

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



Date: June 5, 2019

Application Number: 2019-0530A

Property Location: 933 Riverside Drive

Architectural Style/Date/Architect or Builder: Side gabled/1900/Peck House

Property Owner: Dave and Julia Lincicum

Landmark or District Designation: Riverside Drive, ordinance #7469-85

Rating: *Contributing*

DESCRIPTION OF STRUCTURE/ SITE: One and a half story, irregular plan structure on a concrete foundation. Roof is cross gable with flat roof dormers. Siding is wood clapboard. There is a small open porch with wood clapboard covered piers and walls. Windows are original wood 6/1 double hung. Roof is asphalt shingle.

ALTERATIONS: RME 2013-0506 approved rebuilding foundation corners using existing brick, repointing foundation, and replacement of broken and missing brick with antique brick. COA 2011-0404 approved returning front and rear lawns to original character with removal of multiple flower beds, complete north portion of rear yard with 8' wood privacy fence, convert front sidewalk to brick pavers, move main entry sidewalk from Riverside Drive to Park for safety reasons, remove dying tree in Park Avenue tree lawn. RME 2009-0721 approved tear off and reroof, install in-kind asphalt shingles, repair of damaged decking, and install ice and water shield/drip ledge while keeping original gutters. RME 2004-0827 approved replacement of rotted wood fence with new wood fence n same location as existing.

APPLICATION ITEMS: *"Remove old "lean to" porch & build a larger, more useful porch designed like front porch. Remove "lean to" style storage shed and replace with a smaller storage building that also has an outside room concept that opens to a pergola."*

DESCRIPTION OF PROPOSED PROJECT: The application proposes to:

1. Reconstruct the rear 'lean-to' entrance porch to be more in keeping with the stylist cues of the front of the structure, extending the existing roof line from the structure;
2. Demolish the existing 23' x 10'9" ancillary shed building;
3. Construct a new shed building, 12' x 10' with the following features, sided and finished the same as the main structure:
 - a. 48" dormer on the south roof,
 - b. 6' double door on the east face,
 - c. 36" man door on the south face
4. Construction of a pergola beside the shed

PRESERVATION INSPECTOR REPORT: N/A

STANDARDS AND GUIDELINES:

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior wall materials in the district include limestone, flagstone, stucco, clapboard, wood shingles, sandstone and masonry block. In some instances, vinyl or aluminum siding has been applied over the original surface.

Required

Original exterior building materials shall be retained. Deterioration of wood materials shall be prevented through repair, cleaning and painting. The existing or original architectural detail around windows, porches, doors and eaves should be retained or replaced by replicas of the same design and materials when deteriorated beyond repair. Masonry including brick, limestone, flagstone, sandstone and stucco shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with a method acceptable for the preservation of the surface: i.e. low pressure water and soft natural bristle brushes. When repairing stucco, stucco mixture compatible in composition, color and texture shall be used.

Recommended

Whenever possible, the original building materials should be restored. Metal or vinyl siding may be used when it is the only alternative to maintaining or replacing the original surface material. When used over wood surfaces, this siding should be the same size and style as the original wood. Every effort should be made to retain the original trim around windows, doors, cornices, gables, eaves, and other architectural features. Ample ventilation must be afforded the structure when metal or vinyl siding has been installed in order to prevent increased deterioration of the structure from moisture and/or insects. Mortar joints should be repointed only when there is little evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application, and joint profile. It is emphasized that, prior to initiating any restoration or rehabilitation effort, the property owner should contact the Historic Preservation Commission of South Bend and St. Joseph County which is located in the County/City Building of South Bend. The Commission is an invaluable source of information about all facets of rehabilitation and restoration.

Prohibited

Wood siding shall not be resurfaced with new material which is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos, or asphalt shingles. Sandblasting or the use of harsh detergents shall not be used on masonry including brick, stucco, limestone, flagstone, and sandstone. This method of cleaning erodes the surface material and accelerates deterioration. Brick surfaces shall not be painted unless they had been painted unless they had been painted originally. Repointing shall not be done with a mortar of high Portland cement content which can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar which can result in serious damage to adjacent brick. Paint shall not be removed from masonry surfaces indiscriminately.

Not Recommended

Waterproof or water repellent coatings or surface consolidation treatments should not be used on masonry surfaces unless required to solve a specific problem that has been studied and identified. Coatings are frequently unnecessary and expensive, and can accelerate deterioration of the masonry. Mortar joints which do not need repointing should not be repointed.

B. ROOFS AND ROOFING

Roof shapes in the district encompass all the various designs found in residential structures: hipped, gable gambrel, flat, and combinations of these. 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 facias with gutters and downspouts. The facias of some vinyl or aluminum 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 rood 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.

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 aluminum siding has been applied window trim has been covered. About half of the structures in the district have aluminum storm windows, the other half wood 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 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.

D. ENTRANCES, PORCHES AND STEPS

Most houses in the district have either an open or enclosed porch across the front. Most porches have either hip or gabled roofs or are covered by the main roof of the house.

Required

Existing or original porches, stoops, patios, and steps, including handrails, balusters, columns, brackets, tiles and roof decorations, shall be retained or replaced by replica of the same design and materials when deteriorated beyond repair. Porches and additions reflecting later architectural styles and which are important to the building's historical integrity, shall be retained.

Recommended

When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Prohibited

Front porches, stoops, patios, and steps that are important to the building's style and development shall not be altered or removed.

Not Recommended

Original porch details should not be replaced with materials representing an earlier period or style from the original.

Exterior electrical and telephone cables should not be attached to the street elevations of the buildings.

III. NEW CONSTRUCTION

New construction includes any new building or structure constructed within the boundaries of the historic district, or any new addition to an existing building. New construction should be designed considering the appearance of the other buildings in the neighborhood.

A. HEIGHT AND PROPORTION

the majority of structures in the district are two stories high and are square, rectangular, or irregular in plan. There are a few story-and-a-half residences. The prevalent façade proportions are between a 1:1 and a 1:2 height-to-width ratio.

Required

The height of a new structure and its height-to-width proportions shall be consistent with adjacent buildings in the district. The building height shall be no greater than that of the lowest existing structure of the same type in the same block. Façade proportions shall be established by permitting no structure with a façade wider or narrower than those existing in the same block. Additions to existing buildings shall be related in height and proportion to the existing structure.

Recommended

Contemporary designs should be compatible in character and mood to the building or neighborhood.

Prohibited

Additions may not be constructed that would change the existing façade of a building, alter its scale or architectural character, or add new height.

Not Recommended

New stories should not be added nor should existing stories be removed which would destroy important architectural details, features and spaces of the building. Any style or period of architecture that is incompatible with what exists should not be permitted in new additions.

B. BUILDING MATERIALS

Walls materials in the district range from brick, stucco, clapboard, shingles, aluminum and vinyl siding.

Required

Exterior materials used on a new structure shall be compatible in scale, texture and color with adjacent structures. Materials used on an addition to an existing structure shall relate to the existing or original materials of that structure. As much of the original structure as possible shall be retained so that the addition could be removed without damage to the basic structure and appearance of the building.

Recommended

Aluminum or vinyl siding may be used when it is the only feasible alternative. This siding should be compatible with the original size and style and with the materials of other buildings in the district.

Prohibited

Inappropriate materials such as asbestos, asphalt, molded or artificial stone, or artificial brick shall not be used.

Not Recommended

Glass blocks should not be used. Concrete block should not be used for anything other than foundations.

C. SHEDS AND ACCESSORY BUILDINGS

Required

Sheds and accessory structures (gazebos, decks, doghouses, playhouses, fountains and small reflecting pools, outdoor sculpture, children's play equipment, etc.) shall be located at the rear of the property and as unobtrusively as possible while preserving historical relationships between the buildings, landscape features, and open spaces. Proportions and materials shall conform to those required for new construction.

Recommended

Accessory building designs should be compatible in character and mood to the residence and the neighborhood.

Prohibited

Prefabricated metal sheds shall not be used.

Not Recommended

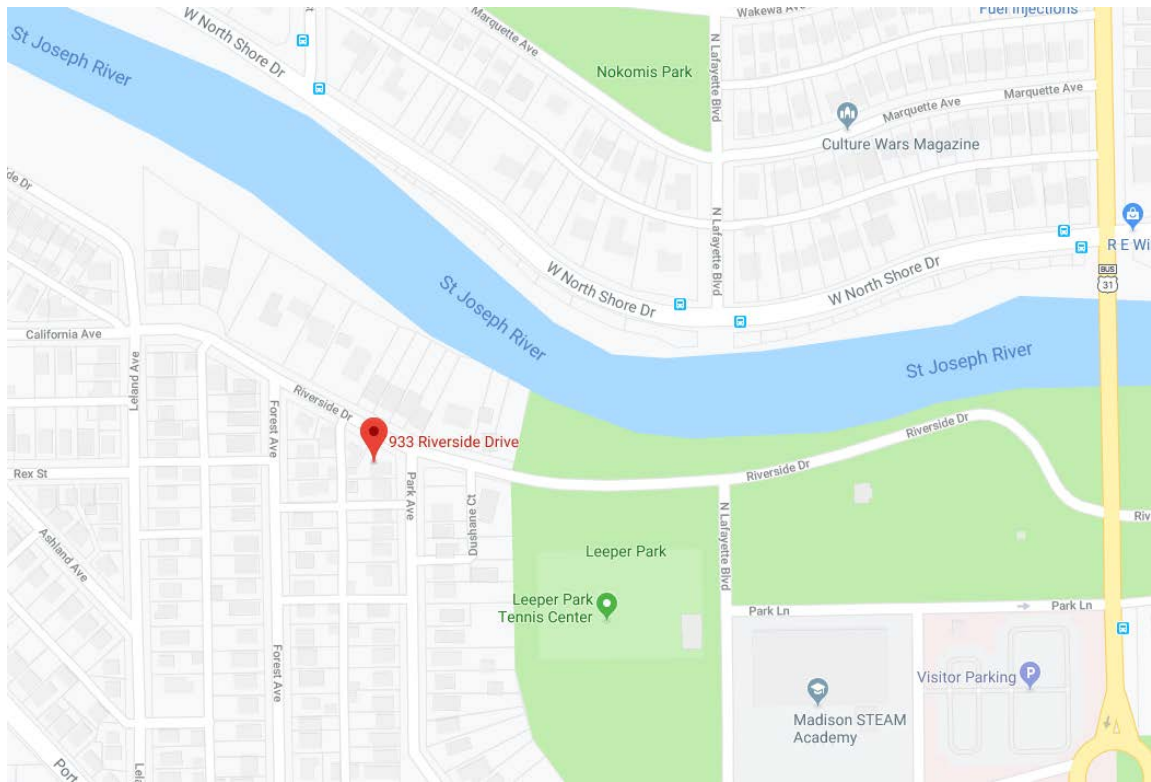
Prefabricated wood composition sheds should not be used unless they conform to all other standards.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project, with the caveat that further information regarding the proposed doors for the shed be provided prior to installation.

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 2013.



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



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

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



Front Porch Detail (North) - February 2019





MAY 30 2019 MA
Rec 757360
\$20.00

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: hpcsbjcc@southbendin.gov

Michele Gelfman, President

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: 5/31/2019 Application Number: 2019 - 0530A

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) Riverside Drive

National Landmark National Register District (Name) _____

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

Address of Property for proposed work: 933 RIVERSIDE DR. S. BEND 46616
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): DAVE & JULIA LINCICUM Phone #: 298-8592

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

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

Contractor Company Name: HIRES FOR HIRE

Address of Contractor Company: 632 FARNEMAN ST. S. BEND 46614
(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 Replacement (not in-kind) Demolition

Description of Proposed Work: REMOVE OLD "LEAN TO" PORCH & BUILD A LARGER MORE USEFULL PORCH DESIGNED LIKE FRONT PORCH. REMOVE "LEAN TO" STYLE STORAGE SHED AND REPLACE WITH A SMALLER STORAGE BUILDING THAT ALSO HAS AN OUTSIDE ROOM CONCEPT THAT OPENS TO A PARGALA.

Owner e-mail: _____ and/or Contractor e-mail: HIRESFORHIRE@GMAIL.COM

X _____ and/or X Scott Hires
Signature of Owner Signature of Contractor

HIRES FOR HIRES

REMODELING • REPAIRS • CERAMIC TILE

632 Farneman
South Bend, IN 46614
Scot J. Hires
574-291-7891

ESTIMATE

TO: DAVE & JULIA LINCICUM
933 RIVERSIDE DR,
S. BEND, IN, 46616

DATE: 5-20-19

BID NO.: E19-0504

BACK YARD MAKE OVER

REMOVE OLD BACK PORCH & REPLACE WITH
A LARGER (APPROX 8' X 14') PORCH WITH THE STYLE
OF THE FRONT PORCH.

REMOVE GARAGE (LEAN TO DESIGN) AND BUILD
A COMBINATION STORAGE / OUTSIDE DINING ROOM,
COPY THE LAP SIDING STYLE OF THE HOUSE WITH
A LITTLE DORMER LIKE IN THE FRONT OF HOUSE,
WITH DOUBLE DOORS THAT OPEN UP TOWARDS
THE HOUSE WITH A PURGALA SEATING AREA.
INSIDE DBL. DOORS, A CABINET COUNTER OR ENTERTAIN-
MENT CENTER CAN BE DEVELOPED.

* VIEW DRAWINGS FOR DETAILS.

* CUSTOMER RESPONSIBLE FOR INTERIOR DEVELOPMENT
OF OUTSIDE ROOM DESIGN & FIXTURE.

Estimated Total Labor & Materials: \$

Payment to be made as follows: 50% upon acceptance, 50% upon completion

Notice to Owner

Under the mechanics lien law, any contractor, subcontractor, laborer, materialman, or other person who furnishes labor, services, equipment and materials for the work described in said contract, and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law you may protect yourself against such claim by filing, before commencing such work of improvement, an original contract of the work of improvement or modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in the amount not less than 50% of the contract price and shall, in addition to any condition for the performance of the contract, be conditioned for the payment in full of the claim of all persons furnishing labor, services, equipment and materials for the work described in said contract.

Authorized signature

Scot J. Hires

Acceptance of proposal - You are authorized to do the work outlined above.

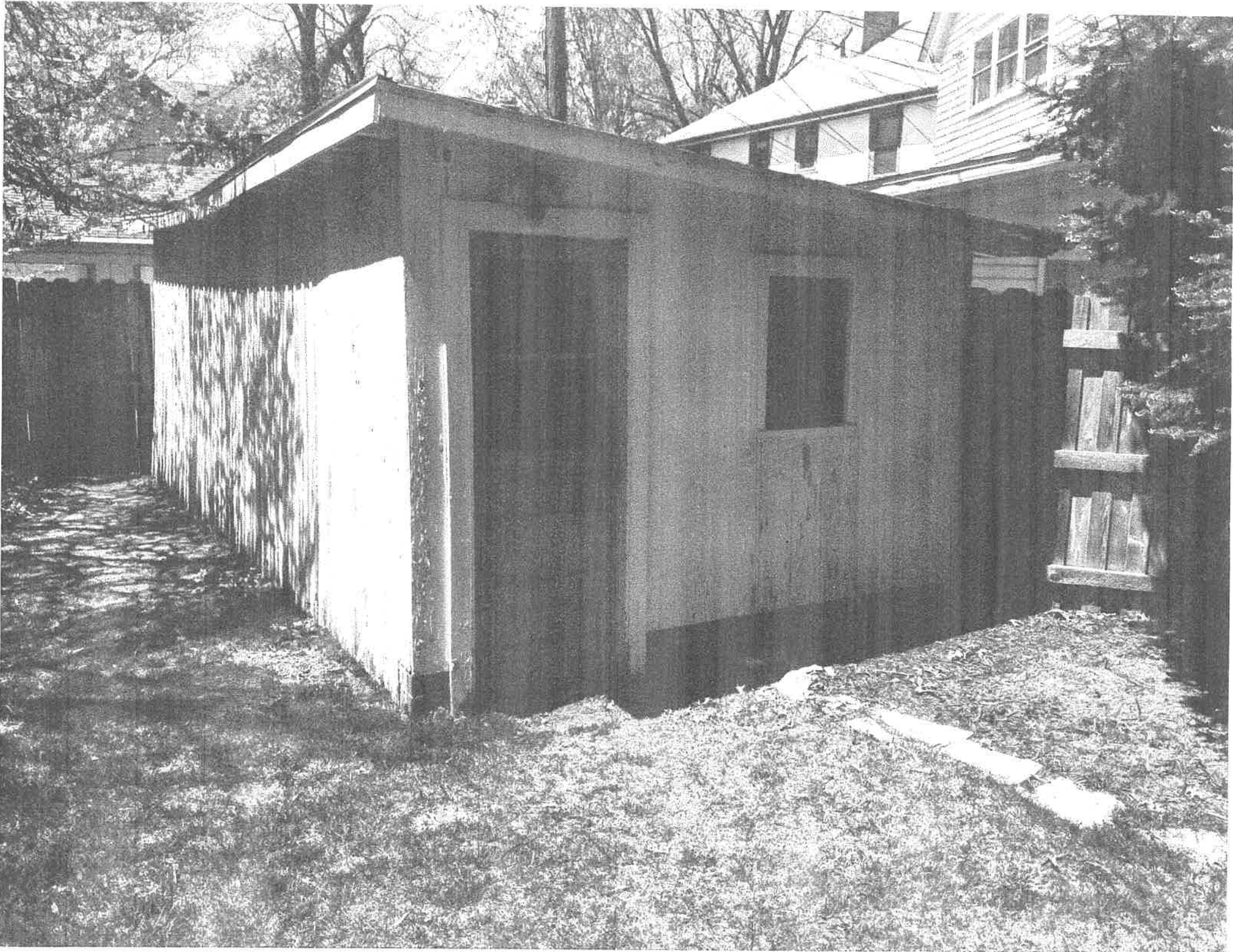
Signature: _____ Date: _____





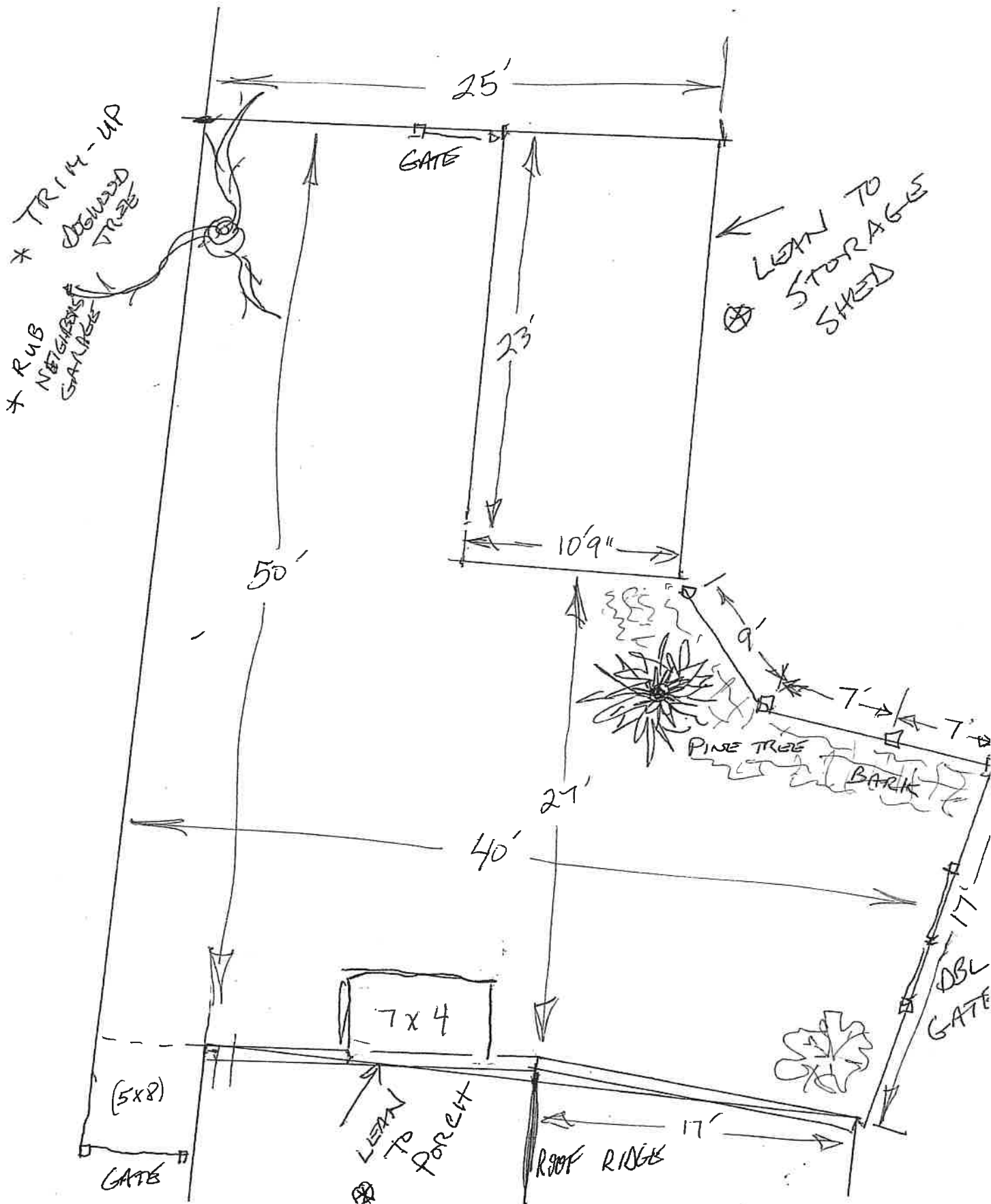






HIST. SOC. COPY

EXISTING BACK YARD LAYOUT



NEW LAYOUT

* TRIM-UP
DOWNED
TREE

* RUB
NEIGHBORS
GARAGE

LEAN TO
STORAGE
SHED

PURGALA
& TABLES
& CHAIRS

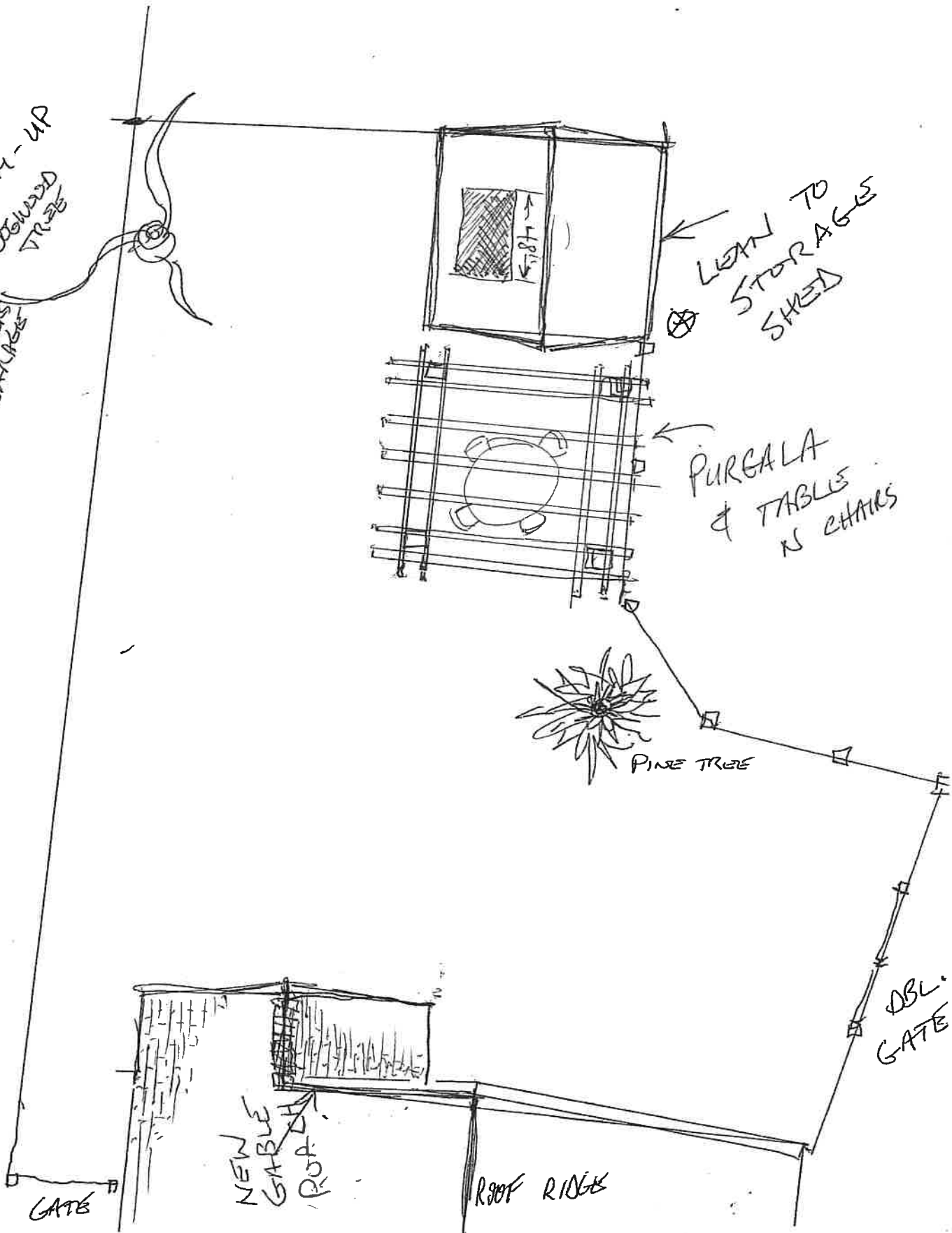
PIÑON TREE

DBL.
GATE

GATE

NEW
GABLE
ROOF

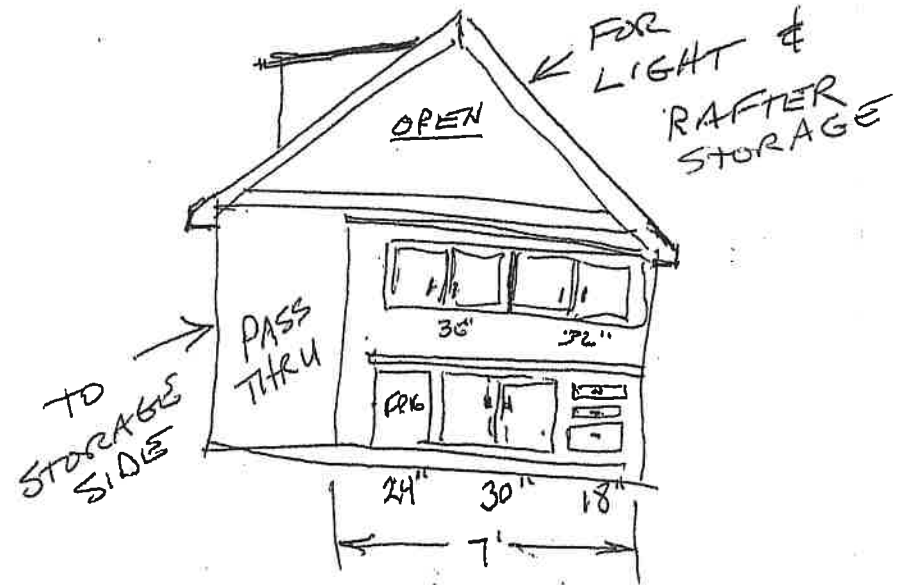
ROOF RIGGS



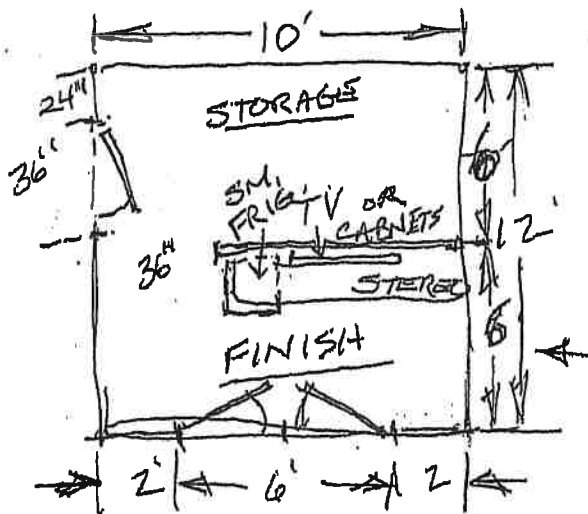
PROPOSED COMBINATION OUT BUILDING



INSIDE VIEW



OUTSIDE VIEW





NEW BAKER PORCH

4