



**ELKHART HISTORIC & CULTURAL PRESERVATION COMMISSION
APRIL 18, 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- MARCH 21, 2024
- 5) FINANCIAL REPORT
- 6) HEARING OF VISITORS
- 7) OLD BUSINESS
 - A. NEIGHBORHOOD UPDATE/PROGRESS REVIEW/NOMINATIONS
- 8) NEW BUSINESS
 - A. 24-COA-03, 515 EAST STREET-CONSTRUCTION OF A NEW 61 UNIT FAMILY APARTMENT BUILDING
- 9) ANNOUNCEMENTS
- 10) ADJOURNMENT

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

WebEx Information

Meeting number:
2306 246 9197

Password:
Historic1

THE NEXT MEETING IS MAY 16, 2024 AT 7:00 P.M. IN THE COUNCIL CHAMBERS

Elkhart Historic & Cultural Preservation Commission

Meeting Thursday, March 21, 2024

Call to Order:

Ann Linley called to order the Elkhart Historic & Cultural Preservation Commission Meeting for Thursday, March 21, 2024 at 7:01 pm.

Roll Call:

Present: Raymond Enfield, JA Whitmer, Ann Linley, and Bill Zimmerman. Eric Trotter with the City of Elkhart Planning and Development and Deb Parcell with Indiana Landmarks.

Absent: Bobby Glassburn

Approval of Agenda:

N/A

Approval of Minutes:

Linley gave everyone a minute to look over the minutes from July 20, 2023 to see if any corrections needed to be made.

Linley said she would accept a motion to approve the minutes as presented. Motion made by JA Whitmer, seconded by Bill Zimmerman; motion carried. The July 20, 2023 minutes are approved.

Linley asked everyone if there were any additions, deletions or corrections to December 7, 2023 minutes.

Linley asked for motion to approve the minutes as presented. Motion made by Zimmerman, seconded by Whitmer; motion carried. The December 7, 2023 minutes are approved.

Linley asked everyone if there were any additions, deletions or corrections to February 15, 2024 minutes.

Linley asked for motion to approve the minutes as presented. Motion made by Whitmer, seconded by Raymond Enfield; motion carried. The February 15, 2024 minutes are approved.

Financial Report:

N/A

Hearing of Visitors:

N/A

Old Business:

N/A

New Business:

A: 24-COA-02, 221-223 Division Street

Deb Parcell: Application 24-COA-02 for property address 221-223 Division Street. The subject property is a contributing rated, Gable-front build around 1915. Parcell said that there is two parts to the project.

Description of the proposed project:

- 1) Installation of framed vertical lattice on the three undersides of front porch. High quality lumber to be used, painted appropriate colors complementing the residence's current color scheme. Fiberglass windows screens will be affixed to the back side of vertical grill screening to keep leaves and grass clippings from blowing under the porch.
- 2) Restoration of wood-framed glass windows along the foundation. Windows will be inoperable, and wood frames will be painted appropriate colors complementing home's current color scheme.

Staff Recommendation:

- 1) Currently, no skirting exists at the base of the front porch. Vertical wood lattice is a typical feature at the underside of porches, is appropriate for this c.1915 house, and meets the historic district guidelines. Staff recommends approval as submitted.
- 2) Original basement windows should be retained and repaired. Proposed repairs meet the historic district guidelines. Staff recommends approval as submitted.

Linley asked the applicant of 24-COA-02 221-223 Division Street to speak to his project.

The applicant, Timothy Shelly, introduced himself and signed in. Shelly said that he was working with Deb Parcell on the size of the vertical slats, coloring and getting things in place to work on it during the summer. Shelly pointed out that the current look of the house was the yellow house in the picture and the green house picture was when they bought the house eight to nine years ago. Shelly believed that the windows were still underneath the boards and cinder blocks that have kind of covered up the window areas if not they will replicate it. Shelly stated that there are six window, three on each side of the house and they will replicate what needed to be replicated or repair what needed to be repair. Shelly stated that he might be back to the Historical commission board in case the house needed a fencing guard or grill work in front to keep the kids from breaking them. Linley said that she was about to ask how the basement window's will be protected and she added that she was open to see some alternative materials other than glass window for safety and security perspective. Linley pointed out that it was necessary especially because the property has a driveway going down the side. Shelly said that once they get into it and if they find out that the window glass got broken a lot they will come back to correct it.

Linley asked if anyone from the commission had any question for the applicant. Whitmer complimented the applicant for the worked that he had done to the house and she was happy that the lattice that was on the old house was going to go down. Shelly said that what was interesting about the photo is that they replicated the original color of the house that was underneath the old shingle and they actually toned down the color because it was a little brighter harsher yellow.

Linley asked for a motion to approve **24-COA-02 221-223 Division Street** as presented. Motion made by Whitmer, seconded by Enfield; motion carried.

Announcements:

Trotter stated that he is in the process of working on their 2024 audit report. Trotter reminded the board that every other year as a certified local government they are required to submit a report to the state. Trotter is required to submit engineering education efforts, any new local landmarks, any national register activities, any updates to the local survey, adhere to the open door policy, statistical information of the number of COA looked at, if they were approve or denied and a commitment letter signed by him and the mayor. Trotter said that he will provide the state an updated resume from each board member. Trotter would be emailing the board members a request to get their updated resume which needs to cover educational background, work experience, demonstrate personal interest and preservation through volunteerism, organizational memberships, and or other activities and accomplishments for citizens without an existing professional resume, a brief outline covering these three points is acceptable. Trotter said that his deadline is May 3rd and two weeks before the due date he would have everything wrap up.

Trotter said that speaking of one of the elements which is continuing education; he sent out the educational opportunity that Parcell highlighted for him which he had seen but he had not registered from NAPC from alternative materials. Trotter pointed out the attendants: him, Linley, and Kevin. Trotter stated that the seminar was really good and printed out the handout for the board members. Trotter said that he encourage the members to look at it since the seminar was recorded and it was only one hour and half long.

Linley said that the recording of the seminar is email the next day about five o'clock and that allows you to keep the recording. Linley stated that she kept the artwork seminar for future reference because of our recent mural.

Trotter said that the commission is working in updating the zoning, subdivision, and preservation ordinance into the unified development ordinance document. Trotter stated that they are working through the zoning, done with the subdivision and it was the board's turn. Trotter said that he would request a late afternoon work session with the board members, Parcell and the consultants from Indianapolis which would take about couple hours to run through the outline of what they know and what they need to cover. Trotter said that he would be emailing a doodle poll to the members with a handful of dates for them to click on their availability and he will choose the one that the majority selected. Trotter said that if he was unable to send the doodle poll he would just do it through an old fashion email with the dates in it.

Trotter said that Parcel's contract was approved and she can send her first invoice for the first half of the year.

Adjournment:

Linley said that she would accept a motion to adjourn the meeting at 7:16 pm. Motion made Zimmerman, seconded by Whitmer; motion carried.

Ann Linley, Chair

DRAFT

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.

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Owner's Name 515 East, LP by Legacy25 & RealAmerica Development File Number 24-COA-03

Address 8250 Dean Rd Indianapolis, IN 46240 Date 4/4/2024

Zip Code 46240 Phone: Home [REDACTED] Work _____

ADDRESS WHERE WORK IS TO BE DONE 515 EAST STREET

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

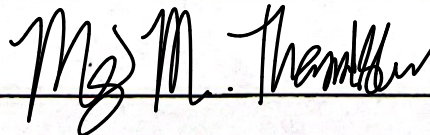
Proposed Use of Structure MULTI-FAMILY HOUSING

Description of Project:

DEMOLITION OF EXISTING STRUCTURE. CONSTRUCTION OF A NEW 61-UNIT MULTI-FAMILY APARTMENT BUILDING WITH COMMERCIAL TENANT SPACE. MATERIALS SHALL INCLUDE MAJORITY OF MASONRY, A SMALLER PERCENTAGE OF FIBER CEMENT BOARD PANELS ON NON-FRONTAGE ELEVATIONS, FEATURE STOREFRONT CASING AT THE COMMERCIAL TENANT SPACE, A DOG RUN AND PICNIC/GRILL AREA FOR RESIDENTS, PRIVATE ROOF DECK, AND PARKING. PROPOSED ARTWORK INCLUDES A MURAL ON AN EXISTING RETAINING WALL AND GHOST SIGN PAINTED ABOVE THE ROOF DECK

The following documents must be submitted:

- Site Plan Legal Description Photographs Building Plans
- Samples/Swatches Other EXTERIOR RENDERINGS

Signature of Owner:  Date: 4/4/24

General Information **Ownership** **Transfer of Ownership** **Notes**

Parcel Number	20-06-05-479-008,000-012	Date	08/05/2021	Owner	EAST LLC	Doc ID	04559	Code	WD	Book/Page	/	Adj Sale Price	\$0	V/I	1
Local Parcel Number	06-05-479-008-012		11/29/2012		WHEELCHAIR HELP.		05317		WD		/		\$40,000		1
Tax ID:	0605H		01/01/1900		BELL FAMILY LLC		05317		WD		/		\$40,000		1
Routing Number	0605H	Legal PT SE1/4 SE1/4 SEC 5 S OF HUG ST & E OF EAST ST 1A (TIF 110)													

Property Class 680
Exempt, Charitable Organization

Year: 2023

Location Information

County	Elkhart	2023	Assessment Year	2023	Reason For Change	AA	2022	AA	2021	AA	2020	AA	2019	AA
Township	CONCORD TOWNSHIP	WIP	As Of Date	01/01/2023	As Of Date	01/01/2023	As Of Date	01/01/2022	As Of Date	01/01/2021	As Of Date	01/01/2020	As Of Date	04/09/2019
District 012 (Local 012)	EC CONCORD	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Valuation Method	Indiana Cost Mod
School Corp 2305	ELKHART COMMUNITY	1.0000	Equalization Factor	1.0000	Notice Required	<input checked="" type="checkbox"/>	1.0000	<input checked="" type="checkbox"/>	1.0000	<input checked="" type="checkbox"/>	1.0000	<input checked="" type="checkbox"/>	1.0000	<input checked="" type="checkbox"/>

Neighborhood 1246023-012
1246023-Commercial-Acre-Fringe-

Section/Plat

Location Address (1)
515 EAST ST
ELKHART, IN 46516

Zoning	ZO01 Residential	Land Pricing Soil Type Method ID	A	Act Front.	0	Size Factor	0.750000	Rate	\$70,000	Adj. Rate	\$70,000	Ext. Value	\$52,500	Infl. %	0%	Res Market Elig %	0%	Factor	1.0000	Value	\$52,500
Subdivision			12		A		0		\$49,000		\$49,000		\$12,250		0%		0%	1.0000		\$12,250	

Land	\$64,800	Land Res (1)	\$0	Land Non Res (2)	\$64,800	Land Non Res (3)	\$0	Improvement	\$247,100	Imp Res (1)	\$0	Imp Non Res (2)	\$0	Imp Non Res (3)	\$247,100	Total	\$311,900	Total Res (1)	\$0	Total Non Res (2)	\$0	Total Non Res (3)	\$311,900
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Land Computations	1.00	Calculated Acreage	1.00	Actual Frontage	0	Developer Discount	<input type="checkbox"/>	Parcel Acreage	1.00	81 Legal Drain NV	0.00	82 Public Roads NV	0.00	83 UT Towers NV	0.00	9 Homestead	0.00	91/92 Acres	0.00	Total Acres Farmland	1.00	Farmland Value	\$0
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Market Model	Commercial Market	Market Model	Commercial Market	Topography	Flood Hazard	<input type="checkbox"/>	Public Utilities	ERA	<input type="checkbox"/>	All	<input type="checkbox"/>	Streets or Roads	TIF	<input type="checkbox"/>	Paved	<input checked="" type="checkbox"/>	Neighborhood Life Cycle Stage	Static
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Characteristics	Standard Depth: Res 100', C1 100'	Base Lot: Res 100' X 0', C1 100' X 0'
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Valuation Records (Work In Progress values are not certified values and are subject to change)	Exempt
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Land Data (Standard Depth: Res 100', C1 100')	Base Lot: Res 100' X 0', C1 100' X 0'
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--	--

Land Data (Standard Depth: Res 100', C1 100')	Base Lot: Res 100' X 0', C1 100' X 0'
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General Information

Occupancy C/I Building Pre. Use Light Warehouse
 Description Mixed Use Com Pre. Framing Wood Joist
 Story Height 2 Pre. Finish Semi-Finished
 Type N/A # of Units 0

Wall Type SB B 1 U
 1: 2(584') U: 2(756')

Heating 19680 sqft 10266 sqft

A/C

Sprinkler 19680 sqft 10266 sqft

Plumbing RES/CI Roofing

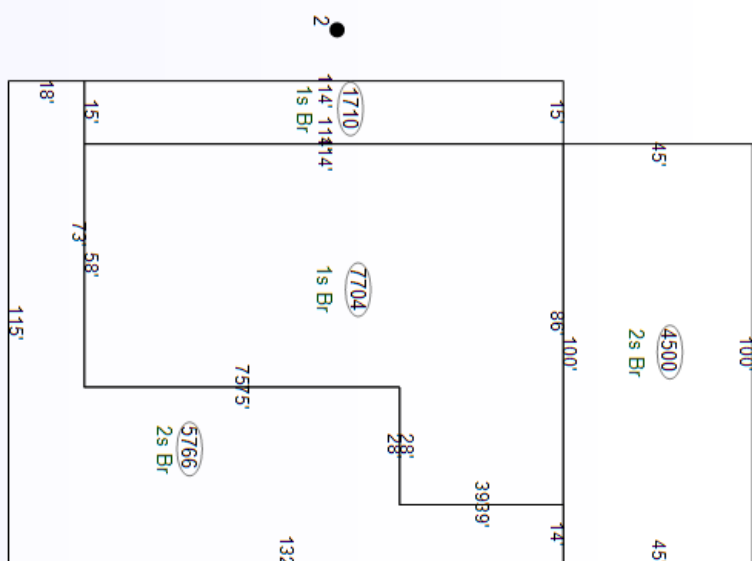
Full Bath 0 0 0 0 Built Up Tile Metal
 Half Bath 0 0 0 0 Wood Asphalt Slate
 Kitchen Sinks 0 0 0 0 Other

GCK Adjustments

Water Heaters 0 0 0 0 Low Prof Ext Sheat Insulatio
 Add Fixtures 0 6 6 SteelGP AUSR Int Liner
 Total 0 0 6 6 HGSR PPS Sand Pnl

Exterior Features Area Value

Special Features Value Description Other Plumbing Value



Building Computations

Sub-Total (all floors)	\$1,151,763	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,161,363
Plumbing	\$9,600	Quantity (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$908,185
Exterior Features	\$0		
		Total (Used)	\$329,867

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkrt	Improv Value	
1: Mixed Use Commercial	0%	2	Brck	D+1	1910	1910	113 P	0.92	0.92	29,946 sqft	\$908,185	80%	\$181,640	0%	100%	1,000	1.3300	\$241,600	
2: Paving	0%	1	Asphalt	C	1950	1950	73 VP	\$2,81	0.92	\$2,59	7,958 sqft	\$20,573	80%	\$4,110	0%	100%	1,000	1.3300	\$5,500

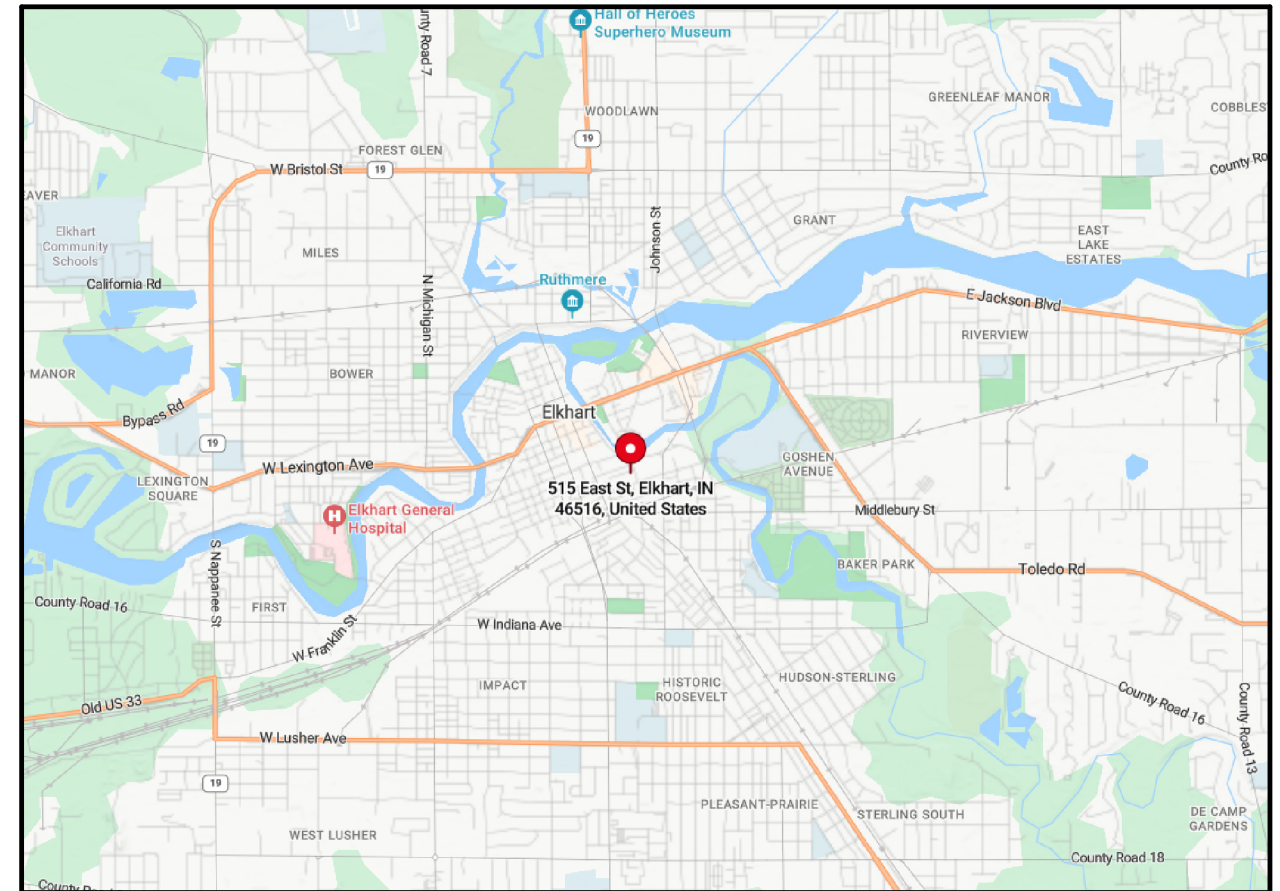
Floor/Use Computations

Pricing Key	GCI	GCI	GCI
Use	LWRHSE	LWRHSE	LFTWRHS
Use Area	9414 sqft	10266 sqft	10266 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	47.8%	52.2%	100.0%
Eff Perimeter	584'	584'	756'
PAR	3	3	7
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz/dph			
Floor	1	1	2
Wall Height	14'	12'	11'
Base Rate	\$48,48	\$48,48	\$56,33
Frame Adj	(\$13,84)	(\$13,84)	(\$10,65)
Wall Height Adj	(\$2,28)	(\$4,02)	(\$1,91)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$32,36	\$30,62	\$43,77
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$32,36	\$30,62	\$43,77
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$2,68	\$2,68	\$2,99
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00

515 EAST - ELKHART COA APPLICATION

Prepared For:

RealAmerica LLC
8250 Dean Road
Indianapolis, IN 46240



PROGRESS | STUDIO

220 North College Avenue, Indianapolis, IN 46202
317-978-1100 www.theprogressstudio.com

CLIENT

Mike Surak

8250 Dean Road
Indianapolis, IN 46240

PROJECT

515 EAST

515 East Street
Elkhart, IN 46516

DRAWING TITLE

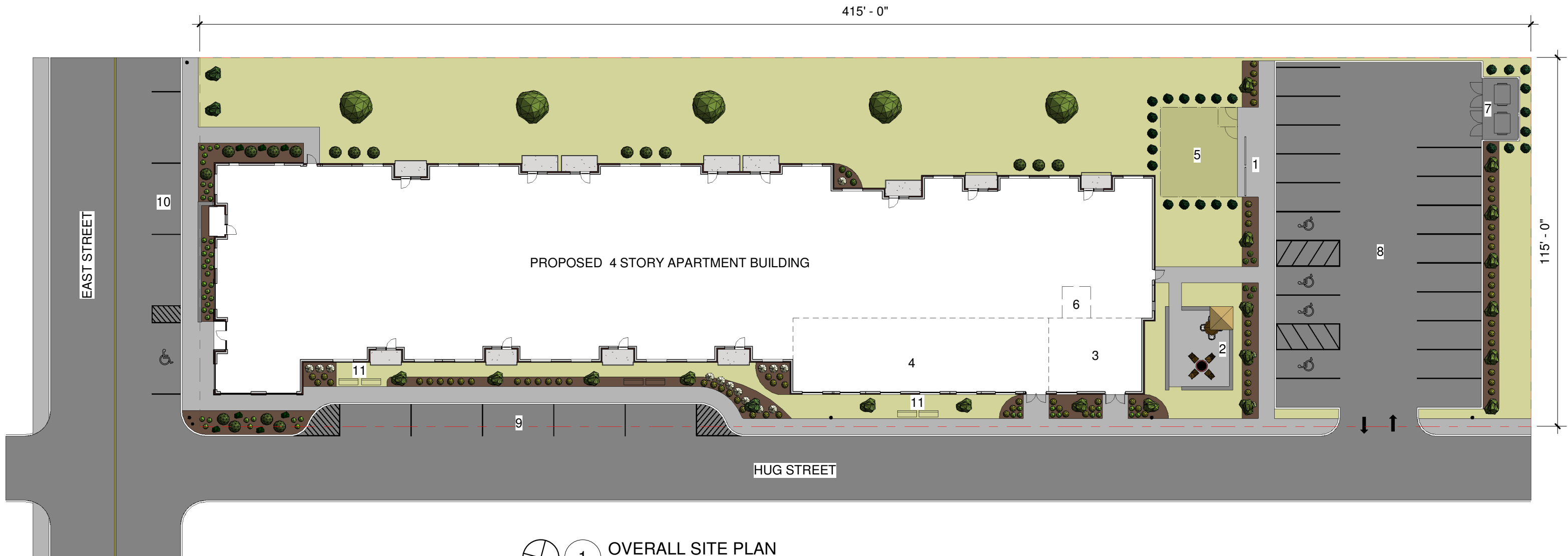
COVER SHEET

DRAWING DATE
04/04/2024

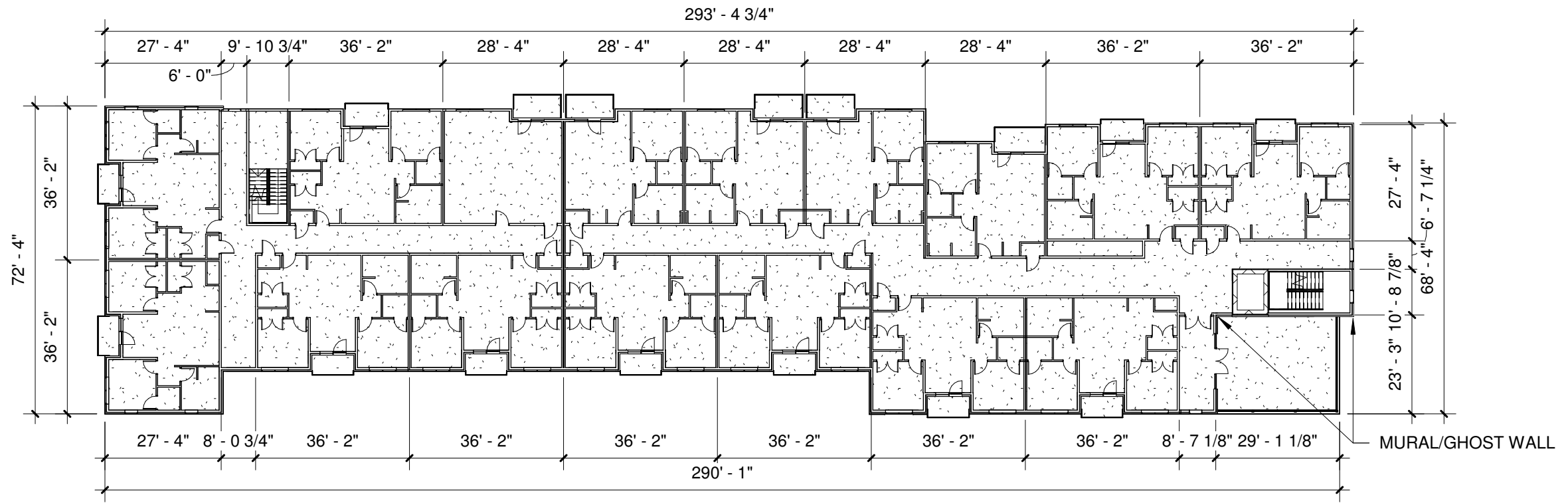
SHEET NUMBER

A1.1

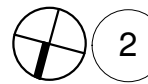
SITE PLAN LEGEND	GENERAL NOTES
<ol style="list-style-type: none"> BIKE RACKS PICNIC WITH PERMANENT GRILL ROOF TOP DECK ABOVE 2ND STORY COMMUNITY ROOM DOG PARK ELEVATOR PENTHOUSE DUMPSTER NEW PARKING LOT (24 SPACES) NEW STREET PARKING (5 SPACES) EXISTING STREET PARKING (5 SPACES) BENCHES 	<p>UNITS/MIXES: 61 TOTAL 1BR - 20 UNITS 2BR - 41 UNITS</p> <p>UNITS/SQFT GROSS 1 BR - 821 GROSS SQFT 2 BR - 1014 GROSS SQFT</p> <p>PARKING: 28 STANDARD SPACES - 23 HANDICAP SPACES - 5</p> <p>1 COMMERCIAL SPACE</p> <p>SITE = 1.11 ACRES</p>



1 OVERALL SITE PLAN
 1" = 30'-0"

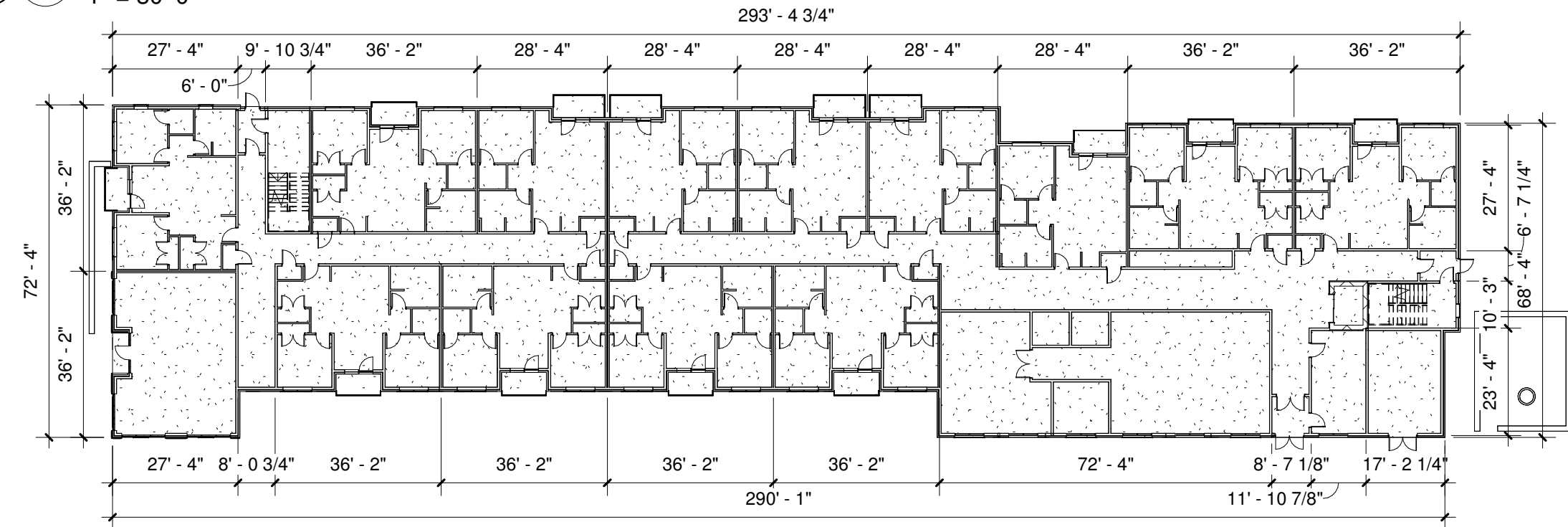


SECOND FLOOR OVERALL BUILDING PLAN

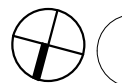


2

1" = 30'-0"



FIRST FLOOR OVERALL BUILDING PLAN



1

1" = 30'-0"



PROGRESS | STUDIO

220 North College Avenue, Indianapolis, IN 46202
317-978-1100 www.theprogressstudio.com

CLIENT

Mike Surak

8250 Dean Road
Indianapolis, IN 46240

PROJECT

515 EAST

515 East Street
Elkhart, IN 46516

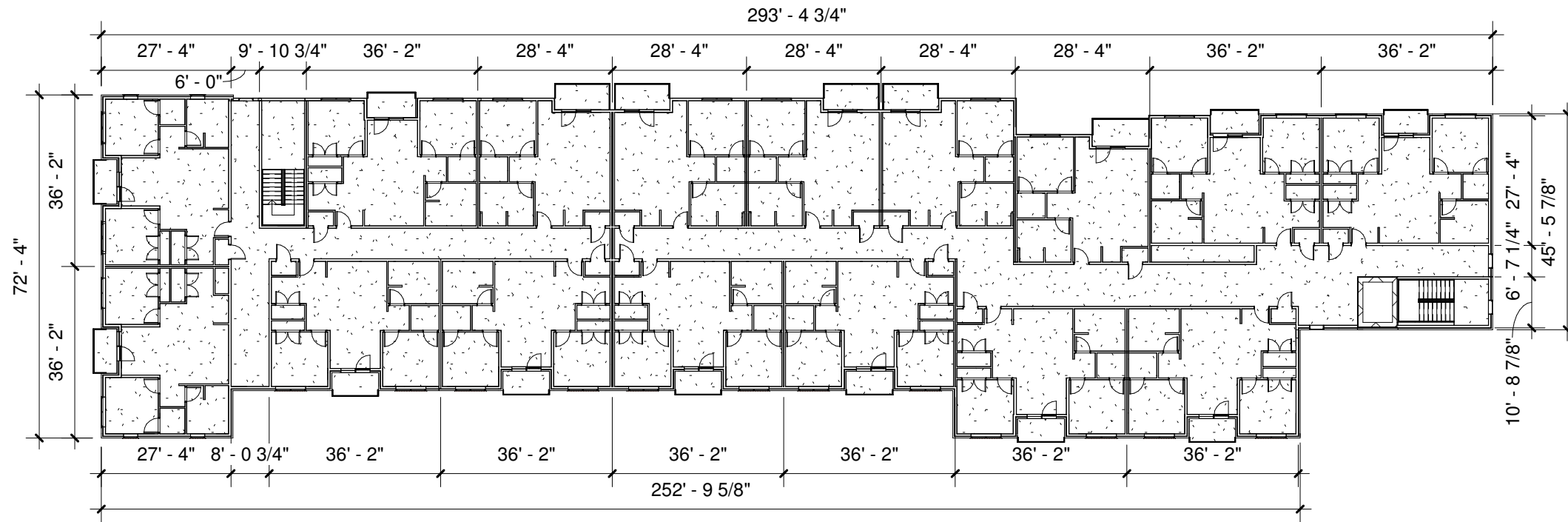
DRAWING TITLE

OVERALL BUILDING PLANS

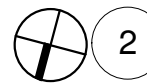
DRAWING DATE
04/04/2024

SHEET NUMBER

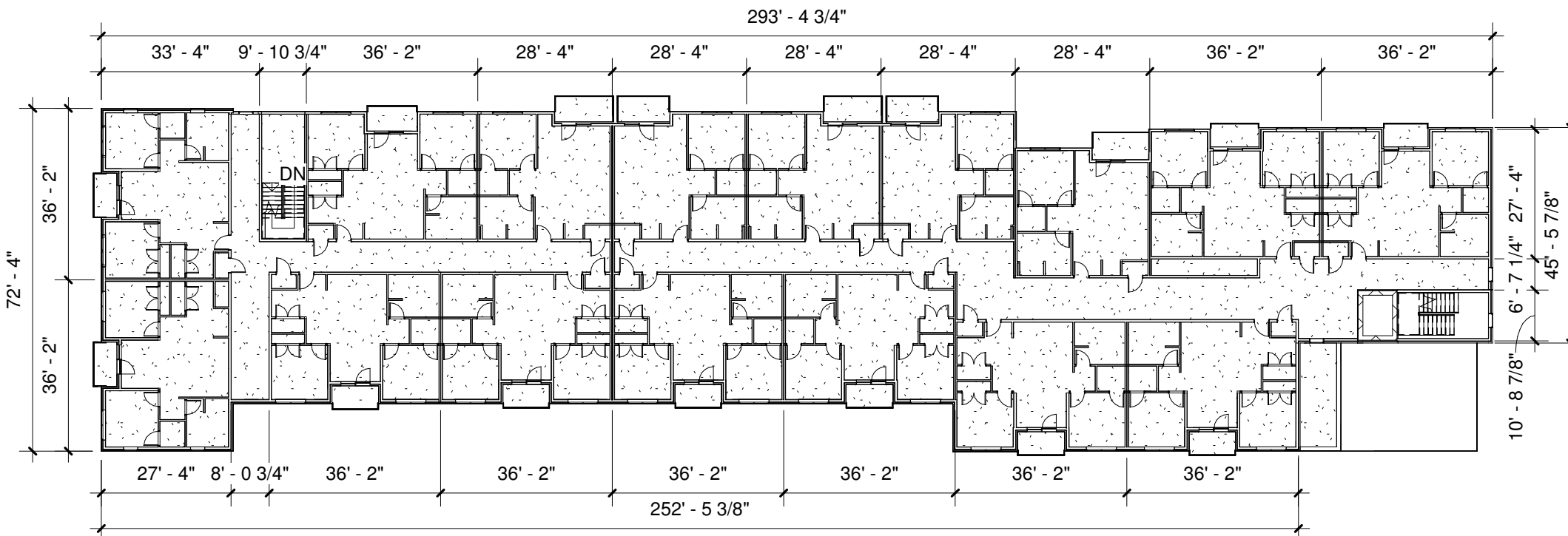
A1.3



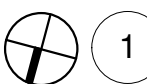
FOURTH FLOOR OVERALL BUILDING PLAN



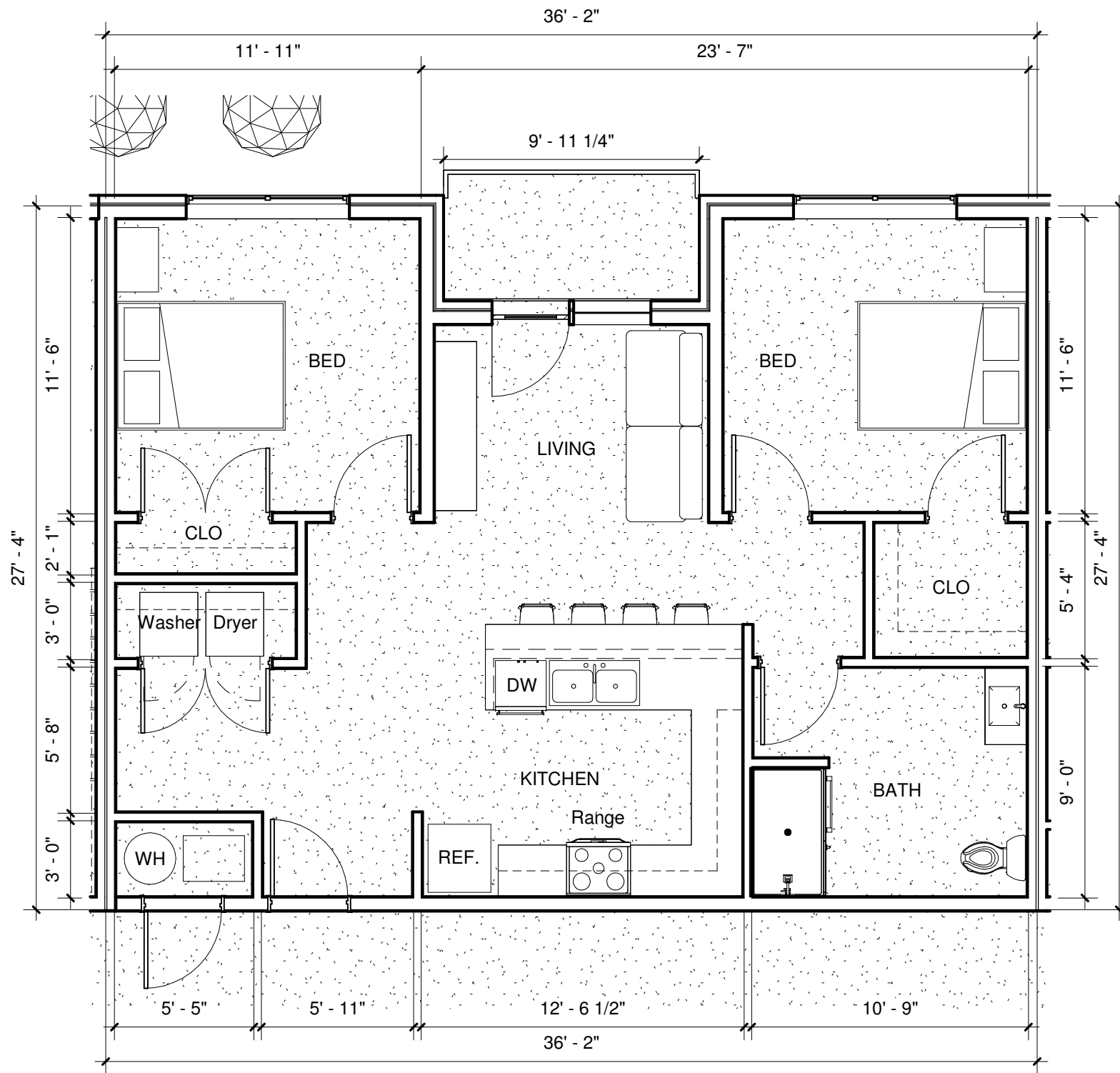
2
1" = 30'-0"



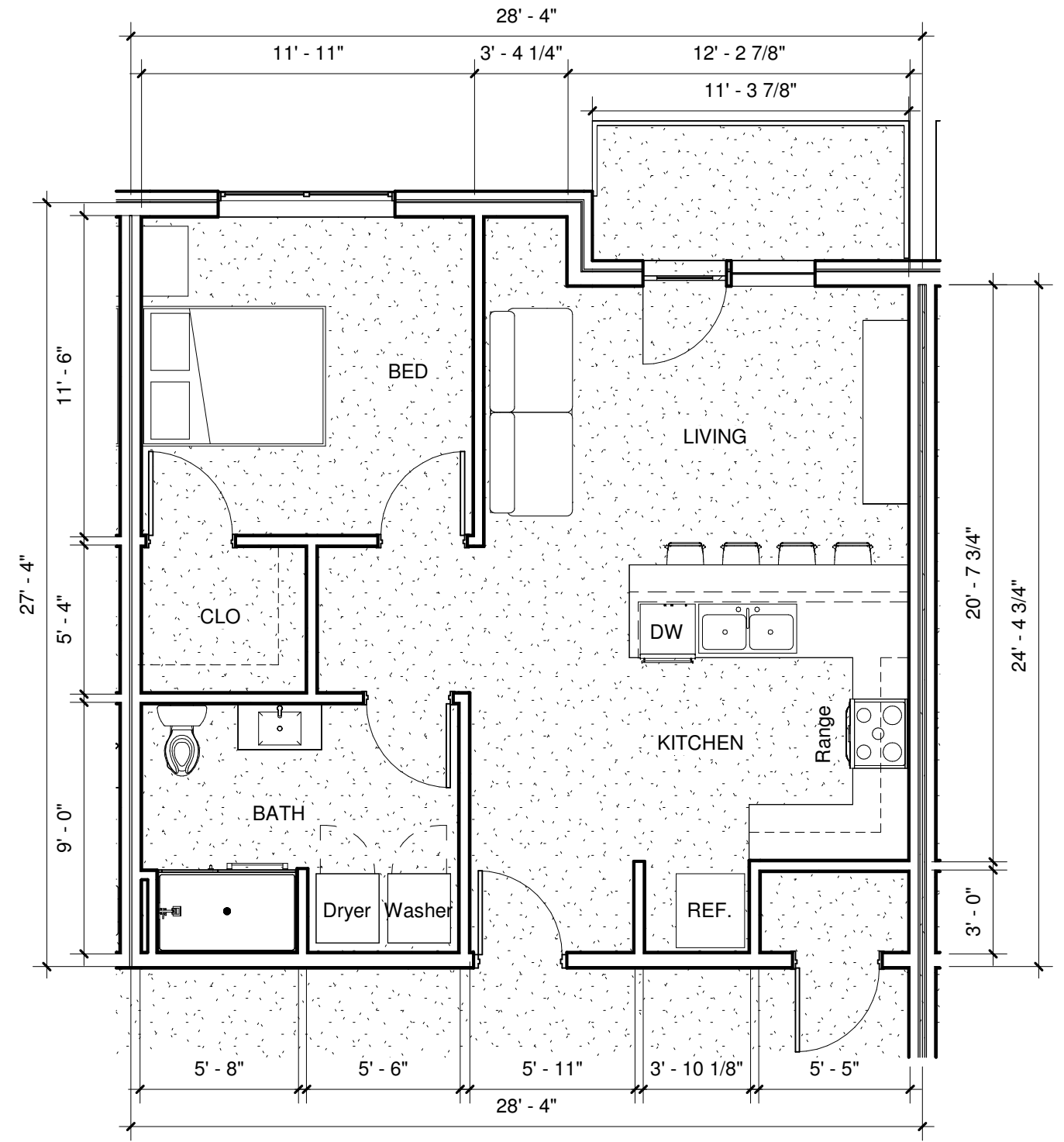
THIRD FLOOR OVERALL BUILDING PLAN



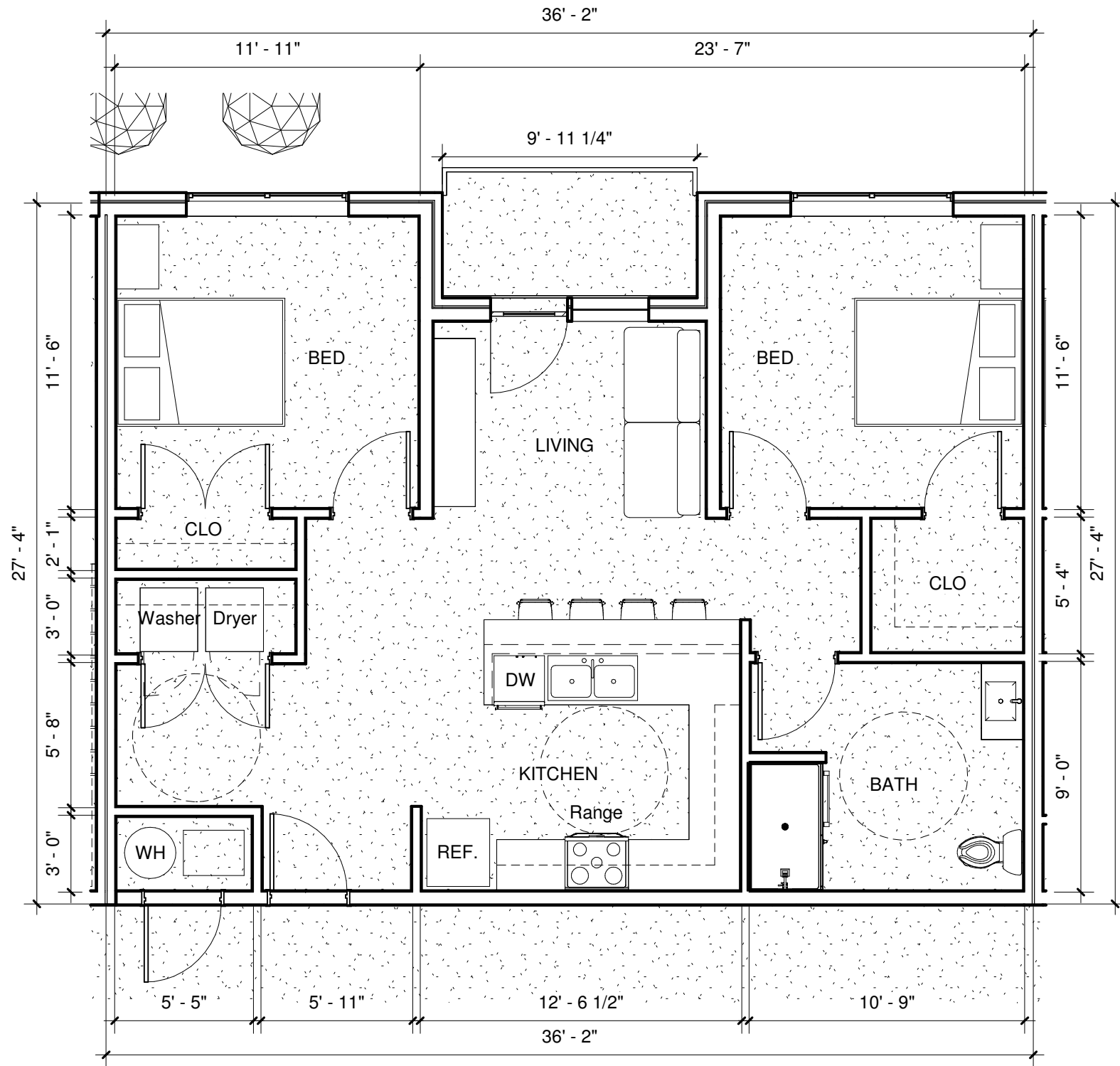
1
1" = 30'-0"



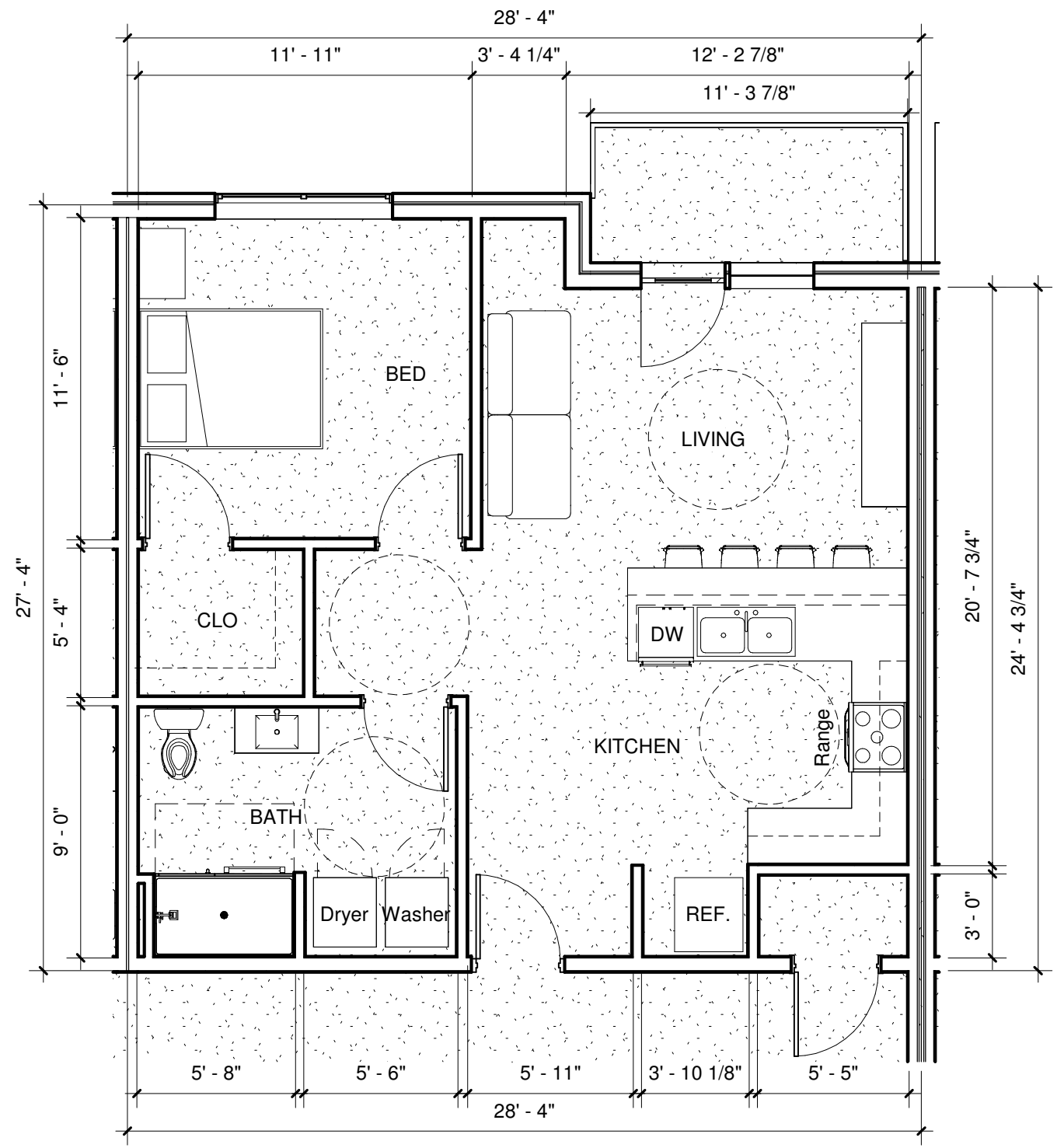
2 2 BEDROOM TYPE B UNIT PLAN
3/16" = 1'-0"



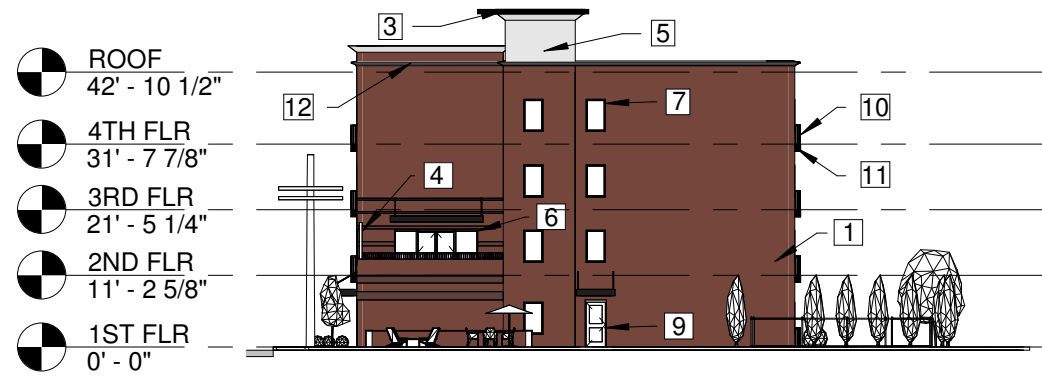
1 1 BEDROOM TYPE B UNIT PLAN
3/16" = 1'-0"



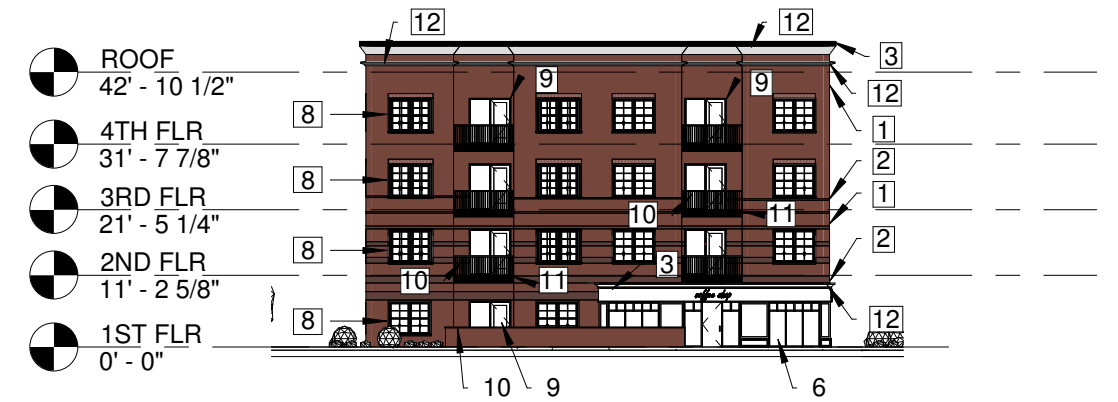
2 2 BEDROOM TYPE A UNIT PLAN
3/16" = 1'-0"



1 1 BEDROOM TYPE A UNIT PLAN
3/16" = 1'-0"



4 WEST ELEVATION
1" = 30'-0"



3 EAST ELEVATION
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



1 NORTH ELEVATION
1" = 30'-0"

EXTERIOR FINISHES LEGEND	
1.	RED BRICK
2.	BROWN BRICK
3.	BLACK METAL
4.	AWNING POSTS - METAL
5.	CEMENT BOARD PANEL
6.	ALUMINUM STORFRONT - BLACK
7.	CASEMENT WINDOW - TAN
8.	DOUBLE HUNG WINDOW - TAN
9.	METAL DOORS - BLACK
10.	METAL HADNRAIL - BLACK
11.	WOOD BALCONY - BLACK
12.	CORNICE - EIFS - GREY



220 North College Avenue, Indianapolis, IN 46202
317-978-1100 www.theprogresstudio.com

CLIENT

Mike Surak

8250 Dean Road
Indianapolis, IN 46240

PROJECT

515 EAST

515 East Street
Elkhart, IN 46516

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING DATE

04/04/2024

SHEET NUMBER

A2.1



EXTERIOR FINISHES LEGEND	
1.	RED BRICK
2.	BROWN BRICK
3.	BLACK METAL
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5.	CEMENT BOARD PANEL
6.	ALUMINUM STORFRONT - BLACK
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9.	METAL DOORS - BLACK
10.	METAL HADNRAIL - BLACK
11.	WOOD BALCONY - BLACK
12.	CORNICE - EIFS - GREY

1 NORTH ELEVATION - ENLARGED
1/8" = 1'-0"



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317-978-1100 www.theprogresstudio.com

CLIENT
Mike Surak

8250 Dean Road
Indianapolis, IN 46240

PROJECT
515 EAST

515 East Street
Elkhart, IN 46516

DRAWING TITLE
ENLARGED
ELEVATIONS
DRAWING DATE
04/04/2024

SHEET NUMBER

A2.2



EXTERIOR FINISHES LEGEND	
1.	RED BRICK
2.	BROWN BRICK
3.	BLACK METAL
4.	AWNING POSTS - METAL
5.	CEMENT BOARD PANEL
6.	ALUMINUM STORFRONT - BLACK
7.	CASEMENT WINDOW - TAN
8.	DOUBLE HUNG WINDOW - TAN
9.	METAL DOORS - BLACK
10.	METAL HADNRAIL - BLACK
11.	WOOD BALCONY - BLACK
12.	CORNICE - EIFS - GREY

1 EAST ELEVATION - ENLARGED
1/8" = 1'-0"

ROOF
42' - 10 1/2"

4TH FLR
31' - 7 7/8"

3RD FLR
21' - 5 1/4"

2ND FLR
11' - 2 5/8"

1ST FLR
0' - 0"



EXTERIOR FINISHES LEGEND

1. RED BRICK
2. BROWN BRICK
3. BLACK METAL
4. AWNING POSTS - METAL
5. CEMENT BOARD PANEL
6. ALUMINUM STORFRONT - BLACK
7. CASEMENT WINDOW - TAN
8. DOUBLE HUNG WINDOW - TAN
9. METAL DOORS - BLACK
10. METAL HADNRAIL - BLACK
11. WOOD BALCONY - BLACK
12. CORNICE - EIFS - GREY

1 NORTH ELEVATION - ENLARGED ROOF
DECK
1/8" = 1'-0"



220 North College Avenue, Indianapolis, IN 46202
317-978-1100 www.theprogressstudio.com

CLIENT

Mike Surak

8250 Dean Road
Indianapolis, IN 46240

PROJECT

515 EAST

515 East Street
Elkhart, IN 46516

DRAWING TITLE

ENLARGED
ELEVATIONS

DRAWING DATE

04/04/2024

SHEET NUMBER

A2.4



220 North College Avenue, Indianapolis, IN 46202
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CLIENT

Mike Surak

8250 Dean Road
Indianapolis, IN 46240

PROJECT

515 EAST

515 East Street
Elkhart, IN 46516

DRAWING TITLE

RENDERS

DRAWING DATE
04/04/2024

SHEET NUMBER

A3.1



PROGRESS | STUDIO

220 North College Avenue, Indianapolis, IN 46202
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CLIENT

Mike Surak

8250 Dean Road
Indianapolis, IN 46240

PROJECT

515 EAST

515 East Street
Elkhart, IN 46516

DRAWING TITLE

RENDERS

DRAWING DATE
04/04/2024

SHEET NUMBER

A3.2



220 North College Avenue, Indianapolis, IN 46202
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CLIENT

Mike Surak

8250 Dean Road
Indianapolis, IN 46240

PROJECT

515 EAST

515 East Street
Elkhart, IN 46516

DRAWING TITLE

PRECEDENT
IMAGERY

DRAWING DATE
04/04/2024

SHEET NUMBER

A4.1



220 North College Avenue, Indianapolis, IN 46202
317-978-1100 www.theprogressstudio.com

CLIENT

Mike Surak

8250 Dean Road
Indianapolis, IN 46240

PROJECT

515 EAST

515 East Street
Elkhart, IN 46516

DRAWING TITLE

EXISTING
CONDITIONS

DRAWING DATE

04/04/2024

SHEET NUMBER

A4.2

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

Application Number: 24-COA-03

Applicant's Name: 515 East, LP by Legacy25 & RealAmerica Development

Property Address: 515 East Street

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

Rating: Non-Contributing

Architectural Style:

Architect/Builder: Progress Studio

Date Constructed: not yet built

Description of proposed project: The owner proposes to construct a new 61-unit multi-family apartment building with commercial tenant space. Materials shall include majority of masonry, a smaller percentage of fiber cement board panels on non-frontage elevations. Features: storefront casing at the commercial tenant space, a dog run, and picnic/grill area for residents, private roof deck, and parking. Proposed artwork includes a mural on an existing retaining wall and ghost sign painted above the roof deck.

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 the 515 East Street.

Applicable Guidelines: Differentiate new work from the existing historic architecture and design it to be compatible with existing massing, size, scale and architectural features in order to protect the historic integrity of the district and its environment. The height of a new structure and its height to width proportions should be consistent with adjacent buildings in the district. Building materials used on a new structure should be compatible in scale, texture and color with adjacent structures.

STAFF RECOMMENDATION:

The proposed traditional design with masonry exterior, proportion, style, and placement of windows, and first-floor commercial storefront area blends well with existing architectural styles in the State-Division Historic District. While the scale of the building is greater than surrounding buildings, the new building will be at a lower elevation than the adjacent two- to two-and-a-half story residences on Division Street, minimizing the height difference and visibility of the proposed development. East Street between Division Street and the Elkhart River were historically manufacturing facilities, so buildings in this area were typically of a different character than the residential neighborhood to the south. Window style, material, and manufacturer are currently unknown. Staff recommends approval of the new construction as submitted, with condition of staff approval of final window selection.

Filed by: Deb Parcell

Date: April 18, 2024