## STAFF REPORT

CONCERNING APPLICATION FOR A

## CERTIFICATE OF APPROPRIATENESS



**Date:** July 11, 2019

**Application Number:** 2019-0701 **Property Location:** 201 W North Shore

Architectural Style/Date/Architect or Builder: Neo-Classical / 1906 /

Rider House

**Property Owner:** Thomas and Joann Broden

**Landmark or District Designation:** West North Shore Local Historic

District, Ordinance #6512-78

**Rating:** *Notable* 

**DESCRIPTION OF STRUCTURE/ SITE:** Two story (plus attic) Neo-Classical structure has a square plan on a brick foundation. Multiple later additions add to the footprint of the structure, specifically a sleeping porch and bay window at the northwest and southwest corners, respectively. Two non-symmetrically located chimneys punctuate the roofline. Aluminum siding covers the exterior, although exposed wood remains on the recent additions. The main façade entry porch has paired Corinthian columns supporting a large bracketed and dentilled pediment with a fan lite on the transom into an attic space of the third story. Two additional Corinthian piers engage the façade. The front entrance is a double-leaf wood panel door with single pane side and transom. Windows are wood double hung throughout. The flat-roofed porte cochere is supported by smaller Corinthian columns.

A two story Queen Anne style rectangular carriage house on a concrete foundation is northeast of the main structure. The structure has multi-paned casement windows as well as double-hung windows flanking the primary car door. Two front entrances for carriages or cars are double leaf wooden doors with multipaned windows. The central door has a small roof canopy with a gable and large brackets.

**ALTERATIONS:** A sleeping porch and bay window are later additions. COA 1987-0610 allowed for the replacement of the curved concrete sidewalk from the base of the steps to the street. COA 1989-0908 allowed for the removal of a dead sugar maple tree from the east side of the front yard. COA 1997-1027 allowed for the installation of ornamental iron railings on the terrace steps along with light fixtures. COA 1999-1101 allowed for the replacement of the driveway with new concrete. COA 2002-0916 allowed for re-roofing with "3 & 1 style black fiberglass shingles." COA 2002-1017 allowed for the replacement of the copper half-round gutters with new 5" galvanized gutters and downspouts. RME 2012-0503 allowed for the removal of 2 rotten columns at car port and subsequent replacement with 'Endura-Stone' composite columns from Pacific Column Company. RME 2016-1213 allowed for soffit repair work, re-roof of internal gutters and flat roof work. RME 2017-1106 allowed for the removal and later replacement of multiple trees on property in advance of later projects. COA 2018-0314 allowed for the demolition and reconstruction of the front porch, including the pillars.

<u>APPLICATION ITEMS:</u> "Owners are seeking 1) A reduction in size of overall porch at the property – 2) elimination of non-functioning / non-code staircase extending off the port-cochere – it was designed solely for horse drawn carriages and not for cars; 3) Reduction in columns from 4 to 2 on front of house – 2 of 4 columns (inner columns) are non-load bearing – nonstructural; 4) Replace fluted style columns to cylinder and replace wood constructed columns which failed due to exposure to elements and freezing and thawing to a more durable composite material."

### **DESCRIPTION OF PROPOSED PROJECT:**

Applicant seeks approval for the following four project components:

- 1. Reduction in the overall size of the wrap-around porch on the south and east faces of the structure. The main entrance porch and the *porte-cochère* porch have been built.
  - a. Historic Precedent:

The 1932 Assessor Card for the property indicates that the original porch did not extend across the entire front façade, nor did it connect to the *porte-cochère*. Evidence that the wrap-around porch may have been added a later date were first encountered by Staff at a follow-up site visit in summer

/ fall 2018, where the deconstructed porch unveiled windows to the basement.

### b. Configuration / Constitution:

The reconstructed entrance portico and *porte-cochère* are clad in red brick (as the entire porch had been before). The removed porch unveiled 'yellow' brick as the primary construction medium for the main structure. It is the intention of the property owner to keep this brick, as-is. This will result in two distinct colors of bricks being visible on the front façade of the structure.

The overall cost of reconstructing the porch in the most recent configuration should be noted. Reducing the overall size of the porch allows the property owner to address other (potentially more pressing) maintenance concerns.

Staff supports the reduction in size of the porch. Staff would prefer to see either the yellow or the red brick used continuously across the entirety of the structure.

#### 2. Elimination / Removal of the Port-cochere stairs.

#### a. Historical Context:

The *porte-cochère* originally allowed for a covered area for visitors to arrive at the house under cover from the elements. The steps that were previously installed in the *porte-cochère* were narrow, on the face of the porch wall, rising to the north, and staff believes these steps were not the original steps to enter the house from the *porte-cochère*. Staff is of the opinion that the screened-in porch portion was originally constructed with a smaller footprint, and was changed sometime prior to 1950 (as evidenced by the 1932 Assessor Card cubed representation).

*Porte-cochère* projects that the Commission has reviewed recently include the Kizer House, where most recently the Commission allowed the *porte-cochère* stairs to be removed to allowed for additional construction projects and more thoughtful use of the existing space.

## b. Configuration / Constitution:

The removal of the steps will allow for the the *porte-cochère* to be safely used as a pass-through for automobiles to the rear of the house (currently cars drive around the *porte-cochère*). The screened-in porch is still serviced by a larger stair on the north side of the porch area.

### Staff supports the removal of porte-cochère stairs.

- 3. Reduction in the number of columns on the front porch from four to two.
  - a. Historical Context:

Columns, composed of the base, shaft, and capital, are categorized in five orders: *Doric, Ionic, Tuscan, Corinthian*, and *Composite*. The latter two are the most ornate of the orders.

Four stately homes along West North Shore have grand entrance porticos with colossal orders (columns taller than one story):

- i. 107 West North Shore, with two *Composite*\* columns; (\* *Composite* columns are an elaboration of the *Corinthian* style with the addition of the *volutes* of the *Ionic* columns)
- ii. 127 W North Shore, with 6 *Ionic* columns (four facing the street) and pilasters along each exterior facade;
- iii. 201 W North Shore with 4 Corinthian columns and two pilasters;
- iv. 325 W North Shore, with six *Ionic* columns (four facing the street) on the front porch

The applicant's house is the only structure in the neighborhood with *Corinthian* columns. Three of the above listed examples have four columns facing the street, and these three structures are similar in appearance and architectural constitution.

### b. Configuration / Constitution:

The two columns at the corners of the portico were load-bearing. The internal columns were cosmetic, adding to the stately appearance of the house. The columns (and pilasters) have fluted

shafts. The capitals are Corinthian, with acanthi and volutes.

The reconstruction cost is believed to be in excess of \$5,000 per column. The reduction in the number of columns will result in a considerable cost-savings for the applicant (in excess of \$10,000).

## Staff does not support the reduction in the number of columns.

### 4. Change the material Construction of the Columns

#### a. Historic Context:

The existing columns were originally constructed from multiple materials. The 2018 application to repair / rebuild the front porch was predicated on the deteriorated condition of the columns (base, shaft, and capital). The shafts were constructed from wood, barreled around an internal cavity. New load-bearing beams have been installed at the corners, it was the hope of the applicant that the barreled columns could be rehabilitated and reinstalled.

The 2018 project approval remanded to staff "decisions where contingencies exist or any decisions that need to be acted upon with urgency, including the replacement and reconstruction of the *Corinthian* columns and piers.."

## b. Configuration / Constitution:

The applicant would like to transition from the original materials to fiberglass reinforced polymer examples. The applicant has requested to remove the fluting from the columns.

Staff supports the use of alternative materials if they replicate the original details of the *Corinthian* columns and pilasters. Staff does not support a 'regression' in the style of the columns (i.e., the loss of the fluting on the shaft of the column, or the installation of a less ornate capital order).

## **SITE VISIT REPORT:**

Staff visited the property repeatedly over the course of the last calendar year (March, August, September, of 2018, as well as January, March, and June of 2019) to monitor progress on the project. On June 27, 2019 Inspector Szaday and Specialist Toering met with a representative (Jo Broden) of the property owners at the residence and discussed developments and circumstances of the project. The representative of the property owner expressed frustrations with the concrete contractor and the overall cost and progress of the project. The installation of the front steps was not to her satisfaction.

The front porch is poured, and the steps have been installed. Hershberger Masonry is working on finishing the exterior brick of this portion of the project. Steel beams are installed at the corners to support the porch roof.

### STANDARDS AND GUIDELINES:

#### I. BASIC STRUCTURAL MATERIALS AND ARCHITECTURAL FEATURES

**Preferred:** Retain and maintain the original exterior building material.

Frame Structures: Repair, repaint, and / or clean siding to deter deterioration.

Masonry Structures: Tuckpoint brick and stone, repair stucco and repaint trim, stucco and brick (if painted) to deter deterioration. Retain and maintain architectural detail of structures such as wrought iron, tile, brackets, etc., or replace when necessary with similar material in texture, size and appearance.

**Permitted:** If vinyl or aluminum siding is the only economic solution to a deteriorating frame house, architectural detail must be visually preserved. The siding used should match the original in style, width, and lap as closely as possible.

**Prohibited:** Do not use asbestos or asphalt siding on frame structures. Do not use artificial brick or cast stone siding on brick, masonry, stucco, or frame structures. Do not sandblast or use harsh detergents in cleaning brick, masonry or stucco.

#### II. STRUCTURES

#### A. ROOFS

**Preferred:** Keep the original shape of the roof. Retain the original roofing material. A special effort should be made to do this when the roof in question is of tile, slate, or some other unique material not usually found today. Preserve or replace all architectural features which give the roof its character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, weathervanes, and special eaves.

Permitted: When necessary to replace roofing material, match the original as closely as possible in size, shape and texture.

Prohibited: Do not add, remove, or alter features which will change its character or the architectural character of the house.

#### C. PORCHES AND STEPS WHICH ARE READILY VISIBLE FROM THE STREET

**Preferred:** Retain and maintain porches and steps including hand rails, balusters, columns, brackets, roof decoration, tile, and brick. If porches and / or steps are enclosed for heat conservation or other reasons, it should be done in a manner that does not destroy the architectural nor historical character of the home.

**Permitted:** Replace porches and steps with materials matching the original as closely as possible. A cement porch floor is permitted for the structure on Lot 12.

**Prohibited:** Porches and steps that are appropriate to the style of the house shall not be removed.0

#### STAFF RECOMMENDATION:

Staff divides the project into four components:

- 1. Staff supports the reduction in size of the porch. Staff would prefer to see either the yellow or the red brick used continuously across the entirety of the structure.
- 2. Staff supports the removal of the *porte-cochère* stairs.
- 3. Staff does not support the reduction in the number of columns.
- 4. Staff supports the use of alternative materials if they replicate the original details of the *Corinthian* columns and pilasters. Staff does not support a 'regression' in the style of the columns (i.e., the loss of the fluting on the shaft of the column, or the installation of a less ornate capital order.)

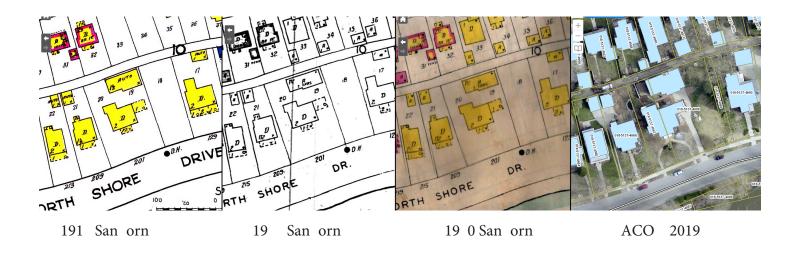
Written by Adam Toering Historic Preservation Specialist

Approved by Elicia Feasel Historic Preservation Administrator

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



AERIEL MAP - highlighted property on map



1932 Assessor Card - 201 W North Shore.

PORTAGE TOWNSHIP ASSESSOR'S OFFICE  SOUTH BEND, INDIANA  STREET Moths Share Drive  BETWEEN Michigan AND Lafayette  LOT NO. 20 & lot J by W. 8 ft. FRONT 45 DEEP 173.  Water Sewer Gas Elec. Light  OWNER These Charles C. Mary Ellen DESCRIPTION 15-05-18  Restrictions									Sewer Light	
PERI	PERMIT NO 201 No delight Dr. 1 LOCATION 137-87									
	LAND						BUILDING		LAND AND BUILDING	
YEAR	DATE	FOLIO	SOLD FOR	ASSESSED	PER SQ. FOOT	PER ACRE	ASSESSED	RATE PER CUBIC FT.	SOLD FOR	ASSESSED
19				1970			11,27000			
19 40	o Pet	152					8550			
19 40	To	Russe	ll 8ft	+1660						10210
19 4:	2 Pet	152 H	19H MASSE	lane to						
19		3	300				8	EXTERIOR	TRIM	1
19		4,1	ERAGE				Dormers	Rays	1 or 2 Stories FINISH	-
19		1.0	N QUALITY				Pine (C	Hrdw V C	come.	6
19		To University	Charles and the second of the				182	ATTI	C	
19			COMPLETE _	00			Pinished	Untim. X	No, of Rooms Fin.	3
19		CL	ASSIFIED BY	w					24 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
		0.4	TE 1/3/	10						

1932 Assessor Card - 201 W Northshore - Different color indicates different assessment year

BUILDING  Class Type 3 2 2  Stories Year Built 1905  Construction Frame  Fire Proof Slow Burning Sprinklers  Occupancy Res.  Cubic Feet 55,105	OWNER, BUILDER OR ARCHITECT  CONDITION OF BUILDING GOOD_FAIR_POOR_ FURNISHINGS GOOD_FAIR_POOR_ FURNISHINGS GOOD_FAIR_POOR_ FURNISHINGS GOOD_FAIR_POOR_ ASSESSABLE RATE PER CU. FT. 18 136 7000UNT #1.270 8570  DEPRECIATION DRIVE-BARN.AS, BAR. LOOPE F. PLACE 150.
MATERIALS  Ext. Walls Siding Face Br Sides Foundation Struck Roof Mys. 5h 5. Floors Roof Mys. 5h 5. Floors Partitions Fauma  INTERIOR Floor Tub 2  Bath Rooms 3  Showers Walls PL Stall Floor Walls Fire Place Lav.  Elec. Walls PL Vacuum System Incinerator Refrigeration Plumbing Basement FULL Size Occupancy HAA. Steam H.W. Oil Arcola Stove Elevators Pass. Freight Rooms Finished 1st 5 2nd 3+5f 5rd  Car Garage (Metal Wood Stucco Brick) Misc. Buildings Remarks Arge burn used as Jarage.	(1) 8 x x 1/2 x 2 6 /15 / 2 0 4 / 2 0

FRONT PICTURE (SOUTH) - Picture taken in 2013.



FRONT PICTURE (SOUTH) - Picture of the front portico, current.



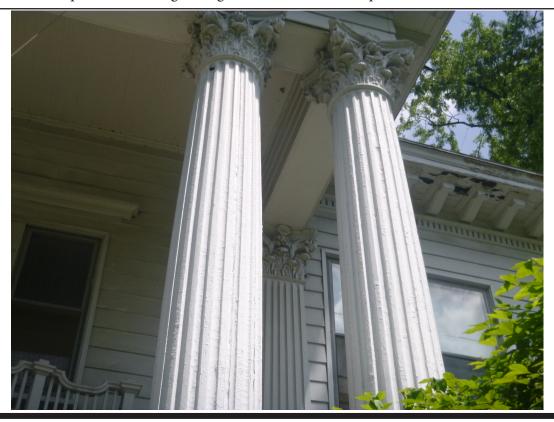
PROJECT AREA - Front porch, yellow foundation brick is visible. Early June, 2019.



PROJECT AREA - Front porch, yellow and red brick visible. June 27, 2019.



PROJECT AREA - Front portico, showing fluting on both columns and pilaster (behind). June, 2016.



PROJECT AREA - Front portico, showing steps and column bases. June, 2016.



PROJECT AREA: Porte-cochère, showing the steps as previously installed. March, 2018 file photo.



PROJECT AREA - Porte-cochère, basement window as revealed during deconstruction. August, 2018



'JUL -1 2019 MA Rec No. 75798 (



## 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: hpcsbsjc@southbendin.gov

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation

Administrator

## <u>APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS</u>

OFFICE USE ONLY>>>>> DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX
Date Received: 7/1/2019 Application Number: 2019 - 0701
Past Reviews: YES (Date of Last Review) NO
Staff Approval authorized by: Title:
Historic Preservation Commission Review Date:
Local Landmark Local Historic District (Name) W. SHORE DRIVE
National Landmark National Register District (Name)
Certificate Of Appropriateness:  Denied Tabled Sent To Committee Approved and issued:
Address of Property for proposed work: 201 W- North Shore Dr. South Rend, IN4417  (Street Number-Street Name-City-Zip)
Name of Property Owner(s): Thomas F. Broden AND Jonnu M. Broken Phone #: 574-286-3252
Address of Property Owner(s): 201 W- North 5 hore Dr. South (School Name-City-Zip)
Name of Contractor(s): Ryan beans concrede; John Tribal Phone #:
Contractor Company Name:
Address of Contractor Company: Single Fam.
(Street Number—Street Name—City—Zip)  Current Use of Building: 5; 194 Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)
Type of Building Construction: Mix - VI. CH & WORD Flam  (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: Owners are seeking 1) A reduction in side of overall parch at the Proposed Work: Owners are seeking 1) A reduction in side of overall parch at the Proposed Soley for horse drawn Carriage and not Cars; 3) Reduction of the columns from, 4 to 2 on front of horse; 2 of 4 Columns Grane Columns are non-brokenje bog mail: 60m local bearing - non structural; 4) See horese side and/or Contractor e-mail:  X Don Columns F. John Broden as Pot and/or X Signature of Owner for Thomas F. & John Broden 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,

4) Replace fluted style of columns to cylinder and replace wood constructed columns which failed due to exposure to elements and freezing and thawing to a more durable composite material construction.

John M. Brody).

TO: Historic Preservation Commission

RE: 201 W. North Shore Drive (main house)

& 199 W. North Shore Drive (Carriage House)

Owners: Thomas F. Broden (95 years old) and Joanne Broden (96 years old)

Caretakers/Caregivers: John E. Broden (Power of Attorney) and Jo M. Broden

1. **Elimination of the Port Cochere Stairs**. It is our strong preference that we not rebuild the stairs that extended off of the east side of the side porch of the house for the following reasons:

- a. The stairs performed no modern day function whatsoever. While quaint and unique, the stairs had long ceased to perform any utilitarian function. They were constructed solely and exclusively for people to dismount from a horse drawn carriage on to the side porch.
- b. The stairs as they existed did not meet modern day building codes for rise, tread and for handrails. Further, to reconstruct the stairs to meet modern day code, they would be too wide and would extend even more into the driveway thus rendering the driveway useless to any size automobile and impinge the ingress and egress of automobiles.
- c. The driveway would be improved and be more functional if we were authorized not to reconstruct these stairs.
- d. There is another set of stairs that face south that allow for access to the side porch and do meet code standards. These stairs have been part of the side porch structure since at least 1970 when my parents moved into the house. Historic preservation may have additional information as to when these south stairs were constructed.
- 2. Reduction in Size of the Overall Porch—principally seeking the elimination of the porch flats that serve as a wrap-around/connector walkway. We are asking for permission not to rebuild this wraparound brick wall and walkway that largely connected the front entry porch top and stairs to the side porch for the following reasons:
  - a. Per the 1932 Assessor card for the property, this wraparound walkway was not original to the house.
  - b. The cost to rebuild this walkway is prohibitive at this point in time and serves no utilitarian function as there is access to the side porch and house from the south stairs.
  - c. We have concerns about replacing this brick wraparound porch from a structural standpoint. This wraparound porch walkway was one of the principal causes of the overall porch failure.
  - d. In looking at the homes in the West North Shore Historic District, no other home has such a wraparound walkway. There are homes with similar columns and pillars and similar brick/limestone capped sidewalls, but no home features anything that remotely resembles this massive, non-utilitarian wraparound walkway.

- 3. **Replace the Wood Base, Columns and Capitals with a Fiberglass Reinforced Polymer**. We would like to utilize longer lasting, low maintenance composite column structures rather than wood which was formally used for the following reasons:
  - a. After years and years of exposure to the elements—rain, moisture, freezing and thawing, and pests, the original structures failed and could not be repaired nor salvaged. At inception of this entire routine maintenance project, we had hoped that 2 of the 4 columns and the capitals could be salvaged and re-used. This was not the case—all 4 structures were lost.
  - b. While overall the structures lasted a long time, the wood columns required costly maintenance and repair over the years.
  - c. Using modern day composite materials would save money, but also would be identical aesthetically to the original column structures.
  - d. Using modern day composite materials would last longer and maintain their structural integrity better, and require less maintenance over time.
- 4. **Replacement Reduction from Four Front Porch Columns to Two Columns**. We are asking to reduce the replacement of columns on the front porch from four columns to two columns for the following reasons:
  - a. We have been advised by a structural engineer that the two "outer" columns are the load bearing columns that support the porch. The "inner" two columns perform no function structurally. These inner columns would be the ones we would not replace at this time.
  - b. The laminated structural beams that comprise the interior of the 2 outer posts sufficiently support the porch roof and peak. The fiberglass reinforced polymer (FRP) column and capitals, if approved, would wrap around this beam only (not provide structural support).
  - c. The "inner" non-functional columns could be added at a later date, but at present time they are cost prohibitive for the owners and detract from the owners' ability to finish this project and also detract from their ability to address much more needed, higher-priority repairs (see below). Four 24" columns with Roman Corinthian Caps and Tuscan Base cost over \$23,100 (per 3/1/2018 pricing). The 3 replacement columns for the side porch total an additional \$1725. These estimates do not include scaffolding, installation labor, nor lift equipment costs if needed.
  - d. Phasing- in the replacements is possible and can be easily done at a later date. No construction challenges should be posed (in fact, it could be expedited if same contractor is available). The porch top and step wings have been constructed to "allow" for a later installation. Aesthetically, it will be easy to mask and repair where the posts connected formally.
  - e. Single columns at the front entry "mimics" the single pilasters in both height, width and detail—these are on the house adjacent to the main door entry (1 per side).
  - f. Single columns at the front entry also "match" the other 5 single columns (two at port cochere and 3 on side entry porch).
  - g. Column and pilaster variations exist throughout the district.
  - h. Two columns align in scale with the overall reduced porch footprint.

i. Two columns versus four greatly enhances the views of the river and historic Leeper Park from the interior of the house. The space on the 2<sup>nd</sup> floor behind the Juliet balcony is, in fact, a sitting room. The 1<sup>st</sup> floor is a grand entry way with side transom windows on both sides and opens into a large foyer and grand staircase behind. Additional lighting enhances the stain glass windows that are the main feature of the grand stair landing.

## Granting the Above Requests Will Allow Other Critical Needs to be Prioritized and Addressed at the Property:

- 1. There are leaks in and around the chimney at 201 W. North Shore Dr.
- 2. Roof work needs to be done at both 201 W. North Shore Dr. and 199 W. North Shore Dr. In fact, roof tear off and replacement, roof cupola and gutter repair at 199 W. North Shore Dr. are urgent projects.
- 3. Basement Stair Entry Wash Out repaired.
- 4. Paint soffits and carriage house.
- 5. Price quotes for the above mentioned repairs have been obtained with the exception of the roof cupola work and these quotes are available for inspection upon request.

## Since December 2016, other significant work has been done at 201 W. North Shore Dr. and/or 199 W. North Shore which includes the following:

- A complete rewiring of the house at 201 W. North Shore Dr. taking the home from 50 amp service to 200 amp throughout all three floors of the home and basement. This project alone cost approximately \$60,000. Wiring did not meet code and numerous fire hazards were addressed via this electrical upgrade.
- 2. Emergency repair of 3 stories of plumbing on the east side of the house at 201 W. North Shore Dr. In December of 2016, during porch ceiling construction work, a pipe froze and burst on the first floor of the east side of the home. In fixing this piping, Bob Frame advised that they had been warning the owners for years that the piping was antiquated and in need of replacement. Bob Frame undertook a project of replacing the vast majority of the piping on the east side of the home. This project cost \$30,000. (Note: The west side of the home (inclusive of the kitchen, butler pantry sink, second story jack n jill bathroom, and basement laundry and utility sink were not part of this piping upgrade).
- 3. Soffit, flat side porch roof (port cochere) and gutter repair at both 201 W. North Shore and 199 W. North Shore. These projects cost \$20,000.

As caretakers of this historic property, our primary goals have been to stabilize this asset and allow the owners, our aging parents/in-laws, to remain in the adjacent carriage house and receive quality, affordable caregiving services for their 24 hour needs. Thank you for your consideration of this request.

Respectfully submitted, John E. Broden and Jo M. Broden

From:
To:
Adam Toering

**Subject:** Fwd: Invoice: Engineered Column Post / Installed 12-4-2018

**Date:** Tuesday, July 9, 2019 11:39:51 AM

Dear Adam,

Please black out price info and email contacts from this.

Thank you.

Jo

----- Forwarded message -----

From: **Jeffrey Molnar** < > Date: Tue, Dec 4, 2018 at 9:21 AM

Subject: Invoice: Engineered Column Post / Installed 12-4-2018

To: Josephine Broden < > CC: Jeffrey Molnar < >

Per Engineer Rick Keller's Directions to install two 5.25" x 5.25" Engineered Column Posts for structural to the front porch on Broden's Project. Then put in place nonstructural Decorated Columns at a later date.

### Detail of Invoice:

- Engineers Specifications
- Ordering and Shipping Engineered Columns (WV)
- Erecting Work Platforms
- Man Power (no machine used)
- Anchoring (Redheads Hardware)
- Weather Proofing Rap
- Remove all work platforms and Structural Beams on 12-5-2018 (weather permitting)

Total Due

Thank you

Jeff Molnar

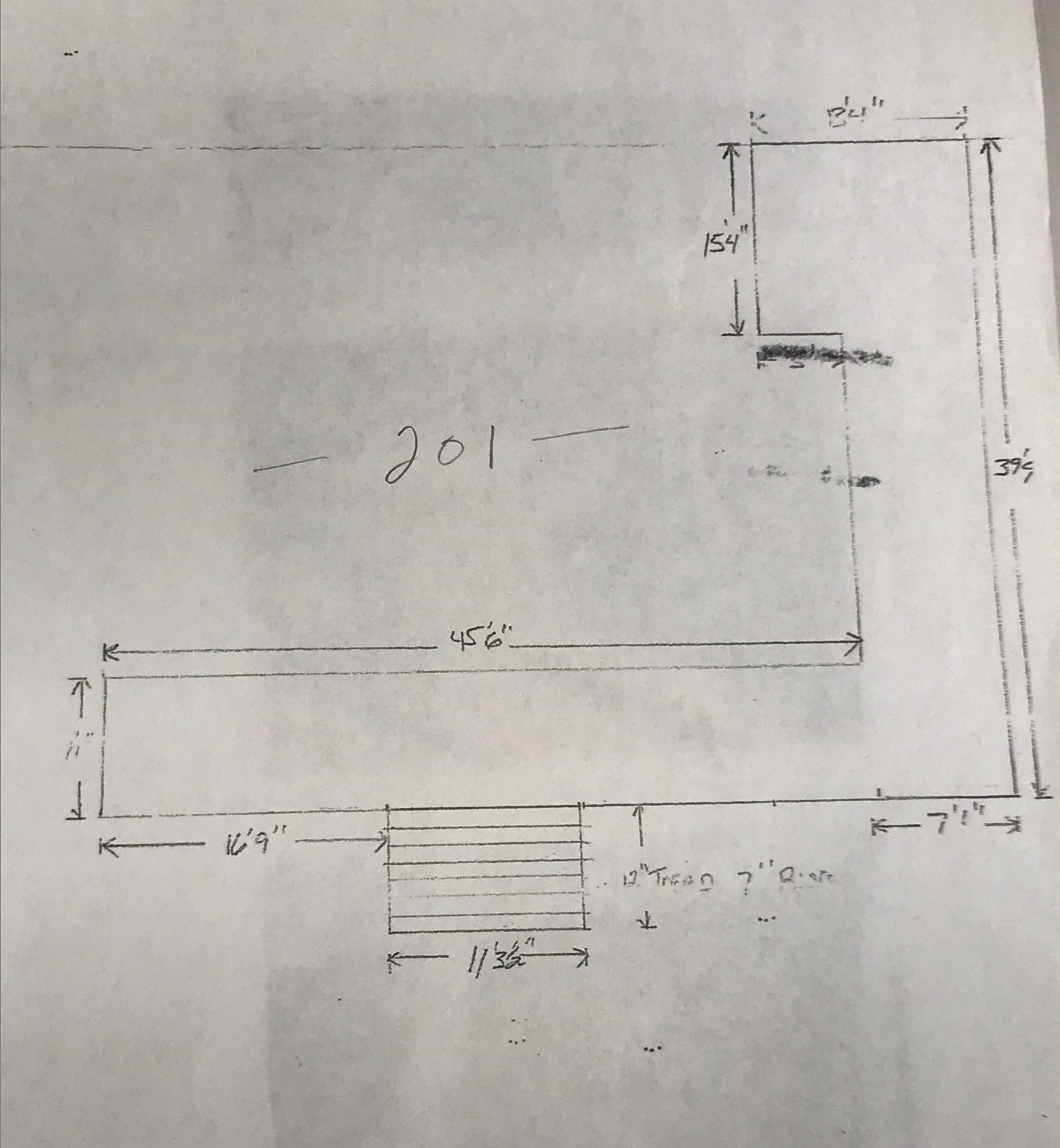
--

Jo (Maternowski) Broden









\*\*\*













































