

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: July 10, 2018

Application Number: 2018-0621C

Property Location: 815 Arch

Architectural Style/Date/Architect or Builder: Tudor Revival / 1921 / Ernest W. Young

Property Owner: Jason Pfladderer

Landmark or District Designation: Edgewater Place Local Historic District, Ordinance #6846-80; Local Landmark, Ordinance #6848-1980

Rating: Outstanding

DESCRIPTION OF STRUCTURE/ SITE: The house sits on the corner of Arch and Edgewater. It is a two-story with rectangular plan set upon a brick foundation. The main level is red brick laid in running bond. The upper level surmounts a continuous band of stucco with half timer expressions on the west end. The broad sweeping asphalt shingled roof lines extend down from the central hip with a variety of intersecting dormers, narrow overhang lines with moulded wood frieze board. A rectangular boathouse is across from the house along the river.

ALTERATIONS: All of the windows were replaced between 1985 and 1989. The roof is not original to the house. The doors are replacements. The surfaces of the front walk way, porch steps and porch stoop do not appear to be original to the house. COA #1985-0926 allowed for the replacement of four windows on the shed dormer at the northeast side of the house. COA #1986-0819 allowed for re-roofing. COA #1989-0417 allowed for the replacement of six windows with Polarseal aluminum double hung windows. COA#1989-0801 allowed for reconstruction of the main entry. COA #1990-0418 allowed for “replacing all wood on boathouse with wolmanized lumber. The new construction will duplicate the existing fenestration, elevation, screening, etc. exactly.” COA #2000-0717 allowed for in-kind repairs of a whole in the roof of the boathouse following a tree fall. COA #2003-0808 allowed for site work and the replacement of the back door. COA #2011-0812 allowed for the removal of the removal of brush along the river bank per Brent Thompson, City Forester. COA #2012-0515 allowed for the repair of the fence and the replacement of concrete chunks on the site with formed pavers. COA #2014-0804A allowed for the removal of a rotten sugar maple tree per Brent Thompson, City Forester. COA #2015-0803A allowed for concrete sitework. RME #2016-1003B allowed for the stucco repair on the main house. RME #2016-0628 allowed for the removal of a tree per Brent Thompson, City Forester. COA #2017-0417B allowed for the removal of windows on the east side of the main house to be replaced with sliding doors, as well as concrete site work. RME #2018-0501A allowed for the re-roofing of the boathouse and the reconstruction of the handrail.

APPLICATION ITEMS: “Replacing railing with vinyl railing.”

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks approval for the following components:

1. Replace existing wooden railing with multiple spans of 72” x 36” White Vinyl “Premium Colonial 6’ Rail Kit”

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES, EDGEWATER PLACE:

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior wall materials in the District range from brick, clapboard, shingles, and masonry block to aluminum siding. In the majority of the cases the aluminum siding has been applied over the original clapboard. There are some masonry commercial buildings on Lincolnway.

Required

Existing exterior building materials shall be retained. Deterioration of wood materials shall be prevented through repair, cleaning, and painting. The existing architectural detail around windows, porches, doors, and eaves should be retained or replaced by replicas of the same design and materials when deteriorated beyond repair.

Masonry structures shall be maintained, tuckpointed and properly cleaned when necessary. Masonry shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Stucco surfaces shall be maintained by cleaning and repainted when necessary. When repairing stucco a stucco mixture shall be used.

Recommended

Whenever possible, the original building materials should be restored.

Aluminum or vinyl siding may be used when it is the only feasible alternative to maintaining the original surface material. When used over wood surfaces, this siding should be the same size and style as the original wood. However it must be noted that such material can contribute to the deterioration of the structure from moisture and 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.

D. ENTRANCES, PORCHES, AND STEPS

The majority of the houses in the district have either an open or a enclosed porch across the front or on the side. Most porches have either gabled or hipped roofs or are covered by the main roof of the house. A brick base with wood columns is common.

Required

Existing or original porches and steps, including handrails, balusters, columns, brackets, tiles and roof decorations shall be retained or replace with 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 for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Prohibited

Porches and steps that are important to the building's style and development may 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.

STAFF RECOMMENDATION:

Structures like the boathouse are not specifically defined within the Standards and Guidelines, and as such, the general text covering building materials, as well as those covering entrances, porches, and steps, are considered for this recommendation. Both sections of the Standards and Guidelines *require* that existing or original elements be retained or replaced with replicas of the same design and materials. Historic precedence exists for this, in the form of a Certificate of Appropriateness issued in April of 1990 that allowed for the “replacing all wood on boathouse with wolmanized lumber.” The applicant received approval to reconstruct the handrail earlier this year with RME #2018-0501A. Vinyl is only explicitly mentioned four times in the Standards and Guidelines, in relation to siding and window awnings, hoods, and fake shutters.

Staff recommends that the application be denied based upon the requirements of the Standards and Guidelines.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

Photos:



Figure 1-- 815 Arch Avenue, looking west towards the main house from near the intersection of Arch Avenue and Riverside Drive.



Figure 2 -- 815 Arch, Boat House. Looking north along Riverside Drive.



Figure 3 -- Boat house, looking north.



Figure 4 -- Boat house railing, looking north.



Figure 5 -- Boat house lower level, looking north.

**WAIVER OF STATUTORY TIME PERIOD FOR
CERTIFICATE OF APPROPRIATENESS**


WHEREAS, county and city ordinances require the Historic Preservation Commission of South Bend and St. Joseph County (the "Commission") to consider my application for a certificate of appropriateness within forty-five (45) days after its filing; and

WHEREAS, the county and city ordinances require the Commission to issue a denial, if they choose to do so, within sixty (60) days of receipt of my application; and

WHEREAS, the undersigned, as applicant, has requested that the Commission delay its decision on my application.

THEREFORE, the applicant hereby consents to an extension of the time to act on my application to and including 90 days and accordingly waives any rights affected by the Commission's postponed consideration of my application.

I affirm under the penalties for perjury that the foregoing representations are true and correct to the best of my knowledge.

Jason Pfledderer 
Applicant

2018-0621 C
COA Number

815 Arch
Address of Property

Received: Historic Preservation Commission of South Bend and St. Joseph County
this 11 Day of July, 2018.

Adrian
Historic Preservation Commission

JUN 21 2018 MA
Rec. # 193000 \$20.00



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: hpcbsbjc@southbendin.gov

Timothy S. Klusczynski, 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: 6/21/2018 Application Number: 2018 — 0621 C

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

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) Edgewater

National Landmark National Register District (Name) _____

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

Address of Property for proposed work: 815 Arch Ave South Bend 46601
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Jason Pfledderer Phone #: 574-303-6133

Address of Property Owner(s): 815 Arch Ave South Bend 46601
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Walking with Jesus Ministries Phone #: 574-334-3943

Contractor Company Name: _____

Address of Contractor Company: 666 W LaSalle Ave South Bend 46601
(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: Other
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

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

Description of Proposed Work: replacing railing with vinyl railing

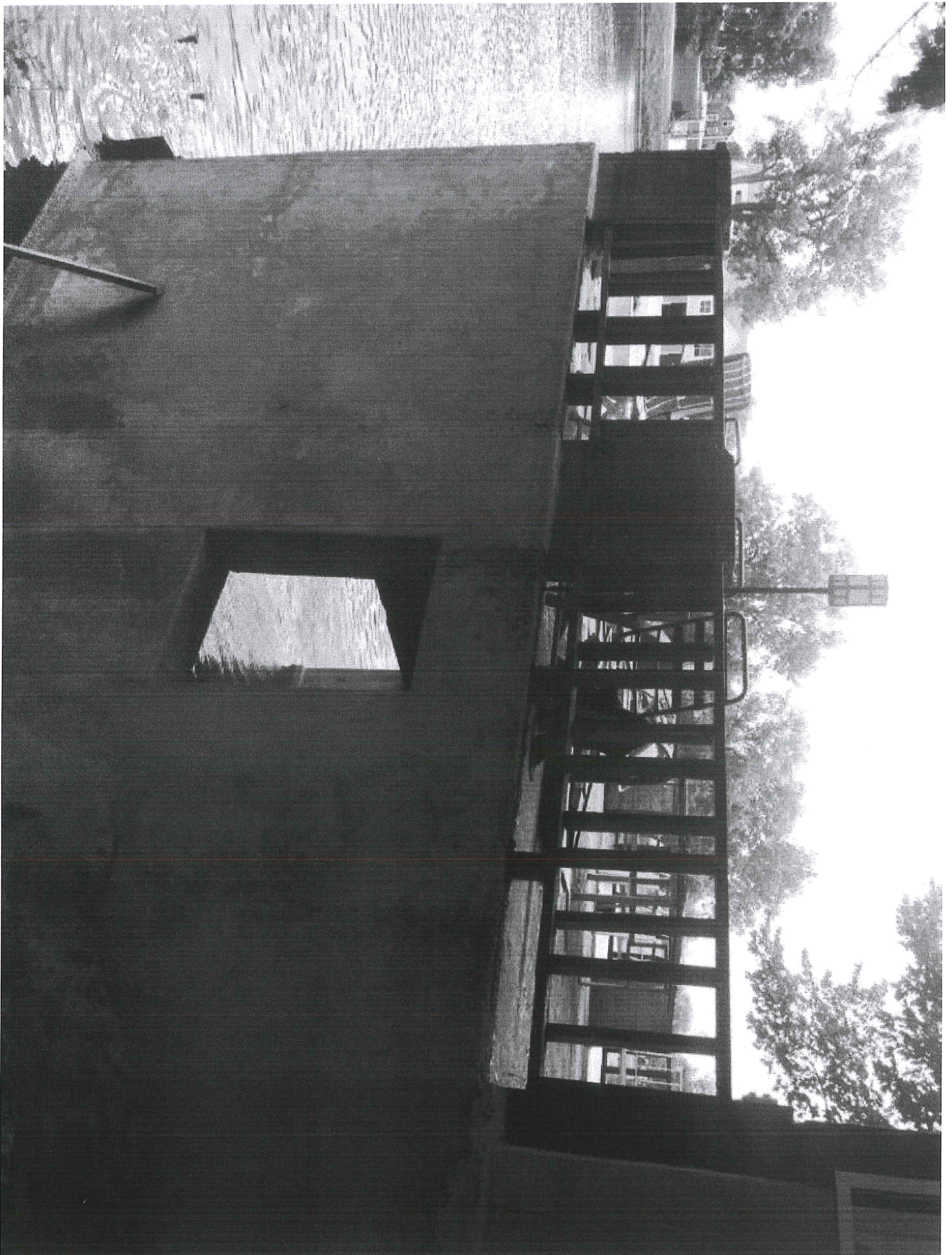
Owner e-mail: _____ and/or Contractor e-mail: wwjm46601@uphd.com

X _____ and/or X _____
Signature of Owner Signature of Contractor

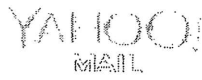












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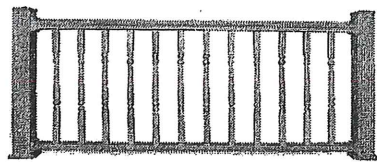
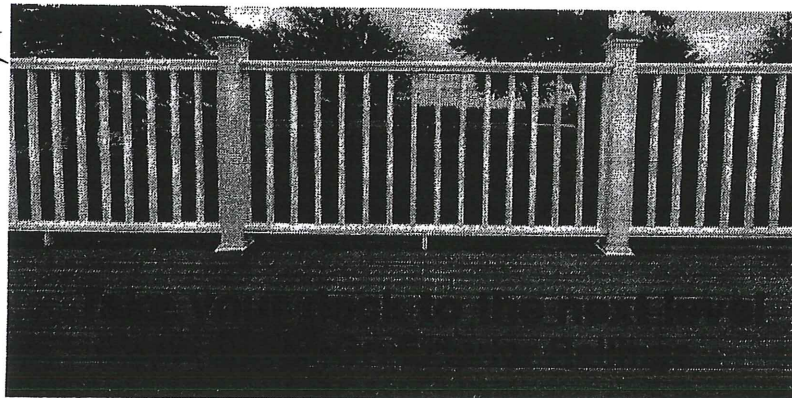
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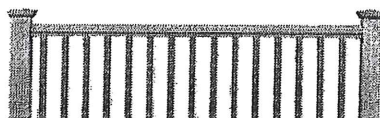
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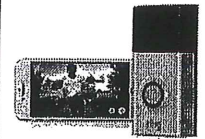
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