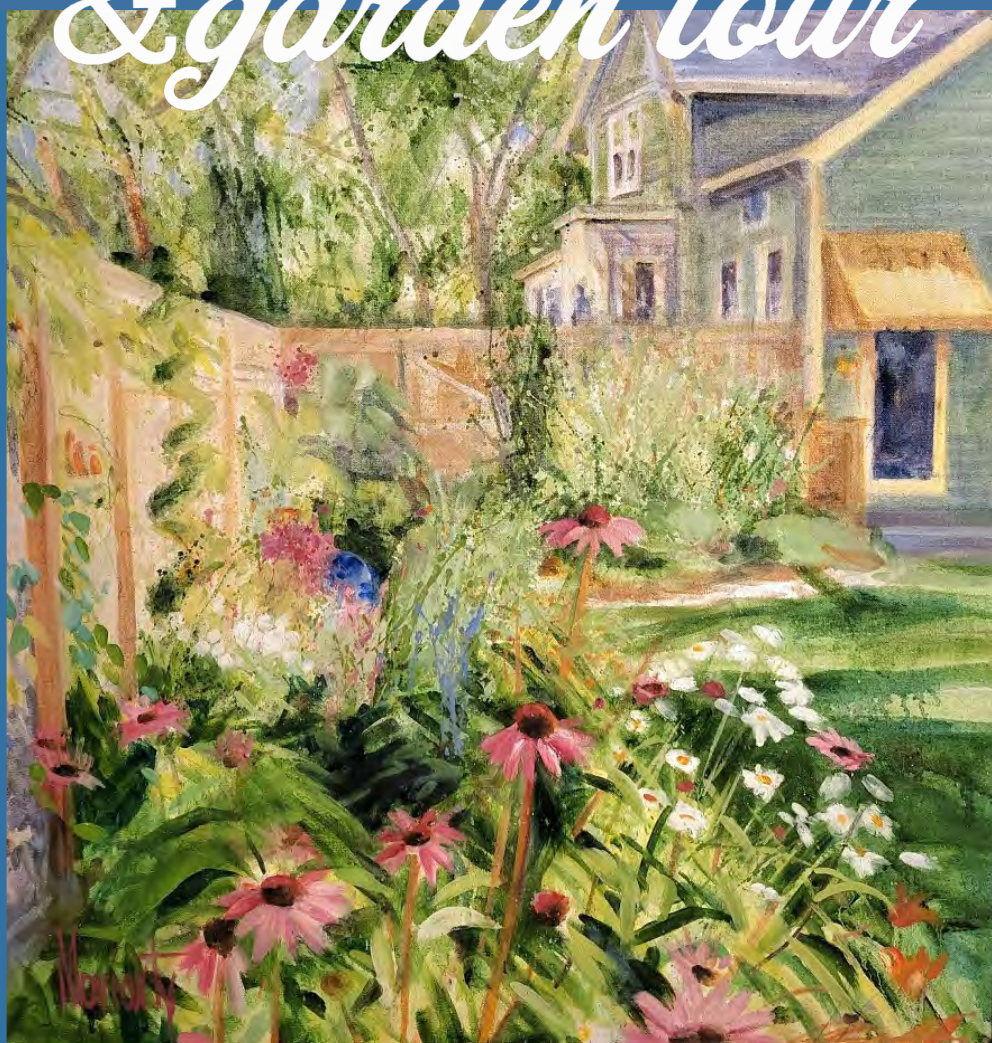


43RD ANNUAL WEST CENTRAL

HOME & garden tour



Cover Art by Karen Moriarty

SEPTEMBER 6 & 7 • 2025

11:00 AM - 5:00 PM

FORT WAYNE, INDIANA



Urban Living at Its Best

WELCOME!

43RD ANNUAL WEST CENTRAL
HOME
& garden tour
plus ArtsFest

Special thanks to our lead sponsors



Lutheran
Health Network

MBN
Properties

ELECTRIC WORKS

— BROADWAY | DISTRICT —

**PLEASE ENJOY THE TOUR STOPS IN ANY ORDER.
YOUR TICKET MUST BE PRESENTED AT EACH STOP.
THANK YOU FOR YOUR SUPPORT. ENJOY THE TOUR!**

Hours

HOME & GARDEN TOUR

Sat. & Sun. 11 am - 5 pm

ARTSFEST

Sat. & Sun. 11 am - 5 pm

LIVE MUSIC

Sat. 1 pm - 10 pm & Sun. 12 pm - 5 pm



Restrooms

Restrooms are available at the Swinney Park Tennis Courts.
Portable toilets can be found near ArtsFest on Union and
Rockhill Streets. See map on the back page for details.



Free Trolley & Pedicab

CATCH THE TROLLEY AT ONE OF FIVE STOPS

Free rides are provided on both days from 11 am to 5 pm.
Please board and exit the trolley at the designated stops.
See the map of trolley stops on the back of the brochure.
You may flag down the pedicab wherever you see it.



Art Spaces

As you wander the neighborhood, be sure to stop in at the
homes and galleries of our resident artists to support their work.



ARTSFEST EVENTS

Make sure you stop by **ArtsFest**, located on W. Wayne between Rockhill and Jackson to shop artist booths, listen to live music, and grab some food.

ArtsFest

**MORE THAN 35 EXHIBITORS DISPLAYING
CREATIVE & UNIQUE ART FOR PURCHASE**



Food Trucks and Beverages

Food trucks will be on W. Wayne near Union starting at 11 am.
All-ages seating is available near the stage.

Adult beverages sold by Mad Anthony Brewing Company.
Alcohol must stay in the fenced-in area.



Free Live Music

SATURDAY 1-10 PM

FORT WAYNE BALLET STUDENT COMPANY 1:00 PM

HEY HERA 2:30 PM

ALFIE JEAN AND FELLA JACK 4:00 PM

D FERREN AND THE SAD BASTARDS 5:30 PM

U.R.B. 7:30 PM

SUNDAY 12-5 PM

JESS THROWER 12:00 PM

BEN BEUTEL TRIO 1:30 PM

WEST CENTRAL QUARTET 3:00 PM

ArtsFest Made Possible By



ALSO OPEN

Don't miss these bonus stops that are open during tour hours. A home tour ticket is **not** required to visit these locations.

1405 VAN BUREN THE ELEX



Tour the newest residences in West Central! The Elex forms one community around two unique buildings. Enter via the Van Buren entrance and find a greeter in the lobby to explore how these apartments help connect the neighborhood to Electric Works.

1690 BROADWAY ELECTRIC WORKS



Grab a DORA drink from the Crane or Neon Pear, then explore all the events on campus this weekend! On Saturday, discover antiques, vintage fashion, and upcycled goods at the "Rinse Cycle" event in Weigand Yard, outside Union Street Market. On Sunday, check out the rooftop views during Be A Tourist In Your Own Hometown (open to the public — expect a long wait).

ALSO OPEN

Don't miss these bonus stops that are open during tour hours. A home tour ticket is **not** required to visit these locations.

1424 W. JEFFERSON SWINNEY HOUSE & LOG HOUSE



The Swinney house was built by Thomas and Lucy Swinney in 1844. The original single-story house contained four rooms. It was expanded in 1885, giving the house an Italianate style. It's owned by the City and run by Settlers, Inc., a non-profit organization.

801 W. BERRY THE PRESIDENTIAL ON BERRY



Designed in 1894 by local architectural firm Wing & Mahurin, this grand, three-story Victorian was initially the home of Edward Hackett, the owner and publisher of the Fort Wayne Sentinel. After sitting in disrepair for years, it was featured as a work-in-progress on the 2018 tour and has now been renovated into condos.



1313 ROCKHILL

This home gets the distinction of being one of the newest in the West Central neighborhood. It was completed in 2023, filling an empty lot the City of Fort Wayne took ownership of in 2000.

Taking inspiration from the Craftsman era, the home features a large gable roof and divided lite windows. The large front porch is supported by square columns with a brick base that mix this style with a southern twist.

Originally numbered 157 Rockhill Street, at one time this property contained a small 1.5-story house with a brick structure off the back and a 2-story carriage house. Joni and Ron Dick purchased the property in 2020 with the intent to build, but ended up renovating 914 Wayne Street instead — which is also on this year's tour. In 2022, they sold the lot to the current owners, Asia and Chris, who began the process of designing the home.

Asia designed many of the interior features, including the classic checkered tile flooring in the entryway, the archways between the main areas on the first floor, a custom kitchen with a statement island, and her dream work-from-home office on the second floor, complete with French double doors and tons of natural light.

An extensive landscaping project was completed this spring, featuring hydrangeas, a covered patio dining space, and much more.

OWNERS

Asia and Chris
Todd

STYLE

Contemporary
Craftsman

YEAR BUILT

2023



1016 BROADWAY

This is a second-story unit, accessible via a staircase in the rear garden.

In 2006, after sitting vacant for 20 years, ARCH placed this row of commercial Italianate buildings on their Endangered List. In 2010, ARCH purchased 1014 and 1016 Broadway, which were in very bad shape at the time. The roofs had failed, water was streaming down the rear brick wall, and Neighborhood Code Enforcement was issuing fines and Orders to Repair.

ARCH used historic preservation techniques to bring them back to life. 1016 was restored to shell status and sold to its current owner, artist Julie Wall. Julie completed an outstanding live-work rehabilitation of the property and was awarded an ARCHie Commendation for Commercial Rehabilitation.

You'll be exploring the upper level of 1016, which currently serves as a short-term rental. Named The Bird's Nest, you'll notice exposed brick, an original mural by Julie, and numerous historical details that have been blended with modern convenience.

The lower level has been home to numerous businesses, most notably Canton Laundry from 1975-1996. In 2019, the Canton Laundry sign was restored by Chris Henry. Julie's business, The HEDGE, occupied the lower level from 2016-2024. It is now home to Good Bread for All.

OWNER

Julie Wall

STYLE

Italianate

YEAR BUILT

c. 1890



801 W. WASHINGTON

This modest worker's cottage was designed with form and function in mind, as represented by the rectangular body, gabled roof, and simple one-story rear addition with matching gable. The home originally featured a full-width front porch rather than the enclosed gable-roof foyer seen today. Like other small homes built near downtown in the Civil War era, it was built as an investment property, most likely by Moellering & Co.

For years, it was covered in aluminum siding, which helped to preserve much of the original wood clapboard siding. As part of a 2016-2017 restoration by neighbor Eric Heffley, the aluminum siding was removed, exposing the identifiers of the original corner boards, window trim, and frieze boards originally adorned with dentils. The original 8-over-8 sash windows, complementary 6-over-6 sash windows, and triple-pane windows are a testament to the quality of materials at the time of construction.

The earliest tenant for this property was Irish-born Bernard O'Connor and his family, who moved to Fort Wayne in 1858 and occupied the home from at least 1861 to 1864. Bernard worked as a carpenter and building contractor, eventually working with famed local architect John F. Wing. He also installed telegraph lines between major cities, helped build multiple railroads, and constructed levees along the Mississippi River.

In 2017, this parcel was separated from 1014 Van Buren, the gabled-ell style home to the south. A new one-story, two-car garage was constructed in what was previously a shared yard enclosed by a chain link fence.

OWNERS

Chelsea and Bradley
McKee

STYLE

Worker's Cottage

YEAR BUILT

c. 1860



914 W. WAYNE

Once covered by historically inaccurate shingle siding, this Queen Anne has seen several renovations and structural modifications since the parcel was originally developed. It appeared down to the studs as a “work in progress” on the 1986 West Central House Tour.

The cross-gable roof has an elaborate pediment on the front, featuring a recessed window flanked by classical columns. The pediment is covered in decorative shingles enriched with bands of color and accented by modillions. The exposed, shaped rafter ends of the porch roof create the effect of a covered pergola, supported by chamfered columns. A large picture window with a transom and a bay window complete the Queen Anne features.

While the address has residents tracing back to 1860, the most notable resident was Col. Charles A. Zollinger, who lived here during his final term as mayor of Fort Wayne, from 1891 until his death in 1893.

Ron and Joni Dick purchased the home in October 2021. Soon after, they began a major renovation that lasted until February 2023. The couple designed all of the updates together, but unfortunately, Joni passed away in July 2022, so she never got to see the completed vision. Many of her ideas are incorporated into the final renovation, including the color schemes, kitchen layout, and primary suite layout with a vaulted ceiling.

OWNER

Ron Dick

STYLE

Queen Anne

YEAR BUILT

c. 1885



826 UNION

Replacing an earlier structure, this brick duplex was built circa 1914. The American Foursquare style, characterized by a box-like appearance and broad proportions, was popular in the United States in the early 20th century. It typically featured two-story massing, a hipped roof, central dormers, and a one-story front porch as is seen here.

Other architectural details include stone windowsills and brick lintels over the first-floor windows, some of which are further accented with leaded glass transoms. This house exhibits the appearance of two matching houses connected back to side, as the façade of the Union Street side closely mimics that of the West Wayne Street side.

The home was originally owned by Isaac Taylor, a lumber wholesaler, and his wife Annie. They rented rooms to multiple boarders, including salesman Norton Fisher and his wife Ethelwyn, as well as the Hill brothers, employed by the Packard Company. By 1919, the home was owned by Alexis and Olive Mahan, who also worked at Packard.

The Diocese of Fort Wayne-South Bend later purchased the property, which it owned until 2010. The current owners bought the home in 2019 and have made extensive improvements, including restoring the interior to resemble its original grandeur, and revitalizing the garden area with brick-walled flower beds crafted from original street pavers.

OWNERS

Adam and Kyle
Lowe Noblitt

STYLE

American Foursquare

YEAR BUILT

c. 1914



818 ROCKHILL

By strict definition, a bungalow is only 1.5 stories. However, the term is used to describe this 1916 two-story stucco home because the influence of the Craftsman architectural period is exemplified in the structural design. The exterior features multi-pane casement windows and exposed vergeboard along the eaves. The bracketed entrance hood and flat bay window add additional historic character to the curb appeal.

Inside, the architecture is eclectic, with influences of Mission, Arts & Crafts, and Art Deco styles, and extensive built-in shelves. The property owner renovated the kitchen and upstairs in 2019.

The first residents were Donald & Isabella McDonald. Donald was a traveling salesman who lived here through 1924. Other notable past residents include Alfred W. Kettler, one of the founders of Indiana University Purdue University Fort Wayne (now Purdue Fort Wayne). Kettler Hall on the school's campus is named after Alfred, who died in 1985.

The current resident is Audrey Van Gilder, who has lived here since 2020. She furnished the home with mostly secondhand and refurbished furniture, including a large table previously owned by the Allen County Public Library. The house is decorated with art and textiles acquired from Audrey's friends, family, and her travels.

OWNER

Todd Sorg

RESIDENT

Audrey
Van Gilder

STYLE

Craftsman
Bungalow

YEAR BUILT

c. 1916



1128 W. BERRY

The front entry of this home is a primary feature of the Colonial Revival style, featuring a pediment supported by fluted pilasters and columns, accented by sidelights. The use of a mix of wall materials, such as the brick and clapboard siding, is common to the Tudor Revival style, as are the multi-paned, metal casement windows. Other architectural details include copper gutters and downspouts, an open terrace with a pierced brick balustrade wall, and a porte-cochère off the east side entrance.

This is not the original house on the site. Built in 1925 for Richard and Vida Bowers Kaough, the current home was constructed by William H. Myers, a prominent home builder at the time, who promised “honest-built homes.” Richard was president of the R.M. Kaough Auto Equipment Company.

At exactly 100 years old, this home has only had a few owners. The current owner, Max, bought the home in 1997 from Bob and Evelyn Flory, who lived here for 40 years. Many of the home's original, hand-painted light globes had been stored away by the previous owner, and Max returned them to everyday use. He also uncovered, restored, and reproduced the kitchen cabinets, keeping the home as original as possible while updating the mechanical systems to accommodate current living standards.

While not open for touring, the upstairs bathroom retains its original lavender ceramic-tiled walls, shower, and matching lavender glass window. The home features walk-in closets, which were rare for homes of this era, along with built-in cabinetry in the upstairs hallway and primary bedroom.

OWNER

Max Halberstadt

STYLE

Colonial Revival and
Tudor Revival

YEAR BUILT

1925



1026 W. WASHINGTON

Originally numbered 270 W. Washington, this home is sheltered by a low hipped roof with boxed eaves supported by decorative brackets. The design is narrower than many of its more ornate West Central Italianate counterparts, largely due to the narrow width of the parcel of land. Large two-over-two sash windows, a leaded glass transom, and a picture window are lovely original architectural details that showcase the façade.

For decades, the exterior was covered with composite siding. This helped preserve ghost marks and profiles of the original trim and moldings, making it possible to fabricate new in-kind materials to the original specifications. The marks also made reference to a full-width front porch that once existed on the home, constructed sometime between 1890 and 1902.

The lot was originally sold in 1866 to L.R. Hartman for \$625. In the early 1880s, the home was occupied by the Smyser family, who were early settlers in the area. By 1901, William Tegtmeyer owned the home. The Tegtmeyer family settled in Fort Wayne around 1835 and were well-known merchants. Although a machinist by trade, William also dabbled in politics, being elected to City Council and the Water Works board.

In 2015, a restoration added a new front porch and a detached garage at the rear of the property.

OWNER

Andrea O'Day

STYLE

Italianate

YEAR BUILT

c. 1875



915 NELSON

This house is characteristic of a Craftsman bungalow, featuring open eaves with unadorned vergeboards and large, projecting gable front roof dormers. The full-width porch is also a hallmark of the style, contained under the main roof and supported by tapered wood columns. Additional highlights include large braces under the eaves and windows that feature a three-paned upper sash over a single-paned lower sash.

The date of construction is presumed to be 1913 based upon a signed and dated rafter found in the house during a remodeling project. Eliza Olds owned the property in 1913, but did not live here. She was the widow of contractor Charles Olds and a member of First Presbyterian Church. The earliest known residents of the house included Bertha Harrison Saylor and her four children, who lived here from 1916 to 1920. Bertha then left Fort Wayne and moved to Los Angeles, but her obituary stated that she was a "member of a pioneer Fort Wayne family."

The Eggolds purchased the home in 2008. The screened-in side addition and large, restful garden create a space to enjoy the sights and sounds of the neighborhood. Interior features include beveled leaded glass windows, French doors, and lighted crossbeams in the dining room ceiling.

OWNERS

Sonya and Thomas
Eggold

STYLE

Craftsman Bungalow

YEAR BUILT

c. 1913

ARTSFEST ARTISTS

Visit the artist booths from 11 am-5 pm on Wayne Street.

Abstract Artist D. Young • Paintings
ARG the ARTist • Paintings
Art By Stevie • Paintings
Black Swamp Woodworking • Wood
BYJON Leatherworks • Leather
Fort Wayne Clay • Clay
Garden Art by Tom • Metal
Gearhead Custom Co. • Metal
Greycat Studios • Clay
InnovativeAbstractor by Lisa Heintzman • Paintings
Jake Art • Paintings
Jill Kaufman • Jewelry
Jim Bowers, Photographer • Photography
JLP Decorative Arts • Clay
Jonathan Kaufman Photography • Photography
Joseph Pelka, Pelka Art • Clay
Kerstin Glaess Art • Paintings
Kristin Ellis • Jewelry
Lady of the Clover • Jewelry
Lauren Steffen • Paintings
Lighthearted Candle Company • Candles
Linden Tree Pottery • Clay
Lori's Artistic Expressions • Mixed Media
Mary Lou Morgan • Paintings
Moving Art. In Time Wind Chimes • Mixed Media
Nicole Capriglione • Clay
Portraits in Time • Charcoal
Raymond's Art Studio • Clay
Soul Dirt Stitchery • Fiber
Uhohskylee / Whimsy Jewelry • Paintings & Jewelry
Urban Knitters • Fiber
Walk Through Fire Pottery • Clay
Wilder Roads Photography • Photography
y.v.made Hand-Built Pottery by Yvonna Marrs • Clay



SAVE THE DATE

SEPTEMBER 12 & 13, 2026

Mark your calendar now!
Don't miss out on next year's tour.

Make sure to check out the West Central Art Spaces!

Several resident artists will be open during the hours of the tour. It may be a studio, gallery, or even a front porch — wherever art is made, we invite you to explore! Please use the map on the back of this booklet to view the locations.

- A** **DIANE GROENERT'S ART GARAGE** (via alley)
BEHIND 1009 W. JEFFERSON • OIL PAINTINGS & PRINTS
dagroenert.com
- B** **RUTH KOOMLER ART GALLERY**
1107 BROADWAY • PAINTINGS, POTTERY & JEWELRY
ruthkoomlerart.com
- C** **GALLERY 02**
1115 BROADWAY • FRAMED FINE ART & SCULPTURE
fwgallery02.com
- D** **KREATIVE FRAMING**
1117 BROADWAY • ORIGINALS, PRINTS & ARTIST STUDIOS
kreativeframing.com
- E** **WILLIAM LUPKIN DESIGNS**
1010 BROADWAY • STAINED GLASS, HOT GLASS & MURALS
williamlupkindesigns.com
- F** **JAKE PATTEN & BECKY JOHNSON ART STUDIO**
924 W. BERRY • ACRYLIC EXPRESSIONIST PAINTINGS
@jakepattenart • @beckyjohnson.816
- G** **SUSAN SURACI** (outdoor tent)
833 THIEME • ORIGINAL CONTEMPORARY LANDSCAPES
dailypaintworks.com/artists/susan-suraci-6095
- H** **COOL STUFF BY BUFF**
1317 W. WAYNE • STAINED GLASS



Thanks for welcoming us to the neighborhood!

LET'S MAKE A SPLASH

CREATIVITY • COMMUNITY • CUISINE • COCKTAILS

📍 1126 Broadway, Fort Wayne

📞 (260) 387-6263 🌐 www.theabstractfw.com

Enjoy a free appetizer on your first visit!*

*Valid with the purchase of any entrée or cocktail. Coupon must be presented to redeem. Not combinable or transferable. No cash value. Valid through 12/31/25.



1 TOUR STOP P PARKING P TICKETS ART SPACE A TROLLEY STOP + RESTROOMS + BONUS STOP

43RD ANNUAL WEST CENTRAL
HOME
& garden tour

TOUR STOPS

- | | |
|---|-------------------------------|
| 1 | 1313 ROCKHILL STREET |
| 2 | 1016 BROADWAY (BACK ENTRANCE) |
| 3 | 801 W. WASHINGTON BOULEVARD |
| 4 | 914 W. WAYNE STREET |
| 5 | 826 UNION STREET |
| 6 | 818 ROCKHILL STREET |
| 7 | 1128 W. BERRY STREET |
| 8 | 1026 W. WASHINGTON BOULEVARD |
| 9 | 915 NELSON STREET |

PLEASE NOTE:

- Trolley & pedicab rides are free
- Enjoy the tour stops in any order
- Ticket must be presented at each tour stop to enter

