



# West Central Neighborhood Association

# WCNA Newsletter

2005, Winter

## From the President

The Nominating Committee has selected a slate of candidates for officers of the West Central Neighborhood Association for 2006. The nominees and offices are: John Simmerman, President; Christopher DeLong, Vice-president; Patrice Hunsburger, Secretary; Mike Walsh, Treasurer and Casi Bromelmeier, Membership. Elections will be held at the Christmas Party, we will accept nominations from the floor prior to the voting.

As I leave office I thank Mike Walsh, Barbara Coddington, Mary Modezjewski, Mary Radowski and Jill Downs for their outstanding support and assistance.

In September, the WCNA was certified as a Fort Wayne Community Development Organization (CHDO). This certification is very exciting as it fulfills **Action Step 1.1**, under the policy to **"Improve housing conditions in the neighborhood"**, in our plan as follows: "Work with City's Division of Community Development to utilize existing and upcoming home improvement and repair programs and request

funding for implementation."

Thanks to the dedication and hard work of John Simmerman, Jill Downs and Al Hofer the WCNA has already received approval for funding of approximately \$45,000.00, for 1134 Nelson Street and \$65,000.00, for 604 Hendricks Street. In the case of Nelson Street several buyers have expressed interest. The expectation or hope is that when a property sells, the WCNA will recover our original investment to purchase and also a profit for other restorations and maybe even pray tell, enhance our treasury.

O.K. already, enough of this business stuff, it is time to party! And the Grand Central Hair Design located at 734 West Washington Boulevard is going to host the West Central Neighborhood Association Christmas Party 7:00 PM Monday December 19, 2005. There will be a brief business meeting preceding the party. See you in the hood.

Larry

## 2005 West Central House & Garden Tour

Another successful West Central House and Garden Tour came and went over the weekend of September 10 and 11. Time and time again, we heard positive comments about the homes and people in our neighborhood. The WCNA wishes to thank those who opened their doors and gardens to share a part of West Central history and ambience with others. Also, the WCNA wishes to thank the tour sponsors and the many dedicated volunteers who donated their time toward ensuring the success of the tour. The tour is not possible without them.

## Keep Those Old Wood Windows

It's gotten cold outside and you've noticed that your heating bill seems high. Time to get rid of those old windows and get new ones? Unless your windows are completely missing panes, which any glass company can fix, think again! It's easy to believe from all of those ads on TV that if you replace your old windows with replacement units, you'll save a bundle on your heating bills. The fact is, most of the draft in a house is not coming through old, ill-fitting windows. Physics shows that air moves in response to differences in air pressure. In a typical house, the greatest pressure differences between inside and outside air are in the basement and attic. Air usually infiltrates in the basement and exfiltrates in the attic. The middle of the house, where the majority of the windows are located, is an area of neutral pressure. As there is no pressure difference between inside and outside air, air can neither move in or out of the house at this point.

Dr. William Hill, professor of Urban Planning at Ball State University, did several studies on energy planning while a senior researcher at the Center for Energy Research/Education/Service from 1987-1999. In 1990, a study done of 41 gas-heated homes enrolled in Indiana's Energy Conservation Financial Assistance Program indicated that the installation of replacement windows resulted in an average annual fuel savings of  $1.4\% \pm 1.2\%$ . The average cost of the installation of these windows was \$3350. The Simple Payback Period (SPP) for these windows, meaning the time it would take to recover the initial cost as seen in the fuel savings, was 400 years. Granted, the SPP doesn't take into account the change in the value of money and fuel costs over time, but it is a good ballpark estimate as to how long it would take to recoup the initial investment of the replacement windows. Do you plan on being around for 400 years?

The study also showed that, if you were only going to do one thing to save energy in your home, that it was the most cost efficient to install attic and/or wall insulation. The average annual saving of 13 houses was  $21.1\% \pm 3.5\%$  with an SPP of about 10 years. The next single best action to take was to install new, more energy-efficient heating systems, which showed an annual savings of  $11.8\% \pm 1.2\%$  and an SPP of 20 years.

Also, consider the expected life span of current building materials. The National Institute of Standards and Technology has reported that a new, unclad wood window can be expected to last 39 years, an aluminum window 23 years, and a vinyl window only 19 years. Old wood windows were constructed of hard, old-growth lumber that has been shown to be more durable than wood used to construct contemporary windows. This is apparent as many homes 100 years old and older still have their original windows.

The windows of a house are a significant part of its character. From an energy loss standpoint, the windows are not the cause. Even if you think your windows are damaged beyond repair and the only way to "fix" them is to get new ones, give a carpenter, a lumber company, or glass company a call. Rotted sashes can be repaired and dried-out glazing can be replaced for much less than the cost of a replacement window. It isn't always a lost cause. Keep those old windows! They're worth it!

## Local Historic District Expansion Update

In the fall of 2004, the WCNA began the process of expanding the boundaries of the West Central Local Historic District. The proposed expansion area is south of West Jefferson Boulevard between Broadway and the Penn Central Railroad, Broadway from the Penn Central Railroad to almost Main Street, and West Wayne and Berry Streets between Broadway and Webster Streets.

Informational meetings were held in September and October 2004, and information packets and signature cards were mailed to many affected property owners. Other property owners were contacted on an individual basis. Those who did not respond to the mailings were given phone calls. While the process is slow and time-consuming, and practically ground to a halt over the summer due to the time spent on house and garden tour preparations, the WCNA is committed to seeing this beneficial project through. We need greater than 50% of affected property owners to sign in favor of the expansion in order to proceed with the next step in the process. If you would like to volunteer for this effort, please contact Jill Downs at 385-WEST.

### WCNA Items for Sale

#### **West Central historical booklet -**

Compiled by current and former West Central residents Patrice Hunsberger and Mary Modezjewski, the *People of West Central* is a collection of stories of several West Central residents. Each story, written by the residents, tells what brought them to the neighborhood and why they have chosen to stay. Contact Patrice at 424-2460 for your own copy or to give as a gift.

**West Central t-shirts** - Show your support for the neighborhood by buying an "Historic West Central" T-shirt. The design was created by neighborhood artist Diane Groenert and features the second-story facades of some West Central houses. They are dark green and cost just \$10. Sizes L and XL. Please call Jill Downs at 385-WEST if you want to purchase one.



### Assistance Programs Available

If your home is in need of emergency repairs or you are having difficulty making your utility payments, there is help available.

**The Office of Housing and Neighborhood Services (OHNS)** with the City of Fort Wayne offers the Homeowner Emergency Repair Program for low-to-moderate income homeowner to help make emergency repairs necessary to meet Housing and Urban Development (HUD) Housing Quality Standards. Examples of eligible work include repairs to:

- (1) correct conditions that are immediately threatening to the occupants' health and safety,
- (2) major systems, such as electrical, heating, or plumbing, that are not working,
- (3) structural components (roofs and foundations),
- (4) non-structural items that leave the interior of the house open to the elements (such as broken window panes), make exterior doors secure, and
- (5) correct lead-based paint hazards.

For more information on this program, please call 427-1140.

Similarly, **Community Action of Northeast Indiana (CANI)** offers a Weatherization Program that provides free, energy-efficient improvements for the homes of low-income families. Improvements may include insulating attics and walls and repairing heating systems. CANI also offers the Energy Assistance Program (EAP) to help pay heating bills during the winter months. Applicants must have a household income that is at or below 125 percent of federal poverty levels. Call CANI at 423-3546 for more information on these programs.

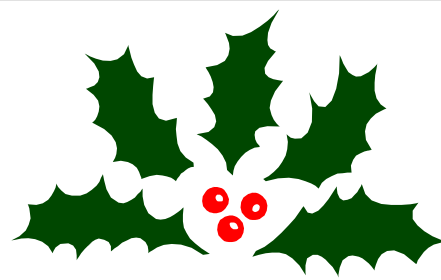
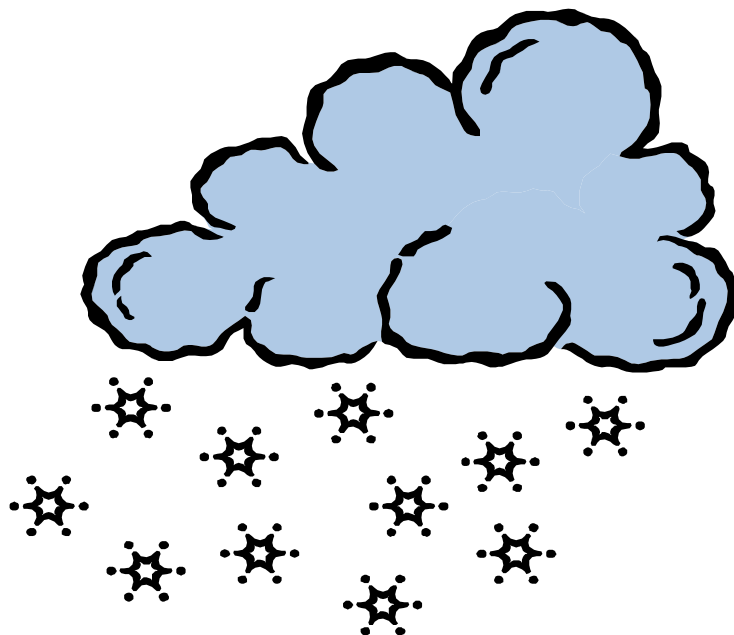


## WCNA Integral in Preventing House Demolitions

Over the last year, the WCNA has fought to keep three houses targeted by Neighborhood Code Enforcement (NCE) for demolition. While many may have viewed the ill-repair of the houses as reason enough for demolition, consideration needed to be given to the overall effect the loss of the structures would have on the integrity of the neighborhood in general. Over the years, the WCNA has fought for the preservation of other such houses, many of which were ultimately rehabilitated by new owners who were sensitive to the historic character and stability of the neighborhood. Historic preservation is one of the primary tenets of the WCNA.

One of the houses the WCNA worked to save is at 1134 Nelson Street. Its owner abandoned this house, and all of its contents, a few years ago. NCE deemed it a candidate for demolition primarily because it was full of junk. With the aid of many dedicated volunteers, several of whom don't even live in the West Central neighborhood; we disposed of the junk. Three, 40 cubic yard Dumpsters later, the house was empty. The WCNA also made some minor repairs to gutters, downspouts, and windows in order to satisfy NCE for the time being.

The WCNA has purchased this house and is working on clearing the property title. In the near future, the WCNA will be issuing a Request for Proposals (RFP) to prospective buyers who are interested in purchasing the house and rehabilitating it to certain WCNA standards.



*Happy Holidays*

**ST. JOSEPH**  
HOSPITAL

### Important City Phone Numbers

**Animal Control**

427-1244

**City Utilities**

427-1234

**Drug Tip Hotline**

427-1262

**Garbage/Recycling Collection**

427-1270

**Neighborhood Code Enforcement**

427-1324

**Mayor's Advocate**

Ken Nicolet 427-1122

**Parking Control**

427-5050

**Police (non-emergency)**

427-1222

**Police Liaison Officer**

427-1692 Liza Thomas

**Preservation Planners**

427-2160 Don Orban

427-2161 Creager Smith

**Street Department**

(leaves, potholes, snow)

427-1235

**Streetlight Maintenance**

427-1236

**Weed Control**

427-1329

**Zoning**

427-1324

**City Councilmen**

Tom Hayhurst District 4

432-8418 / tom.hayhurst@verizon.net

Tim Pape District 5

423-9411 / tmp@carsonboxberger.com

Sam Talarico, Jr. At-Large

485-2608 / sjt@barretlaw.com

John Shoaff At-Large

459-0221 / jshoaff@proparkwest.com

John Crawford At-Large

485-5480

## The West Central Neighborhood Association (WCNA)

P.O. Box 13151  
Fort Wayne, Indiana 46867-3151  
(260) 385-WEST  
www.westcentralneighborhood.org

### Board of Directors

#### President

Larry Codding 422-8110  
President@westcentralneighborhood.org

#### Vice President

Mike Walsh 424-7532  
VP@westcentralneighborhood.org

#### Secretary

Barbara Codding 422-8110  
Secretary@westcentralneighborhood.org

#### Treasurer

Mary Modezjewski 426-0854  
treasurer@westcentralneighborhood.org

#### Membership

Mary Radawski 424-2722  
membership@westcentralneighborhood.org

#### Staff

Jill Downs 385-9378  
jill.downs@westcentralneighborhood.org

#### Message Board

The main page of the WCNA website offers a Message Board feature to share your views and opinions with others. It's also a good way to ask for or offer help and suggestions. Whatever message you leave can be viewed and replied to by other visitors to the site.

#### General Membership Meetings

General membership meetings of the WCNA are held on the third Monday of every month at 7pm at Wellspring Interfaith Social Services, 1316 Broadway.

#### Advertisement Guidelines

The WCNA prints four newsletters per calendar year with a circulation of 1600 per issue. WCNA business members - receive 1 free, business card-sized ad in each newsletter of the calendar year after dues are paid. Other advertisers - business card-sized ads are \$25 per newsletter. The WCNA does not provide typesetting services. Please submit a current business card, JPEG or PDF file or camera-ready artwork. Call 385-9378 for more information.

Make checks payable to WCNA and mail to:

WCNA  
PO Box 13151  
Fort Wayne, IN 46867-3151

## Tips for Saving Energy

Starting with the easiest and/or most inexpensive things to do:

1. Make sure heat registers are not blocked by furniture or carpeting
2. Turn your thermostat down (between 67° F and 55° F) overnight or when you are away for periods of time (such as at work or away on vacation)
3. Turn the thermostat on your water heater down to 125° F
4. Wash clothes in cold water
5. Take showers instead of baths
6. Turn off lights when not in use
7. Use fluorescent lighting
8. When you are in the market for new appliances, buy energy-efficient models
9. Regularly change/clean furnace filters
10. Insulate hot water pipes and heating ducts in unheated basements
11. Install an insulating blanket around your water heater
12. Install low-flow shower heads
13. Insulate walls, attics, crawlspaces, and basements
14. Close or seal cracks and openings (attic access doors, basement windows, dryer vents, pipes, wiring, recessed lights and fans, fireplace dampers etc.) to the exterior or unheated spaces *particularly* in basements and attics
15. Install storm windows if none are present

Sources: Community Action of Northeast Indiana, Union of Concerned Scientists, American Council for an Energy-Efficient Economy, US Department of Energy)

## WCNA 2006 Meeting Dates

The WCNA holds monthly meetings on the third Monday of every month at 7pm at Wellspring Interfaith Social Services located at 1316 Broadway. The 2006 meeting dates are:

January 16	May 15	September 18
February 20	June 19	October 16
March 20	July 17	November 20
April 17	August 21	December 18

## Sheridan Court Apartments



- SPACIOUS 1 & 2 BEDROOMS AND EFFICIENCIES
- HEAT & WATER PAID
- 6 MONTH LEASE

*Other Locations Available  
In Historic  
West Central Area*

719 Union Street • Fort Wayne  
(260) 426-1556

**West Central Neighborhood Association  
2006 Membership Application**

**Individual Membership: \$10.00**

**Business Membership: \$50.00** (receive 1 free, business card-sized ad in each newsletter of the calendar year after dues are paid)

**Please Make Checks payable to:**

**WCNA  
P.O. Box 13151  
Fort Wayne IN 46867-3151**

**Please check your preference:**

**Mail Newsletter**  
 **Deliver Newsletter**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Suggestion:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Fort Wayne, IN 46867-3151**