

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: May 7, 2018

Application Number: 2018-0412A

Property Location: 802 Forest Avenue

Architectural Style/Date/Architect or Builder: Gabled-Ell / 1890

Property Owner: Karen Graubart

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

Rating: Contributing

DESCRIPTION OF STRUCTURE/SITE: The house located at 802 Forest is a one and a half story wood frame gabled-ell with an irregular plan set upon a brick foundation. Window are wood 1/1 double hung with aluminum storm windows. Exterior walls are clad in vinyl siding. The house has multiple gables with returns and a shed dormer in the rear.

ALTERATIONS: COA #2009-1005C removed a Linden Tree in the tree lawn as well as called for the trimming of the remaining trees, per the city forester's recommendation. COA #2011-0809 allowed for the repair of the flat roof and flashing on the north side of the structure. COA #2013-0607 allowed for the replacement of the 3' cedar picket fence using in-kind material and the original posts.

APPLICATION ITEMS: "I request permission to tear down a collapsing deck addition to side of house back from the street. I also request permission to replace it with a low-profile wooden or composite deck, [not visible from?] the street. The house has siding so no historical character is being affected, and so I request permission [...] See attached from contractor. Photo from side of house where deck located. Steve Szaday [...]"

From attached documents:

"We will remove an unsafe and deteriorating deck/ pergola type structure on the side of your home exiting the kitchen area. We will build a new 16' x 16' deck of treated wood material, one step down from your home's floor level to put the deck closer to the ground, to avoid the requirement of a new handrailing."

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks a Certificate of Appropriateness for the removal and reconstruction of the deck and the rear of the property. The current deck and pergola will be removed and be replaced by a new deck that will be lower to the ground and will, according to the design description, be minimally visible from the street. The replacement deck will not have a pergola attached above it, and will therefore be even less visible than the present structure.

Six new post holes will be dug to a depth of approximately 3' for the installation of six 6"x6" posts set in concrete. Beams, joists, and decking will be installed to create the deck surface approximately 12" above the current yard surface. Overall size of the new deck will be 16' x 16'.

The contractor has provided an option for the installation of Fiberon Horizon Decking. Fiberon Horizon products are constructed of approximately 40% wood (wood fiber, wood dust or wood flour) and 60% Polyethylene. Applicant is interested in using composite materials for their lifespan, but is amenable to using traditional wood products.

PRESERVATION INSPECTOR REPORT:

February 27, 2018

This morning I was contacted by Karen the owner of 802 Forest in regards to the deck attached to the structure at 802 Forest. She was taking quotes for replacement or rebuild. She requested an opinion if this needed to come down and if it had to be rebuilt the same way or just the footprint remain the same. I deferred her questions to Adam Toering about the application specifications but I quoted the Chapin Park Standards and Guidelines from the guidebook.

I went and photographed the deck after I received permission from the owner to be able to enter the property. The angle iron base structure is rusted through. The wood decking has collapsed in areas due to the deterioration of the angle iron. There seems to have been a concrete pad patio at one time where the deck is now. Perforated metal corner pieces are bolted to concrete footers that are on top of the concrete pad. The metal risers for the deck are then bolted onto these risers. Both the risers and metal angles are rusted through and most have some movement. The bases of the wood posts on the deck have also sustained considerable water damage. The additional weight of the pergola has aided in the demise of the deck as a whole. Wooden 4x4 posts sit under the deck and serve as supports under each post that sits above the deck. This has led to the deterioration of the post bases and pooling of water around those bases. The deck and pergola are built separately from the house but has been lag bolted to the house. I walked on part of the deck and was fine but felt the deck give to my weight toward the south west corner of the deck.

Steve Szaday
Historic Preservation Inspector, Code Enforcement

STANDARDS AND GUIDELINES: CHAPIN PARK

General Definitions

(B) PRESERVATION GUIDELINES

(b2) Rehabilitation (ADOPTED)

Maintaining the existing character of the district, and whenever possible returning it to its original condition. Any rehabilitation would not require the removal of all non-original materials but would encourage the removal of all such materials which are incompatible with the defined elements of preservation for the district. **The design of new construction or alteration would not require the duplication of the original design and construction, but should be compatible with existing structures and the district's defined elements of preservation. The use of original materials or construction techniques would be encouraged, but contemporary methods and materials would be acceptable when compatible.**

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.

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.

C. SHEDS AND ACCESSORY BUILDINGS

Required

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

Recommended

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

Prohibited

Prefabricated metal sheds shall not be used.

Not Recommended

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

IV. SAFETY AND BUILDING CODES

A. BUILDING CODE REQUIREMENTS

Required

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

Recommended

Local building 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 and spaces is prohibited.

Not Recommended

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

STAFF RECOMMENDATION: Staff recommends approval of the project, as it is in keeping with the Standards & Guidelines of the Chapin Park Local and National Historic District.

Written by
Adam Toering
Historic Preservation Specialist
Approved by
Elicia Feasel
Historic Preservation Administrator

Site Visit – Photos



Figure 1 - 802 Forest Avenue, February 27, 2018



Figure 2 - 802 Forest, existing porch.



Figure 3 - 802 Forest, existing porch.



Figure 4 - 802 Forest, existing porch and pergola.



Figure 5 - 802 Forest, porch foundation post.



Figure 6 - 802 Forest, degrading porch posts.



Figure 7 - 802 Forest, existing porch posts.



Figure 8 - 802 Forest, porch posts.



HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601
http://www.southbendin.gov/government/department/community-investment
Phone: 574/235.9371 Fax: 574/235.9021
Email: hpcsbjcc@southbendin.gov

Timothy S. Kluscinski, President

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation
Administrator

APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS

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

Date Received: 4/12/2018 Application Number: 2018 — 0412A

Past Reviews: YES (Date of Last Review) _____ NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) Chapin Park

National Landmark National Register District (Name) Chapin Park

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

Address of Property for proposed work: 802 Forest Avenue, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Karen Graubart Phone #: 607-351-7546

Address of Property Owner(s): 802 Forest Avenue, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Nick Donovan Phone #: 574-289-4992

Contractor Company Name: Peacock and Company

Address of Contractor Company: 1147 Mishawaka Avenue, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Current Use of Building: Single family
(Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)

Type of Building Construction: Wood frame with siding
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

Proposed Work: In-Kind Landscape New Replacement (not in-kind) Demolition
(more than one box may be checked)

Description of Proposed Work: I request permission to tear down a collapsing deck addition to side of house back from street. I also request permission to replace it with a low-profile wooden or composite deck back to street. The house has siding so no historical character is being affected, and so I request permission to see attached from contractor, photo from street of side of house where deck located. Steve Szadava

Owner e-mail: kbgraubart@gmail.com and/or Contractor e-mail: ndonovan@peacockandco.com

X Ka B C and/or X _____
Signature of Owner 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.

APPLICATION FEE

The following schedule of fees shall apply to any *Application for a Certificate Of Appropriateness*:

Routine Maintenance Exclusion (Staff Approval)	\$ 20.00
or	
Commission Review	\$ 20.00

Payment must accompany the application at the time of submission. For electronically submitted application, payment must reach the HPC office within 48-hours following transmission.

REQUIRED DOCUMENTATION AND SITE PLANS

The Historic Preservation Commission of South Bend and St. Joseph County cannot render judgment nor process an Application without specific documentation. Comprehensive documentation protects both the owner of the property submitting the Application as well as providing a complete understanding of the project for the commissioners and staff when rendering a decision. Problems often occur during a project review or during the execution of the project when one or both parties are unclear as to the specifics. *Applications will NOT be processed without all required fees and documentation.*

When an Application has been scheduled for any meeting where a review and decision are to be rendered, the owner and any architect or contractor (s) retained for the project *must* attend such meetings. *Failure by the owner, architect, or contractor to attend such meetings may result in denial of the Application due to insufficient presentation.*

Documentation shall include: detailed written description of the project including materials to be used, scale, dimensions, construction methods, finished, manufacturers' brochures and specifications and photographs of the area (s) which the project will affect.

Photographs may be submitted in digital format, or in photographic print. When a project involves blueprints and/or site plans, one (1) set shall be submitted with the Application. Any documentation submitted to this office cannot be returned to the applicant.

INSPECTION AUTHORITY

All projects will be inspected during and following execution, for compliance with the decision (s) rendered by the Historic Preservation Commission of South Bend and St. Joseph County.

Owner acknowledges that while the Historic Preservation Commission only considers Certificates of Appropriateness for exterior features, under certain circumstances it may be necessary for the Commission Staff to have access to the interior of the building in order to accurately assess the condition of the exterior feature and that the lack of access to the interior may prevent the Commission Staff from making a favorable recommendation.

Any work performed on a historic landmark or in an historic district which does not conform to the Certificate of Appropriateness certificate, shall be immediately halted by the Historic Preservation Commission and the Building Department of South Bend and St. Joseph County.

INTERGOVERNMENTAL DISCLOSURE

Certificates Of Appropriateness will be filed with the Building Department of South Bend and St. Joseph County when the applicant also is required to obtain a building permit or other such permit issued by that department. *(The applicant may pick up their Certificate at that location).* When no building or other permits are required from the Building Department, the Certificate will be mailed directly to the applicant.

April 10, 2018

Ms. Karen Graubart
802 Forest Ave
South Bend, IN 46616

Dear Karen,

At Peacock & Company, our goal is to provide high-quality, full service remodeling that meets or exceeds your expectations. This detailed proposal outlines all aspects of your remodel. We believe that spelling out all of the details on the front end leads to clearer expectations, timely completion and a much smoother process for everyone.

The following are critical areas that are included in our construction process that are often overlooked and/or not considered when deciding on a remodeling project.

1. Communication

In order to ensure a successful project, we believe in open communication between you, the homeowner, and all members of the Peacock and Company team, particularly the Project Manager. In remodeling, there will be questions that arise and/or decisions to make and it is imperative that we can communicate promptly and effectively.

While this proposal strives to be comprehensive of all the work required to complete your project as described, at times there are unforeseen challenges or changes that you wish to make.

To ensure clear communication, any additional costs, including changes at the owner's request, or hidden structural elements, mechanical deficiencies, etc. will be executed only upon a written Change Order signed by the customer, agreeing to the additional cost.

2. Start-up Meeting

A pre-construction meeting will be held on site before we begin the job.

The meeting will cover:

- An introduction to your Project Manager and our Production Manager.
- The Start Up Meeting Planning Document that we ask you to complete prior to our meeting.
- The detailed proposal to ensure that everyone is clear on all aspects of the project.
- Any questions that you may have.
- Key/Entry preferences.
- A tentative schedule for the project.

3. Project Management

Our agreement includes on-site coordination of the project by a Peacock & Company Project Manager/Lead Carpenter, who will be your main point of contact during the project. The project manager is responsible for:

- Keeping you informed of all of the elements of the project
- Maintaining control of the subcontractors and the schedule.
- Communicating with you to ensure that the project is meeting your expectations.

4. Project Preparation and Care

We understand the stress that remodeling can bring, and we pride ourselves on respecting your home and maintaining a clean job site. The job site will be:

- Prepared with protective floor covering in traffic areas of construction to keep your home free off damage and sealed off as appropriate to minimize dust and mess.
- Kept clean and orderly each day.
- Swept daily.
- Cleared of demolition debris weekly and all extra materials upon completion.

5. Project Satisfaction

We aren't finished until you are satisfied. Prior to completion you will be asked to fill out a "punch list" with any items in the project that need attention. Completion of this punch list will give your agreement that the project is complete. We provide a 2-year warranty on workmanship and materials used to build your project.

Upon completion of your project, you will receive a survey, via email, from *Guild Quality*. The values we strive to demonstrate in our work with you are: communication, construction quality, organized and professional, integrity, reliability, care and teamwork. We rely on the Guild Quality Survey to get your valuable feedback on how we demonstrated these values. Completing this survey helps us measure of how we did. It's our basis for rewarding employees, addressing development opportunities and measuring our success. It's our "report card" and your input is critical to us.

Description of Project

We will remove an unsafe and deteriorating deck/ pergola type structure on the side of your home exiting the kitchen area. We will build a new 16' x 16' deck of treated wood material, one step down from your home's floor level to put the deck closer to the ground, to avoid the requirement of a new handrailing.

Removals

Remove deck to include decking, pergola posts, open roof structure, and the metal frame work supporting the deck boards.

Excavation/ Foundation

Dig for 6 post holes approx. 3' deep, pour concrete in bottom.

Framing

Install 6" x 6" (6) in the new post holes. Build two beams from treated 2" x 10". Install ledger board at house, set new treated 2" x 10" joists perpendicular to beams every 16" on center. Joist hangers where joists attach to ledger board.

Decking

Install treated deck boards perpendicular to joists. Deck boards attached to joists with deck screws, drilled through the deck board surface. No band boards. No painting or staining.

Miscellaneous

Construction may begin in June or July and will take approximately 1-2 weeks to complete. Deck is proposed with no hand rail, with the deck surface to be at approx. 12" above the dirt of your yard.

Proposal is contingent on approval from Historic Preservation Commission. Our opinion is that your existing pergola structure is unsafe and should be removed before someone becomes injured. It is not original to the house and not in keeping with the age of the home.

Project Price: \$ 5,371.00

Homeowner Initial _____
Designer Initial _____

Option #1: Composite Decking

Instead of the treating decking surface proposed, we will supply and install new Fiberon Horizon Decking, Color TBD from standard offering. The composite deck will feature a hidden fastener and a perimeter band board to conceal the cut edges of the deck.

Option Price: ADD \$ 2,705.00

Homeowner Initial _____
Designer Initial _____

Total Project Price w/ selected options \$ _____

Homeowner Initial _____
Designer Initial _____

Total Down payment (Total x 30%) \$ _____

Homeowner Initial _____
Designer Initial _____

Terms

30% Down

35% Upon Completion of Demo

30% Upon Start of Deck board installation

Balance due upon completion.

Thank you for considering Peacock & Company, we look forward to working for you and with you.

Sincerely,

Nick Donovan
Designer
Peacock & Company



All work shall be completed in a workmanlike manner according to standard building codes and practices. All labor and materials are fully warranted for two years from completion and final payment.

Any alterations or changes to the above proposal involving additional costs, including changes at the owner's request or hidden structural elements, mechanical deficiencies, or items that do not meet code shall be executed only upon the signing of a written change order by the customer agreeing to pay additional costs. Please be aware that hidden structural defects uncovered during the demolition phase must be repaired for project completion.

Additional labor will be billed at \$45.00 per hour; materials and subcontractors at cost plus 30% to cover handling, arrangement and coordination. The terms of any change order(s) may not coincide with the terms of the original agreement, while it is treated as an addition to the original agreement.

Any excess, allowance items that are non-returnable, special order items will be included in allowance totals. This usually occurs when an item needs to be rounded up to a case quantity (as is common with tile).

Final balance upon completion payment overrides small, special/custom ordered items that are not received at the time of final invoice. An interest rate of 2% will be applied toward all unpaid balances (24% APR).

The customer is responsible for the cost of moving any utilities (electric, gas lines, meters) or installed systems (burglar alarms, sprinklers, etc.) if required unless exactly noted in the attached proposal.

All agreements are contingent upon weather, strikes, accidents or delays beyond our control. While we pride ourselves on remaining on schedule, please be aware that this is not always possible.

The customer is responsible to carry fire, tornado, and other necessary insurance. All Peacock & Co. employees are fully covered under Workman's Compensation Insurance.

During the course of the project we may be taking pictures and we would like permission to use them in our display books and marketing efforts. We would also like to put up a "PEACOCK & CO." yard sign. The sign is designed to help inspectors, delivery trucks and subcontractors to locate the site, thus avoiding unnecessary delays. The sign also allows us to let passersby know just how proud we are of the work we do and that you have entrusted us to work on your home.

Indiana Code 32-27-3 section 12. (a). states that the following notice must be conspicuous and may be included as part of the underlying agreement signed by the homeowner.

"IC 32-27-3 contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor or builder of your home. Sixty (60) days before you file your lawsuit, you must deliver to the contractor or builder, a written notice of any

Construction conditions you allege are defective and provide your contractor or builder the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made by the builder or contractor.

However, if you unreasonably reject a reasonable written offer and commence an action against the builder or contractor, a court may award attorney's fees and costs to the builder or contractor. There are strict deadlines and procedures under state law, and failure to follow them may affect your ability to file a lawsuit."

Signing of the Peacock & Co. Standard policy acknowledges understanding and agreement to comply with its attached proposal, terms and conditions, and grants permission for the above stated marketing applications. All notices to be provided under this agreement shall be given in writing and by certified mail, return receipt requested, addressed as follows:

If to Seller:	If to Purchaser:
Peacock and Company	Karen Graubart
Attn: Scott Peacock	802 Forest Ave
1147 Mishawaka Ave	South Bend, IN 46616
South Bend, IN 46615	(607)3517546
(574) 289-4992	kbgraubart@gmail.com

Either party may alter the address for notice hereunder by notice properly given

Agreement

I (we) have read and understood the above Proposal and Standard Policies and am (are) agreeing to remodeling services from Peacock & Co. based upon the above described work.

_____ / /
Customer Date

_____ / /
Customer Date

_____ / /
Peacock & Company Representative Date

Down Payment Amount Received: \$ _____, Check# _____

Elicia Feasel

From: Karen Graubart <kbgraubart@gmail.com>
Sent: Thursday, April 12, 2018 12:51 PM
To: DL-Historic Preservation
Subject: Request for review
Attachments: 2018 HPC COA Application copy.pdf; Graubart Deck Proposal.pdf

Dear Historic Preservation Commission,

After conversations with Adam Toering and Steve Szaday (and a visit to my property by Steve), I am requesting a certificate of appropriateness to build a new deck for my home. Because of the way the existing structure is built (and is collapsing), it cannot be repaired. I would like to tear it down and build a very low profile deck that will not be visible from the street, in accordance with Chapin Park policy.

I attach the application, a plan drawn up by Peacock and Co according to my understanding of the Commission's rules, and a photo I took yesterday from the street. Steve Szaday might have additional photos.

I put a check in the mail today.

Thanks for your assistance with this.

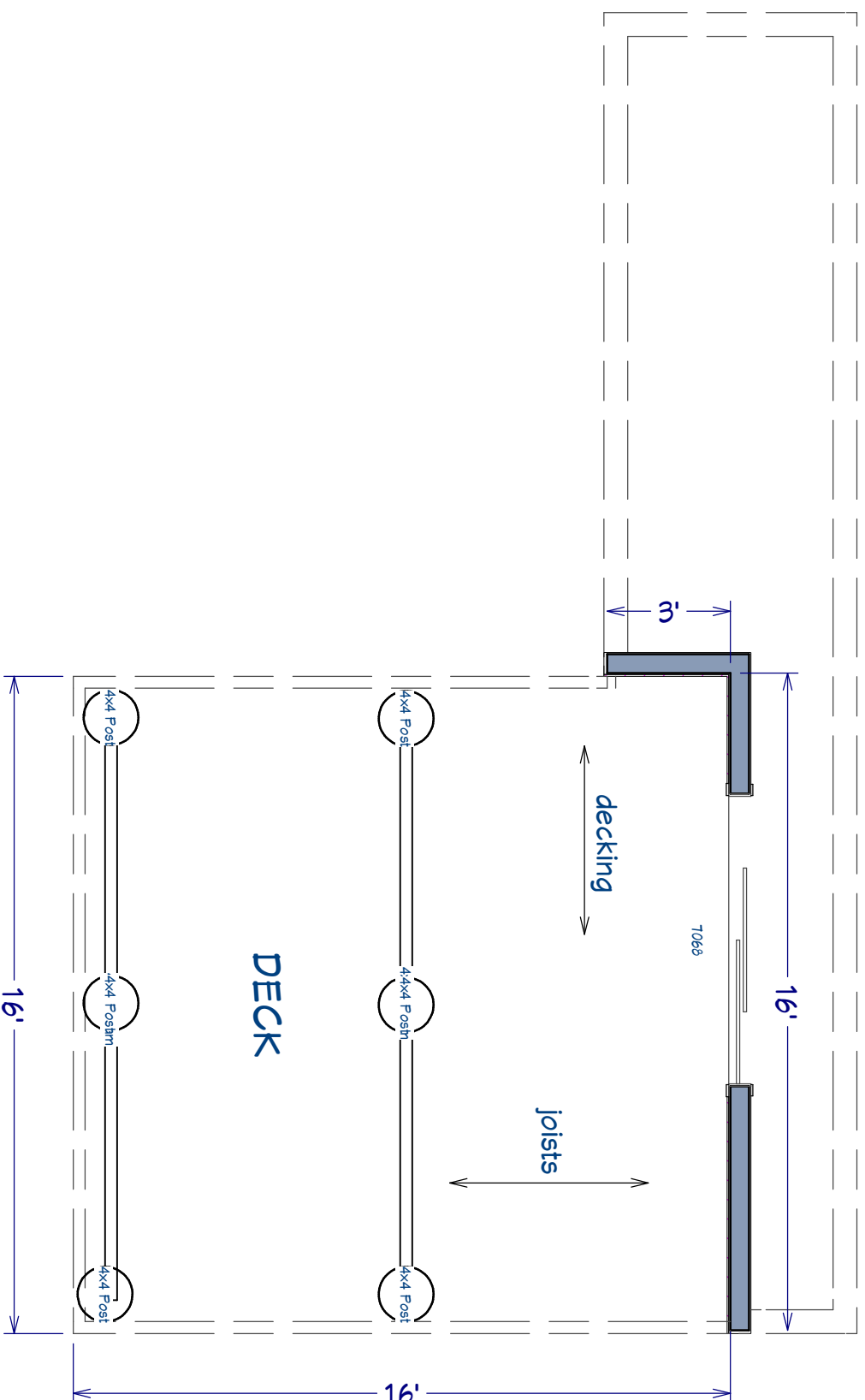
Karen Graubart
802 Forest Avenue
South Bend



existing



example of proposed deck style with no railing low profile, landscaped. removal of dangerous and deteriorating deck and pergola



PROJECT DESCRIPTION:
Karen Graubart
802 Forest Ave
South Bend, IN 46616

SHEET TITLE:
New Deck Plan

NO.	DESCRIPTION	BY	DATE

SCALE: 1/4"
DATE: 5/14/2018

R-1



MATERIAL SAFETY DATA SHEET HORIZON® DECKING

MSDS – Brick, Bronze, Ipe, Rosewood, Sand, Slate

1.) PRODUCT AND COMPANY IDENTIFICATION

Approval Date: 08/02/10

PRODUCT NAME: Horizon® Series Decking

SUPPLIER: Fiber Composites, LLC
181 Random Drive
New London, NC 28127

24 HOUR EMERGENCY: 704 -948-0240

PRODUCT AND MSDS INFORMATION: 704 -463-7120

2.) COMPOSITION / INFORMATION ON INGREDIENTS

CHEMICAL NAMES AND SYNONYMS:

- 1.) WOOD FIBER, WOOD DUST OR WOOD FLOUR
- 2.) POLYETHYLENE

INGREDIENTS CONSIDERED HAZARDOUS TO HEALTH:

<u>SUBSTANCE NAME</u>	<u>WEIGHT PERCENTAGE</u>
WOOD FIBER DUST	45-60 %

NOTE: WOOD FIBER IS CONTAINED IN A POLYETHYLENE MATRIX. POLYETHYLENE IS A THERMOPLASTIC MATERIAL. THIS MATRIX CONTAINS PREDOMINANTLY WOOD FIBER AND POLYETHYLENE. THE POLYETHYLENE CAN BE SOURCED AS VIRGIN OR REGRIND (RECYCLED) MATERIALS. THE STANDARD PRODUCT IS APPROXIMATELY 50% THERMOPLASTIC AND 50% WOOD FIBER.

See Section 8 for exposure limits (if applicable).

3.) HAZARDS IDENTIFICATION

UNITED STATES OF AMERICA OSHA HAZARD COMMUNICATION STANDARD: This product may be used in applications that produce wood dust fibers. According to OSHA CFR 1910.1200, certain wood fibers are considered hazardous if the workplace airborne concentration exceeds the OSHA or ACGIH exposure limits (See section 8).

EMERGENCY RESPONSE DATA: Light gray, cedar or redwood solid. Exposure to fire can generate toxic fumes. High dust levels may create potential for explosion. DOT ERG No. – NA

4.) FIRST AID MEASURES

MATERIAL SAFETY DATA SHEET
HORIZON® DECKING

MSDS – Brick, Bronze, Ipe, Rosewood, Sand, Slate

EYE CONTACT: Flush thoroughly with water. If irritation occurs, call a physician.

SKIN CONTACT: Wash contact areas with soap and water. Launder contaminated clothing before reuse.

INHALATION: If respiratory irritation, cough shortness of breath, wheezing or chest tightness occurs after exposure to dust, remove from further exposure, seek immediate medical assistance and call for a physician.

INGESTION: Not expected to be a problem when ingested in small quantities. If uncomfortable, seek medical assistance.

5.) FIRE-FIGHTING MEASURES

EXTINGUISHING MEDIA: Water

SPECIAL FIRE FIGHTING PROCEDURES: Use water to keep fire-exposed product cool. For fires in enclosed area, fire fighters must use self-contained breathing apparatus.

SPECIAL PROTECTIVE EQUIPMENT: For fires in enclosed areas, fire fighters must use self-contained breathing apparatus.

UNUSUAL FIRE AND EXPLOSION HAZARDS: Exposure to fire can generate toxic fumes. High dust levels may create potential for explosion.

Flash Point:

Flame Spread Index:

Flammable Limits – LEL: NA

Flammable Limits – UEL: NA

NFPA HAZARD ID: Health: 0 Flammability: 1 Reactivity: 0.

HAZARDOUS DECOMPOSITION PRODUCTS: Smoke, Carbon Monoxide, Acetaldehyde, Formaldehyde, Formic Acid and Acetic Acid.

6.) ACCIDENTIAL RELEASE MEASURES

NOTIFICATION PROCEDURE: None

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PROCEDURES IF MATERIAL IS RELEASED OR SPILLED: Where dusty conditions are created as a result of cutting or sawing, wet down material then sweep or vacuum for disposal. Personnel performing cleanup must use protective equipment.

ENVIRONMENTAL PRECAUTIONS: Not expected to be a problem.

PERSONAL PRECAUTIONS: See Section 8.

7.) HANDLING AND STORAGE

HANDLING: Horizon® Series Decking is not intended for load-bearing or heavy structural applications. Please consult Fiber Composites’ literature for proper usage. The density of Horizon® Series Decking material is heavier as compared to most traditional lumber products. Therefore, the user must employ proper handling to prevent damage or injury.

STORAGE: Store Horizon® Series Decking away from strong oxidizing agents or combustible material.

8.) EXPOSURE CONTROLS / PERSONAL PROTECTION

VENTILATION: Use and work in a well-ventilated area.

RESPIRATORY PROTECTION: Approved dust respirators must be used for dusty conditions or if breathing of dusts is probable.

EYE PROTECTION: Safety glasses with side shields or goggles should be worn to protect against dust particles in the air.

SKIN PROTECTION: No special equipment required. Good personal hygiene should be followed.

<u>SUBSTANCE NAME</u>	<u>SOURCE</u> (Agency)	<u>TWA</u> (ppm mg / m ³)	<u>STEL</u> (ppm mg / m ³)
Wood Fiber Dust			
Hardwood	OSHA	5	
Softwood	OSHA	5	
Oak Hardwood	ACGIH	1	
Softwood	ACGIH		10

NOTE: Limits as displayed are for guidance only. Follow application regulations.

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9.) PHYSICAL AND CHEMICAL PROPERTIES

Physical properties are given which are considered representative. For specific physical properties refer to the Product Data Sheet.

APPEARANCE:	Solid
COLOR:	Cedar which fades to a light peach after several weeks. Gray which fades to a light gray after several weeks. Redwood which fades to a light red after several weeks. Brown which fades to a light brown after several weeks
ODOR:	None
PH VALUE:	NA
BOILING POINT:	NA
MELTING POINT:	Approximately 130 C
FLASH POINT:	398 C
FLAMMABILITY:	SwRI – Flame Spread Index = 115
SELF-IGNITION:	437 C
SMOKE DEVELOPED VALUE:	135
WATER ABSORPTION:	.5% by weight
COEF. OF MOISTURE EXPANSION:	.5% by thickness
WATER SOLUBILITY:	Negligible
FUNGUS RESISTANCE:	No Decay
TERMITE RESISTANCE:	Light Attack Rating = 9.6 (10 Max)
COEF OF THERMAL EXPANSION:	2.8×10^{-5} (1/C)
VAPOR DENSITY:	NE
EVAPORATION RATE:	NE
POUR POINT:	NA
FREEZING POINT:	NE
VOLATILE ORGANIC COMPOUND:	NE

NOTE: NA – Not Applicable NE – Not Established

For additional information, contact customer service.

10.) STABILITY AND REACTIVITY

STABILITY (THERMAL, LIGHT, WEATHER, ETC.):	Stable (color does fade).
CONDITIONS TO AVOID:	Heat and flame. Build up of dusts.
INCOMPATIBILITY:	Strong oxidizers.
HAZARDOUS DECOMPOSITION PRODUCTS:	Smoke, carbon monoxide, acetaldehyde, formaldehyde, formic acid & acetic acid.
HAZARDOUS POLYMERIZATION:	Will not occur.

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11.) TOXICOLOGICAL DATA

ACUTE TOXICOLOGY

ORAL TOXICITY (RATS):	NE
DERMAL TOXICITY (RABBITS):	NE
INHALATION TOXICITY (RATS):	NE
EYE IRRITATION (RABBITS):	NE
SKIN IRRITATION (RABBITS):	NE

NOTE: NE – Not Established

CHRONIC TOXICOLOGY

IARC has determined and summarized that there is sufficient evidence to classify wood fiber as a human carcinogen. Exposure to wood fiber is severely reduced when wood fiber is encased by a polymer matrix.

12.) ECOLOGICAL INFORMATION

ENVIRONMENTAL FATE AND EFFECTS: Not Established

13.) DISPOSAL CONSIDERATIONS

WASTE DISPOSAL: Dispose of waste as normal refuse.

14.) TRANSPORT INFORMATION

USA DOT: Not regulated by US DOT.
IMO: Not regulated by IMO.
IATA: Not regulated by IATA

15.) REGULATORY INFORMATION

GOVERNMENT INVENTORY STATUS: All components comply with TSCA.

U.S. SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA) TITLE III:
Fiber Composites' Horizon® Series Decking contains no chemicals reportable under SARA (313) toxic release program.

USE: Composite Lumber Products for Decking



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INGREDIENTS:

Wood fiber	40-60 % by weight
Polyethylene	60-40 % by weight

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