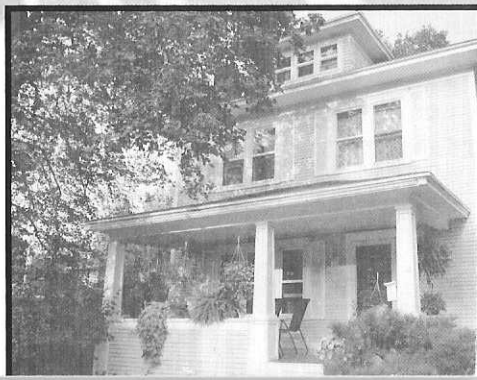


Westside Traditions



17TH ANNUAL
WESTSIDE HOME TOUR
A fundraiser to benefit Advent
House Ministries and the Westside
Neighborhood Association.

Sunday, October 7, 2012
1:00 p.m. to 5:00 p.m.



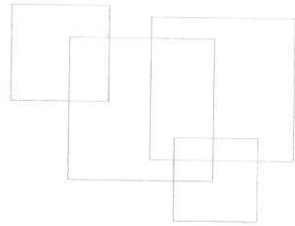
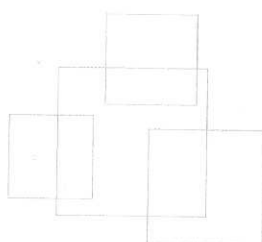
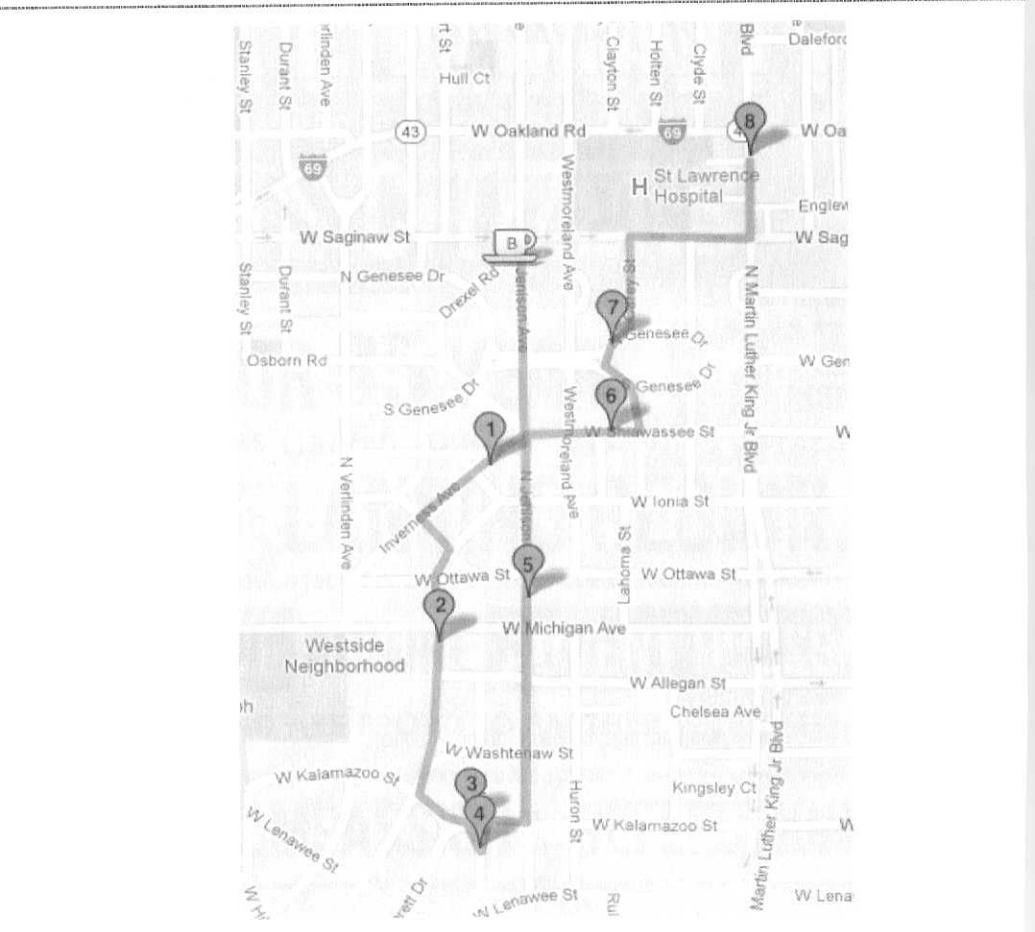


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- 8** 743 N. MLK BLVD.

North Westminster Presbyterian Church

Welcome to the 17th Annual Westside Home Tour

The Westside Neighborhood Association and Advent House Ministries welcome you to the 17th Annual Westside Home Tour. This year's tour features eight homes reflecting a range of architectural styles. Each of these stops on our tour is an open door into the life of the Westside Neighborhood. The story of this vital community is one of energetic community involvement and real neighborliness.

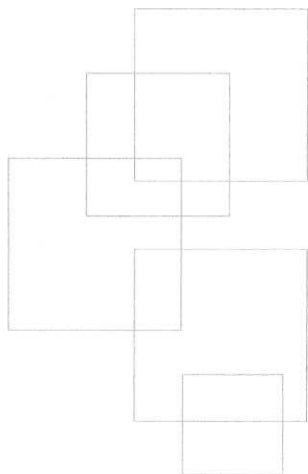
For sixteen years, the home tour has honored the unique historical architecture that defines our homes and community buildings. Each year, as we welcome visitors, we are reminded of our care for one another and our community. Thank you for supporting Advent House Ministries and the Westside Neighborhood Association, organizations that care about, serve and work to improve life in our community.

We are also grateful to all those who have supported Advent House Ministries and the Westside neighborhood Association through their advertisements in our Home Tour booklet. We urge you to support these advertisers and tell them where you saw their ads; many of them are Westside residents and/or businesses. We acknowledge all of our advertisers for seeing the Home Tour as an exciting event for Lansing and believing in our work in the community.

Beyond all other support and commitment, this 17th Westside Home Tour is possible because of the gracious willingness of the homeowners. We salute and thank them for opening their home today. Enjoy your afternoon!

Susan Cancro, Executive Director
Advent House Ministries

Danielle Casavant, President
Westside Neighborhood Association



Important Information

WHILE YOU ARE ENJOYING THE TOUR PLEASE

- Do not smoke in the tour homes.
- Do not photograph the tour homes.
- No children under 12 years of age.

Thank you for your cooperation!

PARKING

Parking is available streetside near former Fire Station No. 7.

FREE SHUTTLE SERVICE

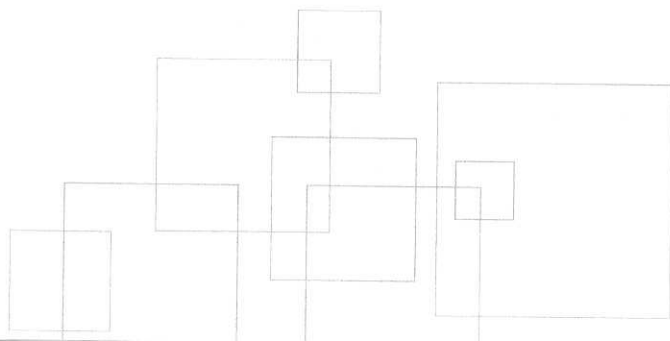
Our transportation for the Westside Home Tour is being provided by Dean Transportation. Shuttle stops will be designated by orange traffic cones throughout the neighborhood.

REFRESHMENTS

Refreshments are offered for a donation by the Westside Biggby's at the former Fire Station No. 7

RESTROOMS

Are available at the North Westminster Presbyterian Church. This is stop #8 on Home Tour map (see page 4).



About Advent House Ministries

Advent House Ministries has been providing service in the Greater Lansing community since 1987. We bring together people of many faiths to create a community of hope for those who struggle with poverty and homelessness in the Lansing area. Through our programs we provide respite from life's struggles and create opportunities for children and adults to fulfill their potential. Successful implementation of this kind of service requires the cooperation and support of many others who volunteer their time and resources.

The ministry at Advent House takes people full circle: from addressing basic material needs to providing employment training and other services to build stability. Our operations include:

The Good Work! Employment Training Program providing basic life skills and employment readiness training, as well as job placement and follow-up services to chronically homeless adults.

Weekend Day Shelter offering shelter meals and a gathering place for homeless people and others in need.

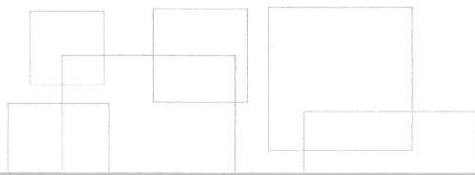
Three Shelter Homes providing transitional housing for four to six homeless families each year.

Children's Activities offering recreation and education opportunities for at-risk children and youth at our Weekend Day Shelter.

The need for these services is obvious. Each year the number of people who participate in our Weekend Day Shelter increases. Our shelter homes are constantly filled; we receive an average of seven calls a week from people in need of emergency shelter and many more from those experiencing hardships related to housing.

Advent House Ministries has been blessed with the consistent support of our community – both financial and volunteer – which has enabled our programs to effectively address a multitude of needs.

The Home Tour, in which you are participating today, is part of that support. Those who open their homes for your viewing represent the opening of the heart of our community: to care, to encourage and to build hope in a troubled world. You have our thanks and our blessing as you participate in this wonderful event.



About the Westside Neighborhood Association

The Westside Neighborhood Association is the oldest and one of the most active neighborhood associations in Lansing. Residents can participate in a number of activities, such as picnics, potlucks, community gardens, and youth services. The Association prints a quarterly newsletter, *The Westsider*, to inform and educate residents about neighborhood events, activities, recent issues, local opportunities, and the people and organizations located in the Westside Neighborhood.

The Association has established committees to work on issues and projects important to Westside residents; participation from residents is essential to the success of the Association. Several committees are active throughout the year, including:

Housing and Home Tour: One of this committee's major activities is the Home Tour, which brings people into the homes of Westside residents. This tour is a fund-raising event for the Association and for Advent House Ministries, a day shelter and assistance center for the homeless and underprivileged. For current information on the annual home tour, please visit us at www.westsidehometour.org.

Crime and Safety: This committee works throughout the year with the Lansing Police Department to organize neighborhood watches, run a monthly forum, and work toward solving problems of illegal operations in the neighborhood. The committee also works on Code Compliance issues.

Special Events: Planning picnics, potlucks and fund-raising events such as the Fabulous Friday in February dance to benefit a local scholarship program keeps this committee busy. Members volunteer for neighborhood cleanups and other activities to assist lower income households, seniors, and other neighbors in need of an extra hand.

Grants: The focus of this committee is seeking grants and overseeing the management of funds for special projects in the neighborhood. The committee is open to suggestions from any association member or resident for special needs that a grant will assist.

Kids, Schools and Scouts: This committee works on kids' programming and with the local Boy Scout troop.

Other committees can be formed for special events or programs as needs arise.

Membership in the Westside Neighborhood Association is open to anyone living in the neighborhood who attends a general membership meeting. Everyone is encouraged to participate. The Association meets monthly on the 3rd Wednesday at the Letts Center at 1220 West Kalamazoo Street just west of Martin Luther King Jr. Boulevard.

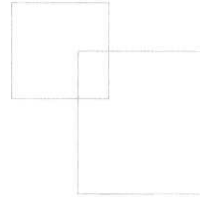
1521 Inverness



SNAPSHOT

Homeowner: Kristin Olson
Architectural style: English Cottage
Year built: 1938





ABOUT THIS HOME

This delightful English cottage styling features half-timbered detailing on the prominent gable at the front roof line, where brick is used as distinctive “noggin” to fill the spaces between supporting beams. Notice also the technique of leaving numerous bricks extended from the surface line to provide a textured surface while adding shadows and much interest. The metal framed windows give a light and lacy feeling. These original windows have been well maintained so they have survived; many such metal windows from that era have been replaced. Notice how the corner posts flare outward so as to provide cantilever support for the eaves. The masonry contractor and bricklayers who worked here surely toured many friends and customers past this house to proudly exhibit their craft.

HOMEOWNER HIGHLIGHTS

My home was built in 1938 for Karl and Adele Dudd and I purchased the home in March of 2002. According to David Votta, Local History Reference Librarian at Capital Area District Library, I am the eighth owner of this property. Like most of life’s discovered treasures, I happened upon the Westside Neighborhood quite by accident. I immediately succumbed to its obvious charm and discovered its most tremendous asset—those who live here.

In viewing old images of my home (also provided by David Votta), it is apparent that over the past 74 years very little change has taken place to the exterior of the house and I must assume to the interior as well. All hardware, fixtures and doors remain original with the exception of the sun room, where new windows replaced old and French doors were added to create an additional entryway to a newly created patio area in 2005. As with most passions this home continues to be a work in progress and I look forward to sharing it with you in its current state.

101 McPherson



SNAPSHOT

Homeowner: Stephanie Hughes

Architectural style: Two-story traditional with loft

Year built: 1955



ABOUT THIS HOME

This house was built in 1955 by Fred Cross. I have been told that Mrs. Cross was a piano teacher and gave concerts on her Baby Grand piano in the living room.

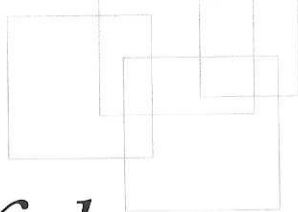
Mr. Ghulam Sumbal purchased the house from them in 1980. He enclosed the porch on the east side of the house, and finished the north upstairs bedroom.

HOMEOWNER HIGHLIGHTS

I moved in on January 1, 1981 with my family, on a rent with the option to buy agreement. My children attended Sexton High School, and treated their friends to lunch, sometimes charging them.

Some of the renovations have been:

- The shingles on the roof were replaced twice, last time in 2005.
- Wall paper was removed & walls painted in the living room, dining room and kitchen;
- Siding and the Sunburst pattern on the front dormer.
- Kitchen carpet replaced with parquet flooring in 1994. The Pink, brown & green small tiles were removed from the walls and floor in the main bathroom also.
- The basement was improved with the BDry System in 1988, finished with a bathroom in 1995, and the epoxy paint on the floor in the back portion of the basement was done this year.
- The dark color and quality of the living room carpet was an excellent choice for high traffic due to three children many gatherings of family and friends, and multiple carpet shampoos since 1997.
- The Kitchen counter, sink, and appliances were updated in 2005
- When I moved here in 1981, there was a washer/dryer combo in one unit where the current washer & dryer are. They were installed this year.
- I purchased the Bacaraa crystal Fire & Ice chandelier and had the fireplace converted to gas In 2008.



1600 W. Kalamazoo



SNAPSHOT

Homeowners: Gordon and Sheridan Carr

Architectural style: English Cottage

Year built: 1928



ABOUT THIS HOME

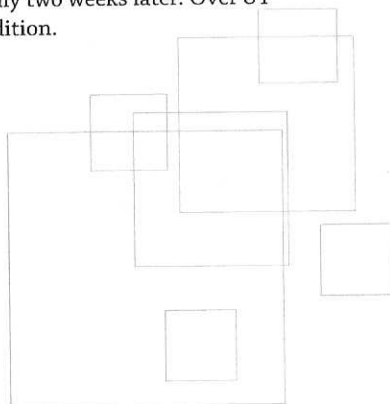
1600 West Kalamazoo was constructed for Alton and Nellie Hager in 1928 by S. R. Shua-bel. The building permit was issued on April 4th and indicated that the cost of the house and the attached two car garage were to be \$8000. Mr. Hager was a local businessman who owned Hager-Cove Lumber Company and had business partnerships with other local business owners.

This 2 ½ story English Cottage style house has faux thatch rolled eaves on the gable ends to emphasize its Northern European heritage. These eave lines in front sweep downward to anchor the cottage to the ground and emphasize the humble origins of the style. The arched windows and entrance door and the casement leaded-glass windows continue the elegance of the European styling. The scalloped clapboards siding the elements combine for a most stylish combination of rustic and elegant.

The interior features many refinements of this era. Notice the telephone niche in the front entry hall, unusual in 1928 because only one house in four had a phone. The woodwork in the entryway and first floor, crown molding and plaster work in ceilings were indicative of the pride that is displayed in the design and construction of this house. Additional details include original Flint Faience tile in the bathrooms and shower room with Flint Faience "tile" used on the fireplace to surround "Victorian Feature" tile from the late 19th century.

HOMEOWNER HIGHLIGHTS

The Carr Family became the fifth owner of 1600 W. Kalamazoo in August, 2003. The decision to move to the Westside had been made several years earlier after having looked at several homes in the area. Upon entering the home, we made an immediate decision and signed the formal agreement while on vacation in Quebec, only two weeks later. Over 84 years, the house has been well maintained in its original condition.





1310 WEST SHIAWASSEE STREET 4 25-1957



A home that will afford you more than usual pride of ownership. Large colonial with expandable attic room enough for five bedrooms, two piece bath on first floor, four piece bath on second, living room with fireplace, separate dining room and entrance hall, modern compact kitchen with dining area, sun room off living room, two car garage, private drive, includes carpeting, drapes, venetian blinds, storm and screens, gas steam heat. Excellent condition. Good value. Close to public and parochial schools. Terms can be arranged. Shown by appointment only. Call Gerald A. Baker, Broker, IV 4-4463.

411 West Street



SNAPSHOT
Homeowner: Purl Main
Architectural style: Tudor Revival
Year built: 1928





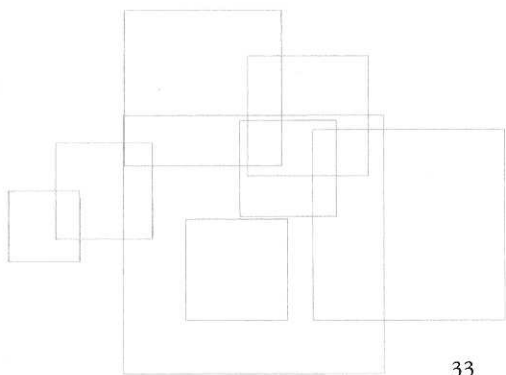
ABOUT THIS HOME

This half-timbered brick and stucco English cottage has steep gables and matching dormers on each side. The first story is brick; the second being stucco with exposed beams. Most windows, doors, light fixtures and trim are original. Woodwork is unpainted birch with oak and pine flooring. Second floor trim is painted pine as was common in this period. There is a large living and dining area, small study, kitchen with a nook, four bedrooms, and a bath and one-half.

HOMEOWNER COMMENTS

The home was occupied for nearly fifty years by the Merchant family, who were the previous owners. Very few alterations were made and the interior is therefore mostly original. Recent updating was done to heating, electrical, plumbing and a new roof was installed. The entire house was painted with repairs made to trim and stucco.

In purchasing this home, its history and the ethnic and cultural diversity of the Westside Neighborhood were prime considerations. The house exudes a charm and quality that are not often found today. It has an efficient and comfortable floor plan and the natural wood exudes warmth and character. The Westside is a friendly and inviting neighborhood in which to reside.



114 N. Fenison



SNAPSHOT

Homeowner: Jim Gavril

Architectural style: American Foursquare

Year built: 1924



ABOUT THIS HOME

The American Foursquare or American Four Square is an American house style popular from the mid-1890s to the late 1930s. A reaction to the ornate and mass produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century, the American Foursquare was plain, often incorporating handcrafted “honest” woodwork (unless purchased from a mail-order catalog). This style incorporates elements of the Prairie School and the Craftsman styles. It is also sometimes called Transitional Period.

HOMEOWNER COMMENTS

Since Jim bought the house in 1982 there have been numerous changes made, most of which he did himself.

- The 50s vinyl siding was removed, the original clap boards exposed, refurbished and painted.
- Jim added the architectural porch columns and replaced the porch decking with tongue and groove fur.
- The wood is unstained and coated with marine grade varnish. He hopes to do the same to the porch ceiling next year. Jim also added the side door mini roof.
- Jim designed and built the living room bookshelves and fireplace front.
- The floors were professionally finished five years ago.
- Bathroom: The oak wainscot, oak cabinet and custom vanity were built by Jim. He did the tub enclosure tile work and installed the tin ceiling.
- Bedrooms: Crown moldings were added in two of the upstairs bedrooms.

Jim has temporarily moved a portion of his studio to the first upstairs bedroom for you to view, and hopefully enjoy. “The Basketball Players” are in progress and still in clay.

www.sculpturebyjimgavril.com. Much of the sculpture in the rest of the house was done by Jim. Turn around and note the wall behind you as you go from the first floor to the second floor. Jim's ex wife Laura had everything to do with home décor: furniture, rugs, cushions, window treatments, etc.

1310 W. Shiawassee



SNAPSHOT

Homeowners: John Granger and Ted O'Dell

Architectural style: Colonial Revival

Year built: 1920





ABOUT THIS HOME

"A home that will afford you more than usual pride of ownership" is how this house was advertised in April of 1957. At that time, Mrs. Emma Leadley Wilson, sold this home she and her late husband had built in 1920. Mr. Wilson having been a then executive at, Lansing's Motor Wheel Corporation, the world leader in the production of automobile wheels of the twentieth century. Following his death, Mrs. Wilson moved into her newly commissioned home located at 1436 Wellington Road, nestled on the backside of the 17th hole of the Country Club of Lansing.

The Shiawassee Street home was then purchased by Mr. and Mrs. Nathaniel A. & Dorothy Payne in the autumn of 1958. Mrs. Payne is remembered by many as a longtime Community activist and creator of Lansing's "Meals on Wheels" program, preparing many of the first meals in the basement of this house. As she grew older and eventually blind, her children moved Mrs. Payne into assisted living where she stayed for the last several years of her life.

HOMEOWNER COMMENTS

In 2007 as the home was then vacant and in need of much repair, the Payne family sold the home to current owner John Granger.

The home has stayed much the same as the original architect had intended with the original fireplace mantel, built in buffet for linen and glassware and open central staircase but, as with many homes updates and family accommodations have found their way into 1310 W. Shiawassee.

Some of the changes over the decades included expanding the original garage in the 1930's along with updating the kitchen and master bath with pigmented structural glass, popularly known under such trade names as Carrara Glass and Vitrolite that was promoted as a "more sanitary way of living!" Additionally a small pantry off the kitchen was converted into a first floor half bath and a reconfiguration of the original clothes closets' in two of the upstairs bedrooms.

In addition, the driveway has changed slightly from its dual concrete lanes and the front porch and sidewalk have been restored and restructured to better blend with the architectural integrity of the half barrel front porch roof. The current owners have also added a walkway and garden patio to the park like backyard.

Many of the current furnishings are from the 1920's and a few pieces were purchased from Mrs. Payne's estate. Also original are all the windows, except the kitchen and a good deal of the exterior vegetation are original to the home including several shrubs, bushes and pine trees located in the backyard.

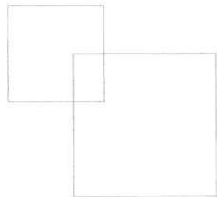
This home is being presented today as a home undergoing continual preservation and restoration. Recent projects have included the rerouting of rain down spouts, foam insulation pumped into exterior walls, aforementioned front walkway and porch, exposure of the original front door sidelights, exposed original kitchen sub-floor and recently completed restoration of the first floor half bath.

1316 N. Genesee



SNAPSHOT
Homeowners: Bill Shipley and David Becker
Architectural style: Tudor
Year built: 1923





ABOUT THIS HOME

The 1920's Romantic period of English cottage and Tudor houses is well represented by this story and a half cottage structure. The half-timbered entrance exterior is filled with "noggin" (bricks and brick ends). This was a step up from the "dab and wattle" (mud and sticks) often employed in medieval times. This house consists of a front to back gable end, with a side wing providing the necessary size for a major home, but this does require some creative solutions where the various rooflines meet. Note the double front dormer forming an "M." The impressive front entrance with the exposed timbered structure, the arched window openings, and the traditional diamond paned windows, all contribute to a picturesque presentation.

In 1924, Clarence and Edna Triphagen became the first to call 1316 N. Genesee Dr. their home. At the time, Clarence was the assistant sales manager at Reo Motor Car company. He later became a

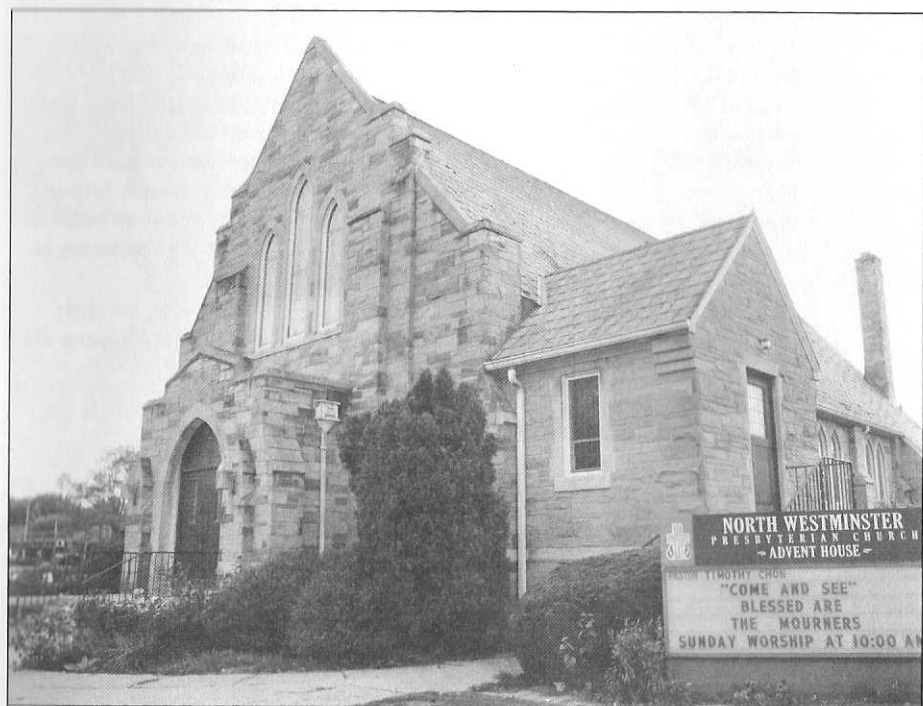
manager at Merrill Lynch, Pierce, Fenner, and Bane working with the New York Stock Exchange. This home has seen four more sets of owners since the Triphagen's. Dr. Arnold J. Labbe and his wife Hester moved from their home at 931 N. Walnut to N. Genesee in 1941. Dr. Labbe worked as an orthodontist/dentist in 1110 Bank of Lansing Building at 103 N. Washington. His children Colleen, John, Richard, and Mary resided at the Labbe home with their parents. Dr. James Neering and his wife Joanne moved from their home at 517 Carey in 1957. Dr. Neering worked at St. Lawrence Hospital as a radiologist. Kevin and Kerry Ripper owned it from 1988 to 1990. Due to a job change they had to sell the house and move out of state. The current owners, Bill Shipley and David Becker became the fifth owners in 1990.

HOMEOWNER HIGHLIGHTS

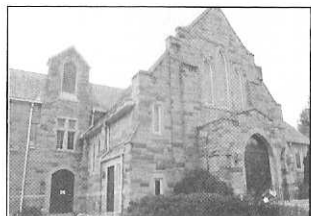
When we first saw this house in the winter of 1990, it had been empty for three months. We fell in love with the size and the character of this beautiful old home. This brick and stucco English Tudor house has almost 3,000 square feet of living space and is unusual in its L shaped story and a half design. Some fascinating features in the home include: the rounded side door, leaded glass windows, interesting leaded design in the front entryway door, intricate rolled plaster crown molding in the living room, the many built-ins throughout the home and the beautiful walnut woodwork. Also note the plaster relief on the front of the house of some sort of dragon/swan creature. We have yet to discover the origin of that piece of art.

Since we have moved in, we have redecorated the dining room, kitchen, sunroom, office, TV room, downstairs and upstairs hallways, all three bedrooms upstairs and both bathrooms. Probably the most notable change has been in the backyard. When we moved in there was nothing in the back yard but some grape vines. The entire back yard had been a vegetable garden at one time. We put up the wooden fence and added the beautiful round brick patio. David then put in all the gardens and we added a pond. We now enjoy a very private beautiful setting in the middle of the city.

743 N. MLK Blvd.



SNAPSHOT
North Westminster Presbyterian Church
Year built: 1917



ABOUT THIS CHURCH

Westminster Presbyterian Church was founded November 29, 1916. The congregation met in a tent on the property until the first church was completed in June 1917. Advent House was established in 1988 and acts as a weekend day shelter, has programs for helping build job skills, job placement assistant, GED program, Life Skills curriculum, transitional housing program, recreation and learning activities for children and families.

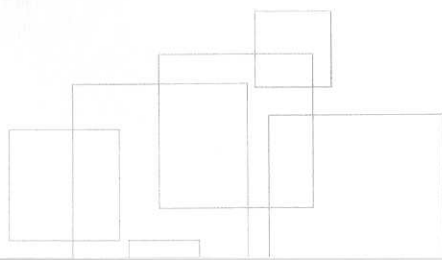
North Presbyterian Church was organized in November 1863 and remained at that same location until May 2010 when the North building was sold and the church was relocated to Westminster. North was always deeply involved in the community. Food banks, tutoring of elementary students, Vacation Bible School, and holiday festivals made North a vital part of Old Town.

In May of 2010 the two churches joined as North Westminster and in June of 2012 the two congregations voted to merge.

CHURCH HIGHLIGHTS

Since joining as one congregation, we have completed a \$300,000 Handicap Accessibility Project adding an elevator which reaches all three floors. We had a chance to develop a church renewal program with a grant from The Lilly Endowment. We have made several changes to the sanctuary including adding the cross from North, having a new communion table created, moving pews into new configurations and adding pew cushions. We have special paraments created by church members for the special seasons of the year.

North Westminster has many ongoing activities. Besides partnering with Advent House, we have a Personal Needs Closet which has operated for 28 years giving out products to needy families. We have several activities for children, targeting those who live in the neighborhood—Vacation Bible School, Fall Fest, and Easter projects. We have many special music programs which include joining with Grace Lutheran Church for an Easter Cantata and special Christmas music. We also contribute food baskets to several families at Thanksgiving, Christmas and Easter. We also make our building and property available to outside groups such as NA, AA, Northwest Initiative Farmers' Market, and special events such as a free Asthma clinic.



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Westside Home Tour Committee

Carolyn Callen — 1999 Westside Home Tour homeowner, Home Tour founder

Susan Cancro — Executive Director, Advent House Ministries, Westside resident

Jennifer Sweet — Lead Coordinator, JS Event Consulting

Thanks to Our Supporters & Volunteers

We are grateful to those who have supported Advent House Ministries and the Westside Neighborhood Association through their advertisements in our Home Tour booklet. We urge you to support these advertisers and tell them where you saw their advertisement; many of them are Westside residents and/or businesses. We acknowledge all of our advertisers for seeing the Home Tour as an exciting event for Lansing and believing in our work in the community.

MSHDA – Community Partner Sponsor

Pace and Partner – Corporate Sponsor

Public Sector Consultants – Corporate Sponsor

Sincerest Thanks to the Following:

Mark Harvey – Tour Booklet Layout and Design

Cassie Rosenquist – Signage and Ticket Design

Danielle Casavant and Dan Boutell – WNA Support

Telltale Photography (Melissa Keeley) – Photography for Tour Booklet

Joan Austin – Promotional and Special Event Assistance

City of Lansing – Usage of Fire Station #7

West Saginaw Bigby (Paula Thompson) – Ticket and Coffee Sales

Mole Hole, Okemos (Ron Blodgett and Gordon Masters) – Ticket Sales

Dean Transportation – Bus Transportation

CATA – Usage of Cones for Bus Transportation

All Participating Home Owners and Members of North Westminster Presbyterian Church

All of the Volunteers – thank you for making this event possible!

Special Thanks to:

Carolyn Callen for her commitment to the Westside Neighborhood and Advent House Ministries. This Westside Home Tour, which has become a community-wide tradition, would not exist without her vision and dedication.