

# STAFF REPORT

## CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

**Date:** May 15, 2019

**Application Number:** 2019-0404

**Property Location:** 821 Ashland Avenue

**Architectural Style/Date/Architect or Builder:** American Foursquare / 1901

**Property Owner:** Alfredo Rangel

**Landmark or District Designation:** Chapin Park Local (Ordinance #9574-05) and National Historic District

**Rating:** *Contributing*

**DESCRIPTION OF STRUCTURE/SITE:** Two story wood frame house with a square plan sitting upon a brick foundation. The hip roof has asphalt shingles and a brick chimney offset from the peak with three simple corbel courses. The house front features a full height bay with windows. Windows throughout *were* wood 1/1 double hung with diamond pattern muntins on the front façade.

**ALTERATIONS:** Certificate of Appropriateness #2017-0605 allowed for the demolition of the garage structures at the rear of the property. Aluminum siding was added to the exterior of the structure sometime prior to 1987. In 1949 the full-width front porch was removed and a front stoop was added, with a small plastic porch roof over the entrance.

**APPLICATION ITEMS:** “~~Replacement of old roof with new asphalt roof and~~ replacement of old windows.”

**DESCRIPTION OF PROPOSED PROJECT:** Applicant seeks a *retroactive* Certificate of Appropriateness for changes on the structure:

1. The replacement of twenty-five original windows primarily on each exposure with ThermaStar by Pella Vinyl New Construction Windows, as follows:
  - a. Front façade:
    - i. Ground floor:
      1. 28” x 74”, two windows
      2. 42” x 74”, two windows
    - ii. 2<sup>nd</sup> Floor:
      1. 28” x 62”, two windows
      2. 32” x 62”, one window
      3. 42” x 62”, one window
    - iii. Attic:
      1. 19.5” x 23”, two windows
  - b. South façade:
    - i. Ground floor:
      1. 18” x 62”, two windows
      2. 30” x 62”, one window
      3. 38.5” x 27” (slider), one window
    - ii. 2<sup>nd</sup> Floor:
      1. 33” x 62”, one window
      2. 29” x 54”, one window
  - c. Rear Façade:
    - i. Ground floor:
      1. 38.5” x 27” (slider), one window
      2. 18.5” x 37.5”, one window
    - ii. 2<sup>nd</sup> Floor:
      1. 32” x 62”, two windows
    - iii. Attic:

1. 29" x 29", one window
- d. North façade:
  - i. Ground floor:
    1. 28" x 46", two windows
  - ii. 2<sup>nd</sup> Floor:
    1. 32" x 66", one window
    2. 41" x 28", one window

Three windows – an original ‘arched’ window on the south side, as well as two later replacement windows on the north and rear facades – will not be replaced at this time. The arched window is the only remaining window to display the decorative components of the original windows.

HP Inspector Szaday noticed that modifications had occurred on site April 2<sup>nd</sup>. The Building Department issued a ‘Red Tag’ for the property on the same date, as no building permits had been received for work inside or out on the property.

Mr. Rangel purchased the property at the end of 2018. The HPC brochure / flier was delivered to the previous property owner in January of 2019. Mr. Rangel has stated he was not aware of the boundaries of the historic district or that his property was included within that district.

Were this a proactive application for the replacement of existing windows, staff would require evidence that the existing windows were deteriorated beyond repair. The unique and character defining design of the original windows comprised one of the few remaining features of the original structure. The “diamond pattern muntins” and “stained glass in [the] diamond pattern” (as described in the 1987 survey) are irreplaceable.

Replacement of the roof was processed as an Administrative Approval and is not part of this project under review.

**SITE VISIT REPORT: N/A**

**STANDARDS AND GUIDELINES: CHAPIN PARK**

**II. EXISTING STRUCTURES**

**A. BUILDING MATERIALS**

Original exterior building materials in the district include brick, stucco, clapboard, wood shingles, and brick or stone masonry. In some instances, vinyl, composite and aluminum siding have been applied over the original material.

**Required**

**Original exterior building materials shall be retained when possible. Deterioration of wood materials shall be prevented through repair, cleaning and painting. The existing architectural detail around windows, porches, doors and eaves shall be retained or replaced by replicas of the same design when deteriorated beyond repair.**

[...]

**C. WINDOWS AND DOORS**

**Window and door frames are in most cases wood and vary depending upon the style of the home. Many are double-hung windows with wood trim and sills. Brick structures have stone sills and brick lintels. In some cases where aluminum siding has been applied, the window and door trim has been covered. About half of the structures in the district have aluminum storm windows; the other half have wood storm windows.**

**Required**

**Original windows and doors shall be retained including sashes, lintels, sills, shutters, decorative glass, pediments, hoods and hardware. When deteriorated beyond repair, they shall be replaced with units and trim resembling the original.**

**Recommended**

**Wood storm windows and doors painted or finished to match the original should be used but should not damage existing frames. If new sashes or doors are installed, the existing or original materials, design and hardware should be used. When metal storm doors are used, they should be painted, anodized or coated to match the existing. When awnings are used, they should be of canvas material.**

[...]

**VI. ENFORCEMENT PROCEDURES**

**Enforcement of the preservation guidelines and standards for the historic district is made possible in the Zoning Ordinance of the City of South Bend, ordinance No. 5565-73, as amended and the Historic Preservation Commission’s Preservation Plan. The Historic Preservation Commission may petition the Building Commissioner to use the legal means available to him/her to force the maintenance and / or repair of any building or structure within the historic district in accordance with the intent of this ordinance.**

This ordinance, however, does not prevent the ordinary maintenance and repair of any building or structure which does not involve a change in any exterior feature, nor does it prevent the reconstruction, alteration, demolition or moving of any building or structure which the Building Commissioner or other official has determined to be a hazard to public safety.

Property owners wishing to do, or have done, any work affecting the exterior of their building or land must apply directly to the History Preservation Commission on the form prescribed by the Commission (see Appendix A). The Historic Preservation Commission shall issue a Certificate of Appropriateness before commencement of any construction, reconstruction, alteration, demolition, or moving of any house or structure within the historic district boundaries (see Appendix A). The Historic Preservation Commission will accept applications for Certificate of Appropriateness only from the property owner.

**In making its determination, the Historic Preservation Commission shall consider three factors: first, the appropriateness of the proposed work to the preservation of the building and district; second, the detriment to the public welfare if the proposed work is permitted even though it is not deemed appropriate; third, the potential hardship that the denial of the Certificate of Appropriateness would cause the applicant.**

[...]

**STAFF RECOMMENDATION:**

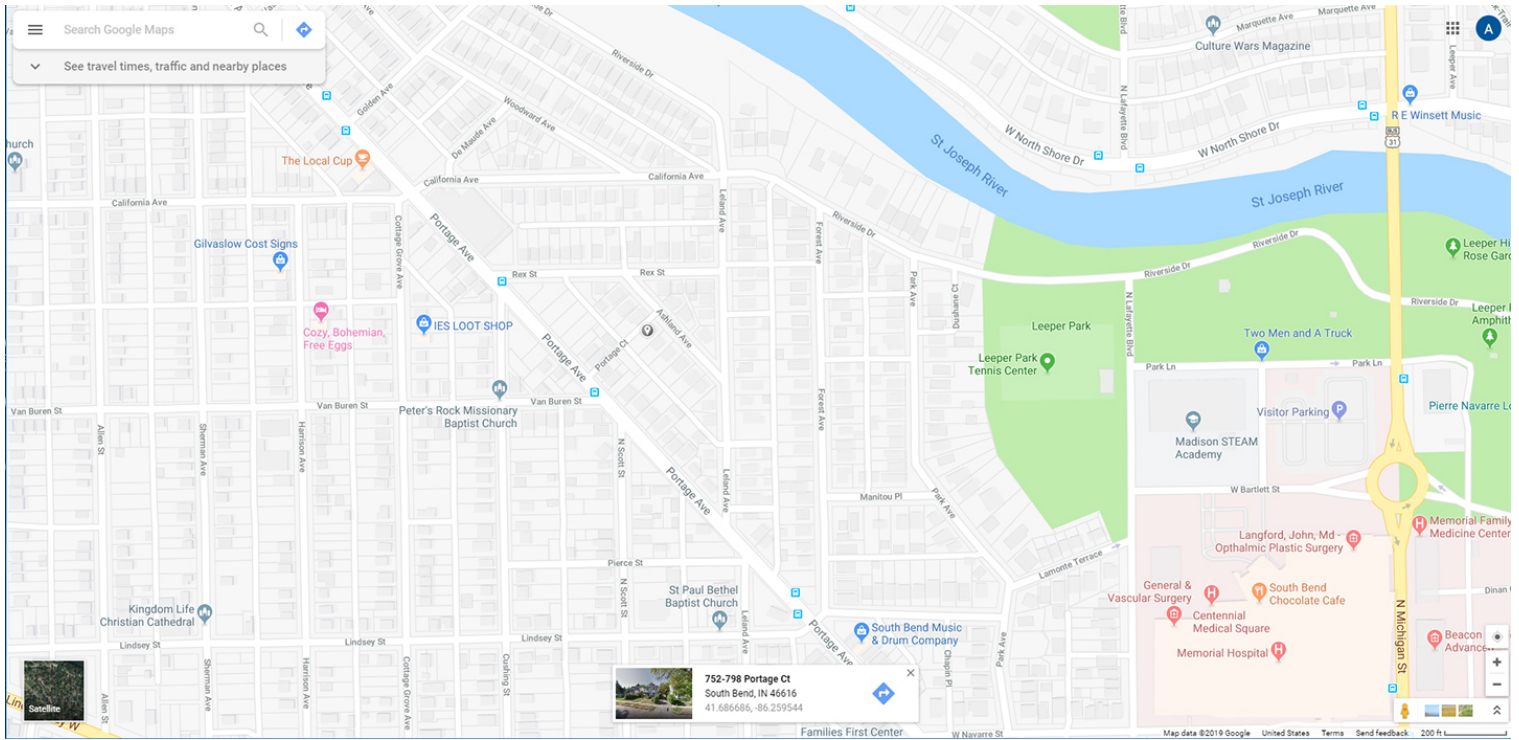
Lacking the condition of the original windows, Staff makes no recommendation.

Recommendation by  
Adam Toering  
Historic Preservation Specialist

Approved by  
Elicia Feasel  
Historic Preservation Administrator

# 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 - Sanborn maps from 1917, 1945, and 1960. Satellite imagery from 2017.



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

FRONT PICTURE (NORTH EAST) Picture of the front of the building te 4/4/2019



BACK PICTURE (SOUTH WEST) Picture of the back of the building te 6/4/2018.



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

PICTURES OF ITEMS THAT NEED ATTENTION - Front of structure re ce n o s s e - 4/4/2019



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

ITEMS NEEDING ATTENTION: Historic window style, front of house, dated 6/4/2018.



ITEMS NEEDING ATTENTION: Same perspective, 4/4/2019.





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

County—City Building, South Bend, IN 46601  
http://www.southbendin.gov/government/department/community-investment  
Phone: 574/235.9371 Fax: 574/235.9021  
Email: hpcbsbjc@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: 4/4/2019 Application Number: \_\_\_\_\_

Past Reviews:  YES (Date of Last Review) \_\_\_\_\_  NO

Staff Approval authorized by: \_\_\_\_\_ Title: \_\_\_\_\_

Historic Preservation Commission Review Date: \_\_\_\_\_

Local Landmark  Local Historic District (Name) Chapin Park  
 National Landmark  National Register District (Name) Chapin Park

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

Address of Property for proposed work: 821 Ashland Ave. South Bend, IN 46616  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Alfredo Rangel Phone #: 574-329-2580

Address of Property Owner(s): 1215 Napier St. South Bend, IN 46601  
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Self Phone #: \_\_\_\_\_

Contractor Company Name: \_\_\_\_\_

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

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

Type of Building Construction: Wood Frame  
(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: Replacement of old roof with new asphalt roof and replacement of old windows.

Owner e-mail: alfredo\_rangel\_93@yahoo.com and/or Contractor e-mail: \_\_\_\_\_

X Alfredo Rangel 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.



## Description

Plan to replace roof and window. Home insurance stated the roof needs to be replaced, as it can be harmful to home if not replaced soon. Windows also need to be replaced, as sills, glass, frames are deteriorated and/or broken.

## Roof Specs

**Brand:** Cambridge **Material:** Asphalt



## Replacement Window Specs

ThermaStar by Pella Vinyl New Construction White Single Hung Window

11 Ratings  
★★★★★  
4.5 Average

91%  
Recommend this  
product

Community Q&A  
[View Now](#)



- Advanced Low-E Insulating Glass with argon delivers balanced insulation for cold winters and hot summers
- Metal reinforced upper and lower sashes provide strength and security to your window and the lower sash opens to provide ventilation
- Pella's vinyl frames are made with an enhanced vinyl formula that is performance tested for excellent weathering, durability and color retention that will provide a quality look that will last
- A cam action lock reengages the sashes and pulls them against the weatherstripping to ensure a superior weathertight seal
- Interlocking sashes and a dual weatherstrip system provide a tight seal around the operating sash

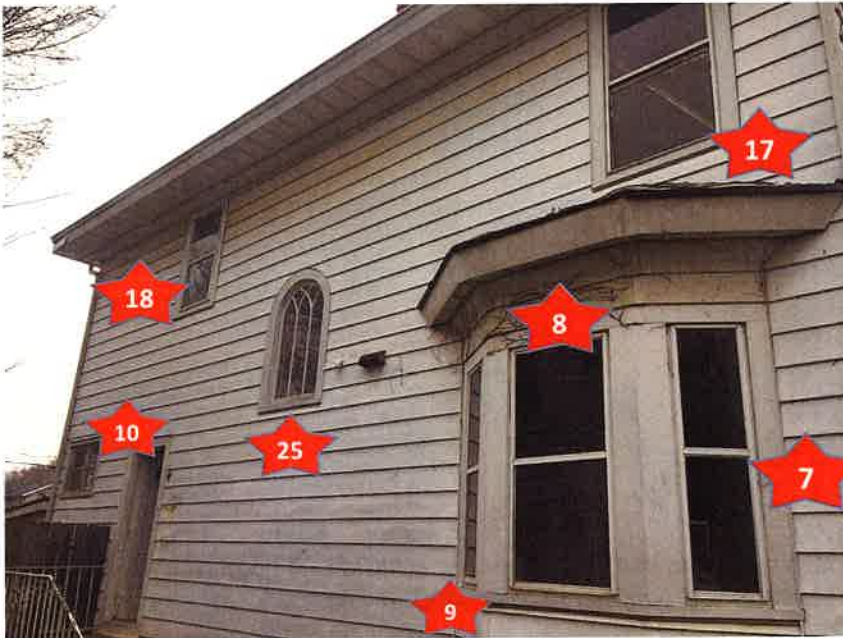
## Window Locations and Measurements

### Front



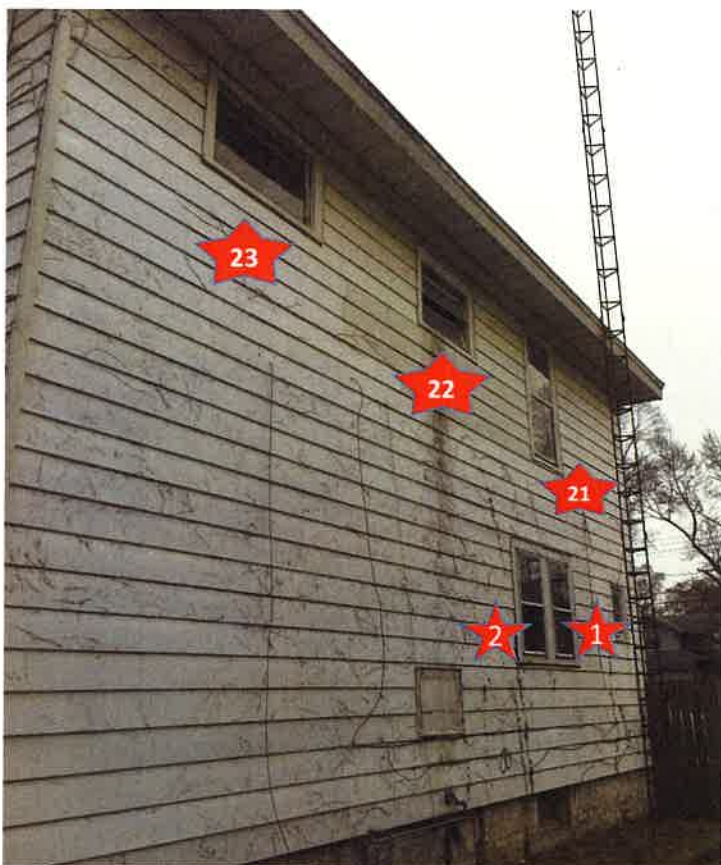
Front 1 <sup>st</sup> floor	Front 2 <sup>nd</sup> floor	Front Attic
3. 28" x 74"	13. 28" x 62"	26. 19.5" x 23"
4. 42" x 74"	14. 32" x 62"	27. 19.5" x 23"
5. 28" x 74"	15. 28" x 62"	
6. 42" x 74"	16. 42" x 62"	

### South



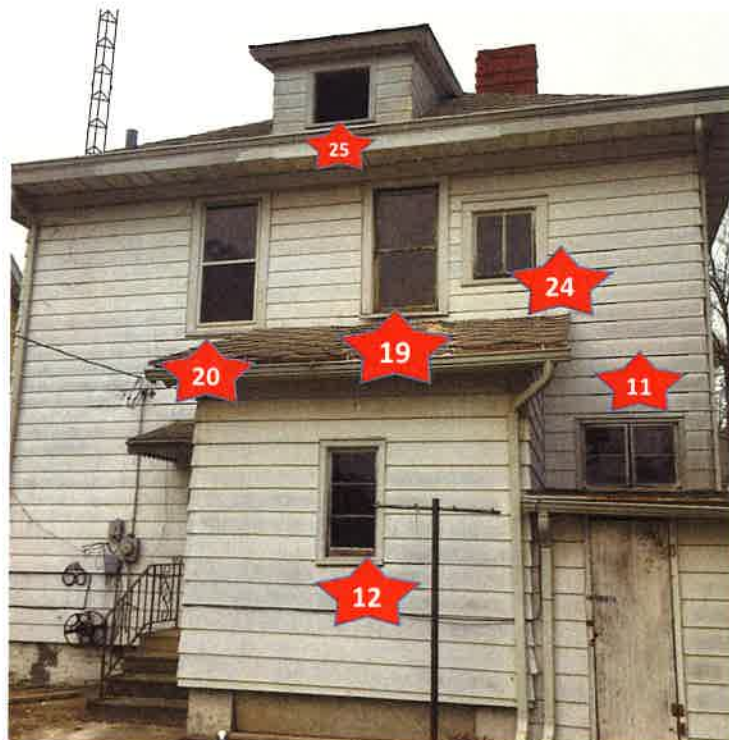
South 1 <sup>st</sup> floor	South 2 <sup>nd</sup> floor
7. 18' x 62"	17. 33 x 62"
8. 30" x 62"	18. 29 x 54"
9. 18" x 62"	25. Leaving
10. 38.5" x 27" (sliders)	

North



North 1 <sup>st</sup> floor	North 2 <sup>nd</sup> floor
1. 28" x 46"	21. 32" x 66"
2. 28" x 46"	22. 41" x 28"
	23. Leaving

Back



Back 1 <sup>st</sup> floor	Back 2 <sup>nd</sup> floor	Back Attic
11. 38.5 x 27" (sliders)	19. 32" x 62"	25. 29" x 29"
12. 18.5" x 37.5"	20. 32" x 66"	
	24. Leaving	