

**CITY OF MISHAWAKA
HISTORIC PRESERVATION COMMISSION
September 15, 2020**

A regular meeting of the Mishawaka Historic Preservation Commission was held Tuesday September 15, 2020, in the Council Chambers at City Hall, 600 E Third St., Mishawaka, IN 46544.

The meeting was called to order at 4:00 pm.

Commission members present: Mike Bultinck, Terry DeMaegd, David Eisen, Shirley McAlister, Nancy Seidler, Faye Sullivan and Kate Voelker.

Advisory members present: Alan Grzeskowiak, and Tom Morris

Staff: Christa Hill

Public: Chris Fielding, Greg Lawson

A motion by Mike Bultinck, seconded by Kate Voelker, approved the August 4, 2020 meeting minutes.

PUBLIC HEARINGS

HPC 20-04 A Certificate of Appropriateness submitted by Christen Fielding and Melinda Konrath for the addition of a detached 2 car garage and fencing, and the removal of pavement and landscaping at 318 E Third Street, the Dodge Old People's Home. This property is legally described as Lot E of the St. Joseph Iron Works Addition to the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana.

Chris Fielding, address, recently purchased the house and would like to rehab the building on the inside. Keeping original woodwork, but convert it into a single family homes. The family previously lived in downtown Mishawaka at the Carnegie Library. They wish to add a two car garage (24' x 24) in the northwest corner of the lot. Then they can remove some of the asphalt parking lot and replace it with grass for a yard area. Also be adding a fence on the Union Street side and removing landscaping. Christa Hill asked for clarification of the landscaping. Mr. Fielding answered the hedges were 6' tall and 14' wide and probably hadn't been tended to in years. Any new landscaping would be low, like perennial flowers to see some architectural designs under the windows. For the first 48" of the garage facing Third Street will have a stone face, the rest will be sided. The doors will be carriage style. Faye Sullivan says this is very personal to her because she lives next store. Mike Bultinck said there had been some concerns with the condition of the building lately, so he is happy to see someone as committed involved in the project. Kate Voelker asked if Mr. Fielding had plans to replace the downspouts that had been stolen and replaced. Even though the original replacement was approved, Kate voted against it. Mr. Fielding agreed the cast iron replacements don't match, but going back to copper isn't good practice, but could match the patina. Nancy Seidler asked if they were going to document the changes on a blog or website. Mr. Fielding hadn't planned on it but would consider it. Christa reminded Mr. Fielding the HPC likes tours. Alan Grzeskowiak asked if the fence would be in the front yard. Mr. Fielding answered it would return to the front of the building. There will be an 8' drive in gate. Christa reminded all the City has other regulations, like Design Review, and general fence regulation, which is why he decided on the four foot fence.

A motion by Terry DeMaegd seconded by Faye Sullivan approved the Findings of Fact.

1. The Certificate of Appropriateness will allow the Appellant to use the building as a single family home. The building has a history of being a nursing home, dentist office, and apartment building.
2. The proposed garage addition will mimic the proportions and character of the existing house so that it will be compatible and complement the existing design. Furthermore, the improvements will not detract from the uniqueness of the structure.
3. Care has been given to providing a garage that will match the building, even though built years apart. The scale, material, and proportion are appropriate.
4. The proposed changes will comply with the standards of the Mishawaka Zoning Ordinance.

A motion by Kate Voelker, seconded by Mike Bultinck approved the Certificate of Appropriateness.

**CITY OF MISHAWAKA
HISTORIC PRESERVATION COMMISSION
September 15, 2020**

COMMITTEE REPORTS

A. Historic Districts/Plaques

B. Public Relations & Community Education

- i. Indiana Landmarks
Tom and Shirley attended the Prius. Shirley and Jennifer attended Mod Squad.
- ii. ListServ
- iii. National Trust for Historic Preservation

C. Staff Notes

The Mayor's office got a call from BK club for approval. Faye Sullivan had contacted them as part of the sign program.

OLD BUSINESS

Edgewater Drive Historic District Committee

The poll returned more negative answers than positive. We exempted a couple more houses, which led to additional people requesting exemptions. However, four neighbors on Cedar Street are looking to move forward. Two are outstanding, one is contributing and one is non-contributing since it is new. Kate Voelker thinks we should get what we can since we put in all the work. Maybe it will inspire others.

Historic Preservation Sign Program

Faye made an 11 x 17 sign for inside windows, like at the BK Club. Doug can provide printing/laminating when we get to that point.

Bethel University

Alan is waiting for Bethel to officially sign off on the location for the signs and the final wording.

Vote on Historical Markers

Dave Eisen asked if Pastor Lawson had any additional information on the Candoli brothers or Irene Vernon before we vote. Pastor Lawson has started doing research Remo Belli, which he might be bringing it forward at a later date. If there are any family members. Christa Hill received a call back from the Candoli house, Western Rentals out of South Bend. A letter was sent to the Irene Vernon address with Return Receipt but it has not come back yet. Its been about a week and not sure how long it takes now with everything going through Fort Wayne.

Additional information "Honor Roll of Mishawaka High School" was distributed.

Terry DeMaegd wanted to know if we could approve Irene Vernon without an address. Kate Voelker suggested you can approve on the contingency of owner approval.

Kate Voelker made a motion to approve the Candoli Brothers marker, seconded by Nancy Seidler.

Mike Bultinck made a motion to approve the Irene Vernon marker, seconded by Terry DeMaegd subject to owner approval.

NEW BUSINESS

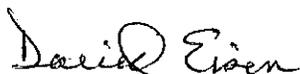
None.

PRIVILEGE OF THE FLOOR

Mike Bultinck noted that Doug Merritt send around an email with the refinished Mishawaka High School maker. It was a great time to do it during the renovation at the school.

ADJOURNMENT

The meeting adjourned at 4:45 pm.



David Eisen, Vice-Chairman



Christa Hill, Secretary