



CITY OF SOUTH BEND

HISTORIC PRESERVATION COMMISSION

MINUTES

HYBRID MEETING

September 18, 2023
6:00pm

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

MEMBERS PRESENT:

Sarah Andrews - President
Joan Downs-Krostenko –
Arch. Historian and Secretary
Don Dietz
Peter DeKeever
Michael Skaggs

MEMBERS ABSENT:

David Wyncott - Vice
President
Andrew Jones - Treasurer
Elizabeth Hertel

ALSO PRESENT:

Adam Toering
Ross Van Overberghe
Kate Bolze
Kathryn Hough

- I. CALL TO ORDER – 6:00 pm
- II. ROLL CALL
- III. PUBLIC HEARING

- a. CERTIFICATE OF APPROPRIATENESS

- i. 2023-0809 230 E Navarre
River Bend LHD, Ordinance #8308-92 *(Audio Position: 01:18)*

The staff report was presented by: Adam Toering

Staff Recommendation:

Staff gives an unfavorable recommendation.

The applicant was represented by:

Kadir Cizreliogullari, 230 E Navarre, South Bend, IN appeared in person and served as the applicant.

The public was represented by:

Tommy Anderson, 535 Riverside Dr, South Bend, IN appeared in person and spoke in favor of the application.

Sandy Schohl, 527 Riverside Dr, South Bend, IN appeared in person and spoke in favor of the application.

Zach Braswell, 820 N Niles, South Bend, IN appeared in person and spoke in favor of the application.

After due consideration the following action was taken:

Upon a motion by Don Dietz, seconded by Michael Skaggs, and **UNANIMOUSLY** carried by vote, the Historic Preservation Commission **DENIES** Certificate of Appropriateness Application #2023-0809.

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

SARAH ANDREWS
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT
OF THE NATIONAL PARK SERVICE

ADAM TOERING
HISTORIC PRESERVATION ADMINISTRATOR

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Commissioner DeKever (AYE): The Standards and Guidelines say repair wood siding with the same material as the original.

Commissioner Downs-Krostenko (AYE): The Standards and Guidelines essentially preclude the allowance for putting siding on the house.

Commissioner Skaggs (AYE): I'll just reference pages 26 and 27 of the Standards and Guidelines pertaining to walls.

Commissioner Dietz (AYE): Does not conform to the Standards and Guidelines.

Commissioner Andrews (AYE): It goes against our Standards and Guidelines.

Vote: 5-0. Five in favor, none opposed.

COA#2023-0809 is DENIED.

- ii. 2023-0815A 516 South Michigan Street
Local Landmark, Ordinance #5630-1995 *(Audio Position: 29:31)*

The staff report was presented by: Adam Toering

Staff Recommendation:

1. Unboard the front façade. – Staff makes a favorable recommendation.
2. Install sign “Monarch” on front façade. New signage fits within the restoration of the historic storefront. – Staff makes a favorable recommendation.
3. Install French doors to main opening. The original door was replaced with a standard door to secure the site. New entrance doors are permitted where the original is missing. – Staff makes a favorable recommendation.
4. Install salvaged windows in rear addition. More information is needed to see what product is being installed. – Staff makes an unfavorable recommendation.
5. Install new garage door in rear addition. More information is needed to see what product is being installed. – Staff makes an unfavorable recommendation.
6. Repair masonry as needed. Masonry and glass repair are good maintenance. – Staff makes a favorable recommendation.

After due consideration the following action was taken:

Upon a motion by Michael Skaggs, seconded by Peter DeKever, and carried by vote, the Historic Preservation Commission splits Certificate of Appropriateness Application #2023-0815A into 2 parts, A being points 1, 2, 3, and 6 and B being points 4 and 5.

Vote: 4-1. Four in favor, one opposed.

COA#2023-0815A is so split.

Ross Van Overberghe informs the board that item number 6 was administratively approved, but the packet was not updated to reflect.

The applicant was represented by:

Charity Stowe, 614 S St Joseph St, South Bend, IN appeared in person and served as the applicant.

After due consideration the following action was taken:

Upon a motion by Joan Downs-Krostenko, seconded by Michael Skaggs, and UNANIMOUSLY carried by vote, the Historic Preservation Commission amends Certificate of Appropriateness Application #2023-0815A-A concerning the windows on the façade of the second floor to remand the details of the materials for those windows to staff with the understanding that they will be double hung two of two windows per the architectural rendering in the packet. This becomes item number 7 on the breakdown list for the project.

Vote: 5-0. Five in favor, none opposed.

COA#2023-0815A-A is so amended.

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 Michael Skaggs, seconded by Joan Downs-Krostenko, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2023-0815A-A as amended.

Vote: 5-0. Five in favor, none opposed.

COA#2023-0815A-A is APPROVED.

Upon a motion by Michael Skaggs, seconded by Don Dietz, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2023-0815A-B with remanding of approval of the windows and garage door in the rear addition to staff.

Vote: 5-0. Five in favor, none opposed.

COA#2023-0815A-B is APPROVED.

- iii. 2023-0821 706 North Saint Joseph Street
 River Bend LHD, Ordinance #8308-92 (Audio Position: 47:29)

The staff report was presented by: Adam Toering

Staff Recommendation:

Staff makes a favorable recommendation.

The applicant was represented by:

Nancy Coiro, 706 N Saint Joseph St, South Bend, IN appeared virtually and served as the applicant.

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 Don Dietz, seconded by Peter Dekever, and UNANIMOUSLY carried by vote, the Historic Preservation Commission amends the Certificate of Appropriateness Application #2023-0821 to include the replacement of the gutters and fascia with remanding of the approval of the materials to staff.

Vote: 5-0. Five in favor, none opposed.

COA#2023-0821 is so amended.

Upon a motion by Don Dietz, seconded by Michael Skaggs, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2023-0821 with a stipulation that the

material be reviewed by staff before being installed to make sure that it is similar and appropriate for the building.

Vote: 4-1. Four in favor, one opposed.

COA#2023-0821 is APPROVED.

- iv. 2023-0901 933 Riverside Drive
 Riverside Drive LHD, Ordinance #7469-85 *(Audio Position: 1:10:26)*

The staff report was presented by: Adam Toering

Staff Recommendation:

The current rear porch is not original. It was reconstructed in 2019 to it's current configuration. Previous porch was a simple lean-to over a stoop. Staff makes a favorable recommendation.

The applicant was represented by:

Ravi Shankar, 933 Riverside Dr, South Bend, IN, appeared virtually and served as the applicant.

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 Michael Skaggs, seconded by Don Dietz, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2023-0901.

Vote: 4-1. Four in favor, one opposed.

COA#2023-0901 is APPROVED.

- v. 2023-0901A 509 Hammond Place
 River Bend LHD, Ordinance #8308-92 *(Audio Position: 1:19:47)*

The staff report was presented by: Adam Toering

Staff Recommendation:

Staff makes a favorable recommendation.

The applicant was represented by:

There was no one present to serve as applicant.

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 Michael Skaggs, seconded by Don Dietz, and UNANIMOUSLY carried by vote, the Historic Preservation Commission continues the hearing for Certificate of Appropriateness Application #2023-0901A to the October 16, 2023 Historic Preservation Commission meeting pending additional information.

Vote: 5-0. Five in favor, none opposed.

COA#2023-0901A is continued.

- vi. 2023-0901B 710 Park Avenue
 Chapin Park LHD, Ordinance #9575-05
 Local Landmark, Ordinance #6461-1978 *(Audio Position: 1:28:26)*

The staff report was presented by: Adam Toering

Staff Recommendation:

Staff makes a favorable recommendation.

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The applicant was represented by:

Randy Davis, 710 Park Ave, South Bend, IN and Tony Bajuyo, project architect, 413 W Lamonte Terrace, South Bend, IN appeared in person and served as the applicant.

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 Michael Skaggs, seconded by Don Dietz, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2023-0901B.

Vote: 5-0. Five in favor, none opposed.

COA#2023-0901B is APPROVED.

b. LOCAL LANDMARK NOMINATION

- i. 3016 Portage Avenue, "Portage Manor" *(Audio Position: 1:41:03)*

A member of the public appeared in person and provided thoughts and questions regarding Portage Manor: Christine Galwas, 17837 Bridgeview Dr, South Bend, IN.

IV. PRIVILEGE OF THE FLOOR

V. REGULAR BUSINESS

a. APPROVAL OF MINUTES

- i. August 21, 2023 minutes *(Audio Position: 1:51:48)*

Upon a motion by Joan Downs-Krostenko, seconded by Michael Skaggs, and UNANIMOUSLY carried by vote, the minutes from the August 21, 2023 Historic Preservation Commission are approved.

b. STAFF REPORTS

- i. Administrative Approvals

After due consideration, no action was taken.

c. COMMITTEE REPORTS

- i. No committees met since the previous meeting.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS

a. SOUTHHOLD PRESERVATION AWARDS

IX. ADJOURNMENT

Upon a motion by Don Dietz, seconded by Michael Skaggs and UNANIMOUSLY carried by vote, the meeting was adjourned at 7:58 p.m.


Joan Downs-Krostenko *10/13/23*
Arch. Historian/ Secretary Date