STAFF REPORT

CONCERNING APPLICATION FOR A

CERTIFICATE OF APPROPRIATENESS

Date: October 8, 2018

Application Number: 2018-1001C **Property Location:** 50106 Bittersweet Trail

Architectural Style/Date/Architect or Builder: L-Plan/Italianate/1877/William C. Kownover Farm

Property Owner: David A. Visser

Landmark or District Designation: Local Landmark, Ordinance No. 117-76, amended 11-1987, Indiana State

Register of Historic Places
Rating: Outstanding

DESCRIPTION OF STRUCTURE/ SITE: The Kownover farmhouse is a 2 ½ story brick house with asphalt shingle roof and stone foundation. 2/2 wood windows with segmental arches, with keystones, brick heads, and stone sills, and two bay windows on the front. A portico with flat roof supported by square wood columns covers the front entrance. The property has a summer kitchen of brick to match the house, a silo, as well as corn crib and one and a half story barn structure.

ALTERATIONS: Original bay windows roofs have been replaced with higher pitch and wood shakes. Aluminum storm windows have been added. There is a small addition to the rear of the house. Between May 2012 and December 2014, the front portico was removed without a COA. The barn was taken down in 2014 without a COA. Green space at site of former barn has been developed with a stone wall built of original barn foundation stones. COA 2017-0403A approved installation of egress window on north side of house and landscaping to screen window and adjacent A/C unit, creation of dumpster pad along south side of drive adjacent to road, to be enclosed with fence, gates, and evergreens, and extension of gravel driveway. COA 2017-0501 approved installation of 6'H dog-ear wood stockade panels along north property line. Appropriate shade tolerant plants and/or junipers to be installed as necessary. COA 2017-1204A was tabled indefinitely by the Historic Preservation Commission – the absence of a decision on the application resulted in the issuance of an approved COA on January 18, 2018. COA 2018-0306A allowed for the installation of a 40' windmill.

APPLICATION ITEMS: "(See Attached)."

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

- 1. De-construction of existing corn crib building,
 - a. Salvage material from structure,
 - b. Shore-up/secure remaining structure.

The corn crib structure is currently used as storage. The roof is compromised and is currently covered with a tarp. The internal frame of the corn crib is severely damaged by termite infestation and rot while the existing roof framing and joists are bolstered by temporary beams. The adjoining/conjoining barn structure was added sometime prior to 1998 and served to join the original two-story barn to the corn crib structure. The two-story barn was removed in 2014. The remaining structures, when conjoined, create an irregular 'M'-shaped roof line, with a pronounced valley between the two. Being taller, the roof line of the later barn structure plunges into the corn crib roof. A gable between the two was an attempt at directing the flow of the water down the valleys, but time and sag have limited the effectiveness of this attempted improvement. This gable and the roof appear to be resting atop the roof of the corn crib, continuing to add additional weight and stress upon its already weakened frame.

Applicant plans to return before the Commission in the spring with plans to rebuild the 'corn crib' structure in a new location, separate from the pre-1998 barn structure. The to-be-built corn crib will replicate the current corn crib on a new foundation. Material from the barn torn down in 2014 and the corn crib will be utilized in this reconstruction.

PRESERVATION SPECIALIST REPORT:

October 9, 2018

On September 27, 2018, Adam Toering and I visited the site located at 50106 Bittersweet Trail to meet with the property owner and contractor. They are preparing a COA application and wanted a site visit/consultation to discuss the project.

In order to simplify this report, I will give a description of each section moving from south to north. Many alterations have not helped the structural integrity of the original corn crib structure. The original barn has been removed leaving a corner support and footer which is part of the newest structure that was constructed between the original barn and corn crib.

Southern half of corn crib structure

- -Alternating open siding exterior wall originally designed to allow air to pass through crop allowing crop to dry. Later this section was adapted to a chicken coop. This stage added chicken wire, feeding doors, ramps, and roosts. I feel that is reasonable to believe that presence of the chicken wire is the only reason this outside wall has not completely collapsed. Reference *Figure 7*.
- -The roof trusses are failing as vertical supports have been recently added to hold up the roof structure. Reference *Figure 9*.
- -The plywood over joist floor has failed. I stepped right through to the dirt floor underneath when I walked through this section. Reference *Figure 8*.
- -The wall in between this and the next section is an addition wall that is framed and on a combination of brick and toward the rear a cement curb. There is dry rot and termite damage along the entire bottom of this wall. Reference *Figure 10*.

Northern half of corn crib structure

- -This section was enclosed with a front door, windows, and rear overhead garage door.
- -A concrete floor was added later as well as a curb along the bottom of both east-west walls.
- -The roof on the northern part has holes with bad deck and rotten trusses. Reference Figure 11.
- -This small section of roof is receiving the brunt of all the elements that run off the southern roof of the large shop area. A pitch/storage area was added to perhaps divert this load, but it has weakened the roof and the wall supports.
- -There is a wall for the middle section that is inches away from the wall that is the southern wall of the large shop section. Termites and water have damaged the wall to the point where additional supports had to be added to help hold up the roof in this section. Reference *Figure 8, left frame*.

This building will continue to deteriorate if it is not separated from the rest of the structure. It is not structurally strong enough to hold its own weight let alone strong enough to support the weight of the elements from the shop roof. The roofs and walls need to be rebuilt separately with truss supports, floors, and proper gutters. The structure is not safe and will not likely survive a serious winter as it sits.

Steve Szaday Preservation Inspector

GROUP B STANDARDS: LOCAL LANDMARKS:

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 reroofing, 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. <u>Structure—</u> 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. <u>Material</u>—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

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: Based upon the site visit by Historic Preservation Inspector Szaday and Specialist Toering, staff is of the opinion that the corn crib structure is not structurally sound. The irregular roof line created by the attachment of the barn structure to the corn crib has led to continued degradation within the structure of the corn crib.

Staff recommends approval of this proposed deconstruction, predicated on the applicant's expressed desire to reconstruct the corn crib in a new location in 2019.

Written by Adam Toering Historic Preservation Specialist

Approved by Elicia Feasel Historic Preservation Administrator **Satellite Imagery:**



Diagram 1-50106 Bittersweet Trail as seen in 2016 (top) and 2013 (bottom).





Diagram 2 - Staff rendering of roof slopes, based on 2016 satellite imagery.

Photos:



Figure 1 - File photo of the main farmhouse from December 29, 2016.



Figure 2 - Corn crib, west facade.



Figure 3 - Corn crib, south facade.



Figure 4 - Corn crib, north facade.



Figure 5 - Corn crib, east facade. Note roof eave.



Figure 6 - Southwest corner of the corn crib.



Figure 7 - Southeast corner of the corn crib.



Figure 8 - Interior condition. Note termite damage in the image at left.



Figure 9 - Roof beams.



Figure 10 - Foundation rot at shared wall with newer barn structure.

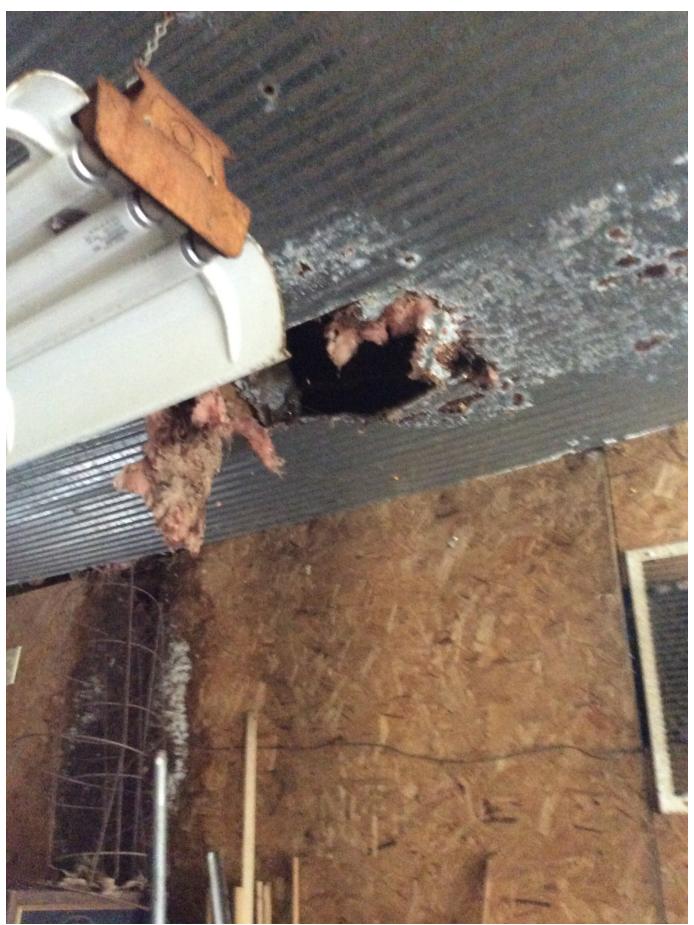


Figure 11 - Evidence of sustained water damage in corn crib garage bay.



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: hpcsbsjc@southbendin.gov

Timothy S. Klusczinski, 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 |
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| 1 1 |
| Date Received: 10/01/2918 Application Number: 2018 — 1001 C |
| Past Reviews: YES (Date of Last Review) 1018-03064 NO |
| Staff Approval authorized by: Title: |
| Historic Preservation Commission Review Date: |
| 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: 50106 BITIERSWEET TRAIL GRANGER, IN 46530 (Street Number—Street Name—City—Zip) |
| Name of Property Owner(s): DAVID VISSER Phone #: 574 276 2031 |
| Address of Property Owner(s): 25614 HAROLD CT ED WARDSBURG MI 49112 (Street Number—Street Name—City—Zip) |
| and the second s |
| Name of Contractor(s): |
| Contractor Company Name: ARC - AS VANCED RENOVATION AND CONSTRUCTION |
| Address of Contractor Company: |
| Current Use of Building: Since Family (Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.) |
| (Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.) |
| Type of Building Construction: Wood FRAME (THE SUBJECT STRUCTURE) (Wood Frame—Brick—Stone—Steel—Concrete—Other) |
| Proposed Work: In-Kind [Dandscape New Replacement (not in-kind) Demolition (more than one box may be checked) |
| Description of Proposed Work: SEE ATTACHES |
| Owner e-mail: 1 Viss 830@ Concast, WET and/or Contractor e-mail: ARCWELSY @ COMML. COM |
| $11 h \dots 10 1011$ |
| X |



The Kownover Farmstead

50106 Bittersweet Trail Granger, Indiana 46530

Corn Crib Project

Background

From the beginning of our ownership in 2015, we have known that the corn crib building was in need of restoration if possible. The roof was already tarped on the southwest end, and there was soft wood flooring in the weathered crib. The east end of the crib had been used as a chicken coop and the wet hay and bedding had taken its toll on the flooring and side members at the east end of the crib portion.

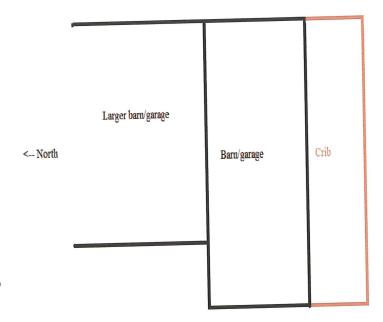
Hatches and other hinged access ports were loose and no longer latched closed. End doors were satisfactory in function, and were padlocked for safety. Interior structural components were suspect, so we added support beams until a definitive plan could be made for the structural issues. There were several major projects in the last 3 years, so there has been no intentional delay in addressing this issue. This year, construction teams have been overwhelmed with work, and we have been forced to delay any prospect of contractor work.

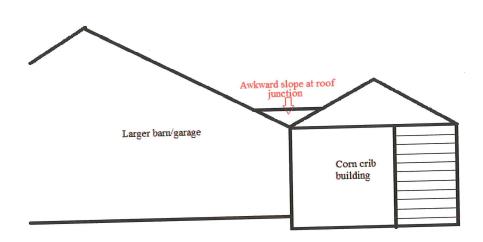


I engaged Jeff Weldy, our intended contractor, and we met at the property within the last month. We arranged to meet with Steve Szaday and Adam Toering last week. Understanding both the urgency of the upcoming winter threat, and the deadline for submission for CoA on October 1, we hastened to illustrate our initial plan, and we hope to convey (albeit incomplete) our certain assurance of reconstructing in like fashion, with like materials in like appearance, and with only interior differences that allow for building function, that wasn't possible in its current state. Part of that plan is to include a perennial maintenance plan to protect the woodwork.

Current structure

Building is peak roofed, with peak running east west. The building abutts the adjacent later-added garage (aka larger barn). The peak of the larger barn is also east west, so the abutting sloped roof line meet at an awkwardly constructed peak that runs low and north south, intending to create an east-west water run-off at the edges of where the buildings abutt. This valley currently leaks and threatens both building structures, a model which is suspect in reconstructing like this. Although the chase created by this water-diverting abuttment currently houses HVAC for a garage heater, I no longer intend to use it.

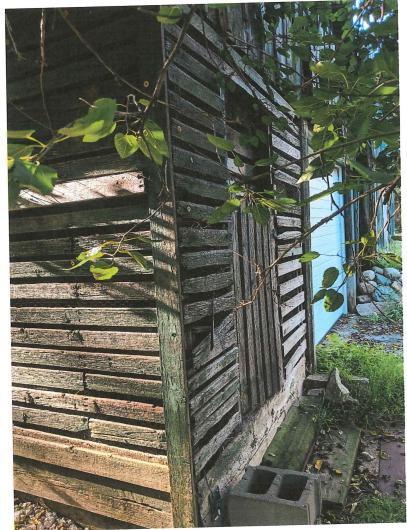


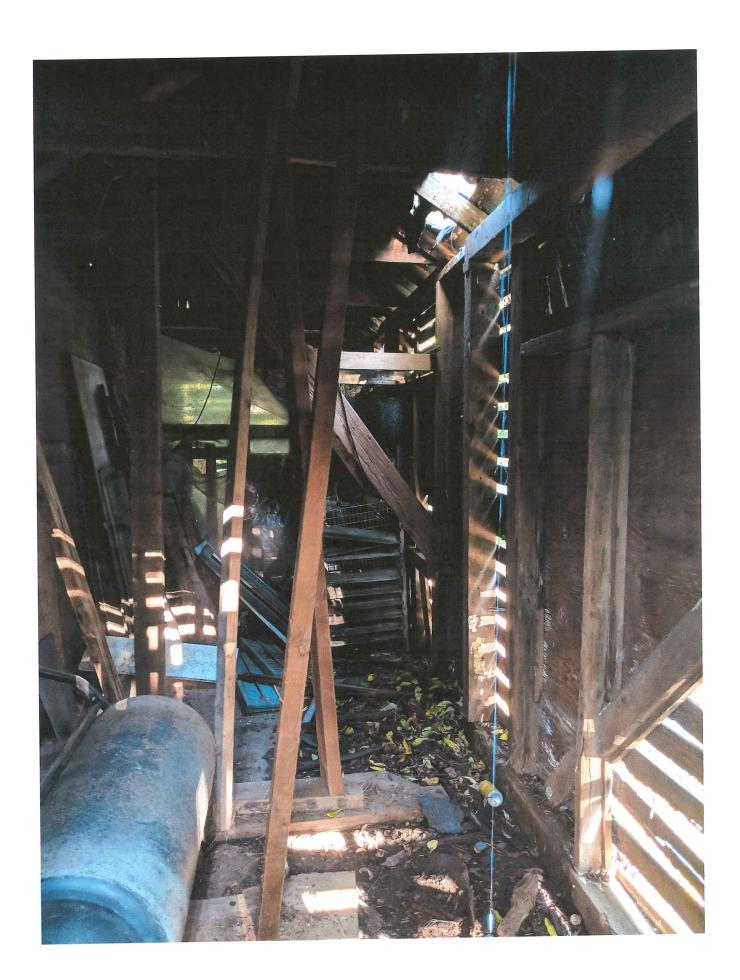






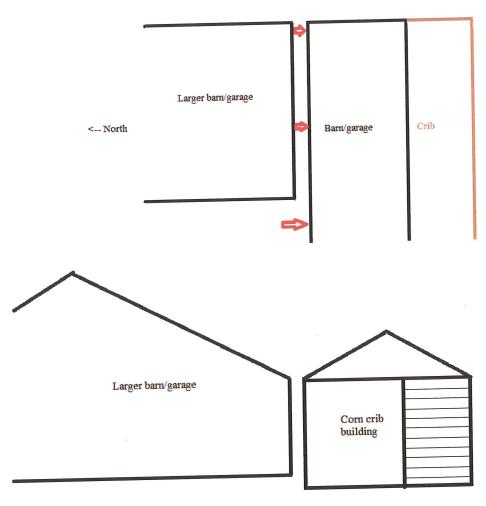






Proposal

The proposal is two demolish the unsafe, non-salvageable barn and rebuild in like fashion, using not only wood elements for similar exterior, but reusing existing vintage timbers on the property from the old barn. As well, we have been discussing with Mr. Toering, the repurposing of windows previously donated to HPC if originals are not salvageable. The proposal also includes the professional recommendation of separating the buildings by 2-3' so they don't threaten each other with water run-off and snow accumulation. This would be accomplished by reducing the footprint of the rebuilt corn crib building, and keeping the south end of the building in the same line as currently. In keeping with the open appearance to the crib portion through the slatted exterior, the crib wall shall either be a faux exterior over a true interior wall which is black lined, or a concrete-floored patio-like structure, open exposure on the inside as an enhanced similarity to the current structure. The garage portion of the corn crib shall be built to function as a storage area as it is currently.



Walls, roof and entire exterior, with the exception of the gap between the buildings, shall be re-created in a manner that restores and maintains the current appearance of the building.

Mitigation and Construction Plan

The temporary supports that we have previously placed are on weak surfaces. Collapse is a great risk as is, but very likely to occur with the weight of snow. The time of year and expected time frame of the project precludes this being completed before winter, so work shall be done in 2 phases:

- 1. demolition and safety securing of the site as soon as approved and permitted
- 2. rebuild in Spring 2019

The detail of the demolition is outlined in Jeff Weldy's proposal included separately here.



To whom it may concern,

After a thorough investigation of Mr. Dave Visser's barn/corn crib on his property located on 50106 Bittersweet Trail, Granger, IN 46530, it is in my professional opinion that the existing structure is beyond repair and un-able to be salvaged. Due to the lack of preventive maintenance and the ill-repair of the roof, the structural members of the building are in no way sound or safe to be in or near. It is obvious in many of the pictures that have been taken that the walls of the building have a significant bow and/or lean to them which is evidence of rot and decay and possibly the lack of a solid foundation. On the South/West side of the building the roof is non-existent and has caused major damage to the rafters, floor, and structural members of the corn crib. A large majority of the existing cribbing shows major signs of decay and has lost all structural significance. Overall, I would deem this building as unsalvageable and more importantly unsafe for Mr. Dave Visser, his family, guests, and neighbors.

With winter fast approaching it is Mr. Visser and I's concern that even a minor amount of snow load on the roof of this barn could be the end all for this structure, which could potential cause significant damage to the larger barn that is attached to the North or, more importantly, cause harm to someone in or near either barn. We would like to ask for approval from the council to disassemble the barn in question with intent to re-build the structure once approval has been granted. Our goal would be to disassemble the smaller barn while protecting and ensuring the structural integrity of the large barn. We would like to have the building down before winter arrives to avoid any structural damage to the large barn or personal injury. A controlled demolition will obviously produce a much better and safer result for Mr. Visser and his property then a total uncontrolled collapse.

Once demolition has occurred we would propose to rebuild the barn using a proper foundation and proper structural members. It would be our number one goal to produce a

building that mimics the look and character of the existing barn but with a solid structure behind it. All exterior members would be wood and would resemble the existing look and feel including the two windows and the corn crib look and character which is on the south side of the building. We also propose moving the barn 2'-3' away from the large barn. The two barns currently are joined with both roof pitches coming together which creates a vulnerable valley which is susceptible to leaks, ice dames, and snow build-up. In Mr. Visser and I's opinion the two barns were never originally attached and were never meant to be built in that way. We would like to move the smaller barn's north wall 2'-3' away from the larger barn which would give room for both barns to have their own roof lines and guttering systems. To properly tie both roofs together would require major structural changes to the look of the barns. Please reference concept drawings for visuals.

Mr. Visser and I both appreciate your consideration and assure you that ever step will be taken to maintain the historical look and feel of this property while ensuring the longevity for future generations. We both take this task seriously and have full intentions to work hand in hand with the council and the Historic Preservation Commission of St. Joe County.

Thank you for your consideration and for the opportunity to present our case,

Jeff Weldy- Owner

Advanced Renovation and Construction



Conclusion/Summary

We have great need to address this issue with the unsafe building

 Consultation with Preservation Specialist Steve Szaday and Contractor Jeff Weldy support the need

We have great desire to restore this beloved vintage corn crib

 Consultation with Adam Toering about preservation goals is in line with our desire to restore the structure

We have resources available to accomplish the entire project

 We commit liquid financial resources to accomplish the scope of the needed work (it shall not fall victim to circumstances)

We have developed a valued track record of trust with the HPC in previous projects

- Our previous work with the HPC, and projects that we have chosen to do illustrate our desire to improve and restore this grand property, and can be trusted to be in line with mutual goals held by homeowner and HPC>
- We seek the approval of the Certificate of Appropriateness for demolition and reconstruction of the building referred to as the "corn crib" at 50106 Bittersweet Trail in Granger, Indiana