

**Michele Gelfman,
President**

CERTIFICATE OF APPROPRIATENESS

ADMINISTRATIVE APPROVAL

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

Garage roof and soffit repair.
Back Porch renovation.

HOMWORKS CONSTRUCTION, INC., Contractor
for the following location:

**1115 RIVERSIDE DR
South Bend, IN, 46616
Riverside Drive
Application No. 2019-0703B**

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

- Located in a Local Historic District** Ord No. 7469-85
- A Local Historic Landmark** Riverside Drive

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.

HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

Phone: (574) 235-9371

E-mail: SBSJCHPC@southbendin.gov

THIS CERTIFICATE IS NOT TRANSFERABLE

NAME OF APPLICANT: **Brendan Bridgford**

DATE CERTIFICATE
TAKES FORCE: **7/3/2019**

DATE CERTIFICATE
EXPIRES: **7/3/2020**

CERTIFICATE ISSUED BY:
**Elicia Feasel
Historic Preservation Administrator**



ELICIA FEASEL

**Historic Preservation
Administrator**

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

JUL - 3 2019 MA
Rec# 757985



**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. Kluscinski, 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: 7/3/19 Application Number: 2019 0703B

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

Staff Approval authorized by: Elicia Feasel Title: Administrator

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) Riverside Drive

National Landmark National Register District (Name) _____

Certificate Of Appropriateness: Denied Tabled Sent To Committee Approved and issued: 2019-0703B

Address of Property for proposed work: 1115 Riverside Drive, South Bend IN 46616
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Brendan Bridgford Phone #: 703-649-9142

Address of Property Owner(s): 1115 Riverside Drive, South Bend IN 46616
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Nathan Kain Phone #: 574-318-9675

Contractor Company Name: Homeworks Construction, Inc

Address of Contractor Company: 1511 Pulaski St, South Bend, IN 46613
(Street Number—Street Name—City—Zip)

Current Use of Building: Single Famil y
(Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)

Type of Building Construction: Wood Frame
(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: 1) Garage roof and soffit repair; 2) Back Porch renovation. See attachments.

Owner e-mail: bbridgfo@gmail.com and/or Contractor e-mail: _____

X Brendan K Bridgford and/or X _____
Signature of Owner Signature of Contractor

By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

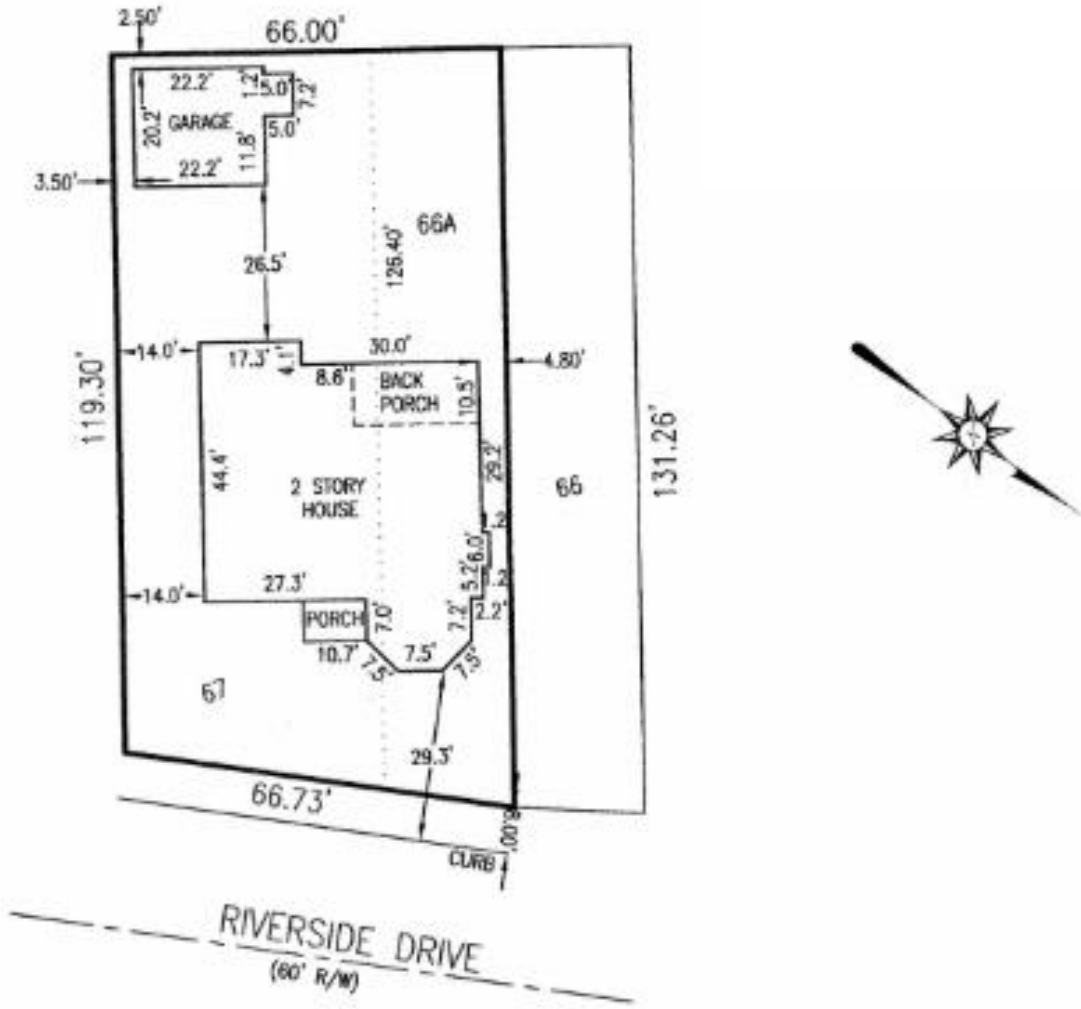
1115 Riverside Drive
Supplementary material for
7/2/19 CoA Application –
Garage and Porch Work

Brendan Bridgford, homeowner
bbridgfo@gmail.com

Proposed Work & Site Plan

- 1. Garage repair
- 2. Back porch renovation.

See also Homeworks Project Contract ("Homeworks - 1115 Riverside Garage and Porch.pdf")



1. Garage Repair

Background:

- Garage roof is leaking on the side facing the driveway. This has resulted in extensive damage to the soffit.
- Garage gutter is bent and does not drain effectively.

Proposed Work:

- Partial roof replacement: replace shingles on front of roof only (east side facing driveway – see Figure 1)
- Soffit: Replace wood tongue/groove soffit on East side of garage
- Gutter: replace entire west side eave length of gutter with up aluminum gutter to match existing gutter.

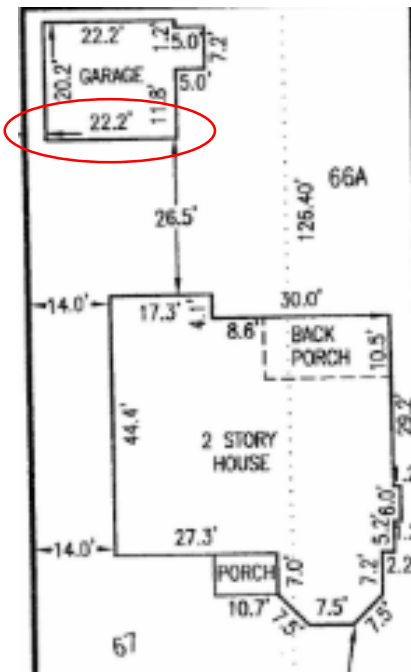


Figure 1

2. Back Porch Renovation (1/3)

Background;

- Work area is shown in Figures 2-3, consisting of the Entry Area and Back Porch. Both are exterior spaces divided by a lattice partition, with a roof and carpeted decking that extends past the foundation.
- Back porch is in poor condition and was not built to modern code requirements. For example, there is no railing (Figure 4).
- An exterior wall was added to the Entry Area at some point (likely when aluminum siding was added -- circa 1960s?). The original shingles that are present under the rest of the aluminum siding are not present here. This wall detracts from the original design of the home and blocks light from the interior of the house (figure 5 with X).
- Two exterior windows that face the porch were previously boarded up (date unknown). These windows are obscured by the porch and are not easily visible from the back yard. The interiors of the windows were not modified, and the windows appear to be in good condition.

Proposed Work:

- Remove existing carpet, ceiling tile and light fixtures, and screened in surround. Remove boards from windows. Remove existing tongue-and-groove ceiling.
- Open exterior wall next to screen door (X in figure 5) and replace with deck railing and screen.
- Remove lattice partition between Entry Area and Back Porch to create a unified space (figure 6).
- Refinish existing wood flooring and install new tongue-and-groove ceiling throughout porch and entry area.
- Install deck railing and new screens, including over opening created by opening exterior wall section next to exterior screen door (figure 5).
- Exterior wood that is currently sea green (fig 4) will be painted white (fig 7).
- Exterior dimensions will not change.



Figure 2

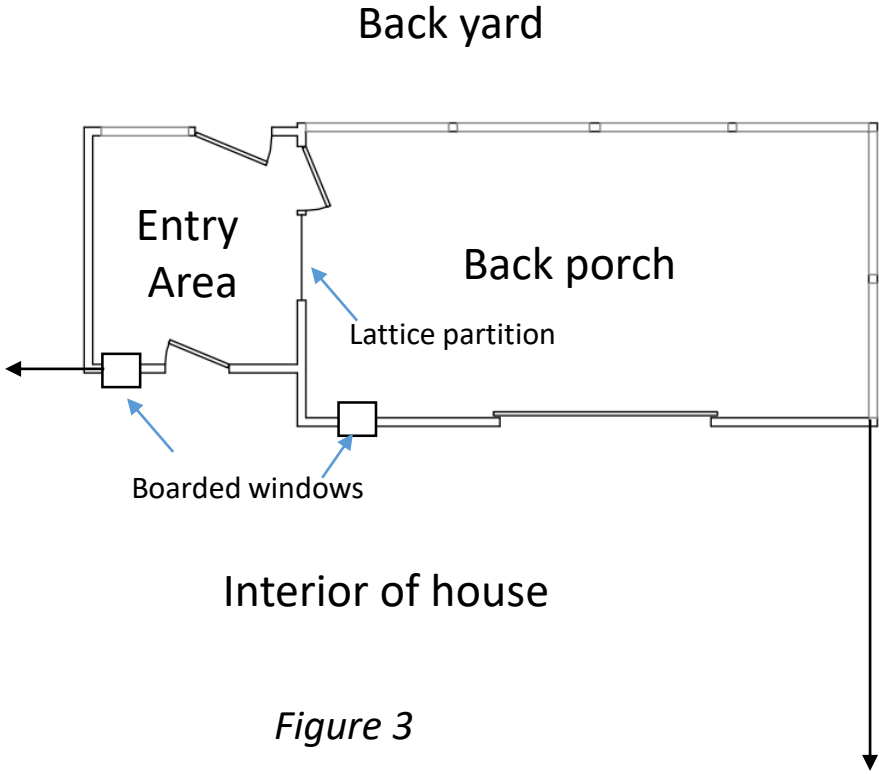


Figure 3

2. Back Porch Renovation (2/3)



Boarded window (obscured)



Back Porch

Entry Area

Figure 4: Rear Elevation



Figure 5: exterior wall added after home was originally built will be removed and replaced with railing and screen in the same style as the rest of the porch.



Figure 6: Lattice partition to be removed

2. Back Porch Renovation (3/3)



Figure 7: replacement design. Railings will be constructed from red cedar and painted white. Transoms shown in this image will not be included in the project. Decking will be sanded and stained to match ceiling.



BRIDGFORD-V5

Garage Repair

DESCRIPTION

1. Partial Roof Replacement

~Replace shingles on front of roof only (East side facing driveway)

2. Soffit - wood - tongue & groove

~Replace wood tongue/groove soffit on East side of garage

~With red cedar

NOTE: we will attempt to match the existing T/G with the new cedar as closely as possible.

3. Prime & paint exterior soffit - wood

~Paint all soffits so that it all blends in.

~All exterior paint to be Behr Premium Plus Ultra Exterior; primer to be ZINSSER Bulls Eye 1-2-3® PLUS Primer

4. Prime & paint exterior fascia - wood,

~All exterior paint to be Behr Premium Plus Ultra Exterior; primer to be ZINSSER Bulls Eye 1-2-3® PLUS Primer

5. Replace wood fascia

~East side of garage.

6. Gutter / downspout - aluminum - up to 5"

~This assumes the entire west side eave length of gutter is to be replaced.

Back Porch

Back porch

Subroom: Entry (1)

DESCRIPTION

7. General Demolition

~Remove existing:

~Flooring

~Ceiling tile and light fixtures

~Screened in surround

~Remove boards from two existing windows on back of house (bathroom and hallway

~Remove wall with peg-board next to storm door

~Remove lattice and wall dividing the existing rear porch and entry-way

~Remove and dispose of roll-up patio shades

8. Debris Removal

~Remove all construction related debris off-site.

9. Electrical

~Remove existing center ceiling fan and install 2 new ceiling fan/lights in existing light locations.

~NOTE: This estimate assumes that the existing electrical is up to date.

~Fan allowance - \$150/each.

10. Flooring

~Remove existing glue-down indoor/outdoor carpet.



Homeworks Construction, Inc.

Home Works Construction, Inc
1511 Pulaski St., South Bend, IN 46613
574-318-9675 FAX 574-807-9414

CONTINUED - Back porch

DESCRIPTION

- ~Sand existing tongue/groove wood flooring
- ~Apply 1 coat of stain and 2 coats of poly
 - ~NOTE: Due to the age of this floor we recommend the stain to be darker in nature to hide any existing dark areas as best as possible.

11. Ceiling - Red Cedar

- ~Install new tongue/groove ceiling planks.
- ~1x4 Red cedar tongue/groove material.

12. Stain Wood Ceiling

- ~Match stain from flooring

13. Deck guard rail - red cedar

- ~Construct deck guard rail and all vertical supports out of Red cedar.
- ~See sketch for location details.

14. Painting

- ~Paint all new posts and beams.
 - All exterior paint to be Behr Premium Plus Ultra Exterior; primer to be ZINSSER Bulls Eye 1-2-3® PLUS Primer

15. Screened in porch system.

- ~Install new 3' high railing and porch screening.
 - ~NOTE: There will be 1 additional vertical support between existing larger vertical posts breaking the space into roughly 6' sections.
 - ~This estimate assumes the new railing system to be painted red cedar
 - ~Screening system would be Screen Tight.

16. Detach and reset existing interior screen door

17. Paint screen door (white)

NOTE:

- ~Precautions will be taken during floor sanding and other painting prep to contain all dust and debris due to the possibility of lead based paint.
 - ~HomeWorks to relocate fridge to garage.
-

Grand Total

\$17,837.18

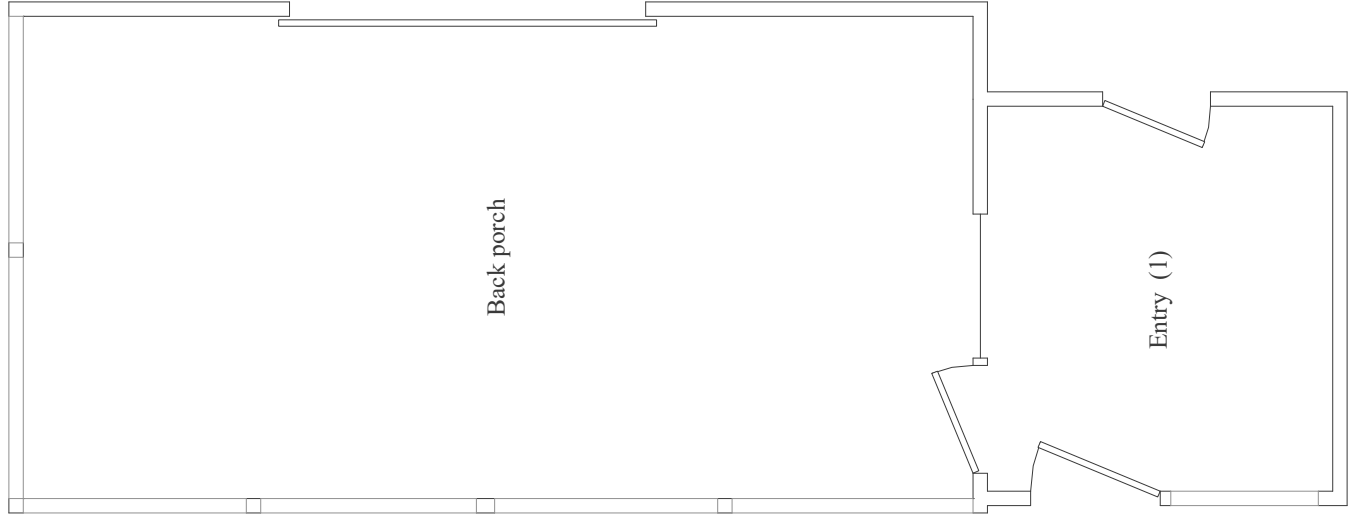
- 1 1-TG Ceiling Plank.



- 2 2-Screened porch

Example of screened in porch with railing. NOTE: This one has an upper section due to the height of the ceiling. Yours would not require that.





Date: _____
Customer Name: Bridgford, Brendan
Job Name: Bridgford - Back Porch & Garage Improvements.
Address: 1115 Riverside Dr
South Bend, IN 46616

HomeWorks Construction **Guarantee Information**

HomeWorks guarantees all project workmanship for the lifetime of the installation. The guarantee applies to labor. Product warranties will vary based on the manufacturer.

Terms and Conditions:

[1] The owner must call, fax, email or give written notice to HomeWorks within 5 business days of discovering a possible workmanship guarantee issue. By the owner notifying HomeWorks, the owner also authorizes a full investigation and inspection of the affected area to determine the cause of the possible issue.

Phone: 574-318-9675 | **Email:** Guarantee@gohomeworks.com

[2] Upon the investigation and inspection of the affected area, if HomeWorks determines that the reported workmanship issue was caused from improper workmanship performed by HomeWorks, the repair will be performed at no charge to the homeowner.

[3] Should the investigation and inspection reveal that the reported guarantee issue was caused by something other than the workmanship performed by HomeWorks, an explanation and cost estimate for repair will be provided to the owner.

[4] If the cause of the guarantee issue is determined by HomeWorks to be outside the scope of this initial project guarantee and/or related to something other than the initial work performed by HomeWorks, HomeWorks shall advise the owner of the type and/or extent of repairs required to be made at the owner's expense.

[5] If alterations are made to the initial work performed by HomeWorks, HomeWorks has the ability to determine if the guarantee still applies. HomeWorks shall have no obligation and/or responsibility for this guarantee if damage occurs due to negligence, misuse, or abuse on the behalf of the customer, acts of God or performance of work at the site by a party other than HomeWorks.

[6] Owner is responsible for the care and maintenance of the work performed by HomeWorks.

[7] The parties hereby waive their right to a trial by jury. In the event that litigation is necessary to resolve any disputes under this guarantee, the parties expressly agree that said suit will be heard in a court of competent jurisdiction in St. Joseph County, Indiana. Customer shall pay all HomeWorks legal fees in connection with any such litigation if HomeWorks is found in favor.

[8] This guarantee is valid as long as you own the structure and is transferable one time to a new buyer for an additional 10-year period.

Experience Home Works Today!

HomeWorks Construction
1511 Pulaski St.
South Bend, IN 46613

Phone: 574.318.WORK (9675)
Fax: 574.807.9414
www.GoHomeWorks.com / Warranty@GoHomeWorks.com