

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

**Date:** 8 May 2018

**Application Number:** 2018-0416B

**Property Location:** 62290 Miami

**Architectural Style/Date/Architect or Builder:** Free Classic/1908/George and Elizabeth Schafer Farm

**Property Owner:** Randy and Suzie Krill

**Landmark or District Designation:** St. Joseph County Local Landmark, ordinance no. 02-81

**Rating:** Outstanding

**DESCRIPTION OF STRUCTURE/SITE:** 2 ½ story, square plan house with pyramidal roof. Foundation is rock-faced cast block. Walls are clapboard. There is a full front wrap around porch with cast block piers and round columns. Windows are 1/1 with projecting cornices/bay window. Doors are full light. On the site is a large bank/basement barn, an English barn, a milk house, a pump house, and a silo.

**ALTERATIONS:** COA 1988-0822 approved room addition to rear with wrap around deck, landscaping around house and buildings, new driveway, moving historic wrought iron fence, replacing paddock fences.

**APPLICATION ITEMS:** "Emergency removal of silo."

**DESCRIPTION OF PROPOSED PROJECT:** The foundation of the silo has failed causing the structure to begin collapsing toward the driveway. An unusually high amount of water saturation near the barn and silo is a contributing factor. There is evidence of an attempt to preserve the structure in the past by strapping the silo to the barn. The silo will need to be removed proactively to prevent damage to the barn foundation. As the silo is not being utilized, there is no plan to rebuild. There is a possibility for architectural salvage, including: a lighting rod, wall tiles, and perhaps the roof. The ground will be filled and landscaped accordingly.

**SITE VISIT REPORT:**

May 7, 2018 This is a follow up to my visit on April 17, 2018. The department administrator, preservation specialist, and myself visited the site and inspected the tile-walled silo. The silo base foundation has failed and the silo has begun to lean and at the time was eight to ten feet out of square. The silo is a separate structure from the barn, but does have a feed room connection that runs to the lower level of the barn. The silo has moved away from the barn and the concrete drive approach. Elements are entering at this separation and is advancing the movement of the silo. Steve Szaday, Preservation Inspection

**STANDARDS AND GUIDELINES, GROUP B LOCAL LANDMARKS:**

The Commission has the authority to determine the architectural merits and the extent of any proposed treatment, renovation, or addition to a historic landmark. The commission will require drawings, plans, specifications, and/or samples where appropriate.

A. Maintenance

The maintenance of any historical structure or site shall in no way involve any direct physical change except for the general cleaning and upkeep of the landmark. The Commission shall encourage the proper maintenance of all structure or sites.

B. Treatment

Treatment shall be defined as any change of surface materials that will not alter the style or original form. Such improvements include re-roofing, glazing, or landscaping lawns and may involve a change that can potentially enhance or detract from the character of the landmark. A treatment change of any surface whether on the landmark or in its environment may require a Certificate of Appropriateness if it significantly alters the appearance of the landmark. Although these kinds of changes may not require a Building Permit, a Certificate of Appropriateness may be necessary. The commission should review the proposed treatment for character and style consistency with the original surfaces.

C. Renovation and Additions

Renovation is the modification of a structure, which does not alter the general massing while an addition, is a change in mass. A modification, which involves the removal of a part of the landmark, should be considered under demolition (see demolition).

Additions to landmarks should not detract from the original form and unity of the landmark and should not cover singular examples of architectural detail. Additions to landmarks should be added in a manner that does not disrupt the visible unity of overall appearance of the site. The proportions, materials and ratios of the existing structures should be carried through in the additions. Care should be taken not to change or alter the following:

1. Structure—Necessary structural improvements, where safety demands should be accomplished in such a way as to cause minimal visual change to the original style and construction.
2. Material—Additions and improvements involving any new material in the landmark should be of the same material as the original. It should be the same size and texture. An alternative material may be allowed if it duplicates the original.
  - a. wood—all wood trim should conform with existing trim in shape and size.
  - b. siding materials—the Commission discourages the covering or alteration of original materials with additional siding. Structures already sided with incompatible materials should be returned to a siding similar to the original when renovation is considered.

#### **D. Demolition**

**Historic landmarks shall not be demolished. When a landmark poses a threat to the public safety, and demolition is the only alternative, documentation by way of photographs, measured drawings, or other descriptive methods should be made of both the exterior and interior of the landmark. The person or agency responsible for demolition of the landmark shall be responsible for this documentation.**

#### **E. Moving**

The moving of landmarks is discouraged, however, moving is preferred to demolition. When moving is necessary, the owner of the landmark must apply to the Commission for a Certificate of Appropriateness.

#### **F. Signs**

No neon or flashing signs will be permitted unless they are original to the structure. Billboards and super-graphics will also be disallowed. Only one appropriate identifying sign will be permitted per business.

#### **G. Building Site and Landscaping**

(These standards apply to both A and B)

##### **1. Required**

Major landscaping items, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained. Dominant land contours shall be retained. Structures such as: gazebos, patio decks, fixed barbecue pits, swimming pools, tennis courts, green houses, new walls, fountains, fixed garden furniture, trellises, and other similar structures shall be compatible to the historic character of the site and neighborhood and inconspicuous when viewed from a public way.

##### **2. Recommended**

New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings, and newspapers. Plant materials and trees in close proximity to the building that are causing deterioration to the buildings historic fabric should be removed. However, trees and plant materials that must be removed should be immediately replaced by suitable flora. Front yard areas should not be fenced except in cases where historic documentation would indicate such fencing appropriate. Fencing should be in character with the buildings style, materials, and scale.

##### **3. Prohibited**

No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings, and other 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. The installation of unsightly devices such as TV reception dishes and solar collectors shall not be permitted in areas where they can be viewed from public thoroughfares.

**STAFF RECOMMENDATION:** Staff recommends approval of the silo to be dismantled and advocates for reclamation of the lighting rod, wall tiles, and roof, if possible. Per the Standards and Guidelines, staff recommends that owner provide the Commission with comprehensive interior and exterior documentation for the file.

Written by  
Elicia Feasel  
Historic Preservation Administrator







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

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Timothy S. Kluszczinski, President

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation  
Administrator

**APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS**

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Date Received: 16 April 2018 Application Number: 2018 — 041UB

Past Reviews:  YES (Date of Last Review) 1998-Aug 22  NO

Staff Approval authorized by: \_\_\_\_\_ Title: \_\_\_\_\_

Historic Preservation Commission Review Date: 5/22/18

Local Landmark  Local Historic District (Name) \_\_\_\_\_  
 National Landmark  National Register District (Name) \_\_\_\_\_

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

Address of Property for proposed work: 6229D Miami Rd. So. Bend, IN. 46614  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Bandy's Suzie Krill Phone #: 574-299-1293

Address of Property Owner(s): 6229D Miami Rd. So. Bend, IN. 46614  
(Street Number—Street Name—City—Zip)

Name of Contractor(s): TBD Phone #: \_\_\_\_\_

Contractor Company Name: \_\_\_\_\_

Address of Contractor Company: \_\_\_\_\_  
(Street Number—Street Name—City—Zip)

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

Type of Building Construction: Stone possible metal frame  
(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: Emergency removal of silo.

Owner e-mail: zeiger35@hotmail.com and/or Contractor e-mail: \_\_\_\_\_

X Suzanne Krill 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.