



CITY OF SOUTH BEND AND ST. JOSEPH COUNTY HISTORIC PRESERVATION COMMISSION



MINUTES

HYBRID MEETING

June 17, 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 Himick
Kate Bolze
Sandra Kennedy

I. CALL TO ORDER – 6:00 pm

II. ROLL CALL

Upon a motion by Michael Skaggs, seconded by David Wyncott, and UNANIMOUSLY carried by vote, the Historic Preservation Commission APPROVES to move item VII of the agenda to immediately follow roll call.

VII. NEW BUSINESS

Tree Lawn Review

a. A presentation of tree lawn concerns was presented by Larry De Laruelle, 553 Edgewater Drive, South Bend, IN

III. PUBLIC HEARING

a. CERTIFICATE OF APPROPRIATENESS

i. 2024-0506 60413 Sumption Trail Local Landmark,
Ordinance #92-1975 (Audio Position: 0:8:47)

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

Staff Recommendation:

The first-floor front façade windows are not original to the house and are not in keeping with the style of the original windows. The replacement of these lower windows with windows built from the old sashes and replicating the original windows, would constitute positive improvements to the preservation of the property. Staff makes a **FAVORABLE RECOMMENDATION.**

The applicant was represented by:

SARAH ANDREWS
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT
OF THE NATIONAL PARK SERVICE

ROSS VAN OVERBERGHE
HISTORIC PRESERVATION ADMINISTRATOR

Christopher Kramer, 60413 Sumption Trail, appeared in person to speak as/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 #2024-0506.

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

COA#2024-0506 is APPROVED.

- ii. 2024-0508A 623 Park Avenue Chapin Park LHD,
Ordinance #9575-05 (Audio Position: 0:13:21)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

Due to the good condition of the window, staff believes the replacement of this window for a larger one is not appropriate. The original window should remain in place. Staff makes an **UNFAVORABLE RECOMMENDATION.**

The applicant was represented by:

Samuel Rund, 623 Park Ave, 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 Don Dietz, seconded by Peter DeKeever, and carried by vote, the Historic Preservation Commission DENIES Certificate of Appropriateness Application #2024-0508A.

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

Commissioner Downs-Krostenko (AYE): It's really hard to stomach the removal of an original feature that's in good condition.

Commissioner Skaggs (AYE): for the reasons of the standards that are outlined on page 29 on maintaining the original hardware

Commissioner Wyncott (NAY): (no reason required)

Commissioner DeKeever (AYE): The reason being, the standards and guidelines encourage the continued use of existing materials when they are in good repair.

Commissioner Dietz (AYE): Same as Peter (Commissioner DeKeever)

Commissioner Andrews (AYE): because of the standards and guidelines.

Vote: 5-1. Five in favor, one opposed.

COA#2024-0508A is DENIED.

- iii. 2024-0530 202 South Jacob Street East Wayne Street Local Historic District, Ordinance #7796-87 (Audio Position: 0:25:42)
- The staff report was presented by:
Ross Van Overberghe, Historic Preservation Administrator
- Staff Recommendation:
The proposed fence projects are in keeping with the wide range of fence styles and types in the East Wayne Street Local Historic District. Additionally, the proposed fence locations are only minimally viewed from the street. Staff makes a **FAVORABLE RECOMMENDATION**.
- The applicant was represented by:
William Bill Lamie, 202 South Jacob 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 Michael Skaggs, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0530.
- Vote: 5-1. Five in favor, one opposed.
COA#2024-0530 is APPROVED.
- iv. 2024-0529A 914 Leland Avenue Chapin Park LHD, Ordinance #9575-05 (Audio Position: 0:29:39)
- The staff report was presented by:
Ross Van Overberghe, Historic Preservation Administrator
- Staff Recommendation:
Replacement of the small fixed pane window with a window replicating the adjacent window will not damage the integrity of the house. Staff makes a **FAVORABLE RECOMMENDATION**.
- The applicant was represented by:
There was no one to serve as 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 Michael Skaggs, and UNANIMOUSLY carried by vote, the Historic Preservation Commission DENIES Certificate of Appropriateness Application #2024-0529A.
- Commissioners are required to state their reasons for denial. Roll was called.
- Commissioner Downs-Krostenko (AYE):** We do not have enough information.
- Commissioner Wyncott (AYE):** I don't have enough information to be able to determine what the actual project is.
- Commissioner DeKeever (AYE):** Same reasons, that we would benefit from more information.
- Commissioner Skaggs (AYE):** I can't determine in the absence of detailed drawings and plans for what the replacement would look like.
- Commissioner Dietz (AYE):** Not enough information.

Commissioner Andrews (AYE): Not enough information and lack of attendance from the owner or contractor.

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

COA#2024-0529A is DENIED.

- v. 2024-0531 14229 State Road 23 Local Landmark,
Ordinance #79-2001 (Audio Position: 0:39:45)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

Metal roofing emerged in popularity in the late 19th century and is sympathetic to the home's rural context. The proposed metal roof would have hidden fasteners, and the supplemental work would be a positive improvement to the preservation of the building. Staff make a **FAVORABLE RECOMMENDATION**. Should no contractor be found for metal roof replacement, staff also make a **FAVORABLE RECOMMENDATION** for replacement with architectural asphalt shingles as this would constitute a like-for-like replacement.

The applicant was represented by:

Theron Roberts, 14229 State Road 23 appeared in person to speak as/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 carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0531.

Vote: 5-1. Five in favor, One opposed.

COA#2024-0531 is APPROVED.

- vi. 2024-0603 711 Leland Avenue Chapin Park Local Historic District,
Ordinance #9575-05 (Audio Position: 0:48:50)

The staff report was presented by:

Ross Van Overberghe, Historic Preservation Administrator

Staff Recommendation:

Multiple years of neglect and unsympathetic modifications have changed this house from its original integrity. The proposed changes and adaptive reuse of the structure will increase the overall aesthetic of this block and the surrounding neighborhood. Care is being taken to preserve original features, siding and windows while the updates and additions enhance the preserved features returning a historic look to the structure. Staff makes a **FAVORABLE RECOMMENDATION**.

The applicant was represented by:

Amanda Schutz, 1221 Campeau Street, Pat Lynch, 711 West Washington Street appeared in person to speak as/represent the applicant OR There was no one to serve as 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 David Wyncott, and carried by vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-0603.

Vote: 5-0-1. Five in favor, None opposed, One abstained.

COA#2024-0603 is APPROVED with remanding of approval of the details to staff.

- b. LOCAL LANDMARK NOMINATION
- IV. REGULAR BUSINESS
 - a. APPROVAL OF MINUTES
 - i. May 20, 2024 minutes *(Audio Position: 1:16:17)*
Upon a motion by Joan Downs-Krostenko, seconded by Michael Skaggs, and UNANIMOUSLY carried by vote, the minutes from the May 20, 2024 Historic Preservation Commission are approved.
- V. PRIVILEGE OF THE FLOOR
 - a. County Commissioner Derek Dieter *(Audio Position: 1:16:40)*
- VI. REGULAR BUSINESS
 - a. STAFF REPORTS
 - i. Administrative Approvals *(Audio Position: 1:25:51)*
After due consideration, no action was taken.
 - b. COMMITTEE REPORTS
 - i. No committees have met since the previous meeting.
- VII. OLD BUSINESS
- VIII. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS
 - a. 2024 Top Ten Most Endangered *(Audio Position: 1:26:40)*
- IX. ADJOURNMENT

Upon a motion by Don Dietz, the meeting was adjourned at 7:37 p.m.

Joan Downs-Krostenko
Arch. Historian/ Secretary

Date