



**Michele Gelfman,
President**

**HISTORIC
PRESERVATION
COMMISSION
OF
SOUTH BEND
AND
ST. JOSEPH
COUNTY**

Phone: (574) 235-9371

E-mail: SBSJCHPC@southbendin.gov

**CERTIFICATE
OF
APPROPRIATENESS
ROUTINE MAINTENANCE EXCLUSION**

The Historic Preservation Commission of South Bend and St. Joseph County has approved the following work:

Roof Improvements:

- 1) Replacement of existing asphalt shingles with asphalt shingles.
- 2) Removal of existing aluminum valleys, replacement with new aluminum valleys (narrower configuration, more in keeping with extant photographic record, painted to simulate copper).
- 3) Removal of existing finials for reconstruction and replacement with historically accurate 19th century finials (as indicated by photographic record).
- 4) Re-surfacing of existing flat roof portions.
- 5) Installation of gutters (replacing existing).
- 6) Installation of new ridge cap (asphalt shingles), to simulate historic shingle cap.

Note: existing barge board is not to be altered.

RELIABLE ROOFING. Contractor

**601 PARK
South Bend, IN, 46616
Chapin Park
Application No. 2018-1219**

in the County of St. Joseph; State of Indiana; which is:

- Located in a Local Historic District** Ord No. 9574-05
 A Local Historic Landmark Chapin Park

and found this application to be appropriate according to the Standards pertaining to Local Historic Landmarks and/or Local Historic Districts. Regulations pertaining to the Historic Preservation Commission are found in Chapter 21 (Zoning), South Bend Municipal Code and Chapter 26 of the St. Joseph County Code.

The issuance of this certificate does NOT in any manner, release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of South Bend, the County of St. Joseph, the State of Indiana, or the United States Federal Government.

This certificate is good for one year from the date of issuance and is effective from the date entered herein. Plans are on file and open for public inspection at the office of the Historic Preservation Commission of South Bend and St. Joseph County, 227 West Jefferson Blvd., Suite 1400 S, South Bend, Indiana, during normal business hours.

THIS CERTIFICATE IS NOT TRANSFERABLE

NAME OF APPLICANT: **Gabriel Radle**

DATE CERTIFICATE TAKES FORCE: **12/19/2018**

DATE CERTIFICATE EXPIRES: **12/19/2019**

CERTIFICATE ISSUED BY:
**Adam Toering
Historic Preservation Specialist**

**POST IN A CONSPICUOUS PLACE ON THE STREET SIDE
OF THE PROJECT UNTIL COMPLETION OF ALL WORK.**



ELICIA FEASEL

**Historic Preservation
Administrator**



HISTORIC PRESERVATION COMMISSION

OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601

http://www.southbendin.gov/government/departments/community-investment

Phone: 574/235.9371

Fax: 574/235.9021

Email: hpcsbsjc@southbendin.gov

DEC 18 2018 MA

#765787 \$320.00

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: 12/18/2018 Application Number: 2018 — 1218

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

Staff Approval authorized by: Adam Toering Title: HPC Specialist

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) Chopin Park

National Landmark National Register District (Name) Chopin Park

Certificate Of Appropriateness: Denied Tabled Sent To Committee Approved and issued: 12/19/2018

Address of Property for proposed work: 407 E NAVAR ST SOUTH BEND
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): GABRIEL RADLE Phone #: _____

Address of Property Owner(s): 407 E NAVAR ST SOUTH BEND
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Abraham Gordillo Phone #: 574.302.7977

Contractor Company Name: Reliable Roofing & Construction

Address of Contractor Company: 423 S Michigan St. SB, IN 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: Wood Frame
(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: Replace cement asphalt shingles with the same asphalt shingles (architectural V). Brown to Brown
REMOVING DECORATIVE BRACKETS AND REPLACE THEM

Owner e-mail: gabrielradle@gmail.com and/or Contractor e-mail: Abraham.g@reliableroofingonline.com

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

ESTIMATE



Gabriel Radle
407 W Navar St
South Bend, IN
(210) 907-6882

Reliable Roofing & Construction

423 S Michigan St
South Bend, IN 46615

Phone: (574) 302-7977

Email: rmartinez1211@gmail.com

Web: www.reliableroofingonline.com

Estimate #

000459

Date

12/13/2018

Description	Quantity	Total
#001 - 1 1/2" Aluminum Drip Edge Throughout the eaves/edge of the roof	38.0	\$0.00
#002 - Block Of Flashing Aluminum Block of flashing installed through out the sides of dormers, around the base of chimneys, sidewalls and any other obstructions in the roof like vents pipes and various exhausts.	2.0	\$0.00
#003 - Roof Runner Synthetic Felt Synthetic polymer based reinforced underlayment designed, and put down as a water resistant layer underneath shingles.	5.0	\$0.00
#004 - Winterguard Ice & Water Shield ASTM D1970 standard Class A rated Winterguard. Installed all along eaves, valleys, around obstructions and on low slope roofs to help protect against ice and snow on roofs.	10.0	\$0.00
Certainteed Pro Shingles Upgrade Dual layered (Class A) Architectural Shingles with a lifetime limited warranty with 10-year "SureStart" protection, 10 year "Streak fighter" protection, and an 15 year algae-resistance warranty, with a 130 mph wind warranty also.	108.0	\$0.00
#007 - 1 1/2" Inch Coil Ridge Vent Nails For Ridge Cap	4.0	\$0.00
#008 - Ridge Vent Covers a 2 - 3" trough with a designed Internal Weather Filter inside to keep bugs, birds and debris from getting into the roof. As well as allowing the most efficient ventilation of the roof.	4.0	\$0.00

#009 - Ridge Cap	6.0	\$0.00
Specially designed Shingles to cover Ridge, and Ridge Vent and protect the roof and vent from damage, and water penetration.		
#010 - 1 1/4" Inch Coil Roofing Nails	3.0	\$0.00
To secure flashing/shingles and other accessories to the roof.		
#011 Caulking/Sealent	7.0	\$0.00
To Reinforce seal on any obstructions on roof		
#012 - Plastic/Rubber Boot 4"	2.0	\$0.00
New rubber boot to put over exhaust pipe to prevent leaking.		
#013 - New Decking/OSB	5.0	\$0.00
New 7/16 OSB decking for the roof.		
#014 - Professional Tear Off And Instalation of New Roof	1.0	\$0.00
This shows the price for the sum of labor and overhead for professional installation of a new roof and tear off of the old one.		
Flat Roof(m) - .065 EPDM Commercial Grade	1.0	\$0.00
## SQF of EPDM Commercial Grade Rubber roof.		
Flat Roof(m) - 3" Metal Plates	1.0	\$0.00
These plates will allow for the screws to have better hold on the ISO board and prevent from pop outs.		
Flat Roof(m) - 4" Hand Pressed Custom Drip Edge	1.0	\$0.00
This product will be a commercial grade L-Drip Edge that will finish off the roof and protect the turn bar.		
Flat Roof(m) - 6"x100" Cover Strip	1.0	\$0.00
This will protect and eliminate the gap between drip edge and rubber roof.		
Flat Roof(m) - Inseam Tape	1.0	\$0.00
This will allow for the seams where the two pieces of rubber meet to make a solid sheet.		
Flat Roof(m) - Metal Screws	1.0	\$0.00
These will be used with the plates to penetrate ISO and attach to wood base.		
Flat Roof(m) - OSB Board/Decking	1.0	\$0.00
New Decking will be installed if the one underneath is in bad shape or has to be replaced. Exact amount of wood needed is not known, until we are able to expose the roof from the multiple layers that it has.		
Flat Roof(m) - Tape Primer	1.0	\$0.00
Tape Primer will allow for better product application on areas where seam tape is needed.		

Flat Roof(m) - Turn Bars Rolls	1.0	\$0.00
Turn or Term bars are used for the edge to terminate the edge and allow for better stability of the roof and eliminating the possibility of water penetrating.		
Flat Roof(m) - Water Base Adhesive	1.0	\$0.00
One of the best adhesive out on the market for commercial roofing will be applied to make sure all of the rubber roof is even and eliminates pooling water in areas of low slope.		
Flat Roof(l) - Professional Installation	1.0	\$0.00
Installation will be done by professional contractors with experience in commercial roof installation. The estimate will include professional installation of ISO Boards that will be staggered to eliminate gaps and allow for better protection and longer life to the roof.		
EPDM will be installed throughout all the of the flat roof with proper installation of all finishing. This will include all labor, materials, and overhead.		
Disposal	1.0	\$0.00
Disposal of up to 4 tons of waist, and debri from job site.		
Dumpster (15yd)	1.0	\$0.00
For waist, and debri disposal on project site.		
Copper Color Metal Valleys	16.0	\$0.00
Metals copper color valleys.		

Subtotal	\$0.00
Total	\$0.00

Notes:

This (estimate) is for 407 W Navar St For a complete tear off of the roof. With installation of all new new drip edge, shingles, flashing and accessories on the roof. Installing new ridge vent Nd deleting old can vents. As well as all new ice and water protection, and synthetic felt to bring your roof up to pristine condition. Which will solve any and all current problems and leaks on the current roof. We will replace any bad wood we find as well up to five sheets. We offer a 10 year workmanship warranty on all workmanship through Reliable Roofing and Construction, and a 5 year warranty on all flat roofs to be installed as well. We require half payment due up front with remaining balance due upon completion. We accept cash, checks and all major credit cards. Thank you for your consideration and hope to hear from you soon

100% of payment due upon completion.



Front profile view of the house.

Scope of Work: Company will provide services as described in the attached estimate. The company will provide all services, materials, labor, tools, and equipment needed for completion of services unless requested from customer to use specific materials purchased by the customer.

Payment Terms: A down payment of 50% is due upon acceptance of estimate. The balance of the contract is due the day of project completion. In the event of nonpayment of balance within 10 business days of job completion, the customer must pay to Reliable Roofing & Construction a late charge of 5% of the unpaid balance for the first 60 days. Any remaining unpaid balance after 60 days will be turned over to collections, and all collection and court costs will be paid by the customer. The customer further agrees that it will be charged \$ 35.00 for each dishonored bank check.

Change Order: Any deviation from the above quote involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both Reliable Roofing and Construction and Customer.

Warranty: Company warrants all work will be performed in a good and workmanlike manner. Any warranties for parts or materials are subject to manufacturer terms on such products. Extended warranties are of additional cost and will be discussed at time of purchase.

To make a claim on Company's warranty, Customer must give Company written notice describing the alleged defect. Company will provide Customer a written response within 21 days of the day Company receives Customer's notice. Company may offer to remedy the defect, pay the claim, or dispute the claim. Company will not honor claims unless Customer first gives Company notice in accordance with this section."

Changed Conditions: Any work not indicated in the plans or specifications, that must be added, repaired, or replaced as a result of hidden, concealed, or changed conditions, or that is required for compliance with buildings codes or other regulations, shall result in a change order, and shall be paid in full by the Owner/Customer, subject to terms and conditions of this contract.

Conditions: This proposal is valid for 30 days. Company reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 30 days.

Please make checks payable to Reliable Roofing and Construction.
Abraham Esau Gordillo
Founder
Reliable Roofing & Construction

<http://Reliableroofingonline.com>

Ryan Martinez

Gabriel Radle

407 W Navarre St, South Bend, IN 46616-1329

Report: 26089564

REPORT DETAILSRoof #1 Area: **43 Squares**Predominant Pitch: **14**

This report includes up to two structures on a residential property and one structure on a multi-family property. The pitch has been factored into the calculation with no waste. Please upgrade to a Premium Report to receive measurements for additional structures and for any lower roof areas that may be obscured from view in the top-down image, as they are not included in the totals on this report.

**Satisfaction Guaranteed**
www.eagleview.com/Guarantee**Upgrade Your Report!**

QuickSquares is a report used to estimate the overall size of the roof; for material-ordering accuracy, contractors should upgrade to a Premium Report. The price of your QuickSquares report will be deducted from your upgrade.

A Premium Report includes:



- 3D Roof Diagram
- Aerial Images (Top, N, S, E & W)
- Waste Calculation Table
- Square Footage Pitch Table
- Length Diagram
- Notes Diagram
- Report Summary
- Area Diagram
- Pitch Diagram
- Customizable Report

From: [Gabriel Radle](#)
To: [Adam Toering](#)
Cc: [Elicia Feasel](#); [Steve Bizzaro](#); [Nina Glibetic](#); [Ryan M](#)
Subject: Re: Chapin House
Date: Wednesday, December 19, 2018 8:22:06 PM

Dear Adam,

Thank you for your email and the explanations. On my end, I apologize for any miscommunication which may have interfered with the process between you and Reliable.

Based on our conversation yesterday evening in which you stated you would approve the project, I instructed Ryan that we would be able to start work today. So a crew of nine people was at the house early this morning to start work. However, they were expressly instructed by Ryan to not start work this morning without formal approval and since they became aware that you wrote again this morning suggesting instead that we hold off until January, the crew waited at the house for further instruction.

So this morning, they only did investigation and prep work, while they waited for me to get a response back from you about our updated proposal. I was also the one who gave the green light for the removal of the finials. However, I did not give any instructions to remove anything until I heard back from you today with your approval. At that point, I also communicated to Ryan the details of your email, which I believe you also copied him on.

In terms of the timing of things, my apologies if this has taken you by surprise. The complication has frankly taken me by surprise as well, although I completely understand your justified concerns and the need for this process to ensure the longevity and integrity of our city's historic structures. The present situation is quite urgent however. The current roof is in terrible shape, and there is a real structural risk to the Chapin house if it is not replaced immediately. There is also an insurability question. No insurance company is willing to continue insuring the Chapin House without a new roof immediately put on it. I can provide documentation for this if necessary.

I have consulted several people with experience in historic conversation for this project, including the previous owner, Geri Hathaway. I have also studied all relevant laws and codes that apply to the Chapin House. I was confident that our original plan was not only in keeping with law and code, but also a substantial improvement to the historic integrity of the home, in addition to a successful solution to the emergency situation of the roof. Last month, we had another roofing contractor already setting up to do this work. This was Advanced Roofing. They had even delivered their dumpster and were about to begin work on the original proposal. Then the storms hit and that company went missing in action. When we heard negative reviews of that company, including some lawsuits against them, we decided to find another company. That's when we came to Reliable, and since the project was already slated, no one anticipated any problems.

The revised plan we submitted today, with the copper-painted valleys, is even a step beyond the original plan we put together. We are happy to do this for both the aesthetic beauty and to move this along now so as not to risk the security and insurability of the house this winter by waiting for the Commission meeting, which would put us in the middle of winter when a new roof of this size will be near impossible to do.

As a final note, I would just say that Reliable had been impressive in their performance, especially concerning their care for the historic integrity of the home. They have done several homes in the Chapin and West Washington neighborhoods, and this was the first time they ever had a hiccup in receiving approval for something, so it has been an educational process all around. Although of course I have yet to see the final product, from their professionalism thus far in the project, I would recommend the city encourage their fine work on historic homes. Given the financial investment going into this project to uplift one of our city's historic buildings, I hope there will be no negative ramifications for today.

Thank you for your understanding and flexibility in this process. I look forward to being in contact in the future.

Kind regards, and with fond appreciation for all the work you do,

Gabriel

--

Gabriel Radle
Assistant Professor of Liturgical Studies
Department of Theology
University of Notre Dame

Malloy Hall, 235 | Notre Dame, IN 46556 | 574-631-8137 | gradle@nd.edu

On Dec 19, 2018 17:47, "Adam Toering" <atoering@southbend.in.gov> wrote:

Mr. Radle, et al --

I spent this afternoon in consultation with my supervisor Elicia Feasel and Historic Preservation Commission President Michele Gelfman discussing your project and appraising them of our correspondence. Having received additional documentation from Reliable Roofing earlier, I have issued the Administrative Approval for your project. As stated previously, the Building Department will not release a Building Permit until they have received the Administrative Approval (or Certificate of Appropriateness) from our office.

If I am reading your messages correctly, Reliable Roofing started work today without acquiring a building permit. Full disclosure: work executed without a building permit may be subject to triple-fees by the Building Department. Reliable Roofing should be aware of this.

I spoke to Ryan this evening and expressed my concern regarding this circumstance with the

Building Department, as well as my desire to work with Reliable Roofing 'earlier' in the project timeline so as to ensure that the appropriate due diligence is afforded each reviewed project (in a timely manner). The last 24 hours was decidedly uncharacteristic of our typical project reviews (as I hope is apparent from the timestamps from our correspondence).

I look forward to the successful completion of your project (and I hope that the weather cooperates!). Please continue to provide my office with photographs of the process, especially the exciting final reconstruction. I will convey them to the Commission in support of your project.

Best,

Adam Toering

Historic Preservation Specialist
Department of Community Investment
(574) 235-7478
atoering@southbendin.gov
City of South Bend
227 W. Jefferson Blvd., Ste. 1400
South Bend, IN 46601

From: Gabriel Radle <gabrielradle@gmail.com>

Sent: Wednesday, December 19, 2018 4:16 PM

To: Adam Toering <atoering@southbendin.gov>

Cc: Elicia Feasel <efeasel@southbendin.gov>; Steve Bizzaro <STEVEBIZZARO@cressyeverett.com>; Nina Glibetic <ninaglibetic@gmail.com>; Ryan M <rmartinez1211@gmail.com>

Subject: Re: Chapin House

Dear Adam,

Thank you for your understanding on this.

I spoke with Steve Bizzaro earlier, who has been in conversation with people in the neighborhood and involved in historic preservation, and they confirmed that both the metal valleys and ridge were added less than fifty years ago, even though they are significantly

worn down.

The new metal valleys that we will put in (copper-colored aluminum) are warranted for 40 years against rust and decoloration.

As for the finials that Geri and Keith Hathaway put up in the 80s, these are much worse off than we could ascertain from the ground. The roofers have attempted to take them off carefully, and parts of them are disintegrating in their hands. At least one of the bases is also unsalvageable due to deterioration. They were put on 34 years ago by Keith and Geri and are made of high quality cedar and thus should have lasted longer, but since they obviously were in need of repainting, it looks like the weather got the worst of them. I will send you a photo shortly for documentation.

Given this, we'll probably have to forgo keeping the old ones on there, and simply wait until January or February when we get the new finials. Reliable has agreed to come back during a break in the snow this winter when the finials are ready, so they will install them at the earliest possible date.

Thanks for all your help on this.

Best,

Gabriel

On Wed, Dec 19, 2018 at 10:28 AM Adam Toering <atoering@southbendin.gov> wrote:

Mr. Radle,

The copper-painted aluminum valleys are a wonderful compromise. In discussions with Elicia this morning, we would feel comfortable issuing the Certificate of Appropriateness were Reliable Roofing to supply additional supporting documents now that the project has coalesced.

Specifically:

1. Project Summary
2. Site Plan (roof schematic, indicating valleys, ridgelines, flat portions, etc)
3. Materials

This additional information will be provided to the Commission, as they will most certainly scrutinize this approval. For context of what I have regarding this project (outside of these e-mails), I have attached the application from Reliable Roofing to this e-mail.

Best,

Adam Toering

Historic Preservation Specialist
Department of Community Investment
(574) 235-7478
atoering@southbendin.gov
City of South Bend
227 W. Jefferson Blvd., Ste. 1400
South Bend, IN 46601

From: Gabriel Radle <gabrielradle@gmail.com>
Sent: Wednesday, December 19, 2018 9:52 AM
To: Adam Toering <atoering@southbendin.gov>
Cc: Elicia Feasel <efeasel@southbendin.gov>; Steve Bizzaro <STEVEBIZZARO@cressyeverett.com>; Nina Glibetic <ninaglibetic@gmail.com>; Ryan M <rmartinez1211@gmail.com>
Subject: Re: Chapin House

Dear Adam,

Thank you for your detailed reply.

Regarding the valleys, Nina (my wife) and I have long discussed the possibility of doing metal valleys. The original roof had metal valleys, but these were much thinner and most likely copper. From an aesthetic perspective, the thine line of copper running down the valleys was arguably closer to the effect of a thin cut line on a closed shingle roof (our plan with Ryan) than what we currently have. The current aluminum valleys are clunky, not original, far too wide, and bent in several places (they need to go). If we were going to

replace them, we do not feel that we should replace them with another set of clunky ahistorical aluminum valleys. The only way we would feel comfortable putting metal on the roof is if it was done with elegant, thinner copper metal valleys, as represented in the 19th century photo, and several comparable roofs in New England (Michiana does not have any Gothic Revival homes for comparison, one of the reasons the Chapin House is so important locally).

That said, copper valleys will be a significant additional expense, and from an aesthetic perspective, a very big upgrade to what is there. As it stands the roof is costing over 25k, with the final restoration itself costing about 2k. There are limits to what we can do, especially since the exterior is also in desperate need of a high price tag painting asap, due to deterioration of wood structures on the home, a major project we plan to take on in the very near future. Ryan has offered to keep the current clunky aluminum valleys, and even keep the recent aluminum ridge. However, this would be equally unhistorical (perhaps even more unhistorical) than a straightforward architectural shingle roof.

Original copper valley restoration would cost an extra 10k, and that is out of the question for us. I've reached out to Ryan about the possibility of doing something close to copper valleys on the house, by putting new, copper-painted aluminum valleys. In this case, the roof would be the closest thing it's ever been to Chapin's original look. We would have extra thick architectural asphalt shingles on the roof and the ridge (original house had Shake shingles on the roof and the ridge) and we would have thin copper valleys, just as in the original roof of Chapin. If this is acceptable, we would be happy to pay for this additional upgrade, which would cost over 3k more, if you can issue the permit today.

If we wait until the commission meeting, we will be in the thick of winter. A roof this size and this steep needs several days of warmer non-snowy weather. Waiting until January for approval will risk not putting on a roof until the spring. This is not feasible for a couple of reasons. First, the cost will likely go up, meaning we'll need to compromise on some of the historical restoration features. More importantly though, the current roof is very bad, and inspectors have advised that it should not go through the risk of another winter. Furthermore, we personally run the risk of having our insurance company stop insuring the house if we do not replace the roof ASAP. I trust the historic commission would not want your office to risk the structural integrity or insurability of the Chapin House this winter.

If you can please respond as soon as possible, I would greatly appreciate it. We're racing against the weather and Christmas schedule and this is very urgent. I currently have Reliable roofers sitting outside the house waiting to start work on the deteriorating flat roofs. Thanks for your understanding!

All the best,

Gabriel

On Wed, Dec 19, 2018 at 2:50 AM Adam Toering <atoering@southbendin.gov> wrote:

Mr. Radle, et al –

Thank you for the detailed e-mail covering the various facets of the proposed roof project on your residence. I thoroughly enjoyed our recent conversation and am excited that the new owners of this property are so keenly dedicated to history and, for lack of a better way of describing it, ‘getting it right.’ I wanted to ensure that there isn’t any delay in getting the following information to you in advance of Wednesday morning, when your contractor had hoped to get a building permit. As we discussed on the phone, there are two levels for project review by the locally designated properties: Historic Preservation Commission review at their monthly scheduled meeting, or administrative approval by HPC staff. The following numbered items will roughly correspond to the project descriptions in your email, and should hopefully shed light on how particular aspects could be approved:

1. Asphalt shingles for asphalt shingles would be an ‘in-kind’ change, and would therefore qualify for staff to issue an administrative approval. Final color selection of material is up to you and would not concern our office. I support and would issue an administrative approval for this element, as it reflects continued maintenance of the structure.
 - a. However - removing the galvanized metal and replacing it with the ‘California Cut’ shingling causes me some concern, as it will be a visible departure from the existing, with little immediate photographic evidence to support the change. Commission approval may be required on this element, as I feel they would question my administrative approval of a roof characteristic change on a district property (especially one so significant). The Commission does scrutinize our approvals, as I explained to Ryan Martinez with Reliable Roofing in our office.

When discussing the project with Ryan in our office, my supervisor Elicia Feasel (who I have included in this exchange) also voiced concern regarding the history and context of the roof flashing and valleys, and was hesitant to see it removed. We expressed to Ryan that if the flashing and roof line remained, that the administrative approval could be issued in time

for work to begin Wednesday, December 19th, despite receiving the application after 4pm on the 18th.

As an aside, I must express some concern as to the installation of the row of shingles (a ridge cap) on a roof with such steep peaks (the roof is a 12:12, or greater?). The ‘sharpness’ of the roofline of Gothic architecture is pronounced, I’d encourage you to press Reliable to detail how they will ensure that is maintained going forward.

2. Flat roof replacement, too, falls within the parameters of administrative approval. I support and would issue an administrative approval for this element.
3. Replacing the decorative finials with custom replicas more-in-keeping with the extant historic record is something that the HPC Staff would wholeheartedly support. I would recommend removing one of the finials (preferably the north-facing) for the fabrication process. I support this and would issue an administrative approval for this element, as it reverts the structure to a more historically significant condition.

I am aware that our hesitation may cause some change in your timeline for the roof replacement, and am understanding of your concern regarding the weather/elements given your new ownership. I wholeheartedly support your earnest desire to continue to rehabilitate and restore this landmark.

Going forward, I would advocate for one of the following courses of action:

1. Continue with the application as submitted to this office by Reliable Roofing (for re-roofing with architectural shingles, re-surfacing of flat surfaces, allowing for the removal of one of the finials, calling for the replacement of all four finials with the more historically accurate version, *but leaving the valleys and ridgeline of the roof as-is*) and receive administrative approval by Staff.
2. Continue with the application as submitted, with the clarification that you would like to utilize the ‘California Cut’ in the valleys and a ridge cap along the peak. This project would be the first on the January 21st Historic Preservation Commission meeting agenda. Pending approval by the Commission and the issuance of a Building Permit work could be initiated January 22nd at the earliest.

I will gladly move forward with processing this project as you see fit. As I informed Ryan Tuesday evening, I will be in a meeting off-site Wednesday morning, and I do not know what time I will return to the office. I will check my e-mail as I am able.

I have included Elicia Feasel (Historic Preservation Administrator) in this exchange, as

well as CC'd Ryan Martinez with Reliable Roofing.

Best,

Adam Toering

Historic Preservation Specialist
Department of Community Investment
(574) 235-7478
atoering@southbendin.gov
City of South Bend
227 W. Jefferson Blvd., Ste. 1400
South Bend, IN 46601

From: Gabriel Radle <gabrielradle@gmail.com>

Sent: Tuesday, December 18, 2018 11:40 PM

To: Adam Toering <atoering@southbendin.gov>

Cc: Steve Bizzaro <STVEBIZZARO@cressyeverett.com>; Nina Glibetic <ninaglibetic@gmail.com>

Subject: Chapin House

Dear Adam,

Thanks again for our chat earlier this evening.

I attach here a JPG file of the earliest known image of the Horatio Chapin House. This image was taken while the house was still in possession of the Chapin family, before Christopher Fassnacht bought the house, rotated it, and restyled it by adding many Queen Anne features.

Since Douglas Rice, and especially since Keith and Geri Hathaway, there has been a gradual process of bringing the exterior closer to the original look as captured in this image. The Hathaways removed the Queen Anne siding that had been added to the first floor and restored the board and batten siding. In terms of the roof, they also replaced the finials to their current version. However, the current finials are far from the original ones that you see here on the photo.

In terms of the current work we have scheduled, I'll go ahead and summarize it here:

- Due to the failing current asphalt shingle roof, which has a real risk for leakage and thereby runs a structural risk to the roof and house, it needs to be replaced. Restoring the original diamond-cut shake roof is not a feasible option financially right now, so in this current project we will replace the roof with a higher quality version of what it currently has, that is, an architectural asphalt shingle that replicates the look of a general shake style, in the color "weathered wood", which is a close match to the color currently on the house.

- The flat roofs over the porches are also being replaced since they are highly damaged and pose a structural risk to the home. While the tops of these roofs are not visible from the street, the edges are, and fixing them will also provide an aesthetic boost to the house from the street view.

- The current decorative finials are deteriorating and need to be either repaired or replaced. We have decided to replace them with finials that align with those that decorated the house at the time of Horatio Chapin. We are commissioning a Mennonite woodturner in Middlebury to reproduce finials to match those attested in the earliest photo of the house. These are much thicker than the current ones, and they will stylistically match better the with the bargeboard underneath the roof, which is original.

- The current galvanized metal on the roof is not original. In consultation with our realtor, Steve Bizzaro, and two different roof contractors, it was recommended to remove the current metal in the valleys (which is not typical for an asphalt shingle roof) and instead do "California cuts" in the valleys of the roof. The so-called "California cut" corresponds with the style used on many homes in the Chapin Park neighborhood with asphalt shingle homes.

Based on the original photo and comparison to other mid-19th century Gothic Revival houses, the original shake roof would have had a line of shake shingles running across the top ridge (not metal), but did probably have copper valleys, although these metal valleys were thinner in appearance and more subtle than the current metal valleys on the roof. The overall effect of the roof would have been similar to the image here:

<https://architecturestyles.files.wordpress.com/2011/10/p1010041.jpg>

However, since we are maintaining the current use of architectural shingles (while upgrading the quality), we have determined to use typical shingle valleys (shingle meets shingle, without metal, as in the "California cut"). We would also replace the current metal along the top (not original) with a row of shingles along the ridge, which is also closer to what was originally done on the roof (albeit originally in shake).

Let me know if you would like any further info from us about the work. As I mentioned in our phone call, I can send along info about the work on the finials once I have that from the woodturner in Middlebury.

It was great to meet you on the phone. I look forward to being in touch.

All the best,

Gabriel

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601 Park - unknown date



