

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: October 10, 2018

Application Number: 2018-0621C

Property Location: 815 Arch

Architectural Style/Date/Architect or Builder: Tudor Revival / 1921 / Ernest W. Young

Property Owner: Jason Pfladderer

Landmark or District Designation: Edgewater Place Local Historic District, Ordinance #6846-80; Local Landmark, Ordinance #6848-1980

Rating: *Outstanding*

DESCRIPTION OF STRUCTURE/ SITE: The house sits on the corner of Arch and Edgewater. It is a two-story with rectangular plan set upon a brick foundation. The main level is red brick laid in running bond. The upper level surmounts a continuous band of stucco with half timer expressions on the west end. The broad sweeping asphalt shingled roof lines extend down from the central hip with a variety of intersecting dormers, narrow overhang lines with moulded wood frieze board. A rectangular boathouse is across from the house along the river.

ALTERATIONS: All of the windows were replaced between 1985 and 1989. The roof is not original to the house. The doors are replacements. The surfaces of the front walk way, porch steps and porch stoop do not appear to be original to the house. COA #1985-0926 allowed for the replacement of four windows on the shed dormer at the northeast side of the house. COA #1986-0819 allowed for re-roofing. COA #1989-0417 allowed for the replacement of six windows with Polarseal aluminum double hung windows. COA#1989-0801 allowed for reconstruction of the main entry. COA #1990-0418 allowed for “replacing all wood on boathouse with wolmanized lumber. The new construction will duplicate the existing fenestration, elevation, screening, etc. exactly.” COA #2000-0717 allowed for in-kind repairs of a whole in the roof of the boathouse following a tree fall. COA #2003-0808 allowed for site work and the replacement of the back door. COA #2011-0812 allowed for the removal of the removal of brush along the river bank per Brent Thompson, City Forester. COA #2012-0515 allowed for the repair of the fence and the replacement of concrete chunks on the site with formed pavers. COA #2014-0804A allowed for the removal of a rotten sugar maple tree per Brent Thompson, City Forester. COA #2015-0803A allowed for concrete sitework. RME #2016-1003B allowed for the stucco repair on the main house. RME #2016-0628 allowed for the removal of a tree per Brent Thompson, City Forester. COA #2017-0417B allowed for the removal of windows on the east side of the main house to be replaced with sliding doors, as well as concrete site work. RME #2018-0501A allowed for the re-roofing of the boathouse and the reconstruction of the handrail.

APPLICATION ITEMS: “Replacing railing with vinyl railing.”

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

1. Remove and replace existing railing.

The primary motivations for replacement can be characterized as:

1. The existing (30”) railing is not compliant with code and would warrant modification or reconstruction so as to become compliant with the 36” requirement. The applicant would like to replace the existing railing as opposed to modify it by adding additional height.
2. Wood as a material on a boat house (or other structure in close proximity to water) constitutes a consistent and regular maintenance issue. The applicant would prefer to replace wood with a material with a significantly lower maintenance requirement and has expressed a willingness to utilize metal or vinyl options.

Five replacement options for the railing were put forth by the applicant for the September HPC meeting and all of the proposed options would constitute a significant departure from the existing railing’s construction and visual appearance. The proposed designs did not have accompanying manufacture specifications and instead appear to be representations as to desired styles and/or constructions. It is unknown if the examples are manufactured out of wood, metal, or vinyl.

Were one of these options selected, the existing railing system (including masonry support ‘columns’) would be removed down to the decking. The replacement railing system would need to be bolted onto the decking and secured to the superstructure.

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES, EDGEWATER PLACE:

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior wall materials in the District range from brick, clapboard, shingles, and masonry block to aluminum siding. In the majority of the cases the aluminum siding has been applied over the original clapboard. There are some masonry commercial buildings on Lincolnway.

Required

Existing exterior building materials shall be retained. Deterioration of wood materials shall be prevented through repair, cleaning, and painting. The existing architectural detail around windows, porches, doors, and eaves should be retained or replaced by replicas of the same design and materials when deteriorated beyond repair.

Masonry structures shall be maintained, tuckpointed and properly cleaned when necessary. Masonry shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Stucco surfaces shall be maintained by cleaning and repainted when necessary. When repairing stucco a stucco mixture shall be used.

Recommended

Whenever possible, the original building materials should be restored.

Aluminum or vinyl siding may be used when it is the only feasible alternative to maintaining the original surface material. When used over wood surfaces, this siding should be the same size and style as the original wood. However it must be noted that such material can contribute to the deterioration of the structure from moisture and insects.

Mortar joints should be repointed only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application, and joint profile.

D. ENTRANCES, PORCHES, AND STEPS

The majority of the houses in the district have either an open or a enclosed porch across the front or on the side. Most porches have either gabled or hipped roofs or are covered by the main roof of the house. A brick base with wood columns is common.

Required

Existing or original porches and steps, including handrails, balusters, columns, brackets, tiles and roof decorations shall be retained or replace with replicas of the same design and materials when deteriorated beyond repair. Porches and additions reflecting later architectural styles and which are important to the building’s historical integrity shall be retained.

Recommended

When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Prohibited

Porches and steps that are important to the building’s style and development may not be altered or removed.

Not Recommended

Original porch details should not be replaced with materials representing a different period or style from the original.

IV. SAFETY AND BUILDING CODES

A. BUILDING CODE REQUIREMENTS

Required

Building code requirements shall be compiled with in such a manner that the existing character of the building is preserved.

Recommended

Local building code officials should be consulted to investigate alternative life safety measures that will preserve the architectural integrity of the structure. Variances for historic properties should be investigated.

Prohibited

Construction of new stairways and elevators that would alter important architectural features and space is prohibited.

Not Recommended

Fire prevention equipment should not damage the appearance or fabric of the building.

STAFF RECOMMENDATION:

Structures like the boathouse are not specifically defined within the Standards and Guidelines, and as such, the general text covering building materials, as well as those covering entrances, porches, and steps, are considered for this recommendation. The Standards and Guidelines are explicit that *“original porches and steps, including handrails, balusters, columns, brackets, tiles and roof decorations shall be retained or replaced with replicas of the same design and materials when deteriorated beyond repair”* and that *“original porch details should not be replaced with materials representing a different period or style from the original.”* Historic precedence exists for this, in the form of a Certificate of Appropriateness issued in April of 1990 that allowed for the “replacing all wood on boathouse with wolmanized lumber.” The applicant received approval to reconstruct the handrail earlier this year with RME #2018-0501A. Vinyl is only explicitly mentioned four times in the Standards and Guidelines, in relation to siding and window awnings, hoods, and fake shutters.

Staff agrees that the railing should be taller to be compliant with State / International Building Code requirements. The applicant’s preference for replacement of the railing is not unfounded, and Staff would support replacement to comply with Code requirements *specifically* because of the river-front setting of this structure. However, Staff is not convinced that enough investigation on the part of the applicant has occurred to warrant a favorable recommendation. Staff recommends that the application be denied based upon the requirements of the Standards and Guidelines.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

Photos:



Figure 1-- 815 Arch Avenue, looking west towards the main house from near the intersection of Arch Avenue and Riverside Drive.



Figure 2 -- 815 Arch, Boat House. Looking north along Riverside Drive.



Figure 3 -- Boat house, looking north.



Figure 4 -- Boat house railing, looking north.



Figure 5 -- Boat house lower level, looking north.

**WAIVER OF STATUTORY TIME PERIOD FOR
CERTIFICATE OF APPROPRIATENESS**


WHEREAS, county and city ordinances require the Historic Preservation Commission of South Bend and St. Joseph County (the "Commission") to consider my application for a certificate of appropriateness within forty-five (45) days after its filing; and

WHEREAS, the county and city ordinances require the Commission to issue a denial, if they choose to do so, within sixty (60) days of receipt of my application; and

WHEREAS, the undersigned, as applicant, has requested that the Commission delay its decision on my application.

THEREFORE, the applicant hereby consents to an extension of the time to act on my application to and including 90 days and accordingly waives any rights affected by the Commission's postponed consideration of my application.

I affirm under the penalties for perjury that the foregoing representations are true and correct to the best of my knowledge.

Jason Pfledderer 
Applicant

2018-0621 C
COA Number

815 Arch
Address of Property

Received: Historic Preservation Commission of South Bend and St. Joseph County
this 11 Day of July, 2018.

Adrian
Historic Preservation Commission

Re: 815 Ach Ave

South Bend, IN 46601

Dear Historic Preservation Committee,

Due to the location of the boathouse on the river (moisture), there's a deterioration issue when using the existing wood for a handrail, therefore I don't believe that this material is ideal for this handrail project, thus I am open to any other design that is more stable, safe, and weather resistant Such as:

Photo 1 is my 1st choice

Photo 2 is my 2nd choice

Photo 3 is my 3rd choice

Photo 4 is next choice

Photo 5 is my last choice

I have clean intent of what exactly I am wanting to do (**photo 1**) the others are back up options. Code height is 36" per Indiana regulation, the handrail in place now is only 30" – not to code. Sending Ciara Fleming or Ranay Vela to agree to do whatever commission agrees to do to make property more weather resistant and stable.

Thank You,

Jason Pfladderer

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photo by ©FP/AM

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Section R323, and are otherwise constructed in accordance with this code.

R309.6 Automatic garage door openers. Automatic garage door openers, if provided, shall be listed in accordance with UL 325.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.84 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.5 and R311.6. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more

than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.3 Bulkhead enclosures. Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.5.8.2.

R310.4 Bars, grills, covers and screens. Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION R311 MEANS OF EGRESS

R311.1 General. Stairways, ramps, exterior exit balconies, hallways and doors shall comply with this section.

R311.2 Construction.

R311.2.1 Attachment. Required exterior exit balconies, stairs and similar exit facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces. Such attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

R311.2.2 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

R311.3 Hallways. The minimum width of a hallway shall be not less than 3 feet (914 mm).

R311.4 Doors.

R311.4.1 Exit door required. Not less than one exit door conforming to this section shall be provided for each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.

R311.4.2 Door type and size. The required exit door shall be a side-hinged door not less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Other doors shall not be required to comply with these minimum dimensions.

R311.4.3 Landings at doors. There shall be a floor or landing on each side of each exterior door.

Exception: Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door.

The floor or landing at the exit door required by Section R311.4.1 shall not be more than 1.5 inches (38 mm) lower

than the top of the threshold. The floor or landing at exterior doors other than the exit door required by Section R311.4.1 shall not be required to comply with this requirement but shall have a rise no greater than that permitted in Section R311.5.3.

Exception: The landing at an exterior doorway shall not be more than $7\frac{3}{4}$ inches (196 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door does not swing over the landing.

The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

R311.4.4 Type of lock or latch. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

R311.5 Stairways.

R311.5.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.5.8.

R311.5.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2036 mm) measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R311.5.3 Stair treads and risers.

R311.5.3.1 Riser height. The maximum riser height shall be $7\frac{3}{4}$ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm).

R311.5.3.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm). Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm).

R311.5.3.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater than $\frac{9}{16}$ inch

(14.3 mm). A nosing not less than $\frac{3}{4}$ inch (19 mm) but not more than $1\frac{1}{4}$ inch (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than $\frac{3}{8}$ inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed $\frac{1}{2}$ inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 (0.51 rad) degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

Exceptions:

1. A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

R311.5.4 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway.

Exception: A floor or landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs.

A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

R311.5.5 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.5.6 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than $1\frac{1}{2}$ inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least $1\frac{1}{4}$ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than $6\frac{1}{4}$ inches (160 mm) with a maximum cross section of dimension of $2\frac{1}{4}$ inches (57 mm).
2. Type II. Handrails with a perimeter greater than $6\frac{1}{4}$ inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of $\frac{3}{4}$ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least $\frac{5}{16}$ inch (8 mm) within $\frac{7}{8}$ inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least $\frac{3}{8}$ inch (10 mm) to a level that is not less than $1\frac{3}{4}$ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be $1\frac{1}{4}$ inches (32 mm) to a maximum of $2\frac{3}{4}$ inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

R311.5.7 Illumination. All stairs shall be provided with illumination in accordance with Section R303.6.

R311.5.8 Special stairways. Circular stairways, spiral stairways, winders and bulkhead enclosure stairways shall comply with all requirements of Section R311.5 except as specified below.

R311.5.8.1 Spiral stairways. Spiral stairways are permitted, provided the minimum width shall be 26 inches (660 mm) with each tread having a $7\frac{1}{2}$ -inches (190 mm) minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than $9\frac{1}{2}$ inches (241 mm). A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided.

R311.5.8.2 Bulkhead enclosure stairways. Stairways serving bulkhead enclosures, not part of the required building egress, providing access from the outside grade level to the basement shall be exempt from the requirements of Sections R311.4.3 and R311.5 where the maximum height from the basement finished floor level to grade adjacent to the stairway does not exceed 8 feet (2438 mm), and the grade level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.

R311.6 Ramps.

R311.6.1 Maximum slope. Ramps shall have a maximum slope of one unit vertical in eight units horizontal (12.5-percent slope).

R311.6.2 Landings required. A minimum 3-foot-by-3-foot (914 mm by 914 mm) landing shall be provided:

1. At the top and bottom of ramps,
2. Where doors open onto ramps,
3. Where ramps change direction.

R311.6.3 Handrails required. Handrails shall be provided on at least one side of all ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.6.3.1 Height. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.6.3.2 Handrail grip size. Handrails on ramps shall comply with Section R311.5.6.3.

R311.6.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrails.

SECTION R312 GUARDS

R312.1 Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

R312.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.

Exceptions:

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.
2. Openings for required guards on the sides of stair treads shall not allow a sphere $4\frac{3}{8}$ inches (107 mm) to pass through.

SECTION R313 SMOKE ALARMS

[F] R313.1 Smoke alarms. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels,

a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

[EB] R313.1.1 Alterations, repairs and additions. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Exceptions:

1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.
2. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.

[F] R313.2 Power source. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R313.1.1.

**SECTION R314
FOAM PLASTIC**

R314.1 General. The provisions of this section shall govern the requirements and uses of foam plastic insulation.

R314.1.1 Surface burning characteristics. Except where otherwise noted in Section R314.2, all foam plastic or foam plastic cores in manufactured assemblies used in building construction shall have a flame-spread rating of not more than 75 and shall have a smoke-developed rating of not more than 450 when tested in the maximum thickness intended for use in accordance with ASTM E 84.

R314.1.2 Thermal barrier. Foam plastic, except where otherwise noted, shall be separated from the interior of a building by minimum 1/2-inch (12.7 mm) gypsum board or an approved finish material equivalent to a thermal barrier to

limit the average temperature rise of the unexposed surface to no more than 250°F (121°C) after 15 minutes of fire exposure to the ASTM E 119 standard time temperature curve. The gypsum board shall be installed using a mechanical fastening system in accordance with Section R702.3.5. Reliance on adhesives to ensure that the gypsum board will remain in place when exposed to fire shall be prohibited.

R314.2 Specific requirements. The following requirements shall apply to all uses of foam plastic unless specifically approved in accordance with Section R314.3 or by other sections of the code.

R314.2.1 Masonry or concrete construction. Foam plastics may be used without the thermal barrier described in Section R314.1 when the foam plastic is protected by a minimum 1-inch (25.4 mm) thickness of masonry or concrete.

R314.2.2 Roofing. Foam plastic may be used in a roof-covering assembly without the thermal barrier when the foam is separated from the interior of the building by wood structural panel sheathing in accordance with Section R803, not less than 1 5/32 inch (11.9 mm) in thickness bonded with exterior glue and identified as Exposure 1, with edge supported by blocking or tongue-and-groove joints. The smoke-developed rating shall not be limited.

R314.2.3 Attics and crawlspaces. Within attics and crawlspaces where entry is made only for service of utilities, foam plastics shall be protected against ignition by 1 1/2-inch-thick (38 mm) mineral fiber insulation, 1/4-inch-thick (6.4 mm) wood structural panels, 3/8-inch (9.5 mm) particleboard, 1/4-inch (6.4 mm) hardboard, 3/8-inch (9.5 mm) gypsum board, or corrosion-resistant steel having a base metal thickness of 0.016 inch (0.406 mm).

R314.2.4 Foam-filled doors. Foam-filled doors are exempt from the requirements of Section R314.1.

R314.2.5 Siding backer board. Foam plastic board of not more than 1/2-inch (12.7 mm) thickness may be used as siding backer board when separated from interior spaces by not less than 2 inches (51 mm) of mineral fiber insulation or 1/2-inch (12.7 mm) gypsum wallboard or installed over existing exterior wall finish in conjunction with re-siding, providing the plastic board does not have a potential heat of more than 2,000 Btu per square foot (22 720 kJ/m²) when tested in accordance with NFPA 259.

R314.2.6 Interior trim. Foam plastic trim defined as picture molds, chair rails, baseboards, handrails, ceiling beams, door trim and window trim may be installed, provided:

1. The minimum density is 20 pounds per cubic foot (3.14 kg/m³).
2. The maximum thickness of the trim is 0.5 inch (12.7 mm) and the maximum width is 4 inches (102 mm).
3. The trim constitutes no more than 10 percent of the area of any wall or ceiling.
4. The flame-spread rating does not exceed 75 when tested per ASTM E 84. The smoke-developed rating is not limited.

JUN 21 2018 MA
Rec. # 193000 \$20.00



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: hpcbsbjc@southbendin.gov

Timothy S. Klusczynski, 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: 6/21/2018 Application Number: 2018 - 0621 C

Past Reviews: YES (Date of Last Review) _____ NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: _____

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: 815 Arch Ave South Bend 46601
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Jason Pfledderer Phone #: 574-303-6133

Address of Property Owner(s): 815 Arch Ave South Bend 46601
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Walking with Jesus Ministries Phone #: 574-334-3943

Contractor Company Name: _____

Address of Contractor Company: 666 W LaSalle Ave South Bend 46601
(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: Other
(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: replacing railing with vinyl railing

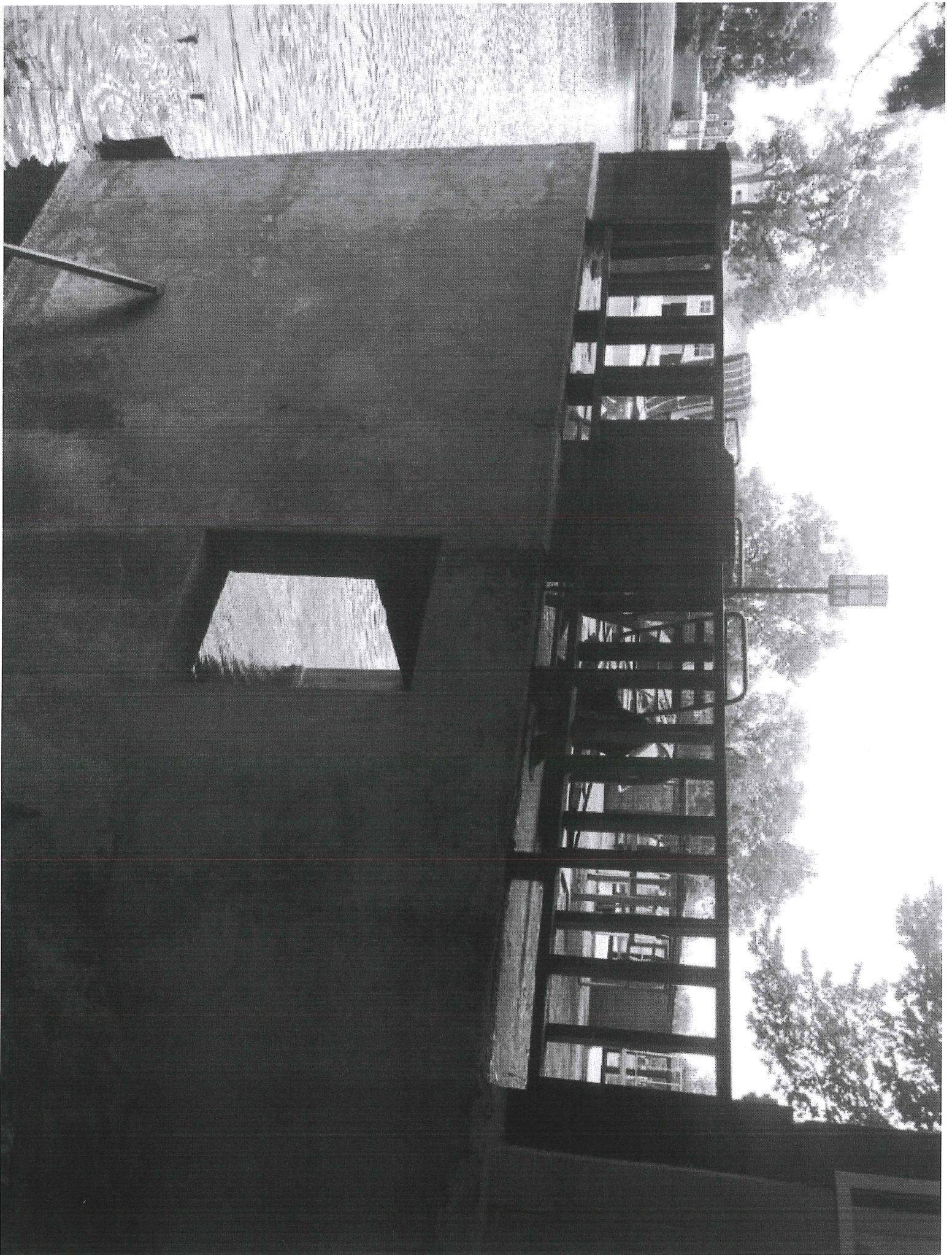
Owner e-mail: _____ and/or Contractor e-mail: wwjm46601@uphd.com

X _____ and/or X _____
Signature of Owner Signature of Contractor













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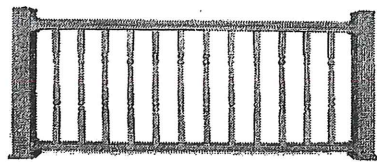
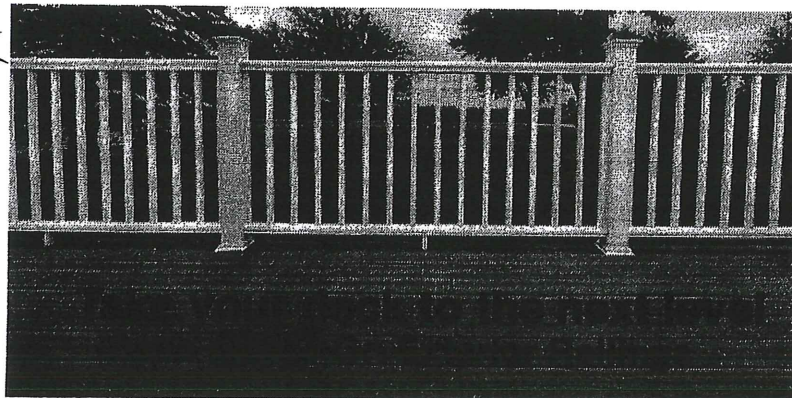
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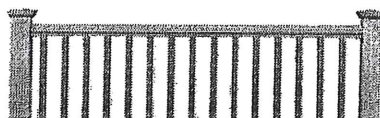
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STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: July 10, 2018

Application Number: 2018-0621C

Property Location: 815 Arch

Architectural Style/Date/Architect or Builder: Tudor Revival / 1921 / Ernest W. Young

Property Owner: Jason Pfladderer

Landmark or District Designation: Edgewater Place Local Historic District, Ordinance #6846-80; Local Landmark, Ordinance #6848-1980

Rating: *Outstanding*

DESCRIPTION OF STRUCTURE/ SITE: The house sits on the corner of Arch and Edgewater. It is a two-story with rectangular plan set upon a brick foundation. The main level is red brick laid in running bond. The upper level surmounts a continuous band of stucco with half timer expressions on the west end. The broad sweeping asphalt shingled roof lines extend down from the central hip with a variety of intersecting dormers, narrow overhang lines with moulded wood frieze board. A rectangular boathouse is across from the house along the river.

ALTERATIONS: All of the windows were replaced between 1985 and 1989. The roof is not original to the house. The doors are replacements. The surfaces of the front walk way, porch steps and porch stoop do not appear to be original to the house. COA #1985-0926 allowed for the replacement of four windows on the shed dormer at the northeast side of the house. COA #1986-0819 allowed for re-roofing. COA #1989-0417 allowed for the replacement of six windows with Polarseal aluminum double hung windows. COA#1989-0801 allowed for reconstruction of the main entry. COA #1990-0418 allowed for “replacing all wood on boathouse with wolmanized lumber. The new construction will duplicate the existing fenestration, elevation, screening, etc. exactly.” COA #2000-0717 allowed for in-kind repairs of a whole in the roof of the boathouse following a tree fall. COA #2003-0808 allowed for site work and the replacement of the back door. COA #2011-0812 allowed for the removal of the removal of brush along the river bank per Brent Thompson, City Forester. COA #2012-0515 allowed for the repair of the fence and the replacement of concrete chunks on the site with formed pavers. COA #2014-0804A allowed for the removal of a rotten sugar maple tree per Brent Thompson, City Forester. COA #2015-0803A allowed for concrete sitework. RME #2016-1003B allowed for the stucco repair on the main house. RME #2016-0628 allowed for the removal of a tree per Brent Thompson, City Forester. COA #2017-0417B allowed for the removal of windows on the east side of the main house to be replaced with sliding doors, as well as concrete site work. RME #2018-0501A allowed for the re-roofing of the boathouse and the reconstruction of the handrail.

APPLICATION ITEMS: “Replacing railing with vinyl railing.”

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

1. Remove and replace existing railing.

The primary motivations for replacement can be characterized as:

1. The existing (30”) railing is not compliant with code and would warrant modification or reconstruction so as to become compliant with the 36” requirement. The applicant would like to replace the existing railing as opposed to modify it by adding additional height.
2. Wood as a material on a boat house (or other structure in close proximity to water) constitutes a consistent and regular maintenance issue. The applicant would prefer to replace wood with a material with a significantly lower maintenance requirement and has expressed a willingness to utilize metal or vinyl options.

Five replacement options for the railing have been put forth by the applicant and all of the proposed options would constitute a significant departure from the existing railing’s construction and visual appearance. The proposed designs do not have accompanying manufacture specifications and instead appear to be representations as to desired styles and/or constructions. It is unknown if the examples are manufactured out of wood, metal, or vinyl.

Were one of these options selected, the existing railing system (including masonry support ‘columns’) would be removed down to the decking. The replacement railing system would need to be bolted onto the decking and secured to the superstructure.

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES, EDGEWATER PLACE:

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior wall materials in the District range from brick, clapboard, shingles, and masonry block to aluminum siding. In the majority of the cases the aluminum siding has been applied over the original clapboard. There are some masonry commercial buildings on Lincolnway.

Required

Existing exterior building materials shall be retained. Deterioration of wood materials shall be prevented through repair, cleaning, and painting. The existing architectural detail around windows, porches, doors, and eaves should be retained or replaced by replicas of the same design and materials when deteriorated beyond repair.

Masonry structures shall be maintained, tuckpointed and properly cleaned when necessary. Masonry shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Stucco surfaces shall be maintained by cleaning and repainted when necessary. When repairing stucco a stucco mixture shall be used.

Recommended

Whenever possible, the original building materials should be restored.

Aluminum or vinyl siding may be used when it is the only feasible alternative to maintaining the original surface material. When used over wood surfaces, this siding should be the same size and style as the original wood. However it must be noted that such material can contribute to the deterioration of the structure from moisture and insects.

Mortar joints should be repointed only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application, and joint profile.

D. ENTRANCES, PORCHES, AND STEPS

The majority of the houses in the district have either an open or a enclosed porch across the front or on the side. Most porches have either gabled or hipped roofs or are covered by the main roof of the house. A brick base with wood columns is common.

Required

Existing or original porches and steps, including handrails, balusters, columns, brackets, tiles and roof decorations shall be retained or replace with replicas of the same design and materials when deteriorated beyond repair. Porches and additions reflecting later architectural styles and which are important to the building’s historical integrity shall be retained.

Recommended

When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Prohibited

Porches and steps that are important to the building’s style and development may not be altered or removed.

Not Recommended

Original porch details should not be replaced with materials representing a different period or style from the original.

IV. SAFETY AND BUILDING CODES

A. BUILDING CODE REQUIREMENTS

Required

Building code requirements shall be compiled with in such a manner that the existing character of the building is preserved.

Recommended

Local building code officials should be consulted to investigate alternative life safety measures that will preserve the architectural integrity of the structure. Variances for historic properties should be investigated.

Prohibited

Construction of new stairways and elevators that would alter important architectural features and space is prohibited.

Not Recommended

Fire prevention equipment should not damage the appearance or fabric of the building.

STAFF RECOMMENDATION:

Structures like the boathouse are not specifically defined within the Standards and Guidelines, and as such, the general text covering building materials, as well as those covering entrances, porches, and steps, are considered for this recommendation. The Standards and Guidelines are explicit that *“original porches and steps, including handrails, balusters, columns, brackets, tiles and roof decorations shall be retained or replaced with replicas of the same design and materials when deteriorated beyond repair”* and that *“original porch details should not be replaced with materials representing a different period or style from the original.”* Historic precedence exists for this, in the form of a Certificate of Appropriateness issued in April of 1990 that allowed for the “replacing all wood on boathouse with wolmanized lumber.” The applicant received approval to reconstruct the handrail earlier this year with RME #2018-0501A. Vinyl is only explicitly mentioned four times in the Standards and Guidelines, in relation to siding and window awnings, hoods, and fake shutters.

Staff agrees that the railing should be taller to be compliant with State / International Building Code requirements. The applicant’s preference for replacement of the railing is not unfounded, and Staff would support replacement to comply with Code requirements *specifically* because of the river-front setting of this structure. However, Staff is not convinced that enough investigation on the part of the applicant has occurred to warrant a favorable recommendation. Staff recommends that the application be denied based upon the requirements of the Standards and Guidelines.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: July 10, 2018

Application Number: 2018-0621C

Property Location: 815 Arch

Architectural Style/Date/Architect or Builder: Tudor Revival / 1921 / Ernest W. Young

Property Owner: Jason Pfladderer

Landmark or District Designation: Edgewater Place Local Historic District, Ordinance #6846-80; Local Landmark, Ordinance #6848-1980

Rating: Outstanding

DESCRIPTION OF STRUCTURE/ SITE: The house sits on the corner of Arch and Edgewater. It is a two-story with rectangular plan set upon a brick foundation. The main level is red brick laid in running bond. The upper level surmounts a continuous band of stucco with half timer expressions on the west end. The broad sweeping asphalt shingled roof lines extend down from the central hip with a variety of intersecting dormers, narrow overhang lines with moulded wood frieze board. A rectangular boathouse is across from the house along the river.

ALTERATIONS: All of the windows were replaced between 1985 and 1989. The roof is not original to the house. The doors are replacements. The surfaces of the front walk way, porch steps and porch stoop do not appear to be original to the house. COA #1985-0926 allowed for the replacement of four windows on the shed dormer at the northeast side of the house. COA #1986-0819 allowed for re-roofing. COA #1989-0417 allowed for the replacement of six windows with Polarseal aluminum double hung windows. COA#1989-0801 allowed for reconstruction of the main entry. COA #1990-0418 allowed for “replacing all wood on boathouse with wolmanized lumber. The new construction will duplicate the existing fenestration, elevation, screening, etc. exactly.” COA #2000-0717 allowed for in-kind repairs of a whole in the roof of the boathouse following a tree fall. COA #2003-0808 allowed for site work and the replacement of the back door. COA #2011-0812 allowed for the removal of the removal of brush along the river bank per Brent Thompson, City Forester. COA #2012-0515 allowed for the repair of the fence and the replacement of concrete chunks on the site with formed pavers. COA #2014-0804A allowed for the removal of a rotten sugar maple tree per Brent Thompson, City Forester. COA #2015-0803A allowed for concrete sitework. RME #2016-1003B allowed for the stucco repair on the main house. RME #2016-0628 allowed for the removal of a tree per Brent Thompson, City Forester. COA #2017-0417B allowed for the removal of windows on the east side of the main house to be replaced with sliding doors, as well as concrete site work. RME #2018-0501A allowed for the re-roofing of the boathouse and the reconstruction of the handrail.

APPLICATION ITEMS: “Replacing railing with vinyl railing.”

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

1. Replace existing wooden railing with multiple spans of 72” x 36” White Vinyl “Premium Colonial 6’ Rail Kit”

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES, EDGEWATER PLACE:

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior wall materials in the District range from brick, clapboard, shingles, and masonry block to aluminum siding. In the majority of the cases the aluminum siding has been applied over the original clapboard. There are some masonry commercial buildings on Lincolnway.

Required

Existing exterior building materials shall be retained. Deterioration of wood materials shall be prevented through repair, cleaning, and painting. The existing architectural detail around windows, porches, doors, and eaves should be retained or replaced by replicas of the same design and materials when deteriorated beyond repair.

Masonry structures shall be maintained, tuckpointed and properly cleaned when necessary. Masonry shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Stucco surfaces shall be maintained by cleaning and repainted when necessary. When repairing stucco a stucco mixture shall be used.

Recommended

Whenever possible, the original building materials should be restored.

Aluminum or vinyl siding may be used when it is the only feasible alternative to maintaining the original surface material. When used over wood surfaces, this siding should be the same size and style as the original wood. However it must be noted that such material can contribute to the deterioration of the structure from moisture and insects.

Mortar joints should be repointed only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application, and joint profile.

D. ENTRANCES, PORCHES, AND STEPS

The majority of the houses in the district have either an open or a enclosed porch across the front or on the side. Most porches have either gabled or hipped roofs or are covered by the main roof of the house. A brick base with wood columns is common.

Required

Existing or original porches and steps, including handrails, balusters, columns, brackets, tiles and roof decorations shall be retained or replace with replicas of the same design and materials when deteriorated beyond repair. Porches and additions reflecting later architectural styles and which are important to the building's historical integrity shall be retained.

Recommended

When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Prohibited

Porches and steps that are important to the building's style and development may not be altered or removed.

Not Recommended

Original porch details should not be replaced with materials representing a different period or style from the original.

STAFF RECOMMENDATION:

Structures like the boathouse are not specifically defined within the Standards and Guidelines, and as such, the general text covering building materials, as well as those covering entrances, porches, and steps, are considered for this recommendation. Both sections of the Standards and Guidelines *require* that existing or original elements be retained or replaced with replicas of the same design and materials. Historic precedence exists for this, in the form of a Certificate of Appropriateness issued in April of 1990 that allowed for the “replacing all wood on boathouse with wolmanized lumber.” The applicant received approval to reconstruct the handrail earlier this year with RME #2018-0501A. Vinyl is only explicitly mentioned four times in the Standards and Guidelines, in relation to siding and window awnings, hoods, and fake shutters.

Staff recommends that the application be denied based upon the requirements of the Standards and Guidelines.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator