



CITY OF SOUTH BEND AND ST. JOSEPH COUNTY

HISTORIC PRESERVATION COMMISSION



MINUTES

HYBRID MEETING

February 19, 2024
6:00pm

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Andrew Jones - Treasurer

ALSO PRESENT:

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. 2024-0103 14500 Adams Road St. Joseph County Local Landmark,
Ordinance #113-99 *(Audio Position: 00:22)*

The staff report was presented by:
Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:
Staff makes a favorable recommendation.

The applicant was represented by:
Michael Bultinck, Lehman & Lehman, Inc., 510 Lincolnway East, Suite C,
Mishawaka, IN, appeared in person to represent the applicant.

The public was represented by:
There was no one from the public to speak in regards to this application.

After due consideration the following action was taken:
Upon a motion by David Wyncott, seconded by Don Dietz, and
UNANIMOUSLY carried by vote, the Historic Preservation Commission
APPROVES Certificate of Appropriateness Application #2024-0103.

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

COA#2024-0103 is APPROVED.

- ii. 2024-0205 710 Cushing Avenue South Bend Local Landmark,
Ordinance #8373-1993 *(Audio Position: 08:29)*

SARAH ANDREWS
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT
OF THE NATIONAL PARK SERVICE

ROSS VAN OVERBERGHE
HISTORIC PRESERVATION ADMINISTRATOR

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

1400S County-City Building 227 W. Jefferson Blvd. South Bend, Indiana 46601 p 574.235.9371 f 574.235.9201 southbendin.gov

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

All proposed projects are positive improvements to the preservation of the structure and are returning it to a previous historic state. Staff gives a favorable recommendation.

The applicant was represented by:

Eric Stalheim, 710 Cushing St, South Bend, IN, appeared in person to speak as the applicant.

The public was represented by:

There was no one from the public to speak in regards to this application.

After due consideration the following action was taken:

Upon a motion by Joan Downs-Krostenko, seconded by David Wyncott, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0205

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

COA#2024-0205 is APPROVED.

- iii. 2024-0205A 108 North Main Street South Bend Local Landmark,
Ordinance #8915-1998 (Audio Position: 13:05)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

Staff makes a favorable recommendation.

The applicant was represented by:

Gary Potts, Professional Permits, 58171 Dragonfly Court, Osceola, IN, appeared in person to represent the applicant.

The public was represented by:

There was no one from the public to speak in regards to this application.

After due consideration the following action was taken:

Upon a motion by Michael Skaggs, seconded by Peter DeKeever, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0205A.

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

COA#2024-0205A is APPROVED.

- iv. 2024-0205B 402 West Navarre Street Chapin Park LHD,
Ordinance #9575-05 (Audio Position: 16:39)

Joan Down-Krostenko recused herself from hearing this COA

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

The house at 211 West Marion was in danger of demolition. Moving of the structure is necessary to ensure its preservation. The structure will be moved into the Chapin Park Local Historic District further protecting it. Staff gives a favorable recommendation.

The applicant was represented by:

Todd Zeiger, Indiana Landmarks, 1201 Central Ave, Indianapolis, IN, appeared in person to represent the applicant.

The public was represented by:

Peter Wallace, 417 W Navarre St, South Bend, IN emailed staff in support of this application.

Kathy Schuth, Executive Director, Near Northwest Neighborhood, Inc, 1007 Portage Ave, South Bend, IN submitted a letter in support of this application.

After due consideration the following action was taken:

Upon a motion by David Wyncott, seconded by Michael Skaggs, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0205B.

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

One commissioner was recused.

COA#2024-0205B is APPROVED.

b. LOCAL LANDMARK NOMINATION

- i. 3016 Portage Avenue, "Portage Manor" *(Audio Position: 31:58)*

The staff update was presented by:

Ross Van Overberghe, Historic Preservation Administrator

IV. PRIVILEGE OF THE FLOOR

V. REGULAR BUSINESS

a. APPROVAL OF MINUTES

- i. December 18, 2023 minutes *(Audio Position: 32:42)*

After due consideration the following action was taken:

Upon a motion by Joan Downs-Krostenko, seconded by David Wyncott, and UNANIMOUSLY carried by vote, the minutes from the December 18, 2023 Historic Preservation Commission are approved.

b. STAFF REPORTS

- i. Administrative Approvals *(Audio Position: 33:07)*

After due consideration, no action was taken.

- ii. 2023 Project Data/Summary *(Audio Position: 33:17)*

The report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

c. COMMITTEE REPORTS

- i. No committees have met since the previous meeting.

VI. OLD BUSINESS

- a. 2024 HPC Officer Elections *(Audio Position: 37:03)*

The slate was read into record by:

Ross Van Overberghe, Historic Preservation Administrator

After due consideration the following action was taken:

Upon a motion by David Wyncott, seconded by Don Dietz, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES the 2024 slate of officers, and said officers are elected to their respective offices.

VII. NEW BUSINESS

VIII. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS

- a. Staff Positions (Audio Position: 39:04)

Ross Van Overberghe informed the Commission of his new position as Historic Preservation Administrator, and that the City is now looking to fill his previously held position of Historic Preservation Specialist.

The Commission was also informed of the resignation of Elizabeth Hertel from the Commission.

- b. 2023-2024 Road Map Review (Audio Position: 43:13)

Sarah Andrews provided a presentation on the 2023-2024 Road Map including what was accomplished last year. Updates were provided on the Top 10 from 2023. 2024 Desired Key Activities were discussed. The Commission was tasked with thinking about what this year will look like for the Commission, including restarting Committees, other activities and projects the Commission may be interested in.

IX. ADJOURNMENT

Upon a motion by Don Dietz, the meeting was adjourned at 7:09 p.m.

Joan Downs - Krostenko

Joan Downs-Krostenko
Arch. Historian/ Secretary

Date

March 14 2024