

Elkhart Historic & Cultural Preservation Commission

Regular Meeting Thursday, January 21, 2021

Call to Order:

Ann Linley called to order the Elkhart Historic & Cultural Preservation Commission Regular Meeting for Thursday, January 21, 2021 at 7:00pm.

Roll Call:

Present: Ann Linley, JA Whitmer, Bill Zimmerman, Luke Lefever, Aaron Mishler, and Bobby Glassburn. Deb Parcell with Indiana Landmarks and Eric Trotter with the City of Elkhart.

Approval of Agenda:

Bill Zimmerman made a motion to move item 4, Approval of Agenda, ahead of item 3, Election of Officers, seconded by JA Whitmer; motion carried. Bobby Glassburn made a motion to strike item 9B, 21-COA-02, 618-622 S Main from the agenda because it was discovered the property is outside of the historic district, seconded by JA Whitmer; motion carried. Agenda approved as amended.

Election of Officers:

Eric Trotter reviewed the 2020 officers for everyone's benefit. Ann Linley was Chairperson, Bill Zimmerman was Vice- Chair, and JA Whitmer was Treasurer.

Luke Lefever made a motion to nominate all current officers to be retained for 2021, seconded by Bobby Glassburn; motion carried.

Approval of Minutes:

Ann Linley gave everyone a minute to look over the minutes from Thursday, December 17, 2020 to see if any corrections or adjustments needed to be made.

Ann Linley said she would accept a motion to approve the regular meeting minutes from December 17, 2020 as presented. Motion made by Bill Zimmerman, seconded by JA Whitmer; motion carried.

Financial Report:

Eric Trotter said everything was the same for now, although he has started getting invoices for the first of the year membership renewals. He will have a complete report in February.

Hearing of Visitors:

N/A

Old Business:

N/A

New Business:

A: 21-COA-01, 518 W Franklin St., Repair windows, roof and siding, replacing front door, running new electric wiring and drywall in the interior

Deb Parcell said that the applicants' names are Roberto Saldivar and Lucero Gonzalez, the property is 518 W Franklin Street, and it is a single site historic district. Its rating is notable, architectural style is Free Classic, and it was built around 1880.

Description of Proposed Project:

- 1) Replace glass in windows
- 2) Fix part of roof that has fallen in
- 3) Fix a small part of siding that's been damaged because roof has fallen in
- 4) Replace front door
- 5) Run new electrical wiring through the house because it's mostly been torn out. Put up drywall, most walls on the inside have been torn down. Replace toilets and showers. Add new flooring.

Staff Recommendation:

Only things on the exterior need approval from the Elkhart Historic and Cultural Preservation Commission before a building permit can be issued; interior work is not part of their review.

Windows – Applicant submitted decision after staff recommendation was written to use plexiglass as temporary replacement for broken/missing glass. The building currently has a mix of original wood windows, replacement wood windows, synthetic replacement windows, and temporary plexiglass windows. Applicant proposes removing boards from window openings to provide natural light in building and temporarily replacing missing/broken glass with plexiglass until windows can be repaired or replaced with an approved replacement. As many of the window frames are quite deteriorated, replacement could be an option. Replacement windows would need to be the exact size, shape, and style of the existing. Aluminum-clad or fiberglass-clad wood or solid fiberglass windows are preferred replacements. Decorative divided light windows should be retained and repaired if at all possible. The large, curved window on the front first-floor should have the curved glass replaced at some point in the future. Staff recommends removal of existing wood from boarded up windows and temporary replacement with plexiglass with the condition that missing/deteriorated windows be replaced and other windows are repaired by the end of this year. Due to the location and significance of the first-floor curved window, staff recommends replacing existing plexiglass, if necessary, until curved glass repair is possible.

Roof – The proposed black 3-tab asphalt roof is a replacement in kind of existing materials. The leaking portions of the roof can be covered with a tarp for no more than 3 months – no building permit or permissions required. **Staff recommends approval as submitted.**

Siding – There are several locations on the building where wood siding is deteriorated. The proposed replacement of deteriorated existing clapboards with new cedar boards of the same thickness and profile is appropriate and could be approved by staff. All wood elements should be primed and painted. **Staff recommends approval as submitted.**

Front Door – existing door is not original to the house and can be replaced. A new metal or fiberglass replacement door is recommended. Glass in at least half the door would be appropriate

for the style of the house. To date, no door selection has been submitted. **Staff recommends denial for lack of information.**

Mr. Roberto Saldivar and Ms. Lucero Gonzalez said they understand what needs to be done and that they just need permits to begin work. They want to start by protecting the house first from snow and water because it has caved in the roof and damaged the walls.

Ann Linley asked Mr. Saldivar if they were okay with the time frame laid out by Deb Parcell and Mr. Saldivar answered yes. Ms. Linley explained to them that three parts of their application have been recommended for staff approval, but that they need more information in regards to the fourth item, the front door. Ms. Linley said that the Commission can approve everything but item four, which could be brought back to the Commission with additional information.

JA Whitmer asked if there is a limit on the time frame for the plexiglass on the windows. Ms. Gonzalez stated they want to have everything as it should be by year's end. Ms. Whitmer asked if that included the curved glass. Ms. Gonzalez answered that the curved window would be the only thing they would not be able to do this year. Ms. Whitmer asked Deb Parcell should follow up with that or if the Commission should make that part of the approval? She would like to set a time frame. Ann Linley said the COA is only good for a year and any work beyond that would need another COA. Ms. Whitmer stated that does not give a definite time frame. Luke Lefever suggested removing the curved glass from this COA Mr. Saldivar and Ms. Gonzalez agreed to this. Ms. Linley asked Ms. Parcell if she would be okay with striking the last sentence of the windows sections that says, "**Due to the location and significance of the first-floor curved window, staff recommends replacing existing plexiglass, if necessary, until curved glass repair is possible.**" Ms. Parcell agreed. Ms. Whitmer said that perhaps the homeowners would be willing to withdraw item 4. Ms. Whitmer asked Mr. Saldivar and Ms. Gonzalez if they would be willing to withdraw item 4, replacement of the front door from their COA application, and they agreed. Ms. said that Ms. Parcell would reach out to them to create new COA for window and door. They agreed.

Ann Linley said she would accept a motion to approve staff recommendations for item 1, the windows with stated changes, item 2, the roof and item 3, the siding. Motion made by Luke Lefever, seconded by Bobby Glassburn; motion carried.

Eric Trotter explained to the Mr. Saldivar and Ms. Gonzalez they would be able to work with the Building Department to pull any necessary permits.

C: 21-COA-03, 146 State St., Updated plans for siding, shingles, windows and doors (original COA Application was 20-COA-02. Deb Parcell said that the applicant's name is Lacasa Inc, the property is 146 State Street, and it is in the State & Division Local and National Register Historic Districts. Its rating is Contributing and the architectural style is Queen Anne, built around 1870.

Description of Proposed Project:

Updated from plans submitted and approved February 20, 2020. See attached plans and drawings. Update: Owner proposes changing Andersen window sash color to Harbor Mist, as

they intend to use Door and Sash paint for the restored frames (a harder type of paint) which does not work well with dark colors.

Staff Recommendation:

At the February 20, 2020 meeting, the Commission approved all items as submitted for 146 State Street on 20-COA-02, remanding authority to staff to work with the owner to develop a suitable design that will meet building codes if the front porch balustrade must be replaced. Numerous design changes since that time necessitate a new COA application. Currently, owner proposes rehabilitation of existing property as outlined in General Notes of revised architectural drawings (changes are called out with revision clouds). Most proposed work is repair/replacement in-kind and meets Historic District guidelines, including restoration of leaded glass, divided light attic windows, stone porch columns, and decorative gable shingles, and replacement of curved glass lower sashes in second-floor turret window opening. Changes from previous COA application include:

- Porch deck and balustrade will need to be removed to allow connection of new utilities from street to house. Stone columns will be retained, repaired, leveled, and grout replaced. New pressure-treated tongue and groove decking will be installed to replace the existing deteriorated wood. New wood lattice will be installed. New composite balustrade and hand rails, painted white, will be installed as noted on most recent drawing.
- New Andersen E-series aluminum-clad wood windows with Harbor Mist frames will be installed on west side and rear in locations noted.
- Restored window frames will be painted to match Harbor Mist color of Andersen replacement windows.
- Removal of existing wood siding at north end of west side and north façade; siding in those areas will be replaced with LP SmartSide. Wood siding will be retained for repair on other more visible areas of house.
- Removal of three windows – one at north end of east side, one at north end of west side, and one (non-original) on north side to allow new use of interior space. Siding will be installed to cover

As the proposed work involves significant changes only in areas barely visible from the public way, retains character defining features, restores historic integrity, and meets Historic District guidelines, staff recommends approval as submitted.

Representing Lacasa is Brad Hunsberger VP of Real Estate Development and Eric Lehman, Real Estate manager. Brad stated he wanted to speak to the work that he and Deb Parcell had done and her willingness to help put the plan together. He said they have been able to strike the right balance between preserving the historic character of the house, modernizing it for new use, and in the end, it's going to be a gorgeous place and we should all be proud of it.

JA Whitmer was curious about the porch railing. Deb Parcell said it was in the revised COA sent in the morning she explained it has more style than the one on the original drawing. Also the original was metal and the new one is a composite material that fits better for a Queen Anne house. Ms. Whitmer asked if the third choice in railings was part of the staff recommendation. Ms. Parcell stated it was. Brad Hunsberger said it is an unfortunate confluence of situation with the porch columns. Literally the limestone cap is at the absolute worst point in the height to adapt

it to modern standards. He appreciates the willingness to work with them but at the end of the day, he needs to produce a property that's secure and safe for the residents going forward and also make the building department happy. Ann Linley asked Ms. Parcell if Staff Recommendation needed to be amended to identify Option C as the correct recommendation for the porch railing. Ms. Parcel said probably should. Ms. Linley said it would be Option C as depicted on the revised A-1 drawing; and asked if there were any more questions.

Bill Zimmerman had a question about the turret, he asked if the roofing material was currently slate and if the damaged turret was being repaired with slate or is the slate being removed. Brad Hunsberger answered they don't intend to remove the slate and they are looking at some repair options. The quotes for completion restoration with slate were astronomical. His intent right now is to clean it and see what they are left with and then make a decision. They will tackle it in the spring.

Ann Linley said she would accept a motion to accept Staff Recommendations for 21-COA-03 for 146 State St. Motion made by Bill Zimmerman, seconded by Luke Lefever; motion carried.

D: Review Draft Rules of Procedure:

Eric Trotter presented a draft of the Rules of Procedure and took questions from the members. He will continue to make corrections and updates and will bring them back to the Commission for review again next month.

Announcements:

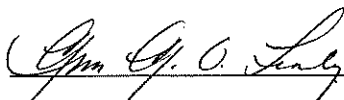
Eric Trotter said Chaise Cope will be at the February meeting. She has wonderful GIS experience so she has digitized all of the paper maps for the districts. She's done all four national districts and overlaid the local districts and indicated all nine of the local landmarks. She has done a phenomenal job.

Deb Parcell said that Indiana Landmark is still planning on conference in October.

Ann Linley will have slide presentation for everyone in the near future.

Adjournment:

Ann Linley said she would entertain a motion to adjourn the meeting at 8:05 pm. Motion made by Bill Zimmerman, seconded by JA Whitmer; motion carried.



Ann Linley, Chair