

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: October 4, 2018

Application Number: 2018-0928A

Property Location: 301 Sunnyside

Architectural Style/Date/Architect or Builder: Tudor Revival / 1930 / H. Russell Stapp

Property Owner: Sean and Karen Kennedy

Landmark or District Designation: East Wayne Street Local Historic District, Ordinance #7796-87

Rating: *Notable*

DESCRIPTION OF STRUCTURE/ SITE: Two story frame Tudor Revival on an irregular plan. The gabled roof is steep with flared eaves. The front gable roof dormer has half-timber detailing. The first-floor overhangs at the front. A shed roof dormer supported by curved brackets is on the north face. Windows are 6-light casements with fixed transoms, some half half-timber lintels. A central steep cross-gabled entry with arched brick door surround faces east. A lower gable roof section sits on the north end. The brick chimney has two chimney pots. The west face includes a small rear one-story shed roof wall dormer. A complimentary two-bay garage stands to the south.

ALTERATIONS: COA #1996-0703 allowed for the removal of the slate roof and re-roofing with new fiberglass shingle. COA #2014-0703 allowed for the modifications to the landscaping, including the extension of the fence to the west property line and the construction of a new 36"-48" fence to connect the west property line to the screened-in porch. COA #2015-0504B allowed for the enclosure of the flat roof with a painted fence to match the trim of the home and to conceal air conditioning condensers installed on flat roof area.

APPLICATION ITEMS: "The residents of this historic Tudor home are hoping to add an attached garden shed to the south of the garage. The shed will look and feel like an extension of the home including rough-hewn timbers, flush plank wood clapboards, & historically appropriate windows."

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

1. Construction of 18'-6" x 10' shed extending from the garage to the south.
 - a. Construction details:
 - i. Concrete slab foundation,
 - ii. Wood framed,
 - iii. Have both half-timbering and horizontal flush clapboards,
 - iv. Natural Pine Barn Sash Windows (by American Window Products, LLC),
 - v. Gabled roof to match the existing shingling,
 - vi. Flashing, gutters, trim, trim, to match existing.

The proposed structure will include a 6'-6" covered breezeway between the existing garage and the new storage shed.

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES, EAST WAYNE STREET:

III. NEW CONSTRUCTION

New construction includes any new building or structure constructed within the boundaries of the historic district, or any new addition to an existing building. New construction should be designed considering the appearance of the other buildings in the neighborhood.

A. HEIGHT AND PROPORTION

The majority of structures in the district are two stories high and are square, rectangular, or irregular in plan. There are a few story-and-a-half residences. The prevalent facade proportions are between 1:1 and a 1:2 height-to-width ratio.

Required

The height of a new structure and its height-to-width proportions shall be consistent with adjacent buildings in the district. The building height shall be no greater than that of the tallest existing structure and no less than that of the lowest existing structure of the same type in the same block. Façade proportions shall be established by permitting no structure with a façade wider or narrower than those existing in the same block. Additions to existing buildings shall be related in height and proportion to the existing structure.

Recommended

Contemporary designs should be compatible in character and mood to the building or neighborhood.

Prohibited

Additions may not be constructed that would change the existing façade of a building, alter its scale or architectural character, or add new height

Not Recommended

New stories should not be added, nor should existing stories be removed, which would destroy important architectural details, features or spaces of the building. Any style or period of architecture that is incompatible with what exists should not be permitted in the new additions.

B. BUILDING MATERIALS

Wall materials in the district include brick, stucco, half-timbering, stone, clapboard, shingle, and metal and vinyl siding

Required

Exterior materials used on a new structure shall be compatible in scale, texture and color with adjacent structures. Materials used on an addition to an existing structure shall relate to the existing or original materials of that structure. As much of the original structure as possible shall be retained so that the addition could be removed without damage to the basic structure and appearance of the building.

Recommended

Metal or vinyl siding may be used when it is the only feasible alternative. This siding should be compatible with the original size and style and with the materials of other buildings in the district.

Prohibited

Inappropriate materials such as asbestos, asphalt, molded or artificial stone, or artificial brick shall not be used.

Not Recommended

Glass blocks should not be used. Concrete block should not be used for anything other than foundations

STAFF RECOMMENDATION: Staff recommends approval of all components of this project, based upon the application's conformity to the 'new construction' 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 - 301 Sunnyside shown in the 1960 Sanborn map at left, and 2016 satellite imagery from MACOG at the right.

PHOTOS



Figure 1 - 301 Sunnyside from the street, looking west.



Figure 2 - 301 Sunnyside, showing the garage and the area for the new construction.

A NEW GARDEN SHED AT
301 S. SUNNYSIDE AVE.
SOUTH BEND, IN



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

SEPTEMBER 27, 2018



BUCCELLATO DESIGN, LLC
ARCHITECTURE & INTERIORS

526 EAST LASALLE AVENUE
SOUTH BEND, IN 46617

574-288-7723

PROJECT DESCRIPTION

The residents of this historic Tudor home are hoping to add an attached garden shed to the south of the garage. The shed will look and feel like an extension of the home including rough hewn timbers, flush plank wood clapboards, and historically appropriate windows that match the muntin style and proportion of the existing windows. The new shed will include a breezeway between the garage and the shed so that the new shed gable is perpendicular to the garage and the roof dies into the garage roof. All the materials will be painted to match the existing colors of the home.

Nearby Properties with Storage Sheds:

1232 N Wayne St. (Apx 12' x 10')
1321 E Wayne St. S (Apx 12' x 10')
1315 E Wayne St. S (Apx 10' x 10')
1220 Sunnymede Ave (Apx 12' x 10')

EXISTING PROPERTY



Existing Garage, East Elevation



Existing Garage, South Elevation

EXISTING PROPERTY



Existing Timber Detail, Main House



Location of Proposed Shed, South of Garage

CONSTRUCTION METHODS

The proposed construction will be wood framing on a new slab with horizontal flush boards and rough hewn timbers similar to the half-timbered portion of the house. The breezeway will host four new 6x6 rough hewn post and brackets as drawn. The existing bed mold will continue through-out the new soffit. All the windows will be wood barn sash windows painted to match the color of the existing windows. The new asphalt shingles will match the color and style of the existing shingles at the garage. The new flashing and gutters will also match that of the existing home and will appear as the same color of the rustic timbers.

MATERIALS TO BE USED

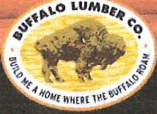
All materials as follows:

1. Clapboards and trim: Western Red Cedar (dimensions and profiles to match restored elevations) painted
2. Timbers: Rough Hewn Cedar Timbers painted to match existing details
3. Gutters, downspouts, and flashing: powder-coated aluminum, dark bronze in color
4. Roofing: Asphalt Shingles to match existing house and garage.



The flush clapboards will have a similar appearance as the siding above except painted.

1. BUFFALO LUMBER ROUGH HEWN CEDAR TIMBERS OR EQUAL




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SIZES

CEDAR LUMBER 4X 6X 8X 10X 12X

Western Red Cedar MILL SELECT #2&BTR GREEN



4X6 CEDAR LUMBER MILL SELECT GRADE



6X6 CEDAR LUMBER MILL SELECT GRADE

2. BUFFALO LUMBER FLUSH JOINT CEDAR SIDING OR EQUAL



PRODUCTS

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PRICES, PATTERNS, PICTURES

Shiplap, Dutch Lap, Channel Rustic Cedar Siding Prices

Pricing based on 1500 SQFT order • \$2500 ORDER MINIMUM

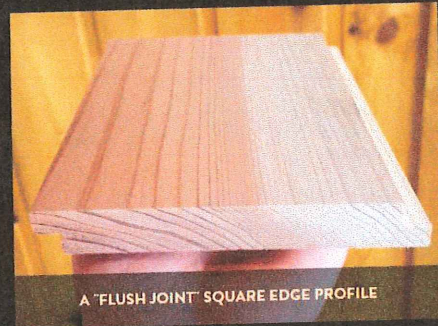
CEDAR LAP SIDING PRICES

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

3. WOOD BARN SASH WINDOW



31-5/16 X 29 NATURAL PINE BARN SASH WINDOW (BSW3129)

\$33.25

SKU
BSW3129

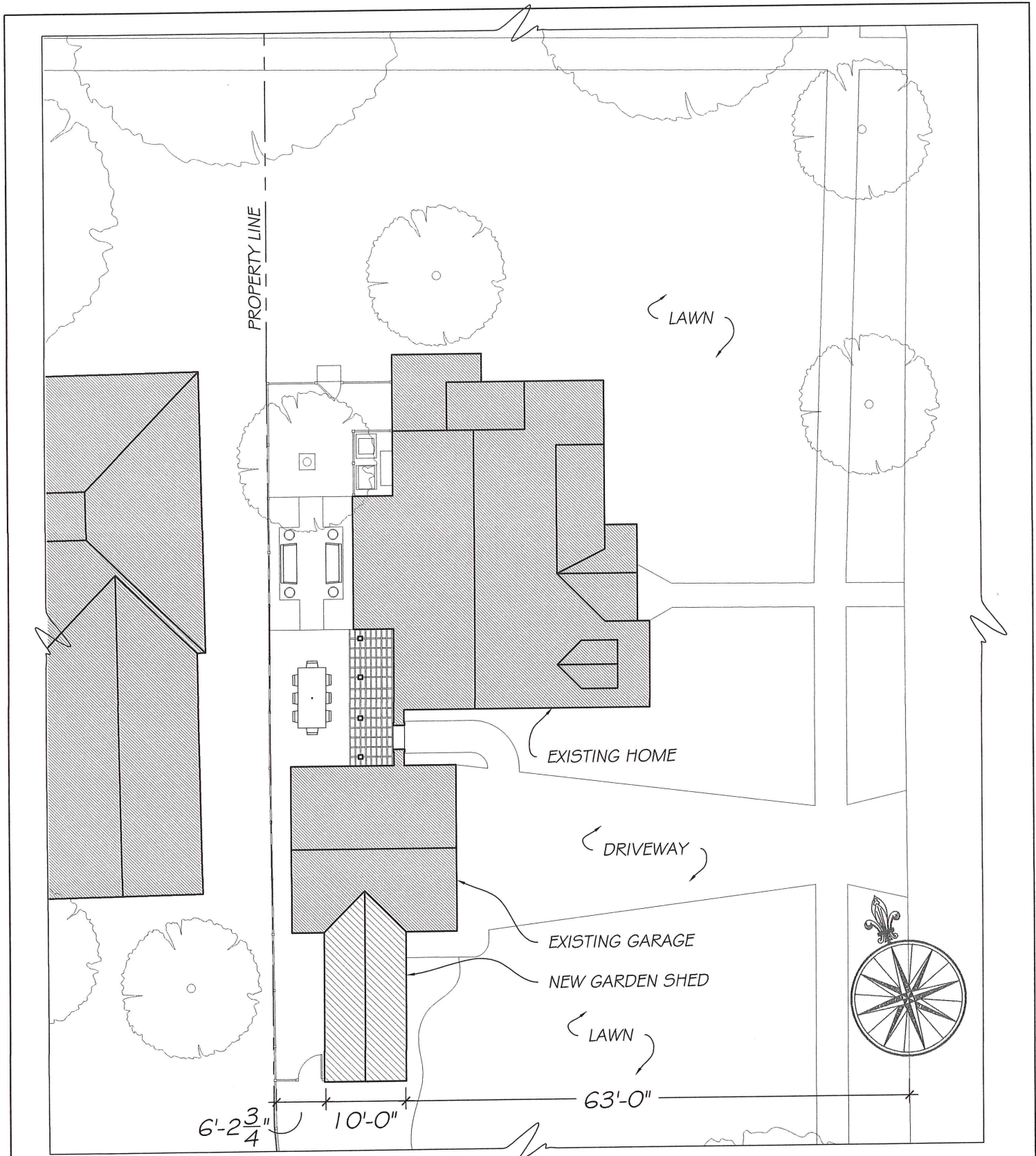
Brand
American Window Products LLC

Weight
12.50 LBS

Rating
★★★★★

Shipping
Calculated at checkout

Quantity
1 ▼



1
COA1

SITE PLAN

1/16" = 1'-0"

BUCELLATO DESIGN, LLC
ARCHITECTURE & INTERIORS

526 EAST LASALLE AVENUE
SOUTH BEND, IN 46617
574-288-7723

GARDEN SHED ADDITION AT
301 S. SUNNYSIDE AVENUE

SHEET TITLE:

SITE PLAN

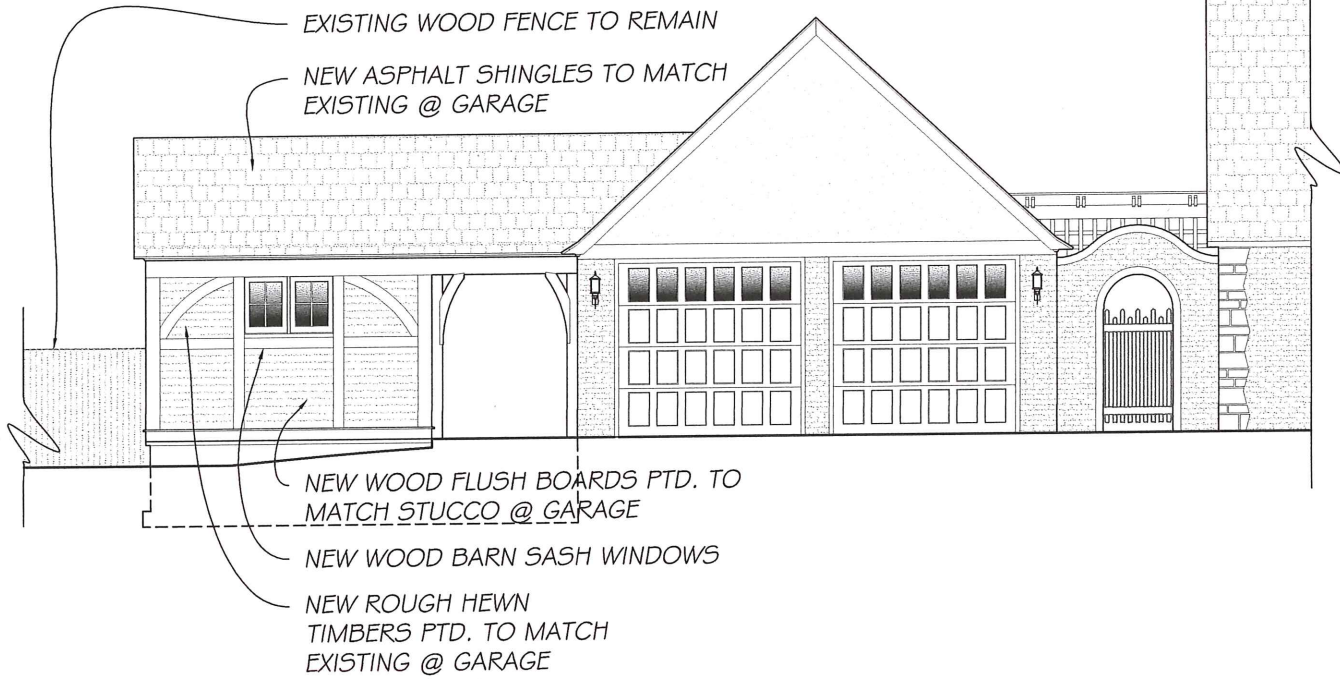
DATE:
9/27/18

SCALE:
1/16" = 1'-0"

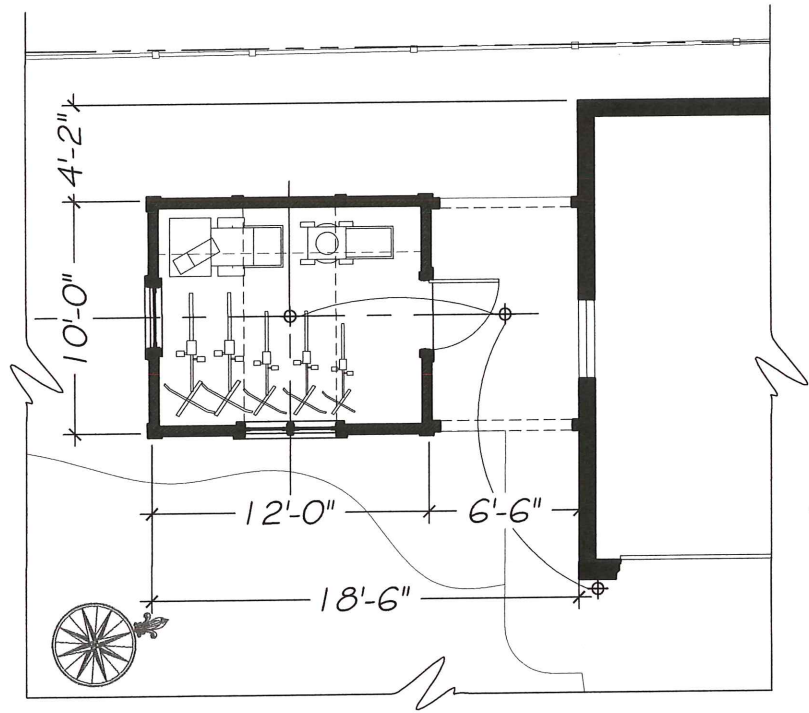
DRAWN BY:
SLG

SHEET NUMBER:

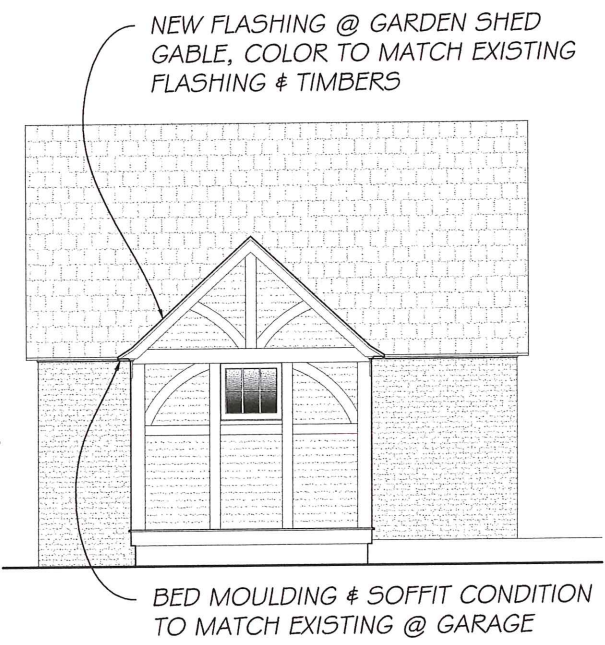
COA1




3 EAST ELEVATION
COA2 1/8" = 1'-0"



1 PLAN
COA2 1/8" = 1'-0"



2 SOUTH ELEVATION
COA2 1/8" = 1'-0"

 BUCCELLATO DESIGN, LLC ARCHITECTURE & INTERIORS 526 EAST LASALLE AVENUE SOUTH BEND, IN 46617 574-288-7723	GARDEN SHED ADDITION AT 301 S. SUNNYSIDE AVENUE		DATE: 9/27/18	COA2
	SHEET TITLE: PLAN & ELEVATION		SCALE: 1/8" = 1'-0"	
			DRAWN BY: SLG	