

April 5, 2011

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

The first meeting of the year of the Mishawaka Historic Preservation Commission was held Tuesday, April 5, 2011 at 4:00 PM in Room 205, City Hall, 600 East Third Street. Commission members attending: Dick Barnette, Judy Gray, David Vollrath, Dave Eisen, Mike Bultinck and Tony Obringer. Absent: John Gleissner, Cliff Zenor and Advisory Members, Dr. William Gering and Cynthia Harington. Also attending: Peg Strantz and Ken Prince with Planning Department; and Tim Ryan with Central Services.

**ELECTION OF OFFICERS:**

**MOTION:** Dave Vollrath nominated John Gleissner to serve as Chairman. Dick Barnette seconded the motion. The nominations were closed. With a vote of 6-0 John Gleissner became Chairman for the fourth consecutive year.

**MOTION:** Dave Eisen nominated Cliff Zenor for Vice-Chairman. Michael Bultinck seconded the motion. The nominations were closed. With a vote of 6-0 Cliff Zenor became Vice Chairman.

The 2011 Rules of Procedure were adopted as submitted.

**MINUTES:**

The December 7, 2010 meeting minutes were approved as circulated.

**COMMITTEE ASSIGNMENTS:**

**Local Landmarks**

Michael Bultinck noted that Greg Kuharic, 417 Edgewater Drive, has invited the Board to have a meeting at his house in the near future.

Peg Strantz said the HPC may want to present Mr. Kuharic with his bronze plaque at a Council meeting in May.

**NEW BUSINESS:**

*Signs for Preservation Month*

Commission will place signs promoting National Historic Preservation Month in May. Signs will be distributed to members at the May meeting.

*Preservation Awards*

Peg Strantz asked if any members had ideas for the preservation awards. She said Cliff Zenor had some ideas. One suggestion from Cliff was Dr. Wheel's building at 900 LWW for Adaptive Reuse. She asked the Commission to think about others and she would email the list of categories.

*Battell Park Restroom Building Repairs & Fencing*

Ken Prince, City Planner, introduced Tim Ryan, Assistant Street Commissioner. Mr Prince passed out photos of the condition of the restroom and surrounding rock wall area. He said the City Street and Park Departments have combined resources and now have a pool of staff to do some work in house to save money. This year the Council appropriated a total of \$200,000 for all thirty (30) parks for capital improvements. One of the parks that is in desperate need of help was Battell Park's restroom.

Tim Ryan said when they went in initially they gutted the building to the floor. He said there were three layers of floor and all three layers are rotten including all the joists. So the process was gutting the entire thing and rebuilding from scratch. He said we were looking at a viable tort claim if we didn't do something with the restroom because it was terrible.

Ken Prince said the complete inside is being gutted and the reason it is appropriate to talk to the Preservation Commission is that the wood louvers are broken. He said the City would like to replace them similar to what was done at the Lincoln Park Restroom. He said this restroom is a little older than the Lincoln Park restroom, but similar in how the ventilation used to work. He said they are looking for durability in the vents which can be very expensive. He said to give you an idea of costs, Tim's budget for this is \$25,000 total; in materials they have already estimated, not including the louvers, are at \$18,000. We also received an estimate from DLZ to do the design and fitting to do the restroom Rose Park which is also WPA construction was \$170,000 to restore. So it really saves money by doing this, but the reason why we are here to talk to you is two fold: one is the louvers change the outside appearance of that structure and they would no longer be brown, they would be silver metallic aluminum. The second issue we are having, and you can see in the pictures that Peg took from the rear of the structure, we get a lot of vandalism and graffiti in and around the structure. We would like to install black steel picket fencing to try to keep the kids away from the back of the structure. That fencing will run about \$60 a linear foot. Again we are looking for any thoughts that you might have. The work at the back of the building doesn't really change the front appearance; we are trying to change the access they have for spray painting graffiti, because it is clearly getting hit a lot.

Tim Ryan said during the summer it is almost daily. We could go down there every day and repaint. You notice that the steps go down on either side of the structure; the lower level was originally the restrooms. One side has an opening in it that they can just go down the steps right out the back, so it would encompass those steps going down with gated areas. We would still be able to get to the utility side of it for repairs, but it would keep them out. We would probably have to brick up or block out the hole in the backside to make it a solid wall.

Ken Prince said we are looking for feedback as to what you feel is appropriate.

Judy Gray questioned if the aluminum louvers could be removed/stolen for scrap and if the bathrooms are open 24/7.

Mr. Ryan said a tamper proof screw is used like was used in Lincoln Park. He said the screw has a hex head with a pin in it. Everything we are doing is going to be along the same lines as Lincoln Park; everything stainless steel and tamper proof or resistant. He said the bathrooms are open during the summer 24/7. They used to have funding for park police that would go in at 10:00 and close them all, but its just not there any more.

Dave Eisen questioned more lighting for the area.

Mr. Ryan said there is some front lighting now. He said once they got down to the nuts and bolts of the whole project, everything in that building was antiquated, and interior-wise it was shot, so we are looking at complete plumbing, complete electrical, new vandal proof lighting inside. Exterior wise, the down side of doing the exterior of a building with historic value is you either get into phenomenal cost to replace with vandal resistant, or you put a light up in a cage and that just looks tacky. The soffit is all tongue and groove, which doesn't permit it to breathe, that may be an issue to address later. He said he is floored with some of the prices of the fixtures he is looking at, but then he looks back and said well yeah we replaced four toilets in there at \$400 a piece, yeah I can see why a stainless steel toilet is \$2000.

Mr. Prince noted that they have a project under consideration but he is not sure it will be accomplished this year, but they are considering a series of security cameras and call boxes along the river walk.

Tony Obringer asked what the down side of the fencing would be and asked where it would be installed.

Mr. Prince answered cost and appearance.

Mr. Ryan said the staircase columns on either side going down will be gated off and there will be sections of fencing on top of the side walls so they can't climb over.

Mike Bultinck asked if the city needs access to the back.

Mr. Ryan said there is a meter pit in the back, where you see a big hole in the photo. He said they will put a cover on that.

Mr. Eisen asked if it will remain a bathroom.

Mr. Prince answered yes, the Park Board wants to keep the restroom in the park.

Mr. Bultinck asked if the doors will be replaced.

Mr. Ryan said the front wooden doors will be gone and there will be a foyer where you can go to the men's or the women's restroom.

Mr. Bultinck asked if there will be a new roof.

Mr. Ryan said the roof was discussed and he was told it was done about 10 years ago, so that is not a pressing issue.

Mr. Prince said we will get a Certificate of Appropriateness.

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Peg Strantz said she will email members about the Volunteer Breakfast at Battell Center.

**ADJOURNMENT: 4:37 PM**

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Peg Strantz, Associate Planner

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John Gleissner, Chairman  
Mishawaka Historic Preservation Commission