

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

**Date:** October 3, 2018

**Application Number:** 2018-0928

**Property Location:** 1329 East Washington

**Architectural Style/Date/Architect or Builder:** Tudor Revival / 1923 / Austin and Shambleau

**Property Owner:** Molly and Paul Buser

**Landmark or District Designation:** Local Landmark, Ordinance #7118-82

**Rating:** *Outstanding*

**DESCRIPTION OF STRUCTURE/ SITE:** Two story irregular Tudor Revival structure on a brick foundation on a large corner lot at the intersection of Washington and Jacob. Rough stucco surfaced walls with visible half timbering throughout. The roof has intersecting gables and several pitches. A long slope roof overhang includes the entrance. Roof detailing includes close verges, little-to-no trim, and some returns. A centrally-located brick corbelled chimney dominates the roof line, with articulated flues above the stone weathering. A carved and detailed tablet is above the entry's wooden surrounds, including wood rope molding at the reveal. Casement windows – many having been replaced within the last decade – are of various sizes, located in groups. To the east of the entry is a two-level grouping of windows in a square bay with smooth stucco spandrels. The southeast corner grouping includes heavy timber and half-round arches. Full-arched windows are on the east and rear facades. The one-and-a-half story stucco and half-timbering garage at rear with bell cast gable, three garage bays, and an upper room with second-level hyphen is separated from the main structure by a lower breezeway access. What was an earlier concrete wall extension with pier-end articulated in brick is now an enclosed low-roofed area on the western façade that functions as a three-season porch.

**ALTERATIONS:** RME #2010-0812 in-kind replacement of aluminum clad wood casement circle head windows; RME #2009-0409 in-kind replacement with Marvin aluminum clad wood casement windows; COA #2008-0523A replace wood casement windows with new Marvin aluminum clad wood casement windows; COA #2008-0304 replace garden shed with new custom shed; RME #2007-0607A in-kind replacement of windows over garage with new Pella casements; COA #2007-0607A in-kind replacement of windows over the garage; COA #2007-0307A replace stockade fence with black ornamental aluminum fence; RME #2007-0307 in-kind replacement of yard light, remove arborvitae and ginkgo trees, plant six trees in tree lawn; COA #1995-0626 in-kind replacement of windows with new.

**APPLICATION ITEMS:** *“Infill with Marvin Ultimate or equal wood windows and doors at covered open-air pass-through between house and garage; replace jalousie units at 3-season porch with Marvin Ultimate or equal wood casements and French doors to make space 4-season. Add traditional painted cedar railing at roof porch to screen future condensers.”*

**DESCRIPTION OF PROPOSED PROJECT:** Applicant seeks approval for the following improvements to the site:

1. Re-construction of existing three-season porch (on western façade)
  - a. Replacing existing plastic-louvered jalousie windows with Marvin Wood Ultimate Casement windows,
  - b. Removing courses of existing brick on the north elevation of this extension to allow the installation of Marvin Wood Ultimate French Doors (with transom above),
  - c. Installation of decorative railing atop this enclosed space to conceal existing condenser units, to be constructed out of cedar posts, balusters, and railings.
  - d. Installation of powder-coated aluminum gutters, downspouts, and flashing to match the rest of house
2. Enclosing the current pass-thru between the main structure and the garage,
  - a. Wood frame construction between existing timber posts and beams,
  - b. Marvin Wood Ultimate casement windows and doors with simulated divided lights and flush board panels beneath the window openings.

## SITE VISIT REPORT: N/A

### **GROUP B STANDARDS: 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 all components of this project, based upon the application's conformity to the 'renovations and new additions' sub-section of the Standards and Guidelines.

Written by  
Adam Toering  
Historic Preservation Specialist

Approved by  
Elicia Feasel  
Historic Preservation Administrator

Satellite Imagery:

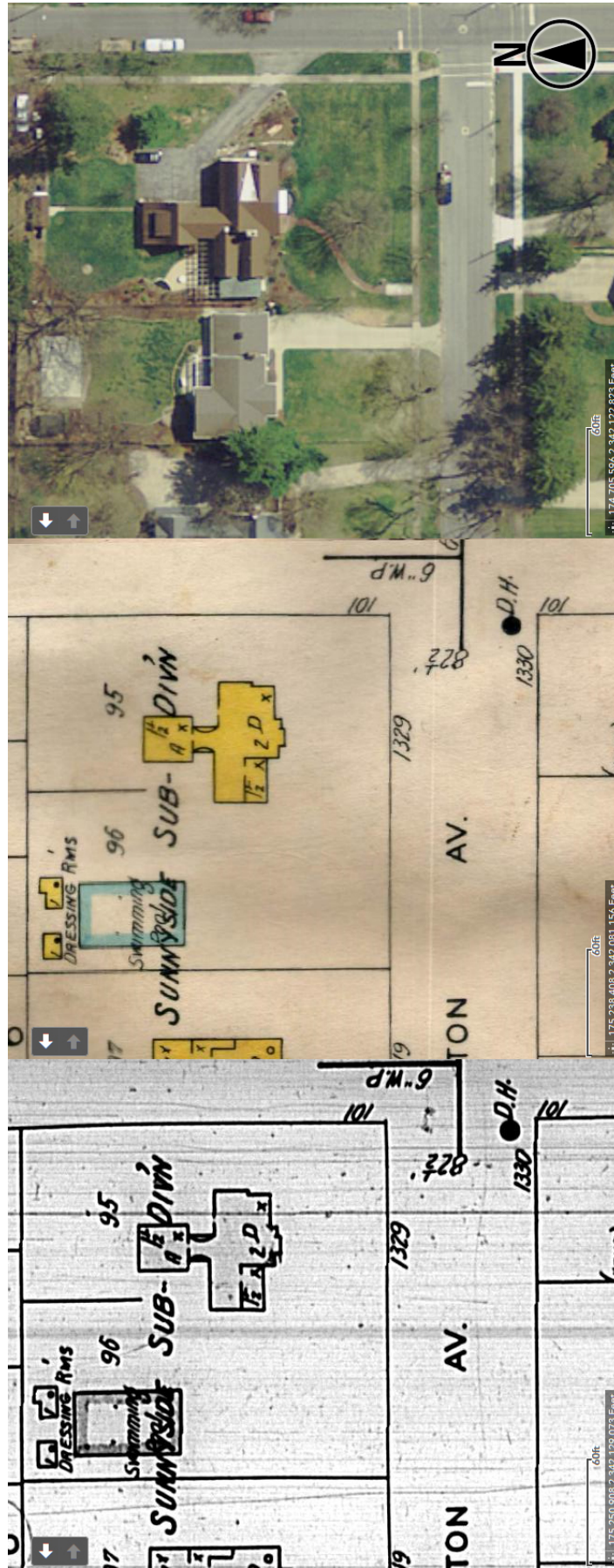


Diagram 1 – Top to bottom: 1329 E Washington in 2016 Satellite Imagery, 1960 Sanborn, 1945 Sanborn.

**Photos:**



*Figure 1 - 1329 E Washington, from the street, obscured by the grand tree in front of the entrance, looking north.*



*Figure 2 - 1329 E Washington from the Jacob, looking west.*



*Figure 3 - 1329 E Washington, looking to the north east.*



*Figure 4 - 1329 E Washington from the corner of Washington and Jacob, looking north west.*



*Figure 5 - 1329 E Washington, from the approach to the driveway, looking north west.*



SEP 28 2018

MA 920.00  
Rec# 765759

# 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: hpcbsjc@southbendin.gov

Michele Gelfman, 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: 9/28/2018 Application Number: 2018 — 0928

Past Reviews:  YES (Date of Last Review) 2010-0812  NO

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

Historic Preservation Commission Review Date: Oct 15, 2019

Local Landmark  Local Historic District (Name) E. Wagon

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

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

Address of Property for proposed work: 1329 E. WASHINGTON ST.; SOUTH BEND 46617  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): MOLLY & PAUL BUSER Phone #: 773/899-0390

Address of Property Owner(s): 1329 E. WASHINGTON ST.; SOUTH BEND 46617  
(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: SINGLE FAMILY  
(Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)

Type of Building Construction: Wood frame + bricks  
(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: Infill with Marvin Ultimate or equal wood windows + doors at covered open-air pass-thru between House + Garage; replace jalousie units at 3-season porch with Marvin Ultimate or equal wood casements + french doors to make space 4-season. Add traditional painted cedar railing at roof of porch to screen future condensers.

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

X P. Buser and/or X \_\_\_\_\_  
Signature of Owner Signature of Contractor

Michele Gelfman  
By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable.



ALTERATIONS AT  
1329 EAST WASHINGTON STREET  
SOUTH BEND, IN



**CERTIFICATE OF APPROPRIATENESS DOCUMENTATION  
FOR REVIEW BY THE  
HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND & ST. JOSEPH COUNTY**

SEPTEMBER 28, 2018



**BUCCELLATO DESIGN, LLC**  
ARCHITECTURE & INTERIORS

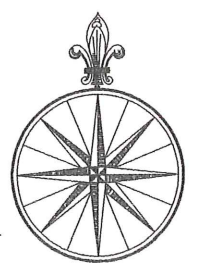
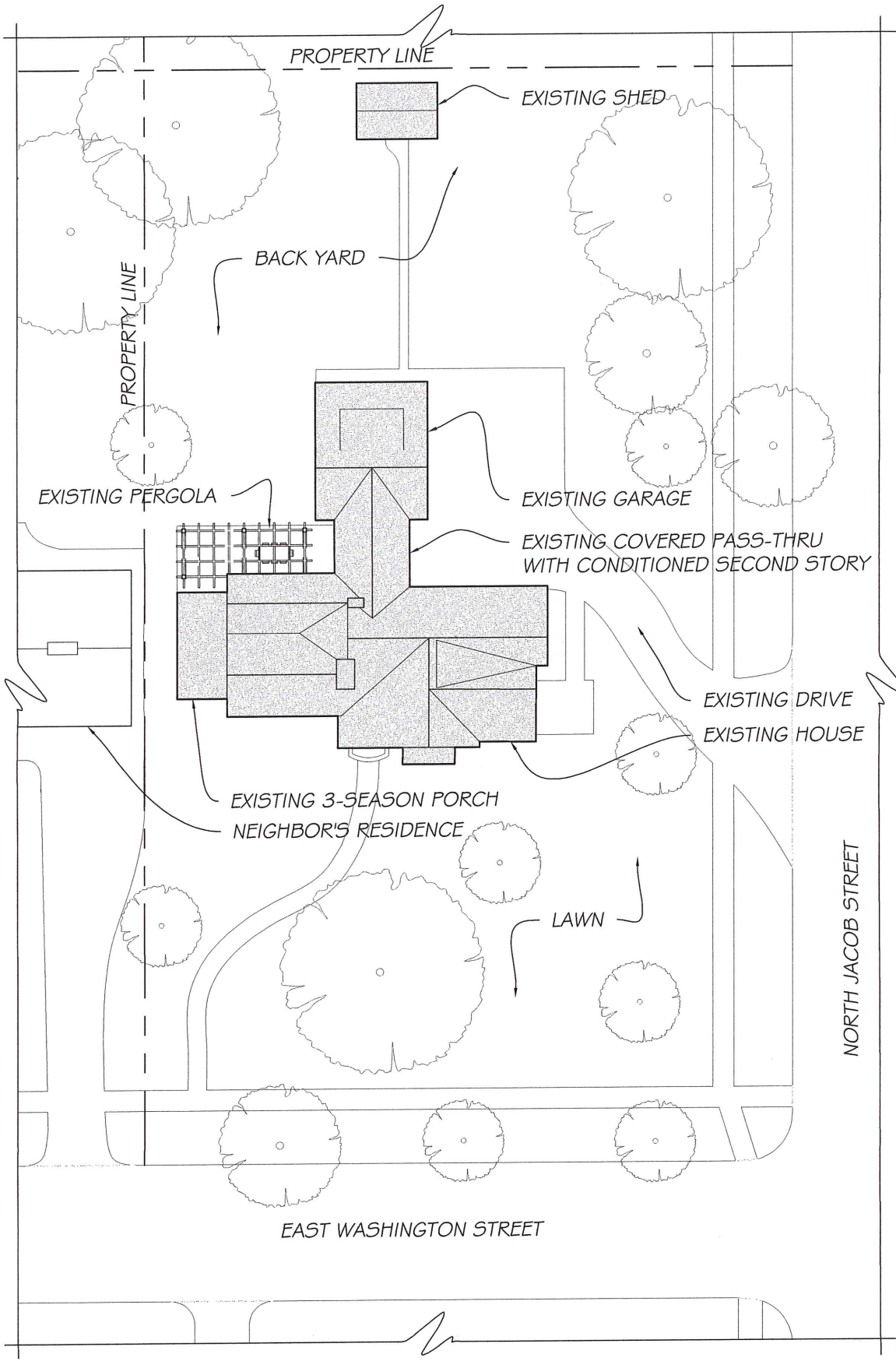
526 EAST LASALLE AVENUE  
SOUTH BEND, IN 46617

574-288-7723

## **PROJECT DESCRIPTION**

The owners of this historic Tudor home are proposing to undertake two modifications to the exterior of the house:

1. Their current Three-Season Porch is only usable in the mild months of the year and is neither weather- nor water-tight. They propose to replace the jalousie windows of the Porch (which is itself an addition to the original house) with traditional wood casement windows and French doors, making it truly a Four-Season Room. They intend as well to add a railing at the roof-line of this room only, to screen future condenser units from view as they update the HVAC system throughout the house.
2. They propose to in-fill the open air, covered “pass-through” between their back door and garage with traditional wood casement windows and doors to create a usable, conditioned interior space (there is already a conditioned second story above this location).



  
**BUCCELLATO DESIGN, LLC**  
 ARCHITECTURE & INTERIORS  
 526 EAST LASALLE AVENUE  
 SOUTH BEND, IN 46617  
 574-288-7723

1329 E. WASHINGTON STREET

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SHEET TITLE:

**SITE PLAN**

DATE: 9/28/18

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SCALE: 1/32" = 1'-0"

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DRAWN BY: MMH

SHEET NUMBER:

**COA1**



Proposed North Elevation



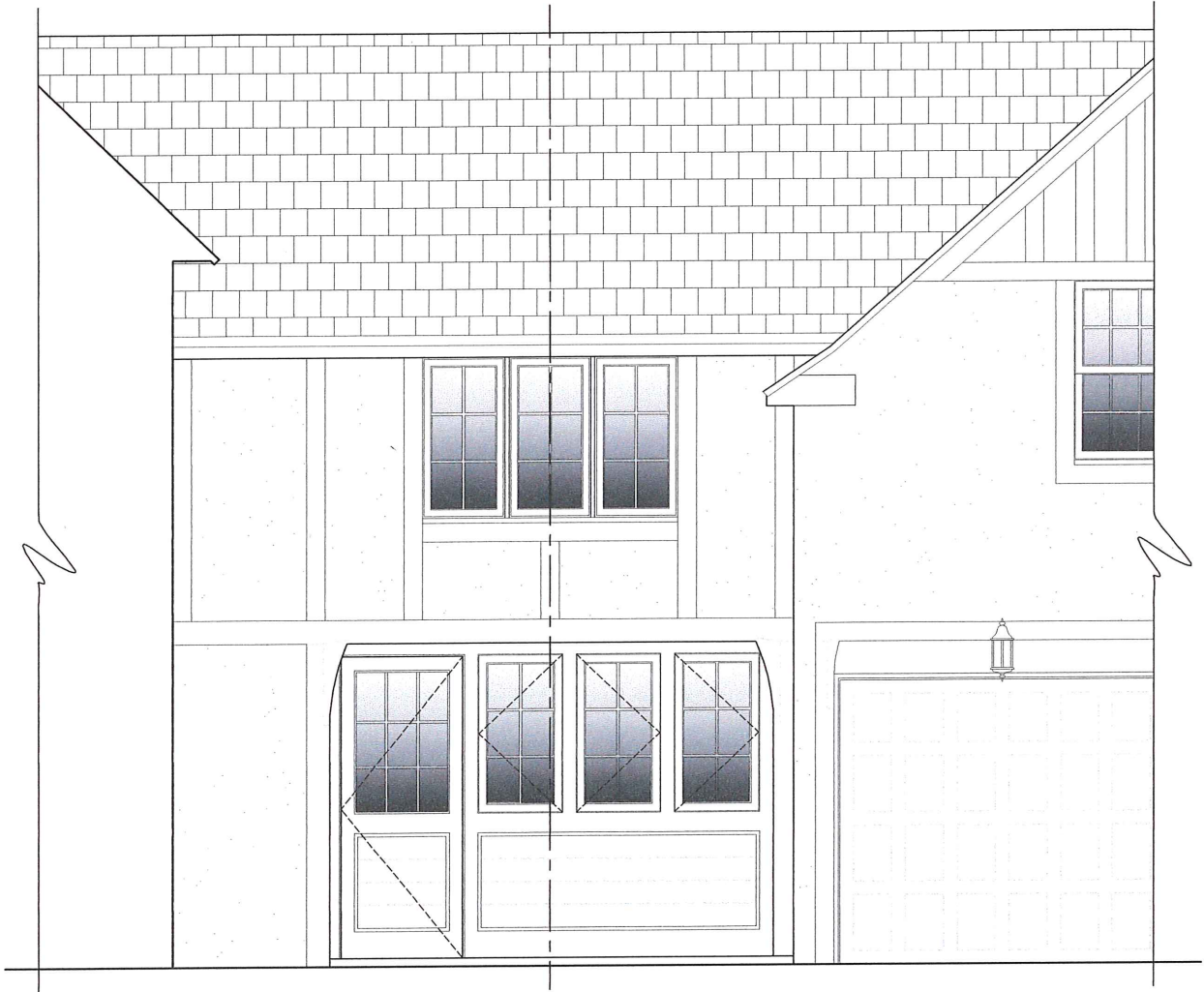
Proposed West Elevation at Renovated Four-Season Porch



Existing North Elevation at Three-Season Porch



Existing West Elevation



Proposed In-Fill at Pass-Thru



Existing Condition at Pass-Thru

## **CONSTRUCTION METHODS**

At the Four-Season Porch, the existing masonry openings will be maintained and new Marvin Wood Ultimate casement windows and French doors with simulated divided lites of traditional proportions will be used to replace the plastic-louvered jalousie units. The proposed screening railing system will be built of painted cedar posts, balusters, and railing profiles.

At the Pass-Thru, the construction method will be wood framed walls infilling between the existing timber posts and beams, which will remain, and adding a new slab and footers beneath. The window and door units will be traditional Marvin Wood Ultimate casements and French doors with simulated divided lites and flush board panels beneath the window openings.


In both cases, new painted materials (cedar, window sashes, etc.) is to match those of the existing house.

## **MATERIALS TO BE USED**

All materials as follows:

1. All trim: Western Red Cedar (dimensions and profiles to match rest of house), painted
2. Windows and Doors: Marvin Wood Ultimate Casements and French Doors, simulated divided lites
3. Gutters, downspouts, and flashing: powder-coated aluminum, to match rest of house
4. Railing and components: Painted Western Red Cedar


# BUFFALO LUMBER FLUSH JOINT CEDAR SIDING OR EQUAL AT PASS-THRU PANELS



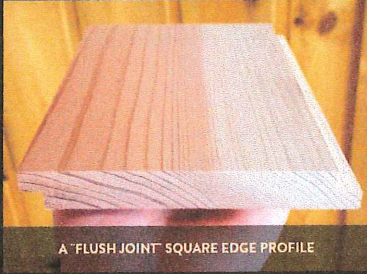
PRODUCTS   PATTERNS   GRADES   PROJECTS   COMPANY   NEED TO KNOW   CONTACT

PRICES, PATTERNS, PICTURES  
Shiplap, Dutch Lap, Channel Rustic Cedar Siding Prices  
Pricing based on 1500 SQFT order • \$2500 ORDER MINIMUM

**CEDAR LAP SIDING PRICES**  
Pricing by SQUARE FOOT - Understanding our Prices  
We price cedar siding by the square foot. Our Price is meant to include an idea of final cost if you order at least 1500 square feet. If you know your square footage you can multiply it by the price below and have an idea what this product will cost you.



SHIPLAP SIDING STANDARD PATTERN SAMPLE



A "FLUSH JOINT" SQUARE EDGE PROFILE

## MARVIN WOOD ULTIMATE CASEMENT WINDOWS & DOORS, OR EQUAL



**MARVIN**   
Windows and Doors

# GUTTERS AND DOWNSPOUTS - BERGER (COLOR TO MATCH EXISTING)

## HALF ROUND GUTTER

MATERIAL:	TYPE:	STYLE:	SIZE:	THICKNESS:	LENGTH:	COLOR:	SKU:	PACKAGING:
Aluminum	Painted	Single Bead	5"	.027	10', 16', 20', 21', 26', 30', 32' (also available in non-standard lengths)	High Gloss White (HG), Royal Brown (BR)	L_...5	10' to 20' 18 pieces / ctn 22' to 26' 4 pieces / ctn
			6"	.032		High Gloss White (32), Royal Brown (B3)	L_...6	27' 5 pieces / ctn
			7"		10'		L_...7	
			8"		10'		L_...8	
		Reverse Bead	6"	.027	10', 20', 25'	30' White (30W), 60' White (60W), Almond (AL), AMP DN Bronze (ADB), Black (BL), Bone Linen (LI), Dark Bronze (DB), Greccan Green (GG), Heritage Cream (HC), Herringbone (HB), Light Maple (LM), Lighthouse Red (RE), Musket Brown (MB), Musket Brown A (AMB), Natural Clay (NC), Pearl Gray (PG), Pebblestone Clay (PB), Royal Brown (RB), Savannah Wicker (SW), Terra Bronze (BZ), Tuxedo Gray (TG)	R_...6	
	Mill Finish	Single Bead	5"	.024	10', 16', 20', 21', 26', 30', 32' (also available in non-standard lengths)		L_...MF5	
			6"	.032			L_...MF6	
Copper	Copper	Single Bead	5"	16oz	10', 16', 20', 21', 26', 30', 32' (also available in non-standard lengths)		L_...CP5	10' to 25' 5 pieces / ctn
			6"	20oz			L_...2C5	26' 4 pieces / ctn
			6"	16oz			L_...CP6	
			20oz				L_...2C6	
		7"		10'		LIOC7		
		8"				LIOC8		
		Single Bead w/ 1" Flange	5"	16oz	10', 20'		L_...CPSFI	10', 20' 5 pieces / ctn (West Coast Only)
	Double Bead	6"			10', 16', 20', 21', 26', 30', 32' (also available in non-standard lengths)		L_...DC5	10' to 25' 5 pieces / ctn
							L_...DC6	26' 4 pieces / ctn
Reverse Bead	6"			10', 20', 25'		R_...CP6		
FreedomGray™	Single Bead	5"		10', 20', 30'		L_...FG5		
		6"				L_...FG6		

10

BERGERBP.COM | 800.523.8852 • 215.355.1200 • FAX: 215.355.7738



### PLAIN ROUND DOWNSPOUT

#### MATERIALS:

Aluminum - Painted, Aluminum - Mill Finish, Copper,  
Copper - Freedom Gray™, Steel - Galvanized,  
Steel - Paint Grip, Steel - Galvalume, Steel - Stainless

#### LENGTHS:

10'

#### THICKNESSES:

Aluminum - .015, .024  
Copper - 16oz, 20oz  
Steel - 24ga, 26ga, 28ga, 30ga