

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

**Date:** September 12, 2018

**Application Number:** 2018-0828A

**Property Location:** 549 River

**Architectural Style/Date/Architect or Builder:** Craftsman/1921/Whitcomb and Keller

**Property Owner:** Rosario Mittiga

**Landmark or District Designation:** Edgewater Place Local Historic District, Ordinance #6846-80

**Rating:** *Non-Contributing*

**DESCRIPTION OF STRUCTURE/ SITE:** Two story plus attic, rectangular plan, cross gable house. Full width open front porch. Windows are wood double hung 2/1 with transom. Walls are clapboard. Foundation is concrete. There is a detached one car garage in rear.

**ALTERATIONS:** RME 2015-0806 approved complete tear off and re-roof with asphalt shingles; repair decking as needed.

**APPLICATION ITEMS:** "Demolition of garage"

**DESCRIPTION OF PROPOSED PROJECT:** Applicant seeks to demolish the detached one story garage in rear with the support of Code Enforcement. The poor condition of the garage has been documented beginning in 2012. The garage is now deteriorated beyond repair and should be removed on account of safety. A concrete parking pad will remain in place. There is no plan to rebuild at this time.

**SITE VISIT REPORT:** n/a

**STANDARDS AND GUIDELINES, EDGEWATER PLACE:**

II. THE ENVIRONMENT

B. BUILDING SITE, LANDSCAPING, AND ACCESSORIES

Individual properties in the district are characterized by a house located in the center of a flat lot, often divided by a walk leading to the front entrance. Many properties have a straight driveway along one edge of the lot leading to a garage at the rear of the house. This driveway often has a sidewalk along one side leading to the front entrance either in the center or at the side of the house. Driveway and sidewalk materials include asphalt or concrete. All of the properties have trees; many have trimmed shrubbery and hedges. All of the houses conform to a uniform setback line within each block.

Required

Existing plants, trees, fencing, walkways, streetlights, signs, and benches which reflect the properties' history and development shall be retained.

Recommended

New site work should be based upon actual knowledge of the 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. Plant materials and trees in close proximity to the buildings that are causing deterioration to the building's historic fabric should be removed.

Prohibited

**No changes may be made to the appearance of the site by removing old plans, trees, fencing, walkways, outbuildings and 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, with the exception of properties along Lincolnway, which may be fenced, but not enclosed stockade-type fencing.

Not Recommended

Telephone poles with high intensity overhead lights should not be used, with the exception of along Lincolnway.

V. GENERAL

**A. Buildings in the district should not be demolished except where a building poses a threat to public safety, and demolition is the only alternative. Documentation of interior and exterior features of the original buildings, especially homes rated as historically significant, is encouraged. Measured drawings and photographs may be submitted to the Historic Preservation Commission for safekeeping and future reference.**

**STAFF RECOMMENDATION:** Staff recommends approval.

Written by  
Elicia Feasel  
Historic Preservation Administrator











# 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: hpcbsbsjc@southbendin.gov

Timothy S. Kluszczinski, 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: 09.28.18 Application Number: 2018 — 0928A

Past Reviews:  YES (Date of Last Review) \_\_\_\_\_  NO

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

Historic Preservation Commission Review Date: Sept 17, 2018

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: 549 River South Bend In  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Rosario Mithiga Phone #: 360-1682

Address of Property Owner(s): 26142 Twin Lakes Vrl So Bend In 46628 \*  
(Street Number—Street Name—City—Zip)

Name of Contractor(s): City of South Bend. Phone #: \_\_\_\_\_

Contractor Company Name: code enforcement

Address of Contractor Company: \_\_\_\_\_  
(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—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: demolition of garage.

Owner e-mail: maria.mithiga@yahoo.com and/or Contractor e-mail: \_\_\_\_\_

[Signature] and/or X  
Signature of Owner Signature of Contractor

## Angelo Logrande

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**From:** Dena Criswell  
**Sent:** Wednesday, April 25, 2018 10:43 AM  
**To:** Angelo Logrande  
**Subject:** Re: 549 River Avenue

I forgot to give a phone number. Rosario Mittiga is the property owner and his phone number is 360-1682. I left him a message stating we have an estimate for the demo but I did not give him the amount on voicemail.

Sent from my iPad

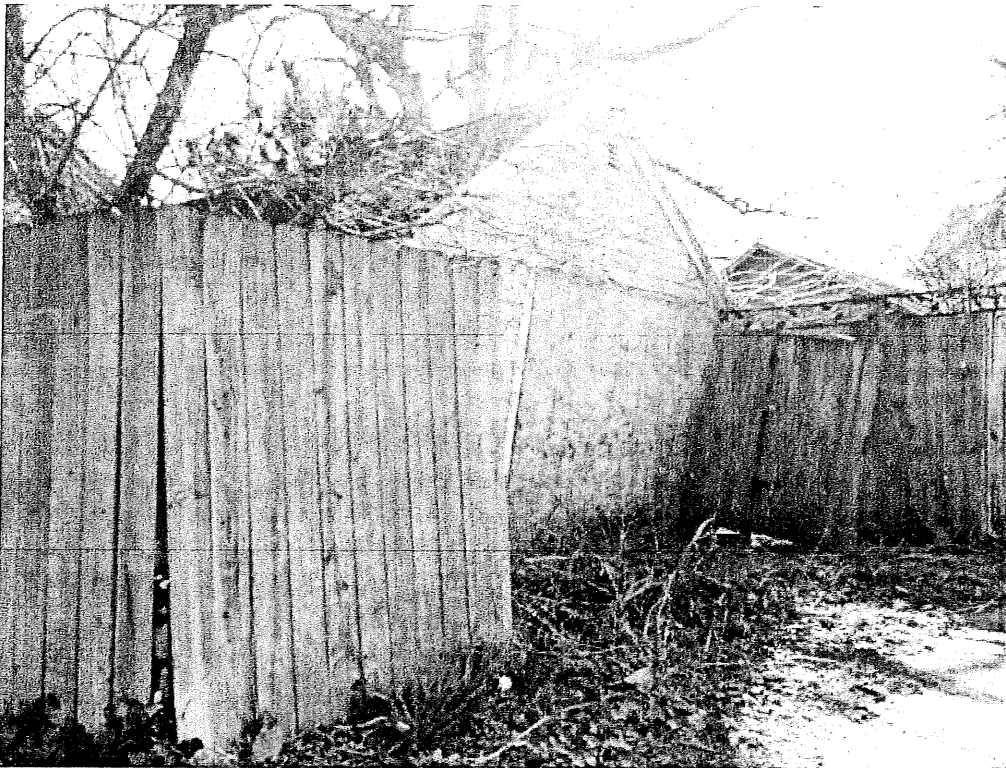
On Apr 25, 2018, at 10:36 AM, Dena Criswell <[dcriswel@southbendin.gov](mailto:dcriswel@southbendin.gov)> wrote:

Dear Angelo,

This owner would like a price for the demolition of his garage at 549 River Avenue. Attached are pictures of the garage.

Thank you,

*\$ 500<sup>00</sup>*



Dena  
<image2.jpeg>

Sent from my iPad

12/24

DEMOLITION PERMIT APPLICATION (RESIDENTIAL)  
ST. JOSEPH COUNTY/SOUTH BEND BUILDING DEPARTMENT

APPLICANT INFORMATION

DATE:

OWNER: Rosario Mithija

PHONE: 574-366-1682 EMAIL: -

ADDRESS: 549 River Ave. S.B. IN. 46601  
Address City State Zip

APPLICANT: \_\_\_\_\_ ORG/BUSINESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
Address City State Zip

PROPERTY INFORMATION

ADDRESS: 549 River Ave. S.B. 46601  
Address City Zip

PROJECT INFORMATION

Garage Demolition

STRUCTURE TYPE:  PRIMARY STRUCTURE  ACCESSORY STRUCTURE

FLOORS:  1<sup>ST</sup> FLOOR  2<sup>ND</sup> FLOOR  3<sup>RD</sup> FLOOR  BASEMENT  OTHER

VERIFICATION OF UTILITY DISCONNECTS:  ELECTRIC  GAS  WATER

*Proof of utility disconnect must be provided with this application.*

DEMOLITION CONTRACTOR: Code/N.E.A.T.

*All contractors must be licensed and registered with our department.  
 For more information on this go to <http://www.southbend.in.gov/government/content/contractor-licenses-0>*

I certify the above to be a true and accurate to the best of my knowledge.

*Rosario Mithija*  
 APPLICANT SIGNATURE

\_\_\_\_\_  
 DATE

Rosario Mithija  
 APPLICANT NAME (PRINT)

DEMOLITION APPLICATION CHECKLIST

- 1. Completed Application
- 2. All applicable contractors involved in the demolition.
- 3. Utility Release verifications
- 4. Application fee \*\*SEE FEE SCHEDULE FOR APPLICABLE PERMIT FEES



