

**FEBRUARY 5, 2013**

**HISTORIC PRESERVATION COMMISSION**

**City of Mishawaka, Indiana**

The Mishawaka Historic Preservation Commission's first meeting of the year was held Tuesday, February 5, 2013 at 4:00, City Hall, 600 East Third Street, Room 205. Commission members attending were: Dick Barnette, Mike Bultinck, Judy Gray, Tony Obringer, Kate Voelker, Dave Vollrath and Cliff Zenor. Absent members: John Gleissner and Dave Eisen. Plan Staff attending: Peg Strantz, Associate Planner.

**ELECTION OF OFFICERS:**

Cliff Zenor, with a vote of 6-0, was nominated and voted Chairman.

Judy Gray, with a vote of 6-0, was nominated and voted Vice-Chairman.

**RULES OF PROCEDURE:**

The 2013 Rules of Procedure were adopted as submitted.

**MINUTES:**

The December 4, 2012 meeting minutes were approved as circulated.

**COMMITTEE ASSIGNMENTS:**

Historic Districts

Mike Bultinck, Chair  
Tony Obringer  
Kate Voelker

Community Education & Public Relations

Judy Gray, Chair  
Dave Vollrath  
John Gleissner  
Dave Eisen

**WELCOME & INTRODUCTIONS:**

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

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. Said he has enjoyed being a member of the group for 5 -6 years. He said he and his wife bought an old house about 7 years over near Merrifield Park and are interested in preservation. He is also a member of other preservation groups in the area. He thought Mishawaka is ripe for lots of good preservation efforts. He said with our limited number of members and time we are not able to take on buildings and perform restorations. No kids, no pets; and a nature photographer by trade.

Mike Bultinck said he was born and raised in Mishawaka. His wife is a school teacher at Liberty. They have four children. Being a landscape architect and urban planner seemed like a natural fit for historic preservation with what he does for a living. He said we see enough stuff being torn down. Even

though he is all for develop, smart growth is more desirable. We can still have modern facilities in old buildings. He was invited several years ago to be on the Commission by Ken Prince, and was appointed by Mayor Rea.

Tony Obringer said he is a commercial banker at 1<sup>st</sup> Source Bank. He is married and his wife is a teacher at Queen of Peace School. He has two sons. He is on the Commission because he has a love for American history. He's been a Mishawaka resident now for 12 years and has grown to love the city.

Judy Gray said she started going to home tours in LaPorte for their holiday walks, learning a lot about the way they did things. She said there was a lot of history not only about the people that built the homes but their place of community back in the day. She fell in love with it. In going to Rose Quest Nutrition as a client, Cynthia Harington was on the Commission and suggested she get involved with Mishawaka HPC because she appreciated those things. In her day job she would travel the state and see towns where they have historic districts and would see what they do. She said she is married; lives in Blair Hills, and all her kids live far away. She enjoys this because she loves to see the character and the history come back. She noted that people gravitate to nostalgia.

Dick Barnette said he was born and raised in Mishawaka. After World War II he lived in Chicago for two years where he met his wife and brought her back from Sin City to Mishawaka. He said he has been retired for 22 years, so he is the old man on the Commission. He feels Mishawaka is the greatest place he has ever lived and he enjoys historical things. He is the original owner of his house in Normain Heights.

Dave Vollrath said he also lives in Blair Hills and someday his house will be historic. He teaches at IUSB in the Business School. He said he came to enjoy history as a hobby later in life and came on as an interest in civic involvement when he was reading the newspaper one day and saw that more members were needed on the Commission and was accepted and it was also in the wake of the Tivoli (Theater) controversy. He said he also has an interest in green development and teaches sustainability in business.

Kate Voelker said she lives on Lincolnway East. She said they moved here in 1990; she has four kids; one in grad school, one working, one in college and one at Marian. She is the Director at River Bend Cancer Services, a charitable organization that provides assistance to cancer patients and hundreds of Mishawaka people. She said she has been looking at numbers because she wants to move and she needs to talk to her board into letting her do it and tell them how she is going to pay for it. She was on the Commission 10-12 years ago for a couple years but the 4:00 time was difficult for her when she had four kids at home. She was on the Commission when Normain Heights was designated for the State and National Register and when Dr. Gering was trying to get West Mishawaka Avenue designated. She remembers going house to house on Mishawaka Avenue trying to get people interested and it was a tough sell. She lives in an old house and lived in an old house in Oak Park, Frank Lloyd territory. She said they still do a fundraiser called Kitchen Walk which focuses on remodeled interiors of old houses which is hugely popular. She added that she can't raise money for the HPC, she has to raise for her organization. She is happy to be here and will do what she can.

## **LANDMARK PLAQUES**

The plaques for the Rudolph Kamm House at 617 Lincolnway West and the Eller-Hosford House at 722 Lincolnway East were revealed to the Commission. The Commission decided to install them in May for Historic Preservation Month. Possibly have a photo op.

### **MISHAWAKA HIGH (402 LWW) GYM FLOOR**

We have sold two so far and those two came from the open house at the apartments. Cliff said tomorrow he was setting up a table at the monthly Mishawaka High School Alumni Luncheon. He will have a before, floor section, a framed after, and order forms and will be able to answer questions. Dick Barnette noted that the alumni association has 2,000 members and this will be the first meeting of the year. Mike Bultinck commented it is the largest association in the country. Cliff asked if anyone had other ideas to shoot them his or Peg's way.

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### **FIREHOUSE #4 AT 2319 LINCOLNWAY EAST**

John Reisdorf, Third District Councilman, attended the meeting to express his concern that the property remains a treasured part of the Third District maintaining R-1 Single Family zoning. He said he was disappointed to learn that it did not have landmark status. He noted that his father-in-law, Emery Petko, had a big part in preserving the look of Mishawaka High School on LWE, and all the schools, and bringing in a little bit of the old Beiger (razed) into the newly built Beiger. He truly had a passion and love for the buildings themselves and what they represent to the people. He wanted the Commission to know that someone cares about preserving it wants to buy it, and does he want to spent the appraised value on it... no... because it's going to take the better part of that to turn it into what he wants it to be, and he thinks everyone understands that. He said the idea is, is the interest there if it does get landmark status, and are they handcuffing it, and continued to say that he is here to tell the Commission those handcuffs don't bother him and that someone who cares about preserving it wants to buy it. He thanked the Commission for their time and work.

After further discussion, Dave Vollrath commented that the Commission could recommend that when the city does put the firehouse up for sale that first preference be given to a buyer that wants to preserve the building.

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### **PLANNING SESSION**

The planning session was postponed until the March meeting. Commissioners were asked to review the three sheets of topic; put a "+" in front of a topic they feel is high level, a "0" for middle ground; and a "-" for the topic last on your list of priorities.

**ADJOURNMENT: 5:01 PM**

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Cliff Zenor, Chairman

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Peg Strantz, Associate Planner