



## West Central Neighborhood Association

# WCNA Newsletter

Winter 2007



### A Message From The President

Well, this past two years has certainly flown by fast enough. A lot of good things have occurred in the neighborhood in that time.

WCNA finally achieved 501-c-3 status as a non-profit after years of work by Jill and past and present officers. This allowed us to become a Community Housing Development Organization (CHDO) and receive HUD funding through the city to rehab and restore the house at 1134 Nelson, saving it from demolition and taking it from decrepitude to being a jewel on the block.

After years of pleading, the city used CEDIT money through our councilmen to restore the 700 block of Wilt Street's brick pavers, with the rest of Wilt promised to be repaired in the future. And we are promised, similarly, a renovation of most of the Broadway streetscape, north of the railroad elevation, this coming year.

Also after years of pleading, the Parks Department, with council help, restored the Swinney Park pond. And furthermore, they are restoring the Thieme Drive overlook at Main Street.

According to the West Central Neighborhood Plan, improvement of the Broadway Corridor buildings was encouraged. This was recently helped along by the granting of Historic District status for buildings in the 1000 and 1100 blocks of Broadway, and by the restoration of the old Firehouse by the Firefighter's Union.


Besides these specifics, we've worked with the city on Harrison Square items and flood topics. We've helped close drug houses and successfully prosecute four arsonists. We've worked with St. Joe Hospital, Fort Wayne Newspapers, Starbucks and ARCH on their improvements. We've put on two more successful House Tours, picked up dead tires, and planted trees. All in all, I think that I've described a highly active and successful neighborhood association.

We should thank many folks for these accomplishments: the officers and board member of the past two years, as well as previous officers who initiated certain of these things; also the folks who've cleaned up, picked up, opened up, patrolled, and restored; add to this those who have attended Association meetings, Board meetings, committee meetings, City meetings, and other miscellaneous meetings. And especially our staff person Jill Downs, who has been an extraordinary trooper in helping to get so much of this done. Jill will be leaving our regular employment at the end of the year and I wish her the best in future endeavors. She has promised to keep in touch.

It's been satisfying, overall. Best of luck to the incoming officers. See you at the next meeting.

John Simerman





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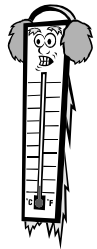
## 2008 House and Garden Tour

The WCNA House and Garden Tour Committee will have their first meeting of the year on Tuesday, February 26, 2008, 7 PM at 1004 West Washington Boulevard. The meetings usually last sixty to ninety minutes.

The House and garden tour is our annual fundraising event. The proceeds from the tour finance many of our activities throughout the year.

We need all types of help from planning, to clerical, to workers on the days of the tour. With your help we can make this years tour our most successful ever.

If you would like to be involved in any part of this year's event come to the meeting or contact Casi Bromelmeier 424-7532 for details.



## 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 to 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 or 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 to the exterior or unheated spaces *particularly* in basements and attics  
This includes: attic access doors, basement windows, dryer vents, pipes, wiring, recessed lights and fans, fireplace dampers etc.
15. Install storm windows if none are present
16. Install a high-efficiency, 90% or better, furnace

Sources: Community Action of Northeast Indiana; William H. Hill, Professor of Urban Planning and Senior Research Associate, Building Futures Institute, Ball State University; Union of Concerned Scientists; American Council for an Energy-Efficient Economy; US Department of Energy

# Charming Home For Sale

The WCNA has completed 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 financed the renovation of this home using a combination of federal funds and a loan from Tower Bank. It is for sale for \$75,000 to a low-to-moderate income buyer who will be an owner-occupant.

Having suffered years of neglect, much work went into this home to return it to a livable condition. The overall project 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 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 who makes no more than 80% of the Area Median Income as required by U.S. Department of Housing and Urban Development. This amounts to \$34,350 for a single person, \$39,250 for a family of two, or \$44,150 for a family of three.

If you are interested in learning more about this property, please contact the WCNA at 385-WEST or Glenn Ellenberger at Keystone Realty at 484-0025. Also, see <http://www.westcentralneighborhood.org/NelsonMarketingFinal.htm>



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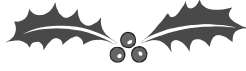
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## Home and Apartment Rentals and Sales Listings on the WCNA website

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*.



## WCNA Annual Christmas Party

The WCNA Annual Christmas party will be held following a brief general membership meeting. Our hosts this year are the Firefighters Local 124 who are providing the location for the party at their recently renovated union hall in the old engine house #5 at 1405 Broadway. Please join us on December 17 at 7pm for food, drink, and socializing.

## Emmanuel Lutheran Church

Emmanuel Lutheran Church, 917 West Jefferson Blvd. is in its second year of working with Washington Elementary School. This school year we have provided a number of caps for the winter.

Linda Martin Principal at Washington recently notified us that she had given the last one to a student and she tells us they could use even more. She also shared that the families at Washington are in need of winter coats. If you can help with any of these needs, please contact Linda Martin at 467-8150.

We are also working with them in Project READS. This is a tutorial program designed for kindergarten through third-grade students reading/achieving below grade level. Volunteers are matched with students on a one-to-one basis or in small groups for one hour each week (Wednesdays – 3:30 to 4:30), through May. If this is of interest to you, again contact Linda Martin.



## The Rogers Company

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## Fort Wayne Magazine features West Central residents

The October 2007 issue of Fort Wayne Magazine features the West Central home, at 904 West Berry Street, of Brian Stockman and Jeremy Brames who have worked long and hard to rehab the structure and surrounding landscape.

Featured on the 2004 West Central Neighborhood House & Garden Tour, their home was moved in to the neighborhood by the WCNA in 1995 to keep it from being demolished.

Apologies to West Central resident Larry Wardlaw for neglecting to mention that his home was featured in the April 2007 Fort Wayne Magazine issue.



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### New WCNA Officers Elected

At the November 19, 2007 meeting of the WCNA the following officers were elected to serve in 2008:

Mike Anderson — President

Steve Miranda — Vice President

Charlotte Weybright — Secretary

Mike Walsh — Treasurer

Tracy Potter — Membership



### 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**

**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@barrettllaw.com

John Shoaff At-Large

459-0221 / jshoaff@proparkwest.com

John Crawford At-Large

485-5480

# St. Joseph Hospital

**The West Central  
Neighborhood Association**

P.O. Box 13151  
Fort Wayne, Indiana 46867-3151  
(260) 385-WEST  
(260) 385-9378  
www.westcentralneighborhood.org

**Officers**

**President**

John Simmerman 424-0361

**Vice President**

Mike Anderson 918-7368  
anderson1170@msn.com

**Secretary**

Charlotte Weybright 420-9425

**Treasurer**

Mike Walsh 424-7532  
mikewalshfw@cs.com

**Membership**

Casi Bromelmeier 424-7532

**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 1400 per issue.

WCNA business and organization members receive 1 free, 1-1/2" x 3" ad in each newsletter of the calendar year after dues are paid.

Advertising space is available for \$ 25.00 for a 1-1/2 x 3 ad for a single issue.

Please submit a current business card, JPEG or PDF file or camera-ready artwork. Call 385-9378 for more information.

**Membership Information**

A membership application is available on the last page of this newsletter

**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.

**WCNA 2008 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 2008 meeting dates are:

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



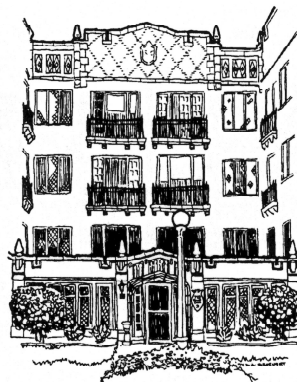
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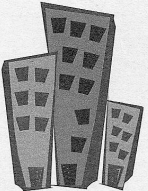
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**Guidelines for Local Historic Districts**

In 1984, guidelines to be followed in the preservation of local historic districts were adopted by a city ordinance. The guidelines, published by the City of Fort Wayne in Preservation Guidelines for Historic Districts, are meant to serve as a means of directing the aesthetics changes that can be expected to occur in local historic district areas. Anyone residing within the West Central Local Historic District must follow the guidelines when making any *exterior* changes to their property. The guidelines include information relating to such things as paint color, windows, doors, siding, landscaping, roofing materials, and other subjects. Copies of the guidelines are also available from the City of Fort Wayne Historic Preservation Department located on the Eighth floor, Room 800 of the City-County Building, One Main Street, Fort Wayne, Indiana 46802.

Call 427-1140 for additional information.

**Financial Incentives**

In order to foster historic preservation, the federal and Indiana state governments have created financial tools to aid in the financing of rehabilitating an historic structure. Some tools may be combined with others to increase the incentive. Anyone who undertakes a rehabilitation project involving a historic, or potentially historic, structure may qualify. Structures in already designated historic districts automatically qualify as being historic.

Federal Historic Rehabilitation Tax Credit  
Indiana Historic Rehabilitation Tax Credit  
Residential Historic Rehabilitation Tax Credit  
(Indiana)

**Thieme Drive Flood Control**

Earlier this fall, an engineering company hired by the City of Fort Wayne performed soil-boring tests beside Thieme Drive as a means of studying potential flood control measures along the St. Mary's River. The testing analyzed existing soil conditions as they would relate to the potential construction of a flood wall. It also evaluated the impact of ground water conditions in reference to reported basement flooding. The outcome of the testing was that, due to poor soil conditions along the river bank, the construction of a flood wall would be beyond the City's financial ability to implement, and it was suggested that the issue be referred to the Army Corps of Engineers.

To date, the WCNA has received no further communication from the City of Fort Wayne on this matter.

**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 918-7368.

# West Central Neighborhood Association 2008 Membership Application

Membership is on a calendar year basis; January 2008 through December 2008

Please make checks payable to:

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

## Membership Type and Cost

- \$ 10.00 Individual
- \$ 50.00 \* Organization
- \$ 50.00 \* Business
- \$ 100.00 Patron
- \$ 500.00 Benefactor
- \$ 1,000.00 Lifetime

**Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

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

**City:** \_\_\_\_\_ **State:** \_\_\_\_ **Zip:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\* For organization and business members we will print your business card-sized logo in each newsletter of the calendar year *after* dues are paid. You must provide the logo. Contributions to the WCNA are tax-deductible in accordance with IRS Code regulations. The WCNA is a tax-exempt, non-profit, educational and charitable organization under state and federal laws.

You need not be a resident of the West Central Neighborhood to be a member of the association.



**West Central Neighborhood Association**  
**PO Box 13151**  
**Fort Wayne, IN 46867-3151**

December Meeting and Christmas Party  
7 to 9 PM Monday December 19, 2007  
at the old fire station  
Firefighters Local 124 Union Hall  
1405 Broadway Street