

**CITY OF MISHAWAKA
HISTORIC PRESERVATION COMMISSION
September 3, 2019**

A regular meeting of the Mishawaka Historic Preservation Commission was held Tuesday, September 3, 2019, in Room 205 at City Hall, 600 E. Third St., Mishawaka, IN 46544

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

Commission members present: Terry DeMaegd, David Eisen, Jennifer Johns, Doug Merritt, Nancy Seidler, and Faye Sullivan.

Advisory members present: Shirley McAlister and Tom Morris.

Staff: Christa Hill.

Public: Cindy Merton (First Response), Jennifer Anderson, Ruth Pavich, Mary Beth Torma, Arlene Martin, and Dave Straughn.

A motion for the approval of the July 2 Meeting Minutes and the August 6, 2019 Meeting recap was made by Terry DeMaegd, and seconded by David Eisen.

PUBLIC HEARING

COA 19-02: A Certificate of Appropriateness submitted by Jennifer Anderson for the demolition and rebuilding of a fire damaged garage for 2729 N Main Street in Normain Heights Conservation District. This property is legally described as Lot 27 Normain Heights, City of Mishawaka, Penn Township, St. Joseph County, State of Indiana.

Doug Merritt understands there was a fire. Cindy Merton with First Response said the garage has already been completely demolished. The owner, Jennifer Anderson would like to add 7' to make a full two car garage. The garage cannot expand to the south because of ROW issues with the city. The owner had a survey done. The solution was to turn the garage and put it behind the house.

Christa Hill explained the county regulated drain easement just to the south of the subject property. This cannot be built on, so Staff asked the owner to move it farther back. A BZA variance would still be required for the rear yard setback. The staff report said it wouldn't look different from the street, but it will. After discussion, it was determined the garage will not be visible from the street.

Two parts to approval. The garage was demolished for safety and approve larger garage.

Nancy Seidler asked which way the garage doors face. The answer is south.

Faye Sullivan asked if you would be able to pull out into traffic instead of backing out. Yes, that is better and safer.

Doug asked the Normain Heights neighbors for their input. Mary Beth Torma thinks being able to pull out on Main Street is safer. Teri Spicer's house has the same layout. Doug confirmed it was not setting a precedent.

Dave Eisen moved that the Historic Preservation Commission find as a fact that the proposed project 19-02, the rebuilding and expanding of the garage, so that it is constructed wholly behind the existing house is compatible with character of the Normain Heights Conservation District for the reason that the neighborhood have identified at least 2 other homes, improve traffic safety for the homeowner.

Seconded by Faye Sullivan.

Dave Eisen made a motion, based on the findings of fact, that the HPC grants a Certificate of Appropriateness to Jennifer Anderson for COA 19-02, econded by Nancy Seidler.

**CITY OF MISHAWAKA
HISTORIC PRESERVATION COMMISSION
September 3, 2019**

COMMITTEE REPORTS

A. Historic Districts/Plaques

B. Public Relations & Community Education

CLG for Fiscal Year July 2018 – July 2019 was submitted. The OCRA grant presentation counted as our education.

Jennifer Johns said Ruthmere was still partnering with Indiana Landmarks for the Heart City Heritage series.

Todd Zeiger was involved in a talk at Studebaker/History museum last month.

Dave Eisen said the next American Heritage Roundtable, is Tuesday, September 10.

C. Staff Notes

NEW BUSINESS

Amend COA 19-01 Battell Park Veteran's Plaza for removal of one additional tree.

Christa Hill reported there is a tulip tree to the northeast of the new base, excavated too close to. Any trimming of the root structure causes concern for the overall tree. The previous COA included removal of several trees, but this one was not on the list. The discussion at last month's meeting was to plant a new tulip tree in Battell Park, far enough from any improvements that it won't be in the way in the future. Doug asked if a forester looked at it? It was not in the report done by the third party forester last year. Dave Eisen commented how close it was to the new sidewalk. Terry DeMaegd asked what is done with the wood? Faye Sullivan ask if it could be carved? Doug asked the caliper, its pretty big. The caliper of the new tree should follow the landscaping ordinance. Mary Beth Torma commented that the tulip tree is the State tree and fast growing

Dave Eisen made a motion that the HPC find as fact, the proposal of removal of one additional tree, is compatible with the character of the district, with a condition that a new tree of the same species be planted in Battell Park, with the size at planting to meet commercial landscaping standards in Section 137-815. Seconded by Jennifer Johns.

Dave Eisen made a motion, based on the finding of fact, that the HPC grants a Certificate of Appropriateness for COA 19-01, seconded by Nancy Seidler.

State Historical Makers (Normain Heights, First Bridge, & St. Joseph Ironworks)

Doug Merritt has spoken with a gentleman, Mr. Barr, at the Heritage Festival questioning the location of certain plaques. They have been located at City Hall. Christa Hill commented also in the basement are the Uniroyal letters and the clock pieces but no guts. Doug reported the restoration of the Normain Heights sign has been completed by Michiana Signs and Lighting. The Normain Heights sign can go back up on the existing pole by Michiana Signs and Lighting or Street Department. Dave Eisen asked if the fire station expanding would affect the sign. Could we include this in the communicator? Location and posts for others will be discussed at the next meeting.

Website Updates (Chicago vs. Denver)

Doug Merritt provided websites to other municipalities historic pages. Christa Hill checked with IT about what we could do? Our current website is not friendly for phones/tables. The mayor has talked about getting a new website platform/format. We can update content like a PDF, but not add pages/drop downs.

We would like to add benefits of a historic district to answer some questions raised at the Edgewater picnic.

**CITY OF MISHAWAKA
HISTORIC PRESERVATION COMMISSION
September 3, 2019**

OLD BUSINESS

Historical Marker Application – 1801 E Third, Captain Richard C. Brenneman, POW

Following the same format. DOB? When they moved to the house? 1954 or 1955.

Most just use years, but dates in camp: November 8 1967-February 12, 1973.

Return to Mishawaka: April 1973.

Retirement from military service.

Still aiming for a Veteran's Day installation.

Edgewater Drive Historic District Committee

At the last committee meeting we learned 301 Edgewater has been sold. Posts on Facebook indicate it would be operated as Oxford House for women, a recovery center. Planning and Legal are dealing with the new use. Similar use to Logan Center houses on Main Street. The neighbors are very vigilant providing information.

First draft of guidelines. Hoping Mike Esposito will fill in history. But the above situation has taken over the discussion for the time being. We are waiting for the neighbors to get back to us.

Bethel College

Since Alan Grzeskowiak is not here, hold until October.

Normain Heights Conservation Expiration Date 5/1/2020

The window for votes is November 2, 2019-March 2, 2020. We hope to meet at Liberty School in early November, but they have a new principal and we have to wait for school to start to confirm a date after November 6.

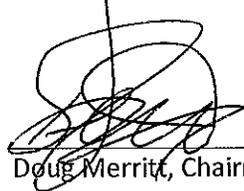
The neighborhood has prepared an invitation/letter. Christa Hill doesn't want to send the letter until the date the voting window opens. The intent of the letter was not to scare people, but that they understood the outcome if they ignore the letter/ballot. The letter will contain first round of ballots. Ballots will be available at the meeting. First of year send out more ballots. The ballot has to be from the owner, not go door to door. Each lot gets one vote.

PRIVILEGE OF THE FLOOR

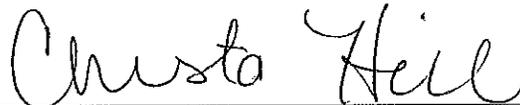
- Dave Straughn confirmed the dates of the 2020 Preserving Historic Places Conference in South Bend.
- Dave Straughn heard on the radio Plymouth got a \$25,000 matching grant from the DNR to fix a clock at the courthouse. He will investigate for the high school clock.

ADJOURNMENT

The meeting adjourned at 5:20pm.



Doug Merritt, Chairman



Christa Hill, Secretary