

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



Date: March 11, 2019

Application Number: 2019-0219A

Property Location: 1168 Lincoln Way East

Architectural Style/Date/Architect/Builder: American Foursquare/Prairie/1922

Property Owner: Por Thatch

Landmark or District Designation: Lincoln Way East Local Historic District,
Ordinance #7343-84

Rating: *Notable*

DESCRIPTION OF STRUCTURE/SITE: A two story house set upon a brick foundation. Hip roof with hip roof dormer has asphalt shingles. Walls are common bond brick. Enclosed front porch features brick piers with stone prairie style deco windows and has a brick wall/balustrade. Porch entry is single leaf with wide sidelights. Windows are original wood double hung with divided lite upper sashes and stone sills.

ALTERATIONS: RME 2007-0730 approved in kind replacement of 3 sides of roof with matching shingles to current and soffit and fascia repair in kind as necessary. AA 2019-0104 approved replacement of asphalt roof with new asphalt 3-tab; install new aluminum gutters and downspouts throughout; repair soffit and fascia, in-kind, using wood and aluminum. AA 2019-0219 approved deconstruction of front entry brick knee walls with concrete cap and rebuild in-kind using same brick and brick salvaged from garage; new concrete caps on knee walls; new concrete steps and sidewalk.

APPLICATION ITEMS: *“Complete garage demolition NOT rebuilding. ~~Remove concrete on front porch replacing w/ wood steps~~”*

DESCRIPTION OF PROPOSED PROJECT: The applicant seeks approval to demolish the garage in the rear yard. The property is the subject of an active Code Enforcement violation. Administrative Approvals have already been issued for the roof and front steps as the owner progresses toward compliance. The front section of the garage structure is the oldest, showing up in the 1945 Sanborn. The rear section is newer construction. Both the front and rear sections have collapsed roof portions and are significantly deteriorated posing a threat to public safety.

PRESERVATION INSPECTOR REPORT:

February 18, 2019

RE: 1168 Lincoln Way East

This morning I visited the property located at 1168 LWE in the Lincoln Way East Historic District. I met with the owner's brother as the owner was running late from out of state. I photographed the house and the garage as well as the landscaping of the property.

House

-The front steps to the house is missing a knee wall and the steps themselves are out of skew.

-Most of the soffit material is gone. There is still aluminum soffit present along the majority of the east side of the structure. Due to its extended overhang I would suggest ample ventilation is added to the soffit when it is replaced on both the main roof and the porches soffits.

-The majority of the windows on the house are original wood with aluminum storms. I did not enter the structure to inspect the condition of the windows. The porch windows are original wood and appear stationary. They are in need of paint and some repair in places where glass is missing.

-The roof has holes in the deck. Most notably in the rear and in the western corners.

-The chimney will also need some masonry repairs

Garage

-The garage is in two parts. The older cement block structure and then a wooden addition. The roof in its entirety is mostly down and has left mainly trusses. The front addition is mobile to the touch. It moves with very little effort and is unsafe. The rear original structure has severe separation at the walls and slab. The south wall has two large fissures and have separated from the remainder of the structure. Two sections of the original garage have the same brick as the house

and that brick should be retained in order to make repairs at either the front steps or other areas of the main structure where they are needed.

-The floor of the garage has dips with some large cracks running through the pad.

-It is of my opinion, that a rope with two or three people could bring the garages down in a heap. The walls are not in a repairable condition and would most likely have to be disassembled, the foundation leveled, then rebuilt. The absence of the garage would aid in the ability of the owner to facilitate the use of dumpsters and tree trimming equipment.

Landscaping

-There are several large trees along the East property line next to the garage. These have overgrown and even have some dead branches. The branches should be cut back or the trees possibly removed as they pose a threat to the house or garage if it to remain or be rebuilt.

Steve Szaday

Preservation Inspector

STANDARDS AND GUIDELINES: LINCOLN WAY EAST

V. GENERAL

A. Buildings in the district should not be demolished except where a building poses a threat to the public safety, and demolition is the only alternative. Documentation of interior and exterior features of the original buildings, especially homes rated as historically significant, is encouraged. Measured drawings and photographs may be submitted to the Historic Preservation Commission for safekeeping and future reference.

STAFF RECOMMENDATION: Staff recommends approval to demolish the garage with the condition that any useable building material such as bricks matching the main house be salvaged.

Written by
Elicia Feasel
Historic Preservation Administrator



FEB 04 2019 MA
Rec No. 757902 \$20.00

HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601
http://www.southbendin.gov/government/departments/community-investment
Phone: 574/235.9371 Fax: 574/235.9021
Email: hpcsbsjc@southbendin.gov

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation
Administrator

APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY>>>>>>>DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX<<<<<<<OFFICE USE ONLY

Date Received: Feb 4 2019 Application Number: 209 0219A

Past Reviews: YES (Date of Last Review) AA 2019-0104 NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) Lincoln Way East

National Landmark National Register District (Name) _____

Certificate Of Appropriateness: Denied Tabled Sent To Committee Approved and issued: _____

Address of Property for proposed work: 1168 Lincolnway E, South Bend, IN 46618
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): FOR THACH Phone #: 630 506 3621

Address of Property Owner(s): Same
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Self Contractor Phone #: 630 506 3621

Contractor Company Name: _____

Address of Contractor Company: _____
(Street Number—Street Name—City—Zip)

Current Use of Building: Single Family Home
(Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)

Type of Building Construction: _____
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

Proposed Work: (more than one box may be checked) Landscape New Replacement (not in-kind) Demolition

Description of Proposed Work: Complete Garage Demolition
NOT Rebuilding ~~Remove concrete on front porch - replacing w/ wood steps~~

Owner e-mail: forthach@gmail.com and/or Contractor e-mail: _____

[Signature] and/or X _____
Signature of Owner Signature of Contractor

By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable.

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

1300 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



PHONE 574/ 235-9486
FAX 574/ 235-7703

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR
DEPARTMENT OF CODE ENFORCEMENT

April 06, 2018

WELLING JAMES E AND MARTHA L
1168 Lincolnway E
South Bend, IN 46601

RE: CODE ENFORCEMENT PROPERTY VIOLATION
RECORD ID: HSG-18-00126
PROPERTY ADDRESS: 1168 LINCOLN WAY SOUTH BEND, INDIANA 46601

Dear Property Owner:

A recent inspection revealed that your property is in disrepair or may be a public safety hazard. In a continued effort to improve the quality of life in our community, we ask that you complete the necessary repair(s) by May 06, 2018.

Please contact your neighborhood inspector, Dena C., (574) 245-6096, within 30 days to discuss the requested repair(s) and the option to enter into a Repair Agreement. Refer to the attached list of property maintenance violations for information on the necessary repair(s) for the structure(s) below:

Structure(s): Garage
House

Your neighborhood inspector will re-inspect your property in 30 days to assess the progress of repairs. If you have not corrected the violation(s) or entered into a Repair Agreement, then it may be necessary for the Department of Code Enforcement to issue a ticket for failure to repair. The Department may also submit an order to repair which: (1) establishes a date for completion of repairs and (2) orders you to attend a hearing to explain to the Hearing Officer why you have not corrected the violations.

Please notify our office in writing if there are other parties who have a substantial interest in the property, such as a land contract buyer or a mortgage company. If you are in the process of transferring the property, please let us know so we can communicate with them.

A building permit may be required before you make the necessary repairs to your property. Permits are obtained in the Building Department office at 125 S. Lafayette Blvd., Suite 100, South Bend, Indiana, 46601. To determine the type of permit(s) required for the repairs to be made to your building, please visit the Building Department or call 311.

We thank you in advance for your cooperation and continued support in making South Bend a city that thrives.

Sincerely,

Randy Wilkerson
Director of Code Enforcement

Neighborhood Inspector: Dena C.
Office Phone: (574) 245-6096
Email: dcriswel@southbendin.gov

NEXT STEP:

Contact your neighborhood inspector within 30 days to discuss your repairs or sign a Repair Agreement. If you leave a voicemail, be sure to give your name, phone number, property address, and email (if you have one).

What is a Repair Agreement?

A document signed between the neighborhood inspector and homeowner to determine the best path to complete repairs in a timely manner.

What is the role of Code Enforcement?

The Department of Code Enforcement is responsible for upholding environmental, housing, and zoning ordinances in the City of South Bend, Indiana.

Code Enforcement Inspection Report

1168 LINCOLN Way SOUTH BEND, IN 46601

Inspection Date: April 05, 2018

Structure(s): Garage
House

Property Maintenance Code Violations

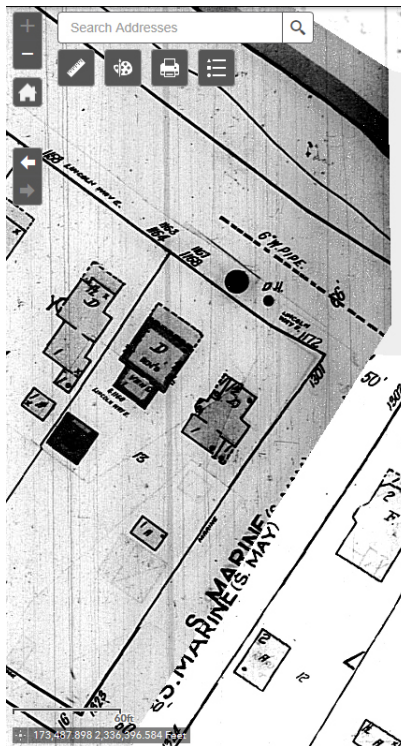
Description	Inspector Comment	Violation Status
<p>Section 303.7 Roof and Drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.</p>	<p>The soffits need to be repaired and properly surface coated. The guttering has missing pieces and is coming away from the structure. There are tarps present on the roof.</p>	REPAIRS NEEDED
<p>Section 303.10 Stairways, Decks, Porches and Balconies: Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.</p>	<p>The front entry steps have missing and deteriorating concrete and are a safety hazard.</p>	REPAIRS NEEDED
<p>Section 302.7 Accessory Structures: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.</p>	<p>The garage and additional "garage" structure have roofs with large holes present. The siding is missing on one garage, and the 2nd garage needs a proper surface coating.</p>	REPAIRS NEEDED

HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

LOCATION MAP - Map showing location of the property and surrounding area (Google Maps)



AERIAL MAP - highlighted property on map



Sanborn 1945



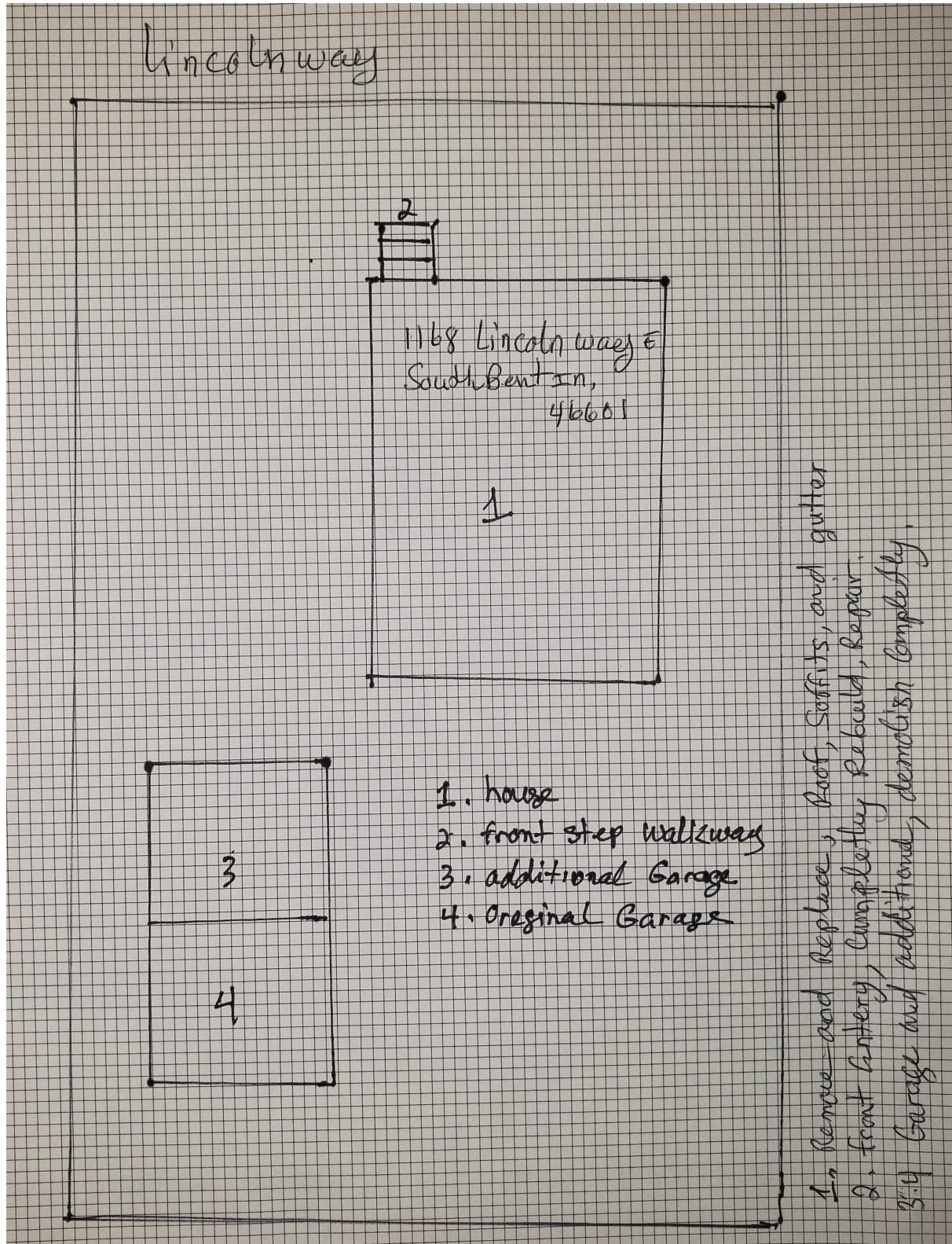
Sanborn 1960



Satellite 2017

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SITE PLAN - (NOT) To Scale



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FRONT PICTURE (NORTHWEST) - Picture of the front of the building.



BACK PICTURE (SOUTHEAST) - Picture of the back of the building.



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PICTURE (EAST) - Picture of the side of the building proposed for demolition.



PICTURE (NORTHWEST) - Picture of the front of the building proposed for demolition.



**HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY**

INTERIOR - Picture of the interior of the building proposed for demolition.



INTERIOR - Picture of the interior of the building proposed for demolition.

