

MINUTES

HYBRID MEETING

August 19, 2024 6:00pm Council Chambers, 4th Floor County-City Building, South Bend, IN

MEMBERS PRESENT: Sarah Andrews - President David Wyncott - Vice President Andrew Jones – Treasurer Michael Skaggs MEMBERS ABSENT: ALS
Joan Downs-Krostenko – Ross
Arch. Historian and Kate
Secretary Johr
Peter DeKever

ALSO PRESENT: Ross Van Overberghe Kate Himick John Dorbin

- I. CALL TO ORDER 6:00 pm
- II. ROLL CALL
- III. PUBLIC HEARING
 - a. CERTIFICATE OF APPROPRIATENESS
 - i. 2024-0708 61723 Oak Rd Ordinance #5-1987

Chapin Park LHD, (Audio Position: 0:3:46)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

The corn crib has collapsed in the center and is unsafe. Staff makes a **FAVORABLE RECOMMENDATION**.

The applicant was represented by:

Don Nuner, 61229 Oak Rd.

The public was represented by:

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

After due consideration the following action was taken:

Upon a motion by David Wyncott, seconded by Michael Skaggs, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0708.

Vote: 3-1. Three in favor, one opposed.

COA#2024-0708 is APPROVED.

ii. 2024-0708A 917 Leland Avenue Chapin Park Local Historic District, Ordinance #9575-05 (Audio Position: 0:11:00)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administator

SARAH ANDREWS
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT OF THE NATIONAL PARK SERVICE ROSS VAN OVERBERGHE
HISTORIC PRESERVATION ADMINISTRATOR

Staff Recommendation:

The back section of the roof sustained severe structural damage during the 2015 fire, and modestly raising the pitch would not impact the character of the home. The back section is also not visible from the street. Widening the south gable would also have no impact on the overall character and visual impact of the home, especially given that the homeowners intend to replicate the look of the gable currently and re-use original material where possible. Staff makes a **FAVORABLE RECOMMENDATION.**

The applicant was represented by:

Jennifer and Michael Stone, 917 Leland Avenue, 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 regard to this application.

After due consideration the following action was taken:

Upon a motion by Michael Skaggs, seconded by Andrew Jones, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0708A

Vote: 4-0. Four in favor, none opposed.

COA#2024-0708A is APPROVED with remanding of approval of the details to staff.

iii. 2024-0725 820 Ashland Avenue Chapin Park Local Historic District, Ordinance #9575-05 (Audio Position: 0:17:50)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

Due to the previous replacement of all but 2 windows in the house, and the placement of the remaining two original windows being not visible from the street, it is favorable for all windows in the house to match. The original windows shall be retained on site as a reference in the event that a future property owner wishes to return to the home to original wood windows. Staff makes a **FAVORABLE RECOMMENDATION**.

The applicant was represented by:

Della and Lance Miller, 14042 Forest Lane, Apple Valley, MN, 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 David Wyncott, seconded by Andrew Jones, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0725.

Vote: 4-0. Four in favor, none opposed.

COA#2024-0725 is APPROVED.

iv. 2024-0731 313 West Madison St Chapin Park Local Historic District, Ordinance #9575-05 (Audio Position: 0:22:30)

The staff report was presented by:

Kate Himick, Historic Preservation Specialist

Staff Recommendation:

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The scale of the 2 story deck is inappropriate for the house as well as the broader neighborhood. The overall massing of the deck is incompatible with the house, as can be seen in the image of the west elevation (Image 2). The District Addendum for Chapin Park states that the proportions of site projects, "shall conform to those required for new construction," which consider scale and massing (p. 157). Due to the large size of this deck in comparison to the house and other decks in the neighborhood, staff makes an **UNFAVORABLE RECOMMENDATION**.

Staff would support a scaled down version of the current deck in order to comply with the current Standards and Guidelines.

The applicant was represented by:

Aaron Bechtel, 1621 College Street, South Bend, IN was present to represent the applicant.

The public was represented by:

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

After due consideration the following action was taken:

Upon a motion by Michael Skaggs seconded by David Wyncott, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0731

Vote: 4-0. Four in favor, none opposed.

COA#2024-0731 is APPROVED.

v. 2024-0802 914 Leland Avenue Chapin Park Local Historic District, Ordinance #9575-05 (Audio Position: 0:36:43)

The staff report was presented by:

Kate Himick, Historic Preservation Specialist

Staff Recommendation:

The replacement of an unoriginal, small fixed-pane window with a custom, wood window replicating the adjacent windows will not damage the integrity of the house. The proposed window will restore a sense of continuity among the windows on the south facade of the house, as the majority of these windows feature the same unique muntin pattern. Staff makes a **FAVORABLE RECOMMENDATION**.

The applicant was represented by:

Quinn Pillari, 914 Leland Avenue, South Bend, IN and William Wallace, 708 Forest Avenue, South Bend, IN.

The public was represented by:

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

After due consideration the following action was taken:

Upon a motion by Andrew Jones, seconded by Michael Skaggs, and carried by vote, the Historic Preservation Commission APPROVED Certificate of Appropriateness Application #2024-0708.

Vote: 4-0. Four in favor, None opposed.

COA#2024-0708 is APPROVED until August 20, 2024.

- b. LOCAL LANDMARK NOMINATION
- IV. PRIVILEGE OF THE FLOOR
- V. REGULAR BUSINESS

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- a. APPROVAL OF MINUTES
 - i. July 15, 2024 minutes (Audio Position: 0:40:00)
 Upon a motion by David Wyncott, seconded by no one, and UNANIMOUSLY carried by vote, the minutes from the July 15, 2024 Historic Preservation Commission are approved.
- b. STAFF REPORTS
 - i. Administrative Approvals
- c. COMMITTEE REPORTS
 - No committees have met since the previous meeting.
- VI. OLD BUSINESS
 - a. Tree Lawn Update
- VII. NEW BUSINESS
 - a. Resolution 01-2024 Top Ten Most Endangered List (Audio Position: 0:42:05) Upon a motion by Michael Skaggs, seconded by David Wyncott, and UNANIMOUSLY carried by vote, Resolution 01-2024 of the Historic Preservation Commission is approved.
- VIII. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS
- IX. ADJOURNMENT

Upon a motion by David Wnycott, the meeting was adjourned at 7:10 p.m.

Joan Downs-Krostenko Arch. Historian/ Secretary Date

(Audio Position: 0:40:39)

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