

**MAY 4, 2011**

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

The Mishawaka Historic Preservation Commission meeting was held Wednesday, May 4, 2011 at 4:00 PM in Room 106, City Hall, 600 East Third Street. Commission members attending: Dick Barnette, Mike Bultinck, Judy Gray, David Vollrath and Cliff Zenor. Absent: John Gleissner, Dave Eisen, Tony Obringer 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.

**MINUTES:**

The April, 2011 meeting minutes were approved as circulated.

**COMMITTEE REPORTS:** None

---

**CERTIFICATE OF APPROPRIATENESS:**

- **Battell Park Restroom Fencing, Louvers, Wooden Door and Skylight**

Ken Prince said we talked about this at the last meeting regarding the changes to the Battell Park Restroom. Basically, the inside of the building needed to be completely gutted and taken down to the studs and reconstructed because of the rot that had taken place. The bathrooms which originally were on the basement level, were put on the second floor, so when things leaking, etc., the wood just rotted and became spongy. The inside is totally being redone. One of the requests we made was to remove the exterior bolted door and do what is similar in Lincoln Park with an open foyer and the two metal doors set inside on either side; one for men, one for women. The bronzed metal louvered vents will match the brick. The City wants to replace the rotting soffit. The big changes to the exterior, for security purposes, are to install black, ornamental metal picket fencing with spikes on top as an added deterrent. The two gates on either side of the front of the building would be an ornamental arch or the square top. Personally, he said he believes the square matches the lines of the building. Behind the back of the building 6 foot black coated chain link fence will be installed because of the repeated vandalisms and graffiti. Security lighting will be added to the soffit directed down to add enough light. They would like to install environmentally friendly skylights in the building for natural lighting because one of the complaints we get is how dark the public restrooms are. We want install one in the men's and one in the women's restroom on the south side of the roof where they will not be visible from the front.

After discussion the Commission felt the square top gate was most appropriate.

**MOTION:**

Dave Vollrath moved that the Mishawaka Historic Preservation Commission find as a fact that the proposed project at the stand alone Brick Restroom located on the south center of Battell Park/ Certificate of Appropriateness #11-1, if constructed according to the plans submitted on Wednesday May 4, 2011, is compatible with the character of the Battell Park Single Site District, the brick restroom at the south center of the park, for the reasons that the removal of the front wood door, the replacement of wood louvers with aluminum bronze color louvers, the installation of black aluminum fencing, soffit repair and installation of skylights on the south portion of the roof, not visible from the front, are generally in harmony with the character of the subject property and/or adjoining properties and the historic district.

**2<sup>ND</sup> MOTION:**

Mike Bultinck moved that based on the preceding findings of fact, I move that the Mishawaka Historic Preservation Commission grant a certificate of appropriateness to the City of Mishawaka for Certificate of Appropriateness #11-1.

**VOTE:** The Board, with a vote of 5-0, granted the Certificate of Occupancy for the following:

1. to install an ornamental, black metal, picket fencing with square top gates;
2. to permit removal of the front wooden door to allow interior access to the restrooms from the vestibule with metal doors;
3. to replace existing wood louvers with bronze color aluminum louvers;
4. to install skylights on the rear roof area, not visible from the front; and
5. to allow soffit repair.

---

**NEW BUSINESS:**

Preservation Awards

Cliff Zenor said last year we presented an award for preservation to the Martins for the Merrifield Cass House (816 LWE); an award to Meijers for the restoration of Wills Clock; award for adaptive reuse for McCarthy Insurance (802 LWW); first time Heritage Home awards to Susan Godair, owner of 409 North Cedar, and to Sarah Joswick, owner of 321 N. Cedar; the mayor's award to Dr. Gering and the award for service to Paul Hayden at Indiana Landmarks. He said the remaining one on our list that we didn't award is the renovation award. He said he drove neighborhoods and shot photos of houses for prospective award ideas. The Commission reviewed the photo sheet that included the following: Heritage Home, 522 Calhoun; Heritage Home, 623 W. Mishawaka; Heritage Home, 434 Calhoun; Heritage Home, 721 W. Mishawaka; Heritage Home, 517 Benton, Heritage Home, 554 W. Seventh; 900 LWW (Dr. Glenn Wheet) for Adaptive Reuse; and 415 LWE (Graduate Theological Foundation for Adaptive Reuse.

The Commission discussed future buildings and places for the award program and was asked to bring ideas to the next meeting.

---

BallBand Monument Spring Planting

Peg reminded the Commission that the planting will take place on Saturday, May 14<sup>th</sup> at 10:00.

---

Mishawaka Furniture

The Commission discussed the Mishawaka Furniture (First High School), 402 LWW, windows at length and the possibility that the nearly pristine, existing windows be saved and stored.

---

**ADJOURNMENT: 5:21 PM**

---

Peg Strantz, Associate Planner

---

Cliff Zenor, Vice Chairman  
Mishawaka Historic Preservation Commission