

**Michele Gelfman,
President**

CERTIFICATE OF APPROPRIATENESS

ADMINISTRATIVE APPROVAL

The Historic Preservation Commission of South Bend and St. Joseph County has approved the following work:
Complete tear off of ArtLock asphalt shingles to the decking; repair decking as needed and completely install new roofing system using architectural shingles. Soffit vents and gutters will be replaced in-kind.

Homeowner, Contractor
for the following location:

**230 HAMMOND
South Bend, IN, 46601
River Bend
Application No. 2019-0325**

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

- Located in a Local Historic District** Ord No. 8308-92
 A Local Historic Landmark River Bend

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: Yolanda & Collin Wentz

**DATE CERTIFICATE
TAKES FORCE: 3/25/2019**

**DATE CERTIFICATE
EXPIRES: 3/25/2020**

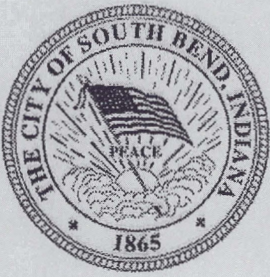
**CERTIFICATE ISSUED BY:
Adam Toering
Director**



ELICIA FEASEL

**Historic Preservation
Administrator**

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



Tim Kluszczinski, President

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

Phone: (574) 235-9798

FAX: (574) 235-9578

E-mail: SBSJCHPC@co.st-joseph.in.us



CATHERINE D. HOSTETLER,

Director

CERTIFICATE OF APPROPRIATENESS

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

Complete tear off of ArtLock asphalt shingles to the decking; repair decking as needed and completely install new roofing system using architectural shingles. Soffit vents and gutters will be replaced in-kind.

Homeowner, Contractor
for the following location:

230 HAMMOND
South Bend, IN 46601
River Bend

Application No. 2010-1012

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

- Located in a Local Historic
- A Local Historic Landmark

*EXTENDED
2011-1012
2012-0911
CJH*

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 permit 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 permit 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, 125 S. Lafayette Blvd. (mailing address: 227 West Jefferson Blvd.), South Bend, Indiana, during normal business hours.

THIS PERMIT IS NOT TRANSFERABLE

NAME OF APPLICANT: Yolanda & Collin Wentz

DATE PERMIT
TAKES FORCE: 10/18/2010

PERMIT ISSUED BY:
Catherine D. Hostetler
Director

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



Application

- FOR -

Certificate of Appropriateness

Historic Preservation Commission of South Bend & St. Joseph County

125 S. Lafayette Blvd., South Bend, Indiana 46601

Mailing Address: County-City Building, South Bend, Indiana 46601

Phone: 574-235-9798 • Fax: 574-235-9578 • Email: historic@michiana.org

Website: <http://community.michiana.org/historic/>



A Certified Local Government

OFFICE USE ONLY >>>>> DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX >>>>> OFFICE USE ONLY

Date Received 12 Oct 2010

Application Number 2010-1012

Past Reviews: YES (Date of Last Review) _____

NO

Staff Approval authorized by: _____

Title: _____

Historic Commission Review Date: 18 October 2010

Local Landmark

Local Historic District (Name) Center Bend.

National Landmark

National Register District (Name) _____

Certificate of Appropriateness:

Denied

Tabled

Sent To Committee

Approved and Issued _____

DATE

Address of Property for proposed work: 230 HAMMOND PLACE

Street Number and Street Name

Name of Property Owner(s): (Please Print) COLLIN K + YOLANDA WENTZ

Address of Property Owner(s): 2530 S 3RD ST NILES MI 49120

Contractor(s) Name: SELF

Contract Company Name: _____

Contractor Address: _____

City: _____

Phone: (269) 684-4701

Current Use of Building: _____

(Single Family - Multi-Family - Commercial - Government - Industrial - Vacant - etc.)

Type of Building Construction: _____

(Wood Frame - Brick - Stone - Steel - Concrete - Other)

Proposed Work:

In-kind

Landscape

New

Replacement (not in-kind)

Demolition

(more than one box may be checked)

Description of Proposed Work: COMPLETE TEAR OFF OF OLD ROOF

REPAIR AS NECESSARY REPLACE DRIP EDGE REDO WITH WATER SHIELD, FELT, ARCHITECTURAL SHINGLES, VENT, AND BUTTERS.

Owner/Contractor: Fax: _____

e-mail _____

(This office will correspond with only one designee)

and/or _____

Signature of Owner

Signature of Contractor

— APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE —

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: October 12, 2010
Application Number: 2010-1012
Property Location: 230 Hammond Place
Architectural Style/Date/Architect or Builder: Gabled-ell/1906
Property Owner: Yolanda and Collin K. Wentz
Landmark or District Designation: River Bend
Rating: Contributing

DESCRIPTION OF STRUCTURE/ SITE: One and half storey gabled ell on an "L" brick foundation. The house has a catslide off the rear gable and hipped dormer in rear covered Art Lock asphalt shingles. Exterior walls are covered with aluminum siding and the windows have aluminum storms. The windows are 1/1 double hung with aluminum storms. On the first floor and some 2/2 on the second floor. There is an enclosed side porch with a shed roof that is also aluminum sided with three 1/1 aluminum storm windows and a 12 pane glass door.

ALTERATIONS: The storm windows, roof and aluminum siding are not original to the house. The original roof was noted as a "roll" roof in the 1932 Assessor Card. The porch was enlarged prior to 1938. The rear second storey and dormer do not appear to be original to the house.

APPLICATION ITEMS: Complete tear off of old roof, repair as necessary, replace drip edge, redo with water shield, felt, architectural shingles, vents and gutters

DESCRIPTION OF PROPOSED PROJECT: The homeowner proposes to completely tear off the existing Art Lock roof down to the decking, repair decking as needed and completely install a new roofing system using architectural shingles. Soffit vents and gutters will be replaced in kind.

STANDARDS AND GUIDELINES:

B. ROOFS AND ROOFING

Roof shapes in the district encompass all the various designs found in residential structures: hipped, gable, gambrel, flat and combinations of these. Roofs are covered with a variety of materials such as asphalt and asbestos. Residences in most cases have wood facias with gutters and downspouts. The facias of some vinyl or aluminum sided houses are covered with the same material.

Required

The existing shape and materials of the roof shall be retained. All architectural features which give the roof its essential character, such as dormer windows, cornices, brackets and weather vanes, shall be retained.

Recommended

Whenever possible, the original shape and materials of the roof shall be restored. Roof covering which is deteriorated beyond repair should be replaced with new material which matches the original as closely as possible in composition, size, shape, color and texture. Gutters and downspouts are often a necessary adjunct in order to prevent deterioration of the structure. When necessary, gutters and downspouts shall be maintained or replaced with a style comparable and suitable to the architectural period.

Prohibited

Nothing shall be done to change the essential character of the roof as viewed from the thoroughfare such as adding architectural features or large unsightly fixtures, or using materials inappropriate to the style of the house. The roof shall not be stripped of architectural features important to its character.

Not Recommended

If aluminum or vinyl siding is added to a building, overhanging eaves and gables should not be covered or enclosed.

STAFF RECOMMENDATION: Staff recommends approval of the re-roof with architectural shingles.



230 Hammond Place, October 13, 2010

