

**CITY OF MISHAWAKA
HISTORIC PRESERVATION COMMISSION**

May 1, 2018

A regular meeting of the Mishawaka Historic Preservation Commission was held Tuesday, May 1, 2018.

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

Commission members: Jennifer Johns, Doug Merritt, Nancy Seidler, and Faye Sullivan.

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

Staff: Christa Hill. Public: Dave Straughn.

There was not a quorum. The following items were discussed.

COMMITTEE REPORTS

A. Historic Districts/Plaques

Cliff Zenor sent an update about the two masons. He is asking Shawn Mahoney for a quote since he hasn't heard back from Jeff Horvath. He will get a quote from both to present to the Commission. Cliff, along with Jason Stoller and Tom Morris, will coordinate a date and time to install the plaque at the Dodge Old People's Home at 318 E Third. Christa Hill provided Cliff the most recent ownership information.

B. Public Relations & Community Education

Alan Gzeskowiak will forward the flyer to Christa Hill to use on the website. He is still working on a tri-fold brochure for events.

C. Staff Notes

The Code Hearing for 100 Center was last week. The attorney showed up on behalf of the owners. \$16,500 in fines were upheld and continuing to fine \$250 weekly. We received an email, probably in response to the news story, from a Tim Maust.

mishawaka historical preservation commission, doug merritt,

i have read the articles in the newspaper about the steady deterioration of the 100 center / kamm's brewery complex. i think it would be in the best interest of the historic site if the ownership were somehow placed with the city of mishawaka or at least a local entity that would be able to keep it from getting any more run down than it already is. as the value of the property of the surrounding area increases with the new housing and the park, the property that the brewery sits on is worth more if it were a vacant lot than it is with a 150+ year old building on it. what better way for AA Access Corp. to sell it than to let it rot away and have it torn down. please stop these out of town investors from raking in profits at the expense of our history.

*just last year the city of south bend lost the muessel / drewry's brewery from the same reasons, lack of vision and then it was too late to save it. and dont forget about the tivoli theater in downtown mishawaka. when someone finally decided to save it, they threw a lot of money at it and still could not bring it back. the kamm's brewery has got to be one of the oldest standing business buildings left in the city. adolph kamm would be rolling over in his grave to know what is going on there. i heard last year there was a broken water line in the rear part of the building constantly spewing water out. is this true?
tim maust*

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Doug Merritt asked Christa Hill to follow up with Building, Code and County Health Department regarding claims in the email.

The Mayor's office is having a rededication of Will's Clock. Christa Hill will notify Commissioners of details.

OLD BUSINESS

Plaques for Old No. 4 Firehouse

Since there is no quorum, this item is tabled until the June agenda.

Promotional Items

Since there is no quorum, this item is tabled until the June agenda.

Landmarking of Signs

Doug Merritt was able to talk to the owner/operator of the local Arby's and was given contact information corporate Arby's. After the Minneapolis sign was demolished, Arby's has a new procedure for their original signs. After discussions with City, we are still deciding how to approach this and will continue to discuss.

Historical Marker Application – 834 LWE – Elizabeth Richardson

The unveiling will be May 22 at 1pm. The post has been installed, but the sign will not go up until closer to the date.

NEW BUSINESS

State Preservation Conference Recap

Since Kate Voelker was not in attendance, Nancy Seidler asked to table the item until the June agenda. A lot of the presentations will be available online. Generally she was glad to have the experience.

National Historic Preservation Month Signs

Each Commissioner picked an area. Please place signs this week. Doug Merritt asked how we doing on the number/condition of signs. 80-85 signs are being placed. There are 10-15 new signs still in the basement. Christa Hill widen. Landmark or done it before. Expanded to Mishawaka Ave and all Outstanding properties. The people from Edgewater always responde well. Maybe we should go there with a conservation district. One of the owner's responded to say he found a mistake in the summary regarding his house, plus additional information about the original owner and cost of building.

Add Edgewater District to June agenda.

PRIVILEGE OF THE FLOOR

Doug Merritt saw a mention in the April minutes about work being done at 2426 Riviera Drive.

He went over to their house and introduced himself to the owner, Mrs. Pangburn.

Site Inspection (Based on 4/3/2018 Meeting Minutes)

Homeowner: Michael & Donna Pangburn

Address: 2426 Riviera Drive

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May 1, 2018

Date: 5/1/2018 Time: 1:00 PM

Building Permit: Yes (#34233 including General Remodel/Masonry/Electrical)

Summary: On this 1st day of May, 2018, I was expressly invited to walk the property commonly known as 2426 Riviera Drive with Mrs. Pangburn, Owner and review the primary structure (exterior only).

Photography was not taken as Mr. Pangburn was not available for the meeting and only Mrs. Pangburn authorized the exterior review. Upon entry to the backyard within a fenced portion, I approached a blue tarp and scaffolding erected around the perimeter of a single-story masonry porch structure on the east wall of the primary dwelling. The blue tarp covering the super-structure was secure and we did not remove. It is visually evident the North and South support brick support columns are intact and three steel lintels lay on the ground stacked neatly adjacent to the columns.

Mrs. Pangburn indicated Hershberger Masonry cited the brickwork encompassing the lintels on three sides of the porch require new mortar joints. By admission, Mrs. Pangburn indicated all brick presently used for the attached porch structure will be re-installed. All work is listed under the approved Building Department permits (noted above). I left the COA application with Mrs. Pangburn and indicated I would present these findings to the Commission today at 4:00 pm for COA filing determination.

A lot of the damage is based on freeze/thaw. There was water coming in and causing more damage. Doug asked if the Commission wants to ask for a COA application? Christa Hill confirmed the same material would be used. Visually, it will look the same. The mason is looking for matching mortar.

Tom Morris asked why it didn't come up during the permit process. Christa explained since the Building Department is in a separate office, Planning isn't always part of the permit process. The City is in the process of getting a new permit system that could provide a pop-up box or some other notification when an address is considered historic. In the meantime, we can provide Building with a list of historic addresses.

Christa sent Mr. Pangburn the Riviera Place ordinance, which includes what is appropriate and inappropriate. Staff will issue a new letter asking to further the conversation.

Dave Straughn spoke about 834 Homewood. He spoke with Ben Modlin with the Building Trades department at Mishawaka High School asking him to check out this property. He sees this as a win-win for the school and the City. Someone else may need to get involved for the funding, like the Education Foundation.

Also in Cliff Zenor's email was an update for the gym floor Eagle Scout project. He will purchase materials to clean, reassemble, varnish and mount to backing board, and frame, however, expects reimbursement from the HPC gift account.

Pete DeKever applied for a 450,000 grant for the Mishawaka Historical Museum.

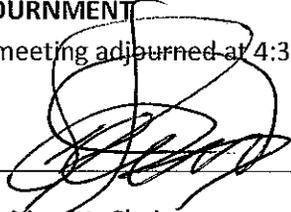
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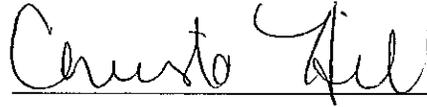
A reminder that next month's meeting is at the Indiana Landmarks office, located in the Kizer House in South Bend. Todd Zeiger will provide an educational program.

ADJOURNMENT

The meeting adjourned at 4:38.



Doug Merritt, Chairman



Christa Hill, Secretary