

**Michele Gelfman,  
President**

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

Phone: (574) 235-9371

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**ELICIA FEASEL**

**Historic Preservation  
Administrator**

# CERTIFICATE OF APPROPRIATENESS

## ADMINISTRATIVE APPROVAL

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

ALTERED RE-ISSUE of COA from 2015:

Remove playset in the south side yard and pour concrete pad in the same footprint which would widen the driveway. Remove landscape along sidewalk. Plant new arborvitae along property line. Replace deteriorating asphalt covered concrete driveway with poured concrete. Extend concrete drive through tree lawn (if allowed by Public Works). Widen driveway 1' towards east/front entrance. Replace concrete steps leading from the side walk to the front walkway with new concrete steps of the same design; eliminate brick veneer and concrete walkway to the house, the painted concrete covered brick steps that are cracked and remove the current cracked porch with tile veneer and replace all with concrete porch, sidewalk and steps in the same footprint and dimensions.

Homeowner, Contractor  
for the following location:

**815 ARCH  
South Bend, IN, 46601  
Edgewater Place  
Application No. 2019-0530C**

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

**Located in a Local Historic District** Ord No. 6846-80

**A Local Historic Landmark** Edgewater Place

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: **Jason Pfladderer**

DATE CERTIFICATE  
TAKES FORCE: **5/30/2019**

DATE CERTIFICATE  
EXPIRES: **5/30/2020**

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.**





# Application

## FOR - Certificate of Appropriateness

HISTORIC PRESERVATION COMMISSION  
of SOUTH BEND & ST. JOSEPH COUNTY  
125 S. Lafayette Blvd., South Bend, IN 46601

http://www.stjosephcountyindiana.com/departments/SJCHP/index.htm  
p. 574-235-9798 f. 574-235-9578 e. SBSJCHPC@co.st-joseph.in.us



PAID: MAY 30 2019 MA  
REC NO. 757961 \$20.00

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

Date Received: \_\_\_\_\_ Application Number: **2015 0803A**

Past Reviews:  YES (Date of Last Review) \_\_\_\_\_  NO

Staff Approval authorized by: \_\_\_\_\_ Title: \_\_\_\_\_

Historic Preservation Commission Review Date: \_\_\_\_\_

Local Landmark  Local Historic District (name) \_\_\_\_\_  
 National Landmark  National Register District (name) \_\_\_\_\_

Certificate of Appropriateness:  Denied  Tabled  Sent To Committee  Approved and issued: \_\_\_\_\_

(Please Print) Address of Property for proposed work: **815 Arch Ave**

Name of Property Owner(s): **Jason A. Leddner** Phone #: **574-303-6133 cell**

Address of Property Owner(s): **815 Arch Ave, SB, IN 46601**

Name of Contractor(s): **Veloquez Complete** Phone #: **574-904-9601**

Contract Company Name: **Franko**

Address of Contract Company: **1702 LWW SB, IN 46628**

Current Use of Building: **Single Family**

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: **replace driveway, extend entrance, widen driveway, replace entrance steps + walkway**

Owner/Contractor Fax #: \_\_\_\_\_ e-mail: \_\_\_\_\_  
Staff will correspond with only one designee

X **JAL** Signature of Owner and/or X **[Signature]** Signature of Contractor

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

eliminating brick walkway to house and brick steps  
replace with concrete; remove tile porch and replace  
in concrete, remove concrete steps between sidewalk + walkway  
& replace with concrete steps  
widen driveway repair area in concrete

1. Replace existing ~~con~~ steps /walkway with concrete. In-kind (steps)
2. Remove porch (tile), replace with concrete.
3. Remove concrete steps between sidewalk + walkway, replace with concrete
4. Extend concrete driveway pad to property line (south) ~~Remove~~ <sup>keep</sup> shrubs on property line  
& west ~~Remove~~ <sup>add more shrubs along</sup> property line
5. Remove shrubs (3) by sidewalk
6. Expand driveway 1' to corner of house, corresponding to curb cut

**STAFF REPORT**  
CONCERNING APPLICATION FOR A  
**CERTIFICATE OF APPROPRIATENESS**

**Date:** 4 August 2015

**Application Number:** 2015-0803A

**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 LHD/Local Landmark

**Rating:** Outstanding

**DESCRIPTION OF STRUCTURE/ SITE:** The house sits on the corner of Arch and Edgewater. It is two storeys with a 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 timber 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.

**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 walkway, porch steps and porch stoop do not appear to be original to the house.

**APPLICATION ITEMS:** Replace driveway, extend entrance, widen driveway, replace entrance steps and walkway.

**DISCRIPTION OF PROPOSED PROJECT:** The homeowner proposes to remove the playset in the south side yard and pour a concrete pad in the same foot print which would widen the driveway. The landscaping along the east side of the yard would remain. He also proposes a 6 foot arc widening of the curb cut leading from the street to the driveway. He proposes to replace the deteriorating asphalt covered concrete driveway with poured concrete. He also would replace the concrete steps leading from the side walk to the front walkway with new concrete steps; eliminate the brick veneer and concrete walkway to the house, the painted concrete covered brick steps that are cracked, remove the current cracked porch with tile veneer and replace with concrete porch, sidewalk and steps in the same footprint and dimensions.

**STANDARDS AND GUIDELINES:**

**B. BUILDING SITE, LANDSCAPING, AND ACCESSORIES**

Individual properties in the district are characterized by a house located in the center of a flat lawn, often divided by a walk leading to the front entrance. Many properties have a straight driveway along one edge of the lot leading to a garage at the rear of the house. This driveway often has a sidewalk along one side leading to the front entrance either in the center or at the side of the house. Driveway and sidewalk materials include asphalt

or concrete. All of the properties have trees; many have trimmed shrubbery and hedges. All of the houses conform to a uniform setback line within each block.

**Required**

Existing plants, trees, fencing, walkways, streetlights, signs, and benches which reflect the properties' history and development shall be retained.

**Recommended**

New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings and newspapers. New site work should be appropriate to existing surrounding site elements in scale, type and appearance. Plant materials and trees in close proximity to the buildings that are causing deterioration to the building's historic fabric should be removed.

**Prohibited**

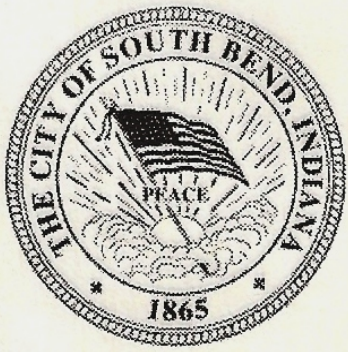
No changes may be made to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings and other site elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. Front yard areas shall not be fenced, with the exception of properties along Lincolnway, which may be fenced, but not with enclosed stockade-type fencing.

**Not Recommended**

Telephone poles with high intensity overhead lights should not be used, with the exception of along Lincolnway.

**STAFF RECOMMENDATION:** Staff recommends approval.

C.D. Hostetler, Director



**Michele Gelfman,  
President**

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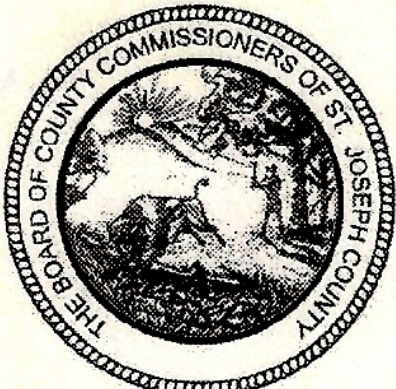
**NAME OF APPLICANT: Jason Pfladderer**

**DATE CERTIFICATE  
TAKES FORCE: 08/18/2015**

**DATE CERTIFICATE  
EXPIRES: 8/18/2016**

**CERTIFICATE ISSUED BY:  
Catherine D. Hostetler  
Director**

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



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**Historic Preservation  
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