

April 6, 2010

**HISTORIC PRESERVATION COMMISSION  
City of Mishawaka, Indiana**

A regular meeting of the Mishawaka Historic Preservation Commission was held Tuesday, April 6, 2010 at 4:00 PM in the Council Chambers at City Hall, 600 East Third Street. Commission members attending: Dick Barnette, Judy Gray, David Vollrath, Dave Eisen, and John Gleissner. Absent: Tony Obringer, Mike Bultinck, David Schmidt and Cynthia Harington. Advisory members attending: Dr. Bill Gering and Cliff Zenor. Also attending: Peg Strantz, Planning Department; Ken Prince, City Planner.

**MINUTES:**

The March 2, 2010 meeting minutes were approved as circulated.

**PUBLIC HEARING**

**HPC #10-01**

An application for nomination of a local landmark has been submitted by Gregory A. Kuharic, property owner, to establish 417 Edgewater Drive as a Local Landmark.

Peg Strantz, Associate Planner, with the Building, Community Development & Planning Department said she was pleased to present to the Commission the nomination for historic landmark designation for the property located at 417 Edgewater Drive. She said this is the first nomination for the year, submitted by the property owner, Mr. Gregory A. Kuharic. The "outstanding" rated structure was designed in 1923 for Fred N. Smith, who at the time was the president of the First National Bank of Mishawaka. It is one of the many fine homes along Edgewater Drive that look upon the Saint Joseph River. The principal structure she said consists of red brick and limestone designed in the Colonial Revival-style with Palladian and Adam-style variants. The hip roof is red clay tile. Gutters and downspouts are made from copper. The home's windows consist of 12 over 12 double hungs, 6 over 6 double hungs, 8 over 8 double hungs with 4 over 4 on either side, and Palladians with arched fan lights. Along the upper 1/3 of the house is a stone belt course. Two interior chimneys project from the roof. An original garage was built on the back half of the property along the alleyway exhibiting similar features as the main house. In 1980 the garage was attached to the house by way of an addition, with materials that were in keeping with the original architect's intent.

John Gleissner asked if this was the Mittler home?

Gregory Kuharic answered that the ownership was Fred Smith, to people with the name of Clark, then Mittler, and then there were interim owners before himself. He said he is the fifth owner of the house.

Cliff Zenor noted that he and Paul Hayden had the good opportunity to take a tour of Greg's house and talk with him about what he likes and what he hopes to preserve. He has good intentions to keep windows, to restore the façade of the house; he talked about painting the white trim a neutral color that would complement the home better. He has repaired roof tiles and has started to do a lot of restoration work and plans to continue maintaining the structure the way it is. He said it is a beautiful and he thinks both the house and Greg are lucky to have each other.

John Gleissner asked if any one wanted to speak in favor of the nomination.

Gregory A. Kuharic, 417 Edgewater Drive, said he grew up in Mishawaka, Mishawaka Class of 69, and he'd always loved this house. He never thought he would move back here, but his ties are deep in Mishawaka and his Father lives here in the house he grew up in. He said he is very proud to have found this place and decided it was going to be his home. He noted he has always been interested in historic architecture and has studied it and this is the dream house for him. He said this all comes about because he was in an office above Historic Landmarks Foundation and spoke to Paul Hayden. He said it was a good opportunity to talk and meet with Paul and he believes in preserving what we have in terms of historic houses. He said we have lost much since I left for college and maybe in the

future some young person will say, "gee I want to grow up and live in a house like that", and maybe we can help them out with that. Whatever we can do in our own way, he said, and he'd like to set an example. He thanked the Commission.

John Gleissner asked if anyone wanted to speak in favor.

John Gleissner asked if anyone wanted to speak in opposition.

John Gleissner asked if any of the Commission members wanted to speak.

Dick Barnette stated that this is a good example of what we are looking for.

John Gleissner asked Mr. Kuharic how long he had been in the property.

Gregory Kuharic answered he bought it two years ago on March 31<sup>st</sup>, so a little over two years.

John Gleissner asked Mr. Kuharic if he was aware of the City's thought of extending the river walk to Merrifield Park and maybe into the golf course down Edgewater Drive.

Gregory Kuharic answered he had heard that.

**MOTION:** Mr. Vollrath moved to recommend approval of HPC #10-01, the landmark designation request of 417 Edgewater Drive; seconded by Dave Eisen; passed with a unanimous vote of 5-0.

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## **COMMITTEE REPORTS:**

### **Local Landmarks**

### **Public Relations and Community Education**

#### **Fundraising**

Judy Gray said when the committee met they really weren't finding a lot of ideas for fundraising, so they considered the candles. It is a Celebrity Home-Home Décor Fundraiser and basically the organization selling the candles gets 50% of the profit, they get the money up front and the candles arrive in about 10-12 days. The non-petroleum candles, she said, burn about 40 hours. She said we also have to find out if the Board is tax exempt. She said she Googled other Commissions for ideas. She looked at Indianapolis; LaPorte's only fundraiser is the home tour. She thought the Commission might like to sheet of ideas she composed. She noted they still have the Between the Buns fundraiser and will find out when it ends and how successful it is.

John Gleissner commented that he ran fundraising events at school for over 30 years with the kids. We need to look at our audience, what to sell and something we all agree to participate in. He said he is not going door to door. He said you have to be at a booth where there is a lot of people. The water sales were not really bad, but you need everyone to pitch in, he said. We only have nine people and we are all getting older, and added that

doing something in Indianapolis has a lot much chance of making money than here in Mishawaka because of the population. He appreciates the research. He noted, as he sees it, is that our only pressing need is to have enough money to order the plaques. He asked if that was somewhat true.

Peg Strantz stated that one the ideas that came up before was to pay for Paul Hayden's contract.

David Vollrath said he liked the idea of setting some goals for ourselves and a rough budget so that we don't come at by saying what are all the ways that we can raise money without some appreciation of how much. He said, and our resources in terms of time and talent for sales are limited too. He added that he wants to join John in thanking Judy for all the research because we have a full array of choices and we will find something that is a good match to how much money we need and how many hours we can put in.

Judy Gray said she fully agrees with that and she knew when she put the list together that there were a lot of things over the Commission's head but there were some things that were kind of interesting like 19<sup>th</sup> century recipes for cleaning, going back to being green, which is a topic popular now. She was just looking for a start for possibilities.

Dave Eisen suggested the possibility of partnering with the Kiwanis or the Lions as part of their pancake or fish fry days for which the Commission could earn some money. He added maybe there is something at Kamm Island Fest the Commission could participate in.

John Gleissner noted that we have to keep searching for the right audience and the right product at the right of amount of time.

The Commission discussed in greater detail fundraising.

#### **Home Tour**

Cliff Zenor said that Judy, Peg, Mike, Paul and himself had an exploratory meeting about conducting a historic house tour. He suggested for the first time the ideal area would be the historic designated Riviera Place. He said we already have the history of the individual homes and the development of the subdivision. He said there are six or seven homes on Riviera Drive, the No. 4 Firehouse, the bungalow next to that, and the First Christian Church. The Commission discussed this idea at length.

#### **Old Mishawaka High (Mish Furniture) Gym Floor**

Cliff Zenor stated that Mike Bultinck is the lead on this, and said Mike had the idea of somehow removing the floor and sell pieces of it for a fundraiser. He said the Architect, Greg Kil, and Lory Timmer, with Community Development, thought it was a clever idea and really didn't see any problems. More research will have to be done this.

**ADJOURNMENT: 5:09 PM**

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Peg Strantz, Associate Planner

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John Gleissner, Chairman  
Mishawaka Historic Preservation Commission