



West Central Neighborhood Association WCNA Newsletter

Spring 2009

Canterbury HS Class of 2010 Cleans West Central



At left and below, students cleaned the front and back yards of several abandoned homes on West Washington.



Above, Fort Wayne Mayor Tom Henry spoke to the Canterbury class of 2010 during lunch.



Left, students cleaned Moody Park as well as gutters and park strips along many neighborhood streets.



Canterbury Class of 2010 class vice president in charge of community service Julia Goldstein coordinated the clean-up project.

The Canterbury High School Class of 2010 spent April 16, 2009, cleaning areas in the West Central Neighborhood as a community service project. About 80 students along with teachers and parents spent the day cleaning leaves and debris from street gutters and park strips in the neighborhood. In addition, a large crew worked cleaning the front and back yards of a row of abandoned houses in the 800 block of West Washington Boulevard. Fort Wayne Mayor Tom Henry spoke to the students during their lunch break, thanking them for giving back to the community. We thank them too.

**The West Central
Neighborhood Association**
P.O. Box 13151
Fort Wayne, Indiana 46867-3151
(260) 385-9378 (WEST)
www.westcentralneighborhood.org

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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 7:00 pm 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 ad approximately 1-3/4" x 3" in each newsletter of the calendar year after dues are paid.

Advertising space is available for \$ 25.00 for an ad approximately 1-3/4" x 3" for a single issue.

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

Membership Information

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

Rent-to-Own Proposal Under Neighborhood Consideration

On Tuesday, April 21, 2009, the West Central Neighborhood Association (WCNA) held a special meeting to learn more about a proposal by local developers to establish a rent-to-own housing program in the neighborhood. The developers are Henry Hall and Chris Flick. Also at the meeting were city representatives including Heather Presley, Russ Garriott, Ken Nicolet and Creager Smith.

The developers have about \$9-million to spend on housing. They want to build new and rehab existing houses into single-family homes. Their money comes from — believe it or not — the IRS under a program known as Section 42. This is a tax credit program designed to promote the creation of low- to moderate-income housing with the goal of turning renters into homeowners. The developers are required by law to rent the houses for 15 years.

During those 15 years, the developers are responsible not only for the houses themselves but for the renters as well. They are audited by the state annually to ensure compliance both with the condition of the houses and the ability of the renters to financially afford to eventually buy their homes. After 15 years, whoever occupies one of the homes is offered the opportunity to purchase the home at a reduced price. In other words, renters themselves invest in the homes as they rent them.

The neighborhood association has the opportunity to partner with the developers by making our Community Housing Development Organization (CHoDO) status into a viable and funded organization. By doing so, the neighborhood can impose certain conditions on the developers – such as requiring them to meet Local Historic District standards for exterior work. Also, the neighborhood can work with the developers to control which houses are chosen for rehab and which vacant lots are available for new building. The city is offering our CHoDO a \$60,000 grant to create a long-term housing plan for all of West Central. This would include looking at the future of all housing in the neighborhood, taking into account the new ballpark and other downtown developments in our neighborhood.

The neighborhood will continue to hold meetings to create terms or conditions for the developers. The areas that look the most ripe for this kind of development are east of Broadway on Lavina and Hendricks, as well as south of the railroad tracks to Taylor St on the west side of Broadway. The developers are not interested in buying the more expensive homes in the already stable areas of the neighborhood north of Jefferson to Main.

A Section 42 program in Columbia City is already a success. Other cities that have made good use of the Section 42 program include Milwaukee, Wisconsin, and Cleveland, Ohio.

The developers hope to submit an application for Section 42 funding in May. The neighborhood association leaders are working to learn more about the program. Another special meeting may be called. For more information or to add your email address to a list of interested individuals, contact Mike Anderson at 918-7368 (RENT) or David Long at 385-9278 (WEST). Better yet, send an email to wcnamail@comcast.net.

Home & Garden Tour Donations Needed

The 2009 West Central Neighborhood Association Home & Garden Tour Committee is seeking donations for the association's main fund-raising event. Besides ticket sales, the main source of income for the tour is through the sale of advertisement to sponsors. There are four levels of sponsorships, and each level includes specific benefits. However, in order to maximize profits, the committee is asking for volunteers to pay for specific expenses associated with the tour. Following is a list of the expenses:

1. Arts Fest: \$1,500; 2. Property research: \$150; 3. Brochure layout: \$250; 4. Brochure design: \$1,500; 5. Brochure printing: \$2,000; 6. Brochure flyers: \$150; 7. Pre-Tour party catering: \$500; 8. Pre-Tour party wine, soda, utensils, plates and cups: \$100; 9. Delivery of tour materials: \$75; 10. Paper goods: \$75; 11. Balloons: \$30; 12. Carpet masking: \$200; 13. Postage: \$125; 14. Ticket printing: \$200; 15. Carriage rides: \$1,900

If you would like to volunteer to pay for a specific expense, please contact David Long at 385-9378 (WEST).

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 its 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 its residents, business owners, and visitors.

West Central Neighborhood Association is a 501(c)(3), not-for-profit corporation.

Important City Phone Numbers

Animal Control
427-1244

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

(pot holes, snow removal)
427-1235

Streetlight Maintenance
427-1236

Weed Control
427-1329

Zoning
427-1324

City Council

Tim Pape District 5
423-9411 / tmp@carsonboxberger.com
Marty Bender At-Large
747-1955 / martin.bender@ci.ft-wayne.in.us

John Shoaff At-Large
459-0221 / jshoaff@proparkwest.com
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WANE-TV

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The Vinyl Lie

By Gary Kleier

Gary Kleier is a resident of Louisville, Kentucky. Gary specializes in restoration architecture and architectural forensic services, and has a wide range of talents that are described on his own website, www.kleierassociates.com. Thanks to John Simerman for this article.

Every day unsuspecting owners of historic homes, believing they are actually making an investment in their home, succumb to the vicious lies of an unscrupulous industry. And what is this vicious lie? Vinyl siding. Vinyl siding installed over wood siding. And the most vicious lie is that it will improve the property value of an historic house.

Lie #1: Vinyl siding will increase the value of your home. As an architect involved in numerous historic restorations, I am frequently asked to evaluate an historic house prior to purchase. In virtually every case where vinyl siding has been used to cover the original wood, the buyer wants to know the cost of having the vinyl removed and the original siding restored. Increasingly, people across America are understanding the value of our historic properties. Like antiques, the closer it is to original, the higher is its value. Frequently, the buyer not only sees vinyl siding as decreasing the value of the house, but wants the seller to pay for its removal. This removal and repair of the original wood siding is normally as expensive as the original installation of the vinyl siding.

Lie #2: Vinyl siding will make your house maintenance free. There is no such product! Every material, every installation requires maintenance! Vinyl siding installations require significant caulking around windows, at corners, around doors, anywhere a "J" channel is used to terminate a run of siding. I have never seen a vinyl siding installation where caulking is installed in accordance with the manufacturer's instructions. Even the very best caulking when improperly installed will fail within a few years. And when it does, water will enter. Time to do some maintenance.

Vinyl siding is secured to the house by a nail or staple driven through a tab. This tab is designed not only to hold the siding to the house, but to allow it to move as it expands and contracts with temperature. If the fastener is too tight, the siding may buckle in the heat or break in the cold. This will usually result in the siding coming off the house in a windstorm. This rarely happens immediately. Usually, it occurs a year or two after the installation, and after the warranty has expired. In addition, since the higher areas of the house are subjected to more wind, that is where the damage is most likely to occur. More maintenance, and maintenance the average homeowner cannot do.

Lie #3: You will never have to paint again. Maybe we shouldn't call this a lie. The truth is, you never can paint again. Even the best vinyl siding will fade. The deeper the color, the faster it will happen and the more noticeable it will be. In 10 to 15 years, vinyl siding will show a significant change in color. Vinyl siding will also become dingy through the accumulation of dirt. Contrary to what the commercials would have you believe, we are talking about dirt that spraying with a garden hose will not remove. In ten to fifteen years, many homeowners are dissatisfied with the dingy look of their siding and want to do something to restore it. (Sounds like maintenance, doesn't it?) Sorry, folks, not a lot you can do. Scrubbing the siding with soap and water (not just spraying it) will help a little. While that is faster than painting, it is far less satisfactory. Painting, however, is totally out of the question. At this time, there are not paint manufacturers I am aware of who will guarantee their paint over vinyl siding. Within a few years, the paint will begin to peel.

By the way, if you decide to wash your vinyl siding, never use a high-pressure sprayer. The high water pressure may force water around the siding and into your house through bad caulk joints. Further, the high pressure may loosen the siding or even remove whole sections that are already loose.

Lie #4: Vinyl siding will save you money. In spite of what the manufacturers would have you believe, the life expectancy of a high-quality vinyl siding installation is approximately 20 to 30 years. The life expectancy of a high-quality, professional paint job is approximately 10 to 15 years. Since the vinyl siding installation will cost approximately twice that of painting, there is virtually no savings. Should you choose to remove the old vinyl siding at the end of its life, you now incur the cost of removal as well as the cost of new installation. At this point, painting is far less expensive.

Now that we've discussed what they do tell you, let's talk about what they don't tell you and hope you will never discover.

Destruction of details. When you look at an historic frame house, you will notice a significant amount of detail. This may include moldings and brackets at the eaves, details in the siding such as fish scales or beaded edges, headers over windows and doors, and shadow lines at window and door trim. Virtually all of this is covered up when vinyl siding and vinyl eaves are added to a house. In addition, eave details such as brackets and moldings are frequently removed to facilitate the installation of the vinyl material. In short, the installation of vinyl siding significantly reduces the character of the house. To the individuals seeking to purchase an historic home, the installation of vinyl siding and eaves has not improved the value of the house, but, rather, has destroyed the character for which he or she is looking. Therefore, the value of the house has been reduced significantly.


Destruction of walls. In a typical historic house of wood frame construction a wall would normally be composed of the following: plaster on wood lath, the wood studs, exterior sheathing, and wood siding. While these materials may seem solid to us, water vapor easily moves through these materials and escapes from the house during the winter months.

During the installation of vinyl siding, a layer of styrene insulation board is applied over the wood siding, and the vinyl siding is applied to that. This insulation board forms an effective barrier to the passage of water vapor, thereby trapping it inside within the wall. During the winter months, this water vapor will condense to liquid water and begin rotting the wood materials. Over a period of years, the structural integrity of the exterior walls can be completely destroyed. Further, the presence of deteriorating wood has been shown to attract termites and other wood-attacking insects.

In summary, vinyl siding is not maintenance free, and it is not less expensive than painting. Also, vinyl siding destroys the aesthetic quality of an historic house and decreases its value, and can, over time, destroy the structural integrity of the house. Like many products, vinyl siding has a place. It works adequately in inexpensive new construction where proper precautions are taken to prevent water damage. Yet, when the industry tries to sell this as a maintenance-free improvement for older homes, they are doing the public a great disservice. And when it comes to historic homes, they are costing you money.

Put Your Home on the Tour

The Home & Garden Tour Committee needs more homes for the tour this year. The tour dates are Sept. 12 and 13 from 11 am to 5 pm. The event is not only a fund raiser for the association, but is a way to teach others that homes in West Central can be viable and beautiful places to live. The tour committee helps with volunteers, home staging if necessary, as well as practical considerations such as covering carpets with protective sheeting. If you are interested in allowing the home of which you are justly proud to be a part of the tour to promote the neighborhood's continual survival/revival, call David Long at 385-9378 (WEST).



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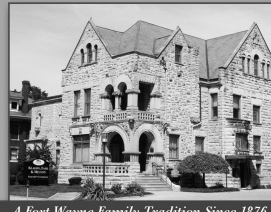
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COMMUNITY CALENDAR

MAY

Until June 20, 2009 - "Lincoln's Treasurer: Hugh McCulloch of Fort Wayne".

At The History Center, 302 E. Berry St., Fort Wayne. M-F: 10 am - 5 pm; Sat: Noon - 5 pm; First Sunday of each month: Noon - 5 pm. Admission: \$5-adults; \$3 - seniors and students; free to History Center members and children 5 and under. Free parking. This exhibit shows how Fort Wayne native Hugh McCulloch shaped Abraham Lincoln's presidency and legacy. For Information, see www.fwhistorycenter.com.

May 1 - Settler's Membership Tea and Open House. Sponsored by Settler's Inc., Swinney Homestead, 1424 W. Jefferson Blvd, Fort Wayne, from 10 am - 2 pm. Enjoy a cup of tea in the Swinney Parlor, visit the Log House, stroll through the Herb Garden and shop the annual Herb sale, see hand art demonstrations by Settler members, listen to the music provided by the Hearthstone Ensemble, tour the Swinney House and browse the Victorian Shoppe, register for Series 2009-2010 classes. New members welcome. No charge for admittance. Free parking at Swinney Homestead. For information, contact Denise Keane, 486-8903.

May 1 & 2 - Settler's Annual Herb & Perennial Sale. Sponsored by Settler's Inc. Swinney Homestead, 1424 W. Jefferson Blvd, Fort Wayne. May 1, 10 a.m. - 4 pm, May 2, 8 am - Noon. This annual event is open to the public. come and visit the Herb Garden at the Swinney House. Shop the sale for herbs, perennials, annuals and bulb plants. Also available are potted 'diggings' from the garden. No charge for admittance. Free parking at Swinney Homestead. For information, contact D. Kane (338-0812) or Louise Larsen (432-7314).

May 1 - Downtown Walking Tour. Sponsored by ARCH, Inc. Starts 1 pm, at the Fort Wayne & Allen County Visitors Bureau. Cost: \$5/adult; free/Children 12 & under. Parking: public garage next to Visitor Center or street parking. Join us for this fun and easy 90-minute tour of Fort Wayne's "must-see" historical and architectural treasures. For information: Angie Quinn at 260-426-5117

May 2 - Miami Indian Heritage Days. Sponsored by the History Center., Chief Richardville House, 5705 Bluffton Road, Fort Wayne from 1 pm - 4 pm. The Painted Turtle Singers will demonstrate the important role that drumming, singing, and dancing have played in traditional Miami society. Experience the tribal life of the Miami through stories and demonstration. Cost: \$7/Adults, \$5/Students & Seniors, 5 & under and members free. Free parking. For information, contact Mary True (260) 426-2882, x 306.

May 2, 9, 16, 23, 30 - South Side Farmers Market. Sponsored by ARCH, Inc. Location: 3300 Warsaw Street. Historic Farmer's Market building, c. 1927. Open every Saturday from Saturday before Easter to Saturday before Thanksgiving. Hours: 7 am - 1 pm. Produce, fruit, honey, eggs, chicken, some organic produce, herbs, bulbs, plants, cut flowers. Old-fashioned lunch-counter, serving breakfast and more. Wood stoves on chilly mornings. Also books, collectibles, clothing, and other items. Ample parking. Located 1 block east of Lafayette Blvd, 1 block north of Oxford, just west of Weisser Park. For information: Bud Grant - Market Master (260-456-1228).

May 3 - "From the Emboyd to the Embassy: A History of fort Wayne's Opulent Showplace", by Dyne L. Pfeffenberger (George R. Mather Lecture Series), sponsored by the Dunsire Family. History Center, 302 E. Berry St., Fort Wayne, from 2 pm - 3 pm. Free admission and free parking on east side of building. For information: Mary True at 260-426-2882, ext. 306.

May 5 - Cinco de Mayo.

May 5 - "New Archeology Discoveries for Allen County and Fort Wayne," by Robert McCullough, Ph.D. and the IPFW Archeology Survey Staff, 7 pm in the large meeting room at the Allen County Public Library, 900 Library Plaza. Free admission. Parking is free (with library card) on-site. The IPFW Archaeology Survey conducted a dig during the summer of 2008 in the northeast part of Fort Wayne, and their findings are changing the story of Indiana's past. Learn about the process and the findings. Family-friendly program. For information, 426-5117

May 6 - The Oak Ridge Boys. Embassy Theatre, 7:30 pm Tickets are \$39.50 and \$34.50 (Credit card fees may apply). Best parking is 100 E Washington Blvd, \$2 after 5 pm For more info, call 260-424-6287.

May 8 & 9 - Salomon Farm Fiber Arts Celebration. Sponsored by FW Parks & Recreation and the Flax and Fleecers Spinning Guild of Fort Wayne. Location: Salomon Farm Park, 817 W. Dupont Road, 10 am - 5 pm. Join us for this celebration of fiber arts. Enjoy hands-on participation and demonstrations of the processes of mak-

ing natural fiber products - wool dyeing, spinning, weaving and more. Vendors specializing in fiber arts will sell equipment and supplies such as spinning wheels, wooden knitting needles, looms and shuttles, felting needles and forms, and crochet hooks, natural fiber including wool, alpaca, silk and cotton, as well as hand-made fiber products such as sweaters, mittens, shawls and more. Food vendors will be on the grounds. NO pets allowed. For information, call Renee Baines at 427-6005.

May 10 - Pops on Pipes Grande Page Organ Concert with Cletus Goens. Embassy Theatre, at 2 pm Tickets are \$14 and for students, \$7 (general admission). Best parking is 100 E Washington Blvd, \$2 after 5 pm For more info, call 260-424-6287.

May 15, 22, 29 - Historic West Main Street Farmer's Market. Sponsored by the Nebraska Neighborhood Association. Every Friday from May 15 - October 23, from 3 pm - 8 pm. Location: 1936 West Main Street. Cost: Free. Free on-site parking. A new farm market located in one of Fort Wayne's oldest historic commercial and residential corridors - featuring local farmers, artists, and fine antique dealers. For information, contact Chris Shatto, Market Master, at 515-9700.

May 16 - Al Jarreau. Embassy Theatre, at 8 pm Tickets are \$55, \$50, and \$45. Best parking is 100 E Washington Blvd, \$2 after 5 pm For more info, call 260-424-6287.

May 16 - Fright Sites Hike. Sponsored by ARCH, Inc. Location: Masonic Temple at 216 E. Washington Blvd., at 9:30 pm. Cost: \$5/Adult; free/children under 12. Street parking. The tour will include over a dozen stories featuring downtown Fort Wayne landmarks and true stories of ghostly encounters, creepy places, and things that go bump in the night. It will include such sites as the "Public Hanging Ground," the "Aveline Hotel Fire Disaster," unmarked burial sites, and more. The tour will begin on the front steps of the Masonic Temple and will be approximately 1 mile in distance. Please contact ARCH at 260-426-5117 to make reservations.

May 20 - Tribute to Walter Payton. Embassy Theatre, at 7 pm Tickets are \$34 and \$24 (Credit card fees may apply). Best parking is 100 E Washington Blvd, \$2 after 5 pm For more info, call 260-424-6287.

May 23 - Memorial Day Concert in the Barr Street Market by the American Legion Post 47 Band. Sponsored by the History Center. The Barr Street Market is at 302 East Berry Street, behind the History Center. Free. Parking in the History Center parking lot. For information, 426-2882.

May 25 - Memorial Day.

May 27 - Layers of History. Sponsored by ARCH, Inc. Location: The History Center, 302 E. Berry Street. Wednesday, May 27, 7 pm. Free. Parking in the History Center Parking lot. A presentation on the history of the Maumee Valley and discussion of the Cultural Heritage activities of the Maumee Valley Heritage Corridor, Inc. For information, contact Angie Quinn (260-426-5117).

JUNE

June 5 - Ron White: Behavioral Problems Tour 2009. Embassy Theatre, at 7:30 pm Tickets are \$42.75 (Credit card fees may apply). Best parking is 100 E Washington Blvd, \$2 after 5 pm For more info, call 260-424-6287.

June 6 - Miami Indian Heritage Days. Sponsored by the History Center. Location: Chief Richardville House, 5705 Bluffton Road, Fort Wayne, 1 pm - 4 pm. Experience the tribal life of the Miami through stories and demonstration. Dani Tippman, a dedicated interpreter of Miami culture, will describe edible and usable native herbs, plants, roots, and vegetables. Cost: \$7/Adults, \$5/Students & Seniors, 5 & under and members free. Free parking. For information, contact Mary True (260) 426-2882, x 306

June 7 - "World War I Oppression of Fort Wayne's Germans", by Jim Sack (George R. Mather Lecture Series), sponsored by the Dunsire Family. History Center, 302 E. Berry St., Fort Wayne, 2 pm - 3 pm. Free admission and free parking on east side of building. After America declared war on Germany in 1917, many residents of Allen County were officially designated "enemy aliens." They were arrested, interrogated and jailed. Learn more about this shameful episode in American history. For information: Mary True at 260-426-2882, ext. 306.

June 9 - "Brown Bag on Barr". Sponsored by the History Center, 302 E. Berry St., Fort Wayne, 11:30 am - 1 pm. Bring your "brown bag" lunch and join us under the trees and canopies at the Barr Street Farmers Market, a wonderful place to gather and enjoy the sights and sounds of downtown Fort Wayne. Tables and chairs are provided. The Settlers "Hearthstone Ensemble" performs music from Early America and author Christel Behnke Gelher will present a lecture and book-signing in the History Center's Freimann Room for her book, "Recollections of a Hamburger: Growing up German, 1941-1962." Free admission and free parking on east side of building. For information: Mary True at 260-426-2882, ext. 306.



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West Central Neighborhood Association
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West Central Neighborhood Association 2009 Membership Application

Membership is on a calendar year basis; January 2009 through December 2009

Please make checks payable to:

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Membership Type and Cost

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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.