

APRIL 3, 2012

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

The Mishawaka Historic Preservation Commission meeting was held Tuesday, April 3, 2012 at 4:00 PM in Room 205, City Hall. Commission members attending: Dick Barnette, Dave Eisen, Mike Bultinck, John Gleissner, Judy Gray, Dave Vollrath, and Cliff Zenor. Absent: Tony Obringer and Marsha McClure. Staff attending: Ken Prince, City Planner and Peg Strantz, Associate Planner.

MINUTES:

The March 6th meeting minutes were approved as circulated.

PRESERVATION MONTH YARD SIGNS

The 200 decals to cover the word "week" with "month" were ordered and delivered. The green did not match the current green on the HPC signs; therefore, Peg, will have the company redo them for a better color match.

The Commission may consider new signs for next years if funds are available.

PRESERVATION AWARD NOMINEES

Six selections were made for the Preservation Awards:

Adaptive Reuse Award

Dr. Glenn Wheet
900 Lincolnway West
Ellis Schindler House
Greek Revival c.1834
Outstanding #46005



Preservation Award

Gregory Kuharic
417 Edgewater Dr
Smith-Kuharic House
Mission/Colonial Revival c. 1924
Outstanding #39064



Heritage Home Award

Mary Lou Morin
522 Calhoun Street
English Tudor Revival c. 1925
Notable #41071



Restoration Award

Doc Pierce's
120 N. Main Street
Italianate c. 1873
Notable #49027



Heritage Home Award

Forrest Dale & Imogene Morris
554 West Seventh Street
Bungalow c. 1930
Contributing #55150



Heritage Home Award

James and Della Dewald
517 Benton Street
American Foursquare c. 1925
Notable #41118



Restore Michiana Seminars

Registrations have begun for the upcoming preservation seminars presented by Todd Zeiger of Indiana Landmarks at the Downtown Mishawaka Library: House Detectives, Sat. April 28, 9:30-11:30am; and Historic House Styles, Thurs. May 3, 7-8:30pm. The events are free and open to the public with a request to sign up by contacting Elicia D. Feasel at 235-9798 or edadlow@co.st-joseph.in.us

Ellis-Schindler House – 900 Lincolnway West

The plaque for the Ellis-Schindler House has been ordered after Dr. Wheet approved the proof. A weekday lunchtime presentation around 12:30 in May will be put by Dr. Wheet by Mr. Zenor.

Thank You Note

On behalf of the Commission Ms. Strantz sent a thank you note to Cynthia Harington for her donation in memory of Dr. Gering.

Redevelopment Commission

Questions were put past Ken Prince regarding the buildings at Cedar and Lincolnway East. Mr. Prince said the Family and Children's Center were looking to dispose of the group home at 526 Lincolnway East and the city wanted to extend the river walk through there so it was an ideal situation to purchase. He said it really only lent itself to be apartments and that is the last thing we needed there, so it will come down. He said the Quilt Shop at corner is owned by Bob Michaelis and his wife and they want to continue to be there. He said the city has indicated to them that they would be a willing buyer if they were to sell. He noted that the city owns the property to the north where there was a house that the city acquired. He said if we did acquire it over time it would be a smaller version of Kate's Garden.

Mr. Prince said 526 will be seeded and remain empty. He said the city is in the process of finalizing the design of the riverwalk section through there and they are not looking at any more demolition of houses; there may be some boat houses demoed.

Budget Request

The budget year starts January 1st of each year, but procedurally in May through June the budget is discussed for the following year. Ken Prince reviewed the proposed budget request and told us how we'll go about presenting it to the council as part of the City Planning budget.

Demolition versus Rehab Process

Mr. Prince educated the Commission about the process the city must go through for rehabbing and razing building. He said the Redevelopment Director is Dave Thomas and Roger Shields is Program Manager. The Federal dollars the city is receiving have been cut by 20% for next year. There is a target area where funds can even be applied and houses come up in that area that meet qualifications, such as foreclosed properties, vacant and abandoned properties, or as an example Squad's, where you have a vacant building that now is condemned through the building department. In the city's mind it is also beneficial to acquire because it is a restaurant that doesn't have parking. The property, if purchased, would be used for the construction of a Habitat for Humanity or a First Time Homebuyer House. To rehab a home the cost is between \$120,000 to \$180,000 per home; while the new first time homebuyer newly built homes run \$120-130,000. Lead paint and asbestos run up the costs many times. Normally the neighborhood people are very thankful when they see the rejuvenation by putting in new houses.

The Historic Downtown Mishawaka sign was mentioned and the Commission asked how they could help the City develop a theme or identity for downtown Mishawaka. A suggestion to engage architecture students from Ball State, Goshen College, Andrews University or Notre Dame could be a start.

ADJOURNMENT: 5:03 PM

Cliff Zenor, Chair

Peg Strantz, Associate Planner