

**CITY OF MISHAWAKA
HISTORIC PRESERVATION COMMISSION**

June 5, 2018

A regular meeting of the Mishawaka Historic Preservation Commission was held Tuesday, June 5, 2018 at the Northern Region Office of Indiana Landmarks, at the Kizer House, 801 West Washington St., South Bend, IN.



Chairman Doug Merritt called the meeting to order at 4:00 pm.

Commission members: Terry DeMaegd, David Eisen, Judy Gray, Doug Merritt, Nancy Seidler, Faye Sullivan, Kate Voelker.

Advisory members: Alan Grzeskowiak, Shirley McAlister, Thomas Morris, and Jason Stoller.

Staff: Christa Hill. Public: Donna Pangburn, Dave Straughn, and Todd Zeiger.

Upon a Motion by Nancy Seidler, seconded by Faye Sullivan, the meeting minutes of March 6, April 3 and May 1, 2018 were approved.

PUBLIC HEARING

COA #18-01: Certificate of Appropriateness for 2426 Riviera Drive in the Riviera Place Historic District to allow masonry work on the enclosed patio, second story parapet wall and chimney, replace steel lintels and replacement windows.

Donna Pangburn, homeowner, presented the COA. When just getting an estimate for the work, their contractor was concerned about safety, therefore the sunroom and parapet wall became a top priority. The outside brick is going back up. The porch contained interior brick if replacements are needed. Lintels have rusted and broken, so tuckpointing will take place around the replaced lintels. Reasons for

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replacing the windows so they don't contain lead, are energy efficient, but match the color. Staff, Christa Hill, visited the home and took additional picture of the windows.

Doug Merritt confirmed the leaded stained glass in the front door and west side of the home will remain. Mrs. Pangburn answered yes, they need to be repaired.

Doug pointed out the internal struggle of restoring windows vs. replacing windows. The style of the window is being retained.

Doug asked if any bricks will need to be purchased. Mrs. Pangburn answered the interior wall left them with a surplus of 600 bricks.

Doug asked about the color of the mortar. Hersberger Masonry found an appropriate historic mortar from Chicago.

Doug asked when painting would happen. Mrs. Pangburns says painting this year is the goal. Peeling paint is the priority

Terry DeMaegd thinks this is a great investment. Kate Voelker thanked the Pangburns for taking on the project.

A motion by Dave Eisen, seconded by Nancy Seidler, approved the COA.

Based on the preceding findings of fact, I move that the Historic Preservation Commission grant a certificate of appropriateness to T. Michael and Donna Pangburn for Certificate of Appropriateness #18-01.

A motion by Terry DeMaegd, seconded by Kate Voelker, approved the Findings of Fact.

I move that the Mishawaka Historic Preservation Commission find as a fact that the proposed project at 2624 Riviera Drive, known as Certificate of Appropriateness #18-01. The property owner has expressed a sensitivity to the historical nature and architectural details of the existing house by reusing existing materials when possible and selecting compatible building materials and colors for replacements.

COMMITTEE REPORTS

A. Historic Districts/Plaques

There was no update from Cliff Zenor on the mason search. Tom Morris and Jason Stoller will coordinate with Cliff to find time to install the Dodge Old People's Home and

B. Public Relations & Community Education

No report.

C. Staff Notes

Office of Community and Rural Affairs (OCRA) sent an email saying they are the new organizer for a tax credit program for commercial projects. Kate Voelker will forward to Ron Montandon at the Beiger. The Carnegie Library may also qualify.

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The City is rededicating Will's Clock on Thursday June 14.

719 N Main is up for sale. Someone interested in purchasing it was curious about the possibility of becoming a landmark and how that would benefit him. It is in the survey as Notable, but we would need some more information/research.

Doug Merritt made a motion to table all Old Business.

OLD BUSINESS

Plaques for Old No. 4 Firehouse

Promotional Items

Recognition of Historic of Signs

NEW BUSINESS

State Preservation Conference Recap

Kate Voelker and Nancy Seidler attended this year's conference in Columbus Indiana. Both went on the Miller House Tour. They tried to go to different speakers to cover as much as possible. Kate got a Jane Jacobs doll. Decay Devils in Gary clean up abandoned places like a train station. Buffalo, NY had all their blueprints digitized. ProJex is a program that uses artificial intelligence to digitally rebuild old buildings. An option for Ball Band/Uniroyal and the development going on there. Nancy attended a session on historic landscapes, similar to our WPA walls. All communities deal with zombie properties, like 100 Center. Other people's advice was to keep at it. Kate learned lot at on called Imbibing. Mapping the history of where stills are located. A lot have been used by the same families for 100 years. These are now used to make meth. At Buffalo Trace distillery there is an active archeological dig. Partner with Hannah Lindahl with something educational; maybe the coloring book. Next year, Evansville. Todd Zeiger informed us of a Grant for Education that is due in March.

Edgewater Drive Historic District Information Meeting

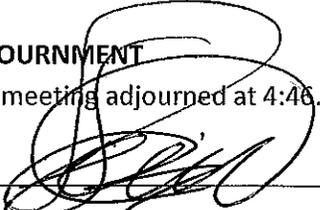
We have a neighborhood meeting tonight 7pm at Center for Hospice. There was a news story on WSBT this morning. Preliminary designs for street toppers will be emailed tomorrow. Once we vote on a design, we can use it consistently in other neighborhoods, like the Oaks. Todd Zeiger shared a study that supports economic value in historic district. A link is on their website.

PRIVILEGE OF THE FLOOR

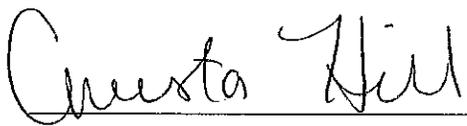
Christa Hill asked if we would be able to have a quorum at the July meeting, given that it was the day before a holiday. A motion by Kate Voelker, seconded by Faye Sullivan cancelled the July meeting.

ADJOURNMENT

The meeting adjourned at 4:46.



Doug Merritt, Chairman



Christa Hill, Secretary

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TOUR OF KIZER HOUSE

The house was built in 1885, prior to the Oliver's arriving across the street. However, the family was all gone by 1920. Kizer, his wife Elizabeth and their daughter Willamena, who eventually lived in the apartment above the garage with her husband.

When the City of South Bend acquired it, there were 13 below market rate apartments. It was originally turned into apartments for returning GIs during the housing shortage in the 1940s. There was a fire in the mid 1980s. Indiana Landmarks took over a couple of years ago. There are no pictures, so they have been meticulously taking apart walls, trying to find the hidden history. Their current office is in the upstairs of the garage. They hope to have the first floor be used for public space, with offices upstairs. One of the hardships is making the site ADA accessible with a ramp, elevator and accessible bathroom. Many of the fireplaces were still intact.



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The Kizer House Street View



Garage