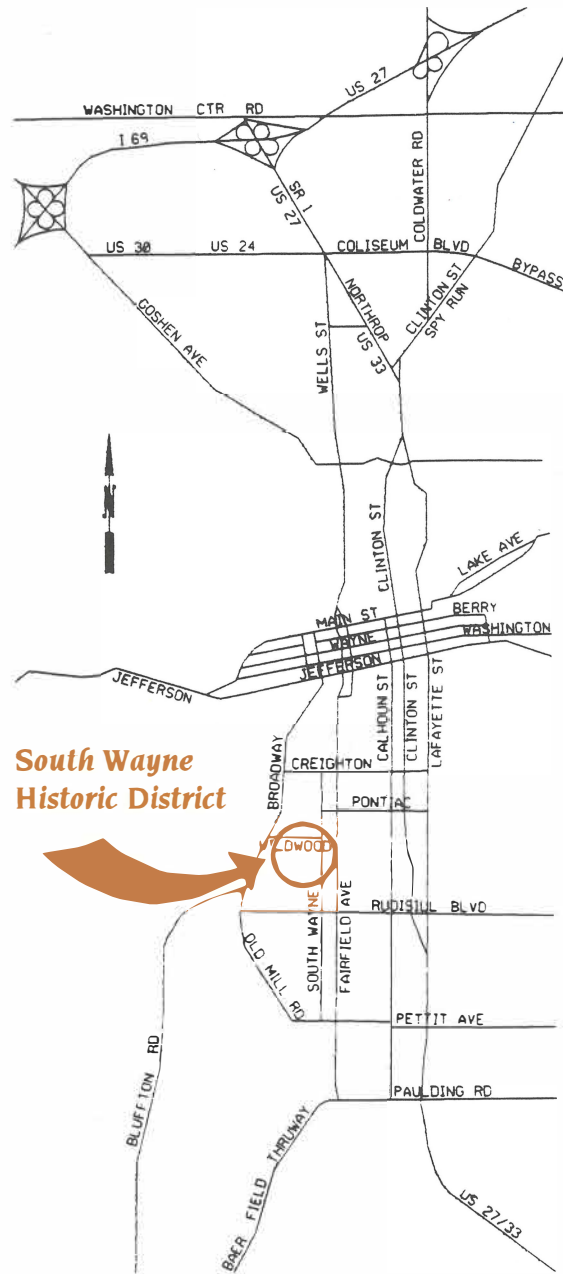


Location



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Ninde Photo courtesy of
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South Wayne Historic District



Fort Wayne, Indiana

Introduction

Notable as a neighborhood which illustrates the expansion of Fort Wayne in the early 20th century and for its outstanding collection of early 20th century domestic architecture, the South Wayne Historic District was listed in the National Register of Historic Places in 1992.

The National Register is the nation's official list of properties considered worthy of preservation. Listing on the National Register gives properties 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 the National Register of Historic Places please call the Division of Community and Economic Development at 427-1140.

History

Most of the area which comprises the South Wayne Historic District was once part of an 80 acre tract operated as a county farm between 1848 and 1853. When the farm was divided and sold, a few houses were built but the area remained rural in character. One of the best known of the country estates built in the area was that of Judge Lindley M. Ninde, who in the 1860s built an impressive house known as "Wildwood" on Fairfield where the present Lutheran Center for Health Services is located.

The establishment of the Packard Piano and Organ Company on Fairfield Avenue in 1872, led to increased development and population growth in the area. Eventually a movement was formed to incorporate South Wayne as a town. After a lengthy court battle with the City of Fort Wayne, which wanted to annex the area, the State Supreme Court ruled in favor of South Wayne and the town was incorporated in 1889.

Fort Wayne eventually succeeded in annexing South Wayne in 1894, bringing with it street car lines, utilities, and a new school. The annexation, coupled with growing industrial development, led to increased residential interest.

During the early 20th century Fort Wayne began to experience unprecedented growth, becoming one of the three largest cities in Indiana. As the City grew more dense and industrialized, and as transportation options broadened, those who could afford to, moved to new "suburban" neighborhoods with larger, landscaped lots. In the South Wayne district, 80% of the homes were constructed between about 1910 and 1920, and another 15% constructed between 1920 and 1930. Craftsman, Colonial Revival, and American Foursquare are the dominant architectural styles. Consistency among the houses in terms of style, scale, materials, setback, and other character defining features creates a pleasing rhythm along the district's streets.

One of the developers, and residents, of the district was Lee J. Ninde, a prominent Fort Wayne lawyer and realtor whose wife, Joel Roberts Ninde, designed at least 16 of the homes in the neighborhood. Other notable early residents include: Guy Mahurin, a prominent local architect who resided at 927 W. Wildwood; Charles Worden, a lawyer, banker, and Civic Improvement Association president who lived at 1022 W. Wildwood; Charles Lane, a Fort Wayne newspaperman and Commercial Club director who was active in state and national politics and resided at 917 W. Wildwood; and Senator Homer Capehart who located his phonograph company in Fort Wayne in 1929, and lived at 709 Packard Avenue.

Joel Roberts Ninde, 1874-1916

Designing homes that were "pleasing to the eye, economical, convenient, and efficient", Joel Ninde became one of the most popular early twentieth century architects in Fort Wayne. A woman with no formal architectural training, Mrs. Ninde designed her first house for her husband, attorney Lee J. Ninde, and herself after refusing to live in the family estate "Wildwood", with its dark and drafty rooms. Her innovative design became noticed and sold rapidly. The same thing happened with her second house. Eventually Lee Ninde gave up his law practice and in 1910, formed a real estate and construction firm called the Wildwood Builders Company, establishing Joel and her partner Grace

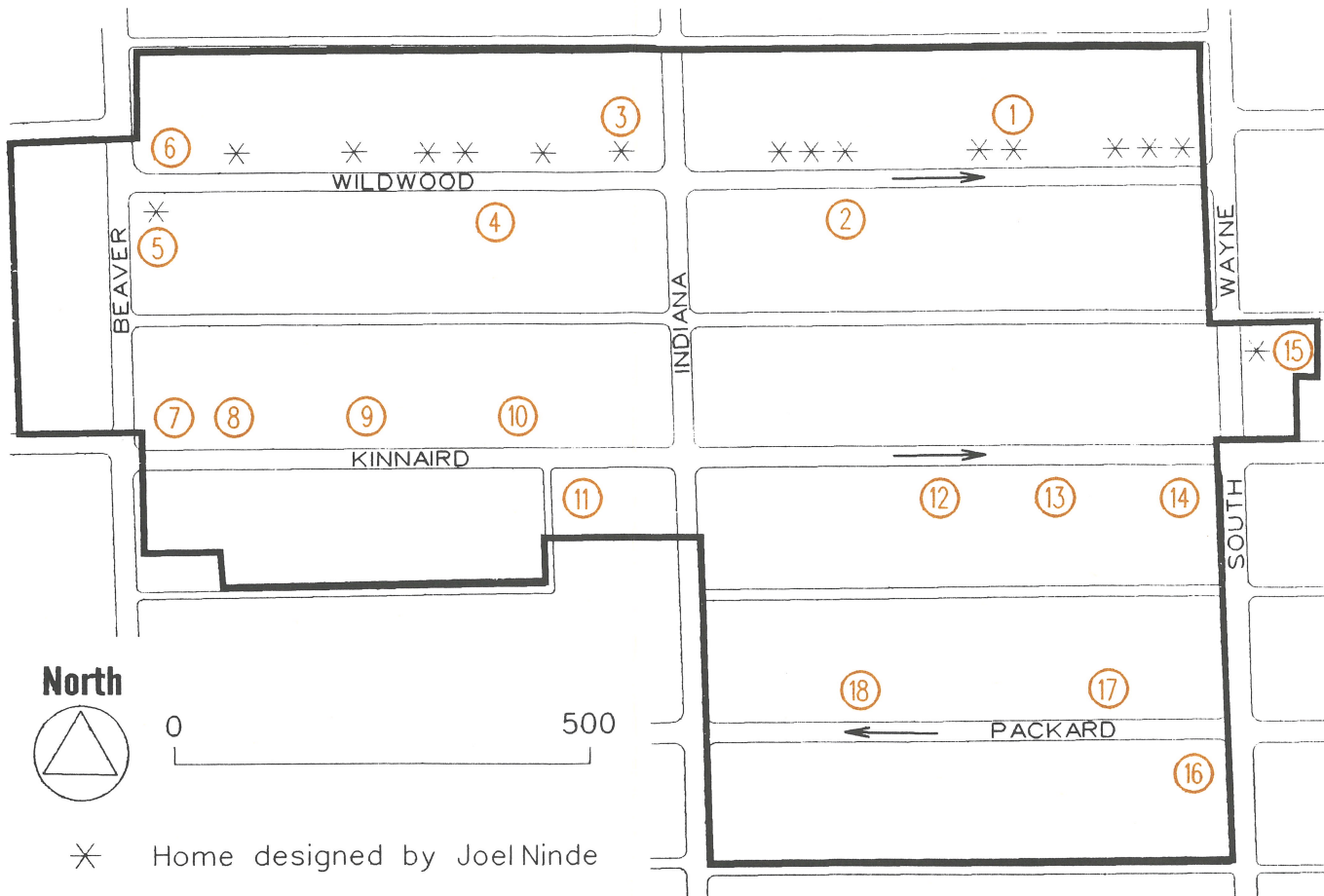
Crosby, as designers and construction supervisors. Joel Ninde created designs adaptable to any budget, depending on the choice of materials and features desired, and favored the clean lines of the Colonial Revival and Craftsman styles over frilly, gingerbread ornamentation. In 1914, the Indianapolis News reported that she had designed and built over 300 houses. The Wildwood Magazine, published by the company between 1913 and 1917, was a nationally known publication on the subjects of architecture, city planning, and interior design. Mrs. Ninde died of a stroke in 1916 at age 42.

Although examples of her work ranging from modest cottages to large brick homes survive in various parts of the city, the South Wayne Historic District contains the largest concentration of Ninde's work. The following list comprises known Ninde houses within the district: 701, 702, 706, 710, 722, 726, 810, 814, 818, 902, 912, 922, 926, 1002, 1018, and 1025 Wildwood Avenue and 3131 South Wayne Avenue.



Joel Roberts Ninde

South Wayne Historic District



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

1

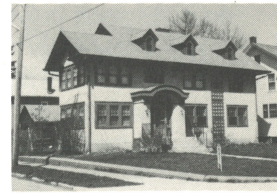
Charles & Glenne Weirich House
(Joel Ninde, Architect)
722 W. Wildwood Avenue
Dutch Colonial Revival, c.1912



Easily identified by the prominent gambrel roof, this quaint home with its casement windows and bracketed entry hood, is a rare example of a Dutch Colonial design by Joel Ninde.

6

Theo Frank House
1030 W. Wildwood Avenue
Craftsman, c.1915



This picturesque home was the residence of Theo Frank, president of the Frank Dry Goods Company. The irregular character of the house is emphasized by its rough textured walls, variety of multi-pane windows, small dormers, and elliptically arched, asymmetrically placed entry.

11

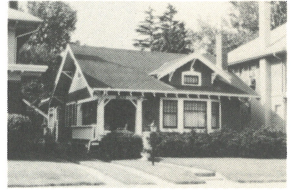
909 Kinnaird Avenue
American Foursquare/Prairie, c.1925



An extremely popular style, the American Foursquare was considered the best blend of practicality, simplicity, and value, with open, efficient plans utilizing all available space. The deep, flat eaves and broad, welcoming porch with massive, square piers, reflect the horizontal emphasis commonly found in the Prairie style of architecture.

12

Harry & Florence Lydick House
803 Kinnaird Avenue
Craftsman, c.1915



From the exposed rafters, knee braces, and decorative vergeboards at the eaves, to the wood shingle siding, multi-pane windows, and battered porch posts, the Lydick house is a pure example of the Craftsman style. Mr. Lydick was employed at the Frank Lydick Cigar store.

13

717 Kinnaird Avenue
Craftsman/Swiss, c.1915



Although possessing the wide eaves, exposed rafters, and knee braces common to the Craftsman style, the center balcony of this home, protected by its own pent roof, shows a Swiss influence. The two leaded-glass cameo windows on the second floor are another unusual feature.

14

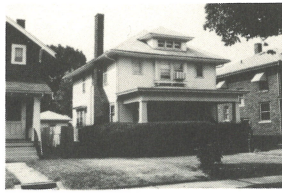
Harry & Jennie Fishack House
701 Kinnaird Avenue
Craftsman, c.1910



With its broad, side-gabled roof, central shed dormer, and wide, recessed porch supported by heavy, battered piers, this house represents the classic Craftsman bungalow. The strength and honesty of the style is further illustrated by the shingled walls, knee braces, and sturdy porch balustrade.

2

**809 W. Wildwood Avenue
American Foursquare, c.1915**



American Foursquare homes are characterized by their 2 story box-like shape, hipped roof with central dormer, and comfortable porch. Note the box bay window on the second floor and abundance of leaded glass in this beautiful example of the style.

3

**Lee & Joel Ninde House
(Joel Ninde, Architect)
902 W. Wildwood Avenue
Colonial Revival, 1910**



Joel Ninde designed this stuccoed Colonial home for herself. The balanced facade features a Palladian window over the entry and a columned portico flanked by open pergolas. After Joel's death in 1916, the home was purchased by author Gene Stratton-Porter for her daughter.

4

**Clyde Meyers House
(A.M. Strauss, Architect)
921 W. Wildwood Avenue
Craftsman, c.1925**



The Craftsman style placed a new emphasis on simplicity of design, honesty in construction, and fine craftsmanship. These qualities are all expressed in this home's shingled walls, groups of multi-pane windows, unusual porch piers, and decorative brackets and vergeboards at the eaves. Clyde Meyers was a barber with Shuman & Meyers.

5

**Clarence & Clara Bicknell House
(Joel Ninde, Architect)
1025 W. Wildwood Avenue
Craftsman, c.1915**



Mr. Bicknell was secretary/treasurer for the News Publishing Co. The design of this house was featured in the Summer 1915 issue of the "Wildwood" magazine. This home features a symmetrical facade highlighted by an oriel window over the entry and a bright red tile roof.

7

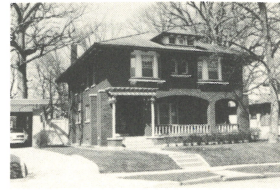
**Miles & Flora Frysinger House
1024 Kinnaird Avenue
Neoclassical, c.1925**



The Neoclassical style of this house is evident by the full height entry portico with its fluted Ionic columns and classical moldings. The enclosed solarium at the west end of the house is balanced by the porte cochere on the east.

8

**Dr. Charles & Helen Meigs House
(John Wing, Architect)
1020 Kinnaird Avenue
Eclectic, c.1912**



Stylistically, this brick home is the most unusual house in the district. The unique design combines elements from a variety of styles and features a long hipped roof with bracketed eaves, an arcaded, recessed porch with a pergola entry, and a variety of windows including two oriels on the second floor flanking a pair of small, arched sash. Dr. Meigs advertised as an "Eyesight Specialist" with the slogan, "See Meigs and See Right".

9

**1010 Kinnaird Avenue
Colonial Revival, c.1925**



This large home is a classic example of Colonial Revival architecture. The balanced facade features a central portico with paired columns and delicate iron work, sheltering the doorway with its arched fanlight and sidelights. The shutters add strength and detail to the symmetrically placed windows.

10

**Dr. Kent & Anna Wheelock House
922 Kinnaird Avenue
Colonial Revival/Craftsman, c.1915**



With its asymmetrical facade and variety of detailing, this home departs from the typical Colonial Revival design. Located at the west end of the house, the entry portico and porte cochere feature slender Tuscan columns. The shed dormer, box oriel, and grouping of windows are somewhat Craftsman in character.

15

**Joseph & Elizabeth Berghoff House
(Joel Ninde, Architect)
3131 South Wayne Avenue
Craftsman, c.1915**



This one-story bungalow combines rough textured stucco walls with a rubble stone porch and chimney, to illustrate the Craftsman emphasis on natural materials. Mr. Berghoff was manager of the American Trade-Mark Association.

16

**Carl & Katherine Goebel House
701 Packard Avenue
Eclectic, c. 1925**



This unusual brick home shows both Craftsman and Mediterranean stylistic influences with its green tile roof, modillions under the eaves, and decorative muntin pattern in the upper sash of the windows. Carl Goebel was a chiropractor.

17

**714-16 & 718-20 Packard Avenue
Tudor Revival, c.1930**



Although they appear to be single family homes, these Tudor style houses were built as duplexes. Both feature the steep roofs, sharp gables, and arched doorways characteristic of the style. Fine detailing is evident in the decorative brick and stone work, and the arched eave line on 718-20.

18

**Doehrman/Jackson House
810 Packard Avenue
Craftsman, 1918**



The stucco and half-timbered decoration in the gables adds extra interest to this fine home. The front solarium with its walls of narrow casement windows is an outstanding feature. Mr. Doehrman was an agent with the City and Suburban Building Co. In 1940 the house was purchased by Edward Jackson, a research chemist.