

# STAFF REPORT

## CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



**Date:** October 1, 2019

**Application Number:** 2019-0923A

**Property Location:** 708 Forest Avenue

**Architectural Style/Date/Architect or Builder:** Queen Anne / Free Classic / 1905-1906 – “Wilhelm House”, R. K. Schutt, Architect

**Property Owner:** Daryn and Kristan Pobanz

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

**Rating:** *Notable*

**DESCRIPTION OF STRUCTURE/SITE:** Two and a half story Queen Anne (irregular plan) on a rough faced concrete block foundation. A single chimney punctuates the roof line. The exterior is wood clapboard with square shingles in the gables. The asphalt shingle roof is cross-gabled with cornice returns and a very wide rake; frieze and moulded cornice. One-over-one double-hung windows with moulded entablatures throughout; third-story gable has both nine-over-one and six-over-one double-hung windows. Two front doors lead onto the full-width front porch with grouped Doric columns and balustrades; the moulded cornice has wood brackets at either end of the porch fascia that are spiraled.

**ALTERATIONS:** A garage built sometime after 1917 for this structure stood behind 435 W Lamonte Terrace; this was torn down sometime prior to 1998. Multiple alterations to the rear of the structure have enclosed and reconfigured the rear entrance/porches. The bases of some of the front porch columns have been replaced. A wooden front stair railing replaced what appears to be a metal railing sometime after 1987 and before 2003. Administrative Approval #2019-0930 allowed for the repair of the chimney flashing, roof, soffit, porch roof, and cedar shingle siding, as well as the reinstallation of gutters as needed.

**APPLICATION ITEMS:** “*See attached: 1. Chimney Flashing 2. Roof repair 3. Soffit repair 4. Gutters 5. Wood siding & window 6. Landscaping 7. Porch roof repair 8. Cedar shingle repair and replacement 9. Replace exterior doors 10. Exterior lights.*”

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

1. Resizing of second story rear window (at northeast corner). The current window receives constant moisture contact from the adjacent roof, leading to accelerated deterioration. Applicant seeks to decrease the overall size of the window enclosure to ‘raise up’ the window sill above the adjacent exterior roof line.
  - a. Window Configuration
    - i. The existing sashes have been retained and appear in decent / restorable condition. These could be cut down in size to accommodate the new window size. The frame of the window has been removed and appears to have deteriorated and would need to be reconstructed. This new framing would require skilled carpentry work. Staff would prefer to see original material (that is in good condition) be re-used in the future window enclosure.
    - ii. In lieu of using the original window sashes, staff would consider appropriate window replacement, but no product proposal has been submitted.
  - b. Exterior siding:
    - i. New wood material would be used to replicate the existing siding.
2. The existing rear door would be replaced with a door as indicated in the imagery. New framing will be constructed as needed.

**SITE VISIT REPORT:** Preservation Specialist Toering visited the site on Monday, September 30th, 2019 to discuss the proposed project and photograph the project areas. Windows and doors described as being re-used are in good/stable condition and would make excellent candidates for transfer to the new locations. Specialist Toering took the opportunity to give an introduction to the construction and repair of original wood windows with the Pobanz.

## **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.**

Masonry, including brick and stucco structures, shall be maintained, and properly cleaned only when necessary to halt deterioration or to remove stains and shall be done in a method acceptable for the preservation of the surface: i.e. low-pressure water and soft natural bristle brushes. Brick or masonry mortar joints should be repointed only when there is 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.

When repairing stucco, stucco mixture shall be used. A professional shall make a study of the old stucco, to determine the exact mixture and underlayment used in the original work. Some repair methods are not compatible with the original techniques and may cause early disintegration of the repair work and the original work.

Ample ventilation must be afforded the structure when siding is installed, in order to prevent increased deterioration of the structure from moisture and insects.

Recommended

**Whenever possible, the original building materials should be restored. When maintaining or repairing original siding is not feasible, aluminum, vinyl or composite siding may be used. 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.**

Property owners should contact the Historic Preservation Commission of South Bend and St. Joseph County prior to initiating any restoration or rehabilitation effort. [ Address and contact information is listed in the front of the Guidebook.] The Commission is an invaluable source of information about all facets of rehabilitation and restoration – materials, methods, contractors and the like.

Prohibited

Wood siding shall not be resurfaced with new materials that 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.

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. Usage of Portland cement can cause deterioration as a result of the differing coefficient of expansion and porosity of the historic masonry unit and the mortar. This most often results in serious damage to adjacent brick.

Unpainted masonry surfaces shall not be painted unless they had been painted originally. Paint shall not be removed from masonry surfaces by any means that damage the surface.

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. Wood siding should not be power-washed.

#### B. ROOFS AND ROOFING

Roof shapes in the district encompass all the various designs found in residential structures: hipped, gabled, 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 fascias with gutters and downspouts. The fascias of some vinyl- and aluminum-sided houses are covered with the same materials.

Required

The existing shape and type of 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

The original shape and materials of the roof should 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 a street 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, soffit, brackets and gables should not be covered or enclosed when adding siding to a building.

### 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.

### 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

When deteriorated beyond repair, existing or original porches, stoops, patios and steps, including handrails, balusters, columns, brackets, tiles and roof decorations, shall be retained or replaced by replicas of the same design or by a design more in keeping with the historic period of the structure.

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.

#### Not Recommended

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

## III. NEW CONSTRUCTION

New construction includes any new building or structure built within the boundaries of the historic district, or any new addition to an existing building. New construction should be designed considering the appearance, scale, styles and setbacks of the other buildings in the neighborhood. New work may be contemporary or may suggest motifs from historic buildings in the district.

### A. HEIGHT AND PROPORTION

The majority of the structures in the district are two stories in height and have square or rectangular plans. There are several houses that have L- or T- shaped or rambling ground plans. There are a few single-story cottages and one- and one-and-a-half story bungalows. The most prevalent façade proportions are between a 1:1 and 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 tallest existing structure and no less than that of the lowest existing structure in the same block. Façade proportion shall be established by permitting no structure with a façade wider or narrower than those existing in the same block. Additions to the existing buildings shall be related in height and proportion to the existing structure.

#### Recommended

Design of new construction should be compatible in character and mood to the building or neighborhood.

#### Prohibited

Additions that would add new height or change the existing façade of a building, and change its scale and architectural character shall not be considered.

#### Not Recommended

New stories should not be added nor 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 the existing should not be permitted in the new additions.

### B. BUILDING MATERIALS

Wall materials in the district range from brick, stucco and wood clapboard and shingles, to aluminum, vinyl and fiberboard / composite siding.

#### Required

Exterior materials used on a new structure shall be compatible in scale, texture and color (as pertains to masonry) with adjacent structures. Materials used on an addition to an existing structure shall related to the existing or original materials of that structure. Also, 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

Alternative or composite 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, cast 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 the foundations.

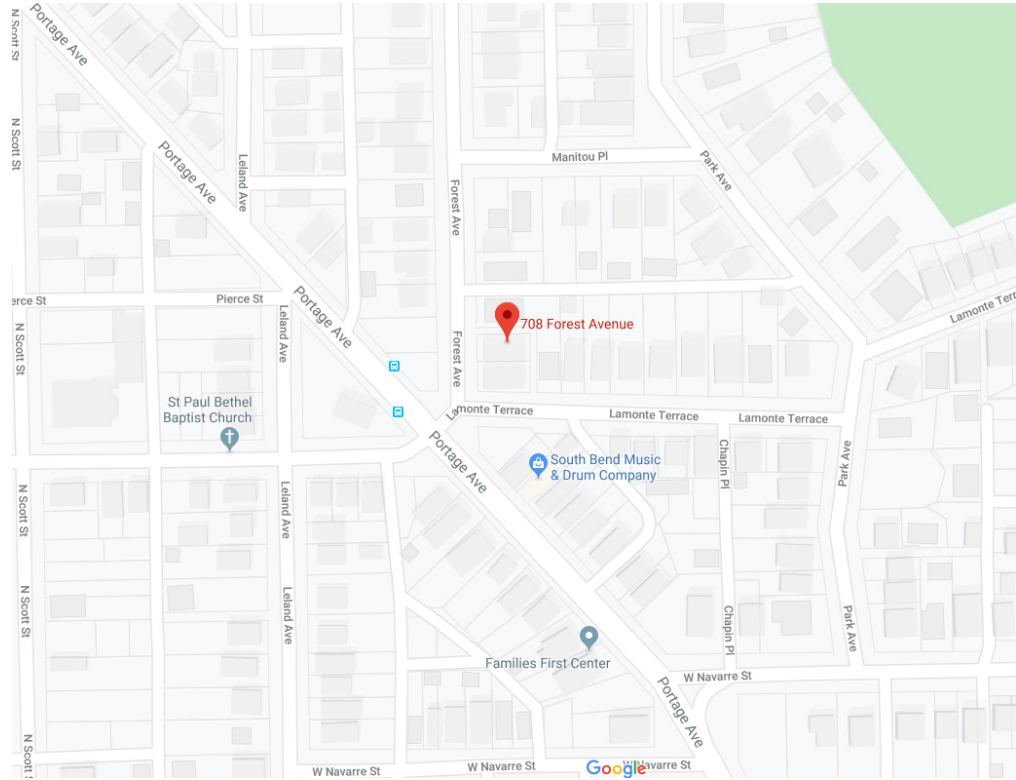
**STAFF RECOMMENDATION:** Staff recommends approval of the project as submitted. Staff would like the original sashes to be resized and reconfigured in the new smaller window opening.

Prepared by  
Adam Toering  
Historic Preservation Specialist

Recommendation 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



1917

1945

1960

MACOG 2019

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

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



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



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

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



Window Project Detail - Original sashes at left. Temporary window covering at right.







1. Install new flashing and counter flashing to replace incorrectly installed chimney flashing.  
(See attached Dennison Exterior Solutions Repair Order)



2. 8x14 section of roof -water damaged and rotting away from the wall of the house in the Northeast corner. Replacing the sub-roof, ice & water shield, asphalt shingles and wall flashing with like materials.



(See attached Dennison Exterior Solutions Repair Order)

3. Replace 3 areas of soffit which are missing with new wood soffit. Matching wood and paint to match.

(See attached Dennison Exterior Solutions Repair Order)



4. Remove existing white gutters and replace with like gutters.  
(See attached Dennison Exterior Solutions Repair Order)



5. Remove and replace wood siding, window and framing in the Northeast corner with like siding and framing, but a smaller window (24x54?). The roof of the addition overlaps the window & trim. Our carpenters believe that the window trim is in danger of rotting again do to this quirk in the construction of the past addition. A smaller window will fix the problem by moving the trim out of the way of the eaves & gutters. Without this change our carpenters believe the window will need to be replaced or repaired frequently.



6. Remove weeds and gravel. Bring in topsoil to grow and level beds. Plant a perennial garden: hosta, hydrangea, peony, fern, clematis, annabelles, astilbe, coral bells, iris, lavender, and more.



7. Repair leaking porch roof, replacing asphalt shingles for asphalt shingles. Upon visual inspection, the roof appears sound. However, the amount of damage to the porch ceiling and flooring due to water dripping during rain indicates repair is necessary.



8. Replace missing cedar shingles with like cedar shingles.



9. Install new side door and back door with doors that fit the aesthetic of the house. Including adding trim to doors that were never trimmed.. Replacing rotten framing where needed.



10. Replace 4 exterior lights with working, matching lights.

