



# West Central Neighborhood Association

# WCNA Newsletter

Winter 2006

## 2006 West Central House & Garden Tour

Over the weekend of September 9 and 10, over 1200 people came to West Central to see our beautiful homes, gardens, and buildings at the 24<sup>th</sup> Annual West Central House and Garden Tour and West Central Arts Fest. 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. Specifically we thank the following:

### Homeowners

Settlers, Inc.  
Tom Cain  
Mike Rogers  
Kay Gnagey  
Worthington Mansion B&B  
Plymouth Congregational Church  
Arena Dinner Theatre  
Doug Kettelkamp  
Beth Reynolds  
Michele Fortune  
Kim & Debbie Krauhs  
Laura Paschen  
& Steve Gustafson

### Artists

Doug Kettelkamp & Craig Eakright  
Chris Kellum & Greg Titzer  
Jesse Hawkins  
Hikaru Tamki  
Kay Greg  
Bob Pence  
Cindy Husar  
Jan Kapp  
Lauren Maurer  
Chris Coole  
Ashley Flueckiger  
Diane Groenert  
Corene Painter  
Matt Presswood  
Stacy Reeves  
Paige Kagin

### Sponsors

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Carson Boxberger Attorneys  
Cultured Gardens  
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Cinema Center  
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Strebis Construction, Inc.  
Ream Steckbeck Paint & Decorating  
Centers  
Keystone Realty  
IntraScape, Inc.  
Arts United of Greater Fort Wayne  
Klaehn, Fahl & Melton Funeral Home  
Dr. William F. Brigham  
Sheridan Court Apartments  
Toscani Pizzeria  
The Rogers Company  
Dahm. Brothers, Inc.  
Pain Management & Anti-Aging  
Center  
WANE-TV 15



## WCNA 2006 Christmas Party

The West Central Neighborhood Association December meeting and Christmas Party will be held Monday, December 18 from 7:00 PM to 9:30 PM.

Mark Shank, Mike Knipstein, and Scott Francis will host the party at their house on 1240 Stophlet Street.

We will provide beverages and treats. All WCNA members are welcome.

## WCNA Elects Officers for 2007

At the November meeting the WCNA membership elected new Officers for the year 2007. They are:

John Simerman,	President
Mike Anderson,	Vice-president
Charlotte Weybright,	Secretary
Mike Walsh,	Treasurer
Casi Bromelmeier,	Membership

We look forward to prospects of growth in the New Year and we would like to thank the outgoing officers of 2006 for a job well done.

## Citizens Take Action To Improve Commercial Corridor

If you shop at Scott's and aren't already saving your ABC's receipts for a school, church, or other organization, would you please save them for Andy and me?

As you may or may not know, Andy and I are part of a group called the North Anthony Alliance (NAA). The NAA has been working for the last two years to improve the commercial corridor on North Anthony. This corridor is bounded by Saint Joe River Drive, Concordia High School, and Crescent Avenue. These improvements will provide a better shopping experience so area residents will not have to use a lot of gas getting out to the 'burbs' to shop.

This project is the brainchild of NAA founder Mo Palmer. The plans to date include removing the western most lane of traffic to increase green space and reducing the number of parking lot entrances on the west side by combining the many separate parking lots into one continuous lot. This will make it easier for customers to travel from store to store without having to go out onto Anthony again.

This is an unusual project in that it was started by regular citizens. We have been working to gain the support of the property and business owners on both sides of the corridor, along with that of the City of Fort Wayne and City Councilmen. So far we're doing fairly well! However, the project will take money to make it happen. We are collecting the Scott's ABC receipts to get Scott's Gift Cards which we will then sell to get cash. It may be a drop in the bucket, but we're dedicated to seeing this project happen! There is a drawing that illustrates our idea at both Old Crown Coffee Roasters and Firefly CoffeeHouse if you want to see what the street could look like.

So, if you can help us out, please collect those receipts and get them to me before they've expired. You may also drop them off in collection boxes at the following North Anthony corridor businesses: Firefly Coffee House, Old Crown Coffee Roasters, Wooden Nickel, Jamison's, and The Bookmark.

Thanks!

Jill Downs



## First Block of Wilt Street Has Been Restored

In late September, the City of Fort Wayne contracted to have a portion of Wilt Street returned to its former brick construction grandeur. In the block between Broadway and Van Buren Streets, workers removed and salvaged the existing brick pavers, poured a new concrete base, put down a layer of sand, and re-laid the brick. They also constructed new sidewalks and curbs as a part of this project. There is an understanding that the trees that were removed for the new sidewalk will be replaced with saplings. The final result is amazing!

The WCNA wishes to thank the City of Fort Wayne for finally fulfilling a decades-long dream of the WCNA. The reconstruction of the block of Wilt Street will serve as a pilot project for future brick street restoration in Fort Wayne. We also wish to thank Councilman Tom Hayhurst for allocating CEDIT money toward financing the project and the many volunteers who cleaned and stacked the salvaged brick pavers.

The photo above left shows the new brick work. The photo above right shows JoAnn Bruce preparing to place the first brick.

## Home and Apartment Rentals and Sales Listings on the WCNA website

The WCNA has begun offering a new website service to those property owners within the West Central neighborhood who have residential places for rent or for sale that they would like to advertise. This is also a good place to go when looking for your own place to rent or buy! More information on this service may be found by logging onto

<http://www.westcentralneighborhood.org/PolicyandFees.html>.

For now, the WCNA is offering this trial service for *free*.

## Abode Aesthetics LLC

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### Historic Swinney Homestead

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Fort Wayne, IN 46804

260-424-7212

Historic Hand Art Programs - Oct. 12 & Nov. 9, 2006

Johnny Appleseed Festival - Sept. 16 & 17, 2006

Victorian Repast Dinners - Nov. 29 - Dec. 2, 2006

*New members welcome*

[www.settlersinc.org](http://www.settlersinc.org)

## Garrison Flats

733 West Wayne Street

Fort Wayne, IN 46802

Fax: (260)-420-8701

Contact: Leasing Office

Toll Free: (866)-848-7149



## House Portraits

Cindie Rosswurm

(260)485-2937

Watercolor, pen, pencil~ Also churches, buildings, people, pets



## Prevention Clinic Free or Low-Cost Health Screenings and Education

The Fort Wayne African American Cancer Alliance, Inc. is sponsoring a Prevention Clinic on the third Wednesday of each month from 5 p.m. to 7 p.m. Offered at free or low cost are health screenings and education including:

Blood pressure	Weight
Cholesterol	Glucose
Mental health	Dental
Prostate cancer	HIV/AIDS
Colorectal cancer screenings	

No appointment is required. Insurance cards may be necessary as some screenings are covered by insurance. Located at 2700 South Lafayette Street, Suite 100. Call 745-1600 ext. 223 for more information.



## LaSalle Bed & Breakfast

517 West Washington Boulevard

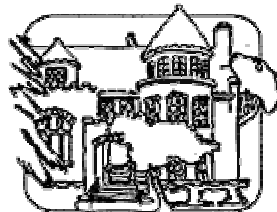
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## Graffiti Removal

The Downtown Improvement District (DID) has a contract with the Youth Service Bureau of the YMCA to remove graffiti from sites in the downtown area. If you spot graffiti that needs to be removed, report it to the DID at 420-3266 or the Youth Service Bureau at 449-7511.

Welcome West Central residents!

### Summer's a great time to visit THE HISTORY CENTER

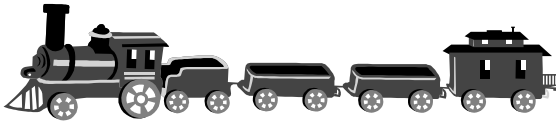
302 E. Berry St. at Berry & Barr  
in downtown Fort Wayne  
(260) 426-2882  
[www.fwhistorycenter.com](http://www.fwhistorycenter.com)

Tuesday - Friday 9AM-5PM  
Saturday & Sunday NOON-5PM



Buy One Get One Free  
adult or child admission  
expires 12/31/06  
Not valid during  
Festival of Gingerbread

Winter is coming and four kittens need warm and loving homes. Will you help them? Please call 424-2460 for more information.



## Homebuyer Workshop

The City of Fort Wayne and Pathfinder Services, Inc. have partnered to offer the workshop "Homeownership is Possible". The purpose of the workshop is to educate potential homeowners regarding down payment assistance options. Workshop attendees will find out if they qualify for down payment assistance, how to obtain a free credit report, and will learn the basics on applying for a mortgage. The next workshop will be held on December 14 from 6:30pm to 7:30pm (location to be determined). *You must register in advance of the workshop by calling Trish Kraner at 427-6231.*

## Looking for your dream home?

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## ARCH Lecture Series

### Topics related to architecture, history, and downtown real estate

ARCH, Allen County's historic preservation organization, is once again hosting its "Free and Easy Lecture Series" beginning in early 2007.

The lectures are:

#### January 9 - "The American Skyscraper"

Ted Wolner Associate Professor of Architecture at Ball State University. Auditorium # 2 in the One Summit Square Building corner of Calhoun Street and West Washington Blvd. 7:00 to 8:30pm.

#### February 18 - "The Lincoln Highway"

Jan Shupert-Arick Indiana State Director of the Lincoln Highway Association

#### March 29 - "Real Estate Rehabilitation Downtown"

#### April 25 - "History in Motion"

#### May 17 - "The American Lake Cottage"

At the Fremont Public Library, Steuben County.

For more information, please contact ARCH at 426-5117.

50th Anniversary Gala Performance - September 2006

Performance

*The Nutcracker* - December 2006

*Cinderella* - March 2007

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## Historic Apartments and Houses For Rent

# Hillside Rentals

Call 918-RENT (7368)

[www.HillsideRent.com](http://www.HillsideRent.com)



A photograph of Engine House No. 5 on Broadway between Hendricks and Lavina streets from the 'Annual Reports of the Fort Wayne City Government for the Year of 1901' from the collection of John Simerman. Note the Meat Market where there is now a vacant lot.

## Many Attend Model Blocks Program Kick-Off Party

Housing programs are available to certain homeowners

On September 27, the WCNA and the City of Fort Wayne hosted a "block party" to kick-off the Model Blocks Program. This is a program designed to help revitalize central city neighborhoods by focusing funding for such things as housing improvements, parks, streets and other public improvements, economic development, community facilities and other designated neighborhood projects in a certain, identified area. In West Central, this is the Wilt Street area. The goal is to create a concentrated, positive visual impact by stemming deterioration and igniting private sector investment.

A sizeable crowd of West Central residents came to learn about various housing-related opportunities available to them. A representative from the City of Fort Wayne spoke about the Model Blocks Program in general and about Synergy, a city-wide initiative to enhance neighborhoods. A representative of Neighborworks Home & Community Development discussed its "Homeowner Rehab Program" which provides low-to-moderate income homeowners in a designated Model Block area with 3% interest loans of up to \$20,000 toward projects associated with housing rehabilitation.

For more information on this program, contact Neighborworks at 423-1666.

Trish Kraner from Community Connections talked about "Downpayment Assistance" program, which can provide up to \$15,000 toward the purchase of a home. It is available to households with incomes at or below 80% of the median income level, which is \$49,050 for a family of four or \$34,350 for an individual. Ms. Kraner also discussed a "Homebuyer Education" program, which provides guidance to first-time and low-to-moderate income homebuyers on the process of buying a home.

For more information on these programs, contact Trish Kraner at Community Connections at 427-6231.

The WCNA wishes to thank everyone for attending this event, and to the following for their donations: Wellspring Interfaith Social Services the venue, Mike Anderson beverages, Toscani Pizzeria pizza, and Ellison Bakery cookies.

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## 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@propparkwest.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**

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President@westcentralneighborhood.org

**Vice President**

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**Secretary**

Patrice Hunsbarger  
Secretary@westcentralneighborhood.org

**Treasurer**

Mike Walsh 424-7532  
treasurer@westcentralneighborhood.org

**Membership**

Casi Bromelmeier 424-7532  
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

**Broadway Streetscape Project**

John and Jill,

The City Councilmembers at-large have received approval on their 2007 CEDIT projects.

They chose to assist your proposed Broadway streetscape project with an allocation of \$124,000. Councilman Pape will be allocating an additional \$25,000 toward the project.

This amount of money will be able to bring new street lamps, benches, waste containers, and some brick sidewalk restoration for the area between Jefferson and the rail road viaduct. Various city departments are working on the project.

There will be a news conference to announce all the at-large's projects on Wednesday, December 13 at noon in the Omni Room. You are invited to attend. Please advise on your availability and any other people in your group who may attend.

Thanks and congratulations.

--Molly McCray

Molly McCray, Research Asst.  
City Council Office  
One Main Street, Room 290  
Fort Wayne, Indiana 46802  
molly.mccray@ci.ft-wayne.in.us  
260.427.1445  
260.427.2979 fax

**WCNA 2007 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 2007 meeting dates are:

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

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## Pass-through Recipient Progress Report

Grant #: CHDO04-214-290-056

Reporting period 11/1/2006 to 11/30/2006

**Organization:** West Central Neighborhood Association CHDO  
**Contact:** Jill Downs, Historic Preservation Specialist  
**Address:** Post Office Box 13151  
Fort Wayne, Indiana 46867-3151  
**Telephone:** (260) 385-9378

*Please provide a brief written summary as to how pass-through funds were expended during the current reporting period.*

### Goals Attained:

The amount of pass-through funds being drawn-down for this reporting period is \$962.55. This figure includes employee wages plus expenses related to IACED training in November. The employee's hourly wage is \$11.50 and she spent 54.25 hours on CHDO-related activities for a total of \$623.88. Expenses related to the IACED training include: two night's lodging (\$244.43), meals (\$21.26), and mileage (164 miles x \$0.445 = \$72.98) for a total of \$338.67.

Briefly, pass-through funds were expended to pay for employee Jill Downs for time spent working on the housing project recently chosen by the WCNA. Duties for this project have included meeting on-site with various individuals at various times to determine the scope of work, reviewing preliminary rehab plans, compiling a project informational packet to take to meetings with banks to discuss a loan application for the project, working on completing the environmental review for the project, and preparing documents to submit to the City of Fort Wayne's Preservation Planning staff. Other activities related to this project have included meeting with bank representatives in the event a bank loan is needed, and communication with City of Fort Wayne staff and IACED consultant Anne Mannix regarding questions associated with HOME funds.

Other CHDO-related activities during this period have included processing IACED pass-through funds documents for the previous reporting period, attending IACED's Environmental and Historic Review training November 1 through November 3, and attending the monthly CHDO meeting as organized by the City of Fort Wayne.

Jill also attended the monthly WCNA board meeting at which IACED staff Nikki Thorpe and IACED consultant Ed Tipton worked with the board to attain the goals laid out in the TPA developed by IACED. November's training session was related to financial management.

### Next Steps:

Before the end of 2006, the WCNA will have submitted a development plan and budget to the City of Fort Wayne for its chosen housing project. Much of Jill's time will continue to be spent working on development specifics, cost estimates, project oversight, etc. in order to follow through with CHDO expectations. She will also continue to attend the monthly board training sessions with IACED, focusing on the goals of the TPA, and the City of Fort Wayne.

**West Central Neighborhood Association  
2007 Membership Application**

Need not be a resident of the West Central neighborhood to apply

**Individual Membership: \$10.00** January 2007 through December 2007

**Business Membership: \$50.00** January 2007 through December 2007

Receive one free, business card-sized ad in each newsletter of the calendar year *after* dues are paid

You must provide your own ad.

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