



CITY OF SOUTH BEND AND ST. JOSEPH COUNTY

HISTORIC PRESERVATION COMMISSION



MINUTES

HYBRID MEETING

November 18, 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
Joan Downs-Krostenko –
Arch. Historian and Secretary
Peter DeKever
Michael Skaggs

MEMBERS ABSENT:

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. 2024-1104 622 Portage Avenue
Ordinance #9575-05

Chapin Park LHD,
(Audio Position: 0:16:45)

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

Staff Recommendation:

The 1930s block garage is a reminder of these houses' early switch to multi-family living during a time of changing demographics and economics. The structure appears to be in good condition from the exterior and could be renovated to suit the needs of the future homeowners. The garage remains part of the unique story of this block in Chapin Park. Based on the information provided prior to this public hearing, Staff makes an **UNFAVORABLE RECOMMENDATION.**

The applicant was represented by:
Abram Christianson, 806 Leland Avenue

The public was represented by:

Cole Hay, 841 Park Avenue to speak in **FAVOR** of this application:

“As a neighbor this is a mess, I think it should be demolished I don’t see any aesthetic value I don’t see any historic value and since this is

SARAH ANDREWS
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT
OF THE NATIONAL PARK SERVICE

ROSS VAN OVERBERGHE
HISTORIC PRESERVATION ADMINISTRATOR

historic preservation I don't see why we would preserve something that isn't historic and prevent a homeowner from demolishing it.

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 #2024-1104.

Vote: 4-1-1. Four in favor, one opposed, one abstention.

COA#2024-1104 is APPROVED.

b. NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

i. Lincoln Way East Historic District

(Audio Position: 32:50)

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 district 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 Lincoln Way East Historic District 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.

Ross Van Overberghe: Any Questions?

Commissioner Skaggs: This process is often misunderstood to be. You're gonna put rules on my house that I can't do, etc etc. So it's striking that there have been no comments whatsoever.

Commissioner Andrews: That's why I asked. I think that's a little strange given the houses we're talking about.

Commissioner Jones: Yeah, there's lawyers and Morgan's law firm is on that street.

Commissioner Andrews: That's the one. I can't believe they didn't respond.

Commissioner Jones: There's a school there to Montessori school, right?

Commissioner Andrews: And there's a safe house.

Commissioner Jones: Oh, yep and the Youth Services Bureau

Commissioner Andrews: I just want to triple check

Ross Van Overberghe: Between the letters that have gone out the press release, the publishing in the legal section of the newspaper, and part of what we put out with all those letters. Is, you know, stating what it means and what it doesn't mean. So I think that since we've, you know, spelled it out fairly clearly about what it means and what it doesn't mean, it's we're not met with as many questions about it and objections.

Commissioner Skaggs: And this is the only opportunity that anybody would have to register an objection that we would need to consider.

Ross Van Overberghe: For you guys to consider, I think there may still be opportunity for people to write letters to the state, but I'd have to go back and review the process again when it gets down to the state.

Commissioner Andrews: Open up to public comment here in this meeting.

Ross Van Overberghe: This is this is the other portion of public comment. So they may not have sent letters in or emails, but they can show up at this public meeting and voice. Their approval or denial of.

Commissioner DeKever: Nomination. OK. So, Ross, a letter was sent to each property owner. Is that how that this works?

Ross Van Overberghe: Normally that would it there are less than 50 property owners. Otherwise CLG and the National Register processes stat that a publication in the newspaper suffices as notification,

Commissioner DeKever: So this fits in that category?

Ross Van Overberghe: Correct.

Commissioner Jones: So the only notice has been in the paper?

Ross Van Overberghe: Well the city has been notified and the Common Council as well.

Commissioner Andrews: Was it in the paper?

Ross Van Overberghe: Yes

Commissioner Andrews: I just didn't see it.

Ross Van Overberghe: You read the legal section?

Commissioner Jones: Yeah its it the classified, legal section.

Ross Van Overberghe: Yeah its in the legal section.

Commissioner Andrews: Well some of our other press releases of this stature have made it in other spaces. Have had an article written.

Ross Van Overberghe: We also did a press release last week that the news picked up you know ABC57 talked about it WNDU did a story. So we in conjunction with the newspaper posting, we aren't required to but we do the press release to help get the information out there. We're not trying to pull the wool over anyone's eyes or yank the rug out from under them. And again it has no negative impacts and no restrictions are put on the property owners. It opens up the ability for financial resources and grant opportunities, its bringing incentives to a district that only has restrictions with no help.

Commission Andrew: Any other questions before we open it to public comment?

Is there anyone in the audience who would like to speak for this petition? Is there anyone who would like to speak against this petition?

Alright, I'd like to entertain a motion. Just a reminder the motion is to send this to the mayor with whatever we decide. Approval or Denial

Commissioner Skaggs: I will make a motion that we direct staff to send this forward to the Mayor for approval.

Commissioner Andrews: Do I have a second?

Commissioner DeKever: Seconded

Kelly Meehan: Andrew Jones

Commissioner Jones: Aye
Kelly Meehan: Peter DeKeever
Commissioner DeKeever: Aye
Kelly Mehan: Michael Skaggs
Commissioner Skaggs: Aye
Kelly Mehan: David Wyncott
Commissioner Wyncott: Aye
Kelly Meehan: Joan Downs-Krostenko
Commissioner Downs-Krostenko: Aye
Kelly Meehan: Sarah Andrews
Commissioner Andrews: Aye

ii. North St. Joseph-Riverbend Historic District
(*Audio Position: 44:11*)

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 Specialist Kate Himick..

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 North St. Joseph-River Bend Historic District 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.

Commissioner Andrews: Doesn't a former HPC member live in this neighborhood.

Ross Van Overberghe: Yes

Commissioner Andrews: And we didn't hear from that person.

Ross Van Overberghe: No

Commissioner Andrews: Ok. I just wanted to check. It just seems a little peculiar. Ok Alright.

Any other questions for Kate or Ross on this one? If not we'll move to public. Is there anyone in the public who would like to speak for this petition? Anyone who would like to speak against this petition?

Alright, I'd like to entertain a motion.

I cannot make a motion.

Commissioner Wyncott: I would like to make a motion that we request staff forward the National Historic Register Nomination for St. Joseph-Riverbend Historic District to Jams Mueller with a positive recommendation.

Commissioner Andrews: Do I have a second?

Commissioner Jones: Seconded

Kelly Meehan: Joan Downs-Krostenko
Commissioner Downs-Krostenko: Aye
Kelly Meehan: Peter DeKeever
Commissioner DeKeever: Aye
Kelly Mehan: Michael Skaggs
Commissioner Skaggs: Aye
Kelly Mehan: David Wyncott
Commissioner Wyncott: Aye
Kelly Meehan: Andrew Jones
Commissioner Jones: Aye
Kelly Meehan: Sarah Andrews
Commissioner Andrews: Aye

- c. LOCAL LANDMARK NOMINATION
 - IV. PRIVILEGE OF THE FLOOR
 - V. REGULAR BUSINESS
 - a. APPROVAL OF MINUTES
 - i. October 21, 2024 minutes *(Audio Position: 0:56:20)*
Upon a motion by Joan Downs-Krostenko, seconded by David Wyncott, and UNANIMOUSLY carried by vote, the minutes from the October 21, 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. Properties on Neighborhood Services and Enforcement Demo List
 - i. 414 N Williams Street Chapin Park LHD, Ordinance # 9575-05
 - ii. 703 Portage Court Chapin Park LHD, Ordinance # 9575-05
 - b. Centennial Plaque
 - IX. ADJOURNMENT
- Upon a motion by David Wyncott, the meeting was adjourned at 6:58 p.m.

Joan Downs-Krostenko
Arch. Historian/ Secretary

Date