

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS



Date: June 5, 2019

Application Number: 2019-0530

Property Location: 1120 East Wayne Street

Architectural Style/Date/Architect or Builder: Colonial Revival/1935/Naus House

Property Owner: Patty and Mike Stockrahm

Landmark or District Designation: East Wayne Street, Ordinance #7796-87

Rating: *Contributing*

DESCRIPTION OF STRUCTURE/ SITE: Two story frame house with irregular plan. Roof is side gable with returns. Roof material appears to be the original slate. Windows are primarily 6/6 double hung with ornamental louvered shutters. Façade is wood shingle on the second story and brick on the first story. Entry door is off center with an entablature supported by fluted pilasters. A rear addition connects to the garage.

ALTERATIONS: COA 2003-0224 approved installation of new gutters and repair of molding. COA 2002-0827 approved restoration of deteriorated shingles/boards from second story. COA 2002-0822 approved replacement windows on the condition that the replacement sashes retain the same appearance as the original windows. The rear additions connecting the original house to the rear garage occurred sometime after 1960 (but prior to the establishment of the district).

APPLICATION ITEMS: *“Re roof – tear off. Install ice shield, repair decking where need. Shingle with architectural shingle.”*

DESCRIPTION OF PROPOSED PROJECT: Contractor has applied to remove the existing roofing and install new asphalt architectural shingles. The original structure has a slate tile roof that has deteriorated. The later rear additions have existing asphalt shingles. The applicant has supplied multiple previous quotes for the restoration / replacement of the existing slate tile from previous years. The applicant has elected to apply to remove the asphalt 3-tab shingles at the rear as well as the slate roofing and replace with Oakridge by Atlas architectural asphalt shingles on the entire roof. Photographs provided by the applicant indicate that the underlayment is compromised, leading to water infiltration in the attic and main living space.

Staff would prefer to see all examples of slate tile preserved and restored on designated properties. In lieu of maintaining original slate, staff would prefer synthetic slate materials. The rear additions of this property create an interplay between two materials: original slate and later asphalt. An ideal circumstance would see the same material conveyed across all roof portions.

PRESERVATION INSPECTOR REPORT: N/A

STANDARDS AND GUIDELINES: EAST WAYNE STREET

II. EXISTING STRUCTURES

B. ROOFS AND ROOFING

Roof shapes in the district encompass most of the various designs found in residential structures. **Roofs are covered with a variety of materials such as asphalt, asbestos, wood, and slate shingles, as well as clay tiles.** Residences in most cases have wood fascias with gutters and downspouts. The fascias of some vinyl or metal sided houses are covered with the same material.

Required

The existing shape and materials of the roof shall be retained. All architectural features which give the roof its essential character shall be retained, including dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes.

Recommended

Whenever possible, the original shape and materials of the roof shall be restored. Particular effort should be made to retain materials such as slate, tile, and other unique materials not commonly found in new construction. **Roof covering which is deteriorated beyond repair should be replaced with new material that matches as closely as possible the original in composition, size, shape, color and texture. Gutters and downspouts are often a necessary adjunct in order to prevent deterioration of the structure; they should be maintained whenever possible or replaced with a style comparable and suitable to the architectural period.**

Prohibited

Nothing shall be done to change the essential character of the roof as viewed from the thoroughfare by adding architectural features or large unsightly fixtures, or by using materials inappropriate to the style of the house. The roof shall not be stripped of architectural features important to its character.

Not Recommended

Overhanging eaves, soffits, brackets and gables should not be covered or enclosed when adding metal or vinyl siding to a building.

[...]

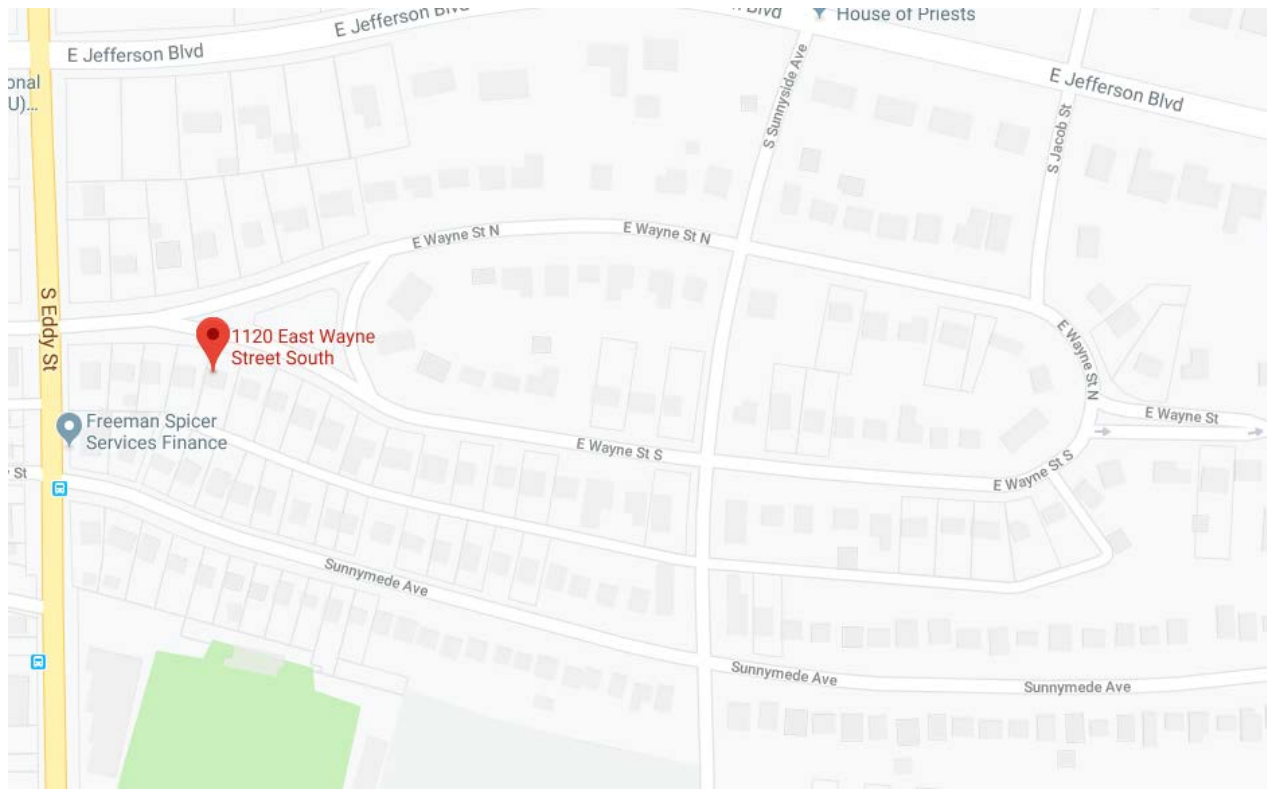
In making its determination, the Historic Preservation Commission shall consider three factors: first, appropriateness of the proposed work to the preservation of the building and district; second, the detriment to the public welfare if the proposed work is permitted even though it is not deemed appropriate;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

STAFF RECOMMENDATION: Staff concedes that both sections of roof are deteriorated and would recommend approval of the proposed application.

Report written by
Adam Toering, Historic Preservation Specialist
Report approved by
Elicia Feasel, Historic Preservation Administrator

HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

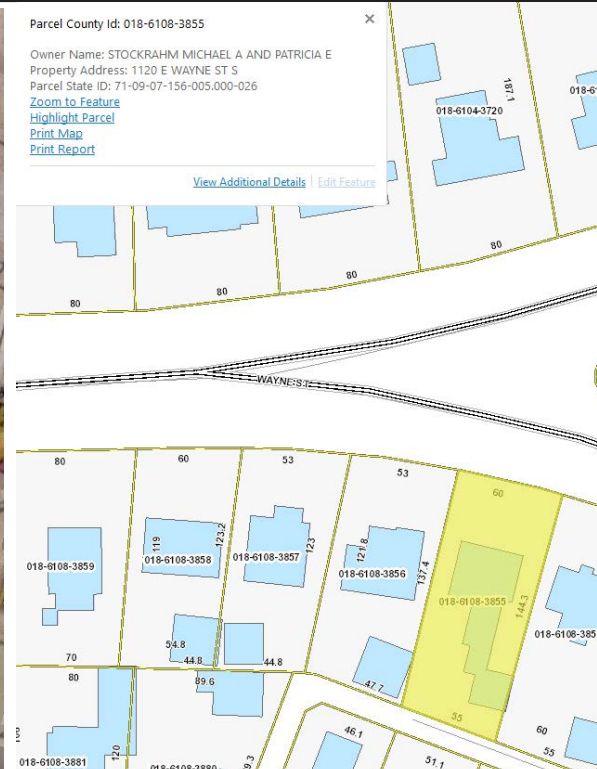
LOCATION MAP - Map showing location of the property and surrounding area (Google Maps)



AERIAL MAP - highlighted property on map



Sanborn 1960



MACOG 2019

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

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



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

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

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



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





Application

- FOR -

Certificate of Appropriateness

HISTORIC PRESERVATION COMMISSION
of SOUTH BEND & ST. JOSEPH COUNTY
125 S. Lafayette Blvd., South Bend, IN 46601



http://www.stjosephcountyindiana.com/departments/SJCHP/index.htm
p: 574-235-9798 f: 574-235-9578 e: SBSJCHPC@co.st-joseph.in.us

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

Date Received: 5/14/19 Application Number: 2019 - 0530

Past Reviews: YES (Date of Last Review) NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: 6/17/2019

Local Landmark Local Historic District (Name) East Wayne St. C

National Landmark National Register District (Name) _____

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

(Please Print)

Address of Property for proposed work: 1120 E. WAYNE ST. S. BEND 46615
(Street Number—Street Name—City—Zip Code)

Name of Property Owner(s): PATY & MIKE STOCKTON Phone #: (574) 210-5068

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

Name of Contractor(s): SCOT HIRES Phone #: (574) 315-6301

Contractor Company Name: HIRES FOR HIRE

Address of Contractor Company: 632 FARNEMAN ST. S BEND 46614
(Street Number—Street Name—City—Zip Code)

Current Use of Building: SINGLE 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: In-Kind Landscape New Replacement (not in-kind) Demolition
(more than one box may be checked)

Description of Proposed Work: RE ROOF - TAKE OFF, INSTALL FUE SHIELD, REPAIR DECKING WHERE NEEDED, SHINGLE WITH ARCHITECTURAL SHINGLE.

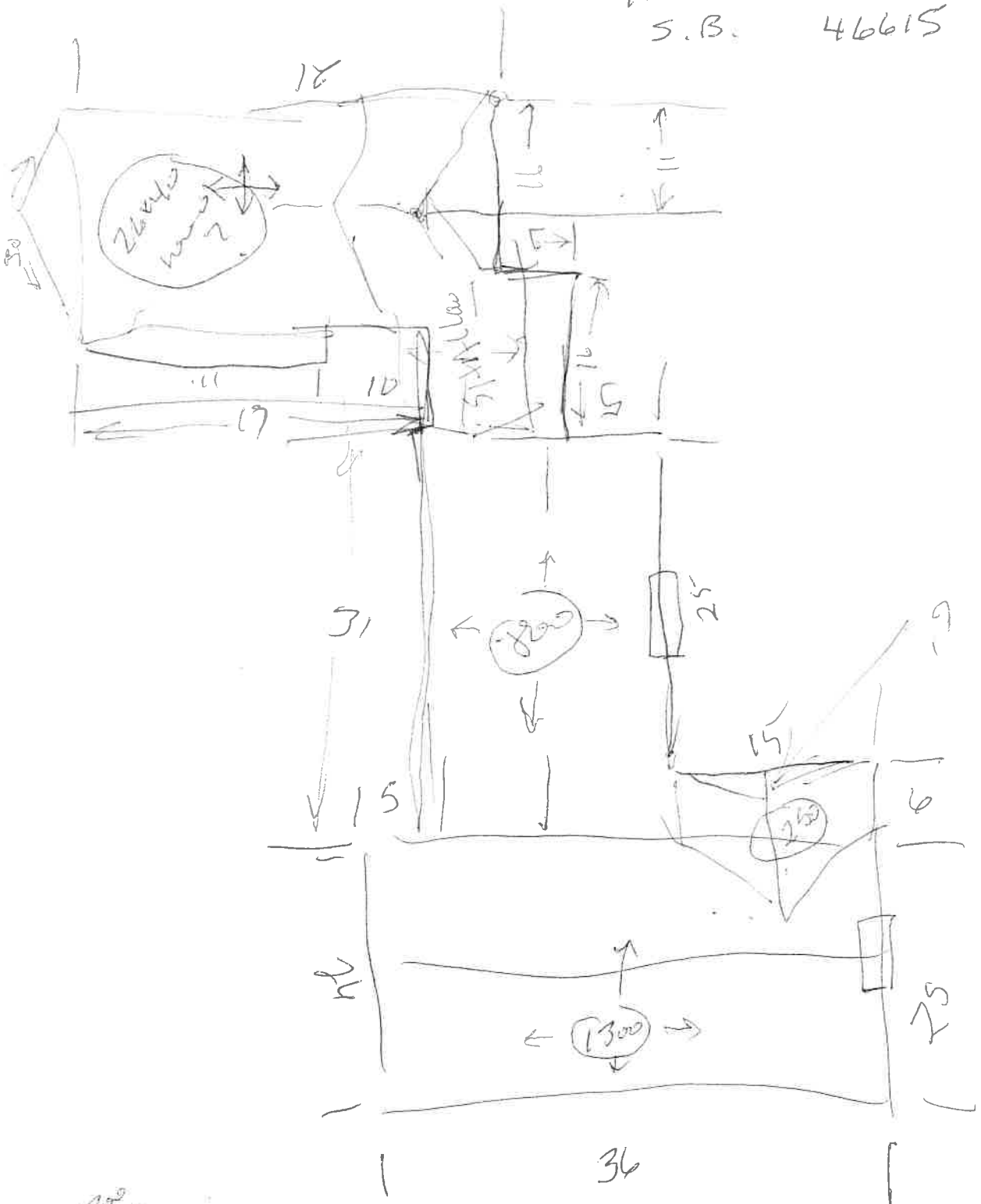
Owner/Contractor Fax #: _____ e-mail: HIRESFORHIRE@GMAIL.COM

X _____ and/or X Scot J. Hires
Signature of Owner Signature of Contractor

12/3/18

STOCKTON ROOF QUOT

1120 E. WAYNE ST,
S.B. 46615



1300
 800
 250
 1000

 3400
 + Crown
 36
 31
 16
 21

 104

Hist. Soc. Copy



Mike Smith's Roofing, Inc.

203 E. 8th Street
Mishawaka, IN 46544
Home/Fax: (574) 259-3246 Cell: (574) 514-7309
~Checks payable to: Michael L. Smith~

Mr. & Mrs. Stockrahn
1100 E. Wayne Street
South Bend, IN 46614

September 28, 2011

In accordance with your request I propose to furnish labor, material, equipment, etc., to perform the following work.

- Set up job.
- Set up scaffold- for work platform and safety purpose.
- Replace missing slates on roof.
- Install new galvanized metal on ridge.
- Clean gutter system.
- Remove all debris from work areas.
- Bay window has broken slates, I will remove slates from bay window, install ice & water shield. Reinstall old slate.

Total: \$4,200 (half due up front, balance due upon completion of job).

Sincerely,
Michael L. Smith
Owner/Operator

Signature of Customer

Date of acceptance

Signature of Contractor

Date of acceptance

HIRES FOR HIRE & SON

REPAIRS, ROOFING
REMODELING & CERAMIC TILE

632 FARNEMAN ST.
SOUTH BEND, IN 46814

SCOT J. HIRES
574-291-7091

CONTRACTORS INVOICE

TO:

PAT & MIKE STAEKROON
1120 E. WAYNE
S. BEND IN

DATE 9-20-11	YOUR WORK ORDER NO. 11-089	OUR BID NO.
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DESCRIPTION OF WORK PERFORMED

* RE-BUILT FACIA BOARDS UNDER GUTTER FROM ICE DAMAGED
PRIME & PAINTED LABOR 5 HRS. \$ 300⁰⁰

MAT'L \$ 44⁰⁰

* SCRAPPED LOOSE PAINT, PRIMED & PAINTED FRONT OF HOUSE ABOVE BRICK, TO HIDE RUST STAINS.

LABOR \$ 200⁰⁰

MAT'L \$ 214⁰⁰

\$ 466⁰⁰

\$ 1267

9-20-11
\$ 466⁰⁰

Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications and for the above work and was completed in a substantial workmanlike manner for the agreed sum of

four hundred sixty six dollars (\$ 466⁰⁰).

Partial Full invoice due and payable by: 1 10 4 2011
Month Day Year

CONTRACTORS INVOICE

Mike Smiths Roofing, Inc.
203 E. 8th St.
Mishawaka, IN 46544

Invoice

Cell: (574) 514-7309
Home/Fax (574) 259-3246

Bill To: Mike Stockrahm
1120 S. WAYNE ST.

Date: 8-6-13

Description of work completed:

Repair gutters + downspout
Copper flashing
2 Slate repairs

TOTAL DUE UPON RECEIPT: \$ 300⁰⁰

INS. CLAIM
TREE DAMAGE



JD Brown Claims Specialists LLC

2209 Pebble Beach Drive
Carmel, IN 46032
317-569-6008 phone 317-569-6009 fax
john@jdbclaims.com
26-3932581

Insured: Stockrahm, Michael & Patriera Home: (574) 210-5068
Property:
Home: 1120 E. Wayne Street S.
South bend, IN 46615

Claim Rep.: John D. Brown, II - AIC, LPCL

Estimator: John D. Brown, II - AIC, LPCL

Reference: Business: (800) 236-5010
E-mail: Ewetzcl@WBMI.com

Company: West Bend Mutual Insurance
Business: 1900 South 18th Avenue
West Bend, WI 53095

Claim Number: AF41999 **Policy Number:** HHF 5767699 05 **Type of Loss:** Wind Damage

Date Contacted: 7/3/2014
Date of Loss: 7/1/2014 Date Received: 7/3/2014
Date Inspected: Date Entered: 7/3/2014 3:34 PM

Price List: INSB7X_MAY14
Restoration/Service/Remodel
Estimate: P7-024-14-JB

THIS IS NOT AN AUTHORIZATION TO REPAIR, AN ACCEPTANCE OF LIABILITY, OR A GUARANTEE OF PAYMENT. ESTIMATE IS SUBJECT TO BE AUDITED AND/OR CHANGED BY INSURANCE CARRIER OR ONE OF IT'S AFFILIATES.



JD Brown Claims Specialists LLC

2209 Pebble Beach Drive
Carmel, IN 46032
317-569-6008 phone 317-569-6009 fax
john@jdbelaims.com
26-3932581

P7-024-14-JB

Roof

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
i Roofing (Bid Item)	1.00 EA	2,400.00	2,400.00	(0.00)	2,400.00
Mike Smith's Roofing repair quote					
Totals: Roof			2,400.00	0.00	2,400.00

Exterior

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
2. R&R Gutter / downspout - copper - 7" to 8"	42.00 LF	32.97	1,384.74	(137.00)	1,247.74
3. Mason - Brick / Stone - per hour	8.00 HR	46.22	369.76	(0.00)	369.76
5. (Material Only) Paver brick	60.00 SF	2.19	131.40	(13.14)	118.26
6. R&R Weathervane - copper	1.00 EA	326.15	326.15	(32.11)	294.04
7. R&R Screen window - wood *	1.00 EA	71.85	71.85	(14.87)	56.98
8. Painting - Labor Minimum screen	1.00 EA	58.29	58.29	(14.57)	43.72
Totals: Exterior			2,342.19	211.69	2,130.50
Line Item Totals: P7-024-14-JB			4,742.19	211.69	4,530.50











