

To the People of Fort Wayne

DURING the past few days, the Kensington Park Company has issued its formal announcement of the opening of the sale of the properties in Kensington Park, which has been called "Fort Wayne's superb residential district."

The Company is not only proud to make this announcement but it believes that it is doing a truly patriotic thing in affording a new opportunity for the establishment of homes, and through them a greater devotion to the interests of our country. If, as it has been often said, "the home is the basis of true patriotism," then the man who becomes the owner of a home site—even though he may be looking to the future as the time to build—has proclaimed his deep interest in the enduring fundamental things.

Kensington Park offers the very best that money can buy. It is a "before-the-war" development—the land was bought before the war, all contracts were let before the war, all materials were bought before the war—and the prices at which the properties are being sold are based upon these conditions.

Its restrictions guarantee the "quality" of the people as well as the growing value of the properties.

For those who wish to build, the Kensington Park Company will arrange for the provision of the money needed to bring about that happy result. And in order to promote a more lively interest, the company will make liberal building bonus concessions. We want to give \$5,000 to those who build first in Kensington Park, and will be glad to explain the details of this interesting plan.

It is unnecessary to say that Kensington Park has all of the up-to-date improvements—*asphalt paving, ornamental boulevard lighting, water, sewers and everything that goes with the phrase, "modern conveniences."*

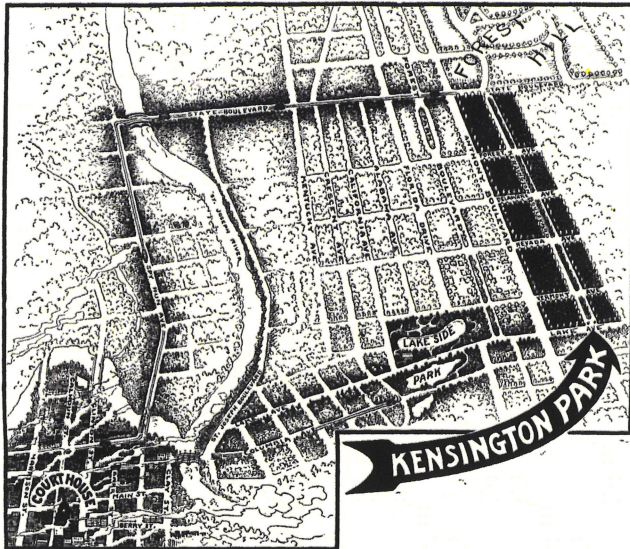
It seems unnecessary, also, to grow enthusiastic over the beauty of the place or of the approaches which connect it with the downtown district—located as it is, directly east of the Lake Avenue entrance to Forest Park boulevard, and with the additional advantage of having two main north and south boulevards extending through it from Lake Avenue to State Boulevard. Nor is it necessary to go into details as to its environments. All of these conditions are known to every one who has the deep interest of Greater Fort Wayne at heart.

Yours for a greater Fort Wayne.

Kensington Park Company

W. E. DOUD, President.
P. J. ARCHER, Vice President.

E. E. DOEHRMANN, Secretary.
CHARLES F. PFEIFFER, Treasurer.



THE BIRD'S-EYE VIEW is designed to show the ideal location of KENSINGTON PARK, its highest class surroundings, and the beautiful drives which connect it with the downtown district. The street railway connection is also shown.

Acknowledgements

City of Fort Wayne
Sharon Tucker, Mayor

Community Development Planning & Policy

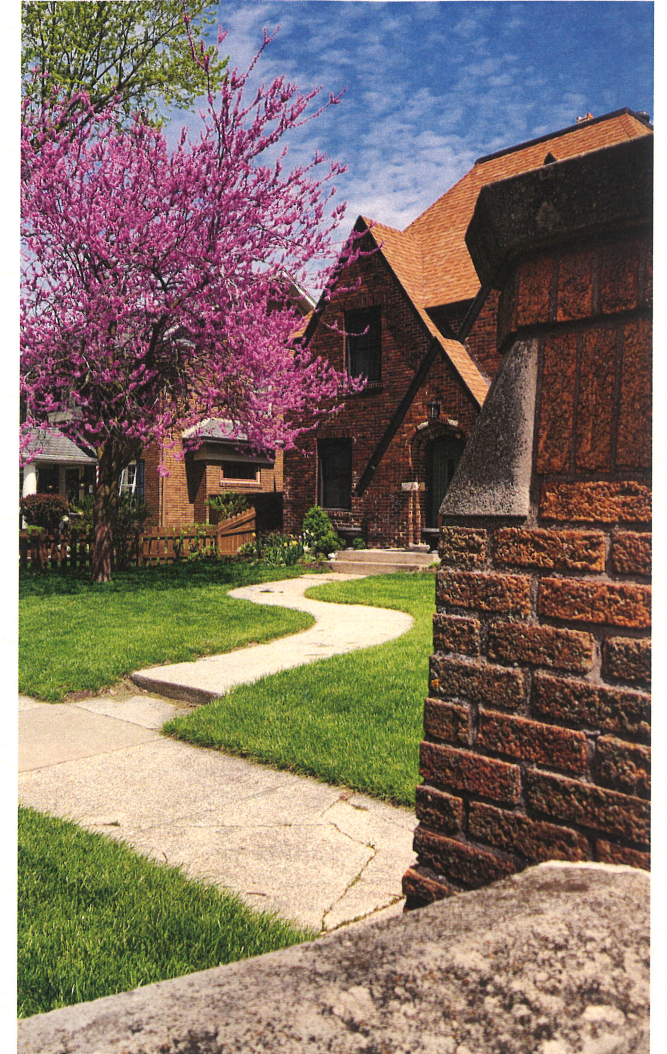
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Kensington Park Company, advertisement, The Fort Wayne Sentinel, May 25, 1918, p.6 and June 1, 1918, p.5.

For more information about Historic Preservation in Fort Wayne, call 311, or 260-427-2160
www.cityoffortwayne.org/preservation

Kensington Boulevard Historic District



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Fort Wayne, Indiana

Introduction

The Kensington Boulevard Historic District is significant as an example of the role of transportation infrastructure to the development of Fort Wayne's early twentieth century suburban residential areas. The City Beautiful-inspired George Kessler plan for the community was a major influence. The district also is a showcase of architectural style choices popular from 1917 to 1955, however there is one c.1870 Italianate style house that remains from an earlier country estate. The houses in the district have a high degree of architectural integrity. For these reasons the Kensington Boulevard Historic District was listed on the National Register of Historic Places in 2019.

The National Register is the nation's official list of properties considered worthy of preservation. Listing on the National Register gives a degree of protection from any potentially adverse effects of state and federally funded projects, and may also provide financial incentives for appropriate rehabilitation.

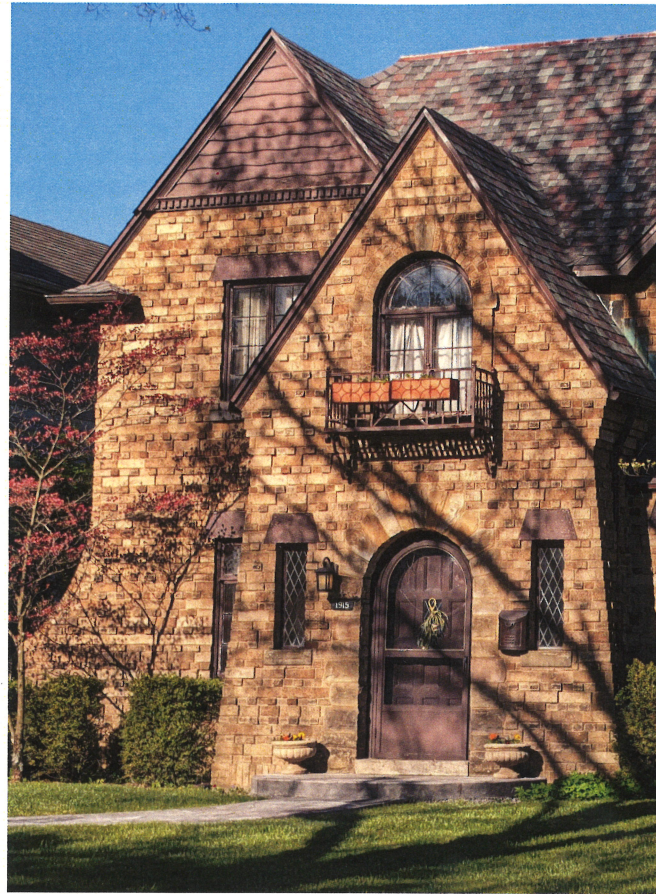
For more information about historic districts in Fort Wayne please call 311, or call the Historic Preservation staff at (260) 427-2160; or visit www.cityoffortwayne.org/preservation.

History

Many of Fort Wayne's residential subdivisions of the early twentieth century applied the concepts proposed in 1909 by recommendations of a report by Charles Mulford Robinson. Implementation was guided by the "City Beautiful" plan for a "Park and Boulevard System of Fort Wayne" by landscape architect George Kessler. Better-quality subdivisions of the 1910s and 1920s were often located adjacent to the Kessler boulevards or newly established parks. These plats typically had deep and consistent setbacks of homes; front lawns without fences, with open, uncluttered streetscapes; utilities along rear lot lines; and grass park strips with shade trees between the sidewalk and the street. Several developments of the period had boulevards; curving streets; and terracing, or used natural elevation changes to create natural, curving streets. In previously wooded areas several plats were designed to protect large, existing trees.

Fort Wayne real estate developers embraced the city planning movement. They shifted from merely selling lots where owners would build new homes; instead these development companies began building and selling houses. Developers adopted a "community approach." There was a growing consideration of proximity to amenities such as schools, parks, commercial areas, and churches as sales and marketing tools.

Examples in adoption of new trends were the developments of Wallace Elmer (W.E.) Doud. His ads and marketing focused on proximity of parks near additions, access to public transportation, distance to downtown and industrial areas, and site improvements designed to increase property values. Common to W.E. Doud's developments were deed restrictions to create an environment consistent with the City Beautiful concept; at the same time an air of exclusivity was created to assure buyers they were "making the right choice." Ads promoted the exclusive nature of developments, based on the use of home price requirements and physical restrictions included in the plats.



1915 Kensington Blvd. Louis and Clara Prange House, Tudor Revival, c.1935

Deed restrictions maintained orderliness and openness. Easements between lots, front and side setback requirements, and prohibiting non-residential buildings or uses on residential lots provided buyers security their investment was safe. The 1917 Kensington plat contained lots along Kensington Boulevard wider than lots facing North Anthony Boulevard, averaging 60 feet versus 40/45 feet. Increased lot size allowed room for the grander homes sought by Doud and his sales team. Deeds required houses on Kensington Boulevard to be no less than \$4500.00 in value, guaranteeing the "upscale" nature of the residences.

The Kensington Park Company was formed in March, 1917, with James S. Peddicord as a key planner and promoter of the development. The effort to market and sell Kensington Boulevard lots began mid-1917. Kensington was touted as a "development planned before the war" (World War I); the material costs and the contracts for infrastructure development were bought at "before-the-war" prices. Doud and Peddicord started moving dirt, installing sewer and water pipes, pouring concrete, and paving streets in 1917, before a lot was sold. An innovation used in development of Kensington Blvd. 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, Doud had ordered nearly \$100,000 in improvements as of May 1917.

The media blitz for Kensington Park started in early 1918. Newspapers printed articles describing "this beautiful tract" and reminding potential buyers that owning a home showed pride in community and nation. Doud is quoted in a 1918 article; "... all who visit will know...just what we mean when we speak of (Kensington Park) in superlative terms." A photo taken at the south entrance to Kensington Blvd. in 1918 shows Doud and his team "getting ready for activity" to deal with the coming rush to purchase lots.

By April 20, 1919, the Kensington Park Company reported \$20,000 worth of lots sold. All lots were not occupied by houses, but development was in progress. The newspaper announced lot sales, and completion of two houses. Eight more houses had 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.

As lots sold in the first section of Kensington Park, the south section, or South Kensington, from Lake to Niagara Drive was platted in 1921. (An ad called it New Kensington.) The public was invited to invest in carfare and ride the Columbia Ave. trolley directly to the heart of New Kensington. This section prospered along with northern Kensington; the collection of home styles tells a story of late 1920s and 1930s residential construction. The Great Depression slowed progress but by the early 1940s most of Kensington Boulevard development looked as it does today; there are some later homes with styles of the late 1940s and early 1950s.

The architectural significance of the Kensington Boulevard Historic District is within the variety of house styles and quality of construction. Prior to development as Kensington the site was a small farm that included the c.1870 Italianate house at 1711 Kensington Blvd., the home of previous owners of the acreage. The homes in the original Kensington Park, between East State Blvd. and Lake Avenue, were built as upscale residences in the Tudor, Colonial Revival, Craftsman, and American Foursquare styles. The segment of the district between Lake Ave. and Niagara Drive has lower cost requirements in the deed restrictions of the plat, and as a result the average house is smaller. The somewhat later construction period is shown by examples of the American Small House and the Ranch style.

Kensington Boulevard Historic District

Please respect the occupants' privacy by viewing all listed homes from the street.

1 Springer & Wolf "House of Tomorrow" Art Moderne, c.1937 922 Kensington Blvd.



The Art Moderne style was a favorite of architect designed houses of the mid-to-late 1930s, but it is a rarity in Fort Wayne. The house features smooth stucco walls with three accent bands, corner windows and a recessed corner entry; a small rectangular window is beside the door. The house and attached garage have flat roofs; the decorative railing on the garage emphasizes the horizontal lines. The structure is "Haydite" concrete block with steel framing. This home was built by Springer & Wolf, who marketed themselves as the "Builders of Houses of Tomorrow."

2 Paul & Evelyn Gombert House Spanish Eclectic, c.1926 1002 Kensington Blvd.



Spanish Eclectic combines a variety of elements of Mediterranean architecture. This striking example has a side gable roof accented by chimneys with chimney pots at each side, and round-arched windows flank a centered porch with a gabled parapet finished by a terra cotta finial. The porch has round arches on the front and sides. In a nod to Pueblo style, a flat-roofed solarium is stacked upon a flat-roofed one-car garage. Stucco exteriors are common in the style. Gombert was an estimator for the Western Gas Construction Co.

7 William & Lucile Yohe House Tudor Revival, c.1930 1730 Kensington Blvd.



This large, two-story, polychrome brick house has a steep flat-topped hipped roof and several steeply-pitched gables. The center gable has an inset front door surrounded by bands of brick with stone accents. A round-arched casement window is above the door, and the door is flanked by fixed, narrow windows. The wooden door has a small, rectangular window with diamond-shapes in leaded glass. The sides of the house have several gabled wall dormers. Yohe was manager at Mayflower Mills.

8 Thomas & Catherine O'Dowd House Tudor Revival, c.1927 1802 Kensington Blvd.



This whimsical Tudor Revival house provides a taste of the Storybook style. Rare, even in the 1920s, "Storybook" houses were playful; many suggested homes in a British village. This is a large house, yet the cross-gable, slate roof with brackets, oversized chimney with decorative pots, and other exaggerated Tudor elements suggest Medieval cottages. Half-timbered and jettied walls on the second floor overhang the first floor. The front door with a segmental arch and stone surround is finely detailed. O'Dowd owned several businesses including the Rich Hotel.

9 Henry & Lillian Eckrich House Tudor Revival, c.1935 1914 Kensington Blvd.



Showing the great variety of the Tudor Revival style, this house has a complex slate roof with a clipped gable on the façade. English bond polychromatic brick walls have different brick sizes used for header and stretcher rows. Half-timbering on the walls is in-filled with brick; there is a small jetty over the arched and paneled front door. Large steel casement windows are common; however, the canvas awnings are a rare period-correct touch. Eckrich was a son of the founder of Peter Eckrich Meat Co.; he continued to lead the company.

10 Joseph & Helen Dye House Tudor Revival/French Eclectic, c.1929 1922 Kensington Blvd.



A combination of Tudor Revival with a French flair, there is a complex roof with a flat area at the top. A prominent front gable combines polychrome brick with rusticated stone; a more formal panel of stone and corbeled brick is in the gable. A massive square tower with a pyramidal roof is topped by a weather vane. Even more romantic, the façade has French doors with a fanlight and a Juliette balcony, and a curved wing wall that extends to a small "tower." The recessed tower entry is also framed by rusticated stone. Dye was a long-time employee of Wolf & Dessauer; he was serving as President of the company when he left in 1957 for various international entrepreneurial pursuits.

15 Theodore & Anna Kramer House Craftsman, c.1921 2015 Kensington Blvd.



Although the massing is similar to an American Foursquare, this Craftsman house lacks a front dormer and the front porch has an exaggerated offset with a one-story projection on the north. The low hipped roof has open eaves, and the walls are stucco with decorative wood bands and a brick first-floor. The large porch has a low hipped roof supported by corbeled brick piers. There are multi-pane windows and a glazed front door. Kramer was a salesman at Fort Wayne Saddlery Co., and later VP and Sec. of Fort Wayne Securities.

16 C. Paul & Louise Rossberg House Craftsman, c.1920 1839 Kensington Blvd.



Small, yet a superb Craftsman example, many elements of a California bungalow are used. The cross-gable roof with a gabled dormer has wide eaves, decorative vergeboards, exposed rafters, and large knee braces. The elaborate corner porch has piers that support sets of square columns and a large scroll-cut panel in the gable. Decorative windows are enhanced by a large flower box mounted on the wood shingle siding; there is a detailed brick chimney on the side. Rossberg was an accountant for the Wayne Oil Tank & Pump Co.

17 Maximillian & Edith Blitz House, Colonial Revival, c.1931 1617 Kensington Blvd.



An elaborate example of Colonial Revival, this side-gable brick house has a slate roof with a small, centered gable on the façade. The gable contains a decorative ocular window with limestone keystones. A single front door with an arched fanlight is under a gabled entry porch with an open pediment, supported by sets of square columns. Windows have flat arches with decorative keystones and limestone sills. Blitz was an insurance agent.

18 Robert, Jr. & Margaret Romey House Tudor Revival, c.1926 1429 Kensington Blvd.



A unique expression of the Tudor Revival style, this large house emulates a smaller Tudor Cottage. The simple massing and the rolled eaves suggest a smaller cottage. The side-gable roof has three gabled dormers with half-timbering. Multiple segmental arch openings have French doors with decorative sidelights and elliptical fanlight transoms. The recessed front door opens onto a low terrace across the front of the house. Romey was a realtor and builder.

3

**Walter & Ruth Turner House
Mission Revival, c.1926
1402 Kensington Blvd.**

This unique home of buff-colored brick has a hipped roof with twin wings on each side of a central, recessed porch. Decorative, shaped parapets are accented by ocular windows. The flat roof of the porch is detailed with shaped brackets that mimic a pergola. The porch is supported by brick piers and a wall balustrade; the house has a double front door and flower boxes that match the porch details. This was marketed as a spec house by Gunder and Spahr Realtors. Turner was an underwriter for Lincoln National Bank.



4

**Hubert & Marie Berghoff House
Craftsman/Mission Revival, c.1926
1420 Kensington Blvd.**

This Eclectic house has elements of Craftsman and Mission Revival styles. A bungalow in form, it has wide eaves with cornice returns, clipped gables, Prairie windows, and brown brick with limestone details. The recessed porch has two round arches, and a parapet above. The five-part projecting bay has unusual saw-toothed interlocking brickwork at the corners. Berghoff was president of City Carriage Works.



5

**Arthur & Margaret Druce House
Craftsman, c.1926
1602 Kensington Blvd.**

All the key Craftsman bungalow elements are seen on this house. It has a very low cross-gable roof and open eaves supported by massive knee braces. The wraparound porch is supported by sets of square posts resting on rubble stone piers; the massive front chimney is of matching stone, and low stone piers flank the steps. Among other Craftsman elements are wood shingle siding, highly decorative doors, and Prairie windows with Craftsman trim. Druce worked for General Electric.



6

**Justin & Florence Jenkins House
Tudor Revival, c.1950
1710 Kensington Blvd.**

A late example of Tudor Revival, this house uses Tudor elements in unexpected ways, compared to Tudors of the 1920s. In the complex plan, the north wing is angled toward the Boulevard. The massive and seemingly free-standing chimney is between the wing and a large half-timbered gable that extends over the porch. Rusticated beams support the structure. A variety of windows is highlighted by the large, round-arched window with stone accents in the north wing. The walls of thin Roman bricks are polychromatic. Jenkins was employed by Clinton Engineering Co.



11

**John & Clara Wilding House
Craftsman, c.1921
2204 Kensington Blvd.**

This eclectic Craftsman is among the finest examples in Fort Wayne. The side-gable roof with open eaves is pierced by engaged and angled piers at the front corners. The massive central chimney and walls of field stone are finely-detailed. Three-part, arched windows have Prairie-style sash, and are within stucco sections. The relatively small porch has a low-gabled roof. The integral garage is framed by stone retaining walls. Wilding was the President of the Fort Wayne Printing Co.



12

**Peter & Gertrude Putman House
American Foursquare, c.1930
2222 Kensington Blvd.**

A very detailed example of the style, it has a hipped roof with multiple dormers, enclosed eaves, decorative brick and limestone. The wide porch is supported by battered piers, the door is flanked by sidelights, and there is a large solarium on the side. Kensington's north "ornamental entrance" is adjacent to the house. Putman was a paving and highway contractor.



13

**Guild-Komisarow House
Craftsman, c.1922
2203 Kensington Blvd.**

The central massing of the house is an American Foursquare; however, Prairie-influenced Craftsman elements are abundant. Examples are the brick and stucco construction, the open eaves with exposed rafters, and the massive piers supporting the front porch. The porte-cochere is a rare feature, and it extends overall horizontal emphasis. Guild was a salesman for W.E. Doud Co; Komisarow was President of Wayne Produce Co.



14

**Byron & Eliza Hattersley House
Dutch Colonial Revival/Craftsman,
c.1926 (Guy Mahurin, architect)
2103 Kensington Blvd.**

An eclectic combination of styles and materials, the cross-Gambrel roof with cornice returns is the key Dutch Colonial element; shed-roof dormers on the front and rear expand second-floor space. Unusual details include construction of rustic brown brick with pink-tinted weeping mortar, and the massive chimney with vertical bands. Both the garage and the south retaining wall match the house. Byron was associated with Hattersley & Sons; plumbing, heating, and wiring contractors.

