

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS



Date: May 13, 2019

Application Number: 2019-0417A

Property Location: 520 N St Joseph

Architectural Style/Date/Architect or Builder: Free Classic/1904

Property Owner: Ramiro Rodrigues and Laurie Rousseau

Landmark or District Designation: North St Joseph, Ordinance #8949-98

Rating: Notable

DESCRIPTION OF STRUCTURE/ SITE: 2 ½ story house on a square plan with a cement block foundation and hip roof. Walls are wood clapboard with cedar shingles in top story dormers. Full width front porch with doric columns and wood plank floor. Windows are mostly 1/1 double hung with wood storms. Front picture windows are multi-lite. There is a small outbuilding in rear of property.

ALTERATIONS: Aluminum siding that once existed has been removed. Porch floor has been replaced in-kind with new wood. Railing removed from front porch.

APPLICATION ITEMS: *“Replace current back door with new. Move location to middle of back house to mudroom area. Add siding to previous location.” and “Remove old carriage house doors. Replace with stamped steel carriage house overhead garage doors.”*

DESCRIPTION OF PROPOSED PROJECT: Owners propose to 1. shift back door location to center of house replacing an existing small 1/1 double hung window. The new location will align with a second story door. New wood siding will be installed to fill in the former door location. Existing door and storm door are deteriorated and may not withstand a removal and reinstallation therefore new doors are proposed. New doors will be Therma-Tru Benchmark half lite steel and full lite metal storm door. 2. Replace existing carriage house doors with new stamped steel overhead doors. Existing doors are deteriorated beyond repair. New doors are a compatible style and will function allowing for ease of use of the building.

SITE VISIT REPORT: n/a

STANDARDS AND GUIDELINES: NORTH ST JOSEPH

II. EXISTING STRUCTURES

C. WINDOWS AND DOORS

Window and door frames are in most cases wood. Brick structures have stone sills and brick lintels. In some cases where synthetic siding has been applied window trim has been covered. Many structures in the district have aluminum storm windows. Some houses retain wood framed 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 frame storm windows and doors painted 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.

Prohibited

Original doors, windows and hardware shall not be discarded when they can be restored and reused in place. New window and door openings which would alter the scale and proportion of the building shall not be introduced. Inappropriate new window and door features such as aluminum insulating glass combinations that require removal of the original windows and doors shall not be installed.

Not Recommended

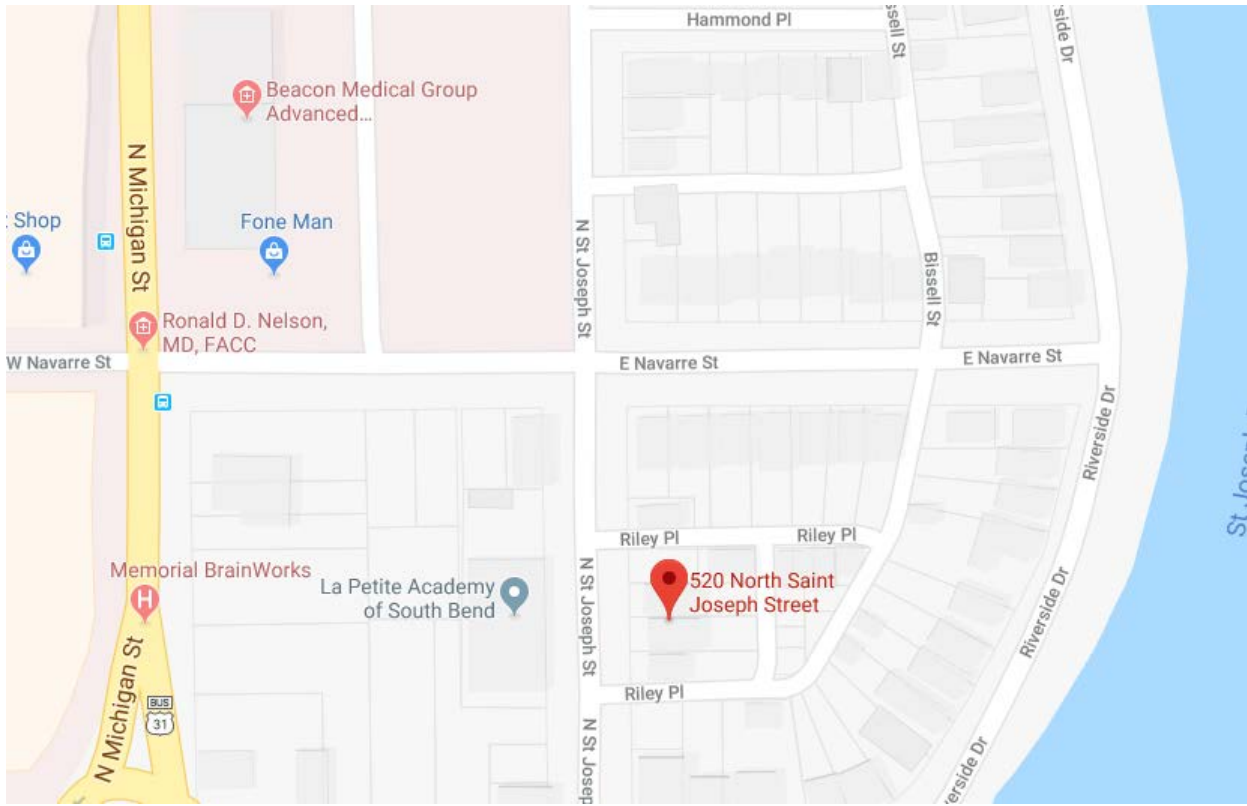
Awnings, hoods, and fake shutters made of metal, vinyl, or fiberglass should not be used if they would detract from the existing character or appearance of the building.

STAFF RECOMMENDATION: Approval of the proposed project.

Report compiled 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 - highlighted property on map



Sanborn 1960



MACOG 2019

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

FRONT PICTURE (WEST) - Picture of the front of the building, May 2019.



REAR PICTURE (EAST) - Picture of the rear of the building, May 2019.



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

SIDE PICTURE (NORTH) - Picture of the side of the building, May 2019.



SIDE PICTURE (EAST) - Picture of the rear of the building, May 2019.





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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

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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: 4/17/19 Application Number: 2019 — 0417A

Past Reviews: YES (Date of Last Review) 04/17/19 NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) North St Joseph

National Landmark National Register District (Name) _____

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

Address of Property for proposed work: 520 North Saint Joseph Street, South Bend 46601
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Ramiro Rodriguez & Laurie Rousseau Phone #: 574-251-0611

Address of Property Owner(s): same as above
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Kurt Mattnys /carpenter Phone #: 850-3855

Contractor Company Name: N/A

Address of Contractor Company: We are doing work in conjunction with contractor.
(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
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

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

Description of Proposed Work: Replace current Back door with new.
Move location to middle of Back house to mud room area.
add siding to previous location.

Owner e-mail: ramrodriguez5@gmail.com and/or Contractor e-mail: _____

X Ramiro Rodriguez 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—

520 N. St. Joseph Street proposed back door move and update with new door and storm door.
Colors will correspond with the upper look of house.



Current view



After
Move door to center



After
with storm door over





Item # 935520 Model # TTBS628702

Therma-Tru Benchmark Doors Half Lite Blinds Between The Glass Left-Hand Inswing Ready To Paint Steel Prehung Entry Door with Insulating Core (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)

6 Ratings



5.0 Average

100%

Recommend this product



Community Q&A

[View Now](#)



In-use/lifestyle images – sidelites and transom not included



Model(s):
156FV
156FVE

Build Your Door

✕ Clear Selections

Color: Cranberry



Handle Design:



Handle:



Glass:



Door Width:



Custom door widths are available in sizes 30 - 40"

Door Height: 80-81

Standard door height fits 80-81

Custom door heights are available in sizes 70 - 97"



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Michele Gelfman, President

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation
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Local Landmark Local Historic District (Name) North St Joseph
 National Landmark National Register District (Name) _____

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

Address of Property for proposed work: 520 N. ST. JOSEPH ST., SOUTH BEND 46601
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): RAMIRO RODRIGUEZ & LAURIE ROUSSEAU Phone #: 574-251-0611

Address of Property Owner(s): 520 N. ST. JOSEPH ST. SOUTH BEND 46601
(Street Number—Street Name—City—Zip)

Name of Contractor(s): see below* (Linda Cook Sales) Phone #: 360-9454

Contractor Company Name: *INDUSTRIAL DOOR OF NORTHERN INDIANA

Address of Contractor Company: 3839 S. MAIN ST. SB IN 46614
(Street Number—Street Name—City—Zip)

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

Type of Building Construction: WOOD FRAME GARAGE
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

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

Description of Proposed Work: REMOVE OLD CARRIAGE HOUSE DOORS
REPLACE WITH STAMPED STEEL CARRIAGE HOUSE
OVER HEAD GARAGE DOORS

Owner e-mail: ramrodri.que25@gmail.com and/or Contractor e-mail: lcook@industrialdoorinc.com

[Signature] and/or [Signature]
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—



Garage doors
currently



Garage doors
proposed







REGISTER

LOGIN



Build and personalize your garage door.



Size

WIDTH: 8' 0" X HEIGHT: 7' 0"

Products



STAMPED CARRIAGE HOUSE

Design



SHORT PANEL

Thermal Requirements / Construction



REQUEST A QUOTE

BACK



Progress:

Please Note: These woodtones, colors, and door panels are to be used as an indication only. Refer to your local C.H.I. Dealer for the exact look of your garage door.