## **MINUTES**

HYBRID MEETING

MEMBERS ABSENT:

July 15, 2024 6:00pm Council Chambers, 4<sup>th</sup> Floor County-City Building, South Bend, IN

Kate Himick

John Dorbin

ALSO PRESENT:

Ross Van Overberghe

Chapin Park LHD,

(Audio Position: 0:1:00)

## MEMBERS PRESENT:

Sarah Andrews - President
David Wyncott - Vice President
Joan Downs-Krostenko –

Arch. Historian and Secretary Andrew Jones – Treasurer (Joined at 6:02 pm)

Don Dietz Peter DeKever Michael Skaggs - Virtually

- I. CALL TO ORDER 6:00 pm
- II. ROLL CALL
- III PUBLIC HEARING
  - a. CERTIFICATE OF APPROPRIATENESS
    - i. 2024-0604 738 Leland Avenue Ordinance #9575-05

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

The restoration of the L-shaped porch footprint and clapboard siding would constitute positive improvements to the character of this middle-class Victorian home and bring it into alignment with similar homes in the neighborhood. The back of the house is heavily altered, and the proposed extension would appear more cohesive than the current medley of extensions. The use of original and salvaged material in this project is commendable. Staff makes a **FAVORABLE RECOMMENDATION**.

The applicant was represented by:

There was no one 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:

SARAH ANDREWS PRESIDENT A CERTIFIED LOCAL GOVERNMENT OF THE NATIONAL PARK SERVICE

ROSS VAN OVERBERGHE
HISTORIC PRESERVATION ADMINISTRATOR

Upon a motion by Joan Downs-Krostenko, seconded by Don Dietz, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0604.

Vote: 7-0. Seven in favor, none opposed.

COA#2024-0604 is APPROVED.

ii. 2024-0611 1524 East Wayne Street East Wayne Street Local Historic District, Ordinance #7796-87 (Audio Position: 0:5:19)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

## Staff Recommendation:

The front step and brick walkway are important to the overall visual impression of the home. Other Tudor Revival homes in East Wayne Street (that were also designed by H. R. Stapp and built by Whitcomb & Keller) also feature brick steps and/or walkways. These include 1336 E Wayne St South, 1417 E Wayne St, and 1425 E Wayne St. Replacing the brick with modern concrete would obscure this continuity and detract from the aesthetic value of the home. Staff make an **UNFAVORABLE RECOMMENDATION**.

The applicant was represented by:

Chris Thornton, 1524 East Wayne Street, South Bend, IN, appeared in person to speak as the applicant.

The applicant requests to amend his application to include the porch railings.

Upon a motion by Joan Downs-Krostenko, seconded by Andrew Jones, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES to amend Application #2024-0604 to include the porch railings and remand details to staff.

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 Peter DeKever, seconded by Michael Skaggs, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0611

Vote: 7-0. Seven in favor, none opposed.

COA#2024-0611 is APPROVED with remanding of approval of the details to staff.

iii. 2024-0613 65014 State Road 931 Ordinance #80-77 Local Landmark, (Audio Position: 0:23:45)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

Due to years of neglect by previous property owners, the main and second floors of the structure have fallen into the basement. The roof has several holes and is slowly collapsing. The structure currently sits on an easement granted to AEP (I & M electric) for the placement of power transmission lines. Due to the transmission lines passing over the structure, no use of the structure is permitted. Quotes for relocating the structure on the property outside of the easement are beyond reasonable and would create an economic hardship for the

Page | 2 June 17, 2024

property owner. Should the building be left in place, it would create an economic hardship for the property owner by having to restore and maintain a structure they could not use. Staff makes a **FAVORABLE RECOMMENDATION**.

The applicant was represented by:

Amber and Amparo Martinez, 2910 Hilltop Drive, 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 Don Dietz, seconded by David Wyncott, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0613.

Vote: 6-1. Six in favor, one opposed.

COA#2024-0613 is APPROVED.

iv. 2024-0703 559 River Avenue Edgewater Place LHD,
Ordinance #6846-80 (Audio Position: 0:33:10)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

Staff make a **FAVORABLE RECOMMENDATION** to replace the asphalt shingles, fascia and soffit. The garage was likely and addition in the 30s or 40s. Loss of the block garage will not negatively impact the integrity of the house. Staff make a **FAVORABLE** 

**RECOMMENDATION** for reconstruction of the garage and removal of second floor door.

The applicant was represented by:

Jonathan Rios, 1118 Logan St, Mishawaka, 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 Daivd Wyncott seconded by Andrew Jones, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0703

Vote: 6-1. Six in favor, one opposed.

COA#2024-0703 is APPROVED.

v. 2024-0708 61723 Oak Road

Local Landmark,

Ordinance #5-78

(Audio Position: 0:40:12)

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:

No one was present to speak as/represent the applicant.

The public was represented by:

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

Page | 3 June 17, 2024

After due consideration the following action was taken:

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

Vote: 7-0. Seven in favor, None opposed. COA#2024-0708 is TABLED until August 20, 2024.

- b. LOCAL LANDMARK NOMINATION
- IV. REGULAR BUSINESS
  - a. APPROVAL OF MINUTES
    - June 17, 2024 minutes (Audio Position: 0:52:57)

      Upon a motion by Joan Downs-Krostenko, seconded by Don Dietz, and UNANIMOUSLY carried by vote, the minutes from the June 17, 2024 Historic Preservation Commission are approved.
- V. PRIVILEGE OF THE FLOOR
- VI. REGULAR BUSINESS
  - a. STAFF REPORTS
    - i. Administrative Approvals
  - b. COMMITTEE REPORTS
    - i. No committees have met since the previous meeting.
- VII. NEW BUSINESS
- VIII. OLD BUSINESS
  - a. Tree Lawn Update (Audio Position: 0:53:35)
- IX. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS
  - a. 2024 Top Ten Most Endangered (Audio Position: 1:00:50)
- X. ADJOURNMENT

Upon a motion by Don Dietz, the meeting was adjourned at 7:47 p.m.

Joan Downs-Krostenko Date Arch. Historian/ Secretary

Page | 4 June 17, 2024