



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



MINUTES

HYBRID MEETING

September 16, 2024

Council Chambers, 4th Floor

6:00pm

County-City Building, South Bend, IN

MEMBERS PRESENT:

Sarah Andrews - President
Andrew Jones – Treasurer
Michael Skaggs
Joan Downs-Krostenko –
Arch. Historian and Secretary
Peter DeKeever

MEMBERS ABSENT:

David Wyncott - Vice
President

ALSO PRESENT:

Ross Van Overberghe
Kate Himick
John Dorbin
Kelly Meehan

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

- a. CERTIFICATE OF APPROPRIATENESS

- i. 2024-0905 1097 Riverside Drive
Ordinance #7469-85

Riverside Drive LHD,
(Audio Position: 0:1:18)

The staff report was presented by:

Kate Himick, Historic Preservation Specialist

Staff Recommendation:

The design of the proposed ramp respects the existing materials and visual appeal of the house. The ramp would allow access to this historic home while respecting the integrity of the home’s character defining features. Additionally, the porch seen today is not original, and the construction of the ramp would not impact historic fabric. Staff makes a **FAVORABLE RECOMMENDATION.**

The applicant was represented by:

Stephen Wisniewski, 1097 Riverside Drive

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 UNANIMOUS vote, the Historic Preservation Commission **APPROVES** Certificate of Appropriateness Application #2024-0905.

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 | southbend.in.gov

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

COA#2024-0905 is APPROVED.

b. NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

i. J.D. Oliver House

(Audio Position: 5:32)

The staff report, which is publicly available on the City of South Bend's online document portal with supporting documentation, was presented and read into record by Historic Preservation Administrator Ross Van Overberghe.

Staff Recommendation: It is recommended that the Historic Preservation Commission concur with staff that the property meets the criteria for inclusion in the National Register of Historic Places under Criteria A, B and C. Staff requests that the Commission direct staff to submit the appropriate report of the public hearing, including public comments, to Mayor James Mueller for his concurrence, in compliance with Indiana's Certified Local Government regulations.

The Certified Local Government Report on the Nomination of the J.D. Oliver House to the National Register of Historic Places will then be forwarded to the Indiana Division of Historic Preservation and Archaeology for further review, followed by consideration of the nomination by the Indiana Historic Preservation Review Board.

The following represented the applicant:

Kurt Garner, 12954 6th Rd, Plymouth, IN:

"I might just add something that's a little more of the technical nature. When the nomination was written at that time, and if anybody's looked at nominations from the 1970s or 1980s they can appreciate this, it did not include, um, identifying specific structures or resources, and in some of the initial conversations that we had had with the state and I believe Ross was in on the email exchange, there was some concern because of the additions onto the back of the carriage house, that they might be non-contributing, so I appreciate that Ross has made a point of stating that we still feel that they are still contributing.

I am certainly able to take any questions. I think half the staff of The History Museum is here tonight, um, and so if Brian has anything to add maybe. "

Commissioner Andrews: Sure. Hi Brian.

Brian Harding: Hello all, thank you for allowing me to speak as well. I love to address you and address the crowd. I am Brian Harding, I am the director of The History Museum 808 West Washington, South Bend, The carriage house, just to want to ensure you get a note that an owner representative is actually representing that we believe that it is a contributing factor. It is a part of the jewel part of the gem that is the mansion. You can see it visibly and as noted the addition that uh includes the additional galleries, 40 thousand square foot structure is really not as visible. It does not detract from that view the gardens and the entire property, certainly is uh worthy of being on the National Register. That carriage house is certainly contributing, so we appreciate your consideration of that and hopefully following staff's recommendations. Any questions for me or my full team that has come along to support this.

Commissioner Andrews: Any questions for these folks? Okay seems like a homerun, thank you.

Alright. We will open it up to the public. Is there anyone in the public who would like to speak for this petition? Anyone who would like to speak against

this petition? Any final questions or comments amongst ourselves before we open it to a motion.

Commissioner Jones: Somebody put an old cabin in their yard.

Commissioner Andrews: Oh Andrew
I'd like to entertain a motion please.

Commissioner Jones: Can you scroll up Ross?

Commissioner Andrews: Our language is that we would be asking to send this to the Mayor.

Ross Van Overberghe: Yeah, The staff recommendation that you're gonna concur with staff I believe its stated anywhere else.

Commissioner Andrews: Then he signs it and we send it down to the state.

Commissioner Jones: I move that we per staffs recommendation that we send this to the Mayor for approval.

Commissioner Andrews: Do I have a second?

Commissioner Skaggs: Seconded

Commissioner Andrews: Alright. Kate.

Kate Himick: I'm sorry who seconded? I didn't hear.

Commissioner Andrews: Michael.

Kate Himick: Joan Downs-Krostenko

Commissioner Downs-Krostenko: Aye

Kate Himick: Peter DeKeever

Commissioner DeKeever: Aye

Kate Himick: Michael Skaggs

Commissioner Skaggs: Aye

Kate Himick: Andrew Jones

Commissioner Jones: Aye

Kate Himick: Sarah Andrews

Commissioner Andrews: Aye

ii. Bowman Creek Stone Arch Culvert *(Audio Position: 14:15)*

The staff report, which is publicly available on the City of South Bend's online document portal with supporting documentation, was presented and read into record by Historic Preservation Administrator Ross Van Overberghe.

Staff Recommendation: It is recommended that the Historic Preservation Commission concur with staff that the property meets the criteria for inclusion in the National Register of Historic Places under Criteria A and C. Staff requests that the Commission direct staff to submit the appropriate report of the public hearing, including public comments, to Mayor James Mueller for his concurrence, in compliance with Indiana's Certified Local Government regulations.

The Certified Local Government Report on the Nomination of the Bowman Creek Stone Arch Culvert to the National Register of Historic Places will then be forwarded to the Indiana Division of Historic Preservation and Archaeology for further review, followed by consideration of the nomination by the Indiana Historic Preservation Review Board.

The following represented the applicant:

Kurt Garner, 12954 6th Rd, Plymouth, IN:

Again this is a little on the technical side, if you're familiar with the select and non-select bridge process that INDOT has, does that sound vaguely familiar? Alright, I'll capture this in a quick couple of sentences, uh, several years ago, INDOT, in order to avoid a lot of Section 106 work hired a consultant to do a statewide survey of bridges. And select bridges were considered eligible for the National Register, non-select bridges were not considered eligible for the National Register. Oddly enough they did not pick up this bridge. I believe it would be considered select under most circumstances um, and select bridge offers some protection where as a non-select bridge does not. In discussing this with Rossi felt like this was a good way to celebrate not only a remarkable structure but also to allow some protection to be on it. It was picked up in 20 about 2003. The National Park service did a nationwide survey of Lincoln highway resources, and it is included in the Lincoln highway resource for st joe county, so um its just odd that it was missed in the INDOT survey. ”

Commissioner Andrews: The property owners on either side are they aware of this, Crooked Ewe and I think is a staffing company on the other side of it..

Kurt Garner: I don't know if they're aware. It doesn't extend into any private property.

Commissioner Andrews: Right I wasn't sure if they need to made aware.

Kurt Garner: And then, I think I also mentioned to Ross, photos aren't great because I took it during the siummer, I'm gonna return when the leaves are off the trees and put some boots on and hike down the ravine and take some better pictures.

Commissioner Andrews: And then the hope is that if it does get on the register we could tap into money to um retrieve the tops of the bridge.

Kurt Garner: Yes, uh yes cause the caps are missing on the North side I think it is.

Ross Van Overberghe: They are indeed laying down in the creek bed.

Commissioner Andrews: I've seen them, they're down there.

Ross Van Overberghe: No they're intact. The bridge is constructed of, I just blanked on the name.

Kurt Garner: Killbuck stone.

Ross Van Overberghe: Killbuck stone, form the quarry in Killbuck county Ohio. So its actually pretty solid stone.

Commissioner Downs-Krostenko: What um, is it dry construction, is it mortared or were they clamped?

Kurt Garner: It's mortared together. Um, their set in mortar, its just um a very tight mortar joint, but it is mortared together. The caps I'm sure had mortar at one time and I ya know.

Commissioner Andrews: Freezing and thawing.

Kurt Garner: It's probably never been touched in a hundred and however many years.

Commissioner Skaggs: Thank you for mentioning the nation park service survey of all the Lincoln highway bridges. What else from the county is on that survey? There's a handful, um there's not as many as you might think.

I'm just trying to think of one's off the top of my head. Bonnie Doon is noted. Is that on the Mishawaka side?

Commissioner Jones: yeah.

Kurt Garner: Yeah sorry, uh. There's not that many actually. I know Plymouth better sorry. I think if you look at the index list that they have in the survey there's maybe half dozen in south bend.

Commissioner Skaggs: Thank you.

Commissioner Andrews: Any other questions for Kurt.

Commissioner DeKeever: Just a comment, Kurt in addition to the Lincoln Highway I think that bridge would have been used for the interurban and the street car lines if it was built in 1895. One more thing to potentially add to its significance for infrastructure.

Kurt Garner: Yes it's in the nomination, and uh Ross has a great story on that if you wanna.

Commissioner Andrews: You want this on the record?

Ross Van Overberghe: I'll read the quote that Kurt had found and put in the nomination.

Kurt Garner: I like to put in interesting quotes just to see if the state staff is paying attention when they read these. I think the street car line was the impetus for the commissioners to actually get it done because they'd been asked to do it and been promising for a couple of years there and when the company came together and said they were going to start construction that line it became very obvious that they needed a new bridge there.

Commissioner DeKeever: Had there been a bridge there? A wooden one or something.

Kurt Garner: Yes there was. And there was some comment that there was another location on Bowman creek that they wanted to move that bridge to, but it was just in too deteriorated condition to actually take it there. There was a lot of information that came to light on the little bridge that I did not expect.

Commissioner Andrews: Bowman creek actually starts up by um Chippewa Bowl. Up on that area. And passes under Riley high school and it's been daylighted a few places. Cause the center for civic innovation that was one of their big projects to clean up Bowman creek and return some of natural um wildlife that should be living in that waterway.

Ross Van Overberghe: Yeah and in Kurt's research in the nomination he does speak about how it was originally called Wenger creek because closest farm was the Wenger Farm, um the Wenger Farm house is one of our Local Landmarks. So the at whole are kind of between the river and 31 was the Wenger Farm Beyond 31 to the west and south were the Bowman farms and that when the name changed over. But this interesting news paper article in the following spring after the bridge as finished shows how the bridge became a focal point in the neighborhood entitled "Love on the Wenger Culvert" The article states: " That as the evening hours grow longer the gathering of the lovers on the big stone culvert that spans Wenger Creek on Vistula Avenue increases in numbers and when the trolley car motormen turn on their search lights on the groups, various stages of lovemaking can be seen by the passengers."

Commissioner Downs-Krostenko: It was Wenger Creek before it was Bowman Creek?

Ross Van Overberghe: Yes it was Wenger creek.

Commissioner Downs-Krostenko: And was it called Vistula Avenue before Lincoln Way?

Ross Van Overberghe: Yes

Commissioner Downs-Krostenko: And so that connects up with the Vistula that's over in Mishawaka

Ross Van Overberghe: Correct. That was all the same road all the way through. It was Vistula all the way up to 1913 when it became the Lincoln Highway although most of the locals and signs still said Vistula, a lot of the maps all said Vistula, Lincoln Highway was still sort of an honorary thing and it wasn't until later that city's and towns started to change the names to Lincoln Way.

Commissioner Andrews: Good sleuthing on that one Kurt.

Kurt Garner: Oh it was a fun, I love doing these little structures like this, it was a fun project.

Commissioner Andrews: Thank you anything else for Kurt?

Commissioner Skaggs: The State of Indiana's roads and bridges is always a hot topic of discussion, so even a small bridge like this, this is good news, the State should make some hay out of.

Commissioner Andrews: Crossroads of America. Alright we'll put it to public. Anyone in the public who'd like to speak for this petition? Anyone against this petition. Can I have a motion please?

Commissioner Skaggs: I make a motion that The Bowman Creek Stone Arch Culvert that we concur with staff and direct them to submit this to the Mayor for approval.

Commissioner Andrews: Do I have a second?

Commissioner DeKeever: Second

Commissioner Andrews: Kate

Kate Himick: Andrew Jones

Commissioner Jones: Aye

Kate Himick: Joan Downs-Krostenko

Commissioner Downs-Krostenko: Aye

Kate Himick: Peter DeKeever

Commissioner DeKeever: Aye

Kate Himick: Michael Skaggs

Commissioner Skaggs: Aye

Kate Himick: Sarah Andrews

Commissioner Andrews: Aye

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

- a. APPROVAL OF MINUTES
 - i. August 19, 2024 minutes *(Audio Position: 0:29:54)*
Upon a motion by Joan Downs-Krostenko, seconded by Andrew Jones, and UNANIMOUSLY carried by vote, the minutes from the August 19, 2024 Historic Preservation Commission are approved.
- b. STAFF REPORTS
 - i. Administrative Approvals
- c. COMMITTEE REPORTS
 - i. No committees have met since the previous meeting.
- VI. OLD BUSINESS
- VII. NEW BUSINESS
- VIII. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS
 - a. Enforcement *(Audio Position: 0:31:00)*
- IX. ADJOURNMENT

Upon a motion by Andrew Jones, the meeting was adjourned at 7:18 p.m.

Joan Downs-Krostenko Date
Arch. Historian/ Secretary