

Westside Traditions



15TH ANNUAL WESTSIDE HOME TOUR

A fundraiser to benefit Advent House Ministries and
the Westside Neighborhood Association.

Sunday, October 4, 2009, 1:00 p.m. to 5:00 p.m.

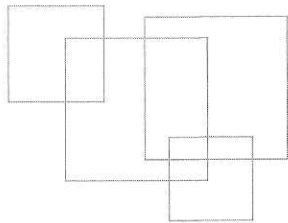
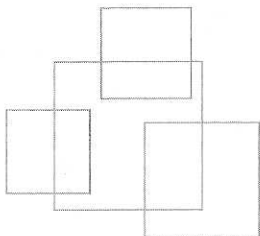


Table of Contents

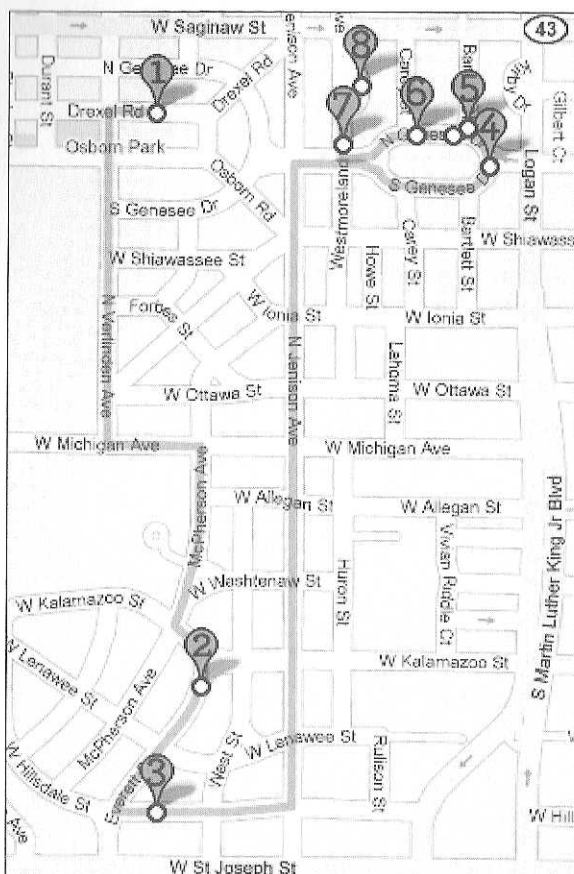
tour map	4
welcome letter	5
important information	7
supporters and volunteers	9
about advent house ministries	15
about the westside neighborhood association	23
featured homes:	
1817 w. hillsdale	26
512 bartlett	30
413 everett	32
1224 n. genesee	36
509 westmoreland	38
1805 drexel	40
1129 s. genesee	44
index of advertisers	49
home tour committee	50

ON THE COVER

A sampling of the 2009 featured homes.



Westside Home Tour Map



1 1805 DREXEL

Owner: Bradley Vauter

2 413 EVERETT

Owners: Daniel and Ashley Lamb

3 1817 W. HILLSDALE

Owners: Wayne and Laura Kazmer

4 1129 S. GENESEE

Owners: Mary Betanzos and John Dunn

5 512 BARTLETT

Owners: Tim and Melissa Kaltenbach

6 1224 N. GENESEE

Owner: Steve Kozera

7 509 WESTMORELAND

Owners: Melissa Keeley and Cory Smidt

8 DINSMORE GREENSPACE

Complimentary cider and coffee

Welcome to the 15th Annual Westside Home Tour

The Westside Neighborhood Association and Advent House Ministries welcome you to the 15th Annual Westside Home Tour. This year's tour features seven 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.

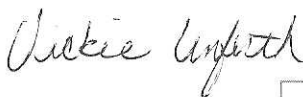
For fifteen years, the home tour has honored the unique historical architecture that defines our homes and community buildings. Each year, as we welcome visitors, we are reminded our care for one another and our community. Thank you for supporting Advent House Ministries and the Westside Neighborhood 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.

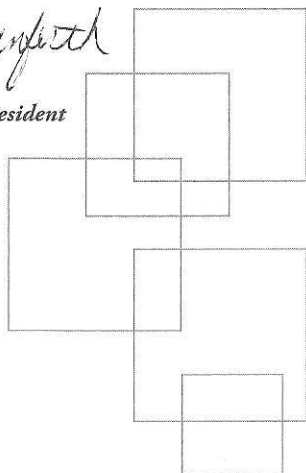
Beyond all other support and commitment, this 15th Westside Home Tour is possible because of the gracious willingness of the homeowners. We salute and thank them for opening their home today. Enjoy your afternoon!



*Susan Cancro, Executive Director
Advent House Ministries*



Vickie Unferth, President



Welcome to the 15th Annual Westside Home Tour

WHILE YOU ARE ENJOYING THE TOUR PLEASE

- Do not smoke in the tour homes.
- Place paper shoe protectors (available at all tour homes) over your shoes and keep them with you throughout the tour.
Please do not wear shoe protectors while walking from house to house.
- Do not photograph the tour homes.
- No children under 12 years of age.

Thank you for your cooperation!

PARKING

Parking is available at Letts Community Center, 1220. W. Kalamazoo.

FREE SHUTTLE SERVICE

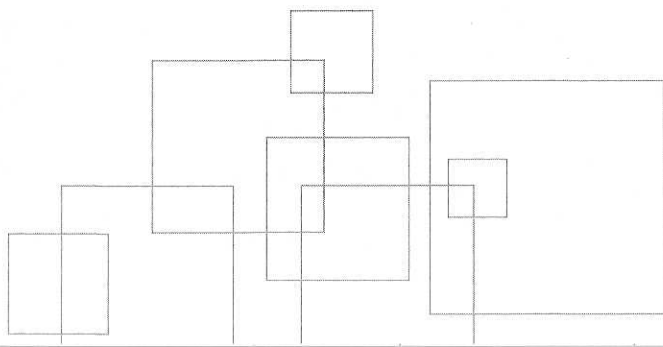
Our transportation for the Westside Home Tour is being provided by Dean Transportation. Shuttle stops will be designated by signs throughout the neighborhood.

REFRESHMENTS

Refreshments will be offered at the Dinsmore green space and Fire Station No. 7 if the weather is inclement.

RESTROOMS

Restroom facilities are available at Fire Station No. 7 located at North Jenison and Saginaw Streets.



Thanks to Our Supporters & Volunteers

We are deeply indebted to the following coporations, businesses and individuals who are the sponsors of our Home Tour:

UNDERWRITING SPONSORS

Michigan State Housing Development Authority

CORPORATE SPONSORS

Public Sector Consultants

THANKS ALSO TO THE FOLLOWING BUSINESSES THAT SOLD TICKETS

Westside Biggby's

The Mole Hole (Okemos)

Roberts Wallpaper & Paint Co.

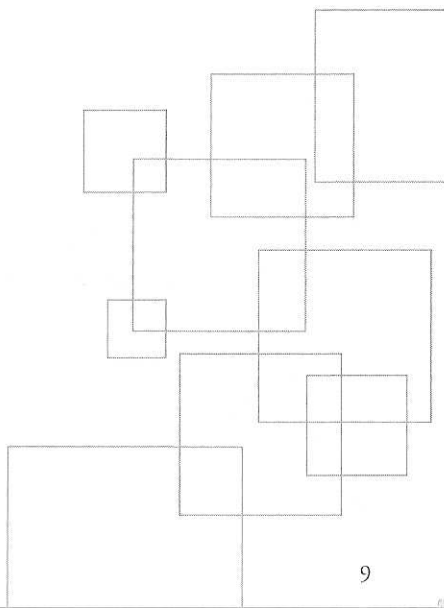
Jenison #7 Fire Station

SPECIAL THANKS TO:

Redhead Design Studio, booklet design and production

telltale photography, home portraits

David Votta, historic home photos



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.

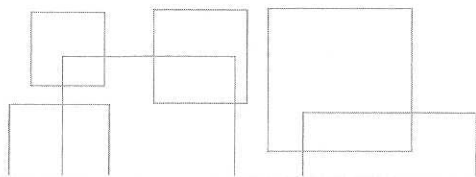
Three Shelter Homes providing transitional housing for four to six homeless families each year.

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.

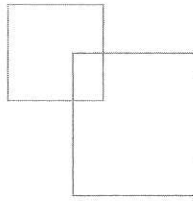
1817 W. Hillsdale



SNAPSHOT

Homeowners: Wayne and Laura Kazmer
Architectural style: Georgian, Colonial Revival
Year built: 1938





ABOUT THIS HOME

With its simple elegant lines and traditional form, this home is a classic example of Colonial Revival style, which was extremely popular in this country in the first half of the 20th century. This brick two-story example forms the right hand two-thirds of a traditional center hall Colonial. It incorporates many of the classical elements common to the Colonial Revival style, such as side gabled roof with a medium pitch and eave returns on the gable ends. Carved limestone is used to make up the exquisite front entry, which consists of classical fluted pilasters supporting the entablature and crown pediment. The windows are not original, but the six-over one configuration is true to the period.

HOMEOWNER HIGHLIGHTS

The realtor suggested, "I have this house on W. Hillsdale, which just came up on the market. I'm so curious to see it, do you want to check it out"? We had been living in the Westside Community for a couple of years as renters, recently married we made the decision to purchase a home. The homes in the Westside neighborhood were calling our names. Already somewhat acquainted with the area, we began our quest to find a home in a neighborhood where the homes are unique, charming, full of history, and some of the friendliest people in Lansing.

With a strong interest in the Civil War era, this house holds a flavor of that time in history. It drew us in. Once inside we knew we could make a home of the warm colors, the hardwood floors, the open up-to-date kitchen (and the ceramic cow decorated with ceramic chili peppers-it's a fun story), the finished basement, the sunroom which opens to a back yard with the promise of a beautiful garden.

We've enjoyed our short stay-having lived here just a few months. On moving day we learned from previous owners, our home was built by Mr. Arbaugh (of Arbaughs department store, downtown Lansing) for his daughter back in 1937. We were told, when he built something, he did it right the first time. Indeed it appears he did, and the previous owners have each contributed over the years to keeping it right.

We look forward to continue to create a home and garden that can add to that charm of this Westside neighborhood.

512 Bartlett



SNAPSHOT

Homeowners: Tim & Melissa Kaltenbach
Architectural style: Tudor/English Cottage
Year built: 1928



ABOUT THIS HOME

The steep side gabled roof mimicked in the steep gabled dormers and entryway on this attractive home provide a sense of verticality common to most Tudor Revival homes. The six-over-one double-hung windows arranged in ribbons on the first floor and paired on the second are transitional Tudor and Craftsman elements, as is the arched form of the front entry porch and doorway. The stained glass lunette window in the door and the box bay protruding above the side entrance are inherently Craftsman influences.

HOMEOWNER HIGHLIGHTS

We moved to Lansing in 1978 and were looking for a home close to downtown, where we both worked. We wanted to walk to work. Through work friends, we discovered this terrific neighborhood. Although we originally viewed this house as our starter home, we have happily been here since 1979. Our church and schools were close. We had a neighborhood baby-sitting co-op and food co-op, as well as Pasquale's restaurant, Famous Taco, the Irish Pub, Paul's Pastries, the D & C variety store, a dry cleaner, and our dentist. What else could you need? We survived with one car for nearly fifteen years, at which time Tim's job moved and our kids were getting more and more involved with extra-curricular activities.

We have done considerable work on the house over the years, but I think it will always feel like a work in progress. We waterproofed the basement, remodeled the kitchen and both bathrooms, refinished the hardwood floors throughout, stripped woodwork, remodeled the third floor, and landscaped the front. I guess, when you're someplace for thirty years, renovations like these can be expected. We love the seclusion of our backyard garden.

The Westside Neighborhood has been a wonderful community in which to live and raise our children. We recommend it and welcome you to our home!

413 Everett



SNAPSHOT

Homeowners: Daniel and Ashley Lamb
Architectural style: English Cottage
Year built: 1928



ABOUT THIS HOME

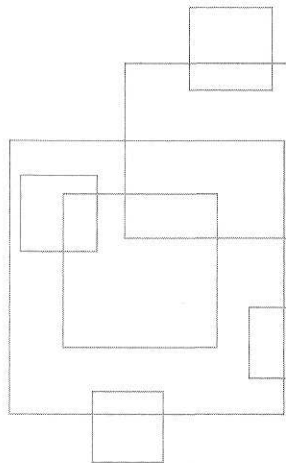
This interesting home combines elements of the Tudor/English Cottage, Colonial Revival and Craftsman styles. The overall form is that of an English Cottage, featuring a steep pseudo eave line with cruck dormers, which is repeated in the first floor extension on the left to create the appearance of a wing-wall. The shingle siding applied in a staggered pattern is seen in the Tudor as well as the Craftsman homes, but the double-hung windows in the eight and six over one configuration are more common to the Craftsman, and notice the decorative tile located towards the top of the prominent brick chimney with motif in Arts & Crafts style. The broken pediment crowning the front doorway and the ornate arched window are Georgian Colonial elements and add a more formal touch.

HOMEOWNER HIGHLIGHTS

As we searched for our first home, we knew this house was “the one” when we walked into the living room and saw the remarkable wall of windows. Around every corner we found fascinating details and unique features (i.e. the “church window” in the stairwell), a welcome change from cookie cutter suburbia. We couldn’t make an offer fast enough.

Since we bought the house in August 2007, our project work has included quite a bit of painting, striping and refinishing the painted kitchen cabinets to a natural wood finish, and the ever-evolving landscaping. Future projects include refinishing the upstairs wood floors and restoring the living room and basement fireplaces to working condition.

The Westside neighborhood is Lansing’s best kept secret. When first-time guests arrive at our house, the remark is typically “I never knew this neighborhood existed.” We are treasure-hunters by nature, and the Westside neighborhood certainly is one of our greatest finds (followed closely by our ceramic poodle lawn ornament!)



1224 N. Genesee

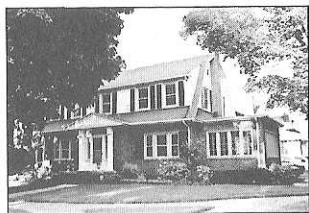


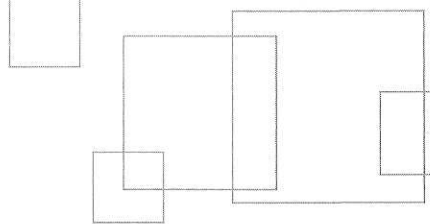
SNAPSHOT

Homeowner: Steven Kozera

Architectural style: Dutch Colonial

Year built: 1924





ABOUT THIS HOME

The broad, flared roof eave at the first floor, which are present even on the gable ends, serve to define the two levels and to draw attention to the distinguishing gambrel roof that identifies this home as a Dutch Colonial. This separation of floors is further emphasized by the contrasting use of brick on the lower story and siding on the upper. The formal front entrance, which extends out from the façade, employs classical engaged pilasters and a pediment to frame the doorway, which features sidelights and fanlight transom window. The overall symmetry is interrupted only by the massive chimney and one story sunroom on the right, and the smaller, presumably more recent screened porch on the left.

HOMEOWNER COMMENTS

Growing up, I always dreamed of owning a large stately home. My dream has come true. This center hall Dutch colonial is amazing. The wood floors, the French doors leading into the dining room and living room, the beautiful crown molding, the tiled fireplace, the original tile floor in the sunroom, the traditional staircase, the screen porch, all part of a beautiful period when homes were built to impress.

The home was lovingly cared for by the Izzo family for 40 years, when I bought it in the summer of 2005. Since moving into this beautiful home, I have landscaped, updated much of the plumbing and electrical systems, updated the kitchen (notice the custom made ceiling), painted each of the rooms (I enjoy rooms with color), taken out drop ceilings in the kitchen and sunroom, installed vintage sconces circa 1920s in the living room and installed new windows throughout the house except in the sunroom and in the kitchen.

My taste in décor is eclectic. So much of my furniture has come from my Grandmother, who at age 93 yrs, has been thrilled to have me interested in her "junk" as she calls it. Friends tell me, who else would have turquoise chairs in their living room, and have it actually work well with the rest of the decor. My favorite room is the large center hall that divides the house and the tall old grandfather clock I purchased at an estate sale in the neighborhood, shortly after moving into the house. Something old, something new, something borrowed, something blue....the theme of my home as I have it all here.

Come in and enjoyed the ambience and the traditional feel of a stately home built in 1924. Thank you for visiting!

509 Westmoreland



SNAPSHOT

Homeowners: Melissa Keeley & Cory Smidt

Architectural style: Dutch Colonial

Year built: 1922



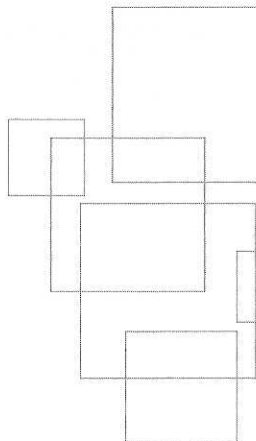
ABOUT THIS HOME

This home is a classic example of the Dutch Colonial Revival style. The characteristic gambrel or “barn” shape of the roof is created by shed dormers penetrating the steeply pitched roof with wide, overhanging eaves, to provide light and living space on the second floor. The symmetrical front façade includes paired windows and a central entry, which gives it formality and balance. The entry consists of an enclosed portico with pedimented roof supported by classical Tuscan columns. The rear wing features a complementary gambrel roof, but appears to be a more recent addition.

HOMEOWNER COMMENTS

Cory and I moved to the Lansing area a year ago and began our search for our first home. We looked at several neighborhoods but fell in love with the homes and community in the Westside. We wanted to find a home with historic charm and beautiful details. Our home on Westmoreland exceeded any and all of our expectations.

Since moving in the majority of our work has been personalizing the home through some cosmetic changes. Thanks to the work and care of the previous owners our 80 year old house is in great condition and needed only minor upgrades. Since purchasing the home we have given the house a new roof, refinished all the floors, and done a lot of interior and exterior painting. But our house is definitely a work in progress, as we slowly make this wonderful house our own. We are also looking forward to future projects including the addition of a first floor bathroom and some upgrades to the kitchen.



1805 Drexel



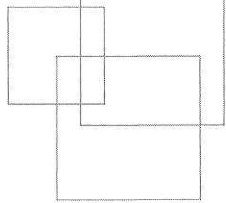
SNAPSHOT

Homeowner: Bradley Vauter

Architectural style: Arts & Crafts/Craftsman

Year built: 1923





ABOUT THIS HOME

This front-gabled, 1½ story dwelling in the Craftsman style features a relatively steep roof with deep eaves, and shed dormers that ease the verticality to present a more horizontal appearance, which is carried further through the flat roof on sunroom. It displays several conventional Craftsman architectural details such as decorative exposed rafter tails in eaves, shingle siding, and large knee brackets along the gable over front door. Note also the clipped gable at the peak, which is also found on the garage to make the two structures more compatible.

ABOUT THIS HOME

I moved to Lansing ten years ago, in August of 1999, and moved into the house at 1805 Drexel, sight unseen--as a renter. The landlord wanted to sell the place, and in self defense, and dreading moving (have you ever looked for a place when you have two dogs?) the home was purchased.

The home is small, but serves me well. Since buying the home, I have done some "clean-up/fix-up" sort of activities which have been done with an eye towards being environmentally friendly at the same time. When I first moved in, the home interior was essentially all beige, with grey carpet, and the kitchen dark wood with orange formica. There was no deck or fence, nor doors off the dining room.

Over the years these changes, many of which you might not notice, have been made:

- New roof, and a venting skylight in bathroom.
- Insulation and more efficient furnace.
- Some new wiring and new copper plumbing .
- Installation of french doors off the dining room, and addition of a deck--with cedar and recycled materials.
- Installation of a specially designed cedar fence and gate.
- Removal of formica in kitchen and "tub surround" in bathroom and replaced with tiles.
- Carpet torn up and original wood floors (southern yellow pine up and oak down) refinished.
- New flooring in kitchen and bathroom and cork flooring installed in my "office."
- All repainted inside with low-voc-environmentally-friendly, non-beige paint.

Since I have dogs I am always walking around the neighborhood and like the diversity here—you see it in the homes and gardens as well as the people.

1129 S. Genesee



SNAPSHOT

Homeowners: Mary Betanzos & John Dunn

Architectural style: English Cottage

Year built: 1925



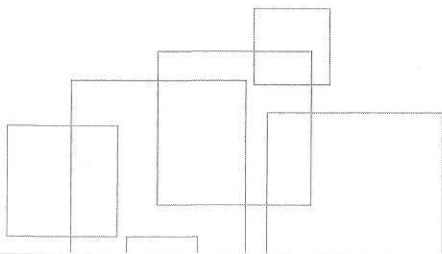
ABOUT THIS HOME

The English Cottage, a smaller and more modest variation on the Tudor Revival, was quite popular the mid 1920s and late 1930s. This example displays a pseudo-steep, cross-gabled roof with a false gable line to give appearance of second story shed dormers in the front facing gable. Texture and character are provided through the use of stucco siding, and the gabled entry extension with battered (tapered) walls, featuring an elliptical arched doorway and brick quoins in the door surround. The same arch is carried on to the second floor window and also in attic gable vent.

HOMEOWNER COMMENTS

John and I bought our 1925 home in 2005, and were amazed to learn we are only the third set of owners. The previous owner had lived here 40 years and raised seven children in this home, which is sweet to imagine as we go about raising our own growing family here (We've added two babies to our own brood since moving in). However, 40 years and seven children had taken their toll, and our home has been a tremendous project as a result. Since moving in, John completely redid the kitchen—gutted appliances, countertops and new electrical—everything new. We have redone all the wood floors, replaced the 17 windows in the sunroom, and went through an elaborate lead safety renovation through the city of Lansing to make our home completely safe and up to present standards.

This home is very similar to the tudor I grew up in in Pleasant Ridge, Michigan. Visitors often joke that I must have had a wonderful childhood to have bought such a similar home in adulthood. It has been and is a huge job trying to make our home beautiful and livable, but all well worth it when we see the delight in our oldest children's faces when the UPS delivery person told them their house looked like a castle. Welcome to our always somewhat dissheveled and toy strewn little "castle"—we hope you, too, can see past the multitude of projects we still need to do and enjoy the charm that attracted us to this home.



Westside Home Tour Committee

Mark & Ann Harvey—Westside Home Tour Co-Chairpersons, Westside residents

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

Susan Cancro—Executive Director, Advent House Ministries

Jennifer Estill—Westside resident

Brian Grennell—2007 Westside Home Tour homeowner, Westside resident

Derek Kastner—Westside resident

Ami Van Antwerp—Westside resident

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