



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



MINUTES

HYBRID MEETING

October 21, 2024
6:00pm

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

MEMBERS PRESENT:

David Wyncott - Vice President
Michael Skaggs - Virtual
Joan Downs-Krostenko –
Arch. Historian and Secretary
Peter DeKever

MEMBERS ABSENT:

Sarah Andrews – President
Andrew Jones – Treasurer

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. 2024-0909 13546 Brick Road
Ordinance #42-1976

Local Landmark,
(Audio Position: 0:6:12)

The staff report was presented by:
Kate Himick, Historic Preservation Specialist

Staff Recommendation:

If constructed with care, the addition of a brick patio and entryway would be reversible additions to the historic site. Staff recommends that the proposed brick patio entryway minimize or avoid damage to the existing historic brick of the east facade. The entryway could be attached to mortar joints along the existing wall or, preferably, employ a free-standing means of support rather than attaching to the house. Additionally, it is the opinion of staff that Style 2 is more in keeping with the home’s Italianate architecture than Style 1.

The repairs necessary to stabilize the brick outhouse would require the replacement of more than half the historic bricks. Several parts of the structure are missing a substantial amount of bricks, and despite the property owner’s attempts to support the structure, regular maintenance is no longer enough to save it. Staff recommends the deconstruction of the brick outhouse, provided that any usable bricks are repurposed as part of the proposed patio or for other purposes on site.

SARAH ANDREWS
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT
OF THE NATIONAL PARK SERVICE

ROSS VAN OVERBERGHE
HISTORIC PRESERVATION ADMINISTRATOR

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doors bringing life back to a property on a block with 3 vacant and boarded homes. Staff make an **UNFAVORABLE RECOMMENDATION** for vinyl replacement windows.

Staff make a **FAVORABLE RECOMMENDATION** for aluminum clad wood windows and doors as proposed. Intact windows shall be removed and donated or saved on the premises.

The applicant was represented by:
Phil St. Clair, 1316 Hampshire 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 Joan Downs-Krostenko, seconded by Peter DeKeever, and carried by UNANIMOUS vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-1007-1.

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

COA#2024-1007-1 is APPROVED with the condition that when the vinyl windows fail they cannot be approved with a like for like replacement with vinyl windows.

After due consideration the following action was taken:
Upon a motion by Joan Downs-Krostenko, seconded by Michael Skaggs, and carried by UNANIMOUS vote, the Historic Preservation Commission APPROVES Certificate of Appropriateness Application #2024-1007-2.

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

COA#2024-1007-2 is APPROVED with the details remanded to staff.

- b. NATIONAL REGISTER OF HISTORIC PLACES NOMINATION
- c. LOCAL LANDMARK NOMINATION
- IV. PRIVILEGE OF THE FLOOR
- V. REGULAR BUSINESS
 - a. APPROVAL OF MINUTES
 - i. September 18, 2024 minutes *(Audio Position: 0:53:20)*
Upon a motion by Joan Downs-Krostenko, seconded by David Wyncott, and UNANIMOUSLY carried by vote, the minutes from the September 18, 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. Story Map of Ten Most Endangered of 2024

IX. ADJOURNMENT

Upon a motion by Peter DeKeever, the meeting was adjourned at 7:02 p.m.

Joan Downs-Krostenko
Arch. Historian/ Secretary

Date