



Elkhart Historic & Cultural
Preservation Commission

ELKHART HISTORIC & CULTURAL PRESERVATION COMMISSION
FEBRUARY 15, 2024

7:00 P.M.

Council Chambers – 2nd Floor

AGENDA

- 1) CALL TO ORDER
- 2) ROLL CALL
- 3) APPROVAL OF AGENDA
- 4) APPROVAL OF MINUTES - MAY 18, 2023
- 5) FINANCIAL REPORT
- 6) HEARING OF VISITORS
- 7) OLD BUSINESS
 - A. NEIGHBORHOOD UPDATE/PROGRESS REVIEW/NOMINATIONS
- 8) NEW BUSINESS
 - A. 24-COA-01 515 EAST STREET – DEMOLITION
- 9) ANNOUNCEMENTS
- 10) ADJOURNMENT

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If you are unable to attend, please contact Wendy Sonora Velazquez at 574-294-5471 x 1013

WebEx Information

Meeting number:
2304 591 8896

Password:
Historic1

THE NEXT MEETING IS MARCH 21, 2024 AT 7:00 P.M. IN THE COUNCIL CHAMBERS

Elkhart Historic & Cultural Preservation Commission

Meeting Thursday, May 18, 2023

Call to Order:

Ann Linley called to order the Elkhart Historic & Cultural Preservation Commission Meeting for Thursday, May 18, 2023 at 7:03 pm.

Roll Call:

Present: Bobby Glassburn, Raymond Enfield, JA Whitmer, Ann Linley, Phalene Leichtman and Bill Zimmerman. Nathan Hooley with the City of Elkhart Planning and Development and Deb Parcell with Indiana Landmarks (remotely).

Absent: None

Approval of Agenda:

Linley asked for a motion to approve an amendment to the agenda in order to add case number 23-COA-05 for 244 DIVISION ST as item B under New Business. Motion made by Whitmer, seconded by Zimmerman; motion carried.

Linley asked for a motion to approve the amended agenda as presented. Motion made by Enfield, seconded by Whitmer; motion carried.

Approval of Minutes:

Linley stated that a correction needed to be made to the meeting minutes from February 16th, 2023, to include that Bill Zimmerman was present at the meeting.

Linley asked if any other corrections needed be made to the minutes and Enfield replied that under 23-COA-01 for 515 East Street, third line down, it should be "it is" instead of "is it".

Linley said she would accept a motion to approve the minutes as amended. Motion made by Whitmer, seconded by Enfield; motion carried.

Financial Report:

Hooley stated that the 1st invoice has been paid for Indiana Landmarks professional services.

Linley added that the invoice was on 4/03/2023. She also mentioned that the Historic Donation account remains at \$5,467.92. Linley said that the financial report does not need to be approved because there is nothing to officially approve.

Hearing of Visitors:

Linley stated that there are a few visitors in the room.

Old Business:

Parcell stated that they are keeping an eye on 518 W Franklin Street, a locally designated landmark, but that nothing is happening just yet.

New Business:

A: 23-COA-04, 316 State Street

Linley brought to everyone's attention that the new certificate of appropriateness for this property is numbered as 23-COA-04, but that the staff report still reflects 23-COA-02, which was for the same property when it was presented earlier in the year. Linley said that the staff report is valid and that it is just a difference in numbering.

Hooley reads the Staff Report into the record instead of Parcell because legally, the staff report has to be identified by someone in person or visible and Parcell is unable to use her video via webcam at this time.

Nathan Hooley: Application 23-COA-04, applicant is Ryan Lantz, property address is 316 State Street. The subject property is a one and a half wood frame house set upon a stone foundation. The roof is covered in asphalt shingles, the windows are six by six double hung, the siding is wood shaker, there is a brick chimney at the north end, and there is an enclosed porch on the southwest corner with featured craftsman windows.

Alternatives: No original features of the house can be seen. The original siding, windows, and porch have all been removed or replaced. These changes would currently result in a non-contributing rating.

Description of the proposed project: New James Hardie Plank 7.25" wide, iron gray siding; white trim and a smooth finish for all. New windows: all existing windows are not original and will be removed and replaced with Pella lifestyle with wood double hung, white aluminum clad exterior. New roof: Royal sovereign 3-tab asphalt shingles, charcoal black. New addition with garage: 29' by 23.667' wood frame garage, with siding and roof shingles to match the house with two overhead doors and a new driveway.

The applicable ordinance authority: Section 12.6 of ordinance 4041 of the City of Elkhart requires a Certificate of Appropriateness to be issued for a conspicuous change in the exterior appearance of the existing building by demolitions, moving additions, new construction, alteration, color change or maintenance of existing buildings, including windows, doors, and all exterior features, walls or fences. As such a Certificate of Appropriateness must be issued for the work proposed at 316 State Street.

Applicable guidelines: **Siding and trim:** Retain original exterior building materials. Do not resurface with new material that is inappropriate or was unavailable when the building was constructed. **Windows:** Retain original windows. Do not replace with new material that were unavailable when the building was constructed such as aluminum or vinyl. **Roof:** Retain the original shape and materials of the roof whenever possible. Replace the new material that matches the original as closely as possible in composition, size, shape, color and texture. **New addition of garage:** The addition should be added in such a way that if they are removed in the future, the essential form and integrity of the structure would be in the unimpaired. Differentiate new work from the existing historic architecture and design to be compatible with existing massing size scale and architectural feature in order to protect the historic integrity of the district, and its environment. Height and width proportions should be consistent with the adjacent buildings in the district. Do

not add stories or change existing façade of a building. Most garages are detached and located in the rear yard. **Driveway:** Site feature should be compatible with the character of the neighborhood. One size scale design, material and color. Most drives are located at the rear of the property off the alley.

Staff Recommendation:

Nathan Hooley reads the staff recommendation for Deb Parcell. It appears that many changes have occurred at the property beyond the proposed changes on this application. The enclosed porch was removed, a deck has been added on the front, windows have been removed and replaced, shingle siding has been installed in the area where the enclosed porch was removed, and new fencing has been installed in the front yard and rear yard. At the front of the house above the deck, two beams project in a manner that might suggest future construction of a pergola.

Pressing all the item list on the application.

Findings of Fact:

- Original siding and trim have been removed.
- James Hardie Plank siding and trim are appropriate replacements. Siding and trim should be smooth (not textured) surface. Gray and white colors are from the pre-approved historic color palette.
- Existing windows are not original.
- Pella Lifestyle aluminum-clad wood windows are an acceptable replacement choice.
- Proposed asphalt shingles are an in-kind replacement and could be approved by staff.
- New addition and garage will be located at the rear of the property and will not be visible from the street.
- Driveway is proposed to be concrete.
- Elevations of the proposed addition garage and site plan indicated location of drive have not been received by staff.

Recommendation: Approval of siding and trim with condition of smooth (not texture) finish. Approval of windows and roof as submitted. Staff does not currently have adequate information to make a recommendation on the addition/garage or driveway. In addition to this, it will also need to go the Board of Zoning Appeal for a side yard setback of which we can work with the applicant on. It will also need to go through the Plan Review process with the Building Department.

Linley stated for the purpose of the newest commission member that the Historic Commission is the first stop for the applicants, and then it would go on to the other commissions. The Historic Commission looks at it from the aesthetic and historical perspectives and then the other commissions look at it from the construction, site layout, plans, zoning appeals, etc. Linley noted that in Ms. Parcell's report, which is dated February 16, 2023, outlines for the garage are included. The addition to the driveway and garage from the aesthetic point of view is covered.

Linley added to the record that JA Whitmer has recused herself from discussion on the COA.

Linley requested that Mr. Lantz come up to the mic to speak to his project. Linley asked the Commission if they had any questions for Lantz.

Zimmerman asked if the garage is attached to the structure or separated from the building and Lantz replied that because of the setback requirements it will be attached, but that depending on what the Zoning Board says, they may not have it attached. Linley said that the zoning board may just ask him to do some sort of covered walkway between the two structures.

Glassburn asked if zoning approval has happened for the house addition and Lantz replied no, the Historic Commission is his first stop. Linley added that the Historic Commission only needs to look at the aesthetics and then the other 2 commissions will step in. Linley also added that they know that Lantz inherited a creative project from the previous owner. Glassburn asked if there are any additions to the house and Lantz replied that they are extending the length of the house by 45 feet before getting to the garage. Glassburn's reply was inaudible. Linley stated that it is usually measured from the front of the house looking at the right-of-way and that it would depend on the angle of the neighboring houses if you could see it. Lantz replied that if you stand in front of his neighbor's house to the west, you would be able to see to the backyard.

Enfield asked what the plans are going to be for the deck and porch on the front of the house. Mr. Enfield said that it is difficult to make it look good and added that in years past, the porch probably would have gone up higher on the house.

Linley asked if the posts for the front of the house were going to be a setback issue and Lantz replied that he knows where the posts are and that they are within the road and sidewalk.

Ms. Jewell, the recording secretary, asked everyone to please speak into the mic.

Lantz said the posts are there to put the porch back on as it was originally, but not with the old materials. Glassburn asked if he has plans in place for the roof of the porch or if it was going to be an open air porch and Lantz replied that the roof will just continue on with the existing roof because that was the original porch. Linley stated that it was going to come off the edge versus the ridge and Lantz replied that is correct.

Linley asked if there were any further questions and Leichtman asked if there were any original photos of the porch. Linley replied that there is a photo in the packet. Linley referred everyone to the colored picture taken on 9/13/2022, which is an aerial view of the house, but shows the long sloping front porch roof over an enclosed porch. Inaudible comments. Glassburn said that if you zoom in on the picture, then you can see the post that are just standing. Glassburn asked how long it's been the way it is and Lantz replied since 2019. Linley added that is part of the reason that it is having to be replaced as it was, it was open and probably never intended to be. Lantz replied that is correct. Linley stated that it disintegrated.

Lantz said that he was able to save the original windows of the porch.

Glassburn asked if the whole porch structure is going to be boxed in again or if it will be open with a railing and Lantz replied that it will be boxed in just like the original. Glassburn said everything looked like a detail version of what everything would be except the porch. Glassburn stated that the work looks made sense to him.

Linley stated that staff did recommend the approval of the siding, trim, windows, and roof as submitted and then aesthetically the driveway. An addition would be such that it would sit within our rules, but then it's up to the other boards as to setbacks and that kind of thing.

Linley stated that she would accept a motion on 23-COA-04. Zimmerman made a motion to approve 23-COA-04 based on Staff's recommendation, seconded by Enfield; motion carried.

B: 23-COA-05, 244 Division Street

Parcel was able to access her video, which enabled her to read the staff report for this COA application.

Deb Parcell: Application 23-COA-05, applicant is Adrienne Krohn, property address is 244 Division Street. The subject property is located in the State and Division Local and National Register Historic Districts. The property is rated notable and is an Italian style built around the 1870s.

Description of the proposed project: Chimney and porch repair; tuck point the bad cracks on the house. Parcell added that there was a good amount of detail that was submitted with the application for staff to review.

Applicable guidelines: To clean the masonry only when necessary to halt deterioration, or to remove stains, using the gentlest means possible. Repoint mortar joints only when there is evidence of moisture problems or when sufficient mortars is missing to allow water to stand in the mortar joint. Duplicate the existing mortar in composition, color, texture, joint size and profile. Do not use a mortar with a high Portland cement content.

Staff Recommendation:

Findings of Fact:

- Type S mortar which is specified by the Mason is generally appropriate for repointing historic masonry.
- The color of mortar and brick should match the existing.
- The mortar joint should match the existing.
- Proposed repair of chimney and back patio meets historic district guidelines.
- Brick washing should use mild detergent in low pressure.

Recommendation: Approval as submitted with the condition that mortar and replacement bricks match the existing as closely as possible.

Linley requested that Adrienne Krohn come up to the mic to speak to the project. Linley asked Krohn why she decided to do such a huge project and Krohn replied that it has been weighing on her mind for a long time and she wanted to do something about the deterioration. Ms. Linley asked if Krohn has a mason to help with this and Krohn replied that she is using Mesaros Masonry, who was recommended to her by Peter De Kever, a well-known historian.

Zimmerman asked how closely the new brick will match with the existing brick and Krohn replied that she was assured several times that it will be exact. Zimmerman asked if the masonry was able to find aged brick or new brick and Krohn replied that she does not know the answer to that.

Whitmer stated that there looks like there is two different of colors of brick, because around the bottom is a different color. Whitmer asked if that brick is newer and Krohn replied yes, that it was built in the seventies at some point. Linley stated that the repair predates the historic district and Whitmer stated that it looks nice.

Zimmerman asked if there is a timeline for when the project will start and Krohn replied that a week ago, she was told that the project would start in six to seven weeks.

Enfield said that he doesn't know how much of these bricks are around, but that the brick on the house is a very common brick. Every building in town basically used that brick and it may have come from Indiana Avenue, but basically it is a Chicago Common Brick, which is what all the brick structures from downtown, the old houses in the county and around the whole area were made out of. Enfield stated that he would think that the mason would be able to find some around because it would be a shame to put a different brick in the wall if some of them needed to be replaced. Krohn replied that about 15 years ago, she had tuck pointing done and that they were able to find brick that matched. Krohn said that she assumes that they could still find brick that matched. Enfield said that it looks like some brick might need to be replaced and that it would be desirable to replace it with matching brick.

Linley stated that it is fantastic that Krohn is tackling this project. Leichtman thanked Krohn for preserving something like this.

Linley asked for a motion to approve **23-COA-05 for 244 Division** based on the staff recommendation. Motion made by Whitmer, seconded by Zimmerman; motion carried.

Announcements:

N/A

Adjournment:

Linley thanked everyone for volunteering and giving up their time to serve on this commission.

Linley said that she would accept a motion to adjourn the meeting at 7:34 pm. Motion made and seconded unanimously; motion carried.

Ann Linley, Chair

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

All information requested must be completed on this application. If you have questions, please call the City Planning and Zoning Department at 294-5471.

Application is hereby made for a Certificate of Appropriateness as REQUIRED under Ordinance Number 4041 of the City of Elkhart, Indiana. For any structure located in a locally designated historic district, a Certificate of Appropriateness must be issued by the Historic and Cultural Preservation Commission before a permit is issued for, or work is begun on, any of the following: demolition or moving of any building; a conspicuous change in the exterior appearance of existing buildings by additions, reconstruction, alteration, or maintenance involving exterior color changes; any new construction; a change in walls or fences or construction of walls and fences; or a conspicuous change in the exterior appearance of non-historic buildings subject to view from the public way by additions, reconstruction, alteration, or maintenance involving exterior color change.

In addition to this application, there may be requirements of other state and/or local laws and regulations with which you must comply in order to undertake the project.

Owner's Name 515 East, LP. File Number 24-COA-01

Address: _____ Date 01/17/2024

Zip Code 46240 Phone: Home _____ Work _____

ADDRESS WHERE WORK IS TO BE DONE 515 East st. Elkhart, IN 46516

Existing Use of Structure (residential, commercial, etc.) Commercial

Proposed Use of Structure Demolishing current structure & reconstruct a multifamily building

Description of Project

The current structure at 515 East st. is to be demolished by the City of Elkhart. After the site is clear, RealAmerica Construction will begin construction on a 60 unit multifamily building.

The following documents must be submitted:

☒ Site Plan ☒ Legal Description ☒ Photographs ☒ Building Plans

☐ Samples/Swatches ☒ Other RealAmerica plans to work with both city and state historical preservation committees on the design of the building.

Signature of Owner: [Signature] Date: 19/01/2024

Elkhart Historic & Cultural Preservation Commission
CERTIFICATE OF APPROPRIATENESS
Community Preservation Specialist - Staff Review

Application Number: 24-COA-01

Applicant's Name: 515 East, LP.

Property Address: 515 East Street

Local Landmark or District: State & Division Local and National Register Historic Districts

Rating: Contributing

Architectural Style: 20th Century Functional

Architect/Builder: Unknown

Date Constructed: c. 1900

Description of structure: This brick two-story building has a flat roof. Windows are 2/2 double hung.

Alterations: Most windows and door openings have been filled in, some original 2/2 double hung remain, some window openings have been filled with glass block and/or brick, original picture window openings have been covered.

History (Indiana Historic Preservation Review Board): formerly a planning mill consisting of a c.1860s two-story gabled structure wrapped by a turn of the century or earlier brick facade. Sanborn Fire Insurance maps show that the original gabled section of the subject building was actually built between 1889 and 1892 for Jones & Hill Company, manufacturers of chewing gum. At least three additions to the original building completed prior to 1950 resulted in the current building footprint.

Description of proposed project: Demolition.

Applicable Ordinance Authority: Section 12.6 of Ordinance 4041 of the City of Elkhart requires a Certificate of Appropriateness to be issued for a conspicuous change in the exterior appearance of the existing building by demolitions, moving, additions, new construction, alteration, color change or maintenance of existing buildings, including windows, doors and all exterior features, walls or fences. As such, a Certificate of Appropriateness must be issued for the work proposed at 515 East Street.

Applicable Guidelines: Consider demolition only when fire, winds, flooding, or other natural disasters cause extensive damage to a building and/or its structural framework, and only if the building represents a threat to the health and safety of the public.

If a demolition is denied, property owners may appeal to the Historic Commission for reasons of economic hardship based on Section 12.10 of the Historic Preservation Ordinance (Ordinance No. 4041 of the City of Elkhart).

STAFF RECOMMENDATION:

Proposed demolition would provide space for construction of a new four-story 60-unit affordable housing complex in this location, also extending into the vacant parcel to the west. Two commercial spaces will be located on the ground floor. A surface parking lot will be constructed at the west side of the development, and new sidewalk and on-street parking will be added along Hug Street. The current occupant (Wheel Chair Help) will be relocating. Adaptive reuse of the existing building was considered, but was ultimately determined not feasible due to the substantial cost needed for rehabilitation and lack of space within the existing building as compared with that needed for the development.

An on-site inspection by staff found the building appears to be in condition where rehabilitation would be feasible; however, the multiple expansions over time would make the process very challenging. Although the proposed

structure is greater in height than those adjacent, the ground drops off to the north of Division Street, allowing a four-story building to be at a compatible height with adjacent structures.

The Division of Historic Preservation and Archaeology (DHPA) also noted in their review that both sides of East Street between Division Street and the Elkhart River were historically occupied by manufacturing facilities, and thus it has always retained a different character than the residential neighborhood to the south.

Staff concurs with the DHPA recommendation that, if a certificate of approval is granted, the certificate have the following conditions:

- 1) Documentation of the building at 515 East Street in accordance with the “DHPA Minimum Architectural Documentation Standards” to be completed by Indiana Housing and Community Development Authority and approved by DHPA before demolition commences.
- 2) One interpretive sign discussing the history of manufacturing on the subject property and within the surrounding neighborhood, developed by Indiana Housing and Community Development Authority, designed by qualified historic preservation professionals, and approved by DHPA prior to installation.
- 3) An archaeological survey of the proposed project area by a qualified professional archaeologist.

Filed by: Deb Parcell

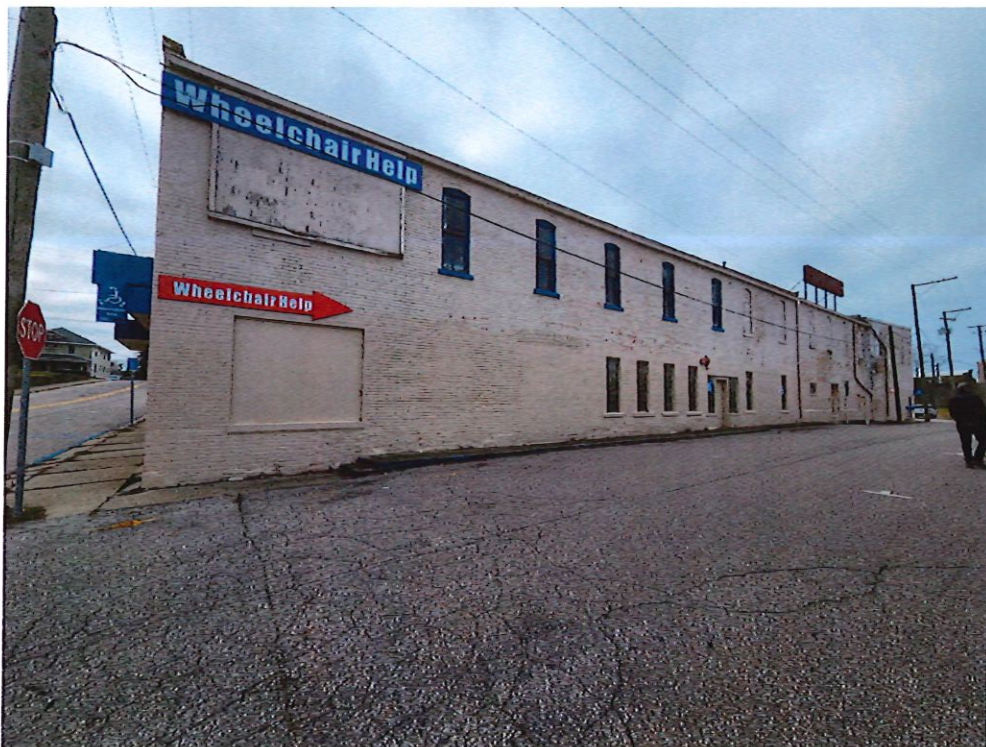
Date: February 15, 2024



East Facade



South Façade



North Façade



Legal Description – 515 East

Address: 515 East St, Elkhart, IN 46516

Property Owners: East LLC

Parcel No:

06-05-479-008-012

06-05-479-006-012

Legal Descriptions:

PT SE1/4 SE1/4 SEC 5 S OF HUG ST & E OF EAST ST 1A (TIF 110)

O L 49X123FT NE COR LOT 28 (TIF 75)

Map:

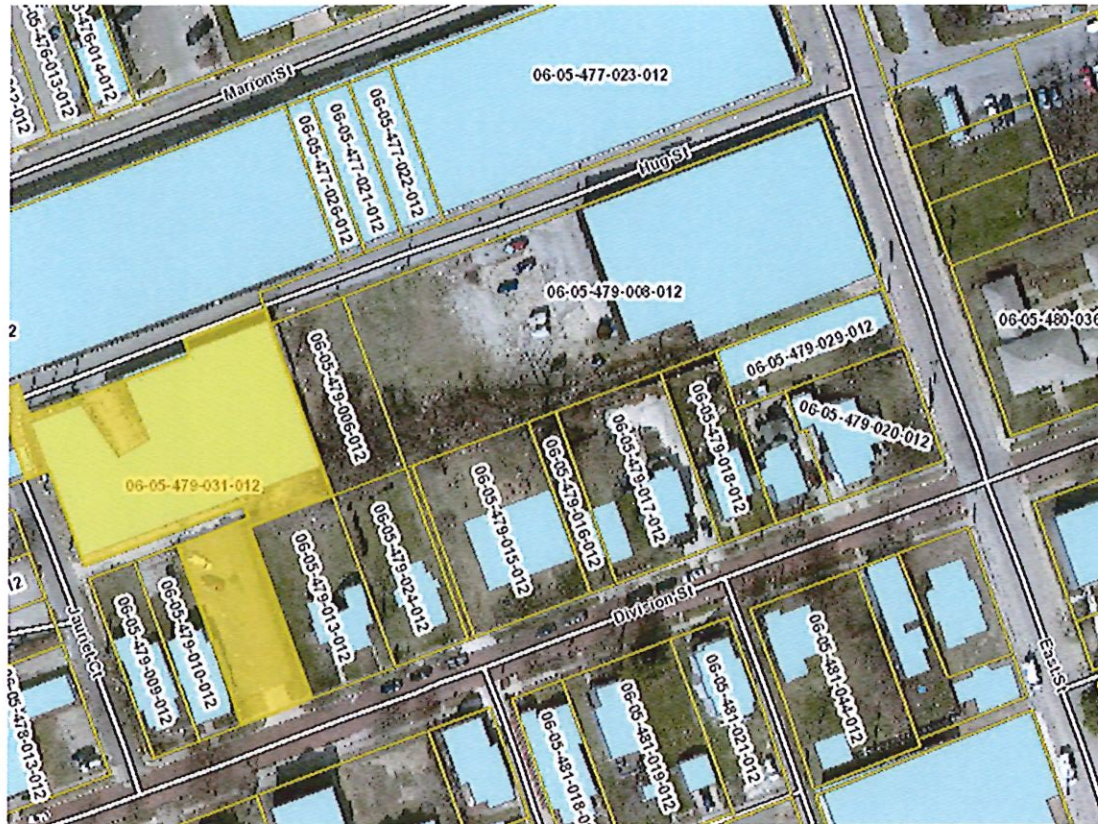


Address: Directly west of 515 East St, Elkhart, IN 46516

Property Owner: City of Elkhart Indiana

Parcel No: 06-05-479-031-012

Legal Description: FUNKS LOT 3 THRU 6 & 50'X123' OF FUNK SEC 5 .14A & VAC ALLEY ADJ & PT O L 28 (TIF 75)








Certificate-of-Appropriateness-Application- Demolition

Final Audit Report

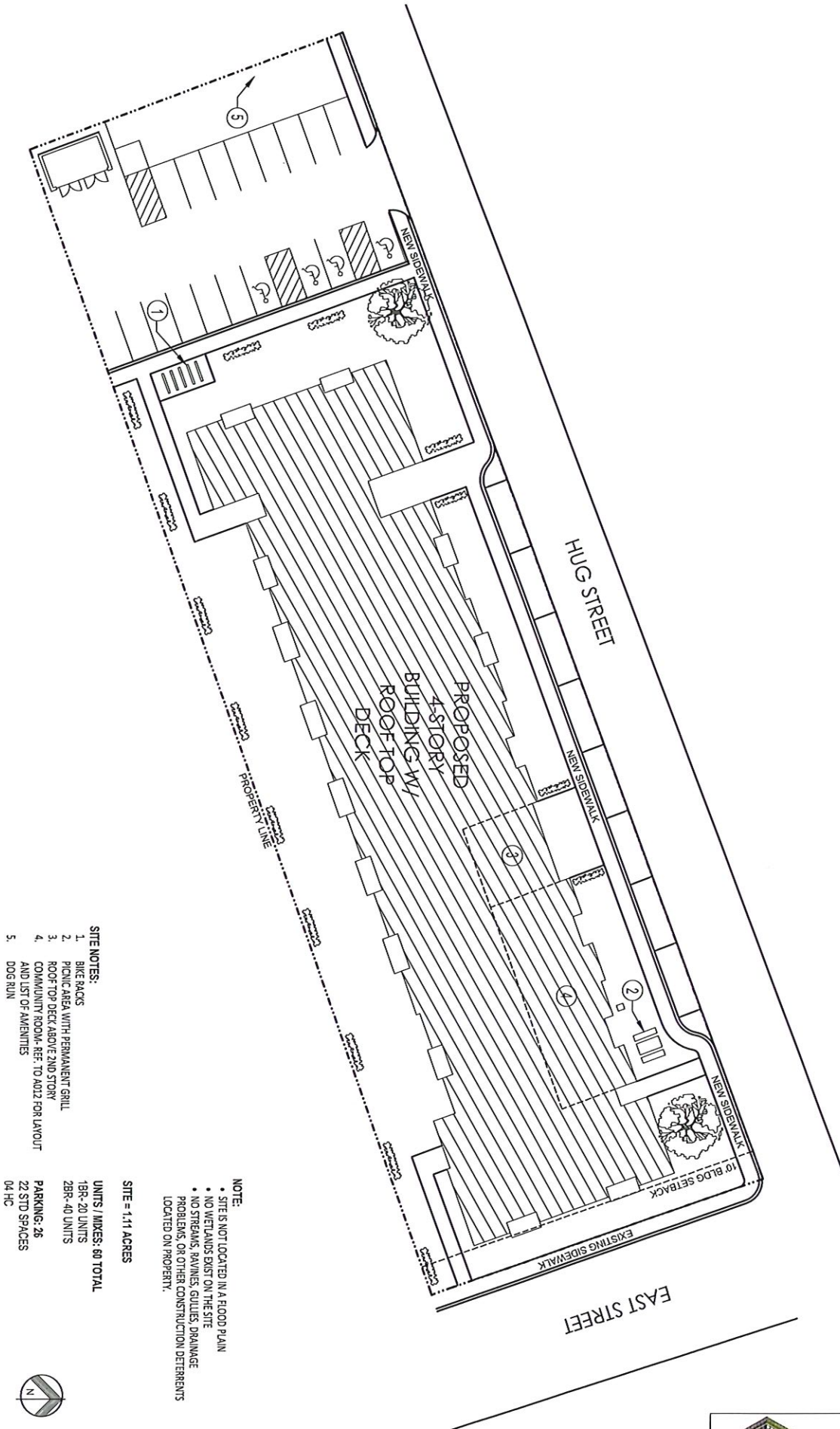
2024-01-19

Created:	2024-01-19
By:	Noah Krasnow (nkrasnow@realamericallc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFTKZWWFYUkXbiHr9yLLs4qbeek365cZe

"Certificate-of-Appropriateness-Application- Demolition" History

-  Document created by Noah Krasnow (nkrasnow@realamericallc.com)
2024-01-19 - 6:57:30 PM GMT
-  Document emailed to Ronda Shrewsbury (ronda@realamericallc.com) for signature
2024-01-19 - 6:57:34 PM GMT
-  Email viewed by Ronda Shrewsbury (ronda@realamericallc.com)
2024-01-19 - 6:58:10 PM GMT
-  Document e-signed by Ronda Shrewsbury (ronda@realamericallc.com)
Signature Date: 2024-01-19 - 6:58:33 PM GMT - Time Source: server
-  Agreement completed.
2024-01-19 - 6:58:33 PM GMT





2022 LIHTC SUBMITTAL
A011 - SITE PLAN: ARCH LAYOUT

JULY 01, 2022

515 EAST

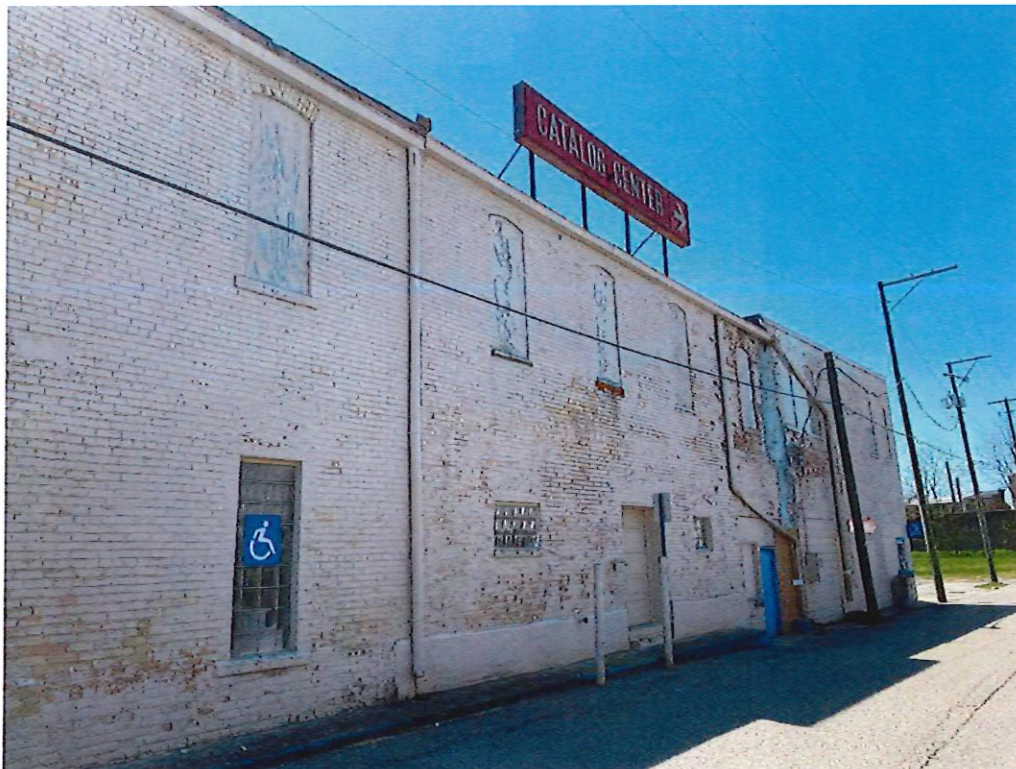
515 EAST STREET
 ELKHART, INDIANA 46516



9) Photographs of Site



Looking southwest – east side of building from East Street



Looking southwest – north side of building



Looking east from west end of property – site building in background, City parking garage at left



Looking east from parking lot area – west side of building



Looking east along south property line – site building at left



Looking south from NE corner of property – site building at right, East Street at left



Looking west from NE corner of property – site building at left, City parking garage at right



Looking west along south property line – site building at right



Looking north from SE corner of property – site building at left, East Street at right



Equipment servicing area inside building 1st floor



Servicing equipment/material storage



Example of miscellaneous stored wheelchair/walker parts and materials



Wheelchair storage on 2nd floor



3rd floor storage area (attic)

515 EAST



VICINITY MAP

PROJECT LOCATION

SHEET INDEX	
A001	COVERSHEET
A002	EXTERIOR PERSPECTIVE
A011	SITE PLAN-ARCHITECTURAL
A012	ENLARGED COMMON AREA & AMENITIES
A013	COMMERCIAL SPACE PLAN
A111	1ST FLOOR PLAN
A112	2ND FLOOR PLAN
A113	3RD FLOOR PLAN
A114	4TH FLOOR PLAN
A115	ROOF PLAN
A211	ELEVATIONS
A212	UNIT PLAN-1811BA TYPE A
A411	UNIT PLAN-2811BA TYPE A
A412	UNIT PLAN-2812BA TYPE A
A413	UNIT PLAN-2813BA TYPE A
A414	UNIT PLAN-2814BA TYPE A
A415	UNIT PLAN-2815BA TYPE A
A416	UNIT PLAN-2816BA TYPE A
A417	UNIT PLAN-2817BA TYPE A
A418	UNIT PLAN-2818BA TYPE A
A419	UNIT PLAN-2819BA TYPE A
A420	UNIT PLAN-2820BA TYPE A
A421	UNIT PLAN-2821BA TYPE A
A422	UNIT PLAN-2822BA TYPE A
A423	UNIT PLAN-2823BA TYPE A
A424	UNIT PLAN-2824BA TYPE A
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A500	UNIT PLAN-2900BA TYPE A



Division of Historic Preservation & Archaeology-402 W. Washington Street, W274 Indianapolis, IN 46204-2739
Phone 317-232-1646-Fax 317-232-0693 dhpa@dnr.IN.gov



JAN 30 2024

Meagan Heber
Environmental Review Manager
Indiana Housing and Community Development Authority
30 South Meridian Street, Suite 900
Indianapolis, Indiana 46204

State Agency: Indiana Housing and Community Development Authority

Re: Application for a certificate of approval by the Indiana Housing and Community Development Authority to demolish 515 East Street in the State Street-Division Street Historic District to construct a 60-unit affordable housing apartment in the City of Elkhart, Elkhart County (DHPA No. 30219)

Dear Ms. Heber:

You are hereby notified that the Historic Preservation Review Board ("Review Board"), at its meeting in Indianapolis on January 24, 2024, in accordance with Indiana Code § 14-21-1-18, took the following action:

In regard to Agenda Item III.1, a certificate of approval is granted to the Indiana Housing and Community Development Authority to demolish the building at 515 East Street within the State Street-Division Street Historic District in Elkhart, Elkhart County, Indiana, on the following conditions:

1. Indiana Housing and Community Development Authority shall document the building at 515 East Street in accordance with the "DHPA Minimum Architectural Documentation Standards." A draft copy of the documentation shall be submitted to DHPA for comment, and a final copy incorporating any requested edits or changes shall be approved by DHPA prior to any demolition work; and
2. Indiana Housing and Community Development Authority shall develop one (1) interpretive sign discussing the history of manufacturing on the subject property and within the surrounding neighborhood. The proposed design of the sign and a map showing its proposed location shall be submitted to the DHPA for review and approval prior to installation. The design and content of the interpretive signage shall be prepared by historic preservation professionals ("qualified professionals") who meet the Secretary of the Interior's Professional Qualifications Standards, as Amended and Annotated [<https://www.nps.gov/articles/sec-standards-prof-quals.htm>]; and
3. Indiana Housing and Community Development Authority shall have a qualified professional archaeologist conduct a Phase Ia archaeological survey for the proposed project area, including records review and historic records (e.g., deeds, photographs, business, and census records) research for the historic parcels that overlap with the project area. The archaeologist shall provide the report of the survey to the DHPA staff for review and comment and shall conduct Phase II and Phase III investigations and/or monitoring, if necessary, with reports also being provided to the DHPA staff for review and comment; and

4. If any archaeological artifacts or human remains are uncovered during construction, demolition, or earth moving activities, the discovery shall be reported to the Department of Natural Resource within two business days, in accordance with Indiana Code §§ 14-21-1-27 and -29; and
5. This certificate of approval shall remain valid for 2 years.

Copies of staff comments and recommendations are available for review and copying at the office of the Department of Natural Resources, Division of Historic Preservation and Archaeology, 402 West Washington Street, Room W274, Indianapolis, Indiana 46204 (telephone number 317-232-1646).

This action may be appealed by filing a written petition with the Natural Resources Commission, Division of Hearings, within eighteen (18) days of the mailing of this document. The petition should be addressed to:

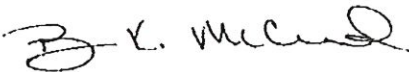
Division of Hearings
Natural Resources Commission
Indiana Government Center North, Room N103
100 North Senate
Indianapolis, Indiana 46204

The petition shall contain specific reasons for the appeal and shall indicate the portion or portions of the state agency action that are being appealed.

The review is a formal legal proceeding governed by the Administrative Orders and Procedures Act, I.C. § 4-21.5 and the Natural Resources Commission's rules pertaining to adjudicative proceedings, 312 I.A.C. 3-1.

Any questions regarding this matter should be directed to the Department of Natural Resources, Division of Historic Preservation and Archaeology.

Very truly yours,



Beth K. McCord
Director, Division of Historic Preservation & Archaeology

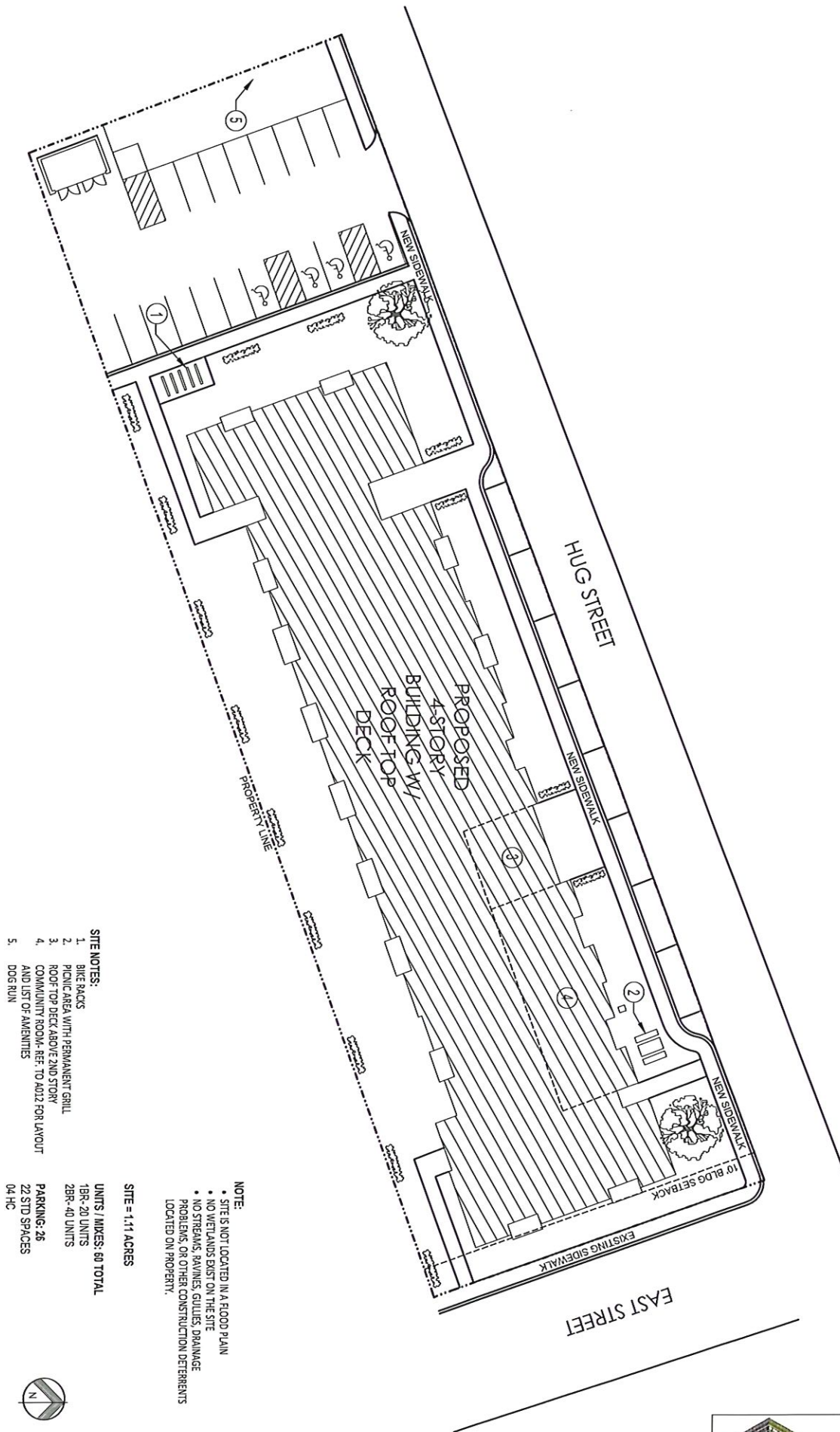
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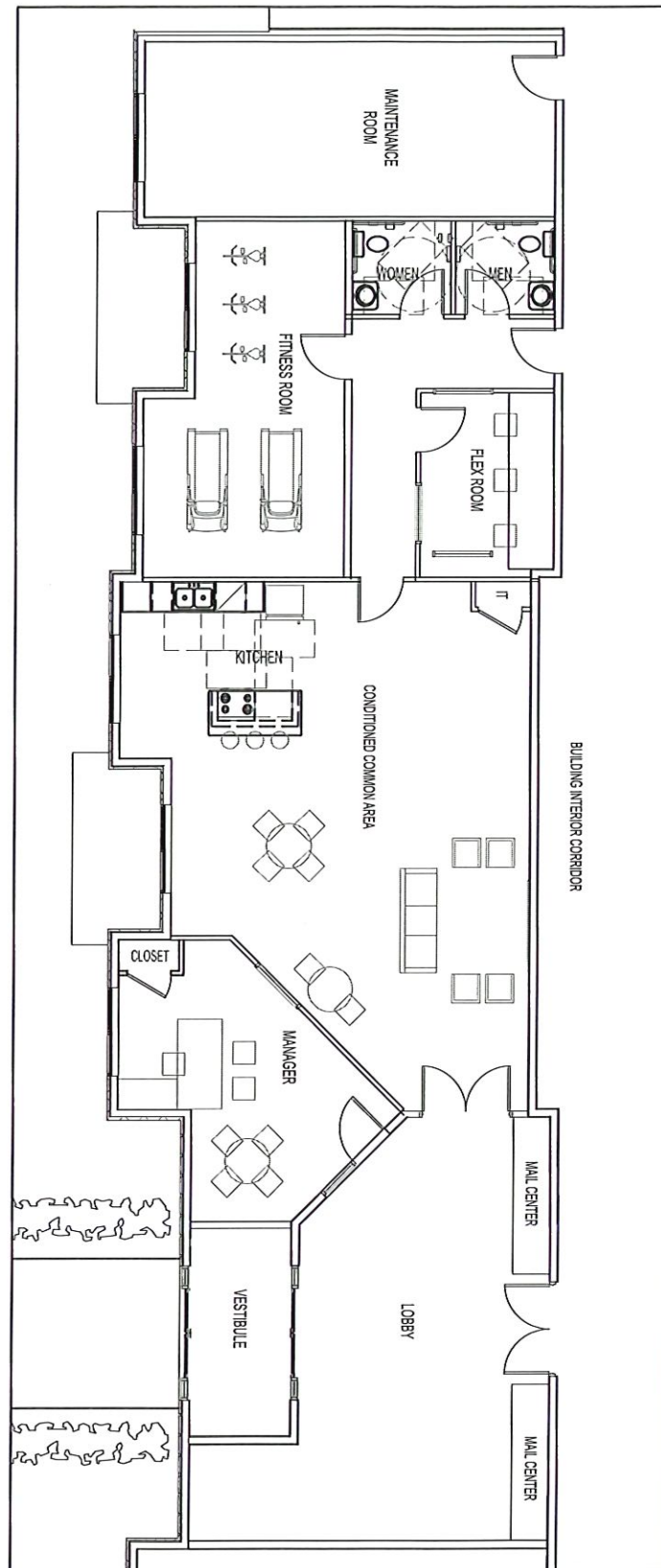


2022 LIHTC SUBMITTAL
A002 - EXTERIOR PERSPECTIVE
JULY 1, 2022

515 EAST
515 EAST ST.
ELKHART, IN 46516



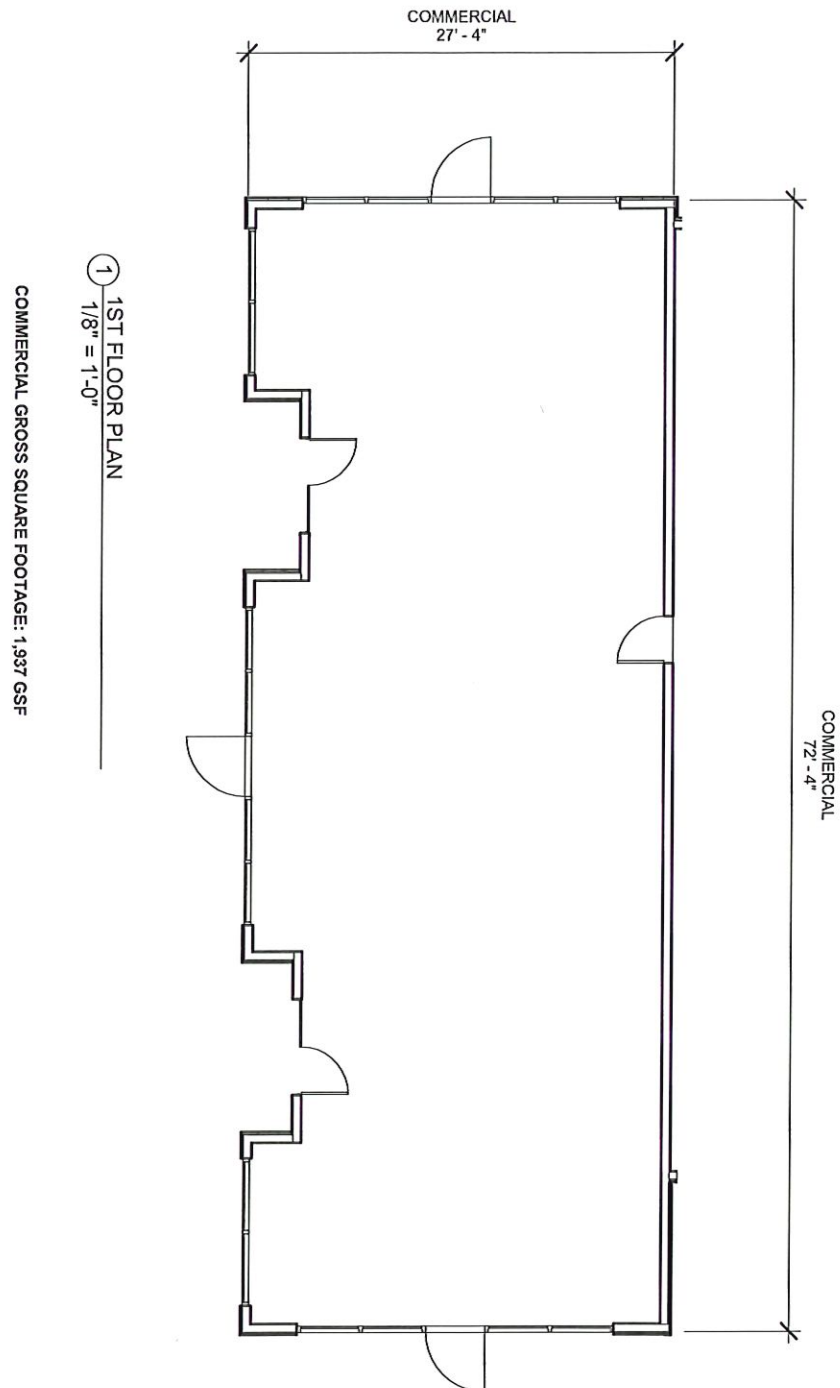




INCLUDED COMMON AREA AMENITIES

- COMMUNITY ROOM
- TELEVISION IN COMMON AREA
- COMPUTER CENTER
- EXERCISE ROOM
- COMFORT CONDITIONED COMMON AREA
- ONSITE PROPERTY MANAGER



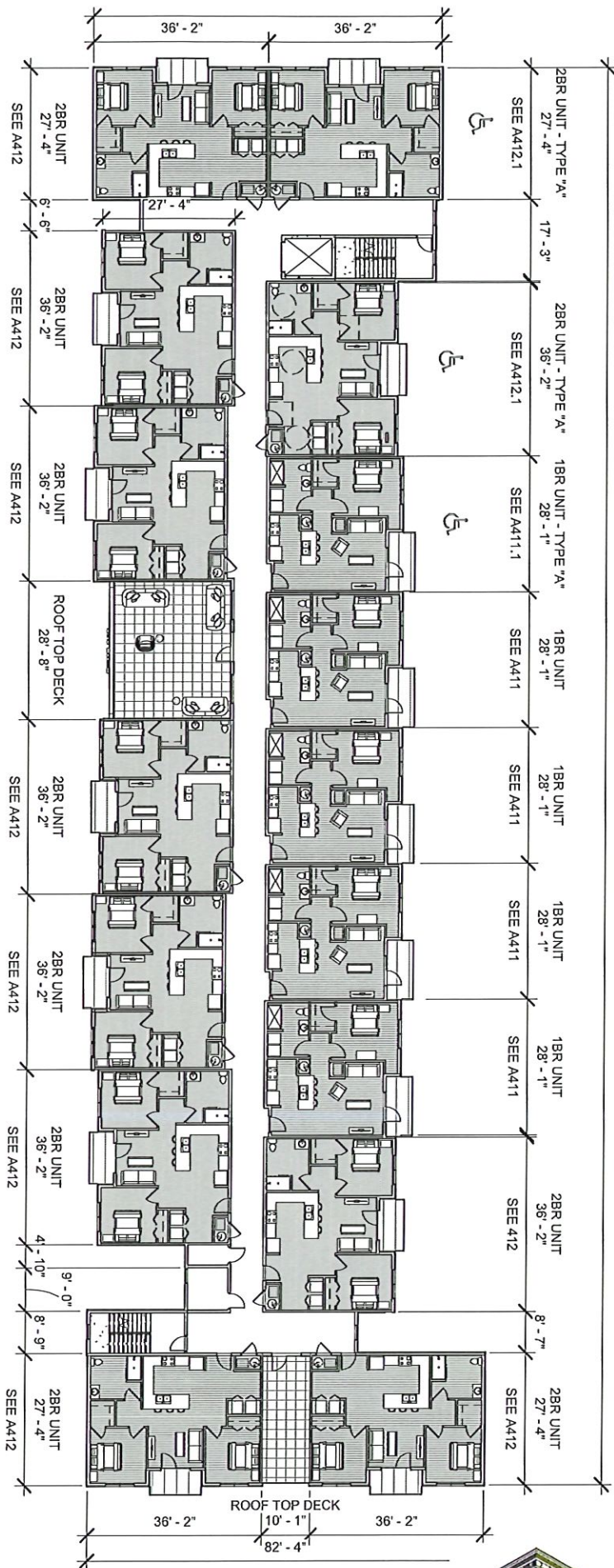


① 2ND FLOOR PLAN
3/64" = 1'-0"

BUILDING TOTALS:
BUILDING SQUARE FOOTAGE = 75,763 GSF
1 BR UNITS = 20 TOTAL
2 BR UNITS = 40 TOTAL
TOTAL = 60 TOTAL

2ND FLOOR TABULATIONS
1 BR UNITS = 5 TOTAL (4 TYPE "B" ACCESSIBLE + 1 TYPE "A" ACCESSIBLE)
2 BR UNITS = 11 TOTAL (9 TYPE "B" ACCESSIBLE + 2 TYPE "A" ACCESSIBLE)
TOTAL 2ND FLR = 16

NOTE: ALL NON-TYPE "A" ACCESSIBLE UNITS ARE TO BE TYPE "B" ACCESSIBLE.



2022 LIHTC SUBMITTAL

A112 - 2ND FLOOR PLAN

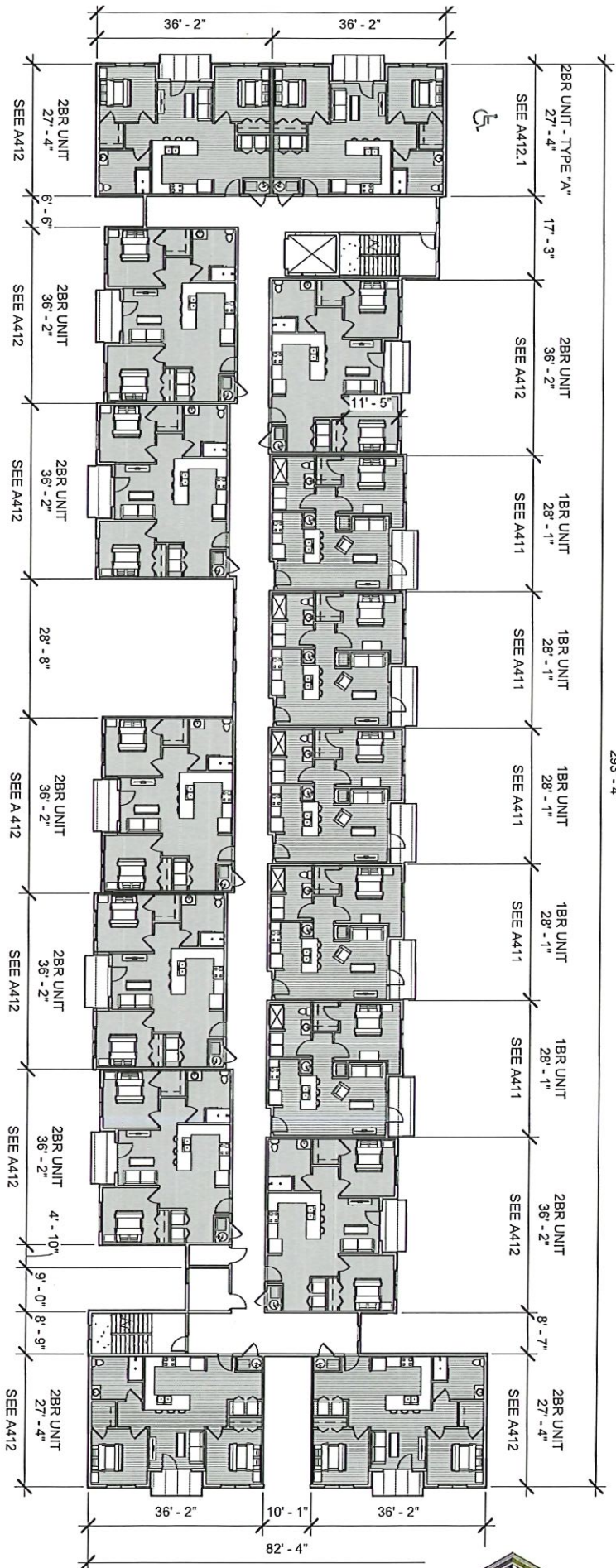
JULY 1, 2022

515 EAST

515 EAST ST.
ELKHART, IN 46516



① 3RD FLOOR PLAN
3/64" = 1'-0"



BUILDING TOTALS:
BUILDING SQUARE FOOTAGE = 75,763 GSF
1 BR UNITS = 20 TOTAL
2 BR UNITS = 40 TOTAL
TOTAL = 60 TOTAL

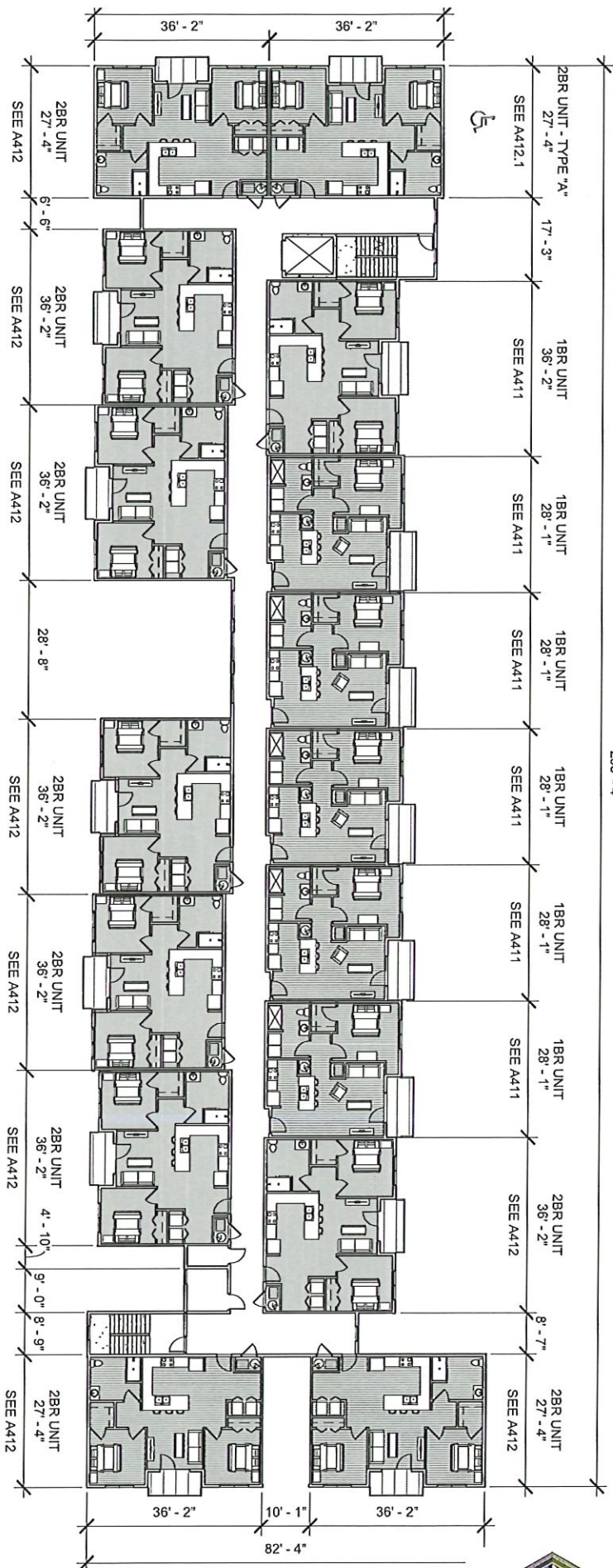
3RD FLOOR TABULATIONS
1 BR UNITS = 5 TOTAL (5 TYPE "B" ACCESSIBLE + 0 TYPE "A" ACCESSIBLE)
2 BR UNITS = 11 TOTAL (10 TYPE "B" ACCESSIBLE + 1 TYPE "A" ACCESSIBLE)
TOTAL 3RD FLR = 16
NOTE: ALL NON-TYPE "A" ACCESSIBLE UNITS ARE TO BE TYPE "B" ACCESSIBLE.

① 4TH FLOOR PLAN
3/64" = 1'-0"

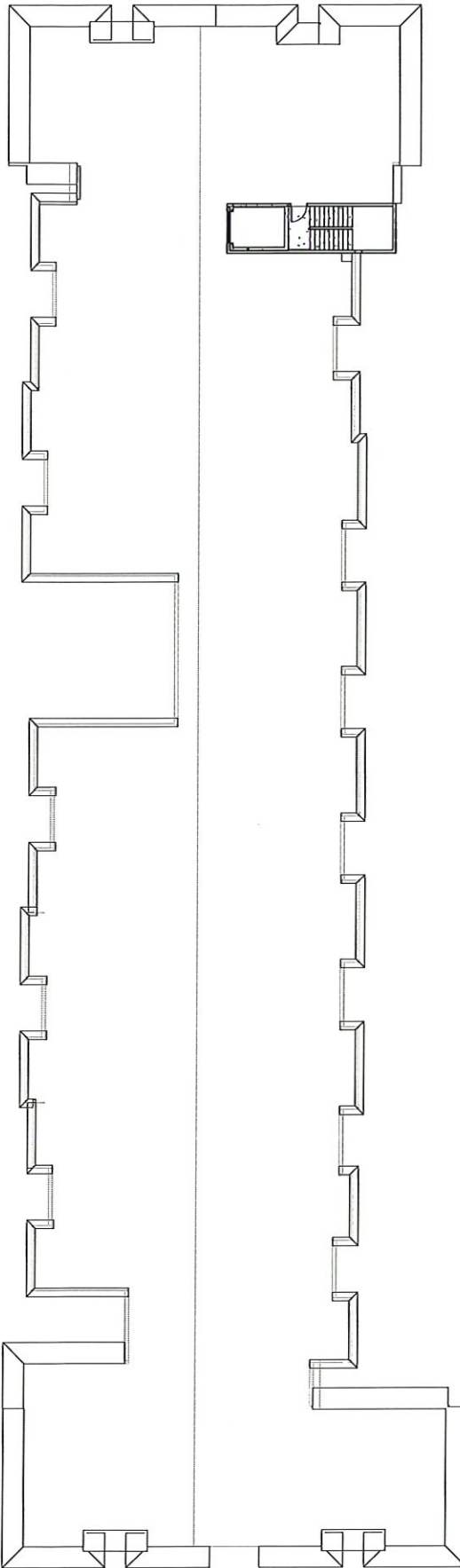
BUILDING TOTALS:
BUILDING SQUARE FOOTAGE = 75,763 GSF
1 BR UNITS = 20 TOTAL
2 BR UNITS = 40 TOTAL
TOTAL = 60 TOTAL

4TH FLOOR TABULATIONS
1 BR UNITS = 5 TOTAL (5 TYPE "B" ACCESSIBLE + 0 TYPE "A" ACCESSIBLE)
2 BR UNITS = 11 TOTAL (10 TYPE "B" ACCESSIBLE + 1 TYPE "A" ACCESSIBLE)
TOTAL 4TH FLR = 16

NOTE: ALL NON-TYPE "A" ACCESSIBLE UNITS ARE TO BE TYPE "B" ACCESSIBLE.



① ROOF PLAN
3/64" = 1'-0"



2022 LIHTC SUBMITTAL

A115 - ROOF PLAN

JULY 1, 2022

515 EAST

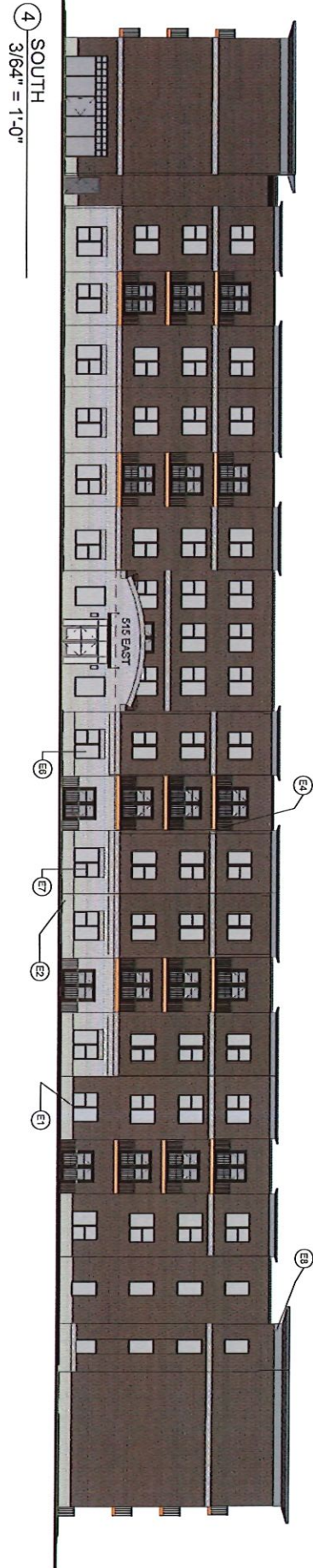
515 EAST ST.
ELKHART, IN 46516

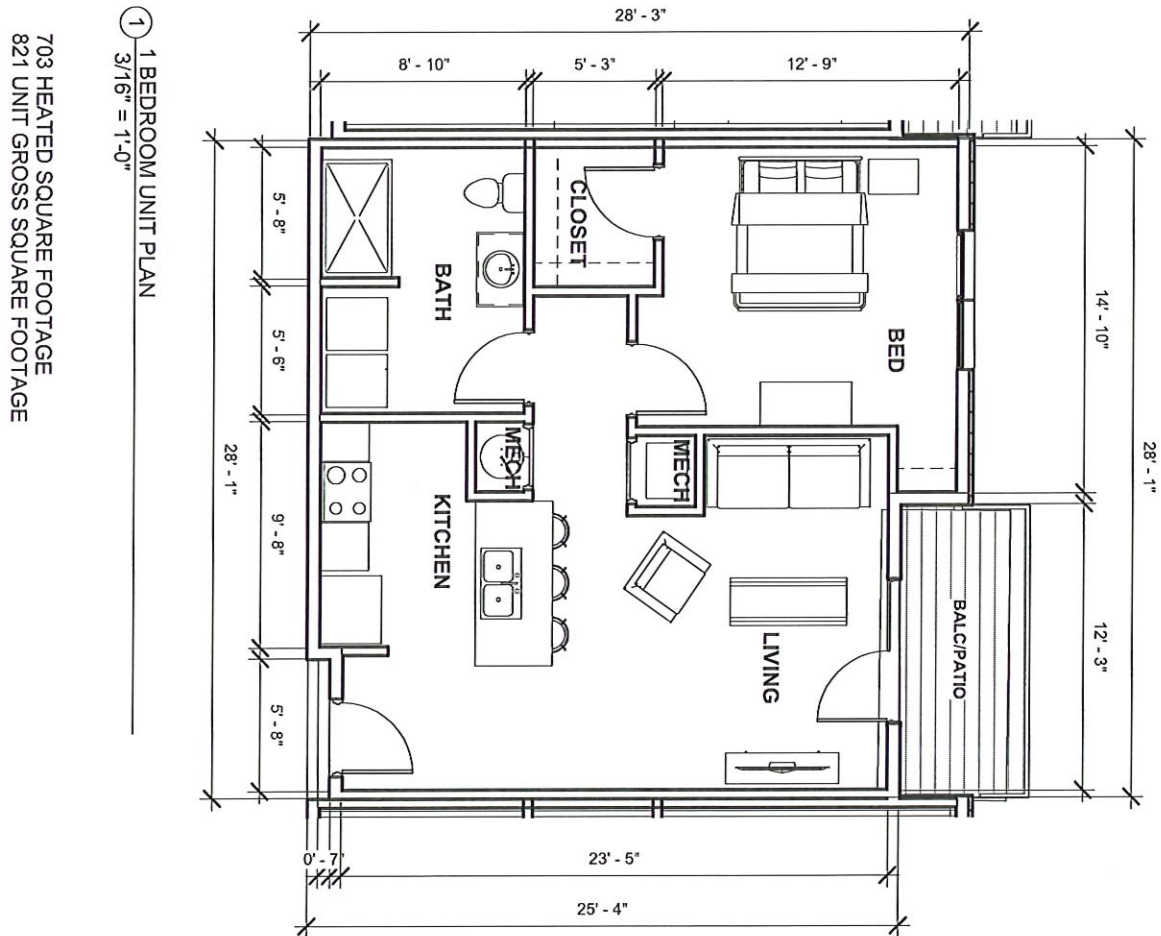




ELEVATION KEY NOTES	
E1.	BRICK VENEER
E2.	BRICK VENEER
E3.	FIBER CEMENT PANEL
E4.	BRICK SOLDIER COURSE
E5.	PREFINISHED ALUM. BALCONY RAIL SYSTEM
E6.	FIXED WINDOW
E7.	SINGLE HUNG WINDOW
E8.	CORNICE

EXTERIOR MATERIALS LEGEND	
ITEM	DESCRIPTION
	BRICK VENEER
	BRICK VENEER
	FIBER CEMENT PANEL





2022 LIHTC SUBMITTAL

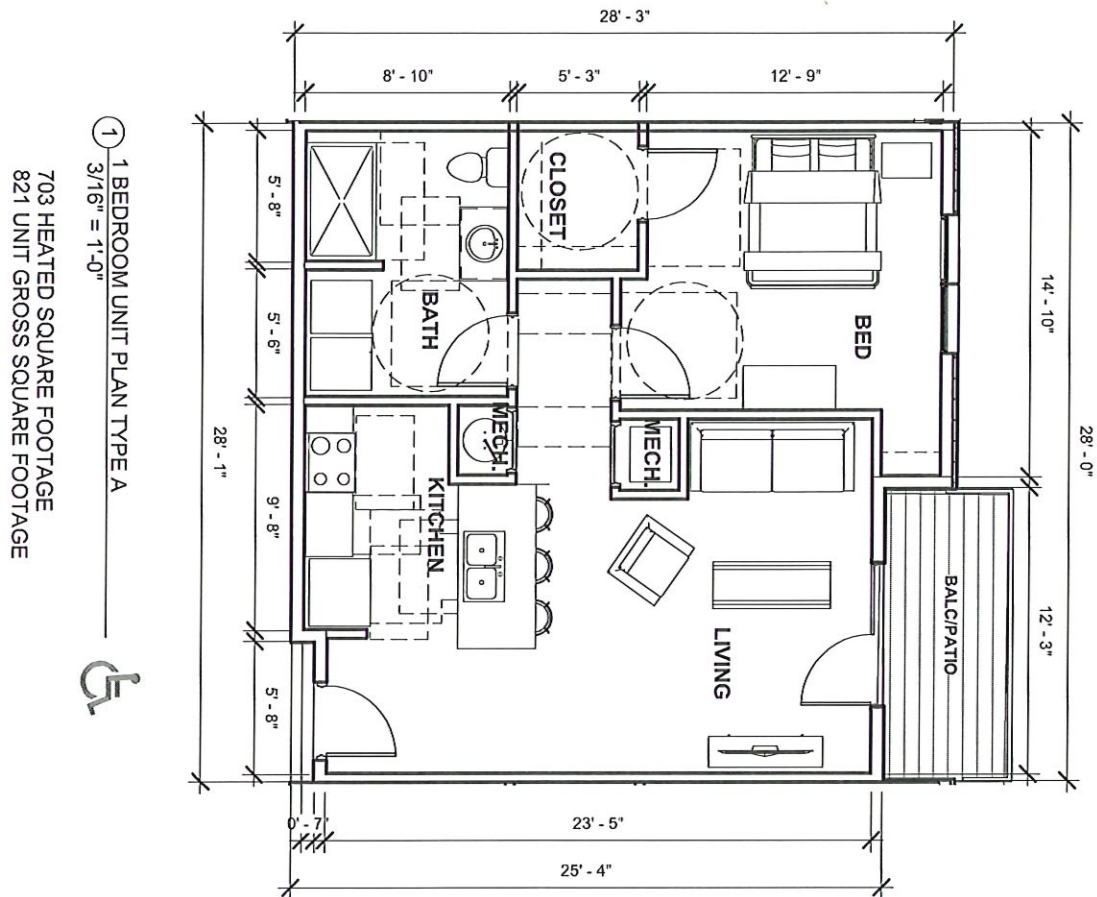
A411 - 1 BEDROOM UNIT PLAN

JULY 1, 2022

515 EAST

515 EAST ST.
ELKHART, IN 46516





2022 LIHTC SUBMITTAL

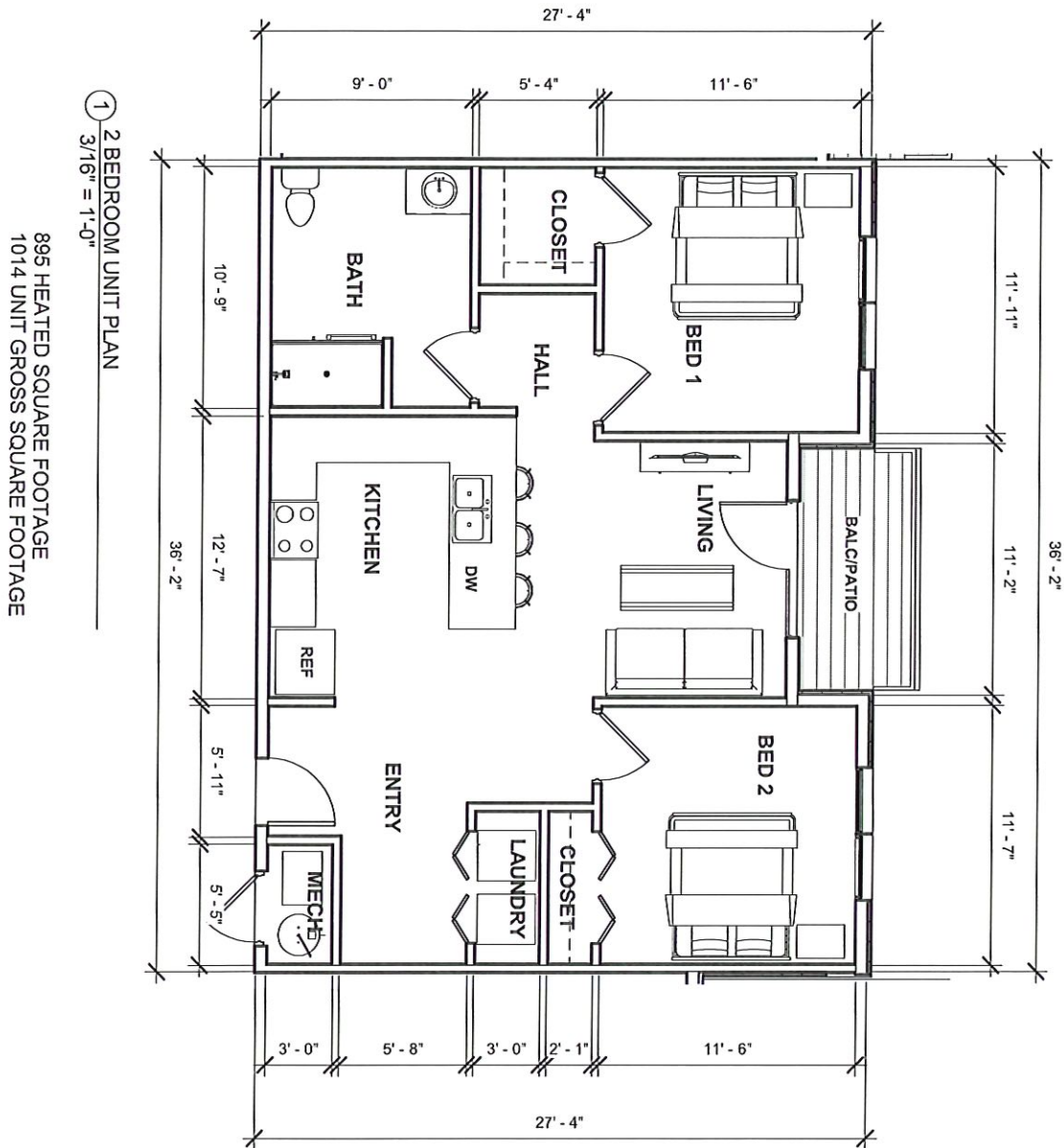
A411.1 - 1 BEDROOM UNIT PLAN TYPE A

JULY 1, 2022

515 EAST

515 EAST ST.
 ELKHART, IN 46516





2022 LIHTC SUBMITTAL

A412 - 2 BEDROOM UNIT PLAN

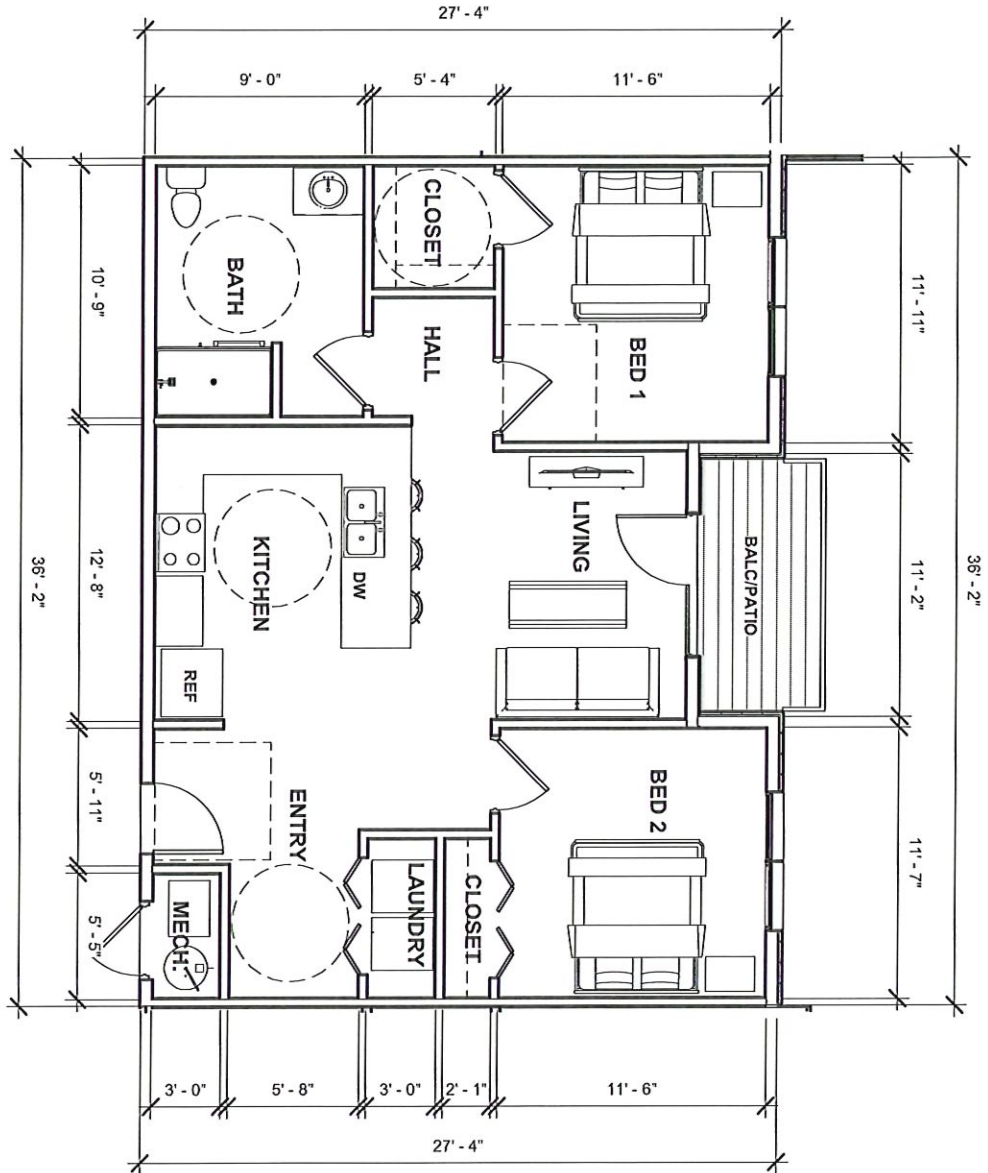
JULY 1, 2022

515 EAST

515 EAST ST.
ELKHART, IN 46516



① 2 BEDROOM UNIT PLAN TYPE A
 3/16" = 1'-0"
 895 HEATED SQUARE FOOTAGE
 1014 UNIT GROSS SQUARE FOOTAGE



2022 LIHTC SUBMITTAL

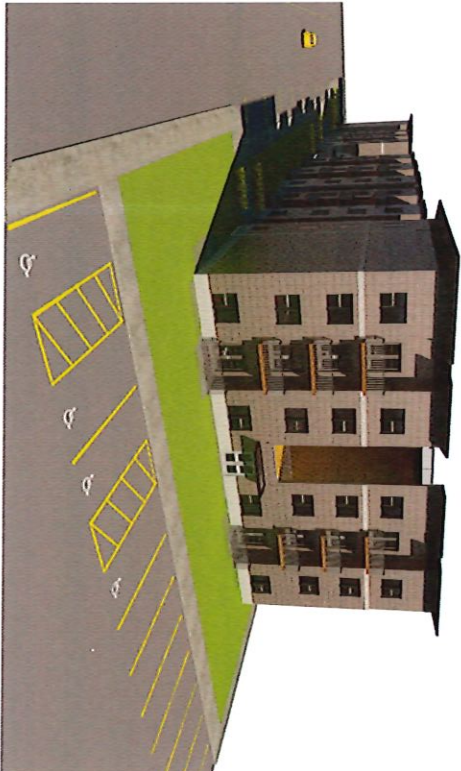
A412.1- 2 BEDROOM UNIT PLAN TYPE A

JULY 1, 2022

515 EAST

515 EAST ST.
 ELKHART, IN 46516





2022 LIHTC SUBMITTAL

A413 EXTERIOR VIEWS

JULY 1, 2022

515 EAST

515 EAST ST.
ELKHART, IN 46516

