



West Central Neighborhood Association

WCNA Newsletter

Fall 2007

Broadway Buildings are Last Remnants of Historic Fort Wayne

I want to commend the Fort Wayne Historic Preservation Commission (HPC); ARCH; Scott Greider; Bill Lupkin; DID President Dan Carmody; Councilmen Tim Pape, Don Schmidt, John Shoaff, and Tom Smith; and many others for their support of the proposed Local Historic District (LHD) for the west side of the 1000 block of Broadway.

The West Central Neighborhood Association (WCNA), a non-profit organization representing approximately 3,800 people and numerous businesses, spent more than a year developing and adopting a plan that now serves as a guide for improvements and investments in the neighborhood. Historic preservation is a central theme of the plan because the WCNA recognizes its proven economic, cultural, and social benefits.

Developed with the assistance of city staff, the plan was amended into the city's Comprehensive Plan by a unanimous vote of the current City Council. It is disconcerting that councilmen John Crawford, Tom Didier, Tom Hayhurst, and Glynn Hines could turn their backs on the hard work of the people of the WCNA and a plan they approved. They also ignored the policy governing the creation of a LHD, which calls for a majority of property owners, not the majority property owner, to favor the designation. A majority of property owners did favor the designation, despite misinformation supplied in an editorial in the June 11, 2007 *Journal Gazette*. St. John's Lutheran Evangelical Church (St. John's) was the lone property owner in opposition.


The editorial claimed that the designation could "severely hinder – or prohibit – the planned school expansion." While St. John's has a dream to expand someday, they have not revealed plans that illustrate how the land would be utilized, and it has admitted that it currently does not have the funds to finance an expansion project. Further threatening their dream is the fact that it does not yet own all of the property they think they need – these property owners favored the LHD and do not plan on selling anytime soon.

The editorial claimed that the designation "would likely lower the value of the property, hurting the church's financial investment." This flies in the face of documented research. It has been proven that property values in the West Central Local Historic District are higher than similar areas in Fort Wayne that are not LHDs. Studies in Indiana and across the country have shown that LHDs help raise property values. In fact, members of the Northside Neighborhood Association used this information to seek the creation of an LHD along Columbia Avenue earlier this year. That new LHD was approved by a unanimous vote of this same City Council.

What *has* contributed to the lowering of property values in this block of Broadway is neglect of most of the buildings currently owned by St. John's. The editorial failed to mention that much of the decline of those buildings occurred during the time when members of the church owned them. This is clearly an illustration of demolition by neglect – not actions of good neighbors.

Along with ignoring many facts about the issue, the editorial used some flawed logic. The editorial called for preferential treatment for "a well-established non-profit such as a church." Seemingly the editorial writer failed to notice that ARCH and the WCNA are both well-established non-profits. This means the vote among well-established non-profits was 2-1 in favor of the LHD.

Finally, it is a shame that St. John's and the editorial writer failed to consider the potential of the adaptive reuse of the existing structures as learning space. These historically and architecturally significant structures could provide for an enriching educational opportunity for the students, as they would serve as living laboratories for learning about the history of the neighborhood and historic architecture. When St. John's demolishes the buildings, this potential learning experience will be gone forever, not to mention the existence of what few remaining remnants of historic Fort Wayne we have around.



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National Night Out Celebrated at Old Engine House No. 5

On August 7, the Fort Wayne Professional Firefighters Local 124 and the West Central Neighborhood Association hosted a neighborhood cookout in celebration of National Night Out. This event was designed to heighten crime and drug prevention awareness, garner participation by communities in anti-crime programs, and send a message to criminals that neighborhoods are watching and are fighting back. The WCNA thanks the Local 124 for its hospitality, fine grilling skills, and for providing the opportunity for West Central neighbors to get together.



Rendering by Don Orban / Jon Allmandinger

Charming Home For Sale

As reported in the Summer 2007 issue of the WCNA newsletter, the WCNA has been working on the rehabilitation of the home at 1134 Nelson Street. Located at the end of an historic brick street, this charming gable-front home overlooking Moody Park was rescued from the brink of demolition. Through the assistance of the Indiana Association for Community Economic Development and the City of Fort Wayne, the WCNA is financing the renovation of this home using a combination of federal funds and a loan from Tower Bank. It is for sale to a low-to-moderate income buyer who will be an owner-occupant.

Having suffered years of neglect, much work has been required to return this home to a livable condition once again. Since early June, the overall project has included the removal of asphalt shingle siding and restoration of the wooden clapboards below, the addition of two dormers to increase headroom in the second story, first floor laundry facilities, new kitchen and half-bath, and the creation of a modern interior layout to include a full bath on the second floor. The house also features several new windows, and new mechanical systems including heating and air-conditioning, plumbing, and electrical. The large lot allows for plenty of off-street parking space and room for a garage.

The home is for sale to an owner-occupant(s) who makes no more than 80% of the Area Median Income as required by U.S. Department of Housing and Urban Development.

If you are interested in learning more about this property, please contact the WCNA at 385-WEST.


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Emmanuel Lutheran Church

Emmanuel Lutheran Church, 917 West Jefferson Boulevard is in the process of developing a vision for the future and it is a vision that includes the West Central Neighborhood.

We would like to invite anyone from the neighborhood to a "Listening Post" meeting with the idea to hear how we can best be of service to you through the ministry of our church. If possible, we would like to have an initial meeting sometime in November. We have in mind an hour meeting of hearing what you would like to share with us.

It would be very helpful if you might email me at genebrunow@comcast.net or call me at 749-7517 and share some thoughts on...

1. Which dates in November might work?
2. Which times of the day or evening are the best for you?
3. Will you need child care?
4. Other items.

We would invite you to attend one of worship services:

- Saturday Evening – 5:00 PM – Contemporary Style
- Sunday Morning – 8:00 AM – Family Friendly
- Sunday Morning – 10:30 AM – Traditional Service
- Wednesday Evening – 7:00 PM – Devotional Form

Reverend Gene Brunow
Assistant Pastor, Emmanuel Lutheran Church

Miscellaneous West Central News

West Central resident succumbs to illness – On May 29, 2007, West Central lost a friend when Bob Bartrom passed away after a hard-fought battle with cancer. Our sympathies to his partner, family, and friends.

Irish Pub opens – J.K. O'Donnell's, 121 West Wayne Street opened for business in mid-August. Its menu features appetizers such as mussels and Irish whiskey wings alongside entrees of corned beef and cabbage, shepherd's pie, Irish stew, and fish and chips. They also serve a wide variety of beers and ales. Hours are 11 AM to 11 PM Monday through Thursday, 11 AM to midnight on Friday, and 4 PM to midnight on Saturday. They are closed on Sundays. They do not take reservations, but call 420-5563 for more information.

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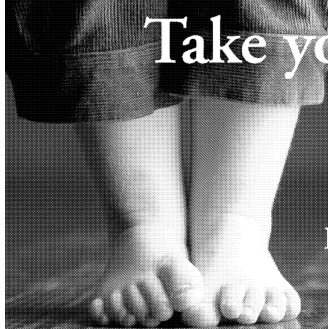
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Home and Apartment Rentals and Sales Listings on the WCNA website

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*.



Two Local Historic Districts Approved for Broadway Corridor

The West Central neighborhood now has two new local historic districts. Following the support of the Historic Preservation Commission and the City Council, Mayor Graham Richard signed the following districts into effect: Broadway Commercial District consisting of the buildings at 1006, 1010, 1012, and 1014-1016 Broadway, and the Sauerteig Block at 1122-24 and 1126 Broadway. The major benefit of a local historic district is that property owners are assured that their investment in their property will not be harmed by inappropriate alterations or construction on adjacent properties.

West Central Property Owners Receive Historic Preservation Awards

On June 6, ARCH, Inc., Allen County's historic preservation organization announced the winners of the annual ARCHIE awards and commendations for historic preservation projects. Those in West Central receiving recognition were:

Single-family home

ARCHIE - 1336 West Washington Boulevard
Bernie Gump
Commendation - 904 West Berry Street
Brian Stockman / Jeremy Brames

Adaptive Reuse

Commendation - 1213 Broadway
Bob Anderson - Aaron's Oriental Rugs
Commendation - 502 West Jefferson Boulevard
Starbucks

New Construction

ARCHIE - new Fort Wayne Newspapers building
Fort Wayne Newspapers
Commendation - new garage at 1004 West Washington Blvd.
Mike Walsh / Casi Bromelmeier

Institutional / Non-profit

Commendation - Emmanuel Lutheran Church 917 West Jefferson Blvd reconstruction of original church doors

Congratulations to everyone and thank you for continuing to support and preserve the historic character of the West Central neighborhood.



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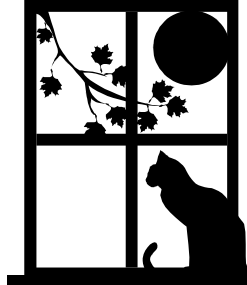


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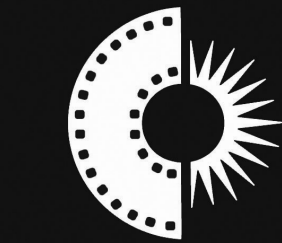
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427-1234

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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

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427-2161 Creager Smith

Street Department

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427-1235

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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@barrettllaw.com

John Shoaff At-Large

459-0221 / jshoaff@proparkwest.com

John Crawford At-Large

485-5480

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**The West Central
Neighborhood Association**

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(260) 385-WEST
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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 1400 per issue. WCNA business members - receive 1 free, business card-sized ad in each newsletter of the calendar year after dues are paid. 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

West Central Neighborhood Association, Inc.

Mission Statement

The mission of the West Central Neighborhood Association is to enhance the environment of the West Central neighborhood by improving the quality of urban life for it's residents, business owners, and visitors. It is committed to the preservation of diverse neighborhood assets as well as economic and partnership development.

Vision Statement

The vision of the West Central Neighborhood Association is to create a friendly environment that is rich in beauty, culture, diversity, and community and that is valued by it's residents, business owners, and visitors.

West Central Neighborhood House and Garden Tour

The 25th Annual West Central Neighborhood House and Garden Tour and West Central Arts Fest was held on September 8 and 9, 2007. The WCNA would like to thank all those who participated in the event. Overall, we got positive feedback, and already have ideas for next year's tour. We also wish to thank the many sponsors who made the tour possible:

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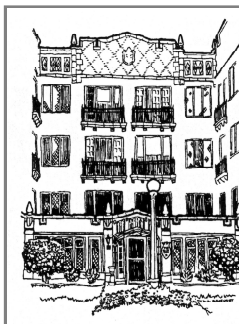
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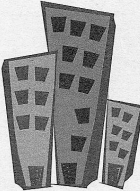
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Thieme Drive Overlook to be Restored

Have you ever noticed the Thieme Drive overlook? It's the small, park-like area on Thieme Drive just south of Main Street overlooking the St. Mary's River. It was designed by George Kessler, internationally known city planner and landscape architect, prior to his being employed in Fort Wayne in 1911. Theodore Thieme, West Central resident and owner of the Wayne Knitting Mills, financed the construction of the overlook which features a concrete balustrade and ornamental light fixtures.

Starting sometime in September, the City of Fort Wayne Parks and Recreation Department will be undertaking concrete repairs and restoration of the overlook at a cost of \$50,000. The work will entail the replacement of a section of sidewalk, the replacement of some sections of the balustrade with replicated pieces, and the installation of a catch basin and matching light globes. The project is expected to take a month or two to complete.



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Harrison Square

The Harrison Square development project, slated to feature a new ballpark, hotel, and commercial and residential space is underway as evidenced by the demolition activity occurring in the area bounded by West Jefferson Boulevard, Harrison Street, Brackenridge Street, and Ewing Street. In early August, additional information and drawings regarding the project were revealed. Please go to http://www.cityoffortwayne.org/index.php?option=com_content&task=view&id=1049&Itemid=1168 to learn and see more.

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Concerned Citizens Watch

The Concerned Citizens Watch is a group that keeps an eye on the neighborhood for suspicious activity and works with the Fort Wayne Police department to help combat crime. We appreciate their vigilance and thank them for their time and efforts to make our neighborhood safer.

If you want information, or are interested in joining the group, contact Larry Coddling 422-8110, or Mike Anderson 918-4378.

**West Central Neighborhood Association
2007 Membership Application**

January 2007 through December 2007

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**West Central Neighborhood Association
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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 remaining 2007 meeting dates are: November 19 and December 17