

**AN ORDINANCE DESIGNATING AND APPROVING  
A LOCAL HISTORIC DISTRICT – FAIRFIELD HILL  
COMMERCIAL HISTORIC DISTRICT - 2018, 2020,  
2022, 2024 and 2030 Fairfield Avenue.**

**WHEREAS**, the Common Council of the City of Fort Wayne, Indiana, by passage of Ordinance Number G-06-08 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 "Local Historic Districts;" and

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

**FAIRFIELD HILL COMMERCIAL HISTORIC DISTRICT - 2018, 2020, 2022,  
2024 and 2030 Fairfield Avenue**

is designated as a Local Historic District.

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

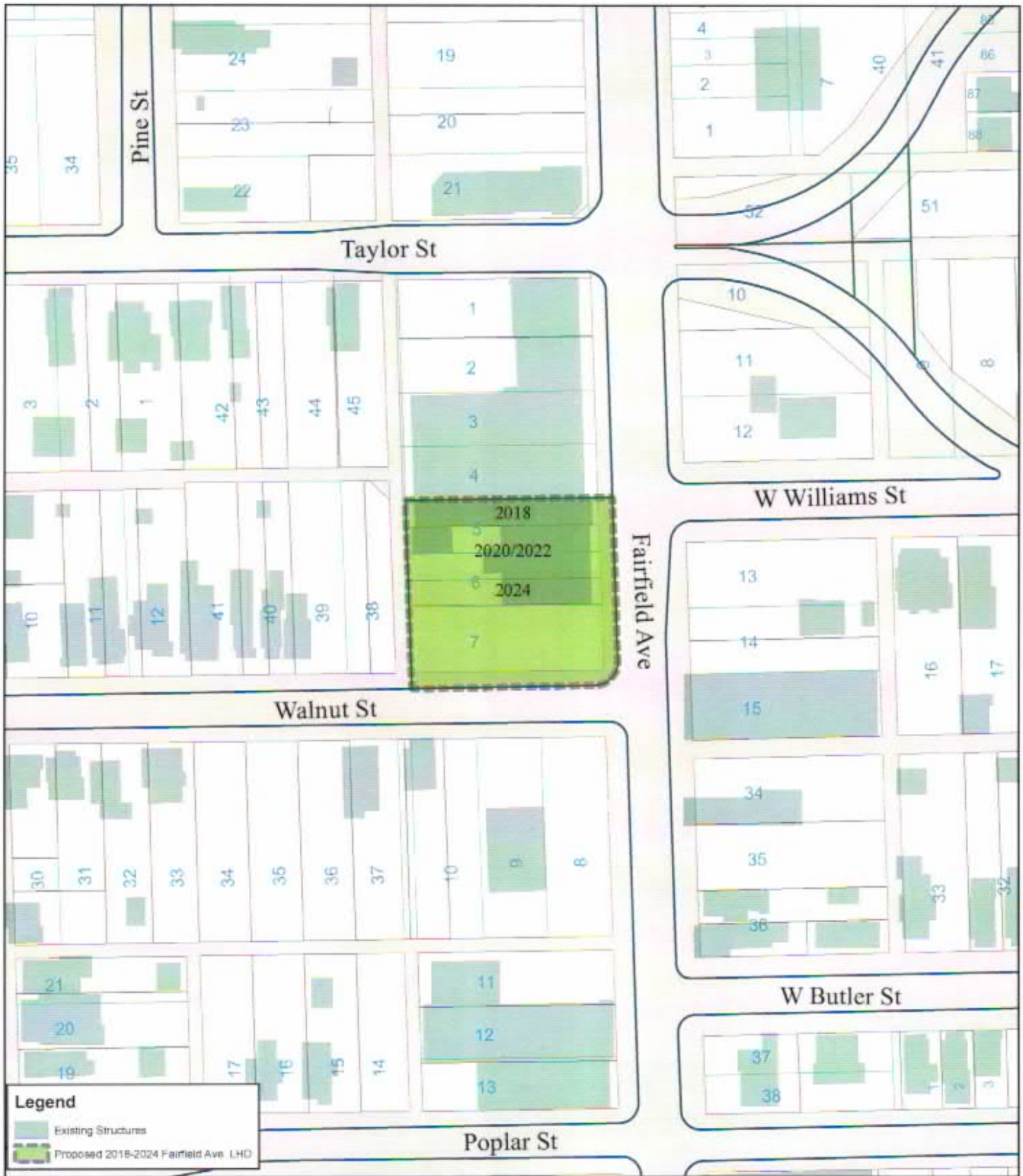
**SECTION 1.** That the Fairfield Hill Commercial Historic District - 2018, 2020, 2022, 2024 and 2030 Fairfield Avenue is hereby designated a Local Historic District, in compliance with Section 151.030 of the City of Fort Wayne, Indiana Code of Ordinances.

**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 Commission pursuant to Section 151.030 of Chapter 151 of the City of Fort Wayne, Indiana Code of Ordinances.

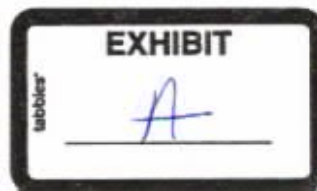


# FAIRFIELD HILL - PROPOSED LOCAL HISTORIC DISTRICT

Ninde's 2nd Addition N 20.3' Lot 5 Ex W 2' for Alley and Lot 5 Ex N 20.3' & N 1/2 Lot 6 Ninde's 2nd Addition Ex W 2' of Alley and S 1/2 Lot 6 Ex S 1 1/4' Lot 6 Ninde's 2nd Addition Ex W 2' for Alley and Lot 7 & S 1 1/4' Lot 6 Nindes 2nd Addition Ex W 2' for Alley



Document Path: O:\community\_development\Rick\HPC\Fairfield\_Ave\_2018to2024\_Proposed\_LHD.mxd



Created February 15, 2021  
FW CDD GIS-RB

**STAFF REVIEW OF  
LOCAL HISTORIC DISTRICT PETITION**

**Petitioners:** Garage 53, LLC

**Case No.:** HPC 2-22-21-LHD-1

**Subject Properties:** 2018, 2020, 2022, 2024, 2030 Fairfield Avenue

**Legal Description:** Nindes 2<sup>nd</sup> Addition N 20.3' Lot 5 Ex W 2' for Alley and Lot 5 Ex N 20.3' & N ½ Lot 6 Nindes 2<sup>nd</sup> Addition Ex W 2' of Alley and S ½ Lot 6 Ex S 1 ¼' Lot 6 Nindes 2<sup>nd</sup> Addition Ex W 2' for Alley and Lot 7 & S 1 ¼' Lot 6 Nindes 2<sup>nd</sup> Addition Ex W 2' for Alley (Please see the attached map.)

**Date of Review:** February 22, 2021

**Reason for Public Hearing:**

On January 29<sup>th</sup>, 2021, HPC staff received a signed petition from the property owner of 2018, 2020, 2022, 2024 and 2030 Fairfield Avenue requesting designation of the adjoining properties.

**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, it has been determined by staff that the proposed district meets two of the four possible criteria for Local Historic Designation. The ordinance only requires that a district meet one of the criteria. The proposed district meets Criterion (1) for properties "associated with the events that have made a significant contribution to the broad patterns of our history," particularly in the area of commerce.

The proposed district also meets Criterion (3) for properties that "Embody the distinctive characteristics of a type, period, or method of construction...possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

**Description:**

**Stellhorn Hardware Building, 2018 Fairfield; 1950**

Stellhorn Hardware built this building in 1950 and moved from what is now 2008 Fairfield (the Shigs In Pit dining room). The building is long and linear, stretching from the front of the lot to nearly the alley right-of-way at the rear. It

is just over 20 feet wide and 140 feet in length. The construction is concrete block. The façade has a low parapet that hides a low-sloped roof that slopes to the rear. The simple parapet and the narrow side walls of the façade are faced with random ashlar limestone veneer with a mildly rough surface texture. The simple storefront has a recessed door with a transom above. The primary display window is angled from the Southeast corner of the building to the recessed door. There is a secondary display area north of the door that extends to the front wall of the building. A wood-frame flat-roofed canopy extends over the sidewalk and covers the storefront. Work is currently underway to repair the deteriorated fascia which was originally covered by aluminum panels with horizontal bands. There is a square iron or steel alarm box on the north side of the façade. The rear elevation is painted concrete block with a single service door to the north and a large rectangular glass block window.

**John G. and Marguerite Zuber Building, 2020-2022 Fairfield; built c.1899, remodeled and 2022 Fairfield added to the original building c.1910**

The Zuber Building is a rectangular brick structure with a low-sloped roof. The north half (2020) was built c.1899. The south half (visually the center of a group of three storefronts) is considered to be the same building because it is located on the same parcel; however, the south half was built at the same time as a major remodeling of an earlier building at 2024 Fairfield. (Functionally 2022 and 2024 Fairfield are closely related in construction, so the description of 2022 is below with 2024 Fairfield.) This north half of the structure—the original John G. and Marguerite Zuber Building—was built as a free-standing brick building with a stone foundation; however the rear second-story wall is wood-frame. The façade has a brick cornice supported by large corbeled dentils. There is a pressed metal crown above the cornice. Below the dentils, slightly raised brick quoins define the front edge of the side walls. The second floor is dominated by a large three-sided bay window that projects above the sidewalk. The bay window has a flat roof, a cornice with dentils and a crown molding, wood trim around the one-over-one windows, and recessed panels below the windows. The bottom of the bay window has decorative pressed metal that likely matched the pattern found above the original storefront. A signboard with a crown molding extends across the façade, yet the bay window extends about midway into the signboard. To the right of the bay window is a single one-over-one window with a simple limestone lintel and a limestone sill.

The storefront was remodeled c.1954, as part of a larger project that remodeled the first floor of 2020, 2022, and 2024 Fairfield Avenue (so all three are described here). The original storefronts were removed and the first-floor commercial spaces were visually linked to the design of the Stellhorn Hardware Building. New bulkheads were constructed of concrete block and were faced with random ashlar limestone veneer with a mildly rough surface texture. The bulkhead at 2020 is square with the façade, while the bulkhead at 2022 angles from the southeast corner to the door—much like the Stellhorn building. The storefront at 2024 Fairfield was entirely removed, filled with concrete block, and veneered in the continuous random ashlar pattern. While the storefront door and door to the stairs leading to the front apartment were removed from the façade, the stairs to the apartment remain in place. (An additional apartment access is located at the rear of the building, within the enclosed porch.) Brick piers were also faced with stone veneer. (The limestone veneer material of all three addresses is slightly darker than the Stellhorn building, and there is a vertical expansion joint between 2018 and 2020 Fairfield.)

The recessed storefront doors and large display windows also date to c.1954. The commercial doors are glazed with transoms above. Each storefront has two large display windows in aluminum frames that face the street. The door at 2020 Fairfield is deeply recessed, with a large window within the recessed area. Two of the three apartment access doors remain on the facades of 2020 and 2022 Fairfield. These are single, glazed doors that have covered transoms above. Both doors are the original (c.1899 and c.1910) wood doors that lead to the apartment stairs, and both are protected by aluminum storm doors.

**Kabisch-Zuber Building, 2024 Fairfield- Contributing; built c.1887, heavily remodeled c.1910**

The evidence is strong, based on directory listings, the sequence of Sanborn Fire Insurance Maps, and physical evidence, that 2024 Fairfield was built c.1887 as a one-story brick building by Rudolph Kabisch and his son Frederick C. Kabisch. It was brick with a stone foundation, and had a low-sloped roof. The Kabisch family operated a meat market at this location from c.1887 to c.1907. In the years from 1908 to 1910 two other men operated meat markets at the address. In the period from about 1910 to c.1912 it is likely the building was vacant and under construction.

The space between the c.1899 Zuber Building and the c.1887 Kabisch Building had a wood-frame house until c.1902, but the address was not listed in city directories from 1903 to 1910. It appears to have been a vacant lot in the period between 1903 and about 1910.

Based on the evidence of the physical construction, directory listings, and strong circumstantial evidence, it is likely that c.1910 John Zuber built what is now 2022 Fairfield and added a second story and a new façade to 2024 Fairfield. The construction of the foundation and basement of 2022 is brick infill between the two earlier stone foundations at 2020 and 2024 Fairfield. Even though they are two individual buildings, 2022 and 2024 Fairfield share a common façade that was constructed to closely match the existing façade of 2020 Fairfield. The second floors of 2022 and 2024 closely mimic the second floor of 2020 Fairfield. The general composition continues uninterrupted across all three addresses. The cornice with a pressed metal crown, the large dentils, quoins, and the rhythm of the single windows and bay windows are the same. The bay windows are close copies of the bay window on the c.1899 Zuber Building. The horizontal signboard of the Zuber Building extends south across the top of both storefronts at 2022 and 2024. There is a vertical expansion joint between 2020 and 2022, yet the quoins of the Zuber Building are completed on the south side of the joint by subtle brickwork. (Even though the bay window at 2024 matches on the exterior, on the interior it has a step up to the floor within the bay, which seems to reflect the earlier construction of the parapet and roof of the c.1887 Kabisch Building.) The c.1954 first floor storefronts are described above with 2020 Fairfield. The south wall of 2024 Fairfield has two four-over-four windows and two small one-over-one windows that reflect the configuration of front and rear apartments on the second floor.

The rear of 2022 and 2024 Fairfield also reflects the simultaneous construction. These two storefronts match in overall depth, and they extend farther west than the original Zuber Building. The brick walls at the rear of 2022 and 2024 were originally very similar, while the rear wood-frame wall of 2020 Fairfield is much different. Although they are all currently enclosed with cheap materials, all three addresses had open two-story rear porches at the rear.

Continuing to move clockwise around the buildings of the district to the historic accessory buildings—

#### **Glazed tile block accessory building, 2022 Fairfield (rear); c.1930**

This is a nearly square building that was built with its front door at the edge of the rear porch of 2022 Fairfield. Its location on the lot, combined with the enclosed rear porch, gives the appearance that it is an addition at the rear of 2022 Fairfield; however there is no structural connection. This building has a low-sloped roof that drains to the west. There are stepped parapets at each side (north and south) and an obscured parapet above the east wall. The construction is double wythe glazed tile blocks that have been painted.

#### **Zuber Carriage House, 2020 Fairfield (rear); c.1899**

The Zuber Carriage House is rectangular, and it sits on the lot directly in line with the north and south side walls of the c.1899 Zuber Building. This is a typical urban carriage house of brick construction. It has a low-sloped roof that drains to the west. Brick parapets with glazed tile coping are found on the east, north, and south walls. The west side of the building (on the alley) has a wide opening for carriage doors; this opening is infilled with wood siding and two service doors (one is filled). There is a single loft opening on the second floor. A segmental arch is located above a deteriorated wood door on large hinges. There is a single window opening on the south wall with a segmental arch and a limestone sill. The east elevation, facing the rear of the Zuber Building, is perhaps the most interesting. There are two windows on the second floor, also with segmental arches and limestone sills. A single entrance door is located at the southeast corner, in line with the rear door of the commercial building. This door opening was enlarged from a window opening with a segmental arch and limestone sill that would have matched the south window. A matched pair of slightly smaller door openings are offset close to the north wall of the building; both door openings have segmental arches. The center door of the three was a service door into the carriage house. There is evidence on the interior that the northernmost door opening led directly into a small privy in the interior of the building. (Fort Wayne has other known examples of privies within residential carriage houses.) This is the only known and surviving Fort Wayne example of a carriage house that was built to serve a live-work commercial building.

The lot at 2030 Fairfield Avenue anchors the south end of the district and serves as parking for the commercial buildings.

### **Historical Significance:**

The Fairfield Hill Historic District contains a node of architecturally significant neighborhood commercial buildings that developed on the west side of Fairfield Avenue between Taylor and Walnut Streets. The period of significance is c.1887 to 1950.

As previously noted, the Fairfield Hill Historic District is significant under LHD Criterion (1) for properties “associated with the events that have made a significant contribution to the broad patterns of our history,” particularly as a rare, intact example of the development of neighborhood commercial nodes and corridors as Fort Wayne grew in the late nineteenth and early-to-mid twentieth centuries. The economic and social history of the district is tied to providing typical goods and services for nearby residents in the commercial spaces on the first floors. The buildings are significant in the social history of Fort Wayne as examples of buildings that provided apartments and live-work spaces for laborers in nearby factories. In particular the John G. and Marguerite Zuber Building is significant for its arrangement and history as both a home and business for the Zubers from c.1899 to 1940. The district also offers the potential of a unique illustration of the growth and expansion of a neighborhood commercial node through the growing success of a small group of business owners in the period of significance.

The Fairfield Hill Historic District is also significant under LHD Criterion 3. The district contains 4 masonry commercial buildings, and associated outbuildings, that developed in the period from c.1887 to 1950. The buildings vary from Italianate to Modern in style; they are two-story, with the exception of the Modern-style building and a small accessory building. There is one extremely rare example of a brick carriage house that served the owner-occupied c.1899 Zuber Building.

It should be noted that this subject petition for local historic designation is the southern portion of a larger district that is eligible for local historic designation, however the entire eligible district is not included in this petition. In 2018 an official “Determination of Eligibility” (DOE) form was submitted to the Indiana Division of Historic Preservation and Archaeology (the SHPO) for the entire commercial block from Taylor Street south to Walnut Street. The SHPO determined the entire length of the Fairfield Hill Historic District is eligible for the National Register of Historic Places, from Taylor to Walnut Street.

The buildings within this current district petition are currently undergoing a historic rehabilitation of the facades; the work is already under contract, and the project was designed to meet the HPC Guidelines.

### **Staff Recommendations:**

For the reasons stated above, staff recommends that the Historic Preservation Commission (HPC) should approve the petition, recommend the Fairfield Hill District for Local Historic Designation, and submit a historic district map for City Council approval. 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 Fairfield Hill District 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.



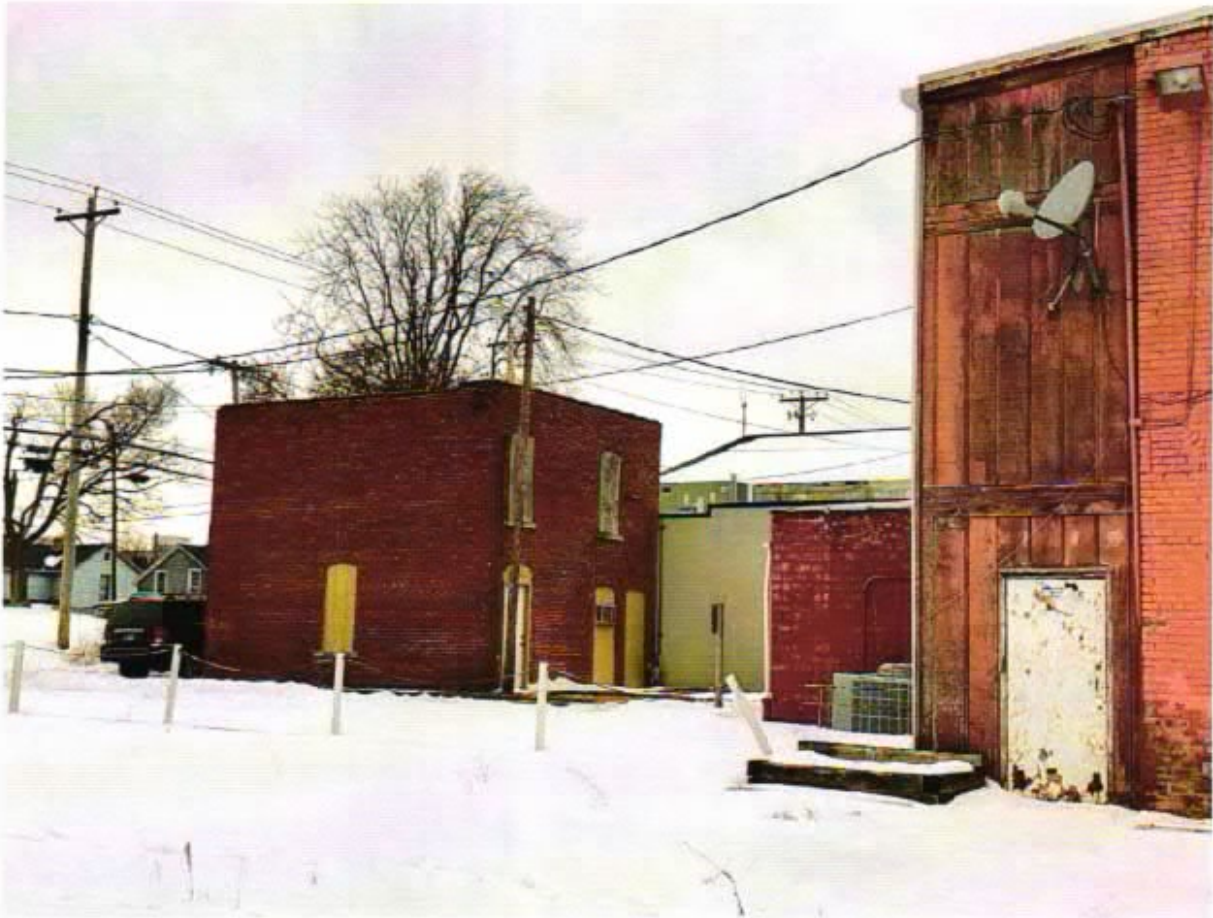
Fairfield Hill District – 2018 Fairfield in in right foreground



2018, 2020, 2022 and 2024 Fairfield



Fairfield Hill District



View of Zuber Carriage House behind 2020 Fairfield.



View from SW corner of district looking NE

## Memo

**To:** Fort Wayne Common Council  
**From:** Don Orban, Historic Preservation Planner; Community Development  
**Date:** March 15, 2021  
**Re:** Local Historic District Designation: Fairfield Hill Commercial Historic District

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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 February 22, 2021, and voted to recommend designation of the following properties as a local historic district:

**2018, 2020, 2022, 2024 and 2030 Fairfield Avenue, Fort Wayne, Indiana**

The Fairfield Hill Historic District contains a node of architecturally significant neighborhood commercial buildings that developed on the west side of Fairfield Avenue between Taylor and Walnut Streets. The period of significance is c.1887 to 1950.

Ranging from Italianate to Modern in style, the buildings in the Fairfield Hill Historic District were built between the late 1880s and 1950 and are eligible for local historic designation because they represent a rare, intact example of the development of neighborhood commercial nodes and corridors as Fort Wayne grew in the late 19th and early-to-mid 20th centuries. The economic and social history of the district is tied to providing typical goods and services for nearby residents in the commercial spaces on the first floors. The buildings are significant in the social history of Fort Wayne as examples of buildings that provided apartments and live-work spaces for laborers in nearby factories. A carriage house behind 2020 Fairfield is an extremely rare example of a brick carriage house that served the owner-occupied 1899 Zuber Building.

Recognizing the historic and architectural significance of the property, a "Petition for Historic Property or District Designation" was submitted by the owner, Garage 53, LLC – Creager Smith.

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 427-2160, [don.orban@cityoffortwayne.org](mailto:don.orban@cityoffortwayne.org), if you have questions.

**BILL NO. S-21-03-18**

**REPORT OF COMMITTEE ON REGULATIONS**

**April 13, 2021**



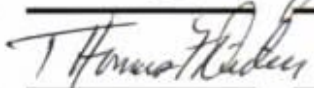

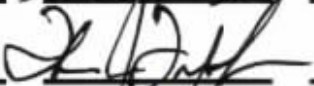
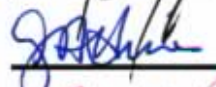



**Tom Freistroffer Chair**

**Geoff Paddock Co-Chair**

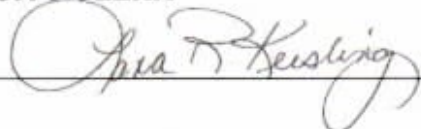
**All Council Members**

An Ordinance designating and approving a Local Historic District – Fairfield Hill Commercial Historic District - 2018, 2020, 2022, 2024 and 2030 Fairfield Avenue

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

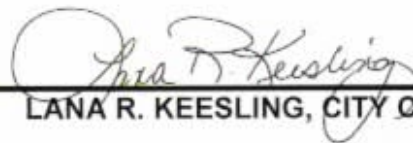
Read the first time in full and on motion by Councilperson Freistroffer.

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

Read the third time in full and on motion by Councilperson Freistroffer, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: April 13, 2021

  
LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
Special Ordinance No. S-21-03-18 on the 13th day of April, 2021

ATTEST:

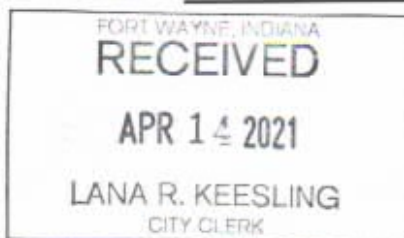
  
LANA R. KEESLING  
CITY CLERK

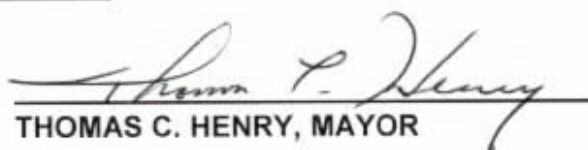
  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th  
of April 2021, at the hour of 10:20 o'clock A.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 14<sup>TH</sup> day of APRIL 2021, at the  
hour of 12:00 o'clock PM E.S.T.



  
THOMAS C. HENRY, MAYOR