

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: 13 August 2018

Application Number: 2018-0813
Property Location: 607 Leland Avenue
Architectural Style/Date/Architect or Builder: T-Plan/1891/Mills House
Property Owner: Chad and Krisandra Campbell
Landmark or District Designation: Local Landmark, ordinance #8021-1989
Rating: Outstanding

DESCRIPTION OF STRUCTURE/ SITE: The Mills House is a 1 ½ story T-Plan or Stick Vernacular built in 1891. Foundation is brick. Walls are 4” wood clapboard with corner boards. Roof is a gable front with asphalt shingles. Porch employs outstanding decoration giving this house its elegance with elaborate lattice, brackets and stick style turned wood columns. Windows are 1/1 wood double hung.

The property was formerly on an Indiana “Blight Elimination Program” list designed to allocate the Federal “Hardest Hit Funds” and had a demolition order by South Bend Code Enforcement. Through Indiana Landmarks and local interest to rehabilitate from Near Northwest Neighborhood, Inc., a complete restoration has been accomplished.

ALTERATIONS: RME#2018-0517 approved demolition of a one story rear addition wing and complete exterior using salvaged siding and other materials; construct new 12’x12’ rear deck of Trex material with open pergola design featuring scroll cut ends, classic fiberglass tapered 10” columns, and no railing.

APPLICATION ITEMS: “See attached. New fence construction – wood picket 4’ (high)”

DESCRIPTION OF PROPOSED PROJECT: Install new wood 4’ high dog-ear style picket fence with 5” spacing between the pickets at the setback and rear of house. The new fence will tie into the existing fence on north side at the east and west corners. Three gates of the same design will be installed.

SITE VISIT REPORT: n/a

STANDARDS AND GUIDELINES: Group B

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 supergraphics will also be disallowed. Only one appropriate identifying sign will be permitted per business.

G. Building Site and Landscaping

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.

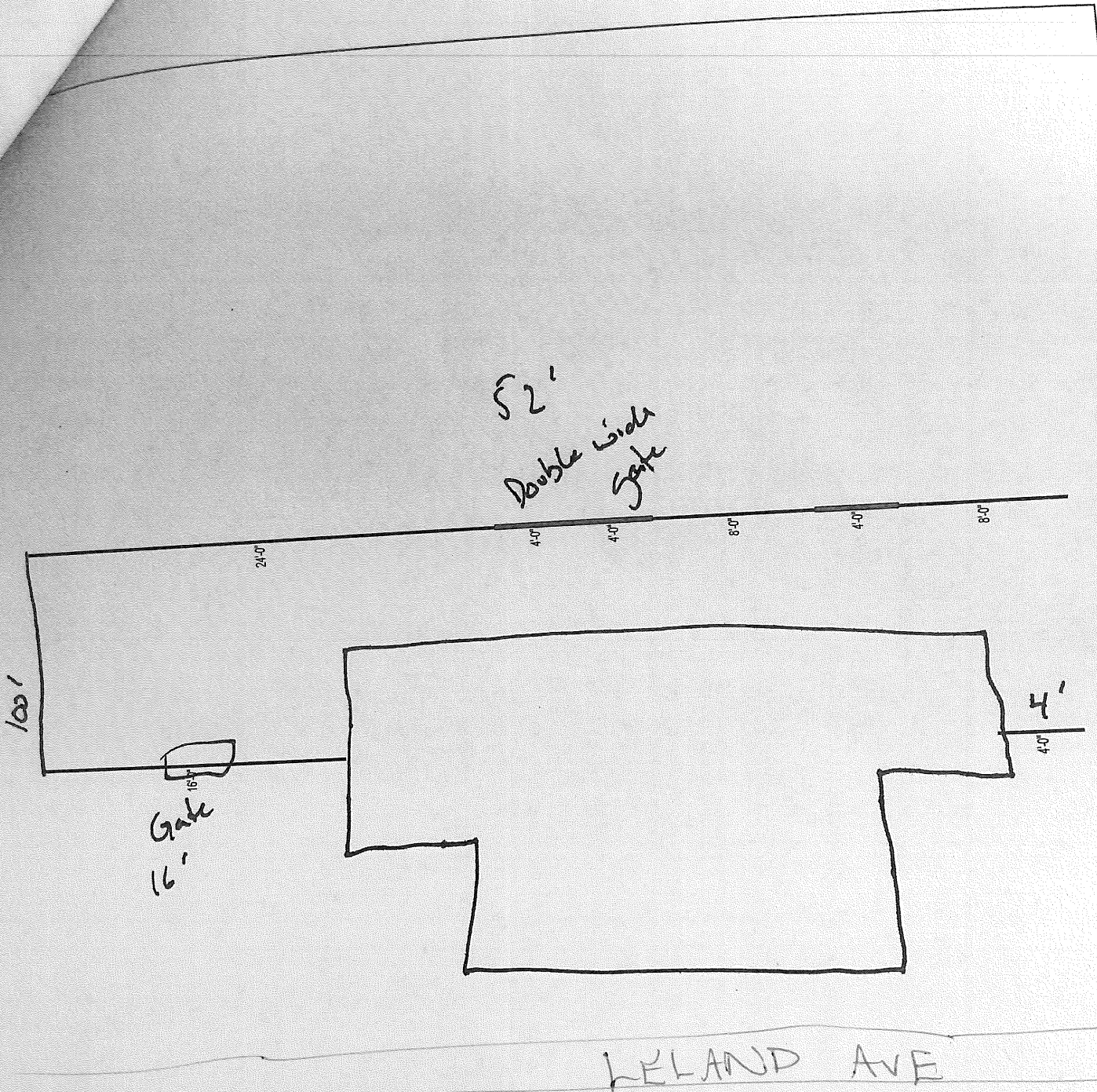
3. Prohibited

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.



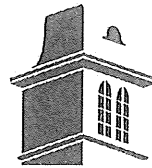
0437



52'
Double wide
gate

3 gates total





INDIANA LANDMARKS

Northern Regional Office

801 West Washington Street, South Bend, IN 46601

574 232 4534 / 800 450 4534 / www.indianalandmarks.org

August 8, 2018

Chad and Krissy Campbell
607 Leland
South Bend, Indiana 46616

Re: Rear and side yard fence

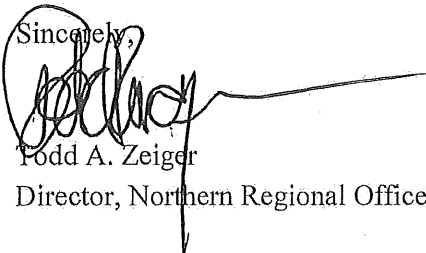
Dear Chad and Krissy,

Thank you for sending the information regarding the proposed installation of a side and rear yard fence at your property on which Indiana Landmarks holds a preservation covenant. We approve the proposal as outlined below:

- 4' wood picket fence installed as indicated on the attached plan. Fence may be boxed around the existing tree or run up to the tree on either side as installation detail require and negotiations with the neighbor require. Either location along the rear is acceptable.
- Dog ear top wood pickets spaced 5" +- apart.
- Wood posts and framing.
- Eight-foot double gate along the rear.
- Fence will be natural in color

Your next step is to apply for a Certificate of Appropriateness through the Historic Preservation Commission of South Bend. If you need assistance with that process or for us to aid in any way please let us know.

Sincerely,



Todd A. Zeiger
Director, Northern Regional Office

ESTIMATE

Chad & Krissy Campbell
 907 LeLand Avenue
 South Bend , In 46616
 (219) 508-9774

Classical Contracting LLC
 808 W Lowell Ave
 Mishawaka , Indiana 46545
 Phone: (574) 226-2350
 Email: kendrickmorris90@gmail.com

Estimate # 000028
 Date 05/16/2018
 Business / Tax # 201708261211423

Description	Total
Picket Fence	\$2,761.36
Posts-4 x 4 x 6' #2 Ground Contact AC2@ Green Pressure Treated Timber, \$6.88 x16 Total: \$110.08	
Posts-4 x 4 x 8' #2 Ground Contact AC2@ Green Pressure Treated Timber (privacy post) \$9.27x19 Total: \$176.13	
Stringers- 2 x 4 x 8' Ground Contact AC2@ Green Pressure Treated Lumber \$5.47x100 Total: \$547.00	
Pickets- 1 x 6 x 4' AC2@ Dog-Ear Picket- \$1.39x160 Total \$222.40 2 & 1/4 inch spacing.	
Pickets- 1 x 6 x 6' AC2@ Dog-Ear Picket- \$1.76x 260 Total: \$457.60 (Privacy side fence) 1/16th inch gap between pickets.	
Post Caps- 6-3/4 x 6-3/4 Treated Gothic Finial Post Top \$3.97x35 Total: 138.95	
Concrete to set posts- Instant Post Concrete Mix - 50 lb \$6.99x 80. Total: 559.20 2 per post, plus 15% overage	
Permit-\$50-\$150.00	
Gates- 1 48" gate to Existing neighbors Fence. 1-48" gate closest to street. 1-8ft center open Gate facing alley.	
Supplies- Nails, Stakes, Paint, Gate Hardware, Total: \$400.00	
-All materials are subject to tax. -Any additional material needed or specialty hardware will be billed accordingly. -Gate Hardware to be standard black residential hinges and locks.	
Fence Labor Install, and Layout fence as specified.	\$2,400.00

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