

November 3, 2010

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

A regular meeting of the Mishawaka Historic Preservation Commission was held Wednesday, November 3, 2010 at 4:00 PM in Room 106 at City Hall, 600 East Third Street. Commission members attending: Judy Gray, Dick Barnette, Dave Eisen, Mike Bultinck, David Vollrath, and John Gleissner. Absent: David Schmidt, Tony Obringer and Cliff Zenor. Advisory members present: Dr. William Gering. Also attending: Peg Strantz, Associate Planner.

MINUTES:

The October 5th meeting minutes were approved as circulated.

COMMITTEE REPORTS:

Local Landmarks:

John Gleissner stated that he has presented his historic program now to Councilman Emmons group at St. Bavo to about 40 people and then at Twin Branch to Councilman Deals district to only about seven people and then to Tri Kappa to about 50 ladies. He said he was asked twice why Mary Phillips is not recognized as a historic site. I told them that we have had a renewed interest in getting some buildings recognized and he was sure that the future River Center apartments (402 LWW) and Mary Phillips (702 W Lawrence) will be future candidates.

Peg Strantz advised the Commission that she believed under the conditions of the use variance resolution for Mary Phillips required that historic designation be applied for.

Mike Bultinck questioned if the plaque for Greg Kuharic on Edgewater Drive had been order yet. Peg Strantz responded it's on her list.

Public Relations & Community Education:

632 LWE and 938 E Third Street

These two properties were noticed by Commission members who observed hopeful exterior work being done on both houses. Both houses are rated "contributing."

- Photos and the Letter of Appreciation of 632 LWE were passed for the Commission to view
- Photos of 938 E Third were passed showing that the asbestos shingle siding removed

Port a Pit

Judy Gray noted that at the last meeting we had conversation about Port a Pit as a possible fundraiser. It was asked if someone could come to the meeting from the Rotary, who does it every year, to answer some questions. He is on his way here.

Between the Buns

Judy checked with Between the Buns, saying we have about \$52. They said we were given 100 cards with only 12 being used.

OLD BUSINESS:

Support Letter – River Center Apartment Project

The support letter for the River Center Apartment Project (402 LWW) was signed and given to Lori Timmer, Director of Community Development.

John Gleissner noted that if a letter is being asked to be written from the Commission, the chairman ought to be notified.

Gym Floor – River Center Apartment Project

Asbestos abatement continues.

Fire Hose – River Center Apartment Project

The hundreds of feet of fire hose from Mishawaka Furniture will be used by the Park Department on the metal pier edges at Prickett Marina to protect water craft.

NEW BUSINESS:

Port a Pit

John Brasseur, member of the Mishawaka Rotary, spoke to the Commission about selling Nelson's Port a Pit chicken as a fundraiser. He said the Mishawaka Rotary has been doing it for quite a while and the last one they worked three months ago made them \$1,300 for one day's work. They do it a couple times a season at the Marathon station at the corner of Grape and Edison. He said that corner is probably the best in town, although a good second choice is out at the corner of Main and 23/Cleveland. Third choice is 31 at Ireland Road. They committed to 525 ½ chickens which cost them \$4.16 a half, which they sold for \$6.00; comes out close to \$1,000. He said they also sold those little round potatoes that are really good. You buy 4 boxes and they sold a little carton for \$3.00 a carton and they made \$300 off that. If you start out with 525 ½ chickens, you better be having some pre-sales, because that best corner is good for about 400 halves just for walk ups. The guy starts cooking at 7:00 in the morning with the first batch coming off about 10:00. People start coming in before 10:00 and you want to run until about 2:30. The chicken guy wants to leave. He said if the truck is gone you might as well leave too because you've got to keep the truck there to keep the traffic coming in for the smell and visibility. Once he finishes cooking, is when he wants to leave, so the Rotary has always paid him \$15 or \$20 an hour to stay for as long as we keep selling chickens. Usually, they sell them by the latest 3:00. If you want to go to 1,000 chicken halves, you can get them for a better price, but he didn't know if that is a good way to start out. The pre-sales are really important. If you are going to get 525 chicken halves you better be pre-selling 125 if you get that spot out there. The Rotary has 24 people in their club and what they end up doing if they have extra chickens they buy them up at their cost and the guys like to take them home, give them away or freeze them. To man the site it takes one guy to take care of the cash, two to three people out waiting on cars, two people that take chicken out of the coolers to box them.

John Gleissner said the sectional playoffs would be perfect. He said if you have 10,000 people in a collective box, and a hungry, captive audience its great.

Judy Gray noted that Blair Hills had their annual garage sale and some of the residents did it and made \$900.

John Gleissner asked how do you get Veldmans to book you? Mr. Brasseur answered that you need to go through Nelson's first in Wakarusa. There is a certain woman who helps you and he will get us her name. She'll know whether she has someone booked in at that location. If she doesn't and she gives you the okay, then you have to call the guy at Veldmans, who says yes or no. He said it is hard to get in that location, because it is the popular spot.

John Gleissner said he will talk to Ron Banicki, who owns the gas station at the intersection of Ironwood and McKinley where there is a lot of Notre Dame traffic. Mr. Brasseur noted that the Rotary has never sold chickens on a game day.

Peg Strantz asked if Veldmans charges any type of fee for the use of the corner. Mr. Brasseur answered no he thinks they do it to be gracious and to promote their business, but they don't want you selling pop because they sell it. Anything they sell, you don't dare try to sell.

Dave Eisen said his concern is the pre-sale because the Commission is comprised of eleven members and whether a group of this size can actually pull off enough pre-sales to be able to cover ourselves.

He said maybe we might be smart to partner with the Rotary or some other smaller group until we know what we are capable of doing.

Judy Gray asked how far ahead can you pre-sell? Does it matter? Mr. Brassuer said the Rotary starts passing theirs out to the club a couple months before hand. Mr. Gleissner added that you have to be very careful because you can't sell the chicken until the last minute because then someone will come up and say well I have tickets for 12 orders and you only have 4 left; the numbers have to match what you buy and what you have tickets for. Mr. Brassuer said that has never been a problem for them because they do watch that. Judy Gray said or you can pre-sell and they forget to come. Mr. Brasseur noted there are a lot that don't show up. Mike Bultinck said if you have 525 chickens you are not going to pre-sell 525, you're only going to pre-sell maybe 200 and then cut it off, so that doesn't happen. Mr. Brasseur said if you can pre-sell 525 you'd be set, but that is not going to happen. Dave Eisen said he thinks the Granger Lions has a cutoff off time that if you bought a ticket you have to pick it up by 1:00 pm. Mr. Brasseur said the Rotary's pre-sale ticket says to pick up before 11:30.

John Gleissner said that it looks like pre-sale, location and having some plan to what you will do in case they don't all sell. Mr. Brasseur said he did recall an incident when the weather was lousy and they ended up with quite a good number of chickens which they ended up taking to the Homeless Center.

The Commission thanked Mr. Brasseur and he wished the Commission good luck.

John Gleissner commented that this is his 23rd year in office and he's never had a city organization try to raise money. Theoretically, we shouldn't need to do this. He suggested the department put \$1,000 to \$2,000 in the budget and put it by the Mayor. And we're trying to go to Between the Buns in the hardest economic time of our lifetime as a fundraiser. The chicken sells itself but you still have to have manpower and ticket sales.

Commission discussed other fundraising options; jazz at Beiger Mansion, property to fix up, garden walks. They also felt the calendar sales worked out pretty good and people are asking for next year's calendars. Mr. Gleissner said Cliff will be our savior when we put together the calendar next year but we need the funds and said he would talk to Mayor Wood about a line item.

Judy Gray said she would like to do something with the Tribune for community education.

David Vollrath said it might be more persuasive if we had a mini budget with a rough price for the plaques and how many a year. John Gleissner added also some funding for any possible travelling. Peg Strantz noted that the Commission does have travelling in the Planning budget. John Gleissner said that is in Planning; there is not a Historic Preservation Commission budget. John Gleissner said if we have to wait a year and do calendars that will be our goldmine.

PRIVILEGE OF THE FLOOR:

Ann Leasar, with the Michiana Garden Club, said they are looking to partner with the Mishawaka Park Department to restore the Battell Rock Gardens in 2011. She said they are aware it is a designated landmark and wanted to keep the Commission aware. She said they also struggle with fundraising and sell poinsettias to raise some funds.

ADJOURNMENT: 5:08 PM

Peg Strantz, Associate Planner

John Gleissner, Chairman
Mishawaka Historic Preservation Commission