



Elkhart Historic & Cultural
Preservation Commission

**ELKHART HISTORIC & CULTURAL PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MARCH 19, 2026**

6:00 P.M.

Council Chambers – 2nd Floor

AGENDA

- 1) CALL TO ORDER
- 2) ROLL CALL
- 3) APPROVAL OF AGENDA
- 4) APPROVAL OF MINUTES – FEBRUARY 19, 2026
- 5) HEARING OF VISITORS
- 6) OLD BUSINESS
 - A. NEIGHBORHOOD UPDATE/PROGRESS REVIEW/NOMINATIONS
- 7) NEW BUSINESS
- 8) STAFF ITEMS
 - A. 26-COA-02, 215 EAST INDIANA AVENUE – ROOF MOUNTED SOLAR ARRAY
- 9) ANNOUNCEMENTS
- 10) ADJOURNMENT

.....
If you are unable to attend, please contact Wendy Sonora at 574-294-5471 x 3256

Webex Information

<https://signin.webex.com/join>

Meeting number: 2305 710 3463

Password: Historic1

HISTORIC & CULTURAL PRESERVATION COMMISSION MEMBERS

<u>Name</u>	<u>Term</u>	<u>Appointed By</u>
William (Bill) Zimmerman, Chair	September 15, 2025 – December 31, 2026	Mayor
Doug Mulvaney, Vice Chair	January 1, 2026 – December 31, 2027	City Council (Citizen)
J.A. Whitmer, Treasurer	September 16, 2025 – December 31, 2027	Mayor
Robert (Bobby) Glassburn	September 15, 2025 – December 31, 2028	Mayor
David Henke		City Council (Member)
Vacant		Mayor
Vacant		Mayor

Elkhart Historic & Cultural Preservation Commission

Meeting Thursday, February 19, 2026

Call to Order:

JA Whitmer called to order the Elkhart Historic & Cultural Preservation Commission Meeting for Thursday, February 19, 2026 at 7:01 pm.

Roll Call:

Present: JA Whitmer, Doug Mulvaney, Bill Zimmerman and Carrie Brunson (Proxy).

Absent: Bobby Glassburn

Approval of Agenda:

JA Whitmer explained that she was serving as Chair because Ann Linley is no longer serving in the Historic Commission.

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

Election of Officers:

Whitmer stated as a review the election would be a Chair, Vice Chair person, and the Treasurer. Whitmer said that the longtime Chair has moved to the Board of Zoning Appeals.

Whitmer opened nominations for the Chair. Doug Mulvaney nominated Bill Zimmerman, seconded by Carrie Brunson; motion approved 4-0.

Whitmer opened nominations for Vice Chair. Zimmerman nominated Doug Mulvaney, seconded by Carrie Brunson; motion approved 4-0.

Whitmer opened nominations for treasurer. Mulvaney nominated JA Whitmer as Treasurer, seconded by Zimmerman; motion approved 4-0.

Approval of Minutes:

Zimmerman gave everyone a minute to look over the minutes from October 13, 2025, and November 20, 2025, to see if any corrections needed to be made.

Zimmerman said he would accept a motion to approve the minutes for October 13, 2025, as presented. Motion made by Mulvaney, seconded by Whitmer; motion approved 4-0.

Zimmerman said he would accept a motion to approve the minutes for November 20, 2025 as presented. Motion made by Whitmer, seconded by Mulvaney; motion approved 4-0.

Financial Report:

Kyle Anthony-Petter presented the financial reports to the commission. Anthony-Petter said that there were two payments approved towards the end of 2025. The first one was for professional services paid to Indiana Landmarks in the amount of \$3,800 and the second invoice paid for

professional services to Indiana Landmarks was for \$3,625 with a remaining balance of \$575 and the Historic donation account balance of \$5,467.92.

Whitmer asked if the appropriation of \$8,000 goes back to the balance and that was not included in \$5,467.92. Anthony-Petter responded correct.

Zimmerman asked for a motion to approve the financial report as presented. Motion made by Whitmer, seconded by Mulvaney; motion approved 4-0.

Hearing of Visitors:

Zimmerman asked the visitors to present themselves.

Father Pat Reidy introduced himself as a law professor at Notre Dame and there were also some of his students. Zimmerman congratulated and thanked the future lawyers for their attendance. Zimmerman said that there are two lawyers in the commission.

Mulvaney said that questions could be ask after the meeting and said, “we did not specialize this in law school, but we are here because we love historic preservation.”

Old Business:

Anthony-Petter stated that staff has talked about changing the time of the meetings from 7:00PM to 6:00PM and asked if that would be an issue with the commission members since this board is officially the latest board meeting during the day.

Whitmer said that she personally does not have a problem, but the previous chair person might have had. Zimmerman asked if anyone opposed moving it from 7 o'clock to six o'clock. There was no opposing from the members. Zimmerman said that we will move it to six o'clock from now on.

Anthony-Petter asked if they would need to do a roll call. Whitmer added if a vote on that or anything was needed.

Kevin Davis, deputy city attorney and attorney for historic commission, said that it should be an agenda item to actually move it. David said if that's what you are to do and for future meetings and then just make the announcement and update the notification to the public. Whitmer said that they can do it next month. David responded yes if you have a meeting next month.

Reordered secretary asked if next meeting will be at 7:00 p.m. or 6:00 p.m. Davis and Whitmer confirmed 7:00 p.m. Whitmer added “we will have an agenda item to move it to six.”

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

New Business:

A: INDIANA LANDMARKS

Deb Parcell said that she wants to update the commission on the Indiana Landmark contract for the year since it is going to be different since it was big and historic district is being dissolved there won't be many certificates of appropriateness. Parcell said that Kyle Anthony-Petter is super

experienced with COAs and the few that there may be; he is quite capable of handling them. The contract moved from time and materials to and Parcell will keep track of her time and mileage when she is present in meetings, projects, workshops, training or anything like that. The contract is written for a maximum of \$4,000 or \$5,000, which is going to be less money because there will probably be less work and probably less meetings. Parcell said that they will try this for the year as the district maybe becomes the conservation district more work will probably come in the future. Parcell asked Anthony-Petter if he knew how much the contract was for.

Anthony-Petter read not to exceed \$5,000 with the hourly rate of \$75 plus .72 cents per mile for travel expense.

Parcell shared that they have changed their boundaries for their northern region and they are reaching down to Fort Wayne and that they have increased their workload tremendously. Parcell said that it is a huge change, and they believed that in that transition it may be helpful since the commission won't have lots going on this year and then we will just see where we are at the end of the year. Zimmerman said that it does make sense and asked the commission if there were any questions.

Zimmerman asked for a motion to approve the compensation arrangement with Indiana Landmarks as proposed. Motion made by Whitmer, seconded by Mulvaney; motion approved 4-0.

Staff Item:

A: 26-COA-01, 311 Division St – New Shingle Roof, Fascia, Gutters and Chimney Flashing

Anthony-Petter read: this is a staff item maintenance review. Staff has already gone through the process of approving it. The petitioner was Pletcher Properties, Inc, the site location was 311 Division Street. This is both in the current state and the local district. It was rated contributing.

Description of proposed project:

1. Install new wood fascia on front side upper roof
2. Install new aluminum fascia on front side upper roof
3. Install new gutters and downspout on front side upper roof
4. Install new chimney flashing surrounding chimney
5. Remove and replace existing asphalt shingles with new shingles with currently unknown color

Applicable Guidelines:

Roof, Gutters/Downspouts, Soffits: Retain the original shape and materials of the roof whenever possible. Replace with new material that matches the original as closely as possible in composition, size, shape, color, and texture.

Staff Analysis

The petitioner is requesting to install new wood fascia with new aluminum fascia on the upper roof of the front facade. New gutters and downspouts will be installed at the same time to match the existing white aluminum K-style gutters and downspouts on the house. New chimney flashing surrounding chimney will also be installed during the replacement of the existing asphalt shingles with new shingles of an unknown color.

The property recently took part in the Elkhart Rental Inspection Program on December 11, 2025, and it was determined that the gutters had fallen to the ground and were needed to be reattached. Upon further investigation more repairs were needed due to wood damage caused by water.

This request on the property reflects maintenance needed to maintain the property from further damage from water and the replacement of the roof will occur at the same time.

The proposed work meets the historic district guidelines for material and profile and has been approved by staff.

Recommendations

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

1. The proposed roof shingle replacement is similar to the existing shingles, and meets historic district guidelines for material and profile.
2. The proposed new wood fascia replacement is similar to the existing fascia, and meets historic district guidelines for material.
3. The proposed aluminum fascia is similar to the existing fascia, and meets historic district guidelines for material.
4. The proposed gutters and downspout is similar to the existing gutters and downspout, and meets historic district guidelines for material and profile.
5. The proposed chimney flashing surrounding the chimney is similar to the existing, and meets historic district guidelines for material.
6. The proposed work is an in-kind replacement to the existing materials and can be approved by staff.

Whitmer said that she had a question and expressed that for her it is a little scary when we say unknown color. Whitmer asked if Anthony-Petter has seen what there is currently. Anthony-Petter responded Yes, I have and they have not replaced it yet. Whitmer asked if they had made a color choice. Anthony-Petter responded, "I do know quite yet what they are proposing, but based upon talking with the applicant he was going to try to go for a similar color." Whitmer said if it is not as similar as they can get to what is there it is going to look odd. Anthony-Petter said I agreed with that. Whitmer added that she was curious to see what the result was since it has already been approved by staff. Zimmerman said that appears in the photographs that they are black, but that might not be. Whitmer said that it was an old photograph. Anthony-Petter said that this photograph was from 2023. Anthony-Petter said that he has not had an opportunity to drive out there to see if it has even been installed yet and he knows that permits have been pulled for the work, but because of the changing weather he does not know if they have completed the work yet. Whitmer suggested that in a situation like that he should make it known that it should be as close as possible to what there is there and then she won't be so scared.

Announcements:

Zimmerman asked if there were any announcements for the good of the order.

Anthony-Petter said that before Ann Linley had departed, she left him with two letters that she wanted him to read into the record.

Anthony-Petter read:

Greetings and happy new year!

I hope this note finds you well, happy, healthy and ready to tackle an exciting 2026.

Thank you kindly for the historic documents you sent our way.

I have done my share research on this beautiful old church, but the information was rather limited- so your packet was appreciated.

We're also thrilled to have much more information on past pastors of ECC.

I am sure we'll be able to find the rest of pastors after the Rev. G.L. Tudor's service.

When we received your package, I had begun research on the beautiful stained-glass windows in our present day Lobby. This area once was the original small church, I believe. Little did anyone realize the treasure hidden above the low ceilings – a two story wooden cathedral ceiling, Absolutely breathtakingly beautiful.

So, I am pleased that you included the history of the windows and rose window in the nave. Such a rich history and beautiful explanation of each window. Every individual who has ever walked into our church, has obviously fallen in love with these exquisite windows.

Such amazing and incredibly beautiful craftsmanship. Just an awesome sight.

Should you ever be inclined to want to take a peek, please let me know, I'd be happy to receive you and others.

Again, thank you kindly for sending these informative documents our way.

In his service

Lani Fischer
Administrator
Elkhart Community Church

Anthony-Petter read the second letter:

Thank you so much for the historical items from Grace, Castle & Simpson churches. These items were new to me. So, I was thrilled to be able to add them to our historical display. If you should come across more from Good Shepherd, I would love to have them.

Thank you again,

Phyl Stiver

Faith United Methodist Church

Zimmerman thanked Anthony-Petter and asked if there were any other announcements to come in front of the order.

Adjournment:

Zimmerman said that he would accept a motion to adjourn the meeting at 7:25 pm. Motion made Whitmer, seconded by Brunson; motion approved 4-0.

Bill Zimmerman, Chair

DRAFT

PETITION #: 26-COA-02

FILING FEE: \$ No Fee

PETITION to the HISTORIC COMMISSION

PETITION TYPE: CERTIFICATE OF APPROPRIATENESS

Property Owner(s): Lacasa Inc

Mailing Address: [REDACTED]

Phone #: [REDACTED]

Email: [REDACTED]

Contact Person/Applicant: Savannah Hoover

Mailing Address: [REDACTED]

Phone #: [REDACTED]

Email: [REDACTED]

Subject Property Address: 215 E Indiana Ave Elkhart, IN 46516

Present Use: Multi Family Dwelling

Proposed Use: Multi Family Dwelling


Description of Work: Roof mounted solar array

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT):

Aaron Lehman

SIGNATURE(S):



DATE:

2/26/26

BUILDING PERMIT APPLICATION

City of Elkhart, Indiana
229 S. 2nd Street, Elkhart, IN 46516
(574)294-5471

OFFICE USE ONLY

PERMIT #: _____ FEE: \$ _____

ALT PARCEL #: _____

DATE ISSUED: _____

ACCEPTED BY: _____

Plan Review Number: _____

Zoning Approval Stamp or Clearance #: _____

Flood Zone

RESIDENTIAL & COMMERCIAL USE

*Job Address: 215 E Indiana Ave Elkhart, IN 46516

*Property Owner: Lacasa Inc

*Phone #: _____

*Property Owner's Address: _____

Building Contractor (if applicable): Wellspring Solar

Phone #: _____

*Submitter's Email Address: engineer@wellspringllc.us

*Present Use: Commercial Residential (#of units) _____

*Proposed Use: Commercial Residential (#of units) _____

*Occupancy: Occupied Vacant How Long? _____

*Estimated Value of Work: \$ 250,000

of Dwelling Units: _____

of Stories: 3

Total Sq.Ft. of Work: 4,368

Class of Work: New Addition Alteration/Repair Move Demolition Tank Fire Suppression

*Description of Work: Roof mounted solar array

COMMERCIAL USE ONLY

Design Professional: (675 IAC 12-6-9) Bowers Engineering

Phone #: 2603330900

Occupancy Group: R-2 ADD

Type of Construction: III-B SPK

Fire Sprinklers?: Yes No

#of Sprinkler Heads: _____

State Release #: 459305

Scope of Design Release: Foundation Architectural Structural Mechanical Plumbing Electrical

Electrical Contractor (if applicable): _____

Mechanical Contractor (if applicable): _____

Plumbing Contractor (if applicable): _____

Fire Sprinkler Contractor (if applicable): _____

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING. THESE PERMITS MUST BE SECURED BY THE LICENSED CONTRACTOR. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 365 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Savannah Hoover

02/16/2026

Savannah Hoover

Signature of Owner or Authorized Agent

Date

Print Name

ONLY COMPLETE THIS PAGE IF YOUR PROJECT CONTAINS "ADVANCED STRUCTURAL COMPONENTS"

Effective July 1, 2018, Indiana Statute IC 22-11-21 requires any person applying for a building permit for a Class 1 or Class 2 structure which contains "advanced structural components" such as roof trusses, floor trusses, or I-joists, as defined in IC 22-11-21 Sec. 2, which are not part of a one-hour fire assembly, to provide the following information:

This information shall be provided to the local fire department and the 911 call center.

PROPERTY INFORMATION

Street Address of Structure: 215 E Indiana Ave

Township: Concord, Elkhart County

TYPES OF ADVANCED STRUCTURAL COMPONENTS

Trusses:

Location:

Floor Trusses:

Location:

I Joist:

Location:

Other:

Location:

**** THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT****

I understand that all applications must bear my signature.

Owner/Builder (Print Name): Savannah Hoover



Owner/Builder (Signature): *Savannah Hoover*

Date: 02/16/2026

Accepted by:

Date:

This on-line filing is through a secure site, you can use it to submit your project information, pay the fees and upload your project plans. Use Internet Browser to View this report, other browsers are not compatible to view this report

 <p>CONSTRUCTION DESIGN RELEASE State Form 41191 (R9/5-98) Report Printed on: February 13, 2026</p>	<p>Project number 459305</p>	<p>Release date 02/13/26</p>
	<p>Construction type #-B, SPK</p>	<p>Occupancy classification R-2, ADD</p>
<p>Indiana Department of Homeland Security DIVISION OF FIRE & BUILDING SAFETY PLAN REVIEW DIVISION 402 W. Washington St., Room E245 Indianapolis, IN 46204</p> <p>To: Owner / Architect / Engineer Bowers Engineering Jermey L Bowers PE11100197 121 S Main St Auburn IN 46706</p> <p>Fax & e-mail: 2603330901, jbowers@bowerseng.com</p>	<p>Scope of release ELEC STR</p>	
	<p>Type of release Standard</p>	
 <p>Available At Your Local Licence Branch SUPPORT HOOSIER SAFETY</p>	<p>Project name Lacasa Inc Roosevelt Center</p>	
	<p>Street address 215 E Indiana Ave</p>	
	<p>City ELKHART</p>	<p>County ELKHART</p>

The plans, specifications and application submitted for the above referenced project have been reviewed for compliance with the applicable rules of the Fire Prevention and Building Safety Commission. The project is released for construction subject to, but not necessarily limited to, the conditions listed below. **THIS IS NOT A BUILDING PERMIT. All required local permits and licenses must be obtained prior to beginning construction work.** All construction work must be in full compliance with all applicable State rules. Any changes in the released plans and/or specifications must be filed with and released by this Office before any work is altered. This release may be suspended or revoked if it is determined to be issued in error, in violation of any rules of the Commission or if it is based on incorrect or insufficient information. This release shall expire by limitation, and become null and void, if the work authorized is not commenced within one (1) year from the above date.

CONDITIONS:

Note :(A1A & A1B): In accordance with the affidavit sworn under penalties of perjury in the application for construction design release the plans and specifications filed in conjunction with this project shall comply with all of the applicable rules and laws of Fire Prevention and Building Safety Commission. Providing false information constitutes an act of perjury, which is a Class D felony punishable by a prison term and a fine up to \$10,000. In accordance with Section 19 of the General Administrative Rules (675 IAC 12-6-19) a complete set of plans and specifications that conform exactly to the design that was released by the office of the state building commissioner shall be maintained on the construction jobsite as well as a copy of the design release.

- 14B01 The current building code for this project is the 2014 Indiana Building code (675 IAC 13-2.6).
- 9E01 This project was reviewed to the 2009 Indiana Electrical Code (675 IAC 17-1.8).
- 14B15058 Rooftop photovoltaic systems that are attached to the roof covering shall be labeled to identify their fire classification in accordance with Section 1505.8, IBC (675 IAC 13-2.6).
- 14B150971 Rooftop mounted photovoltaic systems shall be designed for wind loads for component and cladding in accordance with Chapter 16 using an effective wind area based on the dimensions of a single unit frame, in accordance with Section 1509.7.1, IBC (675 IAC 13-2.6).
- 14B151111 The structural frame and roof construction supporting the load imposed upon the roof by the photovoltaic panels/modules shall comply with the requirements of Table 601, in accordance with Section 1511.1.1, IBC (675 IAC 13-2.6).
- 9E6905 GFCI Protection shall be provided for all Photovoltaic Systems in accordance with section 690.5 IEC (675 IAC 17-1.8)
- 9E11013A Photovoltaic systems shall be firmly anchored to the surface on which they are mounted as set forth in Section 110.13(A), IEC (675 IAC 17-1.8).
- 9E690A Solar Photovoltaic Systems shall be installed in accordance with Article 690, IEC (675 IAC 17-1.8).
- 4G0603AM This release does not include mechanical work. Plans and specifications for adding or remodeling this system shall be filed as a new project or as a partial before commencing work in accordance with 675 IAC 12-6-3.
- 4G0603AN This release does not include plumbing work. Plans and specifications for adding or remodeling this system shall be filed as a new project or as a partial before commencing work in accordance with 675

ELECTRONICALLY FILE YOUR PROJECT WITH STATE OF INDIANA at <http://www.in.gov/dhs/2650.htm>.

This on-line filing is through a secure site, you can use it to submit your project information, pay the fees and upload your project plans. Use Internet Browser to View this report, other browsers are not compatible to view this report

IAC 12-6-3.

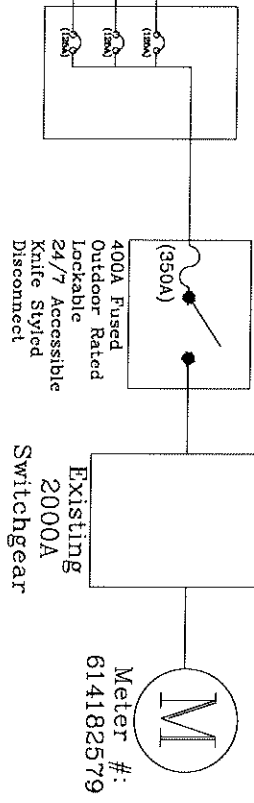
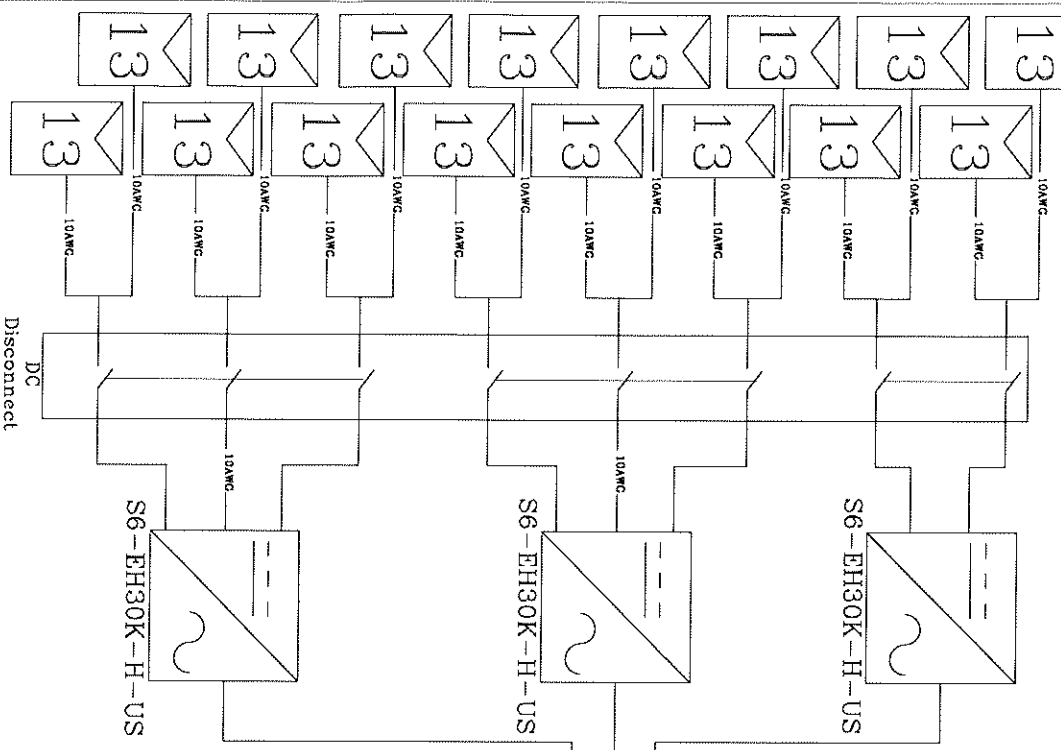
4G0412AE The proposed building, addition, or remodel shall not put the existing building in noncompliance or into further noncompliance in accordance with 675 IAC 12-4-12.

AREL Pursuant to 675 IAC 12-6-21, the issuance of a design release does not relieve the owner from required compliance with all applicable rules of the commission, even if noncompliant conditions appear in the plans and specifications that have been filed with the division. The owner is responsible for correcting any and all areas of noncompliance even if they are discovered subsequent to the issuing of this design release.

Please be advised that if an administrative review of this action is desired, a written petition for review must be filed at the above address with the Fire Prevention and Building Safety Commission identifying the matter for which a review is sought no later than eighteen (18) days from the above-stated date, unless the eighteenth day falls on a Saturday, a Sunday, a legal holiday under State statute, or a day in which the Department of Fire and Building Services is closed during normal business hours. In the latter case, the filing deadline will be the first working day thereafter. If you choose to petition, and the before-mentioned procedures are followed, your petition for review will be granted, and an administrative proceeding will be conducted by an administrative law judge of the Fire Prevention and Building Safety Commission. If a petition for review is not filed, this Order will be final, and you must comply with its requirements.

Code review official khanson@dhs.in.gov	KEVIN HANSON Indiana State Building Commissioner
Address (name, title of local official, street, city, state and ZIP code) BUILDING COMMISSIONER TIM VISTINE 229 S SECOND ST ELKHART, IN 46516 Fax & e-mail: 5743991781, tim.vistine@coei.org	INDIANA 02 *RELEASED* 50000 HOOSIER SAFETY

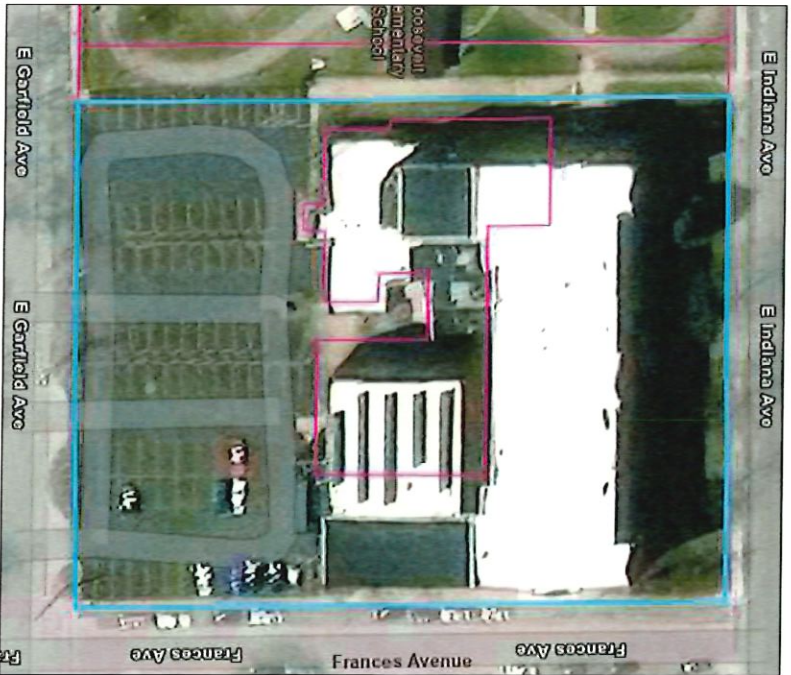
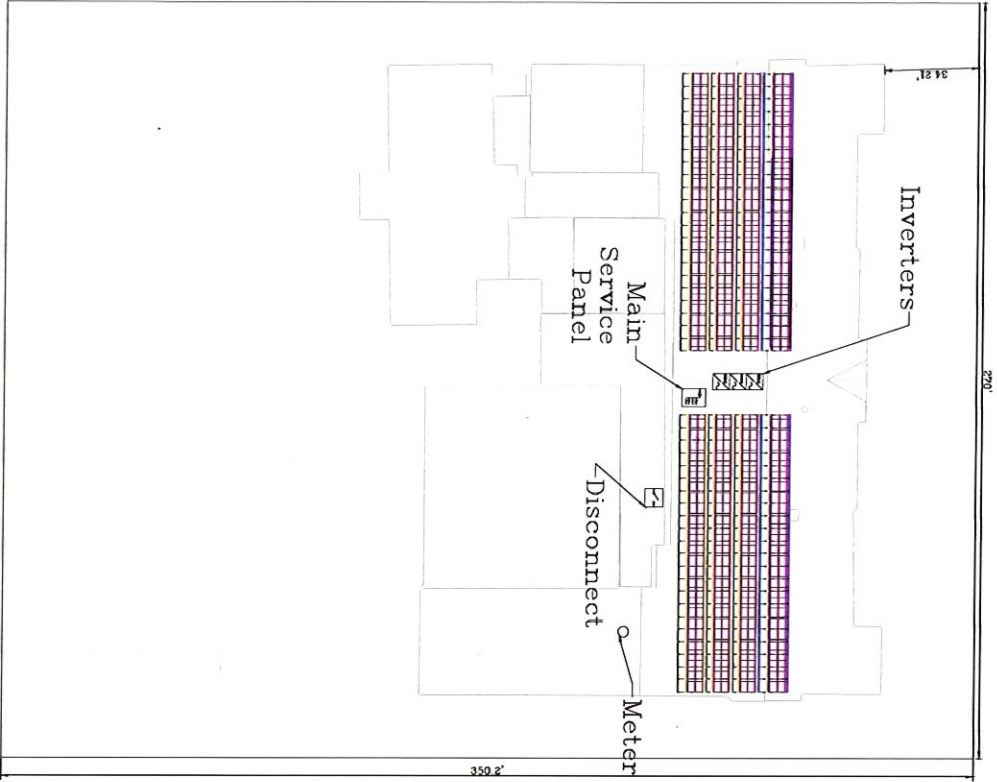
SEG-590-BTA-BG



AC: 90kW
DC: 122.72kW

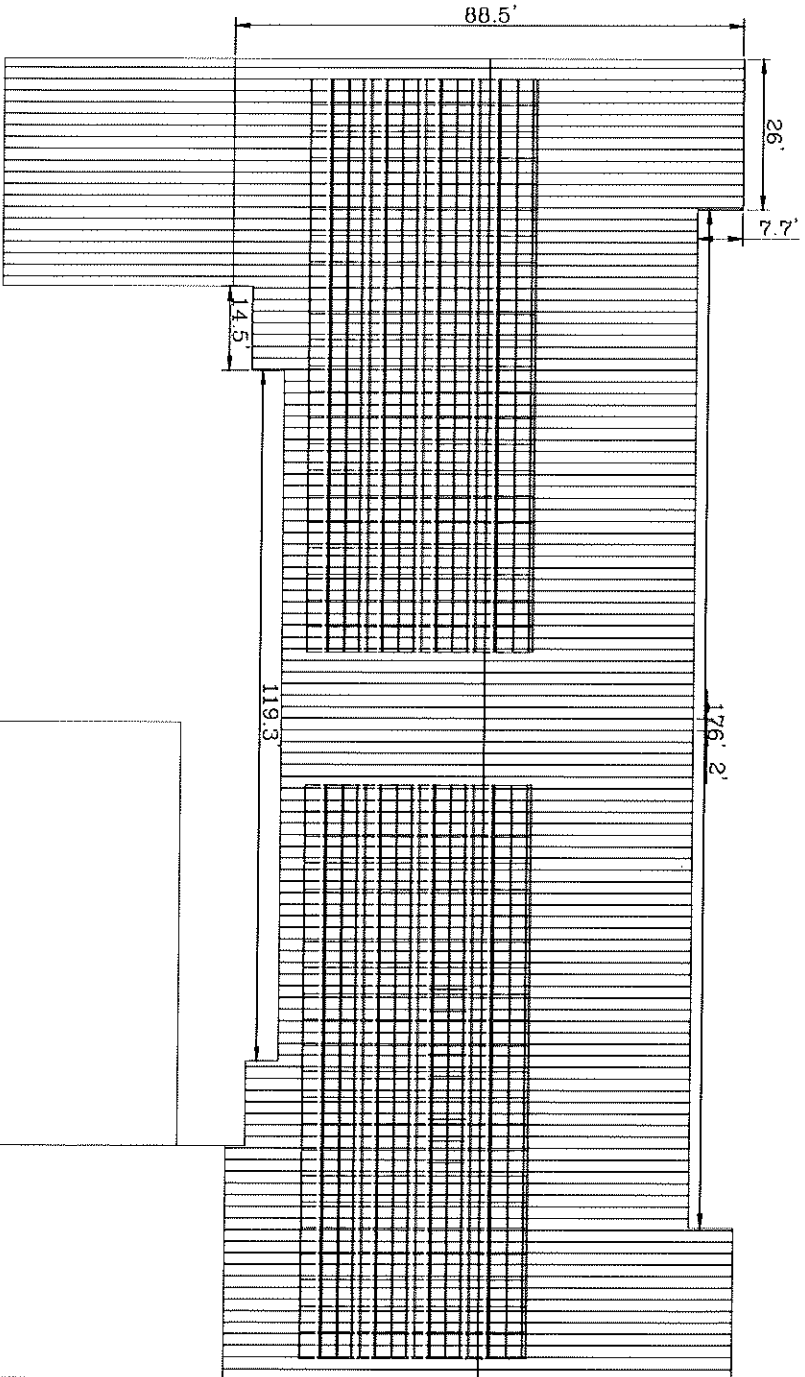
PROJECT NAME:	LACASA INC	AJJ:	ELKHART CITY
ADDRESS:	215 E INDIANA AVE	DATE:	12/30/2025
CITY:	ELKHART	PROJECT LEAD:	ROB YODER
STATE:	INDIANA	EXPECTED COMPLETION:	TO BE DETERMINED
		DRAFT - APPROVAL - FINAL	NOT TO SCALE - DIMENSIONS NOTED



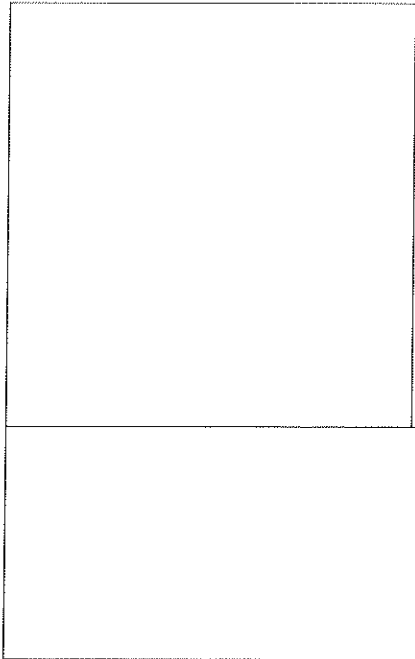


PROJECT NAME:	LACASA ROOSEVELT CENTER	AJ:	ELKHART CITY
ADDRESS:	215 E INDIANA AVE	DATE:	01/08/2026
CITY:	ELKHART	PROJECT LEAD:	ROB YODER
STATE:	INDIANA	EXPECTED COMPLETION:	TO BE DETERMINED
		DRAFT - APPROVAL - FINAL	NOT TO SCALE - DIMENSIONS NOTED

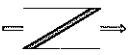




1" decking
 24" on cc
 2x10 OT



PROJECT NAME:	LACASA ROOSEVELT CENTER	AHJ:	ELKHART CITY
ADDRESS:	215 E INDIANA AVE	DATE:	01/08/2026
CITY:	ELKHART	PROJECT LEAD:	ROB YODER
STATE:	INDIANA	EXPECTED COMPLETION:	TO BE DETERMINED
		DRAFT - APPROVAL - FINAL	NOT TO SCALE - DIMENSIONS NOTED



WellSpring

Bowers Engineering Services
121 S. Main ST
Auburn, IN
(260) 333-0900

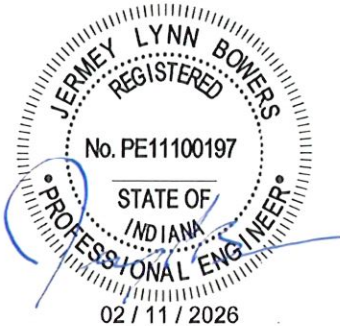
Structural Analysis

Location

215 E. Indiana Ave
Elkhart, IN

Roof Mount Solar

2/11/2026



Project: Lacasa

Rev: -

BES		Date:	2/11/2026	Connections
121 South Main ST Auburn, IN				
Cust. Name:	Wellspring	Subject:	Roof Mount	
Job Number:	Lacasa	Originator:	0	Checker:
<u>STRUCTURAL SUMMARY</u>				
<u>CODE SPEC</u>				
WIND				
IBC 2012		Speed:	115	MPH
ASCE 7-10		Exp.:	C	
Risk Cat:	II			

Wind Load - uplift

		Max lb
Zone 1	-30.93 psf	-205.98 lb
Zone 2	-54.94 psf	-365.89 lb
Zone 3	-84.60 psf	-563.43 lb
Max trib	11.10 ft2	

Max loading at connection

Negative -563.43 lb/fastener

Connection (Pull Out)

Lag screw	5/16 in	
Cd	1.60 Table 2.3.2	
embedment	2.5 in	
Nominal CapacityPrying	205.00 lbs G=0.42	
Max capacity (lbs)	615.00	563.43 OK

Note: *Weight of structure is 11502 lbs > 563.43 lbs uplift *

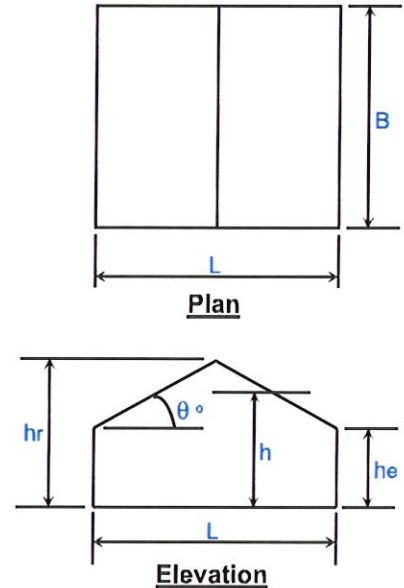
* Lag screws to be diameter 5/16x2.5inches long.

* All fasteners need to be placed at roof rafters.

BES 121 South Main ST Auburn, IN		WIND LOADING Per ASCE 7-10	
Cust Name:	Wellspring	Subject:	Roof Mount
Job Number:	Lacasa	Originator:	0
		Checker:	

Input Data:

Wind Speed, V =	115	mph (Wind Map, Figure 26.5-1A-C)
Bldg. Classification =	II	(Table 1-1 Occupancy Category)
Exposure Category =	C	(Sect. 26.7)
Ridge Height, hr =	47.00	ft. (hr >= he)
Eave Height, he =	47.00	ft. (he <= hr)
Building Width =	88.50	ft. (Normal to Building Ridge)
Building Length =	176.16	ft. (Parallel to Building Ridge)
Roof Type =	Monoslope	(Gable or Monoslope)
Topo. Factor, Kzt =	1.00	(Sect. 26.8 & Figure 26.8-1)
Direct. Factor, Kd =	0.85	(Table 26.6)
Enclosed? (Y/N)	Y	(Sect. 28.6-1 & Figure 26.11-1)
Hurricane Region?	N	
Component Name =	Fastener	(Purlin, Joist, Decking, or Fastener)
Effective Area, Ae =	11.1	ft.^2 (Area Tributary to C&C)
Overhangs? (Y/N)	N	(if used, overhangs on all sides)



Resulting Parameters and Coefficients:

Roof Angle, θ =	0.00	deg.
Mean Roof Ht., h =	47.00	ft. (h = he, for roof angle <=10 deg.)

Roof External Pressure Coefficients, GCp:

GCp Zone 1-3 Pos. =	-0.30	(Fig. 30.4-2A, 30.4-2B, and 30.4-2C)
GCp Zone 1 Neg. =	-1.00	(Fig. 30.4-2A, 30.4-2B, and 30.4-2C)
GCp Zone 2 Neg. =	-1.77	(Fig. 30.4-2A, 30.4-2B, and 30.4-2C)
GCp Zone 3 Neg. =	-2.72	(Fig. 30.4-2A, 30.4-2B, and 30.4-2C)

Positive & Negative Internal Pressure Coefficients, GCpi (Figure 26.11-1):

+GCpi Coef. =	0.00	(positive internal pressure)
-GCpi Coef. =	0.00	(negative internal pressure)

If $z \leq 15$ then: $K_z = 2.01 \cdot (15/zg)^{2/\alpha}$, If $z > 15$ then: $K_z = 2.01 \cdot (z/zg)^{2/\alpha}$ (Table 30.3-1)

α =	9.50	(Table 26.9-1)
zg =	900	(Table 26.9-1)
Kh =	1.08	(Kh = Kz evaluated at z = h)

Velocity Pressure: $q_z = 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$ (Sect. 30.3.2, Eq. 30.3-1)

$q_h = 31.07$ psf $q_h = 0.00256 \cdot K_h \cdot K_{zt} \cdot K_d \cdot V^2$ (q_z evaluated at $z = h$)

Design Net External Wind Pressures (Sect. 30.4 & 30.6):

For $h \leq 60$ ft.: $p = q_h \cdot ((GCp) - (+/-GCpi))$ (psf)

For $h > 60$ ft.: $p = q \cdot (GCp) - q_i \cdot (+/-GCpi)$ (psf)

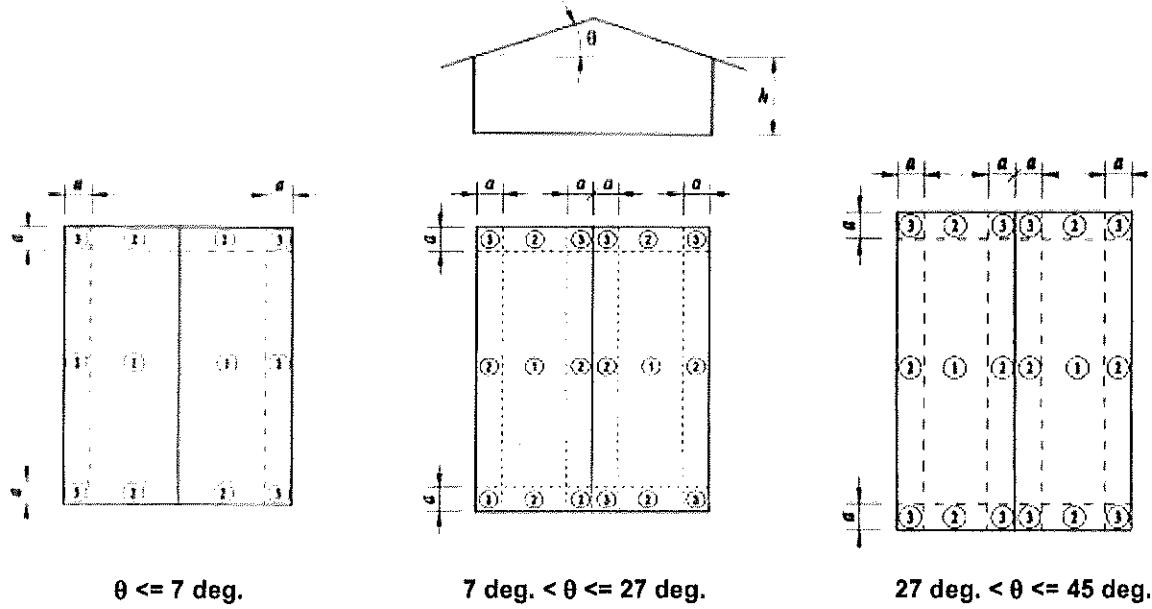
where: $q = q_h$ for roof

$q_i = q_h$ for roof (conservatively assumed per Sect. 30.6)

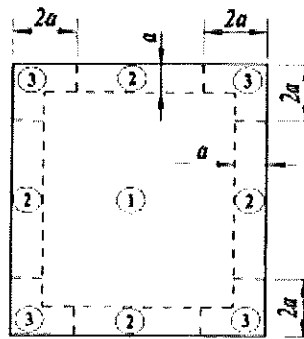
Wind Load Tabulation for Roof Components & Cladding							
Component	z (ft.)	Kh	qh (psf)	p = Net Design Pressures (psf)			
				Zone 1,2,3 (+)	Zone 1 (-)	Zone 2 (-)	Zone 3 (-)
Fastener	0	1.08	31.07	9.18	-30.93	-54.94	-84.60
	15.00	1.08	31.07	9.18	-30.93	-54.94	-84.60
	20.00	1.08	31.07	9.18	-30.93	-54.94	-84.60
	25.00	1.08	31.07	9.18	-30.93	-54.94	-84.60
For z = he:	47.00	1.08	31.07	9.18	-30.93	-54.94	-84.60
For z = h:	47.00	1.08	31.07	9.18	-30.93	-54.94	-84.60

- Notes: 1. (+) and (-) signs signify wind pressures acting toward & away from respective surfaces.
2. Width of Zone 2 (edge), 'a' = 8.85 ft.
3. Width of Zone 3 (corner), 'a' = 8.85 ft.
4. For monoslope roofs with $\theta \leq 3$ degrees, use Fig. 30.4-2A for 'GCp' values with 'qh'.
5. For buildings with $h > 60'$ and $\theta > 10$ degrees, use Fig. 30.6-1 for 'GCpi' values with 'qh'.
6. For all buildings with overhangs, use Fig. 30.4-2B for 'GCp' values per Sect. 30.10.
7. If a parapet $\geq 3'$ in height is provided around perimeter of roof with $\theta \leq 10$ degrees, Zone 3 shall be treated as Zone 2.
8. **Per Code Section 30.2.2, the minimum wind load for C&C shall not be less than 16 psf.**
9. References : a. ASCE 7-02, "Minimum Design Loads for Buildings and Other Structures".
b. "Guide to the Use of the Wind Load Provisions of ASCE 7-02"
by: Kishor C. Mehta and James M. Delahay (2004).

Roof Components and Cladding:



Roof Zones for Buildings with $h \leq 60 \text{ ft.}$
 (for Gable Roofs $\leq 45^\circ$ and Monoslope Roofs $\leq 3^\circ$)



ROOF PLAN

Roof Zones for Buildings with $h > 60 \text{ ft.}$
 (for Gable Roofs $\leq 10^\circ$ and Monoslope Roofs $\leq 3^\circ$)

Frame Design		General Info	
Cust. Name:	Wellspring	Subject:	Roof Mount
Job Number:	Lacasa	Originator:	Checker:
Date:	2/11/26	Rev:	-
Address:	215 E. Indiana Ave		
City, State:	Elkhart, IN		

Roof Rafter

Rafter Size=	2x10	SYP #1
Trib. Area=	2	ft
Rafter length=	22.12	ft
Unbraced length=	9.1	ft
w=	83.50	plf
M=	576.22	lb-ft

Dead Load Roof Materials

Sheathing=	2	psf
Asphalt Shingles=	3	psf
Insulation=	0.50	psf
Solar Panels=	2.50	psf

Assume Light-frame wood roof

$$fb = \frac{M * 12}{Sx}$$

$$F'b = Fb * Cd * Cr * Cf * Cm * Cl$$

fb=	323.26	psi
F'b=	2578.88	psi

Roof Loads

Dead Load=	8.00	psf
Live Load=	20	psf
Snow Load=	25	psf

Load Combination

$$D+0.75L+0.75S = 41.8 \text{ psf}$$

EI=	1.6E+08	ib-in
Sx =	21.390625	
C _M =	1.0	
C _r =	1.2	
C _D =	1.15	
C _F =	1.3	
C _L =	1.0	
F _b =	1500	psi

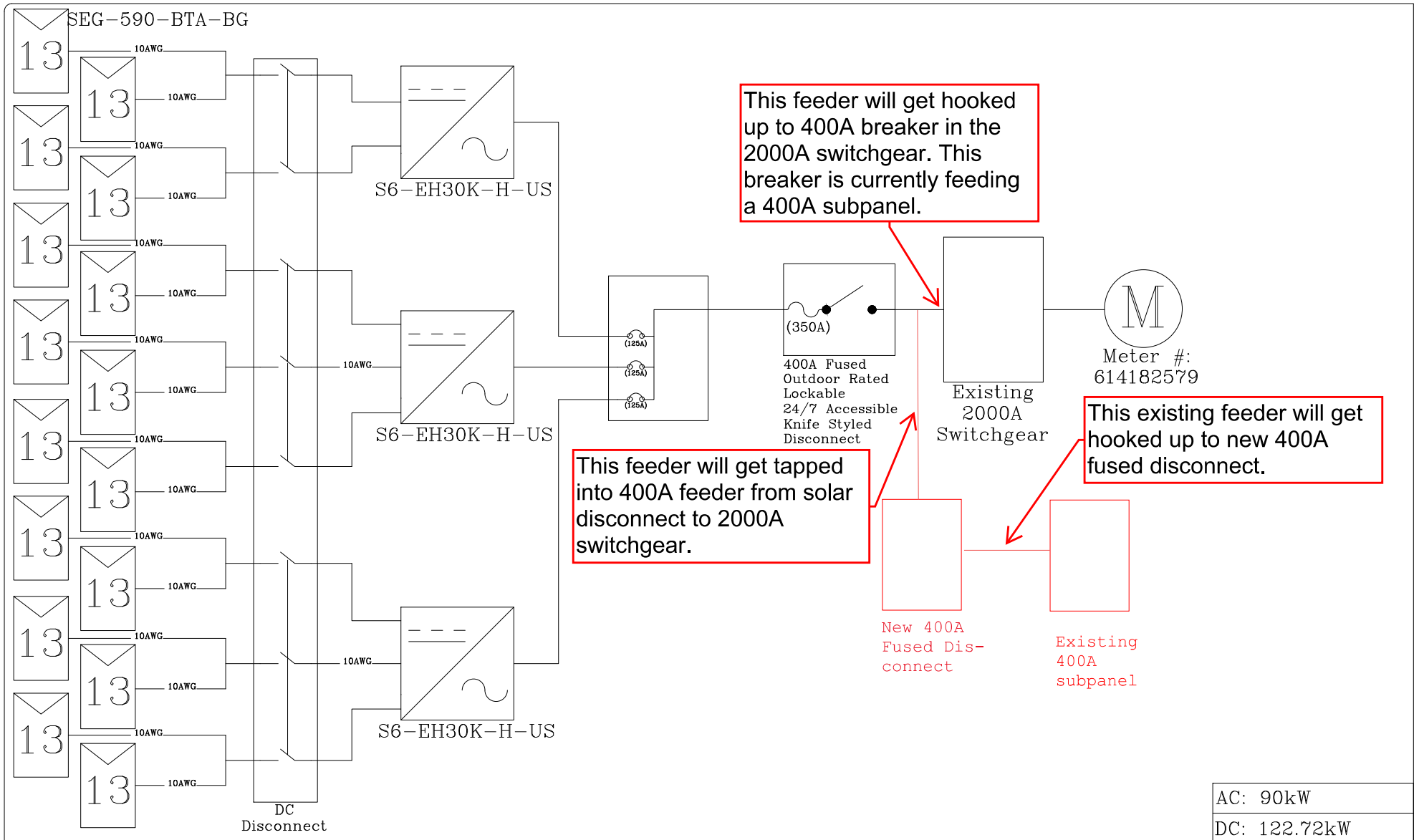
$$\frac{5wl^4}{384EI}$$

ΔL=	0.09	in
ΔS=	0.11	in
ΔD+L=	0.12	in

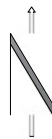
Δ _{allow in} =	0.12	<	<u>1/120</u>	2.21	OK
Δ _{allow in} =	0.11	<	<u>1/180</u>	1.47	OK

2x10 @ 2 o/c OK

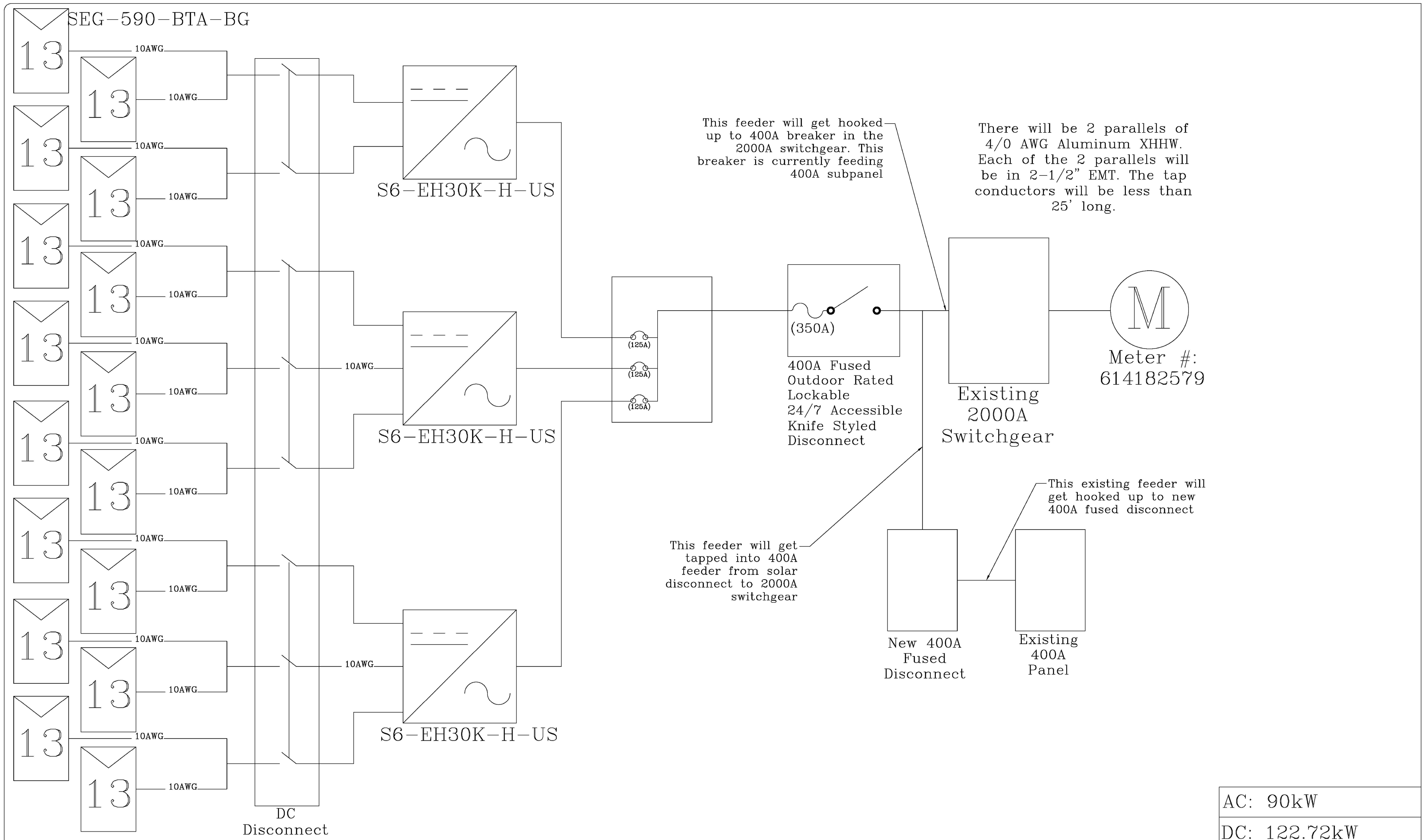
Assume rafters are fully braced



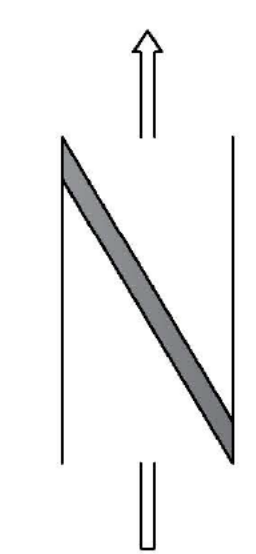
PROJECT NAME:	LACASA INC	AHJ:	ELKHART CITY
ADDRESS:	215 E INDIANA AVE	DATE:	12/30/2025
		PROJECT LEAD:	ROB YODER
CITY:	ELKHART	EXPECTED COMPLETION:	TO BE DETERMINED
STATE:	INDIANA	DRAFT - APPROVAL - FINAL	NOT TO SCALE - DIMENSIONS NOTED



Wellspring



PROJECT NAME:	LACASA INC	AHJ:	ELKHART CITY
ADDRESS:	215 E INDIANA AVE	DATE:	02/27/2026
CITY:	ELKHART	PROJECT LEAD:	ROB YODER
STATE:	INDIANA	EXPECTED COMPLETION:	TO BE DETERMINED
		DRAFT - APPROVAL - FINAL	NOT TO SCALE - DIMENSIONS NOTED



Wellspring



Staff Report

Planning & Zoning

Petition: 26-COA-02

Petition Type: Staff Item

Date: March 6, 2026

Petitioner: Lacasa, Inc

Site Location: 215 East Indiana Avenue

Local Landmark or District: Local Landmark, Single Site Historic District

Rating: Outstanding

Date Constructed: 1921

Description of proposed project:

1. Install 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.

Applicable Sections of the Zoning Ordinance:

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 215 East Indiana Avenue.

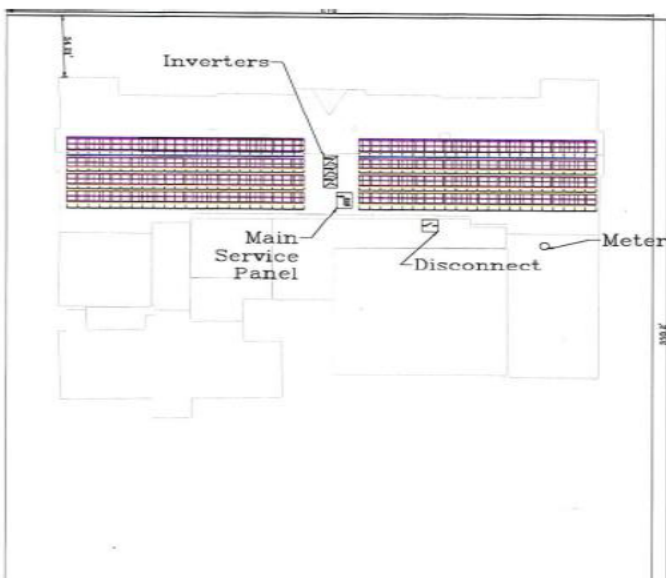


Staff Analysis

The petitioner is requesting to install roof mounted solar array on the roof to generate energy for the building to reduce electric 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 can be approved by staff due to not being visible to the public from a public street.

Photos



215 East Indiana Ave (Along Frances Ave) Google Maps, May 2023

Attachments

Petition, appeal letter, affidavit, and site plan.