

1 **BILL NO. S-19-01-10**

2 **SPECIAL ORDINANCE NO. 54-14**

3 **AN ORDINANCE DESIGNATING A HISTORIC**
4 **PRESERVATION DISTRICT – 2417 and 2419 SPY**
5 **RUN AVENUE.**

6 **WHEREAS,** the Common Council of the City of Fort Wayne, Indiana, by
7 passage of Ordinance Number G-06-08 has established Chapter 151 of
8 the City of Fort Wayne, Indiana Code of Ordinances entitled "Historic
9 Preservation and Protection Districts;" and

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

12 **WHEREAS,** pursuant to Section 151.030 of Chapter 151,

| | |
|----------------------------|------------------------------|
| 13 THE CHARLES F. & MOLLIE | 2417 AND 2419 SPY RUN AVENUE |
| 14 CENTLIVRE HOUSE | |

15 is designated as a Historic District.

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

18 **SECTION 1.** The property listed as :

| | | |
|----------------------------|------------------------------|--|
| 19 THE CHARLES F. & MOLLIE | 2417 AND 2419 SPY RUN AVENUE | |
| 20 CENTLIVRE HOUSE | | |

21 is hereby designated a Historic Preservation District, in compliance with Section
22 151.030(E) of the City of Fort Wayne, Indiana Code of Ordinances .

23 **SECTION 2.** The map submitted herewith as Exhibit "A" is approved and it is
24 noted that all legal steps have been taken by the Historic Preservation
25 Commission pursuant to Section 151.030 of Chapter 151 of the City of
26 Fort Wayne, Indiana Code of Ordinances.
27
28
29
30


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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



Council Member

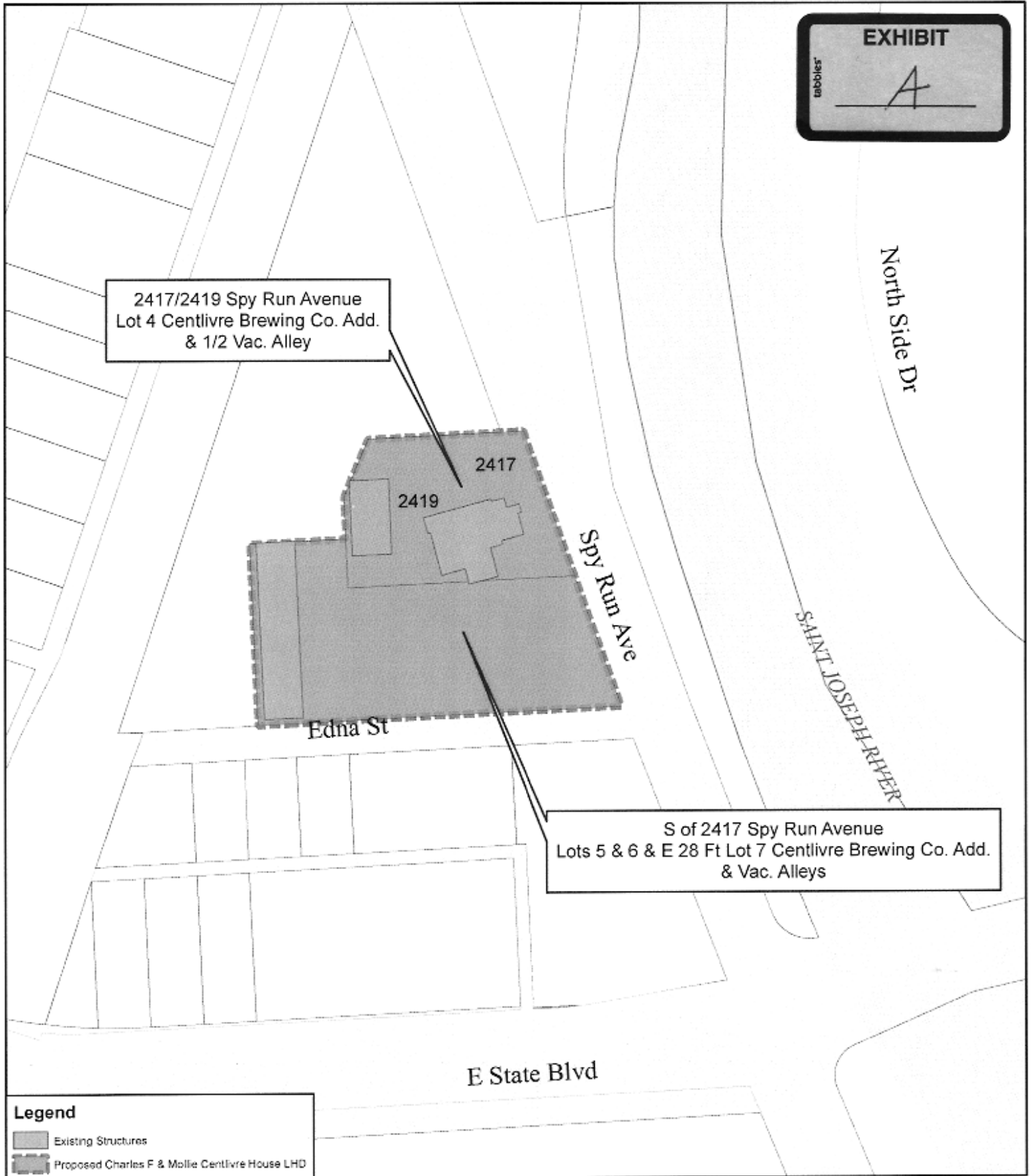
APPROVED AS TO FORM AND LEGALITY



Carol Helton, City Attorney

THE CHARLES F & MOLLIE CENTLIVRE HOUSE - PROPOSED LOCAL HISTORIC DISTRICT

2417/2419 Spy Run Avenue



Document Path: O:\community_development\Rick\Centlivre Property 2417-2419 Spy Run_Av_rb.mxd



**STAFF REVIEW OF
LOCAL HISTORIC DISTRICT PETITION**



Petitioner: N&M Centlivre, LLC; Marianne Centlivre, registered agent

Case No.: HPC 12-17-18-LHD-1

Subject Property: 2417 & 2419 Spy Run Avenue

Historic Name: Charles F. & Mollie Centlivre House

Legal Description: Two Parcels:

- 1) Lot 4 Centlivre Brewing Co Add & 1/2 Vac Alley Exc Nw Fr1 & Exc St
- 2) Lots 5 & 6 & E 28 FT Lot 7 & Vac Alleys, Centlivre Brewing Co Add

Date of Review: December 17, 2018

Cultural Resources Survey Information:

Rating: Outstanding
Construction Date: 1886
Condition: Good
Use: Residential/Commercial

Style: Queen Anne
Architect/Builder: Wing & Mahurin
Integrity: Altered
Survey No. (1996): 003-215-09019

Reason for Application:

Recognizing the architectural and historical significance of this property to the Fort Wayne community, the owner, N&M Centlivre, LLC (Marianne Centlivre as registered agent), prepared a "Petition for Historic Property or District Designation." The completed petition was signed and submitted to the Historic Preservation Commission on November 13. The petition requests local historic district designation of the Charles F. & Mollie Centlivre House at 2417 & 2419 Spy Run 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 Charles F. & Mollie Centlivre House meets two of the four possible criteria for Local Historic Designation. The house is significant under Criterion one (1) for its association with Charles F. Centlivre and with the C.L Centlivre Brewing Company, one of Fort Wayne's important and iconic industries of the late nineteenth and early twentieth centuries. The house is also significant under Criterion three (3) under the area of architecture. It is an outstanding example of the Queen Anne architectural style in Fort Wayne. The Charles F. & Mollie Centlivre House was built in 1886, and designed by prominent Fort Wayne architects Wing & Mahurin. The property also contains a large brick carriage house (or barn) and an 11-bay garage that was built by the brewery c.1952.

Description (Please see the accompanying photos):

The Charles F. & Mollie Centlivre House Local Historic District is a collection of three buildings that are the sole remaining structures associated with the site of Fort Wayne's Centlivre Brewery and the family that owned and operated the brewery. The district includes a large Queen Anne house, a large brick carriage house that is greatly oversized for residential use (it is likely it was used as part of the brewery operation), and a steel-sided garage structure that was built to store beer-delivery trucks in its 11 garage bays.

Charles F. & Mollie Centlivre House:

The Charles F. and Mollie Centlivre House is a large Queen Anne structure that was built in 1886. The house was designed by the prominent Fort Wayne architectural firm of Wing & Mahurin, and it retains good historic integrity; the sole exception is the loss of both its original and later enlarged front porch.

The Centlivre House has a high hipped roof at the central core of the roof structure. There is a decorative metal finial at each end of the (hipped) ridge. There are several cross gables that make the roof more complex. Decorative wave finials terminate the ridges on the east and north gable ends. At the northeast

corner of the structure there is a three-story, square tower that originally was a backdrop for the front porch. The tower is topped by a tall pyramidal roof with ridges that have S-shaped curves; a finial crowns the tower. At the northwest corner of the house a one-story shed roof covers the kitchen and the rear porch. There is a small section of flat roof on the rear, where part of the second story projects from the house. The roofing surface is generally slate shingles with metal ridges and valleys.

The Centlivre House has four prominent brick chimneys. The chimneys have a variety of decorative brick corbeling. The large central chimney has a top that is deceptively simple in the way that the brick flares at the top. A chimney at the northwest corner of the hipped roof has a corbeled central section that reduces the size of the chimney. There is a large exposed brick chimney in the south gable (at the southwest corner of the house). It rises from a stone base to the center of the second floor. The chimney then is reduced in width by the use of shaped and corbeled limestone blocks. There is a narrow band of shaped limestone that caps the reduced section. The brick chimney remains exposed and rises through the gable end and above the roof. The chimney is terminated by bands of corbeled brick. The most elaborate chimney is on the south side of the house near the front. It is an exposed brick chimney that rests on a stone base. This flat, brick chimney rises from the first floor, and at the second floor level it is corbeled on the east side to reduce the width of the chimney. It rises through the roof, and above the roof the brick corbeling gets highly elaborate. The basic shape of the chimney is a simple rectangle; however the chimney has a pattern of corbeled header brick that gives the south face a dramatic pattern. Corbeled bricks form a single band at approximately $\frac{3}{4}$ of the height above the roof. The corbeled brick pattern continues above the band. The east and west sides of the chimney each have two vertical bands of corbeled header brick. All four chimneys have concrete or stone caps.

The Centlivre House has a variety of decorative eaves. The square tower has a simple cornice with a center band. The front gable of the façade has simple boxed eaves with a vergeboards and two decorative brackets. The house does not have friezeboards. Two south-facing gables have vergeboards, but simple boxed eaves. The single north-facing gable has vergeboards, boxed eaves, and a single bracket next to the tower. It appears there was never a second bracket. As would be expected, the single rear gable simply has vergeboards and boxed eaves.

The house has a variety of exterior wall surfaces and wall treatments. The prominent front and center south-side gables are filled with decorative shingles. The front shingles are scalloped and sawtooth in shape, while the south gable square-cut shingles that have a crenellated pattern. The wall surfaces at the base of the tower (originally at the top of the porch roof) have wood shingles that match the front gable. The prominent north gable has long, vertical pickets, with shape points at the bottom. The secondary south-facing gable has wood clapboard, but it has contemporary windows that flank the chimney. The wall surface may have been altered. The rear gable wall has plain wood shingles. The balance of the wall surfaces of the Centlivre House are wood clapboard. The exceptions are a large panel of wood shingles with a crenellated pattern that covers the second floor beneath the north gable. There are smaller bands of the same shingles on the south wall, found on a large (but shallow) three-sided bay window. The shingles are beneath the windows on both the first and second floors. There is a simple oriel box bay on the rear of the house. It has no windows; however it is supported by four scroll-shaped brackets. The walls generally have cornerboards and a narrow band of trim that serves as a watertable. The foundation is finely dressed ashlar limestone.

The square tower of the house has smooth walls with a heavy band of molding that separates upper and lower windows. The upper windows are arched; essentially they are semi-circular. Beneath the band are rectangular windows that match the width of the upper windows. All these windows have vertical muntins. The north gable has a window that matches the shape of the upper windows in the tower, but the muntin pattern differs. The front gable of the façade has a rectangular window with vertical muntins. It is capped by a pediment with a finial. This window is visually supported by a wide oriel box bay centered on the second floor of the façade. Beneath the box bay there is a wide three-part window with large transoms. The double front doors are glazed at the top, and topped by a transom window. A vertical window capped by a semicircular, fan-like ornament is found in the base of the tower, north of the front doors. The center-south gable has a rectangular window with vertical muntins. There is a large fixed window in the east wall of the projecting south gable section of the house; it is capped by an elaborate

leaded and stained glass window. The balance of the windows are typical one-over-one double-hung sash. There are several rectangular basement windows.

Although the house has lost both its original front porch, and its later enlarged porch, it is not obvious that this major element is missing. There are concrete steps with iron handrails and balustrades that lead to the double front doors. There are secondary doors on both the north and south sides that are also reached with concrete steps with iron railings. In contrast, the rear porch is original, with excellent historic integrity. The porch roof is integral with the one-story shed roof over the kitchen. A simple wood deck porch floor is supported by square brick piers. The porch is enclosed with wood lattice panels that are arranged with the correct vertical-horizontal construction style.

Brick carriage house:

The large, rectangular brick carriage house is located behind (west of) the Centlivre House. Because it sits on the west edge of the platted lot, the building has a north-south orientation that differs from the house. (The house is oriented to be "square" with Spy Run Avenue.) In comparison with most carriage houses in Fort Wayne of this period, the building is over-sized for solely residential use. It is possible the building may have (partially) served the Centlivre Brewery operation, as horses were important for brewery operation. There was never rail access to the brewery site. The 1891 Centlivre plat shows buildings in detail, but this building is not shown. (A building that was located directly west and parallel to the feeder canal was marked as "Stables for Street Car Line.") The brick carriage house does appear on the 1902 Sanborn map.

The carriage house has a gable roof with the ridge oriented north-south. There are four cross-gables that are all beneath the primary ridge. The largest is on the east side, offset to the south. Also on the east side there is a wall dormer offset to the north. The west side of the roof has two partial wall dormers; second floor windows extend above the eave line, but the walls do not turn back into the roof. The roof was formerly a slate roof, but it now has Slateline shingles. There is cresting with a crenellated shape on the primary ridge; it also is placed on the ridges of the two gables that face east. Decorative wave finials terminate all four of these ridges. There are small brick interior chimneys at both ends of the roof.

The carriage house is constructed of red brick that rises from grade. On the west side of the building a stone foundation is barely above grade. All the original door and window openings are topped by segmental arches; the windows have limestone sills. The windows have been replaced with single, fixed units. The window in the east wall dormer has a salvaged leaded and stained glass window. There are single service doors on both the east and west elevations. Both these doors are topped by transom windows. The original carriage doors have been removed and infilled by rectangular window openings with brick headers and brick sills. This occurred on both the east and west elevations. It appears that the building was designed to allow a carriage or wagon to drive through the structure. The west infill window has three fixed windows, with a single, fixed transom above; there is a salvaged leaded and stained glass window in the transom.

Centlivre/Old Crown Brewery delivery truck garage:

Although the Centlivre/Old Crown Brewery delivery truck garage was built c.1952 it does not appear on the 1957 Sanborn map because Sheet 91 was last updated Feb. 1951. This is the only remaining building that was purpose-built and dedicated exclusively to the brewery operation. It is a simple building, yet it retains remarkable historic integrity.

This long, rectangular structure has a low, gabled roof without eaves. There are five steel exhaust vents placed at irregular intervals along the ridge. There are also what appear to be box-shaped vents in the gable ends near the roof. The roof and the siding on the structure are entirely corrugated steel. The corners are finished with wood cornerboards. Corners at the doors are finished with simple angle iron strips. On the east wall there are eleven garage door openings. Each opening contains a wood overhead door with recessed panels. Each door has six windows, and it creates a consistent band of windows across the entire

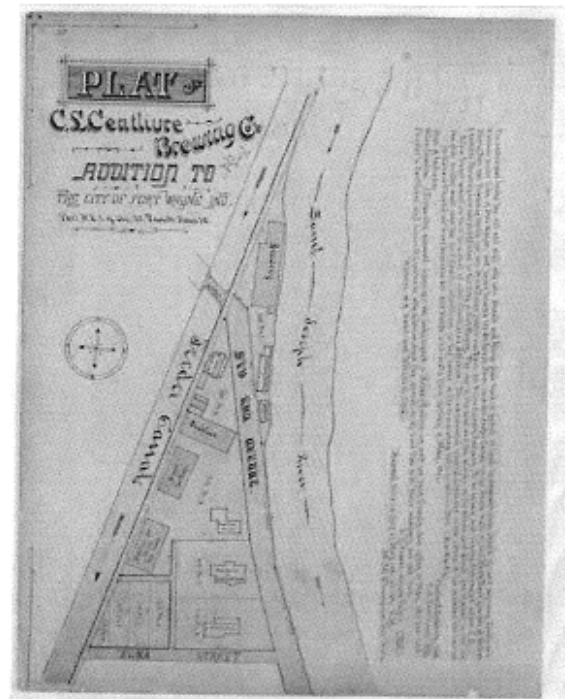
east elevation. Each door has one horizontal set of recessed panels above the windows, and three sets below the windows. There is one service door located at the north end of the building.

Site notes:

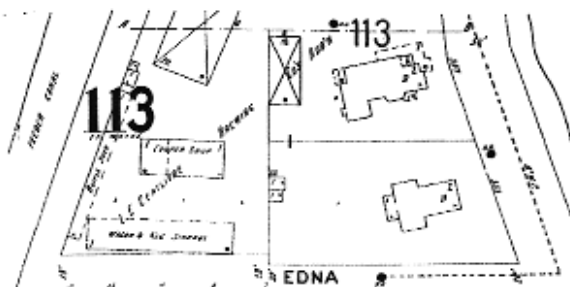
Much of the area of the proposed district is covered with asphalt parking surfaces. The area north of the house and northeast of the carriage house is asphalt paved. The asphalt extends southwest between the house and carriage house and continues to the east side of the garage. The pavement extends to Edna Street. The balance of the site is an area south of the house with grass and trees. This grassy area was the site of the John and Amelia Reuss House. Amelia Centlivre Reuss was a sister of Charles F. Centlivre.

Development History of the site and relationship to the Centlivre Brewery operations:

The C.L. Centlivre Brewing Co.'s Addition to the City of Fort Wayne was recorded May 14, 1891; this plat formally organized the narrow triangle of land located between the St. Joseph River and the Feeder Canal that supplied the Wabash & Erie Canal. It is unusual that the plat was for an area that was already fully developed; it was the location of the Centlivre Brewery and associated buildings. Within the number of brewery buildings there were also three private homes occupied by members of the Centlivre family. An additional building is labeled "Boarding House." Four small lots at the southwest corner of the plat (lots 6-9) were undeveloped. This plat is immediately north of Edna Street, and only separated from State Boulevard by the Centlivre Addition (September 17, 1889), located in the area north of State Blvd., between the feeder canal and Spy Run Avenue. The 1889 plat labeled a small segment of State Blvd. as "Centlivre Avenue." The Charles F. & Mollie Centlivre house appears on the 1891 plat, labeled as the "Residence of Chas. F. Centlivre."



The Centlivre House first appears on the Fort Wayne Sanborn fire insurance maps in 1902. It can be found on Sheet 113. The brick carriage house is also shown on the 1902 map. According to this map the west wall of the carriage house was built without any setback from the west lot line. The property is also included on the Sanborn maps in 1918 (Sheet 90) and in 1957 (Sheet 91—dated Feb. 1951). (The next-door house of John and Amelia Reuss disappeared between 1918 and 1957. The 1938 aerial photo is inconclusive as to whether the Reuss House was still standing.)



1902 Sanborn Fire Insurance Map, sheet 113

The 1902 Fort Wayne Sanborn Fire Insurance Map shows the house and its immediate environment in 1902. The map illustrates that little has changed with the Centlivre House, with the exception of the loss of the enlarged front porch and a small porch on the south side. The brick carriage house is shown as it is today. The location of the brewery garage had several buildings in 1902 that were associated with the brewery, but later demolished. Among the structures is a long building labeled "wagon & keg storage."

The footprint of the Centlivre House (and the carriage house) remained consistent in the period from 1902 to 1951, matching the footprints of the house and carriage barn today. The exception is the loss of the porches on the house. In 1902 the house retained its large wraparound porch on the façade and the north elevation. There was also a small porch on the south side of the house, near the large bay window. The small porch was removed prior to 1918. The rear porch remains; it does not appear it has ever been significantly altered. The large front porch was demolished sometime after 1951.

Although the Centlivre/Old Crown Brewery delivery truck garage was built c.1952 it does not appear on the 1957 Sanborn map because Sheet 91 was last updated Feb. 1951.

Significance for Association with Charles F. Centlivre and the Centlivre Brewing Company:

The Charles F. and Mollie Centlivre House is locally significant for its association with Charles F. Centlivre and the Centlivre Brewing Company, one of Fort Wayne's important and iconic industries of the late nineteenth and early twentieth centuries. The house is the oldest of the three surviving buildings associated with the brewery.

Charles Francis Centlivre:

Charles Francis Centlivre was the second son of Charles L. and Marie Anne Centlivre. He was born in McGregor, Iowa on January 19, 1861 and he arrived in Fort Wayne as a young child in about 1862. He was the youngest of 3 children; both his parents were natives of France.

Charles F. was the son of Charles Louis Centlivre, who founded the French Brewery in Fort Wayne in 1862. The French Brewery was later re-named the C. L. Centlivre Brewing Co. Little was found about the early life of Charles F. Centlivre, but clearly he grew up emerged in the brewery business and on the brewery site. The family lived in quarters within the brewery until a family home was built in 1871 at the "north end of Spy Run Avenue." Charles F. lived his entire life at the brewery. He passed away in his home at 2417 Spy Rune Avenue in 1926.

It can easily be assumed Charles F. participated in work at the brewery from his childhood, and he likely knew each and every task to be performed in the business. As a young man, he first appears in the 1880-1881 Fort Wayne City Directory, It lists him as a teamster at French Brewery. Another source in the same period lists him as a shipping clerk. In the 1883-1884 City Directory, Charles F. was listed as the superintendent of the bottling works at the French Brewery. In 1885-1886 he continued in the same role. In 1888 Charles F. was listed as "collector" for the French Brewery. He eventually became treasurer of the brewing company, and he continued in that role the remainder of his life.

Charles F. Centlivre also invested and participated in other Fort Wayne businesses. For example the Centlivre Hotel was built in 1909 by a company headed by Charles F. Centlivre. The hotel was designed by local architect John M.E. Riedel, and it was located at 118 Baker Street, near both the Pennsylvania and Wabash railroad stations. Charles F. and his older brother Louis A. Centlivre had other ventures. In particular they operated the Centlivre Ice & Cold Storage Company; this business was very important in the survival of the brewery after the end of prohibition.

In preparation of his marriage to Francis Amelia Nierman(n), Charles F. Centlivre hired Wing & Mahurin of Fort Wayne to design the large house at the south edge of the brewery. The couple moved into the completed home immediately upon their marriage on Thanksgiving Day, November 25, 1886. (See section on "Mollie Centlivre" below.) Both Centlivres lived in the home until their deaths; Charles died in

1926 and Mollie died in 1940. This was the only home they lived in after their marriage. They had at least six children.

Mollie Centlivre

"Mollie" Centlivre appears with many variations of her name in the historic record. She was born Frances Amelia Nierman(n) in 1866. (Most records list her father as Niermann; however records for his wife and children read "Nierman.") Records suggest that Miss Nierman commonly used her middle name of "Amelia" prior to her marriage. The marriage announcement in The Fort Wayne Sentinel (November 26, 1886) reads, "Charles (F.) Centlivre and Amelia Nierman have been licensed to wed." On November 29, 1886 The Fort Wayne Sentinel printed:

"Thanksgiving morning (November 25), at 6:30, at the Cathedral, was solemnized the marriage of Charles Centlivre, son of C.L. Centlivre, the famous brewer, and Miss Julia Nierman, youngest daughter of the late Thomas Neirman, who left a large estate. Though at so early an hour, many of their friends were assembled to witness the interesting ceremony. Their handsome new house is fitted up ready for occupancy."

Unfortunately for Mollie the wedding announcement read that Charles had married Mollie's younger sister Julia. (The reporter seemed very confused, as the father of the girls was not named Thomas, but was Herman Nierman.)

Also leading to potential confusion was the fact that Charles' only sister was Amelia Centlivre Reuss, and the new house was immediately next door to the home of Amelia and John Reuss. The evidence within historic records suggests that the new Mrs. Centlivre eventually dropped her use of "Amelia" and adopted the name "Mollie" to avoid confusion. A possible factor in not adopting "Frances" as her preferred name was the fact that "Francis" was her husband's middle name. In the 1900 U.S. Census she is listed as "Frances A. Centlivre." By 1910 she was so established as Mollie that she is listed in the U.S. Census as "Mollie Centlivre." Ironically her headstone in Fort Wayne's Catholic Cemetery reads, "Frances A. Centlivre," a name that only appears elsewhere in the 1900 census.

Like her husband, Frances Amelia Nierman was also from a Fort Wayne brewing family. Her father Herman H. Niermann operated the "Stone Brewery and Malt House" at the southwest corner of Water (Superior) and Harrison Streets from 1855 to his death in 1873. Herman was an immigrant from Munster, Germany; he arrived in Fort Wayne in 1840. He worked as a contractor, but also operated the brewery located adjacent to the Wabash & Erie Canal.

The French Brewery and the C.L. Centlivre Brewing Company:

It is well-known today that Fort Wayne was known for its breweries in the nineteenth century, but the Centlivre family brewery (along with the Berghoff family brewery) was clearly among the most successful and long-lasting of the (at least) eleven breweries that operated here in the 1800s. This industry was significant in Fort Wayne history for its industrial and social/recreational importance. These were also iconic industries that were part of the identity of Fort Wayne.

Charles F. Centlivre's father, Charles Louis Centlivre was a French immigrant to the United States. He was born in Lutran, France in 1827, and he trained to be a cooper. He left France with other members of his family, and arrived in the U.S. in 1850 at the Port of New Orleans. In a short time he lived in Ohio, but c.1855 he moved to McGregor, Iowa. Centlivre operated a brewery in Twin Springs, Iowa from c.1857 to c.1861. On a business trip to Fort Wayne he saw the opportunity for brewery here, and by 1862 C.L. Centlivre purchased land between the St. Joseph River and the Feeder Canal. Ironically, Centlivre the French native, bought the land from the prior landowner Rufus French.

The French Brewery was built quickly in 1862; it opened September 27, 1862. The operation grew quickly and soon became a thriving business. Circa 1880 the Centlivre family developed Centlivre Park on adjacent land to the west. The park was developed as an attraction; it served the community (and beer

drinkers) well into the twentieth century. The family also promoted boating and other activity on the St. Joseph River and the Feeder Canal.

In the 1880s the children of C.L. Centlivre were old enough to start taking leadership roles in the brewery. Both Louis A. Centlivre and Charles F. Centlivre were working there in the early 1880s. Louis A. became the general manager of the brewery. Amelia Centlivre's husband John Reuss also was given a leadership role, and served as the long-time company secretary. In the 1880s the family also developed the C.L. Centlivre Street Railway Co. This trolley line was critical in bringing more and more people to Centlivre Park, and it would also make transport of supplies and beer between the railroads and the brewery.

Just as the Centlivre brewery was becoming a hugely successful enterprise, the brewery was destroyed by fire on July 16, 1889. That night at 9pm Charles F. Centlivre discovered a fire in the boathouse, and the fire quickly spread to other buildings. The fire was responsible for two deaths. Among the few surviving structures were the C.L. Centlivre House and the family steamboat, the "Amelia."

The brewery was quickly rebuilt and production resumed. It was this new brewery building that was the location for the famous bronze statue of Charles L. Centlivre that still stands at the Gas House. The brewery was a steady, successful Fort Wayne industry that produced a well-known product and supplied jobs for many years. In this period the Centlivre Brewery produced "Nickel Plate" beer, one of its most successful products. The ongoing success of the brewery was stalled by Prohibition, but the family focused on building their production of ice. This allowed the company to survive until Prohibition was ceased in 1933. In the late 1930s the company focused its efforts on the "Old Crown" beer label. Centlivre was one of the first companies to can beer, starting in 1937. Old Crown was very successful in the 1940s and 1950s. In fact, the company made a large investment in a modern addition to the brewery in 1950. Other improvements were made, such as the construction of the delivery truck garage c.1952. In the 1960s and 1970s there was increased competition from breweries that were building national markets. The Old Crown Brewery closed in 1974.

It is significant that the three structures within the proposed local historic district reflect three distinct periods in the history of the brewery. The house, built in 1886, is the oldest, and it even pre-dates the iconic brewery structure that has been demolished. The carriage house, likely built in the 1890s, reflects the massive growth of the brewery after the 1889 fire. The delivery truck garage, built c.1952 reflects the post-World War Two expansion of the brewery.

Later History of the Centlivre House and carriage house:

Mollie Centlivre continued to live in the house until her death in 1940. The house was later divided into a combination of offices and apartments. The carriage house interior has been rehabilitated for either retail or office use. In the 1980s it was a well-known bath shop.

Architectural Significance:

The Charles F. and Mollie Centlivre House is locally significant for its architecture. It is an outstanding example of the Queen Anne architectural style in Fort Wayne. The house was designed by Wing & Mahurin when the firm was quickly growing in both the quality of its designs and the size of the architectural practice. The house has details that are among the finest among Queen Anne houses in Fort Wayne.

The Queen Anne style marks the height of Victorian-era architectural exuberance in the United States. Though loosely based on Medieval English architecture, the Queen Anne style owes its true character to the development of balloon frame construction and America's late 19th century industrial and railroad expansion. Wire nails, pre-cut lumber in standardized sizes, and building components such as doors, windows, siding, and decorative millwork were factory-produced and shipped by rail to builders across the country. The Charles F. and Mollie Centlivre House reflects this architectural style and its associated trends.

The Centlivre House is also significant as a surviving example of the work of the architectural firm of Wing & Mahurin. John F. Wing and Marshall Mahurin of Fort Wayne worked in partnership from 1882 to 1907. They designed scores of significant buildings throughout Indiana and Ohio, but their work most significantly influenced the architectural development of Fort Wayne.

Staff Recommendations:

For the reasons stated above, staff recommends that the Historic Preservation Commission (HPC) should approve the petition, recommend the Charles F. and Mollie Centlivre House and the associated buildings 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 is threatened and shall be declared to be under interim protection under the Historic Preservation and Protection Ordinance. Based only on the strong desire of the owner to protect the historic integrity of these buildings; **staff does recommend interim protection** for this property.

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 Charles F. and Mollie Centlivre 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:

Allen County INGenWeb Project. Available at: <https://www.acgsi.org/genweb/> [Accessed July 11, 2017].

Allen County Recorder's Office. Centlivre Addition 1889, available at <http://inallen.fidlar.com/WebSenseCustom/Details.aspx> [Accessed November 30, 2018].

Allen County Recorder's Office. CL Centlivre Co Addition 1891, available at <http://inallen.fidlar.com/WebSenseCustom/Details.aspx> [Accessed November 30, 2018].

Archive.org. Fort Wayne City Directories, various years. Available at: <https://archive.org/> [Accessed December 6, 2018].

Craig Leonard (personal communication, December 5, 2018).

Findagrave.com. "Charles F Centlivre," <https://www.findagrave.com/memorial/80527843/charles-f-centlivre> [Accessed November 30, 2018].

Findagrave.com. "Frances Amelia 'Mollie' Nierman Centlivre," <https://www.findagrave.com/memorial/88723786/frances-amelia-centlivre> [Accessed December 6, 2018].

Fortwaynebeer.com. "C.L Centlivre Brewing," <http://www.fortwaynebeer.com/centlivre-brewing/> [Accessed December 5, 2018].

Fort Wayne Indiana Interim Report: A Presentation of Historic Resources, Achievements, and Possibilities. Indiana Historic Sites and Structures Inventory, Fort Wayne, 1996.

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

Jill Downs (personal communication, November 30, 2018).

"Like A Flash! The Extensive Centlivre Brewery Plant Completely Wiped Out by Fire—To be Rebuilt." (July 17, 1889). *The Fort Wayne Sentinel*, p.1.

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

MyHeritage Family Trees. "Charles F Centlivre," https://www.myheritage.com/names/charles_centlivre

Ostrander, Bob, and Derrick Morris. Hoosier Beer: Tapping into Indiana Brewing History. Charleston, SC, 2011.

https://books.google.com/books?id=cH12CQAAQBAJ&pg=PT47&lpg=PT47&dq=%22charles+f+centlivre%22&source=bl&ots=pL.ZjhMF_BE&sig=KfzjqUuCwhqIF0raqIqPlhQ7fQY&hl=en&sa=X&ved=2ahUKEwiLkPvSiZbfAhWi6IMKHSrYBLE4ChDoATAlegQIBRAB#v=onepage&q=%22charles%20f%20centlivre%22&f=false [Accessed December 10, 2018].

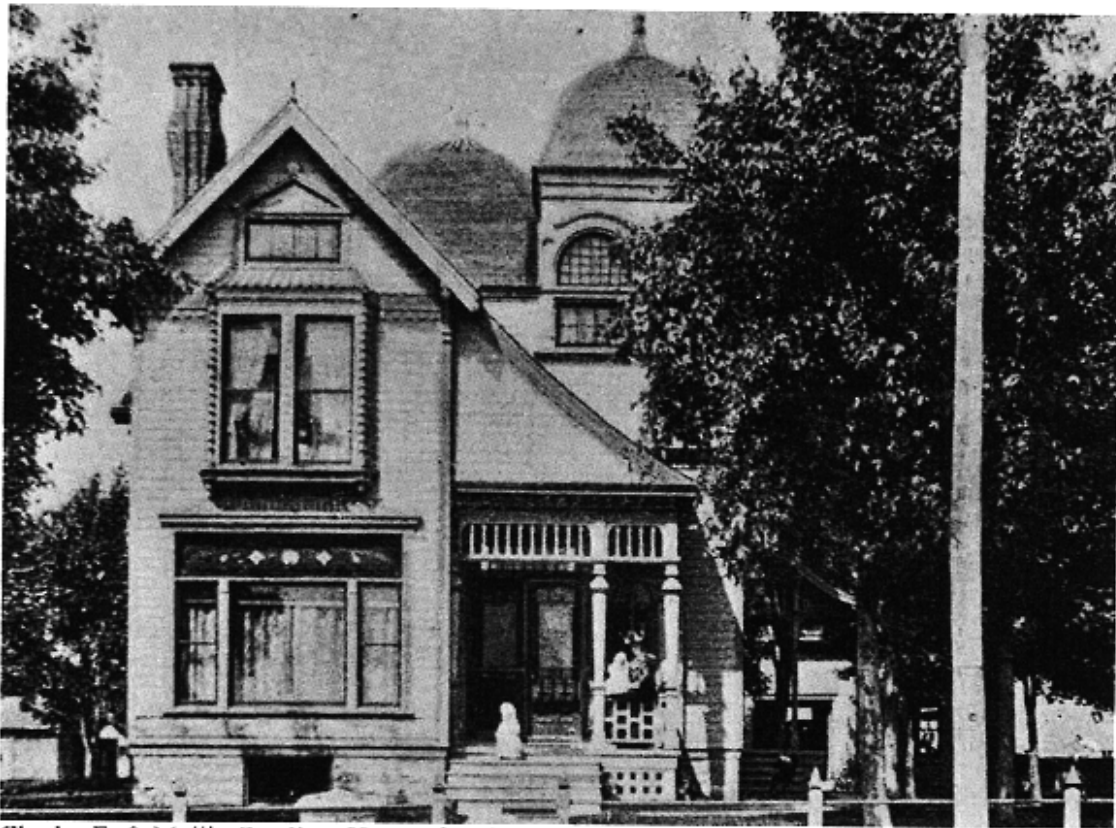
Randy Harter (personal communication, November 30, 2018).

Sanborn Map Co. Insurance Maps of Fort Wayne, Indiana. New York, 1902, 1918, and 1957.

"Thanksgiving morning, at 6:30, at the Cathedral, was solemnized the marriage of Charles Centlivre..." (November 28, 1886). *Fort Wayne Daily Sentinel*, p. 2.

Photos:

All photos were taken November 14, 2018, unless otherwise noted.



Charles F. & Mollie Centlivre House, façade—showing the original front porch, looking west across Spy Run Avenue; c.1895 (Unknown source; from the files of ARCH, Inc.).



Charles F. & Mollie Centlivre House, façade—showing the larger front porch, looking west across the St. Joseph River; date unknown (Courtesy Randolph Harter).



Charles F. & Mollie Centlivre House; looking south along Spy Run Ave. The roof and tower of the house are visible at upper left. The brick barn and the brewery garage can be seen top center. The open area where the semi-trailer is parked was the location of the feeder canal. Photo is c.1953. (Courtesy Randolph Harter).



The Centlivre Brewery looking north on Spy Run Ave. The location of the Charles F. & Mollie Centlivre House is to the left behind the trees. The fire hydrant is at the northwest corner of Spy Run Ave. and Edna Street. (There is still a hydrant in the same location.) Photo is c.1953. (Courtesy Randolph Harter).



Charles F. & Mollie Centlivre House; façade. Photo looking west.



Charles F. & Mollie Centlivre House; façade and north elevation. Photo looking southwest.



Charles F. & Mollie Centlivre House; façade and south elevation. Photo looking northwest.



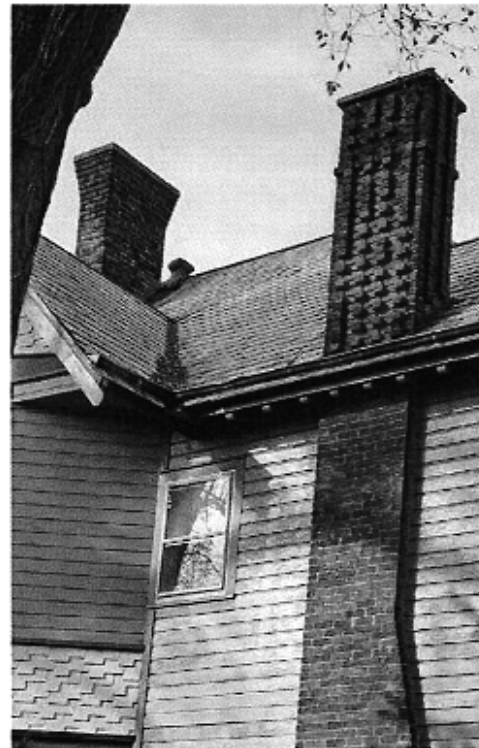
Charles F. & Mollie Centlivre House; south elevation. Photo looking north-northwest.



Charles F. & Mollie Centlivre House; rear of the house and north elevation, showing the lattice-enclosed rear porch. Photo looking southeast.



Centlivre House bracket details; box-bay on rear of house.



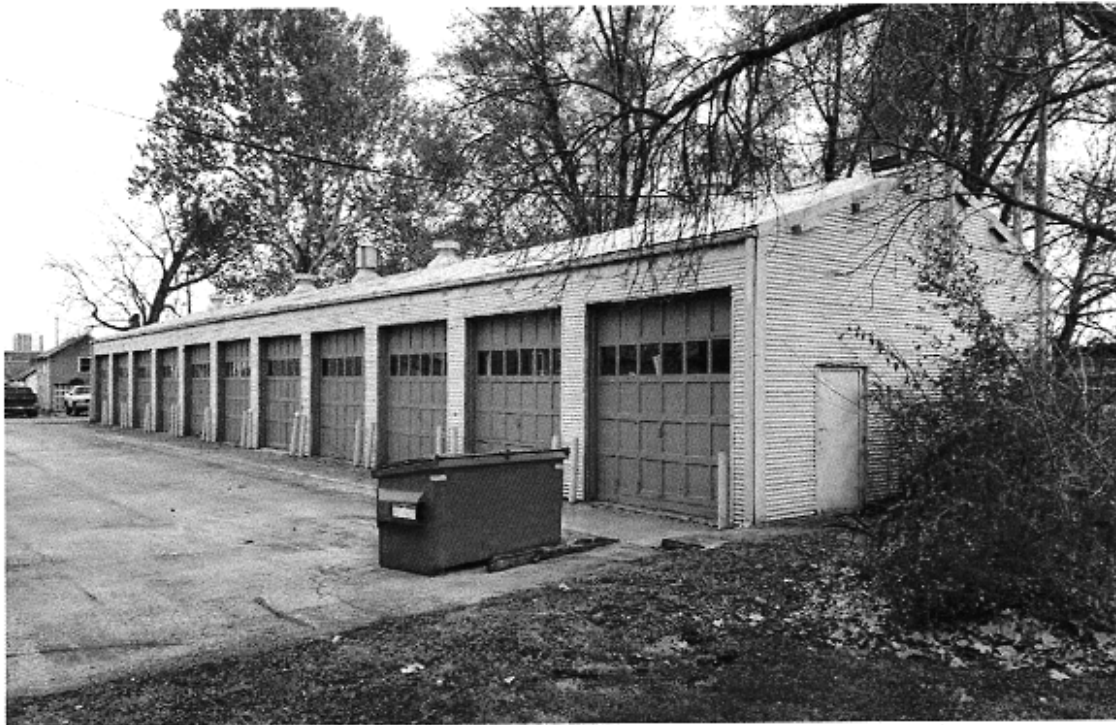
Centlivre House chimney details; central chimney and southeast chimney.



Charles F. & Mollie Centlivre House; brick carriage barn, east and north elevations. Photo looking southwest.



Charles F. & Mollie Centlivre House; brick carriage barn, west and south elevations. Photo looking northeast.



Charles F. & Mollie Centlivre House; Centlivre/Old Crown Brewery delivery truck garage, east and north elevations. Photo looking southwest.



Charles F. & Mollie Centlivre House; Centlivre/Old Crown Brewery delivery truck garage, east and south elevations. Photo looking northwest.

Memo

To: Fort Wayne Common Council
From: Creager Smith, Historic Preservation Planner; Community Development
Date: December 19, 2018
Re: Local Historic District Designation: Charles F. & Mollie Centlivre House

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 December 17, 2018, and voted to recommend designation of the following property as a local historic district:

**Charles F. & Mollie Centlivre House
2417 and 2419 Spy Run Avenue**

The Charles F. & Mollie Centlivre House is significant for association with Charles F. Centlivre and with the C.L Centlivre Brewing Company; Charles F. Centlivre was significant in local business and industry in the late nineteenth and early twentieth centuries. The Centlivre brewery was one of Fort Wayne's important and iconic industries of the late nineteenth and early twentieth centuries. The house is also significant in the area of local architecture; it is outstanding example of the Queen Anne architectural style in Fort Wayne. The house was built in 1886; the architects were the prominent Fort Wayne firm of Wing & Mahurin.

Recognizing the historic and architectural significance of the property, a "Petition for Historic Property or District Designation" was prepared by the owner, Marianne Centlivre, registered agent of N&M Centlivre, LLC. The LLC is the owner of the property.

Local historic designation 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 427-2161, creager.smith@cityoffortwayne.org, or Don Orban at 427-2160, don.orban@cityoffortwayne.org if you have questions.

BILL NO. S-19-01-10

REPORT OF COMMITTEE ON REGULATIONS

January 15, 2019

Michael Barranda Chair

Tom Freistroffer Co-Chair

All Council Members

An Ordinance designating an Historic Preservation District – 2417 and 2419 Spy Run Avenue



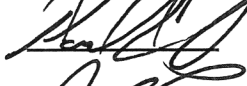

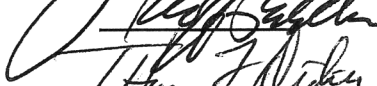
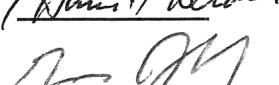
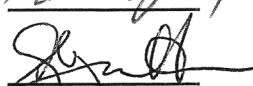
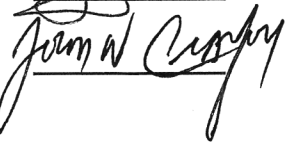
COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

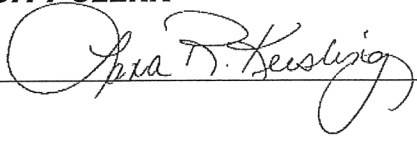
DO NOT PASS

ABSTAIN

NO REC

| | | | |
|---|-------|-------|-------|
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |
|  | _____ | _____ | _____ |

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilman Barranda.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilman Barranda, placed on passage by the following vote:

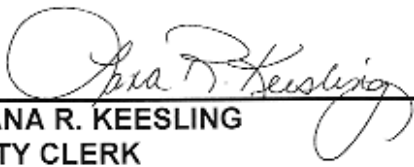
| <u>TOTAL VOTES</u> | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> |
|--------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| ARP | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| BARRANDA | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CRAWFORD | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DIDIER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ENSLEY | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FREISTROFFER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HINES | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JEHL | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PADDOCK | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DATED: January 22, 2019



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Special Ordinance No. S-19-01-10 on the 22nd day of January, 2019



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd of January 2019, at the hour of 9:00 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 23rd day of January

FOR 2019, at the hour of _____ o'clock _____ E.S.T.
RECEIVED
JAN 23 2018
 LANA R. KEESLING
 CITY CLERK



 THOMAS C. HENRY, MAYOR