

Elkhart Historic & Cultural Preservation Commission

Meeting Thursday, March 19, 2026

Call to Order:

Bill Zimmerman called to order the Elkhart Historic & Cultural Preservation Commission Meeting for Thursday, March 19, 2026 at 6:01 pm.

Roll Call:

Present: Bobby Glassburn, JA Whitmer, Bill Zimmerman and Doug Mulvaney.

Absent: none

Approval of Agenda:

Zimmerman asked the commission if there were any changes or amendments to the agenda.

Zimmerman asked for a motion to approve the agenda as presented. Motion made by Bobby Glassburn, seconded by Doug Mulvaney; motion approved 4-0.

Approval of Minutes:

Zimmerman gave everyone a minute to look over the minutes from February 19, 2026, to see if any corrections needed to be made.

Zimmerman said he would accept a motion to approve the minutes for February 19, 2026, as presented. Motion made by Mulvaney, seconded by JA Whitmer; motion approved 4-0.

Hearing of Visitors:

NA

Old Business:

Zimmerman asked if there were any neighborhood updates. Kyle Anthony-Petter nodded no.

New Business:

NA

Staff Item:

A: 26-COA-02, 215 East Indiana Avenue – Roof mounted Solar Array

Anthony-Petter read: The petitioner is Lacasa, Inc. The site location is 215 East Indiana Avenue. The description of the proposed work is the installation of roof mounted solar array on the roof.

Applicable Guidelines:

Solar Panels, Wind Turbines: Equipment should be installed in a way to be reversible without harm to historic materials and is located away from public view. Installation of equipment on a roof is a last resort if no suitable ground locations are possible. Equipment proposed for a roof

installation shall be mounted on roofs not facing or visible from a public street and installed as flush to the roof surface as possible. Equipment shall not extend above the ridge line.

Staff approval can be given for the installation of solar panels when placed on accessory buildings, or secondary roofs or rear wings not visible to the public from a public street.

Staff Analysis:

The petitioner is requesting to install roof mounted solar array on the roof to generate electricity for the building to reduce energy bills and cut costs. Solar panels were originally installed between 2009- 2013 on western rear of the building with this being the next phase. The only visible solar panels from the public street (East Garfield Avenue and Frances Avenue) are located on an addition at the rear which is shorter than the main building and the first row on a later addition to the school. The remaining solar panels on the rear of the main building are not visible. The proposed solar panels will be placed on the roof of the original school. Based on existing solar panels on the roof of the building the proposed solar panels should not be visible from the street as they will be placed further back than the existing panels.

A permit was applied for on February 17th to install solar panels on the roof of the building; this is the final step in the approval process.

The proposed work meets the historic district guidelines for the installation of solar panels and has been approved by staff.

Recommendation:

The Staff recommends approval of the request based on the following findings of fact:

1. The proposed installation of solar panels meets historic district guidelines for roof mounted as no suitable ground location was possible and has been seen as a last resort for placement;
2. The proposed installation of solar panels will be installed to be reversible and will not harm the building's features or historic materials;
3. The proposed installation of solar panels, will be located to not face and be shielded from public view;
4. The proposed work will not extend above the roof line, and meets historic district guidelines for solar panels;
5. The proposed work meets the requirements for installation for solar panels and has been approved by staff due to not being visible to the public from a public street.

Zimmerman said that he would accept a motion to approve 26-COA-02 as presented. Motion made Glassburn, seconded by Mulvaney; motion approved 4-0.

Announcements:

Anthony-Petter thanked everyone for showing up for the meeting. Anthony-Peter explained that staff have promised the board members that meetings will happen quarterly and meetings for a staff report is not enough to justify a meeting. Anthony-Petter promised that moving forward meetings will only happen if there are COAs that require board action. Anthony-Petter thanked the board members again and showed appreciation to all of them for being at the meeting.

Adjournment:

Zimmerman said that he would accept a motion to adjourn the meeting at 6:09 pm. Motion made Mulvaney, seconded by Glassburn; motion approved 4-0.

A handwritten signature in cursive script that reads "Bill Zimmerman". The signature is written in black ink and is positioned above a solid horizontal line.

Bill Zimmerman, Chair