranch-style homes in the south section are likely fill-ins from the 1950s. The north section contains a preponderance of earlier favorites such as Tudor Revival and a smattering of larger Colonial Revival, Prairie, and Neoclassical homes, often with masonry veneer.

A review of an historic aerial photograph from 1938 reveals a number of facts concerning the district. The district appears nearly full with only a few lots in the south half still available. The aerial also shows the physical separation of the north half, State to Lake from the second part of the development (south half) Lake to Niagara. The developer fulfilled his promise of tree plantings because the center divider of the esplanade is invisible under a full canopy of trees.¹ See photograph 1 for a present day image of how the esplanade may have looked once the trees and street light poles were installed and flourishing. The street light poles currently installed are not the originals that appear in a 1918 newspaper photograph.

The streetscape today includes the central esplanade with trees and streetlights, parkings along east and west curbs that include trees, nearly uniform set back, no front fencing, entrances both north and south identified by distinctive structures and well-maintained residences that retain their architectural integrity. Although most home exteriors now include vinyl siding or have received some updated components such as modern windows, the overall architectural integrity (including the original footprint) of 99% plus (five homes out of 169 residences and three entrance structures) is extremely high.

In determining whether a resource contributed to the fabric of this district, research focused on the following items. Of primary concern were any substantial changes to the fenestration, particularly on the façade. Replaced window units, prevalent throughout the district, were not a negative factor. Enclosed porches were a negative consideration particularly when there were many examples with original or

¹ Allen County, 9-24-1938 BEU 3-16 available at the Indiana State Archives, 30th Street, Indianapolis.

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restored examples of this significant feature and since enclosure altered the basic design. Exterior wall coverings, mainly vinyl siding, do not add to a resource's contribution but may not devalue that contribution when other characteristics remain in place.

There are numerous private garages within the district, the majority at the back property lines of the lots. A visual survey of these garages reinforced an initial impression that they, the garages, did little to strengthen/add to the architectural or historical significance of the district neither were they necessary to create the historic fabric of the district's past. Consequently, garages are not included in any of the resource counts, contributing or non-contributing.

The present district is a combination of two separate plats both named Kensington but originated in different years 1917 and 1921. The north section (1917) extends from East State Boulevard south to Lake Avenue and is the north section for nomination purposes. The south section (1921) extends south from Lake Avenue to Niagara Drive. The entrance structures at East State Boulevard and on Lake Avenue, to the north section and the north entrance to the south section, also on Lake Avenue, are considered contributing; the light fixtures on the structures have undergone varying degrees of modification/replacement and no longer really contribute to the district. Period photographs of the entrance structures show similarly-configured light fixtures but close examination revealed the current fixtures are modern replacements. Identification of the entrance structures, north to south, is A, B, and C.

- 1) 806 Kensington Blvd. Contributing – Photograph 2
c. 1945 American Small House

One-story and plainly done, this small home, with its front- gable facade, epitomizes the use of standardized components to upgrade an older home. The exterior walls are clad with vinyl siding, and the window units throughout are modern replacements; the entry door is likely an original but the surround and storm door are vinyl clad. A small modern stoop/porch provides access to the entry. If major footprint changes had occurred or addition/modifications had been inflicted on the house it would have been non-contributing to the district; they have not and it demonstrates one end of the architectural spectrum within the district.

- 2) 801 Kensington Blvd. Non-contributing – Photograph 3
c. 1940 Colonial Revival

Unlike its neighbor across the street, this two-story house has been modified/alterd to the extent it no longer contributes to the district in any spot along the aforementioned spectrum. Fenestration changes, the removal of the front porch, and the cladding of the exterior walls with vinyl siding really eliminates any architectural elements common to the style.

- 3) 922 Kensington Blvd. Contributing – Photograph 4
c. 1935 Art Moderne

Two-story and one of only a few of this similar styling in the district, the stucco-clad exterior terracotta-hued walls, the corner window units, and the flat roof clearly define this house in the architectural collection of the 1930s favorites. A low brick wing wall separate the entry point from the yard and designates this for the purpose. The entry door, with a small rectangular window to the right, is engaged (inset) within the right half of the façade. Immediately to the left of the entry door is a modern vinyl-clad window unit with horizontal sliding sashes. The same window unit configurations, constructed of the same materials, are present in the north corner of the façade lower story and in the north and south corners of the upper story. These modern units likely replaced original casements common to the style. Between the upper story windows appears a three-banded, projecting, multi-hued architectural element that reduces the monotony of an otherwise blank façade. Above the banded element and below the flat-topped cornice and parapet, are three canales (roof drains) similar to those found in southwestern styling. Attached to the south exterior wall is a one-story garage painted and clad in the same stucco surface as the

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façade; extending across the front of the garage roof is a metal pipe railing painted the same color, brown, as trim elsewhere on the façade.

4) 1008 Kensington Blvd.

Contributing – Photograph 5

c. 1925 Tudor Revival/Colonial Revival

Clad in brown-painted shingles and demonstrating many characteristics of the style including a steeply-pitched roof line, a massive brick chimney highlighting the angularity of the front gabled façade, and a decorative door surround. Common among many of this style in the district, the façade demonstrates the use of steeply- angled roof lines to accentuate a readily recognizable architectural heritage. The entry door is reached along a simple and relatively short concrete walkway that ends in a short flight of concrete steps and small stoop. Metal railing lines part of walkway. The plain red-painted door, likely a replacement, contains a small sunburst light in its upper quarter of length. The door surround consists of plain, flat pilasters on each side and an ornate, broken pediment with a centered, stylized urn rising above the lintel. The cornice detail of both rakes in the façade includes flared lower ends. The window units across the lower story include a three-sided bay and a small, paired unit with fixed sashes to the right of the bay. The bay has multi-paned side lights and a single-glazed front light. The top of the bay is clad with a copper top. The window units in the upper story are double-hung and glazed six-or-nine- over- one. All of the window units in the façade are modern replacements. The tall brick chimney nearly divides the façade into equal sections. Left of the chimney are the entry stoop and the entry door with a small window unit above the lower roof peak. To the right are the bay window and the small unit to the far right; above in the second story is a paired unit centered above the bay window. Flat-roofed dormers extend out from the north and south surfaces of the main roof. The roof is clad with composition shingles. Two chimney pots (liners) extend out of the top of the chimney. Sears, Gordon-Van Tine, and Radford produced house designs similar to 1008 Kensington.

Charles H. Windt and his wife Maude occupied the house as its first owners around 1927. Charles earned his living as a manager at the National Handle Company and also worked for the Monumental Sign Company. The Windts moved on (no longer noted in Fort Wayne Directories) and by 1935 the King family, Harry and Jean, moved into the house. Harry's position was as the secretary/treasurer of the King Trunk and Leather Company.

5) 1018 Kensington Blvd.

Far Right

Contributing – Photograph 6

c. 1930 Colonial Revival

Two-story with vinyl-clad exterior walls, this example of a very simple style is well-represented in the district. The façade of this particular house contains a front porch, the entry point for the interior of the house and numerous window units. The half-width porch has a brick balustrade, concrete steps leading to a concrete deck, and two battered wooden columns supporting a shed roof. The brick balustrade rising from a brick foundation has one course of soldiered brick at ground level and a basket weave patterned course directly below the stone caps around the top of the balustrade. The battered wooden columns are supported by low brick elements that are part of the balustrade. The wooden door into the interior has multiple panes of glass in a 3x6 glazing pattern. Window units in the first story include a double-hung unit to the left of the door (under the porch roof) and a single-glazed picture window to the right of the porch. The window units in the second story include double-hung units in the right and left sections of the facade and a smaller version of the same unit centered in the middle of the exterior wall. All of the windows in the façade appear to be original with modern vinyl-clad storms. The side-gabled roof has a tall brick chimney extending above the peak of the composition-shingle-clad roof surface.

The Purdy family occupied this house as the first owners. Clifford and his wife Amelia stayed in the house through the 1930s and into the early 1940s. He earned his living also at the National Handle Company, later the American Fork and Hoe.

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6) 1024 Kensington Blvd. Center Contributing – Photograph 6
1930 American Foursquare

Two-story, square, and symmetrical in the arrangement of the façade, this typical example of the style dominates this lot and the surrounding lots. Exterior walls clad with vinyl siding rise from a combination concrete and brick foundation. A low brick wall separates the front yard from the public sidewalk. A relatively short concrete walkway leads to a short set of concrete steps; they in turn lead up to a small, square combination concrete and brick deck under a flat roof that is supported by two square wooden fluted columns. Two pilasters complement the full columns supporting the roof. The entry door is centered in the first story under the porch roof and has a wooden frame containing a 3x6 glazing pattern of panes. Left and right of the small porch and entry door, in the first story, are single-glazed picture windows. In the second story are paired, double-hung, window units, one pair in the right section of the wall and one in the left. The vinyl-clad windows throughout are modern replacements. The roof-wall junction is unadorned and leads to wide eaves closed with metal or vinyl material. The hipped roof is clad with modern composition shingles. A red brick chimney is affixed to the south elevation.

7) 1028 Kensington Blvd. Left Contributing – Photograph 6
1925 Colonial Revival

This two-story house demonstrates many of the style characteristics such a side-gabled main block, a symmetrical façade, and massed plan. The front porch/stoop has a metal railing around its perimeter, concrete steps and deck and is protected by a shallow canopy-type roof. The segmental roof is supported by large brackets on either side; metal lamps hang pendant-like at the outer projection of the brackets. The door is a modern replacement, circa 1960s and has a multi-paned sunburst light in its upper section. The window units in the right and left halves of the first story are three-sash ribbon type and double-hung.

The double-hung window units in the second story are directly above the lower units and are paired. A smaller single double-hung unit is located between the paired units and directly above the porch roof. The unadorned eaves lead to a moderately-pitched roof clad with composition shingles. Attached to the south elevation is a one-story solarium with a flat roof and a multiplicity of window units to enhance the amount of sunlight available to the occupants. In this case, the east and west exterior walls, vinyl covered, contains paired, double-hung units like the paired units already described. Along the south elevation of the solarium is a four-sash ribbon unit with double-hung, vinyl-clad sashes. The north and south gable-end elevations have louvered vents in the peaks of the gables. The unadorned eaves lead to a moderately-pitched roof with composition-shingle cladding.

8) 1032 Kensington Blvd. Far Left Contributing – Photograph 6
1925 Dutch Colonial Revival

Like its neighbor at 1028 Kensington possesses many of the style characteristics expected of this popular period home. A simple two-tiered concrete sidewalk, incorporating two sets of low steps along the way, leads to a small concrete stoop with a metal railing around its perimeter. A brick foundation supports vinyl-clad exterior walls. The entry door is centered in the symmetrical façade of the house. A segmental canopy roof supported on each end by massive brackets protects the entry door and stoop; large wooden pedants suspend from the outward limit of the brackets. The entry door is multi-paned in a 3x6 glazing pattern. Right and left of the centered door in the first story are three-sash ribbon window units. The double-hung sashes are glazed with diamond patterned muntins. The window units of the shed dormer are paired, double-hung and glazed six-over-one. Centered above the porch in the second story is a smaller version of a double-hung window unit with six-over-one glazing. The gambrel roof is sheathed with modern composition shingles. A red-brick chimney penetrates the roof peak above the north

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elevation. A flat-roofed, one-story solarium extends out from the north elevation. The window units are double-hung and glazed six-over-one.

9) 1220 Kensington Blvd.

Non-contributing – Photograph 7

1925 Split Level w/Attached Garage

This one-and one-half-story house is one of only a few in the district. The front elevation includes an attached garage in the right section of the asymmetrical façade, a central entry, and a recently-added porch across the left section of the elevation. A curved concrete walkway leads from the public sidewalk to the short flight of concrete steps that access the wooden deck of the porch. The exterior walls are clad with vinyl siding. A steeply-pitched gable visually separates the garage portion of the façade from the left porch portion. The projecting portion of the gable is supported by fluted square columns; a decorative dentil detail forms the cornice at the base of the triangular gable. The entry door is likely an antique replacement for the original. The upper half has matching art glass lights separated by a wooden panel; the lower half is wood paneled. The door surround consists of fluted pilasters on either side of the opening and closed pediment above the lintel. The window units throughout are modern in construction. In the left section of the façade is a large three-sash double-hung ribbon window unit. The center sash is larger than the two flanking it; it is glazed eight-over-one and flank sashes are glazed six-over-six. The double-hung window unit over the vinyl garage doors in the story and one-half garage wing is glazed six-over-six. The roof is clad with composition shingles. The added porch, siding, and new windows add up, making the house non-contributing.

10) 1402 Kensington Blvd.

Contributing – Photograph 8

1925 Mission

This example of the style, one of two in the district, has a symmetrical façade as expected. The façade consists of parapeted wings left and right of a central, engaged porch but the exterior walls are buff-colored brick rather than stucco-clad. A concrete walkway leads to a triangular-shaped set of concrete steps, wide bottom step to narrow top step, leading to a wooden porch deck. Ornamental metal railings mark the edges of the steps. The confines of the porch deck are defined by a short brick balustrade extending from the top of the steps right and left to join with two large square brick columns that support the cornice of the porch roof. There is a segmental cutaway in the lower edge of the frieze that draws the eye to the entry door at the rear of the porch. Small decorative brackets adorn the cornice. The double entry doors are glazed in a 3x6 pattern in a wooden frame. Left and right of the double doors are double-hung window units glazed ten-over-one. Window units in the parapeted wings are also double-hung but are paired in the left wing and three-sash ribbon in the right; all are glazed six-over-one. The window openings have brick sills and soldiered brick lintels. Decorative oculars with divided lights grace the center of the parapets above the window units described above. The hipped roof is clad with flat-seamed red metal. A short brick chimney on the rear elevation rises above the roof peak.

11) 1307 Kensington Blvd.

Near Left

Contributing – Photograph 9

1925 Prairie/American Foursquare

Typically massive in visual terms, this two-story version of the style has a dominant front porch, a relatively symmetrical fenestration in the façade, deep eaves that impart a somewhat blockhouse feel to the whole. The exterior walls are clad with polychrome brick laid in dark mortar that creates the appearance of Flemish bond while actually laid in a standard stretcher bond. The front porch has a brick balustrade between two large square brick columns that support the flat roof. A decorative course of brick below the balustrade cap adds a variable to an otherwise monotonous surface. This same device is used in the main façade wall for the same purpose. Window sills are headed brick and the lintels are soldiered brick. In the left section of the first story and under the porch roof is the entry to the interior; left of the door is a paired window unit, double-hung and glazed with an irregular pane arrangement. Small narrow

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panes separated by brown-painted muntins form a border around a larger central single pane; this glazing pattern, nine-over-one is seen throughout the house. The door is wood paneled. Single window units in the second story are double-hung and glazed as noted previously. A small double-hung window glazed nine-over-one is centered in the second story. A low-profile hipped dormer occupies the forward slope of the hipped roof; the roof is clad with modern composition shingles.

12) 1313 Kensington Blvd. Center Contributing – Photograph 9
1925 American Foursquare

The façade of this two-story house appears to be asymmetrical due to the off-center concrete steps and the opening in the brick balustrade that delineates the front edge of the porch but closer scrutiny reveals that symmetry is achieved by placing the entry door opening and the window unit to its left in the same rank; the paired window unit on the right balances the first story fenestration. The brick pattern in the balustrade includes the standard running bond with a decorative course directly below the cap on the balustrade. Large square brick columns support the hipped porch roof. The entry door has panels between raised muntins and has a small rectangular light; the whole is protected by a single-glazed storm door. The double-hung windows in the first story are; on the left glazed six-over-one and on the right five-over-one. The double-hung units in the second story, left and right of a smaller unit centered above the porch, are glazed five-over-one. The smaller unit is glazed three-over-one. Centered in the front slope of the low-pitched hip roof is a hipped dormer with two fixed-sash lights. A narrow brick chimney rises above the roof on the south elevation.

13) 1317 Kensington Blvd. Right Contributing – Photograph 9
1925 American Foursquare

The exterior walls of this two-story house are a combination of polychrome brick on the first story and vinyl siding on the second. The full width porch has a brick balustrade in running bond and with a decorative course immediately under the cap of the balustrade. Low wing walls flank the concrete steps leading to the deck. The flat porch roof is supported by a prominent architrave and frieze combination resting on battered brick columns at either end of the balustrade. The entry door is centered in the façade; chisel-pointed lights define the entry location. The door is wood paneled. Left and right of the door are identical three-sash ribbon window units, double hung and glazed twelve-over-two in variable sized panes (small and square borders with larger square center panes) for the upper sash and two panes for the lower; more typically found in Craftsman homes. The window configuration for those units in the second story are the same as already described except for the two narrow rectangular window units between the paired ones. Deep eaves define the moderately-pitched side-gabled roof. A one-story solarium extends out from the south elevation. Window units are as already described. A brick chimney is visible on the south elevation.

A budding commercial artist, Jacob W. Hartman, and his wife, Irma, were some of the first to move onto Kensington Boulevard. Eventually he would start his own business; from the business address in the directory he worked out of the home in the 1930s. By the mid-1930s Irma was listed as a teacher of music plying her skills at the home address.

14) 1325 Kensington Blvd. Far Right Contributing – Photograph 9
1925 Colonial Revival

This two-and-one-half-story house is a larger example of the style in the district. The asymmetrical façade contains an entry in the left corner, a very large window arrangement right of the entry in the first story, and evenly distributed window units in the upper story. A multi-tiered concrete walkway provides access to the small but nicely detailed porch. The steeply-pitched gabled roof (pediment) over the small brick and concrete stoop is supported on a modified entablature resting on three-column clusters that frame the entry point in the exterior wall. The door opening is arched with a

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semicircular decorative transom. The door is paneled wood. The exterior walls are clad with wooden clapboards and rest on a brick foundation. Right of the door is a four-sash ribbon window unit; the sashes are double hung and glazed six-over-six. The three single window units in the second story are similarly constructed and glazed. The roof-wall junction is a plainly detailed entablature that ends in a shallow eave; returns mark the bottom of the rakes on the steeply-pitched, side-gabled roof. A tall rectangular red-brick chimney rises above the peak of the roof on the north elevation. Small arched window units, double-hung and glazed six-over-six, bracket the chimney in the first story. An open porch extends out from the south elevation. The flat porch roof is supported by a column arrangement that mirrors that on the front. The roof cladding is modern composition shingles.

15) 1101 Kensington Blvd.
1950 Ranch

Contributing – Photograph 10

The façade of this one-story house is visually and physically divided into three sections; the left with a large picture window, the center with the entry under a decorative gable, and the right with a two-car attached garage. The exterior walls are surfaced with stone veneer of varying colors/shades. The dominant feature in the left wing is a three-sash picture window unit that has large single-glazed panes separated by vertical wooden muntins; the window unit occupies most of the wall surface of this wing. The center section is inset from the front plane of the house and contains the entry door, a paired window unit, and a smaller single-window unit. Four decorative posts mark the front edge of the linear stoop. The door is plain wood with a small light in the center. The paired window unit has a metal sash, probably aluminum, which holds the two-over-two glass panes. The small unit to the right has the same sash and panes configuration. The low-profile decorative gable above the center section has painted, horizontal wooden siding and an attic vent in the peak. The right wing is the attached two-car garage with a single, likely original, rollup door. A frieze board marks the roof-wall junction of the low-pitched hipped roof. A short stone chimney appears above the south elevation. The covered patio near the southwest corner of the house, near the chimney, is unusual.

16) 825 Kensington Blvd.
1925 Craftsman

Contributing – Photograph 11

Well-preserved, this one-story house possesses many of the signature architectural features of the style. The full-width engaged porch has a polychrome brick surface with curved wing walls on the right and left of the short flight of concrete steps to the wooden deck under the porch roof. The porch balustrade has rounded ends and supports battered wooden columns at either end. A sculpted frieze board, painted a contrasting color, visually connects the two columns. The exterior walls are clapboard-clad. The wooden door is glazed in a 3x6 pattern with wide muntins. The paired window units flanking the door are double-hung and glazed six-over-one. A gabled-dormer is centered on the front slope of the roof; a pair of fixed-sash windows, glazed with ten individual panes, is centered in the wall surface. The moderately-pitched roof has wide eaves with knee braces highlighting the rafter ends roof-wall junction. The tall brick chimney on the north elevation has limestone details at the shoulder and in the exterior face. A small bay extends out from the north elevation directly behind the chimney. The shed roof has typical rafter ends visible; a paired window unit identical to those already described is centered in the exterior wall.

Silas H. Mast and his wife, Daisy, moved into the home in the mid-1920s. He was a superintendent at the McMillen Company in Fort Wayne. They occupied the house until around 1933 when Gates Horton and his wife, Leona, acquired the residence. Horton was a salesman for the Goodrich/Silverstone stores. The Quitmeyer family is listed as occupants in 1940; the Masts seem to have moved out of Fort Wayne.

17) 1506 Kensington Blvd.

Contributing – Photograph 12

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1928 Tudor Revival

The facade of this large two-story house is dominated by two large steeply-pitched gable ends, superimposed on a flat-topped hipped roof, with a smaller one-story gable between. The exterior walls are brick; green-painted wooden rakes, shutters and other trim contrast nicely with the polychrome brick. The entry point is in the smallest of the three gables. The surround is a Tudor arch with multiple jambs and the door is paneled wood painted green; a small leaded light is located in the upper half. The windows throughout are casements glazed two by five in each sash; a transom light occupies the upper one-quarter of the window opening. The sills are headed brick and the lintels are soldiered brick. A gabled sun room extends outward from the south elevation; double entry doors are located in the west elevation of the room. The roof is clad with modern composition shingles.

18) 1602 Kensington Blvd.
1926 Craftsman

Contributing – Photograph 13

The largest of the style in the district, this one-story Craftsman house demonstrates a wider range of architectural details in one building than any other in the inventory. This collection of details starts with the wrapped porch that dominates two elevations of the house with its un-coursed, glacial-boulder rubble used in the foundation, the massively obvious chimney in the left section of the façade, and the piers supporting the square wooden columns holding up the low-profile porch roof. A short wooden balustrade with square balusters defines the perimeter of the porch deck between the rubble piers. Access to the interior is available through two entry doors, one in the façade and one in the south elevation. The door in the façade is wooden in the lower half and glazed in the upper; the glazing pattern has eight narrow panes of various lengths (separated by prominent muntins) around a single central pane. This glazing pattern is common to window units throughout the house. The surround of the façade door includes side lights; the glazing is art glass depicting flowers, a half-moon, a dragon fly, and other items from nature. The door in the south elevation is identical but the side lights are functionally double-hung with the upper sash glazed in the pattern described and a single-glazed lower sash. The exterior walls are clad with brown-painted shingles. The window units in the façade include a single unit left of the door and a picture window to the right. The surrounds for the units are painted white to contrast with the exterior wall and the sides are battered with a flat lintel. This treatment for window surrounds is common throughout. Glazing for the façade window units includes the pattern described for the doors in the upper sash (transom for the picture unit) with single-glazing below. Other windows around the house are the same. A three-sided bay is visible to the right of the south elevation door. Small fixed-sash lights are present in the peaks of the façade and south elevation gable ends; they are fabricated as already noted. Outsized knee braces support the wide eaves. The rubble chimney penetrates the eave overhang of the façade left of that door. The ends of the gable rakes are finished with a curved detail.

19) 1810 Kensington Blvd.
1950 American Small House

Contributing – Photograph 14

The façade of this one-and one-half-story house contains two defined sections; the one on the left has the front wing with the entry point and the one on the right has a large picture window and the stone chimney. The exterior wall cladding is a combination of stone veneer on the main surfaces and vinyl siding on the gable ends and the dormer. The small stoop before the entry door has a short flight of concrete steps, a small rectangular deck, metal railings and a hipped canopy roof covering it from the elements. The door is flat, red-painted and original. A tall narrow light is installed in the left edge/margin of the door. A window unit to the left of the door is fixed-sash, single-glazed with a louvered vent in the bottom of the opening. The large picture window in the right section of the façade has three single-glazed fixed sashes separated with wooden mullions. A louvered vent is installed in the wall surface directly below the center of the unit. A small gabled dormer is located on the front slope of the moderately-pitched roof. The small double-hung window units in the front gable and the dormer are glazed one-over-

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one. A stone veneered chimney is located on the north elevation. Roof cladding is modern composition shingle.

20) 1925 Kensington Blvd. Right Contributing – Photograph 15
c. 1926 Tudor Revival

Two-story and incorporating many of the stylistic details of the genre in wall surfaces and organization, this asymmetrical façade contains three distinct sections. The left section has a brick-surface exterior, a window unit and French doors and a massive brick chimney; the center section has a combination stucco/half-timbered surface, window units, and French doors; and the right section has a second-story, jettied, gabled bay, stucco and half-timbering, and the entry door. The window units across the second story are all casements glazed two by four in each sash. The entry door is round-topped, fabricated with vertical boards and has a small light; the surround is round topped with inset, stepped jambs. The base of the projecting bay is supported on decorative brackets and beam ends along the bottom edge, brackets support the ends of the verge board that accentuates the steep gable roof, and contrasting paint on the half-timbering (brown on white stucco). A wooden finial extends upward from the peak of the gable roof. The center section has a window unit in the second story and French doors in the first. The doors are glazed two by five and covered by storm doors painted black with blue trim. The massive chimney in the left section is brick with stone quoins through the upper story and a half; the edges are unadorned thereafter. The window unit and French door in this section are as already described. The roof is clad with modern composition shingles. The roof is hipped with a flat center section and cross gables. There is a hipped dormer on the south.

21) 1915 Kensington Blvd. Center Contributing – Photograph 15
1925 Tudor Revival

Like its neighbor at 1925 Kensington, this two-story house demonstrates many of the characteristic details that make the style so easily identifiable. In particular are the steeply pitched gables in the façade, the use of diverse textures in the exterior materials, and the chimney as an architectural element are noteworthy. The exterior walls throughout are clad with brick laid in horizontal courses of shiner and header with the headers projecting slightly from the plane of the wall; this technique reduces the monotony of a blank brick surface. The asymmetrical façade is organized in three sections; the left with the tallest gable, the center with the lower gable and entry point, and the right, window units in both stories and no gable. The right section window units are comprised of three-sash casements in each story; a slate clad pent roof protects the window opening in the first story and a slate-clad hood (part of the roof structure) protects the upper casement. Casements throughout the house are glazed two by four in each sash. The entry point is a simple round-topped opening with stone detailing on the sides and top. The door is wood paneled. Directly above the door is a decorative metal balcony projecting from the bottom of a round-topped window opening; the sashes are casement capped with a fanlight. The left section has window units in the upper and lower stories which are as previously described. The peak of the left (tallest) gable is clad with horizontal wooden clapboards and a dentil detail. The steeply-pitched roof is sheathed with slate shingles; a large chimney rises above the peak on the north elevation.

22) 1909 Kensington Blvd. Next Left Contributing – Photograph 15
c. 1920 Craftsman

The façade of this two-and-one-half-story house contains an entry in the lower left corner, a solarium extending from the south elevation and exterior walls a combination of clapboard on the lower story and stucco on the upper. The small stoop has concrete steps leading to the deck between stone and brick wing walls. The gable roof over the deck is supported by two square wooden columns; decorative trusses and exposed beam ends along the rake provide a touch of Craftsman styling. The entry door is common to the period and consists of a wooden frame with multi-pane glazing separated by thick wooden

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muntings. Right of the door is a three-sash ribbon window unit glazed six-over-one; below the sills are stucco panels that accentuate the feature. A pent roof extends across from the porch roof to the right corner above the window feature. Centered in the second story of the façade are two double-hung window units that are glazed six-over-one; between these two units is a smaller unit casement unit. All the window units are modern replacements. Centered on the front slope of the side-gabled roof is a low profile gabled dormer with a decorative truss across the gable peak. Four fixed sash lights extend across the dormer exterior wall; they are glazed with four panes, two-over-two. The peaks of the side-gabled roof are clad with wooden shingles; main roof surface is sheathed with modern shingles. The one-story solarium has modern four-sash ribbon window units glazed as noted previously. A shallow pent roof above the window units protects them and the interior; a low decorative parapet defines the three sides of the flat roof.

Alf C. Bartholomew and his wife Ruth are listed as the owners in 1927; previously they resided downtown. Bartholomew was a physician with an eye-ear-nose and throat specialization. The Bartholomews were replaced by the King family, Everett and Margaret, around the mid-1930s; he was also a physician.

23) 1903 Kensington Blvd.
1919 American Foursquare

Far Left

Contributing – Photograph 15

A massive (visually) full-width porch dominates the façade of this two-story house. The exterior walls are ocher-colored brick. A short flight of concrete steps between short brick wing walls leads up to the wooden deck of this porch. A brick balustrade defines the edge of the deck; a stone cap on the balustrade adds a decorative element. The hipped porch roof, clad with red-colored Spanish tile is supported at the ends of the balustrade by battered brick columns resting on square piers. Decorative stone pendants flush with the brick work; extend down from the cap on the columns. The entablature of the porch is painted a cream color. The entry point is located in the lower right corner of the façade and consists of a door and sidelights. The door and the sidelights have multi-paned glazing; a transom light is installed above the door opening. Left of the door is a large picture window unit with double-hung side sashes and a single-glazed central pane. Window openings throughout the house have brick lintels and stone sills. Between the porch roof and a narrow frieze board at the roof-wall junction are two paired window units, double-hung and glazed nine-over-one. Centered on the front slope of the hipped roof is a low profile dormer with hipped roof; the main, the wing, and the dormer roofs are clad with red-colored Spanish tile. The dormer has two-fixed-sash windows. The wing on the south elevation has window units, surface material and color, and roof construction and materials as already attributed to the main block.

24) 1704 Kensington Blvd.
1919 Colonial Revival

Right

Non-contributing – Photograph 16

The façade of this two-story house has a full-width porch, added between 2011 and 2019, that dominates the gable end of the building. The shed roof of the porch is supported by three shortened wooden columns resting on three brick piers. A low white-painted wooden balustrade defines the north, south, and front limits of the wooden deck. A short flight of wooden steps lead to the deck. The exterior walls are clad with vinyl siding. The entry door, located in the lower left corner of the façade, is wood paneled and has side lights with multi-paned glazing. Right of the door is a large picture window unit with double-hung sashes flanking a large central pane; glazing on the side sashes is nine-over-one and on the central sash, fifteen-over-one. Centered in the gable end and immediately above the porch roof is a three-part ribbon window unit (large sash in the middle flanked by smaller sashes) that is double-hung and glazed one-over-one. Above this window unit in the peak of the gable are faux fish scale shingles and a curved vent. Large shed dormers, part of the original roof profile, extend almost the full length of the north and south slopes of the roof. Window units installed in these dormers are double-hung and glazed one-over-one. The roof is clad with modern composition shingles. A short brick chimney penetrates the south slope of the roof.

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25) 1710 Kensington Blvd. Center Contributing – Photograph 16
c. 1925 Tudor Revival

A massive front gable and its neighboring chimney dwarf the other features of this two-story home's façade. The north section of the façade is angled to the northwest relative to the main block. The exterior walls are clad with a polychrome mixture of very thin bricks laid in a running bond pattern; ocher-colored from a distance but close inspection reveals varying shades including some gray tones. The gable is central to an asymmetrical arrangement of architectural elements and includes the entry point, an engaged porch with decorative wooden cross beam and post, stucco and half-timbering in the gable wall, and a large, three-sash casement window centered in the gable. A small square fixed-sash light with diamond-shaped leading is located in the peak of the gable. The porch is a simple concrete stoop whose roof is the base of the gable above. The door is wooden with panels. Just to the right of the door and under the porch ceiling is a casement window glazed two by four in each sash; the other casement windows, except the unit in the north wing, are glazed in a similar manner. The window in the north wing is glazed two by five. The tall chimney to the left of the porch has a few stone details to relieve the monotony of the surface. The window units in the wing and the second story are accented by through-the-cornice-gabled dormers and stucco and half-timbering in the gable peaks. The side-gabled main and wing roofs are clad with modern shingles.

26) 1714 Kensington Blvd. Third from Right Contributing – Photograph 16
1930 Colonial Revival

The façade of this two-story house is typically symmetrical per the style. The exterior wall cladding of the façade is stone veneer on the first story and wooden siding on the second; other exterior walls are clad with wooden siding. The entry point has a small concrete stoop with metal side rails, a canopy roof with an elliptical cut out in the gable front (the forward edge of a vaulted porch ceiling), and is supported by large brackets on either side. The door surround includes fluted pilasters on the sides and an elliptical wooden element above the door lintel (rear edge of the vaulted ceiling) that has dentil details. The double-hung window units, left and right of the door in both stories are glazed eight-over-eight with recessed panels below. The second story windows are defined by through-the-cornice gabled dormers. The side-gabled roof is sheathed with modern shingles. A white-painted brick chimney is located on the south elevation.

27) 1730 Kensington Blvd. Far Left Contributing – Photograph 16
1940 Tudor Revival

Like other large houses of this style in the district the façade of this two-story house has a myriad of steeply-pitched gable shapes that dominate the elevation. The most important is the center gable that contains the entry point, small fixed-sash window left and right of the door, and a large casement window unit directly above the Tudor-arch inset doorway. Each successive jamb of the inset is accentuated with stone details at a midpoint of the sides, at the shoulders of the arch, and at its peak. The door is wood with a small rectangular light that is glazed with diamond-shaped leading. Above the doorway and centered in the gable is a large, round-top-arched window opening; the top of the arch has a keystone in contrasting color from the surrounding polychrome exterior brick wall. The casement window unit has an arched fixed-sash fanlight above the operable sashes which are glazed two by four in each sash. Left and right of the center gable, in the first and second stories, are casement window units installed in square openings that have headed brick sills and soldiered brick lintels. The operable sashes, glazed two by four, have fixed-sash surrounds on the sides and a transom light above. The flat topped hipped roof is clad with modern composition shingles. There is an original attached garage at the rear.

28) 1839 Kensington Blvd. Contributing – Photograph 17

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1925 Craftsman Bungalow

Smaller than the other Craftsman house (1602 Kensington Boulevard) described in this nomination, this one-story example of the style demonstrates even more of the architectural elements that define its California origins. A short flight of concrete steps lead to the wooden deck of the porch; a metal railing defines the edges of the steps and the front edge of the deck. Two piers, probably brick underneath wooden-shingle cladding, support short square wooden columns that in turn support the gable end of the porch roof. Decorative beam ends between the cornices of the gable and tops of the columns highlight this connection; the cornice is accentuated with saw tooth-patterned shingles and exposed rafter ends emphasize the depth of the overhang. The deep overhang of the roof surface is supported by triangular knee braces chamfered on the end. A truss at the gable peak and elaborated board ends on the rake add to the visual effect of the roof overhang. Entry into the interior of the house is through French doors glazed two by five. Right of the porch in the shingle-clad exterior wall of the façade is a three-part ribbon window unit with double-hung sashes glazed six-over-one; a wooden window box, with elaborated ends, extends across and below the base of the window unit. This same architectural detail is seen in the rakes on the side-gabled roof, whose eaves are supported by large triangular knee braces; the rake of the dormer on the front slope of the roof has the same detail. The gable dormer on the roof has two fixed-sash windows glazed two by three. The main roof is clad with modern composition shingles. A brick chimney is attached to the north elevation.

29) 1711 Kensington Blvd.
c. 1870 Italianate

Contributing – Photograph 18

Two-story and built with classic red brick laid in a running bond, this Italianate residence harkens back to a period of Fort Wayne's history when the development of this land was not even a dream. The original orientation of the house (the façade of the house) faced Lake Avenue, approximately one-tenth of mile south. The original rear porch (now the entry porch) is in the north elevation; the porch, no longer facing a thoroughfare of any kind has a flat roof, a bracketed cornice with dentil detailing, and turned posts at its corners. The double-hung window units are glazed four-over-four; the narrow rectangular window openings have stone sills and segmental lintels in headed brick. The window openings in the shallow bay on the east elevation have pedimented hoods; they also appear on the south elevation. The wooden shutters appear to be original with period hardware. The roof-wall junction has an elaborate frieze board and bracketed cornice. The roof is hipped and clad with modern shingles. A brick chimney rises above the roof surface.

Once the home of the Wiegman family, the house traces back to the middle of the 19th century. The house remained in the family's possession, occupied by two sisters Fredericka and Carrie Wiegman, until they passed away in the 1930s; Fredericka in June of 1933 and Carrie in July of 1938. It appears that the Wiegman sisters were passive participants in Doud's development scheme; they likely sold the land to Doud with a caveat they would retain a suitably-sized lot for their brick farmhouse in the neighborhood. The house was bought by H. Allen McMahan after Carrie's death; he and his wife Viola occupied the home for a number of years. McMahan managed the Lehman Book & Stationary Store and also managed the Ediphone Company.

30. Entrance A – East State and Kensington Boulevards, ca 1917

Contributing – Photograph 19

This entrance structure consists of two components, one on each side of Kensington Boulevard slightly set back from the curb line of East State Boulevard and they are identical in construction and styling. Each component includes square brick column immediately next to the curb of avenue connected to a shorter brick column by a brick wall; the tops of the columns and the wall are constructed of stone. The columns are battered from their mid-point (the same height as the connecting wall) to the caps. Corbeled courses of brick define the mid-height of the columns and the cap on the wall. Directly below the caps on the columns are stone details at each of the four corners. East and west of the identical larger

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components are single columns built and styled in the same manner as the short columns already described; between the inner and outer components are the public sidewalks.

31. Entrance B – Lake Avenue and Kensington Boulevard, ca 1917 Contributing – Photograph 20

Like the description above, this entrance structure consists of two components, one on each side of Kensington Boulevard slightly set back from the curb line of Lake Avenue and they are identical in construction and styling. Each component includes square brick column immediately next to the curb of avenue connected to a shorter brick column by a brick wall; the tops of the columns and the wall are constructed of stone. The tallest columns on this entrance structure have three-globe lighting fixtures on the tops. The columns are battered from their mid-point (the same height as the connecting wall) to the caps. Corbeled courses of brick define the mid-height of the columns and the cap on the wall. Directly below the caps on the columns are stone details at each of the four corners. East and west of the identical larger components are single columns built and styled in the same manner as the short columns already described; between the inner and outer components are the public sidewalks.

Entrance structures A and B were the north and south access points for the original Kensington Park.

32. Entrance C – Southside Lake Avenue and Kensington Blvd., ca1921 Contributing – Photograph 21

The entrance structure for this entry into the district is configured the same as the other structures already described; i.e., each component includes a square stone, stone as the construction material being the main difference, column immediately next to the curb of avenue connected to a shorter stone column by a stone wall; the tops of the columns and the wall are also stone. The tallest columns on this entrance structure have three-globe lighting fixtures on the tops. East and west of the identical larger components are single columns built and styled in the same manner as the short columns already described; between the inner and outer components are the public sidewalks.

RESOURCES – Kensington Boulevard Historic District

<u>EAST SIDE</u>	<u>C</u> <u>N/C</u>	<u>WEST SIDE</u>	<u>C</u> <u>N/C</u>
1. 806	X	2. 801	X
3. 810	X	4. 807	X
5. 816	X	6. 811	X
7. 820	X	8. 815	X
9. 824	X	10. 821	X
11. 826	X	12. 825	X
13. 830	X	14. 901	X
15. 902	X	16. 905	X
17. 910	X	18. 915	X
19. 914	X	20. 919	X
21. 918	X	22. 923	X
23. 922	X	24. 925	X
25. 930	X	26. 929	X
27. 1002	X	28. 1001	X
29. 1008	X	30. 1007	X
31. 1014	X	32. 1009	X

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<u>EAST SIDE</u>	<u>C</u>	<u>N/C</u>	<u>WEST SIDE</u>	<u>C</u>	<u>N/C</u>
33. 1018	X		34. 1013	X	
35. 1024	X		36. 1017	X	
37. 1028	X		38. 1021	X	
39. 1032	X		40. 1027	X	
41. 1102	X		42. 1031	X	
43. 1108	X		44. 1101	X	
45. 1112	X		46. 1111	X	
47. 1116	X		48. 1115	X	
49. 1120	X		50. 1119	X	
51. 1124	X		52. 1125	X	
53. 1126	X		54. 1127	X	
55. 1132	X		56. 1133	X	
57. 1202	X		58. 1203	X	
59. 1208	X		60. 1205	X	
61. 1212	X		62. 1209	X	
63. 1220		X	64. 1215	X	
65. 1224	X		66. 1221	X	
67. 1302	X		68. 1303	X	
69. 1306	X		70. 1307	X	
71. 1310	X		72. 1313	X	
73. 1316	X		74. 1317	X	
75. 1320	X		76. 1325	X	
77. 1334	X		78. 1331	X	
79. 1402	X		80. 1401		X
81. 1410	X		82. 1407	X	
83. 1414	X		84. 1409	X	
85. 1420	X		86. 1421	X	
87. 1426	X		88. 1425	X	
89. 1432	X		90. 1429	X	
91. 1504-1506	X		92. 1503-1505	X	
93. 1508	X		94. 1509	X	
95. 1516	X		96. 1515	X	
97. 1520	X		98. 1521	X	
99. 1526	X		100. 1525	X	
101. 1602	X		102. 1601	X	
103. 1608	X		104. 1607	X	
105. 1614	X		106. 1617	X	
107. 1620	X		108. 1621	X	
109. 1704		X	110. 1707	X	
111. 1710	X		112. 1711	X	
113. 1714	X		114. 1715	X	
115. 1730	X		116. 1719	X	
117. 1802	X		118. 1801	X	
119. 1810	X		120. 1809	X	

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<u>EAST SIDE</u>	<u>C</u>	<u>N/C</u>	<u>WEST SIDE</u>	<u>C</u>	<u>N/C</u>
121. 1818	X		122. 1815	X	
123. 1822	X		124. 1819	X	
125. 1828	X		126. 1825		X
127. 1832	X		128. 1831	X	
129. 1840	X		130. 1839	X	
131. 1848	X		132. 1845	X	
133. 1904	X		134. 1903	X	
135. 1908	X		136. 1909	X	
137. 1914	X		138. 1915	X	
139. 1922	X		140. 1925	X	
141. 2004	X		142. 2001	X	
143. 2008	X		144. 2007	X	
145. 2014	X		146. 2015	X	
147. 2022	X		148. 2019	X	
149. 2102	X		150. 2103	X	
151. 2108	X		152. 2107	X	
153. 2114	X		154. 2115	X	
155. 2120	X		156. 2121	X	
157. 2124	X		158. 2127	X	
159. 2204	X		160. 2131	X	
161. 2214	X		162. 2203	X	
163. 2220	X		164. 2215	X	
165. 2222	X		166. 2219	X	
			167. 2225	X	

168. 1902 Columbia Avenue Contributing (On original plat)

169. 1901 Niagara Drive Contributing (On original plat)

170. Kensington Boulevard Entrance Structure Contributing
 (North Side at East State Boulevard)

171. Kensington Boulevard Entrance Structure Contributing
 (North Side of Lake Avenue)

172. Kensington Boulevard Entrance Structure Contributing
 (South Side of Lake Avenue)

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1870 – 1955

Significant Dates

N/A

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

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Architect/Builder (last name, first name)

N/A

Period of Significance (justification)

The period of significance has two components that vary widely in years. The first is based on the presence of a 1870s Italianate home that is situated in the district and at one time belonged to the previous owner of the land. The second component is the actual twentieth century development of the land with houses of that period and extends from 1917 to 1955. Therefore to account, take cognizance of the early house and its significance but at the same time including the predominant residences in the district, the period of significance should be from 1870 to 1955.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Kensington Boulevard Historic District is eligible for the National Register of Historic Places under Criterion A for its association, at local levels, with events that made a significant contribution to the broad patterns of Fort Wayne’s history; i.e., the importance of transportation infrastructure to the development of Fort Wayne’s suburbs in general, and the overall establishment/development of this suburb relative to its place in the larger plans (City Beautiful) for the community. It is not happenstance that Doud developed this small suburb near or on major transportation assets like North Anthony Boulevard and Lake Avenue or near another successful development like Forest Park or near a recreation asset like Lakeside Park. The period of significance includes the primary years of community development, and some of the threads of Fort Wayne’s heritage fabric.

The Kensington Boulevard Historic District is also eligible for the National Register of Historic Places under Criterion C for its embodiment of distinctive characteristics of a type, period or method of construction in its residences built between c. 1870 and 1955. They display the typical and popular architectural styles of the early 20th century – Colonial Revival, Tudor Revival, American Foursquare,

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and Craftsman – and the later style choices – Ranch and American Small House – with a high degree of architectural integrity.

Additionally, the Kensington Boulevard Historic District meets the registration requirements for the Multiple Property Documentation Form “Historic Residential Suburbs in the United States, 1830-1960.” Kensington Boulevard is a historic suburb as defined in the document, conforming to sub-type III, Early Automobile Suburbs (1908 – 1945). The accompanying document places the neighborhood within the context of suburbs in Fort Wayne and relates its significance through its planning and architectural characteristics.

The period of significance for each criterion is c. 1870 to 1955.

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

Criterion A

The Kensington Boulevard Historic District is eligible for the National Register of Historic Places under Criterion A for its association with events that made a significant contribution to the broad patterns of history; i.e., the planning and development of suburban subdivisions in the Fort Wayne community. In fulfillment of the plans for making Fort Wayne an ideal place to live, developers and city officials joined together to create harmonious designs in their respective projects and healthier environments for citizens living within its boundaries. A suburb, an organized smaller collection of houses outside the immediate periphery of the industrial smog, was to become an option for the non-wealthy; they flocked to these offerings by developers as they sought to remove themselves and their families to a healthier environment. By establishing more parks, designing and building beautiful thoroughfares and boulevards, and supporting the building of subdivisions that demonstrated many of Charles Mulford Robinson’s visionary standards/features, these allied forces created an atmosphere within the community for sustained improvement in the quality of life for its residents and for the accomplishment of those tasks necessary to make solid contributions in that direction. The Kensington Boulevard Historic District incorporates not only aspects of the planning philosophy engendered by Robinson and practiced by local developers, but also the end results of W.E. Doud’s firm support of the overall civic planning process.

Criterion C

The Kensington Boulevard Historic District is also eligible for the National Register of Historic Places under Criterion C for its embodiment of distinctive characteristics of a type, period or method of

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construction in its residences built between c. 1870 and 1955. The homes in the district, many constructed by well-known local building firms, display a singular example of a the popular architectural style of the late 1800s and many examples of the early 20th Century – Colonial Revival, Tudor Revival, American Foursquare, and Craftsman – and the later style choices – Ranch, and American Small House – with a very high degree of architectural integrity. The overall effect of a walk through the district transports the traveler back to the building-boom days of the 1920s and 1930s. Although the number of homes in this district constitutes a relatively small segment of W.E. Doud’s efforts in Fort Wayne’s development/real estate inventory, Kensington Boulevard encapsulates early 20th century design and physical/architectural essences and provides a microcosm of the larger community in which it resides.

Throughout the district are examples of the dominant styles of the period. Bungalows and American Foursquare homes are visible in large numbers, particularly in the northern section of district. The Craftsman bungalows at 1602 (photograph 13) and 1829 (photograph 17) Kensington Boulevard demonstrate the variable architectural details available to the builders within the larger definition of the style; 1602 shows the rather low silhouette, rambling mass that incorporates a highly detailed wooden porch with the rubble pillars of the balustrade and rubble chimney in comparison to the more traditional side-gabled, moderately-pitched roofline, ribbon windows, and red-brick chimney of 1829 Kensington. American Foursquare homes like 1313 and 1317 (photograph 9) demonstrate the variable use of exterior materials, fenestration patterns, and general massing available within the greater style definition to appeal to the home buyer searching for “something different.”

Another style dominant in the period and the district was Tudor Revival, in all its different visual images. The homes at 1925 and 1915 Kensington Boulevard (photograph 15) offer two distinct variations on the style including exterior materials, fenestration patterns, chimney placement, half-timbering, gable placement (a very diverse architectural element within the style, no matter what the size of the building) and massing.

Colonial Revival-style homes constitute another category of dominant styles in the district. The homes at 1018 and 1032 Kensington Boulevard (photograph 6) demonstrate the typical centralized entry point (front door) with its flanking window arrangement and a linear arrangement of evenly distributed window units across the upper floor of the façade. Included in the architectural elements often found in examples of this style are classically-inspired pilasters, columns, pediments, and fan light/sidelight surrounds at the entry point.

The Kensington Boulevard Historic District, as part of the of the greater real estate development process in this section of Fort Wayne, demonstrates, in a physical manner, the economic dynamism of Fort Wayne’s economy during this period 1917 – 1955.

Developmental History/Additional historic context information

The early decades of the twentieth century were a time of great change in the community called Fort Wayne. Concerned citizens sought ways to improve their community and to better take advantage of the benefits, natural and man-made, of their environment. In 1909, the Civic Improvement Association

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hired Charles Mulford Robinson to evaluate Fort Wayne with the ultimate goal to produce a beautification plan that would enhance the positive aspects of the city and its environs. Robinson, the noted author of *The Civic Art*, the written word detailing the City Beautiful concept, provided the association with this report with specific recommendations and objectives for the future. Successful civic art, according to Robinson, had to pass two tests – one test judged the urban good gained/provided and the other judged the aesthetic value of the endeavor.²

In the pursuit of these objectives, in 1911 the city hired a noted landscape architect in the person of George Kessler to design/articulate these objectives in a concrete and achievable manner. Kessler came up with “The Park and Boulevard System of Fort Wayne” that incorporated existing and proposed parks into a widely dispersed collection of green spaces connected by a system of boulevards and parkways superimposed on existing thoroughfares, new future construction plans, and the extension of in place rights-of-way. These green spaces, old and new, sought to bring a new vitality to the city by providing recreation opportunities and the benefits of a more rural lifestyle to citizens denied those because of the encroachment of a “modern” industrialized way of life. This plan accomplished more than the provision of more parks and a more efficient and attractive transportation system, it was in fact a major component of a much larger plan aimed at the overall growth and development of the city in an orderly manner.³

Kessler, like many of his contemporaries, subscribed to the basic tenets of Charles Mulford Robinson, the author of *The Civic Art*. Robinson’s book became the guiding light for a generation of landscape architects/designers and developers focused on the need for planning developments not merely building. Through planning, the design and construction of parks, parkways and boulevards, subdivisions, and other civic requirements could be met while at the same time providing a quality of life “that advances civilization from mere survival.” Subdivisions within the city would follow on from other aspects such as the improved transportation infrastructure.⁴

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

As an adjunct to the improved transportation system, city planners and civic leaders expected the new parks envisioned in the recent plan to spark new additions expanding the city limits and to motivate real estate entrepreneurs in their search for land in their vicinities. Lakeside Park, just west of the entrance to the Lake Avenue entrances to Kensington Boulevard is an example of the greenspace initiatives begun as a result of Fort Wayne’s plans. Lakeside Park, started with an initial investment of \$5,000.00 by the city in 1908, grew, through a number of donations from Fort Wayne boosters, to reach its final size of 26.93 acres. One comment from the minutes highlights the significance of this project to the community, “...Lakeside and Forest Park Additions now have a park that is not second in beauty to any in the city.” When this comment was made Kensington Park wasn’t on the drawing board yet but it too would benefit from the city’s efforts, Robinson’s ideas, and Kessler’s plan.⁵

In the 1910s and 1920s, real estate entrepreneurs in the Fort Wayne area fully embraced the city planning movement. They enhanced their market objectives from merely selling lots upon which future

²Charles Mulford Robinson, *Modern Civic Art* (New York: G.P. Putnam’s Sons, 1903), pages 193-197.

³Baas, Christopher and Tina Jones, Multiple Property Document (MPD), “The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana--A Plan for the Ideal Development of Transportation, Parks and Residential Subdivisions,” 2005, pages 10 and 65.

⁴ Ibid.

⁵ 7th Annual Report Board of Park Commissioners, 1911, page 51; *Minutes of Meeting*, Fort Wayne Parks Board, 1912, page 13. Available at the Science and Technology Section, Allen County Public Library.

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owners would build their homes but also constructing houses for sale to these same buyers. On a really grand scale, developers adopted a “community approach” and included neighborhood considerations such as proximity to schools, parks, commercial activities, and even religious structures in their master plan as selling points for their projects. The Kensington Boulevard Historic District is residential only but later development of a public transportation network into the near community and the automobile made all of these readily accessible.⁶

Land developers in Fort Wayne, Indiana like W.E. Doud, followed the national trend in offering a more complete real estate package to their prospective clients. Newspaper advertisements heralded the availability of all sorts of benefits for new owners in terms of park space near the addition, access to public transportation resources, proximity to downtown business centers/factories, and improvements to the land that would increase property values. These enticements offered a menu from which the prospective buyers could choose their future home. Common to all of W.E. Doud’s developments was the use of restrictions – monetary, physical, and visual – to promise an environment in keeping with the City Beautiful concept, while at the same time creating an air of exclusivity that guaranteed new owners a sense of “making the right choice.” He offered “bonuses” to earliest buyers in a descending scale of value from \$500 down to \$250; the total fund available was capped at \$5000 and was loudly and proudly aimed at spurring the “right kind people to build the right kind” of middle-class home. The headline is a little misleading when first read but Doud used this technique, bonuses for earliest subscribers, regularly in local newspapers to capture attention through 1917 and 1918. Another device used in his advertisements concerned the “restricted” nature of the development which no doubt alluded to the use of home price requirements and physical restrictions included in the plats. An interesting note is the fact the Board of Parks Commissioners signified its approval of the plats along with Board of Public Works.⁷

Physical restrictions to what new home owners could do on their lots maintained a level of orderliness and openness. Easements between lots, distance restrictions between verandas or patios and their neighbor’s house, prohibitions on any other buildings on the residence lot (except for private garages), and the easements along the rear lot lines provided each neighbor with a “feeling” that their rights to privacy could not be encroached upon; conformity in this case was a good thing. Plus, a review of the 1917 plat reveals that lots along Kensington Boulevard were wider than those lots facing North Anthony Boulevard, averaging 60 feet versus 40/45 feet. Increased lot size allowed room for grander homes sought by Doud and his sales team.⁸

Whether they realized it or not, early Fort Wayne developers like Doud applied Robinson’s ideals in a practical manner to designs like Kensington Boulevard. Plat restrictions in the form of building lines -no construction closer to sidewalks than 35 feet from the lot front; easements at the rear lot lines for the installation of utility lines; no front yard fencing to impede sight lines; and a prohibition against cutting down any on-site trees unless absolutely necessary “for the construction of a dwelling house and its appurtenances.” View sheds along any of the streets in the district reinforce the viability of these restrictions and their worth. Houses along Kensington Boulevard could not be less than \$4500.00 in value and thereby guaranteeing the exclusive nature of the development’s residences.⁹

Before starting his own business in 1917, W.E Doud developed and sold real estate for the City and Suburban Company (he was one of the original organizers). Obviously a mover and shaker in the realty world in Fort Wayne, Doud’s new offices in the Utility Building was heralded as “among the finest

⁶ Ames, David L. and Linda F. McClelland, *National Register Bulletin - Historic Residential Suburbs* (U.S. Department of the Interior, 2002), pages 26 and 27.

⁷ Baas and Jones, ‘Civilizing of a Midwestern City,’ pages 66 and 79; ‘Bonus of \$5000 to First Builders’, *The Fort Wayne Journal-Gazette*, 24 February 1918; Plats of Kensington Park Addition and South Kensington Addition, dated 1917 and 1921; *Fort Wayne Sentinel*, 10 June 1918.

⁸ ‘Kensington Place, Fort Wayne’s Beautiful New Residential Park Will be Improved Immediately for This Season’s Sale’, *The Fort Wayne Journal-Gazette*, 20 May 1917.

⁹ Ibid; Plat, Kensington Park Addition, dated 5 July 1917.

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in the state of Indiana.” He and his supporting cast of real estate professionals geared up to sell Kensington Boulevard lots in mid-1917. Doud touted the fact that his was a “development planned before the war” [World War I]; much of the material costs for development were bought at “before-the-war” prices and the contracts for infrastructure were signed then also, the company could afford to sell properties at low prices. Doud had indeed started moving dirt, putting in sewer and water pipes, laying concrete, and paving the main streets in 1917 before he had sold a lot. Evidently one major innovation employed in the development of Kensington Boulevard was the use of “sheet asphalt paving” cited in local newspapers “as not hitherto attempted in any Fort Wayne subdivision.” According to one news article, the company had ordered nearly \$100,000 of improvements as of May 1917.¹⁰

The media blitz for Kensington Park started in early 1918 as local newspapers published articles extolling the virtues of “this beautiful tract” and reminding potential buyers that owning a home evinced pride in community and nation. Never one to mince words, Doud is quoted in a 1918 article as stating, “... all who visit will know...just what we mean when we speak of it [Kensington Park] in superlative terms.” A photograph taken at the south entrance to Kensington Boulevard in 1918 shows Doud and his salesman “getting ready for activity” to deal with the mass of soon-to-be purchasers of lots in the development. Amongst this group are well-known realtors such as James S. Peddicord, Louis F. Curdes, and E.E Doehrman. By May 1918, “automobilists” were invited to “take a Sunday spin in Kensington Park” on the “...best piece of asphalt paving in Fort Wayne” and view “a vast amount of shrubbery [that] has been set out.” With World War I still in progress, the patriotic duty of home ownership appeared in many advertisements of the time; the Kensington Park Company reinforced that idea in May of 1918 with an announcement “... convincing way, the patriotic principle involved in the ownership of a home.”¹¹

By 20 April 1919, the Kensington Park Company was reporting \$20,000 worth of lots sold. This obviously did not mean all were occupied by houses yet but progress appeared being made. The same article announcing the lot sales noted the completion of two houses and 8 more has been contracted with builders. Two months later, the image of a Craftsman-style house being built by Jim Peddicord for “Pennsy Engineer” Robert W. Dickens graced the real estate section of a local paper. The year 1919 seems to have been a big year for the north section of the district. Heralded as “Fort Wayne’s Most Desirable Residential Property” Kensington Park offered unequal location, every improvement [an owner could want], an assured future, and an excellent investment. With the new State Street streetcar line running to the north entrance there appeared to be no reason a prospective buyer couldn’t “hop” out and view the lots and progress being made.¹²

As the lots continued to sell on the first section of Kensington Park, Doud proceeded to develop the south section which was platted as South Kensington or as an advertisements in the Journal-Gazette called it New Kensington, the section from Lake Avenue to Niagara Drive. Interested parties were invited to invest the carfare and ride a Lakeside [trolley] car out Columbia Avenue to the heart of New Kensington. This section prospered along with the first developed and the collection of home styles tells a story of late 1920s and 1930s building starts and completions. Possibly the Great Depression slowed

¹⁰ Ibid; “Complete Plans Were Made Before the War,” *The Fort Wayne Journal-Gazette*, 17 February 1918; “Establish Separate Sales Departments,” *The Fort Wayne Journal-Gazette*, 23 September 1917; “Firm of W.E. Doud Has Modern Type Real Estate Offices,” *The Fort Wayne Journal-Gazette*, 4 September 1917; “Kensington Park Is Superb Development,” *The Fort Wayne Journal-Gazette*, 25 November 1917.

¹¹ “Kensington Park is Surely Superlative,” *The Fort Wayne Journal-Gazette*, 10 February 1918; “Salem Get Ready for Activity in Kensington Park,” *The Fort Wayne Journal-Gazette*, 19 May 1918; “Take a Sunday Spin in Kensington Park,” *The Fort Wayne Journal-Gazette*, 5 May 1918; “Kensington Park Company to Make Announcement,” *The Fort Wayne Journal-Gazette*, 20 May 1918.

¹² “Contracts Let for 8 Homes,” *The Fort Wayne Journal-Gazette*, 20 April 1919; “Fort Wayne’s Most Desirable Residential Property,” *The Fort Wayne Journal-Gazette*, 16 June 1919; “Peddicord Building Home in Kensington Boulevard,” *The Fort Wayne Journal-Gazette*, 22 June 1919.

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progress but by the early 1940s most of the Kensington Boulevard development looked like today; exceptions of course account for a few infill home styles in the late 1940s and early 1950s.

The architectural significance of the Kensington Boulevard Historic District is defined by a study of the styles of the various homes and the flow of infill along the various thoroughfares. Prior to its platting in 1917 and 1921, the land upon which the district developed was unoccupied except for the Italianate house at 1711 Kensington Boulevard, the home of the previous owner of the land. The homes in the original Kensington Park, between East State and Lake Avenues, were planned and executed as large residences in the Tudor/ Colonial Revival and American Foursquare styles of the initial period of development. Examples of these homes are visible in photographs 12 and 15; another example of a favorite style of the period is the Craftsman home visible in photograph 13. In the Kensington Addition, between Lake Avenue and Niagara Drive, the changes in style preference and lower price range dictated by Doud, are demonstrated by the number of smaller residences such as the Colonial Revival, American Small House, and the Ranch-style homes in this section of the district. Regardless of their degree of individual distinctiveness, the inventory of homes along Kensington Boulevard physically demonstrate the changes in architectural taste and the impact of infill over the period of final construction that account for the diversity of the district. Infill homes in either section highlight the continued appeal of the neighborhood with its parks, schools, and ready access to the rest of Fort Wayne.

The rest is history; today the Kensington Boulevard Historic District contains an inventory of home style examples from the early decades of the twentieth century with a degree of integrity not found in many subdivisions from the period. The district demonstrates the practical application of many of Robinson's design imperatives, curving or terraced streetscapes notwithstanding.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Bradley, George K. *Fort Wayne's Trolleys*. Chicago: Owen Davies, Publisher, 1963.

The Fort Wayne Journal-Gazette, 1917, 1918, 1919, and 1922 passim.

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

Ogle, George A. *Standard Atlas of Allen County, Indiana*. Chicago: Geo. A. Ogle Publishers, 1898.

Original Plats of Kensington Park Addition dated 1917 and South Kensington dated 1922.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register

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- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): 003-214-17001/17170

10. Geographical Data

Acreege of Property 50 Acres

Use the UTM system

UTM References

Datum (indicated on USGS map): Fort Wayne East Quadrangle, 1:24,000

NAD 1927 or NAD 1983

- | | | |
|-------------|------------------|-------------------|
| 1. Zone: 16 | Easting: 658322 | Northing: 4551254 |
| 2. Zone: 16 | Easting: 658452 | Northing: 4551261 |
| 3. Zone: 16 | Easting: 658530 | Northing: 4549657 |
| 4. Zone: 16 | Easting : 658400 | Northing: 4549657 |

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

Beginning at the northwest corner of the property line of 2225 Kensington Boulevard face south and proceed along the rear property lines of 2225 to 2103 Kensington Boulevard to their intersection with the north curb of Forest Avenue; cross Forest Avenue to the south curb and its intersection with the rear property line of 2019 Kensington Boulevard; proceed south along the rear property lines of 2019 to 1903 Kensington Boulevard to their intersection with the north curb of Delaware Avenue; cross Delaware Avenue to the south curb's intersection with the north property line of 1816 Delaware Avenue (not included in the historic district); proceed east to the northwest corner of the property at 1845 Kensington Boulevard south along the rear property line of 1845 to the north property line of 1839 Kensington Boulevard; turn west and proceed to the northwest corner of 1839 Kensington Boulevard; turn south and proceed along the rear property lines of 1839 to 1801 Kensington Boulevard to the north curb of Nevada Avenue; turn east and proceed to a point directly north of the northwest corner of 1525 Kensington Boulevard; then turn south and cross Nevada Avenue to the intersection of the south curb with the rear property line of 1719 Kensington Boulevard; proceed south along the rear property lines of 1719 to 1601 Kensington Boulevard to their intersection with the north curb of Vermont Avenue; turn east and proceed to a point directly north of the northwest corner of 1525 Kensington Boulevard; then turn south and cross Vermont Avenue to the intersection of the south curb with the rear property line of 1525 Kensington Boulevard; proceed south along the rear property line of 1525 to the north property line of 1521 Kensington Boulevard; turn west and proceed to the northwest corner of 1521; turn south and proceed along the rear property lines of 1521 to 1503-1505 Kensington Boulevard to the north curb of Lake Avenue; turn east and proceed to a point directly north of the northwest corner of 1429 Kensington Boulevard; turn south and cross Lake Avenue to the intersection of the south curb with the rear property line of 1429 Kensington Boulevard; proceed south along the rear property line of 1429 to the north property line of 1425 Kensington Boulevard; turn west and proceed to the northwest corner of 1425; proceed south along the rear property lines of 1425 to 1401 Kensington Boulevard to the north curb of Tilden Avenue; cross Tilden Avenue to the intersection of the south curb with the rear property line of 1331 Kensington Boulevard; proceed south along the rear property lines of 1331 to 1303 Kensington Boulevard to the north curb of Columbia Avenue; cross Columbia Avenue to the intersection of the south curb with the rear property line of 1221 Kensington Boulevard; proceed south along the rear property lines of 1221 to 1101 Kensington Boulevard to the north curb of Cody Avenue; turn east and proceed to a point directly north of the northwest corner of 1031 Kensington Boulevard; turn south and cross Cody Avenue to the intersection of the south curb with the rear property line of 1031 Kensington Boulevard; proceed south along the rear property line of 1031 to the north property line of 1027 Kensington Boulevard; turn west and proceed to the northwest corner of 1027; turn south and proceed along the rear property lines of 1027 to 811 Kensington Boulevard to the northwest corner of 807 Kensington Boulevard; proceed south along the rear property line of 807 Kensington Boulevard to the northwest corner of 1815 Niagara Drive (not included in the historic district); proceed east along the north property line of 1815 to the northeast corner of 1815; turn south along the rear property lines of 807 to 801 Kensington Boulevard to the south property line of 801 Kensington Boulevard; turn east and proceed along this property line to the west curb of Kensington Boulevard; turn southeast and cross Kensington Boulevard to the intersection of the east curb and the south property line of 1901 Niagara Drive; proceed along the south property of this address to its intersection with the rear property line of 1901 Niagara Drive; turn north and proceed along the rear property lines of 1901 Niagara Drive to 1024 Kensington Boulevard; at the northeast corner of 1024 Kensington Boulevard proceed to the southeast corner of 1028 Kensington Boulevard; turn north and follow the property lines of 1028 and 1032 Kensington Boulevard to the south curb of Cody Avenue; cross Cody Avenue to the intersection of the north curb and the south property line of 1102 Kensington Boulevard; proceed east to the southeast corner of the property; proceed north along the rear property lines of 1102 to 1224 Kensington Boulevard to their intersection with the

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north property line of 1224 Kensington Boulevard; turn west and proceed along that north property line to its intersection with the rear property line of 1902 Columbia Avenue; turn north and proceed along the rear property line of 1902 Columbia Avenue to the south curb of Columbia Avenue; cross Columbia Avenue to the intersection of the north curb and the rear property line of 1302 Kensington Boulevard; proceed north along the rear property lines of 1302 to 1334 Kensington to the south curb of Tilden Avenue; cross Tilden Avenue to the intersection of the north curb with the rear property line of 1402 Kensington Boulevard; proceed north along the rear property lines of 1402 to 1426 Kensington Boulevard; at the northeast corner of 1426 proceed west to the southeast corner of 1432 Kensington Boulevard; proceed north along the rear property line of the property to the south curb of Lake Avenue; cross Lake Avenue to the intersection of the north curb with the rear property line 1504-1506 Kensington Boulevard; proceed east to the southeast corner of 1504-1506; proceed north along the rear property lines of 1504-1506 to 1520 Kensington Boulevard; at the northeast corner of 1520 Kensington Boulevard proceed west to the southeast corner of 1526; follow the rear property line of 1526 to the intersection of the south curb of Vermont Avenue; cross Vermont Avenue to the intersection of the north curb and the south property line of 1602 Kensington Boulevard; proceed along the rear property lines of 1602 to the property's northeast corner; proceed east to the southeast corner of 1608 Kensington Boulevard; proceed along the property lines of 1608 to 1730 Kensington Boulevard to the south curb of Nevada Avenue; cross Nevada Avenue to the intersection of the north curb with the rear property lines of 1802 to 1840 Kensington Boulevard; at the northeast corner of 1840 proceed west to the southeast corner of 1848 Kensington Boulevard; proceed north along the rear property line of 1848 to the south curb of Delaware Avenue; cross Delaware Avenue to the intersection of the north curb and the rear property line of 1904 Kensington Boulevard; proceed north along the rear property lines of 1904 to 2022 Kensington Boulevard to the south curb of Forest Avenue; cross Forest Avenue to the intersection of the north curb and the rear property line of 2102 Kensington Boulevard; proceed north along the rear property lines of 2102 to 2222 Kensington Boulevard to the south curb of East State Boulevard; turn west and proceed along the north property line of 2222 Kensington Boulevard; cross Kensington Boulevard; proceed west along the north property line of 2225 Kensington Boulevard to its northwest corner, the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries, as shown on the maps, enclose all the original lots facing Kensington Boulevard in the original plats; plus one home on Columbia Avenue and one on Niagara Drive. The western edge of the Kensington Boulevard district boundary is the eastern boundary for another historic district oriented on North Anthony Boulevard. The eastern Kensington boundary is based on the plats.

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11. Form Prepared By

name/title: John Warner
organization: _____
street & number: 5018 Broadway Street
city or town: Indianapolis state: IN zip code: 46205
e-mail: jp_warner@sbcglobal.net
telephone: 3172835450
date: _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Kensington Boulevard Historic District

City or Vicinity: Fort Wayne

County: Allen

State: Indiana

Photographer: John Warner

Date Photographed: 10 September 2018 and 17 December 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 21. This view, looking south in the south portion of Kensington Boulevard, offers a single view of what the esplanade may have looked like when it reached full maturity. The light poles in this view and throughout the entire district are replacements for the originals.
2. This view of 806 Kensington Boulevard, looking east, is one example of one of the later infill homes in the south portion of the district which generally speaking had more non-upscale homes than the north portion.
3. Looking west at 801 Kensington Boulevard which is one of the non-contributing homes in the district due to significant change to the façade.
4. Looking east at 922 Kensington Boulevard. This Art Moderne home is one of only a few in the district inventory and a modest example of the style.
5. Looking east at 1008 Kensington Boulevard. A relatively unadorned example of the style if compared to others in the district, this house represents some of the mid-range homes built in this section of the district south of Lake Avenue.
6. Looking northeast at a collection of houses, 1018, 1024, 1028, and 1032 Kensington Boulevard. In the view, 1018 is nearest the camera and group demonstrates the mix of styles more likely found in the later-developed south section of the district, particularly the range of Colonial Revival homes.

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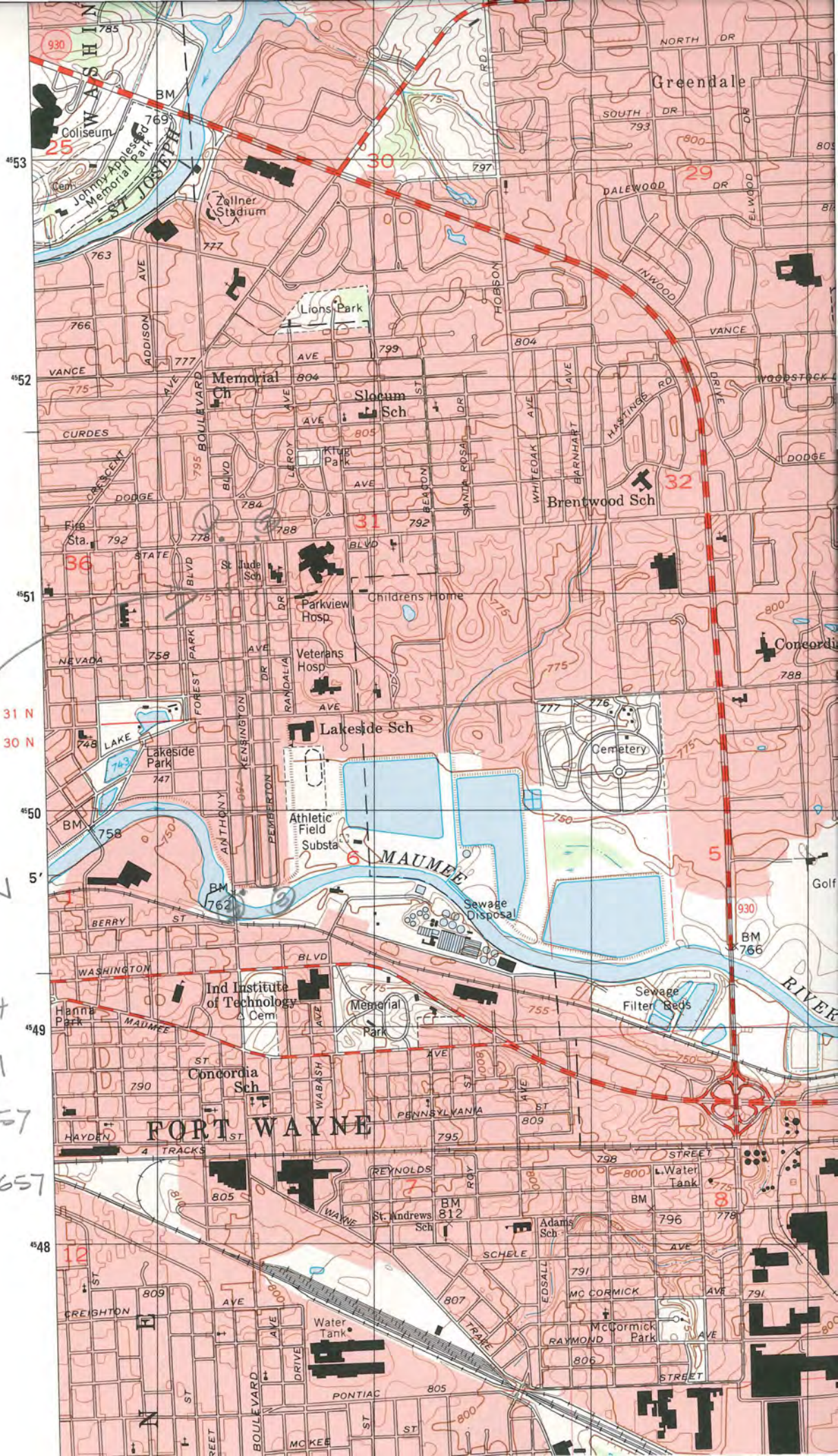
7. Looking east at 1220 Kensington Boulevard at a very early example of an attached garage arrangement and one of a very few in the district.
8. Looking east at 1402 Kensington Boulevard one of a few Mission style homes in the district that were generally popular in the mid-1920s. From the proximity of the built-by date and the platting of the south portion of the district this is likely an early addition to the district inventory.
9. Looking northwest at a group of houses, 1307, 1313, 1317 and 1325 Kensington Boulevard, which also shows the change in style choice between the north and south sections of the district; 1307 is the home nearest the camera.
10. Looking southwest at 1101 Kensington Boulevard a late arrival to the district.
11. Looking southwest at the north elevation of 825 Kensington Boulevard. Although smaller than some other examples of the Craftsman style, this home contains and retains most of the bells and whistles expected.
12. Sited at the south entrance to the north section of the district, this home at 1506 Kensington Boulevard incorporates the elegance of the Tudor Revival style and is an example of the more upscale homes in this section of the district; looking northeast.
13. Looking northeast at 1602 Kensington Boulevard the largest example of the style in the district and like the Craftsman at 825, demonstrates the bells and whistles that established the popularity of the style.
14. Looking northeast at this American Small House at 1810 Kensington Boulevard which is obviously an infill at a later date than the surrounding homes.
15. Looking south at a group of homes, 1925, 1915, 1909, and 1903 Kensington Boulevard, demonstrating the changing from American Foursquare to more Tudor Revival styles in the north section of the district.
16. Looking northeast at another grouping of homes, 1704, 1710, 1714, and 1730 Kensington Boulevard showing examples of two of the prevalent styles in the north section of the district.
17. Looking southwest at 1839 Kensington Boulevard at a very nice example of the Craftsman-style homes in the district. Not as richly embellished as 1602 but clearly well-appointed and cared for.
18. Clearly not of the same century as the rest of the homes in the district, this Italianate home at 1711 Kensington Boulevard once graced the acreage belonging to the Wiegman family. Not as ornate as other examples found in the larger community, this house serves as an exclamation point in the transition from massive brick Victorian homes to the simpler styles of the early 20th century; looking west.
19. Looking southwest at the entrance structure at Kensington and East State Boulevards.
20. Looking northwest at the entrance structure at Kensington Boulevard and Lake Avenue.
21. Looking west at the north entrance structure to the south section of the district at Lake Avenue and Kensington Boulevard.

Kensington Boulevard Historic District
Name of Property

Allen County, Indiana
County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



KENSINGTON
 BOULEY & RD.
 HISTORIC
 DISTRICT
 ALLEN Co. IN
 NAD 83
 UTM's
 ① 16 658322
 4551254
 ② 16 658452
 4551261
 ③ 16 658530
 4549657
 ④ 16 658400
 4549657

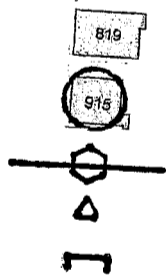
MAP 1

NORTH

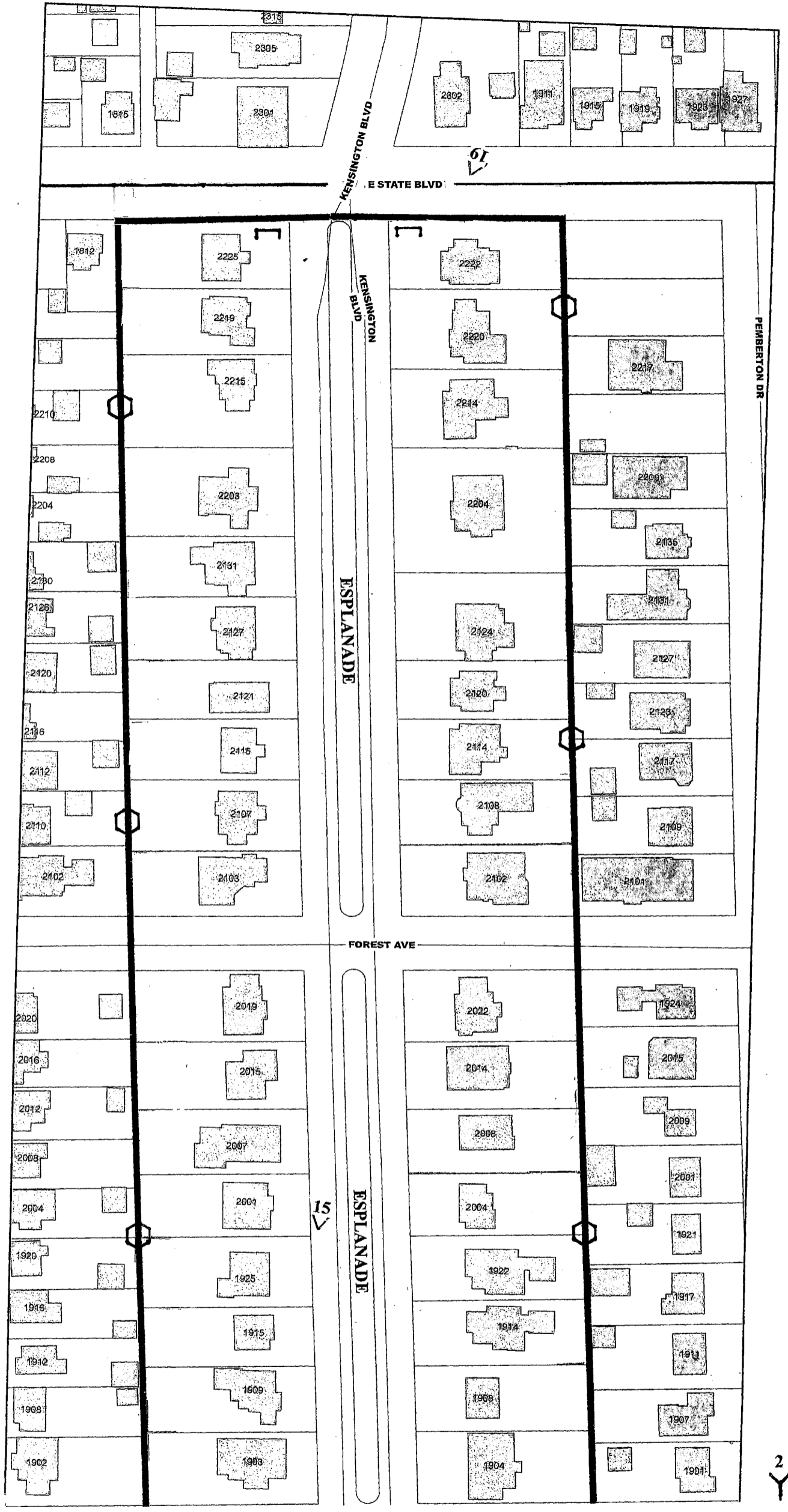


KENSINGTON BOULEVARD
HISTORIC DISTRICT
Fort Wayne, Allen County, IN

- LEGEND**
Contributing
Non-Contributing -
Boundary
Photo Designator
Entrance Structure



2



15

2

NOT TO SCALE

MAP 2

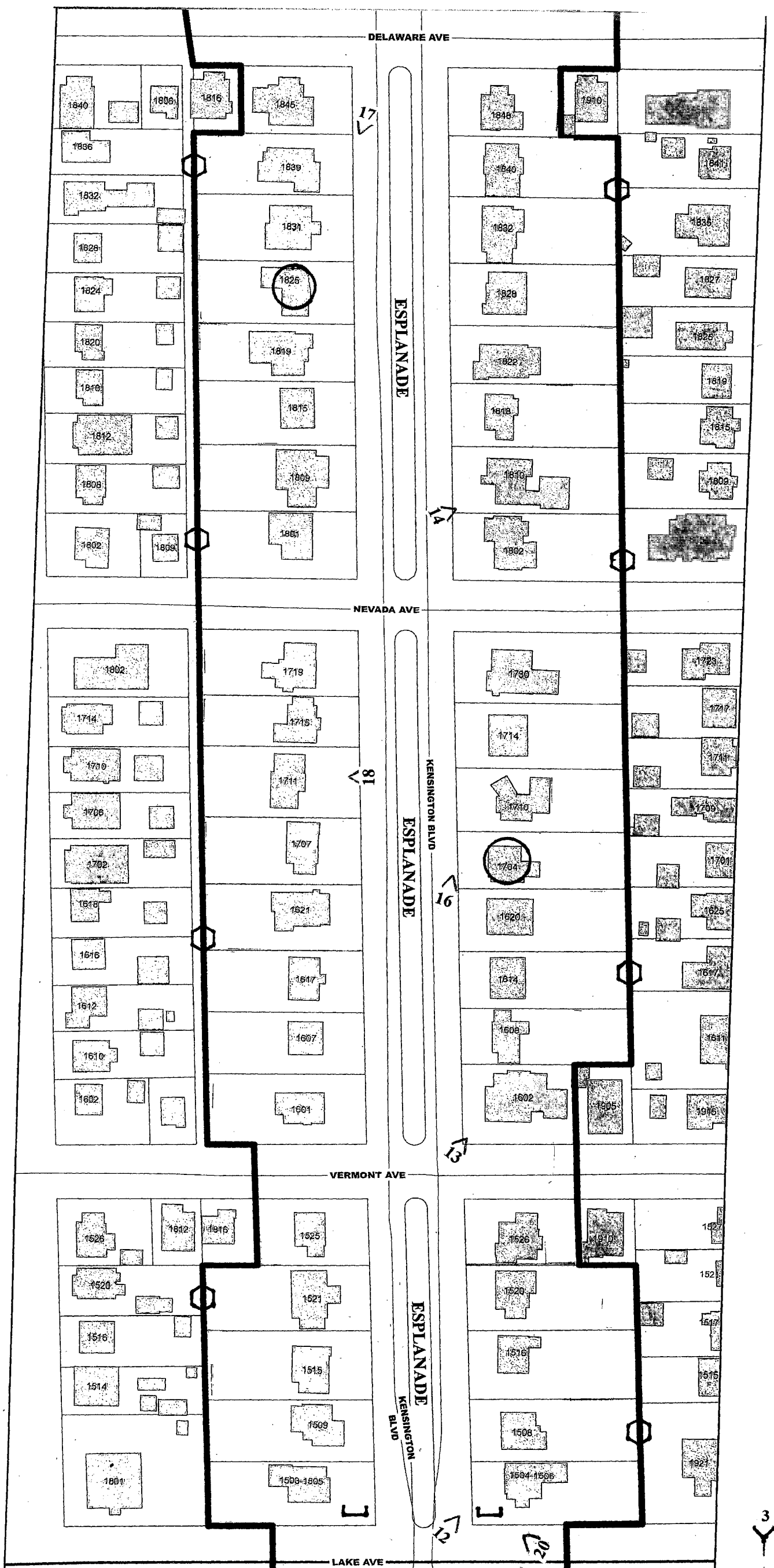
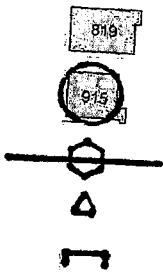
NORTH



KENSINGTON BOULEVARD
HISTORIC DISTRICT
Fort Wayne, Allen County, IN

LEGEND

- Contributing
- Non-Contributing -
- Boundary
- Photo Designator
- Entrance Structure



NOT TO SCALE

MAP 3

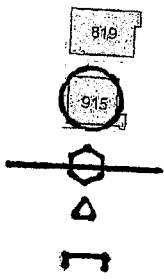
NORTH



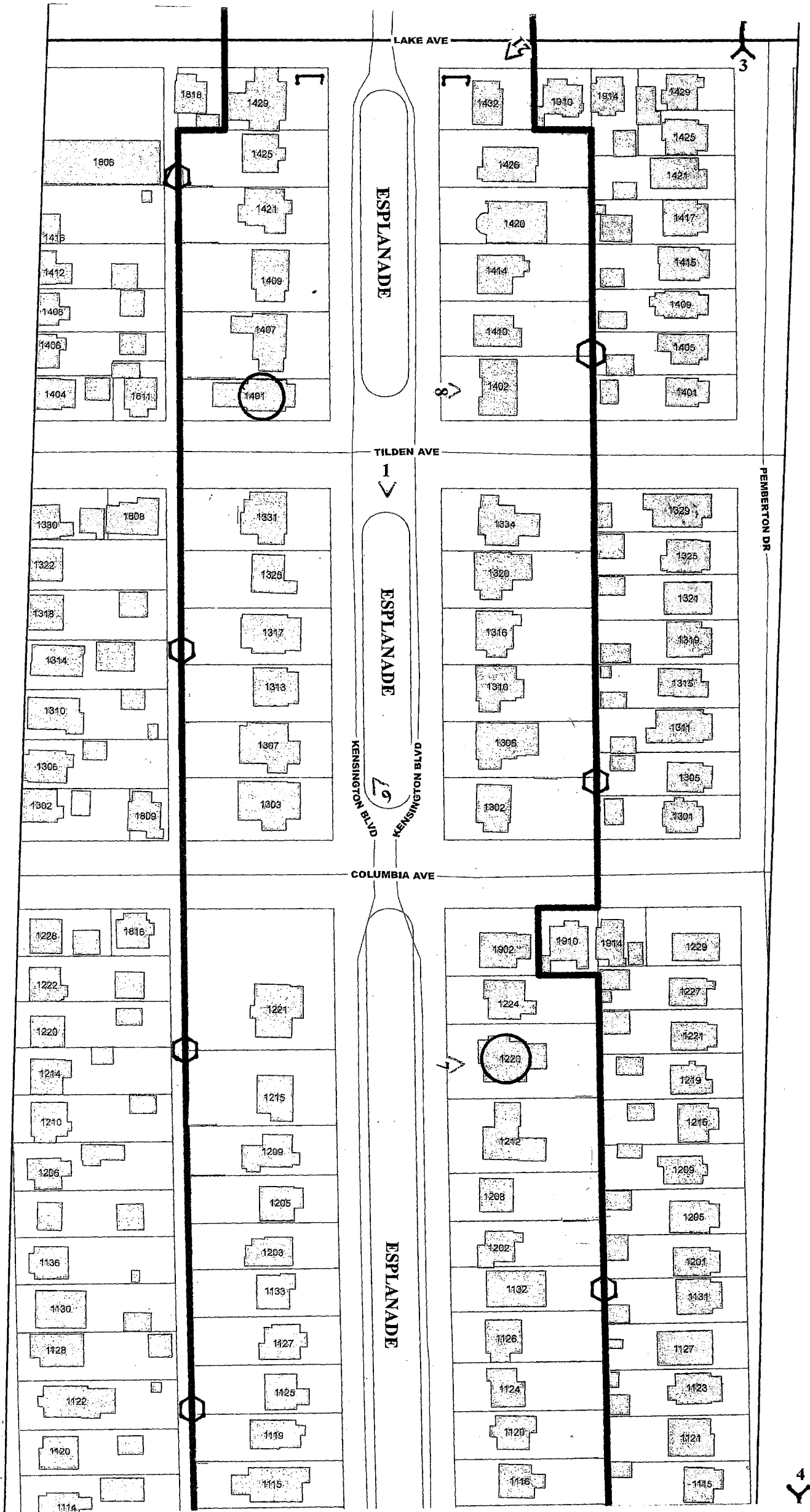
KENSINGTON BOULEVARD
HISTORIC DISTRICT
Fort Wayne, Allen County, IN

LEGEND

- Contributing
- Non-Contributing -
- Boundary
- Photo Designator
- Entrance Structure



NOT TO SCALE



3

3

PEMBERTON DR

LAKE AVE

ESPLANADE

TILDEN AVE

ESPLANADE

KENSINGTON BLVD

COLUMBIA AVE

ESPLANADE

4

4

MAP 4

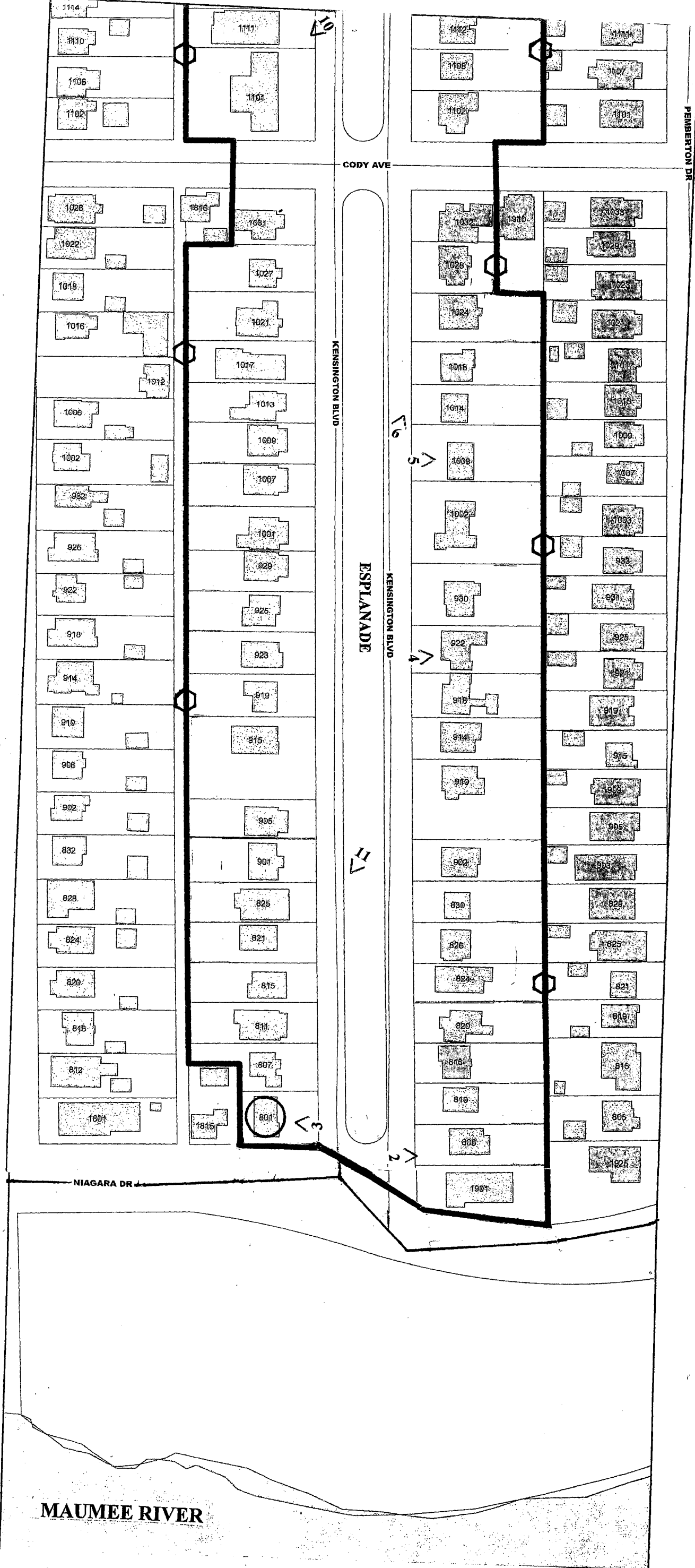
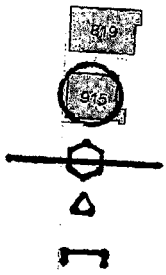
NORTH



KENSINGTON BOULEVARD HISTORIC DISTRICT
Fort Wayne, Allen County, IN

LEGEND

- Contributing
- Non-Contributing
- Boundary
- Photo Designator
- Entrance Structure



NOT TO SCALE

MAUMEE RIVER

PEMBERTON DR

CODY AVE

KENSINGTON BLVD

ESPLANADE

KENSINGTON BLVD

NIAGARA DR





806

806

806





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City of
Kalamazoo, MI



30

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Kensington Boulevard Historic District

Multiple Name: Historic Residential Suburbs in the United States, 1830-1960 MPS

State & County: INDIANA, Allen

Date Received: 7/23/2019 Date of Pending List: 8/9/2019 Date of 16th Day: 8/26/2019 Date of 45th Day: 9/6/2019 Date of Weekly List:

Reference number: MP100004368

Nominator: Other Agency, SHPO

Reason For Review:

X Accept Return Reject 9/3/2019 Date

Abstract/Summary Comments: Meets the registration requirements of the MPS. This district is focused on a single boulevard, developed by the same man via two plats. Carved out of an existing farm, the neighborhood includes the mid-19th century farmhouse along the landscaped esplanade. Good examples of period revival houses and craftsman houses line the street, and the collection has a high degree of historic integrity. Locally significant in community planning and development and architecture.

Recommendation/ Criteria: Accept / A & C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



July 18, 2019

Ms. Joy Beasley
Keeper of the National Register
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240



Re: Kensington Boulevard Historic District, Allen County, Indiana

Dear Ms. Beasley,

Enclosed is a National Register of Historic Places nomination for the Kensington Boulevard Historic District, Allen County, Indiana. The application was processed, approved, and forwarded to our office by the Certified Local Government of Fort Wayne, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted to recommend its approval to the National Register of Historic Places.

The enclosed disk contains the true and correct copy of the nomination for the Kensington Boulevard Historic District, Allen County, Indiana to the National Register of Historic Places.

Please address any questions you or your staff may have about this nomination to my National Register staff members, Paul Diebold or Holly Tate.

Sincerely,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

enclosure: nomination package



The mission of ARCH is to advocate for the protection and preservation of historically and culturally significant assets and historic places in Allen County and northeast Indiana.

July 9, 2019

Cameron F. Clark, State Historic Preservation Officer
Division of Historic Preservation and Archaeology
402 West Washington Street, Room W274
Indianapolis, Indiana 46204-2739

RECEIVED
JUL 12 2019
DNR

Dear Mr. Clark,

I am writing in reference to the petition for the Kensington Historic District's nomination for the National Register of Historic Places (NHRP), scheduled for discussion on July 17, 2019, by the Indiana Historic Preservation Review Board.

ARCH, Inc., the Fort Wayne-area historic preservation organization, wishes to express its support for the NHRP designation in recognition of the district's architectural significance, association with the 1911 George Kessler Park & Boulevard Plan and its location relative to other historic districts in both local history and geography. The homes in the district represent a variety of early- to mid-20th century styles including Colonial Revival, Tudor Revival, Craftsman and American Foursquare in addition to the uncommon Art Moderne style, plus a large Italianate home that predates the development of the platted neighborhood. Its landscape design with the even rhythm in streetscape and the long, landscaped boulevard graced by neighborhood markers remains as originally created. This neighborhood is a place that helps tell the story of Fort Wayne and will help maintain the city's distinctive vitality for years and years to come with the support of the national register designation.

As ARCH's mission is to advocate for the protection and preservation of historically and culturally significant assets and historic places, we encourage the Historic Preservation Review Board to advance the National Register of Historic Places nomination of Kensington Historic District for approval by the National Park Service.

Sincerely,

Connie Haas Zuber
Executive Director
ARCH, Inc.