

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

**1. Name of Property** Williams - Woodland Park Historic District  
historic name Williams Park  
other names/site number \_\_\_\_\_

**2. Location**  
street & number See continuation sheet N/A not for publication  
city, town Fort Wayne N/A vicinity  
state Indiana code IN county Allen code 003 zip code 46807

<b>3. Classification</b>		Number of Resources within Property	
Ownership of Property	Category of Property	Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>287</u>	<u>35</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>287</u>	<u>35</u> Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register \_\_\_\_\_

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official \_\_\_\_\_ Date \_\_\_\_\_  
Indiana Department of Natural Resources  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)  
DOMESTIC: single dwelling; multi-  
ple dwelling; secondary structure

Current Functions (enter categories from instructions)  
DOMESTIC: Single dwelling; multi-  
ple dwelling; secondary structure

7. Description

Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

QUEEN ANNE  
COLONIAL REVIVAL  
PRAIRIE SCHOOL

foundation STONE  
walls WOOD: weatherboard  
BRICK  
roof ASPHALT  
other STONE: slate  
TERRA COTTA

Describe present and historic physical appearance.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1875-1940

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Mahurin, Marshall; Mahurin,

Guy Wing, John

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

**9. Major Bibliographical References**

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Indiana Historic Sites and Structures Inventory

**10. Geographical Data**

Acreage of property Approximately 40

UTM References

A 

1	6	6	5	6	3	5	0	4	5	4	7	3	4	0
Zone	Easting				Northing									

C 

1	6	6	5	6	0	1	0	4	5	4	6	9	9	0
Zone	Easting				Northing									

B 

1	6	6	5	6	3	7	0	4	5	4	6	9	5	0
Zone	Easting				Northing									

D 

1	6	6	5	6	0	3	0	4	5	4	7	3	3	0
Zone	Easting				Northing									

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title Laura Thayer, Historic Preservation Consultant, for  
organization City of Fort Wayne date 7-18-90  
street & number 3905 No. 500W telephone 812-372-6806  
city or town Columbus state IN zip code 47201

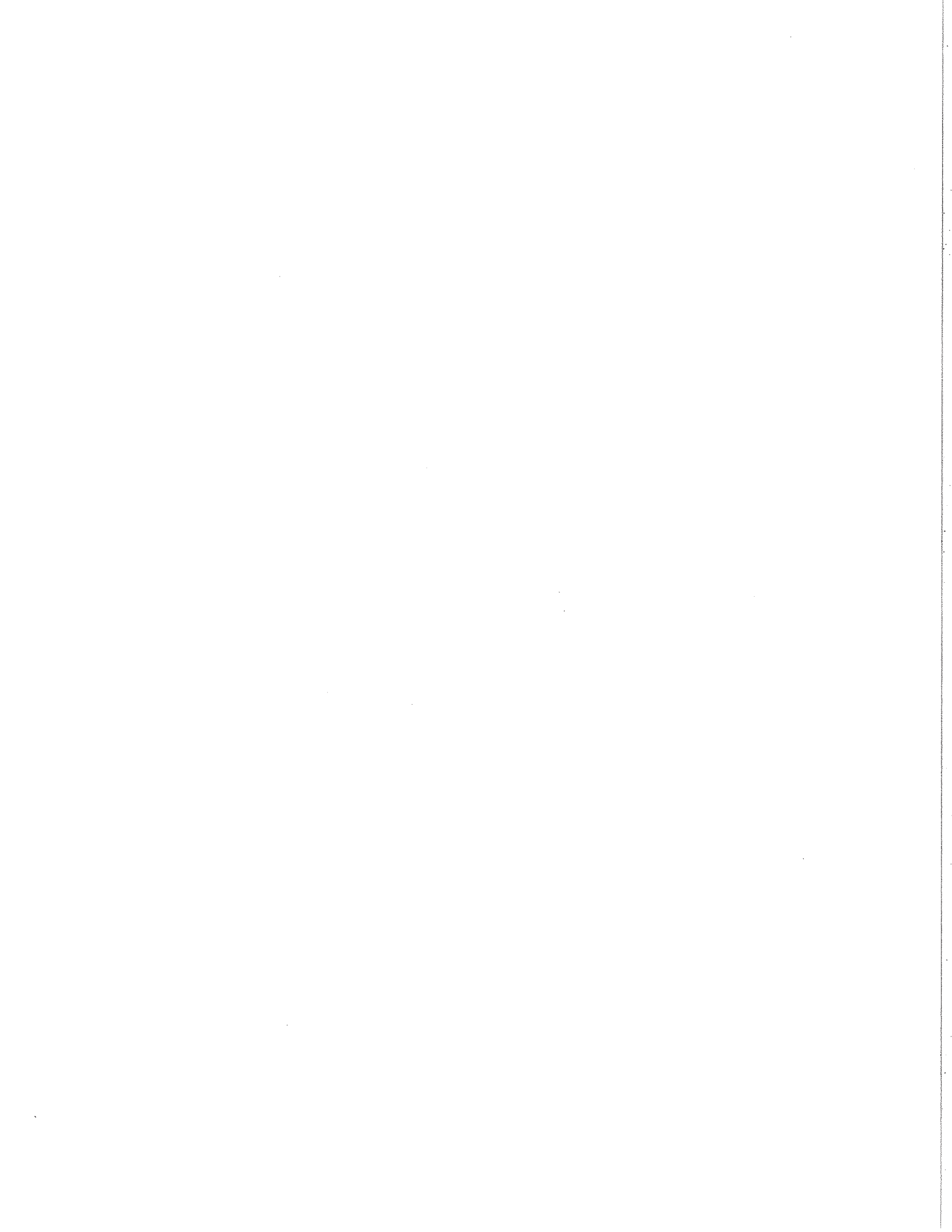
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Street and Number:

Roughly bounded by Creighton, Harrison, Pontiac, and Hoagland.



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The Williams-Woodland Park Historic District is located approximately one mile south of downtown Fort Wayne, a city of approximately 170,000 people in northeastern Indiana. The district is surrounded on three sides by a mix of commercial and residential structures, built between about 1880 and the present. Immediately to the south is another residential area.

Williams-Woodland Park is bounded by Hoagland, West Creighton, Harrison, and Pontiac and, for the most part, includes the structures on both sides of the street. The area which comprises the historic district was first developed as upper middle class additions surrounding a private park, Williams Park. The park, originally bounded by Creighton, Webster, Pontiac, and Hoagland was opened for public use by the Williams family in the 1870s. Some of the houses on Woodland (then Allen Street) east of Webster, on the east side of Webster, on Harrison, on the north side of Creighton, and on the west side of Hoagland, date from the time the park was established; although development of lots did not begin in earnest until electric street car lines were constructed in the 1890s to serve these additions.

In 1887, the south end of the park, bounded by Woodland, Webster, Pontiac, and Hoagland, was platted as Williams Park Lot A. The Williams' Homestead was on the east side of this plat, where the Third Presbyterian Church is located today (photo #15). In 1903, the park was platted into 66 lots and Sutzenfield, Taber, and Allen Streets were extended west to Hoagland.

The two dominant architectural styles in the district are Queen Anne and Colonial Revival. On Harrison, the Queen Anne style is more prevalent. In the interior of the district, Colonial Revival is by far the more common of the two styles, illustrated in photos of Sutzenfield, Taber, and Webster Streets. On the north side of Creighton, the south side of Creighton east of Webster, on Woodland east of Webster, and on the west side of Hoagland (left in photo #19), the two styles are evenly distributed. Other styles represented in the district include Italianate, American Foursquare, Prairie, and Tudor Revival.

Houses in the district display a great deal of continuity in style, scale, size, and other character defining features. Houses are one and a half of two and a half stories high. Most have one story front porches, and either hip or gable roofs. Other features such as windows, doors, dormers, bays, and chimneys are similar in scale and arrangement. Consistency among houses in regards to these features, as well as uniform setbacks, creates a pleasing rhythm along the district's streets (photo #'s 4, 13, 19, and 26).



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Fronting on the west side of Hoagland, between Creighton and Pontiac, are parts of four different late 19th century additions. These were all part of a town called South Wayne which abutted Fort Wayne at the time the additions were developed. Possibly the oldest building on this part of Hoagland is a Queen Anne style house located at 2442 Hoagland, built in 1885. Another example of the Queen Anne style is the Seidel House, located at 2432 Hoagland (photo #18). The Colonial Revival Style is also well represented on the street, such as the examples found at 2318 Hoagland (left in photo #17), and at 2612 Hoagland (left in photo #20). Most of these houses retain their original carriage houses or garages on the rear of lots.

There is, however, no alley to access these structures. Because of the lack of this feature in the developments in this part of the district, driveways are part of the landscape (photo #'s 17-20). These effectively break up the streetscape, but garbage must be handled on the street instead of at the rear of houses. It is interesting to contrast this lack of planning with the careful placement of alleys in the remainder of the district. A disregard for good design is also revealed in the length of the street. Additions were platted next to each other with no streets between, from Creighton to Pontiac, making circulation more difficult. On the west side of Hoagland, this distance comprises four blocks. The west side of Hoagland is the only part of the district not included in the additions platted by the Williams family who, clearly, were thoughtful planners in their time.

The east side of Hoagland has a different character. Most of the houses are Colonial Revival, or other early 20th century styles. Examples include a Colonial Revival style house at 2421 Hoagland constructed about 1910 (right in photo #32), a Craftsman style house at 2515 Hoagland constructed about 1915, and the Shingle style Rastetter house at 2329 Hoagland built around 1903 (photo #21). On this side of the street, there are two vacant lots. The one to the north of the Rastetter house is a fenced yard which detracts from the character of the street. The lot between 2401 and 2415 Hoagland has large, beautiful trees, and appears never to have been developed. Trees similar to these are found throughout the district, giving it a park-like atmosphere (photo #'s 15, 19, and 24). Another positive feature is the stone curbing, which can be seen along Harrison Street (photo #21) and in many other areas of the district (photo #'s 9, 13, and 30).

On the east side of Harrison, as well as in the remainder of the district excluding the west side of Hoagland, houses are served by alleys (see map). Many of the alleys in the area bounded by



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Hoagland, Creighton, Webster, and Woodland, are paved in brick and lined with intact carriage houses and garages (photo #8).

Creighton Avenue is similar in character to Hoagland with mostly Queen Anne and Colonial Revival style houses (photo #'s 1-4). Creighton Garden Apartments at 323 Creighton Avenue is a major intrusion. It consists of five small one story buildings, built on two lots in the Williams Park Addition about 1965 (photo #5). Another factor which diminishes the integrity of this street, to a small degree, are vacant lots between 328 and 320 and 335 and 327 Creighton Avenue.

Harrison has a range of house types, from the modest Victorian-era cottages on the west side of the 2400 block (photo #30), to the more elaborate Queen Anne style house at 2512 (photo #31), to the simple Colonial Revival style house at 2526 (left in photo #32). The west side of the street has good integrity. Much of the east side has been omitted because of a large church on the east side of the 2500 block, which has undergone a series of contemporary alterations, and its parking lot on the south half of the east side of the 2400 block.

Webster, Taber, Sutenfield, and Woodland are similar in character. The vast majority of houses on these streets are Colonial Revival or other early 20th century styles. Noteworthy examples include the Prairie style English House at 2509 Webster (photo #28), the Colonial Revival Johnson House at 2504 Webster (photo #24), Colonial Revival style houses in the 300 block of along the south side of Sutenfield (photo #12), and a Craftsman style house at 316 Taber. On the south side of Woodland, between the Third Presbyterian Church at 307 W. Woodland (photo #15), and the Beadell House at 351 W. Woodland (photo #16), is the largest area of undeveloped land in the district. This open area, with its huge trees, must look a great deal like it did when it was part of Williams Park in the 1870s and 80s. One of the few moved houses in the district is a Colonial Revival at 333 West Sutenfield, relocated from Harrison Street in the 1950's.

An interesting occurrence noted on the side streets of Taber, Sutenfield, and Woodland is the construction of houses on the rear of corner lots, adjacent to alleys. One of the recommendations Robinson made in his 1909 plan for Fort Wayne (see statement of significance) was that the city should restrict the building of additional houses on lots in residential developments. In some cities, the construction of several houses on one lot had become a problem. Later, zoning ordinances would include provisions for controlling density. This is a issue that had not been considered in the planning of the Williams-Woodland

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Park Addition. It is said that complaints were registered when Kenneth Countryman, owner of the house at 2432 Webster (c. 1910), allowed his brother to build a house on the rear of his lot (312 W. Suttentfield, c. 1915). The relationship between the two houses can be seen in photo #9. This was done at several other locations in the district. Houses at 344 and 304 W. Woodland, 343 and 346 W. Suttentfield, and 312 and 342 W. Taber, are among those houses that were constructed at the rear of lots.

Lots were manipulated in other ways that resulted in a variation in density throughout the district. For example, the six houses on the north side of the 300 block of W. Woodland (photo #13) occupy five lots of the plat. Because of this, these houses are generally smaller and closer together than the five houses across the alley to the north, fronting on W. Suttentfield, which were built on five original lots (photo #12). Another example is Lincoln Place, a 1909 replat of three lots of the Williams-Woodland Park addition. The six houses in this later plat - 335 to 345 W. Creighton, and 2309 and 2315 Hoagland - are all Colonial Revival in style. Despite these minor violations of the original platters intentions, the district does convey a sense of a planned development, with a character that makes it easily distinguished from the surrounding areas.

The following are descriptions of pivotal and representative structures.

Mary Abel House, 236 W. Creighton - Colonial Revival, c. 1900 (left in photo #2): Two and a half story frame structure, rectangular plan, hip roof, protruding central bay with front gable roof, Palladian-like window in gable, double hung wood windows, entry in west half of central bay, projecting bays, asbestos siding, fair condition. This was the home of Mary Abel, principal of South Wayne School, at the time Williams Park was developed for residential use. Abel was one of the investors in the new development.

John Wing House, 215 W. Creighton - Queen Anne, 1895 (center of photo #4): Two and a half story, sandstone first story, plain and decorative wood shingles on upper stories, cross gable roof, irregular plan, variously sized and shaped window openings, wood double hung windows, fair condition, unaltered. Wing was the architect as well as the resident of this house. He designed at least two other houses in the district: the George Hibbons House at 2425 Webster, and the Dr. Calvin English House at 2509 Webster (photo #28), both Prairie style houses built about 1905. With his partner, Marshall Mahurin, he designed the Queen Anne house at 235 W. Creighton, built in 1893. Wing and Mahurin were among

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the most successful architects in Fort Wayne in the late 19th and early 20th centuries. Among their commissions were Fort Wayne City Hall, the Indiana Building at the St. Louis World's Fair, and numerous schools, churches, courthouses, and residences throughout Indiana.

Louis Curdes House, 227 Creighton Avenue - Queen Anne, c. 1900: Two and a half story frame, rectangular plan, cross gable roof, variously sized and shaped window openings, double hung wood windows, asbestos siding, fair condition. Curdes was the real estate agent who marketed Williams Park, his first development. He went on to plan a number of other residential neighborhoods, becoming one of the most successful Fort Wayne developers in the early years of the 20th century. He later built a house at 1721 Forest Park Boulevard, which is extant. Curdes was the first president of the Fort Wayne Real Estate Board, established in 1916, a member of the Commercial Club, as well as many other community organizations.

Dr. Herman Duemling House, 301 W. Creighton - Queen Anne, 1907: Two and a half story brick, complex roof, irregular columns, variously sized and shaped window openings, wood double hung windows, fair condition, unaltered. Duemling was one of the purchases of a Williams Park lot, but not the one on which he built this house. He purchased this lot from Henry Beverforden, who lived in another part of the city. Duemling started Duemling Clinic at 2902 Fairfield Avenue in 1922. He was professor of anatomy at Fort Wayne Medical College and for many years served as chief surgeon at Lutheran Hospital. He was also a member of the Fort Wayne of Public Health Commissioners and a number of other medical association organizations. Duemling is an important figure for his association with these organizations, which were breaking new ground in the medical profession in the early part of the 20th century. He was also a member of the Commercial Club and many other civic organizations.

F. Karl and Olga Jurgenson House, 340 W. Suttentfield - Colonial Revival, c. 1910 (second house from left in photo #10): Two and a half story frame, hip roof, three bay facade, clapboard siding, columned portico, entry in west bay of facade, hip roof dormers, wood double hung windows. Jurgenson worked as a teller at the Old National Bank.

Ross House, 327 W. Suttentfield - Colonial Revival, c. 1915 (right in photo #12): Two and a half story frame, gambrel roof, aluminum siding, large dormer with pedimented gable and Palladian-like window in gable, wood double hung windows with leaded glass upper sashes, porch with paired classical columns



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supporting dentiled frieze, stone porch base, good condition. Ross was a travel agent with the Pennsylvania Railroad, a major employer in Fort Wayne.

Edward Crowley House, 334 Woodland - Colonial Revival, c. 1920 (second from right in photo #13). Two and half story frame, two bay facade, columned portico on east bay of facade, double hung wood windows, gable roof dormer, fair condition, unaltered. Crowley was an engineer for the Pennsylvania Railroad.

Third Presbyterian Church, 307 W. Woodland - c. 1970 (photo #15): One story brick, gable roof, cross plan, good condition, unaltered. This building was constructed after fire destroyed the congregation's previous building in the district, on the northwest corner of Harrison and Sutzenfield. This building does not contribute to the character of the district.

Henry Beadell House, 351 W. Woodland - Free Classic, 1903: Two and a half story frame, irregular plan, multi-gable roof, clapboard siding, wood banding, columned porch, dormer windows, two story brick carriage house, excellent condition, unaltered. Beadell, a native of England, was a prominent Fort Wayne merchant. He was a co-founder of the Lincoln Life Insurance Company and Lincoln National Bank. A one time president of the Commercial Club, he participated in many civic activities. This house is located in the area platted as Williams Park Lot A. The area to the east of this house is the largest undeveloped area in the district and retains the original, late 19th century character of Williams Park.

Sperry Seidel House, 2432 Hoagland - Queen Anne, c. 1900 (photo #18). Two and a half story, brick first floor, stucco upper stories, square plan with projecting bays, multi-gable roof, variously sized and shaped window openings, double hung wood windows, half timbering in gables, wood and brick porch, excellent condition, unaltered. Seidel, first owner of the house, was in the woodworking business.

Heaton-Shambaugh-Milligan House, 2528 Hoagland - Queen Anne, 1896: Two and a half story frame, irregular plan, multi-gable roof, pedimented gables, columned wood porch, variously sized and shaped wood windows, clapboard siding, excellent condition, unaltered. Heaton, who built and lived in the house for five years, was an attorney and judge. Later occupants included Shambaugh, who was an attorney and a three term State representative, and Daniel Milligan, an executive with the Bowser Pump Company.

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William and Edith Rastetter House, 2329 Hoagland - Shingle style, c. 1910 (photo #21): Two and a half story frame, cross gable roof, copper shingle roof, shingle siding, variously shaped and sized wood windows, leaded glass windows, brick porch, brick garage in same style as house, excellent condition, unaltered. Rastetter, who with his family lived in the house from 1913 to 1946, was president of Louis Rastetter and Sons, makers of clocks, buggy bows, bike rims, and auto steering wheels. Frank Riblett, whose house was located in the district at 2409 Harrison, was the original purchaser of this Williams Park lot.

Charles T. and Maude Pidgeon House, 2415 Hoagland - Queen Anne, c. 1903 (left in photo #22): Two and a half story frame, multi-gable roof, irregular plan, varied wood siding, variously sized and shaped window openings, wood double hung windows, bay windows, wood porches, fair condition, unaltered. The Pidgeon's were the original purchasers of this Williams Park lot. Pidgeon was president of Pidgeon Millinery Company and C. T. Pidgeon Realty Company. He was a member of the Commercial Club.

Herman Mackwitz House, 2420 Webster - Colonial Revival, c. 1910 (left in photo #23): Two and a half story frame, clapboard siding, gable roof, three bay facade, gable roof dormer with broken pediment above central bay, good condition, unaltered. Mackwitz, the original purchaser of this Williams Park lot, was treasurer and manager of Die Freie-Presse Staats-Zeitung, a German language newspaper, published from 1895 to 1927. Fort Wayne had a large German population, evidenced by the 16 newspapers that were published in that language between 1843 and 1927. The fact that 32 of the 55 people reported to be purchasers of Williams Park lots had German surnames also reflects the large German population.

Johnson House, 2504 Webster - Colonial Revival, 1911, Guy Mahurin, architect (photo #24): Two and a half story brick, hip roof, three bay facade, wood double hung grouped windows, columned portico in central bay, hip roof dormer, brick hip roof garage in style of house at rear, good condition, unaltered. The Johnson's bought three lots, the corner lot and two lots to the south. They sold the southernmost lot to Mrs. Johnson's sister and her husband, the O'Roarke's, and built their elaborate house on the northern two lots. Johnson worked for the Bowser Pump Company, owned by his father-in-law.

Dr. John S. McCurdy House, 2435 Webster - Queen Anne, c. 1900 (photo #27): Two and a half story frame, cross gable roof, clapboard siding, Palladian-like window in front gable, other windows double hung wood windows, wood columned porch, bay

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window, good condition, unaltered. McCurdy was a dentist who had his office in his home. He lived across the street from Williams Park and purchased one of the lots in 1903 as an investment.

Dr. Calvin and Mary English House, 2509 Webster - Prairie, 1915, John Wing, architect (photo #28): Two and a half story brick, stone accents, hip roof with pantiles, barrel roof dormer, excellent condition, unaltered. English was a doctor of medicine, a founder and member of the Board of Directors of Lincoln Life, and a founder of the Parkview School of Nursing. The garage is designed in the style of the house, a property feature that was just starting to be done at the time.

House, 2350 Harrison - 1986 (photo #29): Two story frame, gable roof, L-shaped plan, clapboard siding, excellent condition, unaltered. This building is compatible with other houses in the district in size, scale, design, materials, and set back. Because of recent date of construction, however, it does not contribute to the character of the district. The building's site is the former location of the Third Presbyterian Church.

Edward and Catherine Barnes House, 2401 S. Harrison - Colonial Revival, 1900: Two and half story masonry/frame construction, front gable roof, brick on ground level, clapboard upper stories, wood double hung windows, Palladian window in gable, wood columned porch, excellent condition, unaltered. Barnes was General Superintendent of General Electric. He installed a generator in the basement which powered the house.

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The Williams Woodland Park Historic District is significant as an early planned residential development in Fort Wayne, and as an intact collection of outstanding late 19th and early 20th century domestic architecture. The district is also important for its association with many prominent Fort Wayne citizens.

Fort Wayne originated as a trading center in the early 18th century. Later, French, and then English, forts were established. During the Revolutionary War, the settlement was captured by the Colonial Army. In subsequent years, Fort Wayne served as a U.S. Military outpost, a U.S. Indiana Agency, and as a U.S. Land Office.

After Allen County was organized in 1823, Fort Wayne became the seat of government. Construction of the Wabash and Erie Canal, completed in 1835, bolstered the economy. In the 1850's, a number of railroads were located through the city and it soon became an important transportation center.

In 1880, when development of the area delineated as the Williams-Woodland Park Historic District was getting started, the population of Fort Wayne was 26,880. By 1920, when most of the construction in the district had been completed, the population was 86,549, making Fort Wayne the second largest city in Indiana. During this forty year period, to most important industries in the city were related to transportation and agriculture. A thriving business center was located about a mile north of the subject historic district, at the confluence of the St. Mary's, St. Joseph's, and Maumee Rivers.

Jesse Williams was chief engineer for the Wabash and Erie Canal. A Fort Wayne pioneer and leading citizen, he owned a great deal of land in the south part of Fort Wayne to which a great deal of this land was platted as additions to the city in the late 19th century. Of the properties included in this applications, all those north of Creighton, east of Webster, and south of Woodland were in late 19th century Williams additions. Properties on the west side of Hoagland are located in other additions that were being planned at the same time, as the city grew southward and the street car line was extended to provide transportation. The houses in this area focused on a plot of land - bounded by Pontiac, Hoagland, Creighton, and Harrison - which was maintained as a park by the Williams family. At that time, Suttentfield and Taber Streets stopped on the east side of Webster. The Williams' homestead was near the south end of the park.

Upper middle class families that moved to this area in the 1880s and 90s had the benefit of being located adjacent to this park.



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It was a popular place for families to go for picnics on Sunday afternoons. Before the park was established (by 1876) there were three other parks in Fort Wayne: Old Fort Park, purchased by the city in 1863, Lawton Park, also established in the 1860s, and Swinney Park, established in 1869. Fort Wayne was unusual in Indiana for the large number of parks in the 19th century. By the turn of the century, there were nine city parks, and an undetermined number of private parks.

Henry Williams was one of the sons of Jesse who, like his father, exhibited a sense of civic responsibility. For example, Henry and his wife donated a parcel of land at the corner of Calhoun Street and Piqua Avenue to the city for use as a park in 1889. After Jesse's death, Henry and other heirs acquired the Williams Park property. Henry made repeated offers to sell the park to the city at half the appraised value, but his offers were refused. It is possible that the city fathers thought they had enough parks. At the time Henry made his offers, around 1900, the parks were administered through the Board of Public Works, and so forth. Most likely, the city simply did not want the expense of maintaining another park.

In 1898, Henry Williams and his co-heirs platted the grove. (At this point, the park was bounded by Woodland, Hoagland, Creighton, and Webster; the parcel bounded by Pontiac, Hoagland, Woodland, and Webster, which contained the Williams' homestead, had been platted as Williams Park Lot A in 1887.) The first version of the development, made on March 29, is unimaginative. The park is divided into three blocks of 22 lots each. There were eleven lots each fronting on the east-west streets, with an east-west alley dividing each block (see attached drawing).

For some reason, the plat was amended on June 13th. The second version reflects a great deal more thought. There were still three blocks, but the lots were now arranged to allow the houses to face existing houses on adjacent streets. For example, lots on the south side of Creighton face north, and lots on the east side of Hoagland face west. Lots on the interior streets of the development are also arranged to face the street. The well-designed alleys allow each lot the opportunity for off-street access to garages. As a result of this arrangement, creatively integrated with existing, house-lined streets, the neighborhood has a character which is lacking in most developments of the period.

Though the plat was made in 1898, no lots were sold until 1903. Perhaps Henry was undecided about whether to maintain the park or go ahead with the development. At any rate, in October of 1903,

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Henry and the other heirs sold the 66 Williams Park lots to Louis Curdes, a dealer in real estate. Curdes had joined the long list of realtors in the mid-1890s after years of working in another field. Williams Park was his first development. Williams Park was the type of property that was a realtor's dream. Streetcar lines extended to the development, linking it to downtown Fort Wayne and it was surrounded by a stable, upper-middle class neighborhood. The area was suburban in character, the type of neighborhood which, because of increased urban density and improved transportation, was starting to have more appeal to the upper middle class clientele, which had previously shown a preference for central urban neighborhoods. A newspaper article reporting the sale of lots described the park as "a tract of the forest primeval in a populous part of town, invested on every side by paved streets, expensive dwellings and all other evidences of a great city."<sup>1</sup>

Even though this was his first development venture, Curdes must have realized what a tremendous opportunity he had. He arranged for all the lots to be sold in one evening by lottery. The sale took place at the Commercial Club, forerunner of the Chamber of Commerce. Most of Fort Wayne's important businessmen, including Curdes, were members of the Commercial Club who were present to participate in the lottery. The most significant feature of the sale is that the investors agreed to a set of restrictions that would be included in the deeds and would apply to each lot in the development. The fact that the lots were sold quickly to buyers, who would, for the most part, prove to be investors only and not home builders in development, suggests that the restrictions were perceived as a device that would enhance, rather than decrease, the value of the property. An investigation of the properties reveals that only about 11 per cent of the buyers built a house in the development within 10 years. Approximately 14 per cent of the buyers were owners of homes within the boundaries of the historic district, but not in the new development. The majority of the buyers, about 75 per cent, lived in other areas of the city altogether.

The restrictions, as reported by a local newspaper, were:

"All earth excavated from the high lots is to be used in filling the low ones.

"All buyers are to join in a petition for cement sidewalks and asphalt streets to be built next year.

"All persons drawing Creighton Avenue lots agree not to build nearer than 33 feet to the street and all drawing lots on other streets not nearer than twenty five feet.

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"All drawing corner lots agree not to build a barn nearer than twenty-five feet from the street.

"No building to be used other than for dwelling or barns can ever be erected on the lots. This cuts out all saloons or other kinds of stores."<sup>2</sup>

The purchasers organized to ensure that these restrictions, to be in force for 20 years, would be met. This is believed to be the first time deed restrictions that applied to an entire development were employed in Fort Wayne, although the device had been used elsewhere, such as Irvington, Indiana, platted in 1870 as a suburb of Indianapolis.

Deed restrictions in another Curdes development, Forest Park Addition (1906), bounded by Kentucky, Griswold, Tennessee, and Walton. He may not have been entirely satisfied by the results of using the restrictions, however, as they were lacking in his subsequent developments of Forest Park Place (1910), Driving Park Addition (1913), and Forest Hill Addition (1917). In any case, Curdes emerged as the most successful Fort Wayne real estate broker of the first two decades of the 20th century and the significance of Williams-Woodland Park is enhanced through his association.

In addition to serving as a representation of an early type of zoning, the Williams-Woodland Park Historic District reflects the influence of the City Beautiful movement, which was inspired by the design of the Chicago World's Fair in 1893. Among early city planners who encouraged the City Beautiful movement were Charles Mulford Robinson. Robinson, who was from upstate New York, wrote several highly influential books on urban improvement, as well as a number of plans for cities.

His plan for the city of Fort Wayne was published in 1909. This publication was part of a "civic awakening" backed by the Commercial Club. In it, Robinson discussed methods of city beautification, including districting (zoning) for commercial, industrial, and residential areas. He recommended matching up streets in new areas with the existing street patterns, something that is routine today, but was often not considered in 19th and early 20th century planning. A 1876 map of Fort Wayne shows a number of streets that dead end in the middle of blocks and others that jog from one plat to another.

The plat for the Williams-Woodland Park Addition shows consideration for its surroundings. When the addition was platted, Suttentfield and Taber were existing streets that were extended in a straight line through the new development.



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Robinson also encouraged the retention of trees in new developments. This was an element included in the Williams-Woodland Park Addition, as evidenced by the number of large, old trees, dating from the days of Williams Park, which can be seen throughout the district (photo #'s 16 and 24).

Fort Wayne's civic awakening included an emphasis on the development of new city parks. The city's park board, one of the first in the state, was established in 1905, after state enabling legislation was passed to allow the creation of such boards giving them the power to raise revenue for the purpose of acquiring and maintaining parks. It is interesting to note that the board was created only two years after Henry Williams gave up his efforts to interest the City of Fort Wayne in Williams Park; although it does not necessarily follow that the city would have accepted the property, even with new tools in place to better operate parks.

The result of a carefully laid out plat and the deed restrictions that applied to Williams-Woodland Park have had an enduring effect. There is a sharp contrast between the neighborhood and most of the surrounding area. The neighborhood has a uniform character, achieved through elements such as setbacks, placement of out buildings, and the beautiful, tall trees that are scattered throughout. There are very few intrusions in the neighborhood, the most prominent ones being a church on the south side of Woodland (photo #15), and a group of small apartment houses on the south side of Creighton (photo #5). In fact, only 35 resources (10.8 per cent) of the 323 which comprise the district are non-contributing.

Conversely, the areas to the west, north, and east, areas which were developed principally for residential use prior to 1900, show little evidence of attempts to create any continuity in design and placement of structures or landscaping, and have a large number of commercial intrusions. The area to the south of Williams-Woodland Park Historic District do exhibit some sensitivity in design and planning. This may be due to the example of Williams-Woodland Park and later development, or, since much of this area was developed later in the 20th century, because of zoning laws that were then in force.

The architecture of the district is another of its significant features, and one that contributes to the overall unity of the district. Nearly 70 per cent of the houses were constructed between 1900 and 1915. This accounts for the cohesiveness in style. The most popular architectural style in the district is Colonial Revival, which is seen in 41 per cent of the houses. Examples of this mode include the Johnson House, built in 1911

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and designed by Guy Mahurin (photo #24) and houses at 201, 203, and 209 Woodland (photo #14).

The Queen Anne style accounts for 28 per cent of the existing housing stock. Among houses built in this style are the Seidel House, at 2432 Hoagland (photo #18) and a house at 2512 Harrison (photo #31). Another 20 per cent are American Four-square, Craftsman, or Prairie in style. The English House (photo #28), designed by architect John Wing, exemplifies Vernacular and Electric architecture, and of the Italianate, Stick, Shingle, and Tudor Revival styles. Four per cent were constructed after 1940, the styles, of which are not classified for this application.

Most of the houses have carriage houses or garages, a majority of which retain their original appearance. Some are generic garages of a widely used type (photo #8). Others are custom designed structures in the style of the house to which they belong, such as the garage for the Johnson House.

Despite the fact that the buildings which comprise the Williams-Woodland Park Historic District were constructed during a short period of time, and represent a relatively small number of architectural styles, the houses are individually distinctive and reflect well-considered plans with attention to detail. Williams-Woodland Park was a fashionable neighborhood with a concentration of homes occupied by the well-to-do. Many of these residences were designed by architects. Others were based on designs in pattern books. The vast majority of the individual houses, as well as other elements of the district, have a high degree of integrity. As such, the district succeeds in conveying an accurate picture of a late 19th/early 20th century upper middle class neighborhood.

Among prominent figures who lived in the district were Curdes, whose Queen Anne style home was located at 227 Creighton (far right in photo #4), Edward Barnes, General Superintendent of General Electric, who lived at 2401 S. Harrison, and Dr. John McCurdy, who had his office and his home at 2435 Webster (right in photo #27). Henry Beadell, a merchant who was president of the Commercial Club (later Chamber of Commerce), lived at 351 Woodland (photo #16). Owen Heaton, an attorney and judge, lived at 2528 Hoagland while Herman Machwitz, publisher and manager of a leading German newspaper, lived at 2420 Webster (left in photo #23). In addition to these notable citizens, and numerous other businessmen, industrialists, and community leaders who resided in Williams-Woodland Park, Harry A. Keplinger occupied the dwelling at 235 West Creighton Avenue, which was listed in the National Register of Historic Places for its architectural and historical significance in 1983. Keplinger is noted for contributing to the

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organization and establishment of local banking institutions.

In comparison, no other district in Fort Wayne has quite the same character as Williams-Woodland Park. The Lakeside development, platted in 1890 and located near the downtown commercial area, comes the closest. This is a neighborhood that was roughly contemporary with the Williams-Woodland Park Historic District and has many of the same architectural styles. Although Lakeside is an important development which represents an early use of ideas which later became common-place in 20th century additions, the developer did not go as far as establishing deed restrictions to protect the residential character which is reflected in its present-day character. Also, since Lakeside was established across the river from downtown in a previously undeveloped area, Foster did not face the challenge of integrating the neighborhood into the existing street pattern. Lakeside is also larger than Williams-Woodland by several hundred dwellings, having served as neighborhood that housed a broader segment of the population and one in which the houses were built over a longer period of time. These are factors that contribute to the difference in the character of the neighborhoods.

The Williams-Woodland Park Historic District experienced a decline in the 1950's and 1960's after automobiles became the dominant form of transportation and new residential areas were developed farther from the central business district. Many of the houses were allowed to deteriorate and a number of the single family houses were divided for use as apartments. In the 1970's, the neighborhood started to be rejuvenated through housing rehabilitation and the organization of a neighborhood association. Today, Williams-Woodland Park is a locally designated historic district and the neighborhood's continued improvement seems assured.

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1. "A Large Deal in Real Estate," photocopy of newspaper article, undated (October, 1903).
2. Ibid.



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Verbal Boundary Description

Starting on the southwest corner of lot 119 of Williams Addition; thence north to the northwest corner of lot 119 of Williams Addition; thence east along the south side of an east-west alley between Creighton and Dewald to the northeast corner of lot 126 in Williams Addition; thence south to the southwest corner of Creighton and Harrison; thence east to the northeast corner of lot 205 of Williams Addition; thence south along the west side of a north-south alley between Harrison and Calhoun to the northeast corner of lot 202 of Williams Addition; thence east 70 feet; thence south to the north side of Taber; thence west to the northwest corner of Taber and a north-south alley between Harrison and Calhoun; thence south along the west side of said alley to the southeast corner of lot 199 of Williams Addition; thence west along the southern boundary of said lot to the west side of Harrison; thence south along the west side of Harrison to the southeast corner of lot 7 of Williams Addition to Mechanicsburg; thence west along the north side of Pontiac to the southwest corner of lot 8 in L. M. Nindes' Addition; thence north to the southern boundary of lot 3 in C.D. Bond's Subdivision; thence west to the southwest corner of said lot; thence north to the north side of the east-west alley between Creighton and Pontiac Street; thence east along said alley to the southwest corner of lot 2 in Bond's subdivision; thence north to the south side of Creighton; thence east along the south side of Creighton to the southeast corner of Creighton and Hoagland; thence north to the point of beginning.

Boundary Justification

The district includes the area - bounded by Creighton, Webster, Woodland and Hoagland - which was once known as Williams Park and later platted as Williams-Woodland Park Addition; and the surrounding residential area on Hoagland, Creighton, Webster, Harrison, and woodland, which focused on Williams Park. The well considered design of the Williams-Woodland Park effected the integration of the new addition with the existing surrounding neighborhood. The district has a uniform character throughout which is defined by its architecture; landscaping; and layout of streets, alleys, and lots. The boundary has been drawn to include an area which retains a high degree of integrity, with the east side of Harrison south of the middle of the 2400 block eliminated because of the demolition of structures for the construction of contemporary church and parking lot.