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BILL NO. S-14-07-06

SPECIAL ORDINANCE NO. S-~~14-07-06~~<sup>91-14</sup>

**AN ORDINANCE DESIGNATING A HISTORIC PRESERVATION DISTRICT.**

**WHEREAS**, the Common Council of the City of Fort Wayne, Indiana, by passage of Ordinance Number G-04-07 has established Chapter 151 of the City of Fort Wayne, Indiana Code of Ordinances entitled "Historic Preservation and Protection Districts;" and

**WHEREAS**, Section 151.030 of Chapter 151 provides procedures by which areas may be designated as "Historic Districts;" and

**WHEREAS**, pursuant to Section 151.030 of Chapter 151,  
**DR. MERCHANT HUXFORD HOUSE                      520 TENNESSEE AVENUE**  
Is designated as a Historic District.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

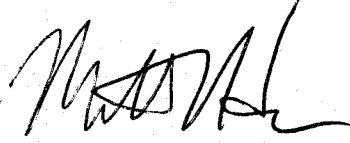
**SECTION 1.** The property listed as :  
**DR. MERCHANT HUXFORD HOUSE                      520 TENNESSEE AVENUE**  
is hereby designated a Historic Preservation District, in compliance with Section 151.030(E) of the City of Fort Wayne, Indiana Code of Ordinances .

**SECTION 2.** The map submitted herewith as Exhibit "A" is approved and it is noted that all legal steps have been taken by the Historic Preservation Review Board pursuant to Section 151.030 of Chapter 151 of the City of Fort Wayne, Indiana Code of Ordinances.

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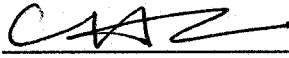
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**SECTION 3.** That this Ordinance be in effect from and after its passage and any and all necessary approval by the Mayor.



\_\_\_\_\_  
Council Member

APPROVED AS TO FORM AND LEGALITY

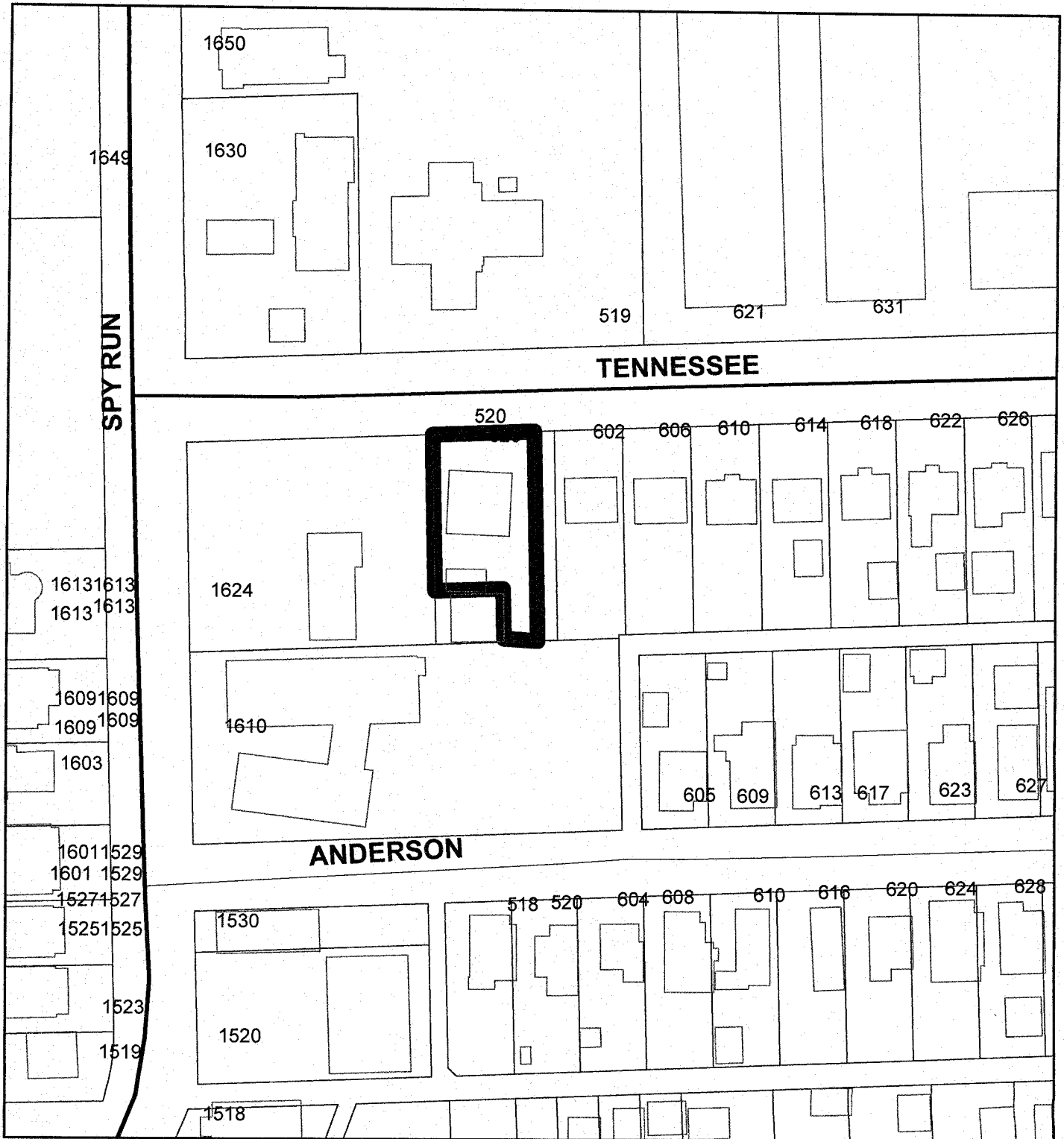


\_\_\_\_\_  
Carol Helton, City Attorney

# DR. MERCHANT W. HUXFORD HOUSE Proposed LHD District

**EXHIBIT**

    A    



Although strict accuracy standards have been employed in the compilation of this map, Fort Wayne City CDD GIS does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

North American Datum 1983  
State Plane Coordinate System, Indiana East



Created JUNE 18, 2014  
FW CDD GIS

**STAFF REVIEW OF  
LOCAL HISTORIC DISTRICT PETITION**



c.1962

**Petitioner:** ARCH, Inc.; submitted by Michael Galbraith, Executive Director

**Case No.:** HPC 6-23-14-LHD-1

**Subject Property:** 520 Tennessee Avenue

**Historic Name:** **Dr. Merchant W. Huxford House**

**Legal Description:** E 3 EX S 30 FT LOT 4 & LOT 5 EX S 30 OF W 38 FT & EX E 12 FT  
MONUMENT PLACE ADD & EASEMENT ADJ ON E

**Date of Review:** June 23, 2014

**Cultural Resources Survey Information:**

<b>Rating:</b>	Outstanding	<b>Style:</b>	Greek Revival
<b>Construction Date:</b>	c.1854	<b>Architect/Builder:</b>	Unknown
<b>Condition:</b>	Fair	<b>Integrity:</b>	Altered
<b>Use:</b>	Vacant		

**Reason for Application:**

Recognizing the historical significance of this property to the Fort Wayne community, the owner, ARCH, Inc., prepared a "Petition for Historic Property or District Designation." The completed petition was signed and submitted to the Historic Preservation Commission by Michael Galbraith on March 31, 2014. The petition requests local historic district designation of the Dr. Merchant W. Huxford House at 520 Tennessee Avenue.

**Staff Comments:**

**Criteria for Local Historic Designation:**

Section 151.030 (titled Local Historic Districts) of the Fort Wayne Historic Preservation and Protection ordinance allows for the designation of historic districts. The ordinance provides that:

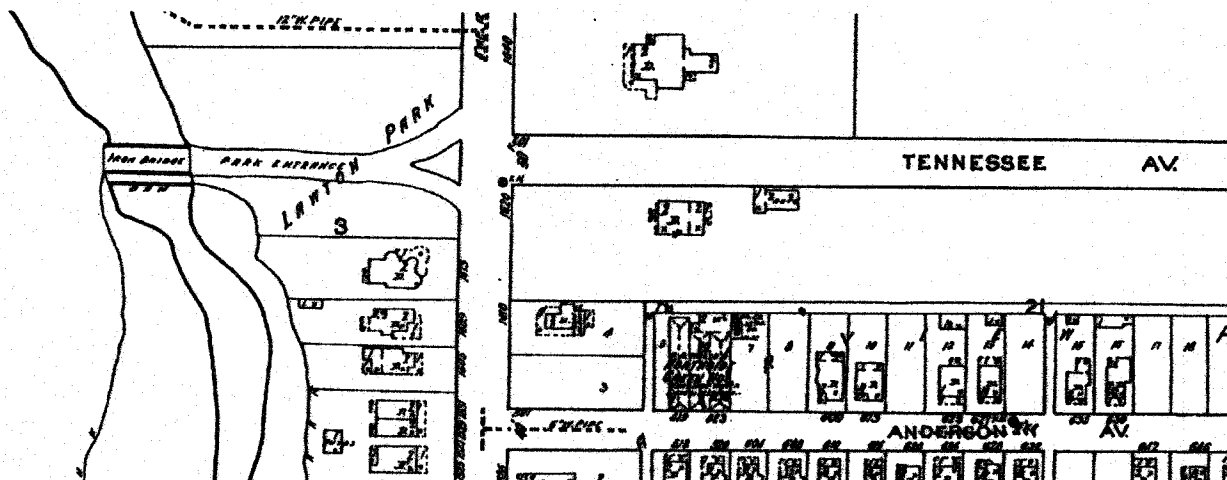
A local historic district shall not be established unless the proposed map includes a building, groups of buildings, structures, sites, objects, streetscapes, or neighborhoods which meet at least one of the following criteria:

- (1) Are associated with the events that have made a significant contribution to the broad patterns of our history;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, or method of construction, that represent the work of a master, possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or
- (4) Have yielded, or may be likely to yield, information important to prehistory or history.

In applying the criteria set forth in the ordinance, historic preservation staff has determined that the Dr. Merchant W. Huxford House meets two of the four possible criteria for Local Historic Designation. The building is significant under Criterion two (2) for its association with the lives of persons significant in our past. The building is associated with an early Fort Wayne Mayor and Councilman, Dr. Merchant W. Huxford. Huxford was Fort Wayne's fifth Mayor, and was also a pioneer physician and druggist. The Dr. Merchant W. Huxford House is also significant under Criterion three (3) under the area of architecture. It is an outstanding example of the Greek Revival architectural style in Fort Wayne; it is also rare. The Huxford House is one of approximately four similar houses that survive in Fort Wayne. Local folklore maintains that the timbers used in the construction of the house were salvaged during the demolition of the last remaining building of the final "Fort Wayne."

**Description:**

The Dr. Merchant W. Huxford House was built c.1854. It is located on the south side of Tennessee Avenue, just east of the intersection with Spy Run Avenue. Although its address is currently 520 Tennessee Avenue, the house was built with orientation toward Spy Run Avenue. The former address of the property was 1620 Spy Run Avenue. (Please see the 1918 map below.) The Sanborn Map shows the house as a dwelling in 1918; however by 1958 it was apartments. A garage and filling station was built in the front lawn of the property c.1960.



Dr. Merchant W. Huxford House, 1620 Spy Run Ave.; 1918 Fort Wayne Sanborn Fire Insurance Map

In the nineteenth century the Dr. Merchant W. Huxford House had a deep front lawn and a large setback from Spy Run Avenue. Dr. Huxford owned a large tract of land that included what is now the former OmniSource site west of N. Clinton Street, and also Lawton Park. Further, his tract extended east across Spy Run Creek and Spy Run Avenue to the St. Joseph River east of the house. Huxford purchased the land directly from James Hackley and his wife, daughter of William Wells. Dr. Huxford developed the large estate surrounding the house with extensive gardens and orchards where he experimented with growing many varieties of fruit.

The Dr. Merchant W. Huxford House is one of the few remaining examples of the Greek Revival architectural style in Fort Wayne; it is one of approximately four substantial houses of the style that survive. The house has a large side gable form with four bays; it is a double-pile plan that is two rooms deep. It is the only example with this form and massing in Fort Wayne. The low-gabled roof has simple eaves that reflect a relatively recent rebuilding of much of the roof structure; however the house retains its wide Greek Revival cornice. There were four end chimneys (or dummy chimneys). The eaves and cornice are covered with brown sheet aluminum. The brick walls are common bond with projecting belt courses of brick at the second floor window sill level and above the foundation as a water table. The foundation is stone; it is covered at the front with stucco slurry.

The house has wood lintels and sills at the window and door openings. The windows are almost entirely the original six over six double-hung sash. There are smaller windows at the attic level of each gable end that have segmental arches. These windows also retain the original sash. The front door faces west; it is offset to the north within the façade. The door is slightly recessed within a Greek Revival frame, with a transom above the door. There is evidence that there were once sidelights on each side of the door, and that the surrounding trim was removed and either cut-down or replaced to narrow the perceived size of the opening. The door is a late-nineteenth replacement that is glazed at the top. Concrete steps are placed at the primary (west) door. There is one additional door on each side of the house; north, east, and south. These doors are typically early replacements that are also glazed at the top. There are concrete steps for access. The doors on the east and north sides of the house both enter the room at the northeast corner.

The c.1962 historic photo of the house shows a small porch at the north door of the house that was not original and was later removed. There is a shed-roofed addition on the south side of the house that is now quite deteriorated. The addition is not shown on the 1918 Sanborn map. It was crudely built c.1930 of wood frame with composite siding; there is an extension on the west side of the addition that covers steps to the cellar of the house. The property also has a one-car garage located south of the house, built c.1965. The garage has a low gabled roof with wide aluminum siding; it also has a surrounding concrete apron.

The interior of the Dr. Merchant W. Huxford House may reflect his origins in Massachusetts; the house has a double-pile plan that was common in New England in the late eighteenth and early nineteenth centuries. The house has no central hall; instead each of the first floor rooms has doors to enter the adjacent rooms. Upon entering the house from the front door, there is large hall with the stairs against the east wall of the room. The stairs and balustrade are original to the house. The parlor was likely at the southwest, the dining room to the southeast, and the kitchen in the northeast corner. Although the house plan was altered for apartments and subsequent use as offices, the house retains some original woodwork, doors, and two early fireplace mantles.

There is unique local folklore associated with the construction of the Huxford House, specifically the materials used in its construction. Local folklore maintains that timbers used in the construction of the house were salvaged during the demolition of the last remaining building of the final "Fort Wayne" (built 1816). Historical records show that the last remnants of the last remaining blockhouse structure of the fort were demolished at about the same time as the construction of the Huxford House. Dr. Huxford was a prominent former Mayor at the time of construction, and it was a common practice in the nineteenth century to salvage building materials. While this association with the last American Fort Wayne is undocumented, some structural elements of the house appear to be salvaged material.

### Historical Significance:

The Dr. Merchant W. Huxford House is eligible for local historic designation for its association with Dr. Merchant W. Huxford. Huxford was Fort Wayne's fifth Mayor, a councilman, and he was also a pioneer physician, druggist, and amateur botanist. **The house was the home of Dr. Huxford and his wife Sarah from its construction c.1854 to Dr. Huxford's death in 1877.** This is the only structure known to be associated with Dr. Huxford.

Dr. Merchant W. Huxford was a native of Conway, Massachusetts, born in 1798. He left Massachusetts for the west, and he settled in St. Mary's, Ohio for a period of time. In 1833 he settled permanently in Fort Wayne with his wife Sarah Ried (Hauk) Huxford (1812 - 1898). Both are buried in Fort Wayne's Lindenwood Cemetery.

When Dr. Huxford arrived in Fort Wayne he established a drug store at the corner of Columbia and Barr Streets in the heart of downtown. He was Fort Wayne's first druggist, and Dr. Huxford also practiced medicine at the same location. He quickly became part of Fort Wayne's downtown business establishment; he was listed in accounts of the key members of the Fort Wayne business and professional community. This key role, as the first druggist and an early physician in the community, led to an interest by Dr. Huxford in the growth, development, and political affairs of Fort Wayne.

Dr. Merchant W. Huxford was obviously drawn to Fort Wayne by the opportunities and economic climate of the community in 1833. Ground had been broken for construction of the Wabash and Erie Canal in 1832; however major construction did not begin until 1833. From 1833-1835 hundreds (and often thousands) of men were employed to dig the main channel and structures such as locks, culverts, and aqueducts. When the first segment of the canal opened it was a further economic benefit to Fort Wayne. Canals lowered transportation costs, spurring trade; they also carried thousands of passengers (many of whom were settlers) west at what seemed like effortless speed. Because of its central, strategic location on the Wabash and Erie Fort Wayne became a thriving boom town in the 1830s, dependent on the canal for its growth and prosperity.

As the small trading village of Fort Wayne was transformed into a bustling and growing community, Dr. Huxford was first elected to the town council in the 1830s. While he served on the council, Fort Wayne was incorporated as a city in 1840. The first city charter called for mayors to hold the office for only one year terms. It was not an attractive position, and the pay was insufficient for the growing city. In the period from 1840 to 1846 four men held the position of mayor; however none served complete terms without either resigning or being forced from office. The last of these early mayors was John M. Wallace, elected in 1845. Wallace was also serving as a state representative at the time, which led to his resignation after briefly holding office.

Dr. Merchant W. Huxford became mayor after the resignation of Mayor Wallace. Huxford was Fort Wayne's first mayor to serve a complete term without either resigning or being removed from office. He served the unfinished term of Mayor Wallace, and was subsequently elected for three complete mayoral terms from 1846 to 1849. This was a period of continued growth and development of the city, as the canal continued to spur business and population growth. The stability of his leadership undoubtedly contributed to the success of the community. During Mayor Huxford's tenure Fort Wayne thrived. Heavy boat traffic on the canal, and the economic benefit which resulted from it, made the city become the major distribution and shipping point for agricultural products in northeast Indiana. The city also began to attract artisans and small industry which produced items for shipment on the canal, or received raw materials on the canal to be sold in Fort Wayne.

With the increase in business and industry, and the increased ease of travel to Fort Wayne, the population of the city soared in the 1840s. In 1840 the population of Fort Wayne was estimated at 1,500. Ten years later the population was 4,282, an increase of 166 percent. As the canal boats shipped agricultural and manufactured goods east, they often returned from Lake Erie with loads of European immigrants. As mayor, Dr. Merchant W. Huxford contributed to the ability of the community react to its growth in

population in a responsible way. For example, early in his terms as mayor (in 1846) Mayor Huxford supervised the construction of a substantial new engine house for the fire department.

Just as the canal era came to a close, and the first railroad that would reach Fort Wayne was under construction, Dr. Huxford retired from local politics. Dr. Huxford built this house on Spy Run Avenue c.1854; the Huxfords lived here at least until his death in 1878. Dr. Huxford remained active in the community while living in this home; he was a founder of the Trinity Episcopal Church, where both he and his wife Sarah were active members. Dr. Merchant W. Huxford was also the founder of the Allen County Agricultural Society, and the Allen County Horticulture Society. He maintained gardens and orchards on his property that reflected the interest of a druggist and scientist in botany.

**The Dr. Merchant W. Huxford House is also locally significant for its architecture.** The building is rated in the Fort Wayne historic resources inventory as an Outstanding example of the Greek Revival style.

Following the War of 1812, Americans turned away from British influence and turned to classical Roman and Greek models for inspiration, linking the world's first democracy and the young democracy of the United States. The Greek War of Independence (1821-30) aroused nationwide sympathy and led to the overwhelming popularity of Greek Revival architecture from c.1825 to c.1855. Based on the gable front forms of ancient temples, the style was adapted for public, commercial, religious, and residential buildings. Greek Revival buildings are characterized by low-pitched gabled or hipped roofs emphasized at the cornice line by a wide band of trim known as a frieze board. Windows are relatively plain, with six over six or four over four panes of glass. Most have porches with square or round columns. The front door is often surrounded by a narrow transom and sidelights encased in a wide, decorative frame.

The Dr. Merchant Huxford House reflects the key elements of the Greek Revival style and it retains sufficient integrity for historic designation. The cornice, the front door, and 6 over 6 windows all reflect typical elements of the style. The house has windows at the attic level with segmental arches, giving a hint of the popularity that was about to come for the Italianate style in northeast Indiana. The Huxford House is one of approximately four substantial Greek Revival houses that survive in Fort Wayne. In addition, the house is a very rare surviving example of the New England Double-pile house plan and form.

As mentioned above, the house has unique local folklore associated with its construction and the materials used. Folklore maintains that the timbers used in the construction of the house were salvaged during the demolition of the last remaining building of the final "Fort Wayne." Historical records show that the last remnants of the Fort were demolished at approximately the same time as the construction of the Huxford House. It was common practice to salvage building materials in the 19th century. While association with the last American Fort Wayne is undocumented, some structural elements of the house appear to be salvaged material. It is possible that such a specific and recurring story has merit.

The Dr. Merchant W. Huxford House has been used as apartments and offices in the past; ARCH, Inc. plans to rehabilitate the house using a City of Fort Wayne façade grant. Work is planned in 2014, and existing plans used the Historic Preservation Commission Guidelines for planning the work.

### **Staff Recommendations:**

For the reasons stated above, staff recommends that the Historic Preservation Commission (HPC) should approve the petition, recommend the Dr. Merchant W. Huxford House for Local Historic Designation, and submit a historic district map for City Council approval. Further, staff recommends that any motion to recommend Local Historic Designation by the Commission must refer to specific boundaries that are clearly identifiable or identified on a map (such as the legal description).

Staff further recommends that the Historic Preservation Commission should consider if the property shall be declared to be under interim protection under the Historic Preservation and Protection Ordinance. If the property is placed under Interim Protection, the Commission shall, by personal delivery or first class

mail, provide the owner or occupant of the building, structure or site with a written notice of the declaration within two (2) working days. The written notice must:

- (1) Cite the authority of the Commission to put the building, structure, or site under interim protection under this section;
- (2) Explain the effect of putting the building, structure, or site under interim protection; and,
- (3) Indicate that the interim protection is temporary.

### **Procedural Notes:**

If Local Historic District Designation is recommended for the Dr. Merchant W. Huxford House by the HPC, the Commission's recommendation and a map of the recommended historic district is then forwarded to the Fort Wayne City Council. The City Council makes the final determination of whether to create a Local Historic District. If a new local historic district is subsequently approved by City Council and the Mayor, the map establishing boundaries of the local historic district will be recorded in the Office of the Allen County Recorder. In addition, the owner(s) of the property in the local historic district will be notified by mail of the designation within 60 days following approval by City Council. All designations shall also be recorded on a map and/or mapping system maintained by the organization(s) for land use management that serve(s) the City of Fort Wayne.

A building, structure, or site, placed under interim protection by the HPC, remains under interim protection until the historic district map is approved in an ordinance or rejected by the City Council. While a building, structure, or site is under interim protection under this section:

- (1) The building, structure, or site may not be demolished or moved; and,
- (2) The exterior appearance of the building, structure, or site may not be conspicuously changed by addition, reconstruction, or alteration.

### **Bibliography:**

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Beatty, John D.; and Robb, Phyllis. History of Fort Wayne & Allen County, Indiana, 1700-2005, Volumes I and II. M.T. Pub. Co., Evansville, IN, 2006.

Findagrave.com. <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=7117049> [Accessed June 18, 2014].

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Griswold, Bert J. The Pictorial History of Fort Wayne, Indiana, Volumes I and II. Robert O. Law Co., Chicago, 1917.

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, New York, 1984.

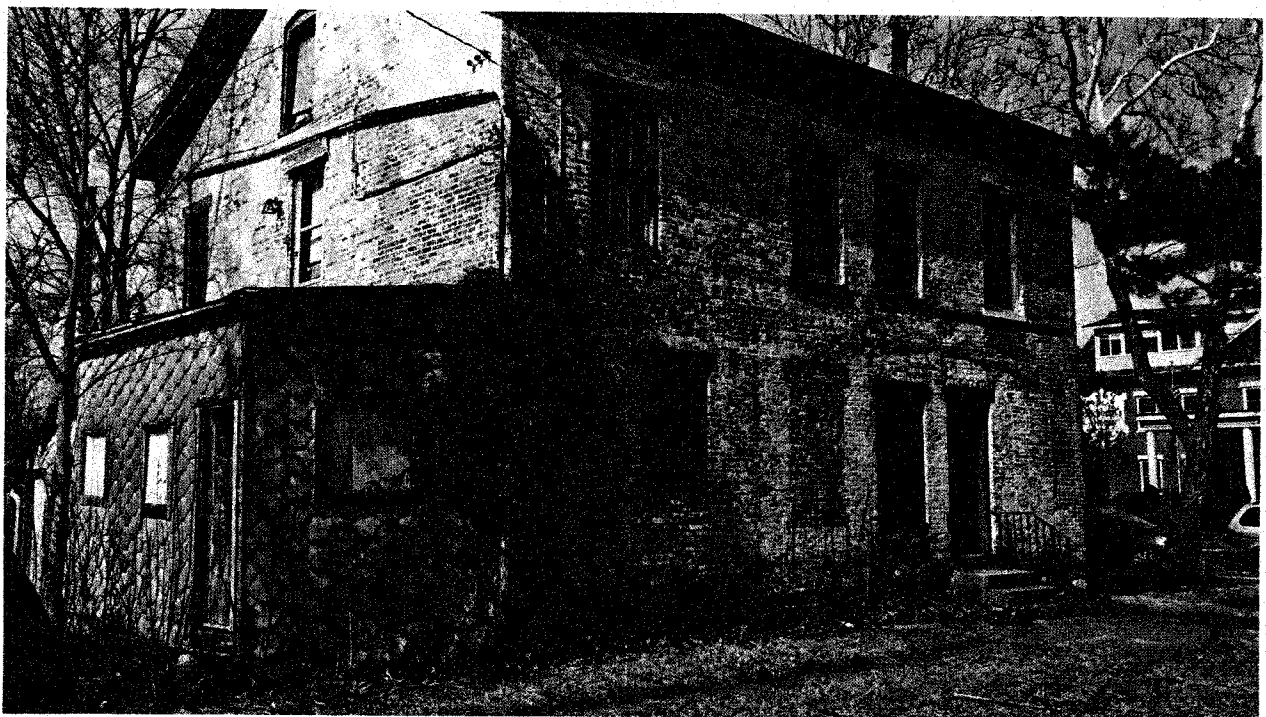
Sanborn Map Co. Insurance Maps of Fort Wayne, Indiana. New York, 1918 and 1958.

Smith, Creager (City of Fort Wayne, Indiana). "John Brown Stone Warehouse (The Canal House): National Register of Historic Places Registration Form," 1997.

Wikipedia. [http://en.wikipedia.org/wiki/Merchant\\_W.\\_Huxford](http://en.wikipedia.org/wiki/Merchant_W._Huxford) [Accessed June 16, 2014].



Dr. Merchant W. Huxford House, west façade looking East.



Rear of the Dr. Merchant W. Huxford House; looking Northwest from the East edge of the property. Tennessee Avenue is in the background to the right.

# Memo

**To:** City Council Members

**From:** Donald A. Orban, Historic Preservation Planner, Community Development

**Date:** July 1, 2014

**Re:** Historic District Designation

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Fort Wayne's Historic Preservation and Protection Ordinance was established to preserve and protect those historically or architecturally worthy structures, sites, and districts which impart a distinct aesthetic quality to the city and which serve as visible reminders of the historic heritage of the city. To assist in achieving this goal, criteria are set forth in the ordinance for the establishment of multiple and single property historic districts.

Pursuant to Chapter 151 of the municipal code, the HPC held a public hearing on June 23, 2014, and voted to recommend designation of the following property as a local historic district:

**Dr. Merchant Huxford House  
520 Tennessee Avenue**

The building is associated with an early Fort Wayne Mayor and Councilman, Dr. Merchant W. Huxford. Huxford was Fort Wayne's fifth Mayor, and was also a pioneer physician and druggist. The house is also an outstanding example of the Greek Revival architectural style in Fort Wayne. Local folklore maintains that the timbers used in the construction of the house were salvaged during the demolition of the last remaining building of the final "Fort Wayne."

Recognizing the historical significance of the property, a "Petition for Historic Property or District Designation" was prepared by the owner, ARCH, Inc.

Local listing requires that the Fort Wayne Historic Preservation Commission review any future conspicuous exterior changes to the property. This does not affect regular repair and maintenance procedures that do not involve a conspicuous exterior change, nor does it mean that buildings/structures cannot be altered or demolished, or that new buildings cannot be constructed. Local designation also has no jurisdiction over use.

The Historic Preservation Commission recommends that the Council adopt the attached ordinance amendment in recognition of the historic value of the property and to afford its protection for future generations.

Attached, please find the required map of the proposed district as well as the full review detailing its significance. Please contact me at 427-2160, [don.orban@cityoffortwayne.org](mailto:don.orban@cityoffortwayne.org) or Creager Smith at 427-2161, [creager.smith@cityoffortwayne.org](mailto:creager.smith@cityoffortwayne.org) should you have any questions.

Public Hearing Date, if applicable \_\_\_\_\_

Read the first time in full and on motion by Councilman Mitch Harper  
Read the second time by title and referred to the Regulations Committee  
Committee. Read the third time in full and on motion by Councilman  
Mitch Harper, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>1</u>	_____	_____
BENDER	_____	<u>✓</u>	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAFF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 7-23-14 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE  
(RESOLUTION) NO. S-91-14 on the 22<sup>nd</sup> day of  
July, 2014

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY,  
CITY CLERK

Mark A. Bender  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23<sup>rd</sup> day  
of July, 2014, at the hour of 3:00 o'clock PM. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23<sup>rd</sup> day of July  
2014, at the hour of 4:00 o'clock PM. E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

**BILL NO. S-14-07-06**

**REPORT OF COMMITTEE ON REGULATIONS**

**JULY 15, 2014**

*Mitch Harper, Chair  
Tom Didier, Co-Chair  
All Council Members*

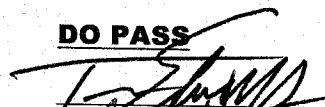
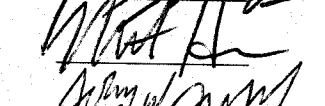
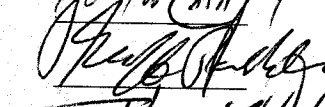
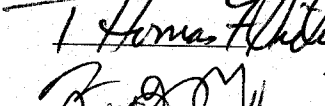
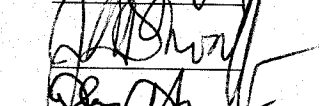
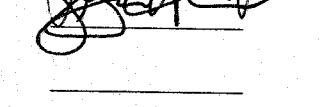







**AN ORDINANCE** Designating A Historic Preservation District. Dr. Merchant Huxford House at 520 Tennessee Avenue. **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

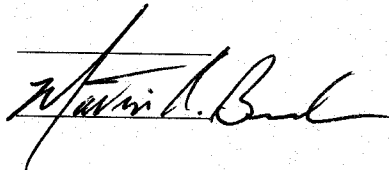
DO PASS

DO NOT PASS

ABSTAIN

NO REC

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**SANDRA E. KENNEDY  
CITY CLERK**