

Elkhart Historic & Cultural Preservation Commission

Regular Meeting Thursday, March 18, 2021

Call to Order:

Ann Linley called to order the Elkhart Historic & Cultural Preservation Commission Regular Meeting for Thursday, March 18, 2021 at 7:08pm.

Roll Call:

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

Absent: Aaron Mishler

Approval of Agenda:

Ann Linley asked for a motion to approve the agenda as presented. Motion made by Luke Lefever, seconded by Bill Zimmerman; motion carried.

Approval of Minutes:

Ann Linley gave everyone a minute to look over the set of minutes from Thursday, February 18, 2021 to see if any corrections or adjustments needed to be made.

Ann Linley said she would accept a motion to approve the meeting minutes from February 18, 2021 as presented. Motion made by Luke Lefever, seconded by Bobby Glassburn; motion carried.

Financial Report:

N/A

Hearing of Visitors:

Eric Trotter introduced Bill Firstenberger from the Ruthmere Foundation, they acquired the building directly to the north of the Havilah Beardsley house at 819 N Main Street. It is an original carriage house to the property and Mr. Firstenberger wanted to give the Commission an overview of what has transpired and where Ruthmere proposes to go with the newly acquired property. He also mentioned that Mr. Trotter's office has been informed and provided feedback on what has happened thus far. There was a fire at the structure, previously owned by William Walter, the property has a shared driveway with the Havilah Beardsley house and excepted, through research, as part of the Havilah Beardsley original farmstead as an original agricultural building that was sold off and converted into a residence.

After the fire, and with the assistance of Indiana Landmarks, the Ruthmere Foundation applied for the Efrogmson Family Endangered Places Grant to fund a feasibility study to determine if first, the building was salvageable; if yes, estimates to take it back to a residence for William Walter or for a different purpose. The study was executed by Kil Architecture and Planning of South Bend and after the final report was received Mr. Walter was open to selling the property to Ruthmere Foundation. Their goal is to put the two properties back together to create the original farmstead. The sale was closed November 4, 2020 making Ruthmere Foundation owner of the property. After closing and again with the cooperation of Indiana Landmarks, a more intensive research was done on the property in its context with the Havilah Beardsley house wanting to prove that the building was a Beardsley era building and a contributing building to the original Beardsley farmstead. Once it was demonstrated that it is a historic building to the Beardsley era, Eric Trotter's office prepared a letter of support to save the building based on the historical

integrity of the Beardsley Historic District and the fabric of the neighborhood. The Ruthmere Foundation Board unanimously voted on February 12, 2021, to save the building. The Ruthmere Board has committed to Phase I, which includes: structural integrity stabilization, putting a new roof on the entire building, fixing damaged masonry, arbor care, new privacy fencing to the west and parking lot expansion. The extent of Phase I is getting the building to the point where it doesn't look like a distressed property and an eyesore to the community. The estimated cost is \$125,000 and an appropriation request will be made to the Ruthmere Foundation Board on March 30, 2021. Ann Linley said that she is thrilled that Ruthmere Foundation is in a position financially to take on the project. It will be great to watch as she can see it, maybe, generating more interest up Main Street for other homes. Mr. Firstenberger stated they appreciated the support of the Historic Commission and Mr. Trotter's office. He also had a meeting with Mr. Trotter and the new Building Commissioner, and everybody seems to be working together for the same purpose. Mr. Firstenberger said Ruthmere Foundation is happy to lead the charge and make a positive contribution to the Beardsley Historic District. Ms. Lindley offered additional letters of support as needed. Mr. Trotter added that the Havilah Beardsley House is a local landmark and there is talk about the potential of expanding that boundary to incorporate this new building at a later date.

Old Business:

A: Neighborhood Update/Progress Review/Nominations

Deb Parcell said the work at 146 State St. is well underway. She was invited to do a walk through and the inside is gutted. Previously the Commission approved that the windows on the sides in the back to be a double hung window, but Lacasa requested to use a casement window instead. Ms. Parcell said she approved this change and that the window cannot be seen from the street. The final front door has not been decided on yet, but they will be able to get the round glass for the turret.

Deb Parcell said not much was happening at 519 Franklin St. Todd Zeiger is finishing up a CDBG Grant application by 2:00 tomorrow, March 19, 2021. She is looking at doing a yard clean-up for spring and is looking for volunteers. Ann Lindley said she knows of a couple of scouts that need service hours.

B: Letter of Support for 600 S Main St.

Ann Lindley pointed out that the Commission included a copy of a letter of support, crafted by Eric Trotter, for 600 S Main St. It was approved by her and mailed last week. Hopefully it will get them all the help they need.

New Business:

A: Deb Parcell's Agreement for Professional Services 2021

Eric Trotter said it is the annual Commission assistance program contract with Indiana Landmarks. It is a pretty standard document for an appropriated amount through the Planning Department of \$7,250.00 plus \$35.00 for each Commission member to be a member of Indiana Landmarks. Once approved by the Commission it will go to the Board of Works for approval. Mr. Trotter pointed out that through 2020, there were sixteen Certificates of Appropriateness reviewed by the Commission.

Ann Linley said she would entertain a motion to accept the contract and recommend it be signed by the Board of Works. Motion made by Luke Lefever, seconded by Bobby Glassburn; motion carried.

Announcements:

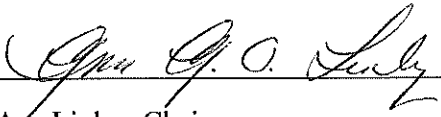
Eric Trotter announced that he is 99.9% complete with a draft of Rules and Procedures but that there are some items that need to be worked out with the Legal Department. Nathan Hooley, with the City of Elkhart, is working to complete the project.

Annual planning session will be at 6:00 pm, prior to the 7:00 pm regular meeting, April 15, 2021.

Deb Parcell said the rescheduled Preservation Conference will be held in person in the Fall of 2022, but there will be a virtual conference on September 29-30, 2021.

Adjournment:

Ann Linley said she will entertain a motion to adjourn the meeting at 7:36 pm. Motion made by Bill Zimmerman, seconded by Luke Lefever; motion carried.



Ann Linley, Chair