

JANUARY 10, 2012

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

The Mishawaka Historic Preservation Commission meeting was held Tuesday, January 10, 2012 at 4:00 PM in Room 205, City Hall. Commission members attending: Dick Barnette, Mike Bultinck, Dave Eisen, John Gleissner, Judy Gray, Marsha McClure, Tony Obringer, Dave Vollrath, and Cliff Zenor. Advisory Member Dr. William Gering was absent. Staff attending: Peg Strantz, Associate Planner.

ELECTION OF OFFICERS:

MOTION: Mike Bultinck nominated Cliff Zenor to serve as Chairman. Dave Vollrath seconded the motion. The nominations were closed. With a vote of 8-0 Cliff Zenor became Chairman.

MOTION: Dave Vollrath nominated Judy Gray for Vice-Chairman. John Gleissner seconded the motion. The nominations were closed. With a vote of 8-0 Judy Gray became Vice Chairman.

RULES OF PROCEDURE:

The 2012 Rules of Procedure were adopted as submitted, although, the word "devolve" was questioned by the Commission located in the first sentence on Page 2. John Gleissner motioned to give Peg permission to edit the word if in fact it did not mean anything and to substitute a more common word.

MINUTES:

The December 6, 2011 meeting minutes were approved as circulated.

COMMITTEE ASSIGNMENTS:

Historic Districts

Mike Bultinck, Chair
Tony Obringer

Community Education & Public Relations

Judy Gray, Chair
Dave Vollrath
John Gleissner
Dave Eisen

WELCOME & INTRODUCTIONS:

Cliff Zenor welcomed Marsha McClure as the City Council's representative on the HPC. All Commission members introduced themselves and explained their reasons why they are on the Commission.

Marsha McClure said she lives on Edgewater Drive and has always wanted to learn more about the historic nature of our city and she enjoys it.

Judy Gray said someone recommended the Commission to her because she likes to tour historic homes and wants to see the city protect its historic elements.

Cliff Zenor said he is not a native to Mishawaka, moved here about twelve years ago when his wife took a job at the South Bend Tribune and about six years ago they bought an old house. He's always

had a love for good architecture and appreciation of the people who take of them and now he is one of them.

Dave Eisen said he is on the Commission because one of his great loves is history and especially local history. Being on the Commission allows him to look at some of these different projects that he would not ordinarily look at in the course of his career, and to lend his abilities in helping the Commission.

John Gleissner said he and Marsha had been on the Council for 12 years. He said he is a social studies teacher and is back teaching government and history at the high school and has already started talking Mishawaka history in class which is something dear to his heart.

Mike Bultinck said being a landscape architect and urban planner he feels historic preservation goes hand in hand with what he does for a living. He was invited several years ago to be on the Commission by Ken Prince, and was appointed by Mayor Rea.

Tony Obringer a Vice President at 1st Source Bank said he has a love for American history. He's been a Mishawaka resident now for 12 years and has grown to love the city we live in.

Dave Vollrath, Professor of Management at IUSB said he has lived in Mishawaka since 1988. He came on as an interest in civic involvement. He was reading the newspaper one day and saw that more members were needed on the Commission and was accepted. He said he lives and Blair Hills and someday his home is going to be historic.

Dick Barnette commented that he is history. He was born in Mishawaka, 86 years ago, so he is history. He feels Mishawaka is the greatest place he has ever lived and he enjoys historical things.

MISSION STATEMENT:

Cliff Zenor directed the Commission to the Code of Ordinances and said that Section 125-1 Objective is what our Commission has used as a Mission Statement and it talks about the importance of preserving and conserving both the commercial and residential character which is important to the residential and business vitality of the city. He said that is a nice connection because a lot of times people think of historic preservation as just people who don't want to tear down anything, who don't want anything to move forward, who want to stay rooted in the past. But the mission statement helps us see that there is something important about the past connected to the present and then moving into the future.

PLANNING SESSION:

The following topics were discussed.

- Designate two local landmarks
- Church survey/tour
- Emphasize greener redevelopment, including increased outreach to businesses that restore, preserve, etc. historic buildings.
- Review the city's neighborhoods to find outstanding examples of newly-historic architecture, including landscape architecture. If there's a 50-year lag before buildings become "historic",

has our Commission conducted an assessment of newly-historic buildings since the 1980's? It's probably time for an updated inventory. *Try to find grant money to update inventory.*

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- Improve the working relationship between our Commission and the Redevelopment Commission. Perhaps we can recruit some members to attend their meetings on a rotating basis, as well as ask for their minutes and updates from the Redevelopment Director and Ken re/ their plans and actions. *Attend Redevelopment meetings and invite their Chairman to come to the HPC meeting.*
- An historic house walk or similar tour of historic homes, buildings and churches. *If taken on, could start with something smaller than 6 or 7, maybe two houses. Problem seems to be getting people to open their homes to the public.*
- Fund raising: house walk, calendars, post cards, blank cards and envelopes. *Hold off to see what happens with City budgeting.*
- Public education through sponsoring seminars and workshops on preservation, home maintenance and architectural history. *The Commission liked the attendance from the first workshop co-sponsored with Indiana Landmarks and Historic Preservation of South Bend-St Joseph County, Discovering the History of Your Old House, held in October and the Mishawaka downtown library, and hoped to spring board after that. Two co-sponsored events are tentatively planned for April 28th (House Detectives) and May 3rd (House Styles 101).*
- Plaques for existing landmarks. Plaques for new landmarks and Heritage Homes. *Behind on some of the homes that are designated. Peg will make a list of the formerly designated properties that are without plaques and a separate list of those properties that have plaques.*
- Proposing a budget to the Common Council. *Should start in late spring for the following year.*
- New Preservation Month yard signs. *Existing signs say "preservation week" when they should read "preservation month." Tony offered to make a few calls to sign companies to see about a corrective sticker to place on the existing signs.*
- Preservation Awards for May. *Councilpersons hold Neighborhood Meetings several times a year where awards could be presented. Commission will start working on prospective houses.*
- Cosponsoring House Detectives seminar at Mishawaka Public Library on April 28.
- Web site: updating and adding info to the HPC portion of the City's site. *Right now there is a little bit of history information on the City's website. Will work with Michelle Hall the web designer to place more information on the website.*
- Downtown preservation plan with Ball State University or Notre Dame University architecture departments. *This topic and the two following are related. These could probably be fall projects.*
- Downtown storefront grants for preservation and restoration.
- Design contest for in-fill spaces downtown.
- New HPC logo. *Low priority at this point in time. Would be fun to have students involved.*
- New or updated brochure of Historic Mishawaka. *Focus on the website where a lot of content can be placed and changed simply when necessary.*

- Recruit new members to Commission and Advisory Board. *At present time we have a full voting Commission; and four Advisory seats open. Several persons noted on the survey at the*

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- *House Detectives Workshop that they may be interested; Cliff may give them a call and suggest contacting Mayor Wood.*
- *Mishawaka High School/River Center Apartments window test project. Looking at the possibility of getting funding to run scientific tests over the next 15 years, 5 years apart, to compare the new windows that will replace the existing wood windows, with the two existing restored windows that were left intact. Indiana Landmarks feels they may be able to get funding. Cliff will keep talking to Todd Zeiger.*
- Visit HPCs in other cities.
- Invite other HPCs to attend our meetings to share their ideas.
- Develop a Self-Guide Historic Architecture tour of Mishawaka.

Of the above topics those items with the highest priority were designating two local landmarks, putting together a budget to present to Mayor and Council, the website, and co-sponsoring more workshops.

ADJOURNMENT: 5:14 PM

Cliff Zenor
Chairman

Peg Strantz
Associate Planner