



CITY OF SOUTH BEND

HISTORIC PRESERVATION COMMISSION



MINUTES

February 20, 2023
6:00pm

HYBRID MEETING

Council Chambers, 4th Floor
County-City Building, South Bend, IN

MEMBERS PRESENT:

Sarah Andrews – President (Virtual)
David Wyncott - Vice President
Joan Downs Krostenko
(Arch. Historian/Secretary)
Peter DeKeever
Andrew Jones
Don Dietz

MEMBERS ABSENT:

Elizabeth Hertel

ALSO PRESENT:

Adam Toering
Ross Van Overberghe
Kate Bolze
Kathryn Hough

- I. CALL TO ORDER – 6:04 pm
- II. ROLL CALL
- III. AMEND AGENDA

- a. 2023 HPC Officer Elections – Treasurer

(Audio Position: 02:47)

Upon a motion by David Wyncott, seconded by Andrew Jones, and UNANIMOUSLY carried by vote, the agenda is amended so that the 2023 HPC Officer Elections will occur immediately.

- IV. ELECTION OF OFFICERS

- a. 2023 HPC Officer Elections – Treasurer

(Audio Position: 03:24)

Upon a motion by David Wyncott, seconded by Don Dietz, and UNANIMOUSLY carried by vote Andrew Jones is nominated and elected Treasurer.

- V. PUBLIC HEARING

- a. CERTIFICATE OF APPROPRIATENESS

- i. 2023-0120 625 Lincoln Way East Edgewater Place LHD, Ordinance #6846-80

(Audio Position: 04:46)

The staff report was presented by: Adam Toering

Staff Recommendation: The proposed project is to move a pre-built rustic-styled shed to this empty lot. The Standards and Guidelines **recommend** that *contemporary designs should be compatible in character and mood to the [...] neighborhood*. The Standards and Guidelines **require** that *exterior materials used on a new structure shall be compatible in type, scale, texture, and color with adjacent structures*. Staff recommends denial

The applicant was represented by: Melvenea Hodges, 616 Williams St, South Bend, IN
Verl R. Sheets, 635 Lincolnway East, South Bend, IN 46601 presented in person.

The public was represented by: there was no one from the public to speak

After due consideration the following action was taken:

Upon a motion by Joan Downs Krostenko, seconded by Don Dietz, and UNANIMOUSLY carried by vote, the Historic Preservation Commission DENIES Certificate of Appropriateness Application #2023-0120 as presented.

SARAH ANDREWS
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT
OF THE NATIONAL PARK SERVICE

ADAM TOERING
HISTORIC PRESERVATION ADMINISTRATOR

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

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CITY OF SOUTH BEND | HISTORIC PRESERVATION COMMISSION

Commissioners are required to state their reasons for denial. Roll was called.

Commissioner DeKeever (AYE – Deny): Standards and guidelines, incompatible with it

Commissioner Jones (AYE – Deny): based on the incompatibility of the COA with the standards and guidelines for that area

Commissioner Wyncott (AYE – Deny): based on the standards and guidelines and the design of the current project

Commissioner Downs Krostenko (AYE – Deny): I think a key word is appropriate and the building is charming, but not appropriate for its context

Commissioner Dietz (AYE – Deny): based on the standards and guidelines

Commissioner Andrews (AYE – Deny): based off the standards and guidelines for this neighborhood.

Vote: 6-0. Six in favor of the denial, none opposed.

COA#2023-0120 is DENIED.

- ii. 2023-0130 834 Forest Avenue Chapin Park LHD, Ordinance #9574-05
(Audio Position: 20:51)

The staff report was presented by: Adam Toering

Staff Recommendation: The project can be considered to have two distinct components:

COA 2023-0130-1 *South Side, Second Floor* – The existing windows will be removed and replaced with new aluminum-clad windows of the same size/configuration to mitigate water infiltration along the roof. Staff recommends approval.

COA 2023-0130-2 *East Side, Second Floor* – Removal of the original window, siding over the opening. Staff recommends approval.

Staff recommends approval of the project as proposed.

The applicant was represented by: Adam Baumgartner, 128 W Mishawaka Ave, Apt 311, Mishawaka, IN 46545 presented virtually.

The public was represented by: there was no one from the public to speak

After due consideration the following action was taken:

Upon a motion by David Wyncott, seconded by Joan Downs Krostenko with Andrew Jones abstaining, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2023-0130 as presented.

Vote: 5-0-1. Five in favor, none opposed and one abstained

COA#2023-0130 is APPROVED.

- iii. 2023-0203 206 East Bartlet Street River Bend LHD, Ordinance #8308-92
(Audio Position: 27:52)

The staff report was presented by: Adam Toering

Staff Recommendation: Staff makes no recommendation.

The applicant was represented by: Derek Swisch, 609 Riverside Dr, South Bend, IN 46601 presented in person.

The public was represented by: there was no one from the public to speak

After due consideration the following action was taken:

CITY OF SOUTH BEND | HISTORIC PRESERVATION COMMISSION

Upon a motion by Andrew Jones, seconded by David Wyncott, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2023-0203 as presented.

Vote: 4-2. Four in favor, two opposed.

COA#2023-0203 is APPROVED.

- VI. PRIVILEGE OF THE FLOOR
 - a. Commission Ethics 101 – Kathryn Hough, HPC Legal Counsel (Audio Position: 55:38)
- VII. REGULAR BUSINESS
 - a. APPROVAL OF MINUTES
 - i. January 17, 2023 minutes (Audio Position: 1:43:53)
Upon a motion by David Wyncott, seconded by Andrew Jones, and UNANIMOUSLY carried by vote, the minutes from the January 17, 2023 Historic Preservation Commission are amended to update the location of the meeting to the County Commissioner Conference Room, 7th Floor of the County City Building and approved as amended.
 - b. STAFF REPORTS
 - i. Administrative Approvals

After due consideration, no action was taken.
 - c. COMMITTEE REPORTS
 - i. No committees met since the previous meeting.
- VIII. OLD BUSINESS
 - a. 2023 HPC Officer Elections – Treasurer Moved to the beginning of the meeting
- IX. NEW BUSINESS
 - a. Standards & Guidelines
- X. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS
 - a. Properties of Interest
- XI. ADJOURNMENT

Upon a motion by Andrew Jones, seconded by David Wyncott and UNANIMOUSLY carried by vote, the meeting was adjourned at 7:57 p.m.

Joan Downs-Krostenko 4/17/2023

Joan Downs-Krostenko
Arch. Historian/ Secretary

Date