

MINUTES OF A MEETING OF THE
HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY

February 18th, 2019
13th Floor Conference Room
County – City Building
South Bend, IN 46601

I. CALL TO ORDER

President Gelfman called the meeting to order at 5:30 pm.

Members of the Public Present:

Emily Dean, 815 Leland
Joan Downs-Krostenko, 849 Forest
Mark Fox, 8th Floor, County-City Building
Paul Krievins, 100 N Senate Avenue, Indianapolis, IN
Neil Mihalich, 14th Floor, County-City Building
Jamie Morgan, 14th Floor, County-City Building
Andre Stoner, 628 Cushing

II. ROLL CALL

Members Present: Michele Gelfman, President; Elizabeth Hertel, Vice President; Tom Gordon, Asst. Secretary; Velvet Canada; Greta Fisher, Architectural Historian / Secretary

Members Not in Attendance: Joseph Molnar, Treasurer.

Staff Present: Elicia Feasel, Historic Preservation Administrator; Adam Toering, Historic Preservation Specialist; Sandra Kennedy, Legal Counsel; Steve Szaday, Historic Preservation Inspector

Staff Not in Attendance: n/a

III. PUBLIC HEARING

A. CERTIFICATE OF APPROPRIATENESS

1. 815 Leland Avenue COA# 2019-0208B #9574-05 Chapin Park Local Historic District

Representation: Emily Dean, 815 Leland Avenue
Paul Krievins, Indiana State Department of Health, 100 North Senate Avenue, Indianapolis, IN

**STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

Date: February 13, 2019

Application Number: 2019-0208B

Property Location: 815 Leland Avenue

Architectural Style/Date/Architect or Builder: Gabled-ell / 1900

Property Owner: Julian and Emily Dean

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

Rating: *Contributing*

DESCRIPTION OF STRUCTURE/SITE: This 2-story irregular frame house sets upon a brick foundation facing east on Leland Avenue. The roof is pyramidal with gables, a simple cornice, and asphalt shingles. The porch is house-width with brick piers, railings, and a simple fascia. The windows are predominantly 1/1 vinyl double hung with molded entablatures. An oval window with wedge-shaped brackets faces the street on the second story.

ALTERATIONS: COA 2013-0924 called for repointing “brick with lime putty; replace brick in-kind and replace wood siding in the rear.” COA 2017-1002D allowed for the construction of a privacy fence around the side and rear yard.

APPLICATION ITEMS: *“Replace south facing entrance door and frame with a pre-hung half-lite steel door. Decorative trim to be reinstalled and repainted with the rest of the exterior. Remove and replace window #5 with white vinyl double hung replacement window. Stabilize and repaint with a lead paint paint encapsulant. all siding, window and door trim, soffit and fascia, and front porch crown molding on house. Board over garage window on side C, similar to side D. Stabilize and repaint, with a lead paint encapsulant, garage siding, soffit and fascia, and window and door trim on sides A, C, and D. All paint colors to be chosen by homeowner. Strip and repaint door jamb on side A with lead paint encapsulant.”*

DESCRIPTION OF PROPOSED PROJECT: The applicant (Indiana Community Action Association) seeks approval for the following lead remediation projects, to be bid out to final contractor at a later date:

1. Remove and replace south-facing existing wood half lite door and frame (referenced on side B) with new pre-hung steel half-lite door. Existing door does not function properly and is currently unusable. Existing decorative trim will be retained,
2. Remove and replace window (referenced as ground floor window #5 on side C) with a “white, vinyl, double hung, replacement style, Energy Star Rated, Argon filled, Low E coated glass, one-over-one window,”
3. Paint all siding, window and door trim, soffit and fascia, and front porch crown molding using a lead paint paint encapsulant,
4. Board over garage windows on side C, similarly to side D. Paint garage siding, soffit and fascia, and window and door trim on sides A, C, and D.

In addition to the above listed items, various internal remediation efforts will be initiated that are beyond the scope of the Historic Preservation Commission’s purview.

All exterior surfaces were assessed by Amereco Engineering of Valparaiso, IN on August 14th, 2018. **One hundred fifty-two (152) readings were collected from the exterior of the structure and one hundred twenty-one (121 -or approximately 80%) returned a ‘Positive’ test for Lead Based Paint (LBP).** The highest readings of the entire site (both inside and out) were returned from the exterior of the garage, with the garage fascia returning a 23.5 mg/cm² reading.

PRESERVATION INSPECTOR REPORT: N/A

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.

[...]

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.

[...]

VI. ENFORCEMENT PROCEDURES

[...]

This ordinance, however, does not prevent the ordinary maintenance and repair of any building or structure which does not involve a change in any exterior feature, nor does it prevent the reconstruction, alteration, demolition or moving of any building or structure which the Building Commissioner or other official has determined to be a hazard to public safety.

[...]

In making its determination, the Historic Preservation Commission shall consider three factors: first, the 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 recommends approval of this project with the condition that – upon the bid being awarded by Indiana Community Action Association – the contractor executing the work return to the Historic Preservation Staff with specific product information for the window and door.

Drafted by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

Public Discussion:

IN SUPPORT:

Mark Fox, Deputy Health Officer for St. Joseph County, 8th Floor – I want to speak out on behalf of this application as it seems to balance the needs of Historic Preservation and public health. I would echo Emily's comments that having a definitive solution that subsequent homeowners don't need to worry about would be ideal from a public health standpoint. We are very fortunate that this is a family that is very informed and have been very proactive in addressing lead risk in their home. Were the subsequent homeowner not so committed this would be a risk to future children living in this home... but, trying to meet all the objects of public health and or Historic Preservation this seems to be a reasonable compromise and hopefully Emily and her family will live there for twenty years and get full advantage of the encapsulant.

Andre Stoner, 628 Cushing Street, I work for the NNN as a Neighborhood Networker – I also want to speak in support for this petition. I live in a historic home, that is part of the value of the community where I live. It is also a neighborhood that has a huge challenge with lead issues and other health and safety issues, so it is a balancing act. I am very pleased that the state program was able to make some adjustments and I do think this is a good balance of attending to the historic nature of the neighborhood, as well as tending to the safety concerns of the community. Thank you.

Jamie Morgan, Project Manager for the Mayor, 14th Floor – Speak in favor of the applicant, the Lead-Safe South Bend initiatives fall underneath the Mayor's office, and we are grateful that the (Indiana) State Department of Health is here today to speak to the importance of Lead and for including South Bend and the community that it is receiving this grant funding. Thank you.

AGAINST:

Joan Downs-Crostenko, 849 Forest – I am not speaking against, I really wanted to thank Emily and the Dean family for doing this, and for finding a way to do it differently than had originally been planned. I want to thank the State for thinking about this a different way. My only concern is with the confirmation on the window and the door would be the material. I wanted to make a few observations as a serial rehabber, which is that white vinyl is nice until you want to paint your house a different color and white does not go with the color scheme that the next person chooses, and then you have one weird white window and they have painted all their other windows different color. Or, in your case, they are already white. So going forward, it is something that should be considered, as you can actually buy windows that

are completed wood clad, and Marvin makes those windows. And they will even make them – and I know this, as I just ordered several – they will even make them to the same confirmation of all of the pieces of your original house. So my last CofA included – so new windows, that Marvin is making for me, that weren't expensive, and I asked them to change the sash piece between the two double-hung panes, as the stock size they make is 2" wide, and all of the windows in my historic building are 1" wide. And they were able to do that. One of the things that I have learned is that you can often get exactly what you want if you ask. I just want to stress that it is very important that you all know that you can do that, and that you can get wood-clad windows, and wood-clad windows have a much longer life-expectancy. So in the case of Emily's house, she already has vinyl, so its not really an issue. Vinyl has a 30-year life-expectancy, while wood – it can be a 100+ years, but it can also be 200 years. Just so you know. The devil is in the details on the confirmation of the door, as a lot of doors – I know this, too, as I have been searching for doors! A lot of door manufacturers will claim to provide the format that you request, but the actual scaling will not be the same as you had before. Or it is missing coffers. So the details are very important. Thank you.

Commissioner Gordon made a motion to approve COA #2019-0208B as applied with the staff to assess the door and the window design. Seconded by Commissioner Hertel.

All in favor, zero opposed.

Vote: 5 – 0 Motion to approve COA#2019-0208B with conditions is approved.

2. 508 S St Joseph COA# 2019-0211 #8952-98 Taylor's Field Local Historic District

**STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

Date: February 14th, 2019

Application Number: 2019-0211

Property Location: 508 S St Joseph

Architectural Style/Date/Architect or Builder: Queen Anne Free Classic / 1901

Property Owner: The Entrust Group FBO Lisa H McKnight

Landmark or District Designation: Taylor's Field, Ordinance #8952-98

Rating: *Contributing*

DESCRIPTION OF STRUCTURE/ SITE: Large irregular two story (plus attic) Free Classic Queen Anne stylistic cues on a brick foundation. Vinyl/aluminum siding is found throughout. The roof is cross-gabled with asphalt shingles, with smaller gables, inset gabled fronts, and gabled returns. The ground floor has a full front porch with doric columns on brick piers with stone caps supporting a hip roof and pediment over the entry stop. A plain frieze with dentil course and brackets are under the entablature. Windows are wood, 1/1 double hung. Three slim fixed single pane windows are in the front gable.

ALTERATIONS: RME #2016-1026B allowed for the replacement of the asphalt shingle roof. RME #2018-0911B allowed for the repair of the front porch, including replacement of decking and underlying structure as needed. Replacement of railing, repair of columns as needed.

APPLICATION ITEMS: *"Replacement of Front Door. The front door was damaged beyond repair due to a breakin. A new door has been installed. We plan to pain the frame around the window to match the front door."*

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks a Certificate of Appropriateness for improvements on the structure, including:

1. ***Retroactive*** replacement of the front door with Therma-Tru Benchmark Door (Lowe's – item #15729),

A previous contractor executed the work listed as *retroactive* following damage/vandalism to the property. Troy McKee of McKee Brothers LLC has been retained by the property owner to rectify the issues on the site.

The Building Department 'Red-Tagged' this property on January 10th, 2019 because work was completed without permit.

PRESERVATION SPECIALIST REPORT:

STANDARDS AND GUIDELINES: *Taylor's Field Local Historic District Guidelines*

I. THE ENVIRONMENT

A. THE DISTRICT ENVIRONMENT

[...]

B. BUILDING SITE, LANDSCAPING AND ACCESSORIES

Individual properties in the district are characterized by a house located near the front of each lot with a small to medium lawn in front and little to no lawn at the rear of the property. Often the back yard is used as a parking lot for tenants. About half of the properties include a garage which is either located at the rear of the property and accessed from unpaved alleys running behind the property or located directly next to the structure and accessed by small drives. Nearly all of the garage structure and accessed by small drives. Nearly all of the garage structures are out of date, single-stall frame buildings. One larger carriage house still stands in the district. Most properties have trees, shrubbery and/or hedges. Most houses conform to the uniform set-back within each block.

Required

Plants, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained.

Recommended

New site work should be based upon actual knowledge of past appearance of the property found in photographs, drawings, and newspapers. New site work should be appropriate to existing surrounding site elements in scale, type, and appearance. Accessory structures such as decks, gazebos, fountains and/or small outbuildings should be appropriate to surrounding site elements in scale, type, and appearance. Plant materials and trees in close proximity to the building and causing deterioration to the building's historic fabric should be removed and replaced by suitable flora as approved by the Historic Preservation Commission.

Prohibited

No changes may be made to the appearance of the site by removing trees, fencing, walkways, outbuildings or other site elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. Front yard areas shall not be fenced or fences shall not extend forward beyond the setback line of the house. The installation of unsightly devices such as television satellite dishes, solar panels and skylights shall not be premised in areas where they can be viewed from the public thoroughfare.

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 material.

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 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. No chemicals, sand blasting or other invasive methods may be used to clean historic buildings. 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 the 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 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 contact the Historic Preservation Commission of South Bend & St. Joseph County at 125 Lafayette, 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 originally.

Not Recommended

Waterproof or water repellant 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. 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

B. ROOFS AND ROOFING

[...]

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 additional 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 and should be removable. If new sashes or doors are installed, the existing or original materials, design, and hardware should be used. When metal storm doors and windows 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 re-used 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 the 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.

[...]

III. SAFETY AND BUILDING CODE REQUIREMENTS

A. BUILDING CODE REQUIREMENTS

Required

Building code requirements shall be compiled with in such a manner that the existing character of the building is preserved.

Recommended

Local code officials should be consulted to investigate alternative life safety measures that will preserve the architectural integrity of the structure. Variances for historic properties should be investigated.

Prohibited

Construction of new stairways and elevators that would alter important architectural features or existing exits and spaces is prohibited.

Not Recommended

Fire prevention equipment should not damage the appearance or fabric of the building.

B. ACCESS FOR HANDICAPPED OR DISABLED PERSONS

IV. GENERAL

[...]

STAFF RECOMMENDATION: Regarding the retroactive replacement of the front door, staff would have preferred the original door and storm door would have been retained. The fiberglass replacement door is a departure from the original material and format; Staff would like to see a new wooden storm door installed to conceal the fiberglass door.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

Commission President Gelfman expressed the following: If the property owner executes any more alterations to the house(s), the proper building permit which is required, the building department will further fine the owner if he doesn't apply for the proper Certificate of Appropriateness, as well.

Commissioner Gordon made a motion to approve COA #2019-0211 with staff being remanded to approve a storm door to go over this door within 60 days. If the applicant will not install a wood storm door over this door, the existing door has to come out. Seconded by Commissioner Fisher.

Four in favor, one opposed.

Vote: 4 – 1 Motion to approve COA#2019-0211 is approved with conditions.

Commissioner Gordon expressed that he would prefer the wooden storm door had as little glass as possible.

**3. 510 S St Joseph COA# 2019-0211A #8952-98 Taylor's Field Local Historic
District
Representation:**

**STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

Date: February 14, 2019

Application Number: 2019-0211A

Property Location: 510 S St Joseph

Architectural Style/Date/Architect or Builder: American Foursquare / 1894

Property Owner: The Entrust Group FBO Lisa H McKnight

Landmark or District Designation: Taylor's Field, Ordinance #8952-98

Rating: *Contributing*

DESCRIPTION OF STRUCTURE/ SITE: Large irregular two story (plus attic) Free Classic with American Foursquare stylistic cues on a stone block foundation. Wood shingle siding is found throughout. The roof is hipped with asphalt shingles and hip dormers on the north and south sides. A small porch exists on the second story with wood balustrade, wood columns supporting the hip roof with a large overhang, purlins, and a plain freeze. The entry porch is partially enclosed and has similar details to the second story porch. Windows have aluminum storms and wood surrounds. An exposed second

story stair well is on the south side, and an enclosed two-story concrete-block entrance is at the north east corner.

ALTERATIONS: Extensive modifications have occurred throughout the structure's history, including additions in 1939 (one story addition to the rear), 1943 (11' x 14' rear porch), and in 1949(?) with the addition of the 7' x 12' cinder block construction at the north east corner. COA #1999-0308 allowed for the "rebuilding south side stairs and repair clapboard and rotted trim with like materials." COA #2003-0806 allowed for the reconstruction of the exterior stair with treated lumber, and explicitly retained the supporting stone and brick structure beneath this stair. COA #2013-0615 allowed for the tear-off and re-roof of the main structure. COA #2013-0625 allowed for the repair of the internal gutter system on the front façade and the installation of K-style gutter system on the rest of the house. COA #2013-0509A allowed for the re-installation of the front stair guide rail and the repair of the railing to upper apartment #4. COA #2018-0911A allowed for the reconstruction of the outside stairs, reconstruction of the property fence, deconstruction of the outside stone and brick knee wall, and conditionally allowed for window replacement (pending staff approval).

APPLICATION ITEMS: *"Replacement of 4 windows located on bottom left side of building and the front door on apartment 2. The windows were installed due to breakin. Two of the windows were damaged beyond repair. The front door also was damaged beyond repair. We plan to trim out the windows with wood. We will trim out based on recommendations from teh Historical Preservation Society. The front door will also have the trim around the window painted the same color as the door."*

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks a Certificate of Appropriateness for improvements on the structure, including:

2. ***Retroactive*** replacement of two front doors with a Therma-Tru Benchmark Doors (Lowe's – item #15729),
3. Reconstruction/reinstallation of the original transom above the main front door,
4. ***Retroactive*** replacement of four windows on the north side of the ground floor with Jeld-Wen Best Series Model JW1438 vinyl windows.
5. Installation of poplar wooden trim mimicking wooden storm on the aforementioned replacements, primed and painted in the same color as the existing aluminum storm windows.

A previous contractor executed the work listed as *retroactive* following damage/vandalism to the property. Troy McKee of McKee Brothers LLC has been retained by the property owner to rectify the issues on the site.

The Building Department 'Red-Tagged' this property on January 10, 2019 because work was completed without permit.

PRESERVATION SPECIALIST REPORT:

Specialist Toering and Inspector Szaday visited the property in the afternoon of January 9, 2019 upon the request of the property owner, Bill McKnight. Mr. McKnight appraised staff of the condition of building since their last visit in September: that there had been a break-in, that multiple windows had been destroyed, that the front door on this property and 508 had been vandalized, and that a previous contractor (that was no longer employed by Mr. McKnight) had installed the replacement vinyl windows on the north side of the ground floor of the property, as well as the front doors. Mr. McKnight was appraised of the need to apply for a retroactive Certificate of Appropriateness for this work. Discussion was had regarding ways through which the project could be made compliant by the addition of exterior trim work to conceal the vinyl windows.

A blank Certificate of Appropriateness application was sent to Mr. McKnight later that day. A completed application with payment was received on February 11, 2019.

For context, Inspector Szaday's assessment of the windows from September 5, 2018 is as follows:

"Windows: The owner has proposed the replacement of 7 original wood double-hung windows. I was unable to inspect the windows in the second floor as the apartment is occupied and the renter was not home. The four on the first level all have lower sashes that are broken and each have metal angle brackets holding the sashes together. These sashes are missing ropes and are not rotted, but rather are structurally damaged beyond repair. The metal storm windows are missing screens but have kept the original sashes and sills safely out of the elements. The upper sashes are painted and nailed in place."

STANDARDS AND GUIDELINES: Taylor's Field Local Historic District Guidelines

V. THE ENVIRONMENT

A. THE DISTRICT ENVIRONMENT

[...]

B. BUILDING SITE, LANDSCAPING AND ACCESSORIES

Individual properties in the district are characterized by a house located near the front of each lot with a small to medium lawn in front and little to no lawn at the rear of the property. Often the back yard is used as a parking lot for tenants. About half of the properties include a garage which is either located at the rear of the property and accessed from unpaved alleys running behind the property or located directly next to the structure and accessed by small drives. Nearly all of the garage structure and accessed by small drives. Nearly all of the garage structures are out of date, single-stall frame buildings. One larger carriage house still stands in the district. Most properties have trees, shrubbery and/or hedges. Most houses conform to the uniform set-back within each block.

Required

Plants, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained.

Recommended

New site work should be based upon actual knowledge of past appearance of the property found in photographs, drawings, and newspapers. New site work should be appropriate to existing surrounding site elements in scale, type, and appearance. Accessory structures such as decks, gazebos, fountains and/or small outbuildings should be appropriate to surrounding site elements in scale, type, and appearance. Plant materials and trees in close proximity to the building and causing deterioration to the building's historic fabric should be removed and replaced by suitable flora as approved by the Historic Preservation Commission.

Prohibited

No changes may be made to the appearance of the site by removing trees, fencing, walkways, outbuildings or other site elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. Front yard areas shall not be fenced or fences shall not extend forward beyond the setback line of the house. The installation of unsightly devices such as television satellite dishes, solar panels and skylights shall not be premised in areas where they can be viewed from the public thoroughfare.

VI. 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 material.

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 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 bushes. No chemicals, sand blasting or other invasive methods may be used to clean historic buildings. 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 the 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 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 contact the Historic Preservation Commission of South Bend & St. Joseph County at 125 Lafayette, 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 originally.

Not Recommended

Waterproof or water repellant 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. 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

B. ROOFS AND ROOFING

[...]

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 additional 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 and should be removable. If new sashes or doors are installed, the existing or original materials, design, and hardware should be used. When metal storm doors and windows 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 re-used 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 the 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 replicas 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 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 character shall not be altered or removed.

Not Recommended

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

E. MECHANICAL SYSTEMS

[...]

VII. NEW CONSTRUCTION

[...]

VIII. SAFETY AND BUILDING CODE REQUIREMENTS

A. BUILDING CODE REQUIREMENTS

Required

Building code requirements shall be compiled with in such a manner that the existing character of the building is preserved.

Recommended

Local code officials should be consulted to investigate alternative life safety measures that will preserve the architectural integrity of the structure. Variances for historic properties should be investigated.

Prohibited

Construction of new stairways and elevators that would alter important architectural features or existing exits and spaces is prohibited.

Not Recommended

Fire prevention equipment should not damage the appearance or fabric of the building.

IX. B. ACCESS FOR HANDICAPPED OR DISABLED PERSONS

GENERAL

[...]

X. ENFORCEMENT PROCEDURES

[...]

In making its determination, the Historic Preservation Commission shall consider three factors: first, the 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: This property has 1) an extensive history of modification and alteration, 2) existed as rental property for the majority of its existence (records indicate the structure was subdivided sometime after 1970). As a subdivided structure, multiple ingress/egress openings have been added over the years, requiring consistent (and documented) reconstruction.

Regarding the retroactive replacement of the front doors, staff would have preferred the original door and storm door would have been retained. The fiberglass replacement door is a departure from the original material and format; Staff would like to see new wooden storm doors installed to conceal the new fiberglass doors.

Regarding the removal and replacement of the four ground floor windows with new vinyl windows, staff recommends approval with the condition that wooden trim be added to conceal the new product. This position is based upon Inspector Szaday’s opinion of the previous windows condition (as documented in COA #2018-0911A).

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

Commission President Gelfman expressed the following: If the property owner executes any more alterations to the house(s), the proper building permit which is required, the building department will further fine the owner if he doesn’t apply for the proper Certificate of Appropriateness, as well.

Commissioner Fisher made a motion to deny application COA #2019-0211A on the basis that the applicant failing to appear and to address concerns that the Commission has. Seconded by Commissioner Gordon.

Legal Counsel Kennedy clarified that in motions for denial, Commissioners will explain their vote with supporting statements. Roll was called:

Commissioner Canada (AYE) – I vote to deny this application based upon the applicant’s failure to appear and there being too many questions remaining unanswered.

Commissioner Fisher (AYE) – I vote to deny based upon the reasons already stated.

Commissioner Hertel (AYE) – I move to deny this application due to the inability to discuss with the applicant or a representative the various changes that have been made and their history of coming before the commission, and disregarding the opportunity to work with staff for the Historical Appropriateness of the home.

Commissioner Gelfman (AYE) – I move to deny due to lack of owner here, the lack of contractor here, the lack of C-of-As that have not materialized on projects before that, concern of materials that are desired to be used. If there are other options available, we need to talk to someone concerning that.

Commissioner Gordon (AYE) – I move to deny for the same reasons as listed above: no appearance by owner or contractor, and their previous failure to work with staff on staff’s previous recommendations.

Five in favor, none opposed.

Vote: 5 – 0 Motion to deny COA#2019-0211A is passed.

IV. PRIVILEGE OF THE FLOOR

V. REGULAR BUSINESS

A. APPROVAL OF MINUTES

B. STAFF REPORTS

1. Administrative Approval Reports – Distributed.

C. COMMITTEE REPORTS

VI. OLD BUSINESS

A. Tom Gordon briefly discussed the correlation between two recent projects – the removal of the Leeper Park Duck Pond (with the argument for the health of the animals) and the proposed lead abatement activities at 815 Leland.

B. Commissioner Canada requested that a systematic formula for the photo portion of the staff report be investigated. Discussion regarding formatting followed. Commissioner Hertel requested that the labeling sequence follows a format similar to that seen on 815 Leland (Side A, side B, side C, clockwise around the structure, with labeling of specific features on the image).

Commissioner Gelfman expressed that Staff should be more strict about requiring applications to be complete and include all necessary information.

VII. NEW BUSINESS

VIII. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS

A. Commissioner Fisher requested clarification regarding Lead Abatement expertise, as there are many documents that discuss this, and doesn’t know if we are operating under

a particular set of guidelines, be they state or federal.

Commissioner Fisher read from the Housing and Urban Development *Guideline for the Evaluation and Control of Lead based Paint Hazards in Housing*, chapter 18, "Lead Based Paint and Historic Preservation": "In historic properties, interim controls are generally preferred over abatement strategies because they preserve the integrity of the structure. It is possible to strike a balance between lead safety and preservation. Wholesale removal of historic significantly building components as a lead hazard control methodology is not recommended in historic properties." Commissioner Fisher stated that there's a difference between abatement, which is what was applied for at 815 Leland (a permanent fix), versus interim controls, which are less aggressive and allows historic details to continue. Commissioner Fisher asked "do we operate under guidelines? What are those guidelines? Where do I find them?"

Administrator Feasel offered to invite the city of South Bend's Project Manager, Jamie Morgan, to discuss what they value. Commissioner Fisher clarified that the city's feelings are different than the federal guidelines. Legal Counsel Kennedy stated that it is up to the Historic Preservation Commission to determine which guidelines they would like to follow. Commissioner Hertel clarified that the Commission falls under the jurisdiction of the Department of the Interior, and Department of the Interior guidelines should be followed.

Eric Stahlheim (902 E Washington Street) referenced Preservation Brief 37 deals specifically with lead paint. Preservation Briefs are created by the Secretary of the Interior. Inspector Szaday discussed what the Preservation Brief contains.

Commission members discussed the definitions of abatement and enclosure, as pertains to previous projects, as well as expected lifespans for paint covering.

1. Commissioner Hertel requested that Staff reach out to the Health Department and to the Mayor's office (or other county officials) for further conversation.
2. Legal Counsel advised adopting the Secretary of Interior documents and make those documents available (via links) on the website.
3. Commission Gordon suggested engaging with the community organizations that are most directly impacted by lead based paint.

IX. ADJOURNMENT

Commissioner Canada made a motion to adjourn. Seconded by Commissioner Hertel.

Five in favor, none opposed.

Vote 5 – 0. Meeting adjourned at 7:14 pm.

Attest:



Greta Fisher, Secretary



7-15-19

Date