

JUNE 7, 2011

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

The Mishawaka Historic Preservation Commission meeting was held Tuesday, June, 2011 at 4:00 PM in Room 205, City Hall, 600 East Third Street. Commission members attending: John Gleissner, Mike Bultinck, Judy Gray, David Vollrath, Cliff Zenor and Tony Obringer. Absent: Dick Barnette and Dave Eisen. Advisory Member: Dr. William Gering. Staff attending: Peg Strantz, Associate Planner.

John Gleissner thanked those who sent cards and emails to him while he was recuperating.

**MINUTES:**

The May, 2011 meeting minutes were approved as circulated.

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**COMMITTEE REPORTS:** None

**NEW BUSINESS:**

Preservation Awards

Cliff Zenor said the Commission, last month, narrowed down the candidates to the following:

Adaptive Reuse Award:

900 Lincolnway West, the Ellis Schindler House, to Dr. Glenn Wheet  
700 Lincolnway West, the Kamm House, Hacienda Restaurant

Preservation Award: 417 Edgewater Drive, Smith-Kuharic House, to Greg Kuharic

Heritage Home Awards:

522 Calhoun Street, English Tudor Revival c. 1925, Mary Lou Morin  
517 Benton Street, American 4-Square c. 1925, James & Della DeWald  
554 W. Seventh Street, Bungalow c. 1930, Forrest & Imogene Morris

Commission will consider a fourth candidate for the Heritage Home Award. Mr. Zenor commented that any thing that is fifty years or older qualifies as a vintage home. That is why there are a lot of these mid-century modern homes that are well cared for that are becoming historic sites.

Suggestions for future awards were Hacienda; Beiger Mansion, Doc Peirce's for a second Adaptive Reuse because they are in the public's eye continuously. Service awards were also suggested for people who have devoted time and effort. Craftsman Sears homes that are representative of an era was another suggestion.

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HPC Goals

Cliff Zenor put together a boiler plate with the different headings to stimulate thoughts and gather ideas. It goes from bigger down to smaller or really broad and grand to very specific things. Under the City of Mishawaka heading one could be enabling downtown store owners to restore or renovate their storefronts. Other communities, Goshen, Elkhart, La Porte, South Bend, have gotten grants and done really good things. Maybe take off awnings and replace with more compatible signage. As part of the City's web page we could have a list of resources for restoring windows, how to apply for designation, etc. The Department of the Interior has tons of good information about how to properly paint your house, how to take care of the exterior, etc.

Under the Neighborhoods heading, kick around some ideas; what can we do to help historic neighborhoods stay in good condition or with some neighborhoods that are going through the transition like over on Sixth where buildings have been demolished and new buildings will come in.

What can the Commission do to encourage people in existing homes to maintain them or bring back their original appearance. What gives Mishawaka neighborhoods their personalities; their historic homes. That would also mean talking with the Redevelopment Commission to find out about buildings listed in the City's historic sites and structures survey that are being considered for demolition without input from the HPC. The HPC understands the process of infill but some buildings are candidates for really good development rather than demolition as was the case at the northwest corner of Sixth & West, the historic Graveel House, where the family that made Graveel Belgium Mustard lived. An apartment house at 646 LWE at Laurel was mentioned and the Commission questioned if the buildings are beyond another use rather than being demoed. Or if it is to be demoed what is the definite plan? If a house is to be built on it what will that house look like? Shouldn't the style of the neighborhood be considered without vinyl siding and exteriors that have windows. Mr. Bultinck suggested developmental standards could be applied like the ones for the core of the downtown area. The members agreed that open lines of communication with Redevelopment were necessary. Possibly the Commission could get copies of the Redevelopment Commission's agenda and minutes and one or two HPC members could attend the meeting if there is something of interest.

Mr. Zenor asked the members to email their ideas for him to compile and we can discuss at the next meeting goals and limitations. It can't be anything but healthy for our community. By being members of this commission we have already said there is something of value in preserving parts of our community. The Commission just wants to be part of the discussion. Mr. Gleissner suggested Ken Prince invite the Mayor to our meeting to talk about the Commission's thoughts.

**ADJOURNMENT: 5:10 PM**

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Peg Strantz, Associate Planner

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John Gleissner, Chairman  
Mishawaka Historic Preservation Commission