

West Central Neighborhood Association

Board Meeting Minutes

May 8, 2023, 6:30pm

Call To Order –6:29 pm

- Attendees: Joel Sauer, Kelly Benton, Bethany Pruitt, Connie Mettler, Andrew Stout, George Taylor, Terry Taylor, Al Hofer
- Guests: Alicia Kirkland (neighbor) and her coworker from 3Rivers are here to observe the meeting as part of their leadership program.
- Absent: Full quorum present.

Finance Committee Reports: (submitted by George Taylor, Treasurer):

- April Income: \$2219.58; Expenses: 2243.48; Total Unrestricted Funds: \$162,453.13
- For this month, George included a spreadsheet with ArtsFest and Home Tour budgets listed separately. Discussed continuing to list them separately for this year.

Membership Updates (submitted by Terry Taylor, Membership Chair)

- 17 new memberships in April and a total of 85 paid memberships for the year.
 - 8 businesses
 - 26 households (52 people)
 - 11 individuals
 - 36 seniors
 - 4 lifetime
- Member drive is coming up on May 20th– Joel will include this in his President’s Letter.

Home Tour Updates:

- Andy Stout has booked all of the music for Saturday. He is working on the line-up for Sunday.
- Sponsorship: we are up to about \$8000. We did some brainstorming for additional sponsorships to solicit.

Home Beautification Request: 2 requests have been submitted, two approved, two pending.

- 1115 Rockhill- approved

- 926 W Washington- approved

1315 Rockill Update- Joel shared Tom Cain's assessment letter to the board via email. Letter is included at the end of the meeting minutes. The outcome is that the house has as many issues as the garage; the board was unanimous in the decision not to be pursue any further action.

Members have raised concerns about business signs in yards. Joel reached out to the city to have this addressed. Members have also raised concerns about Lutheran Downtown. Joel is meeting with the concerned member. Discussed continued parking issues for neighbors near the hospital and Electric Works. Board will reach out to Geoff Paddock to discuss possible solutions.

Resource: Fort Wayne 311 app- can use to report Neighborhood Code compliance issues, street lights that are out, request a new trash can, etc.

Next Meeting Agenda: Creager Smith from HPC and Katy Silliman from Electric Works, membership drive, seeking hosts for ArtsFest Artist, Yard Sale dates

Concluded - 7:26 pm

Thomas Cain

Landscape Architecture, Urban Design, Historic Preservation, Architectural Design 1301 W. Jefferson Blvd. Fort Wayne IN 46802 260 426 7075

April 12, 2023

Joel Sauer, President
West Central Neighborhood Association
1110 W. Washington Blvd.
Fort Wayne, IN. 46802

Re: 1315 Rockhill Street

Dear Joel:

From our conversations, it is my understanding that WCNA rescued 1315 and sold it with protective covenants, which included a requirement to adhere to the Historic Preservation Commission's Preservation Guidelines for Historic Districts for work done to the property which would be visible to the public from any public way. That would include Rockhill Street and the alley to the east of this property, and, because there is no home on the lot to the north, the full north side of the house.

The questions you have put to me are to learn what elements of this property have been built in a manner inconsistent with the HPC's Guidelines. Although the discussion started with the garage, it should be noted that there are several incompatibilities in work done to the exterior of the house as well which affect the context of the garage's later, but still recent construction.

House:

Historic 1 over 1 windows were removed rather than restored, as the Guidelines would require. The new windows incorporate false muntin dividers within the insulated glass units, in a pattern that is not appropriate to this house's design, nor its history.

Original wood siding has been replaced with a composite material, but more importantly, the new siding is of a wider exposure than the original, and incorporates a false wood grain embossing. Neither the wider board exposure nor the rough wood grain are historically appropriate, and do not meet the Guidelines.

The entry door is a replacement, in an Arts and Crafts style, incompatible with the c 1900 colonial revival nature of this house.

The entry porch is much deeper than the original and the column proportions are much heavier than the house would have originally had, based on the Tuscan colonial revival

columns and turned posts on other houses of the same era on the block.

Joel Sauer, WCNA

4/12/23

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Garage:

The mass, placement on the site, and overall form of the garage are compatible with the HPC's Guidelines. As a new structure, some allowance is given in use of materials and characteristics to allow it to be understood as a product of its time and place. The modern, embossed steel garage doors would be an example of a modern element on a new building.

The modern, rough wood grained, simulated reverse board and batten panel siding would not be allowed under HPC Guidelines, as the material, pattern, and texture differ from what would be on the historic main structure, as the Guidelines recommend. Although true board and batten siding is found on carriage house barns on other secondary structures in West Central, it is not found on garages, as they were all constructed post 1890 and served a different purpose for sheltering a motor vehicle, rather than animals.

No eaves were constructed on the north, south, and west sides of the garage. This is incompatible with the detailing on the historic main building/house, and also inappropriate, per the Guidelines.

It is unfortunate that the present conditions exist, as I know West Central's interests are truly to promote preservation of historic structures in the Neighborhood, consistent with good historic preservation practice.

Please let me know how else I may be able to assist WCNA in their

future efforts. Sincerely,

Thomas Cain