

**Michele Gelfman,
President**

CERTIFICATE OF APPROPRIATENESS

ADMINISTRATIVE APPROVAL

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

Remove arborvitae near house, no replacement. Removed tree in tree lawn, replace with two new trees in tree lawn in spring 2020. Replace 26' x 5' concrete sidewalk, in-kind.

Above and Beyond Tree and Shrubbery , Contractor
for the following location:

**517 EDGEWATER DR
, IN, 46618
Edgewater Place
Application No. 2019-0912**

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.

HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

Phone: (574) 235-9371

E-mail: SBSJCHPC@southbendin.gov

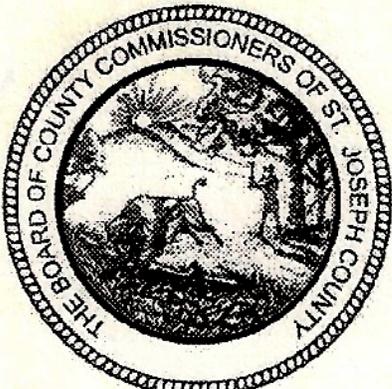
THIS CERTIFICATE IS NOT TRANSFERABLE

NAME OF APPLICANT: **Doreen Mesecar**

DATE CERTIFICATE
TAKES FORCE: **9/13/2019**

DATE CERTIFICATE
EXPIRES: **9/13/2020**

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.**



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 9/10/19 Application Number 2019 - 0912

Past Reviews: YES (Date of Last Review) 2011-0309 NO

Staff Approval authorized by: Elicia Feasel Title: HP Administrator

Historic Commission Review Date: n/a

Local Landmark Local Historic District (Name) Edgewater Place

National Landmark National Register District (Name) _____

Certificate of Appropriateness:

Denied Tabled Sent To Committee Approved and Issued 2019-0912

DATE

Address of Property for proposed work: 517 Edgewater Drive South Bend 46601
Street Number and Street Name

Name of Property Owner(s): (Please Print) Doreen Mesezar Phone number: 574-234-7913

Address of Property Owner(s): 517 Edgewater Drive South Bend 46601

Contractor(s) Name: Caleb Franklin

Contract Company Name: Above and Beyond Tree and Shrubbery svc

Contractor Address: 599 37 Red Fox Ct.

City: South Bend 46614 Phone: 574-334-0521

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

Type of Building Construction: Siding - Colonial Revival
(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: Approval for Removal of 2 trees - grounding of roots - replacement of sidewalk damaged by tree roots.

Owner/Contractor: Fax: _____ e-mail Doreen Mesezar c/o Lori Kauffman
(This office will correspond with only one designee) LKauffman@hesezar.com

Doreen K. Mesezar and/or _____
Signature of Owner Signature of Contractor

September 10, 2019

Doreen Mesecar
C/O Lori Kauffman
715 Edgewater Drive
South Bend, IN 46614

Elicia Feasel
Historic Preservation Administrator
County City Building
227 W. Jefferson Blvd., Ste. 1400
South Bend, IN 46601

Dear Elicia:

Thank you so much for taking the time to speak with me this morning regarding my sister's application for the Certificate of Appropriateness.

Attached please find the hard copy of the documentation that was submitted to you earlier this morning and the application fee of \$20.00.

If there is anything else that you need from me as we move forward, please do not hesitate to email me or call at 574-298-0125.

Thank you and have a great day,

Lori Kauffman

Lori Kauffman

From: Lori Kauffman
Sent: Tuesday, September 10, 2019 12:24 PM
To: 'HPCSBSJC@southbendin.gov'
Subject: Application for Certificate of Appropriateness - 517 Edgewater Drive
Attachments: Certificate of Appropriateness.pdf; 517 Edgewater Drive DESCRIPTION OF PROJECT.docx; Forester Approval.pdf; Above and Beyond Quote.pdf; Tree No 1.docx; Tree no 2.docx

Historic Preservation Commission of South Bend:

I am contacting you today on behalf of my sister, Doreen K. Mesecar, owner of the property located at 517 Edgewater Drive in South Bend – within the Edgewater Place Historic District. She is applying for a Certificate of Appropriateness and asking for permission to remove two trees on her property. Included with this removal will be the grounding of the roots, replacement of the trees as well as removal and replacement of the sidewalk located in front of the property and driveway.

I have attached the following documents for your review:

- 1) Application for Certificate of Appropriateness
- 2) Description of Project
- 3) Permission for removal and replacement of the trees from the Forester
- 4) Quote from approved Licensed Arborist (Above and Beyond Tree and Shrubbery Service)
- 5) Pictures of Trees and sidewalk damage
 - A) Tree #1 is to the right side of the house and as it was planted very close to the house the roots are compromising the foundation.
 - B) Tree #2 is located in front of the house between the street and the sidewalk. Its roots has caused extensive damage to the sidewalk in front of the house as well as the sidewalk of the driveway. It is a hazard to anyone using the sidewalk and is a potential liability to the property owner. It is ecstasically outside of the requirements of the neighborhood. It is difficult to maintain during snow removal. The sidewalk damage to the driveway is now affecting cars as they go over it with potential damage to the underside of the vehicles.

As you will see from the documentation above; with your permissions we will proceed as follows:

We will sign the contract with the licensed arborist and secure a date for the trees to be removed. We will sign a contract with the approved construction company to secure a date for the sidewalk removal. The constructor's contract and the proper paperwork will then be sent to the City Sidewalk Division for approval for the sidewalk removal/replacement to begin. Upon receiving their approval we will schedule the construction company to take the sidewalk out. We will then have the trees removed and the roots grounded. The construction company will come back and replace the sidewalk according to the city's standards. The city will then inspect and give their final approval on the completion of the project. We will replace the trees within the time limit given to us by the Forester.

It is our desire to move forward with this project as quickly as we can to ensure that this is done before the winter season. We are hoping to garner approval at your September committee meeting, which I believe to be on the third Monday of every month. (September 16th)

I appreciate your consideration and taking the time to review our request. If there are any questions or you are in need of additional information please feel free to contact me at 574-298-0125 or you can contact me via this email address. If you have any questions for Doreen she can be reached at 574-234-7913. I will be sending you the hard copy of this

request along with a check for the Application Fee of \$20.00. I wanted to send this ahead of the paperwork so that you can have this in your hands as soon as possible or can contact me with further instructions.

Again, thank you for your time in reviewing our request.

Lori Kauffman for Doreen Mesecar

Lori Kauffman
765 Pulling Street
South Bend, IN 46614
574-298-0125

DESCRIPTION OF PROJECT

The intent of this project is removal of two trees on the property of 517 Edgewater Drive, South Bend 46601 and the replacement of the damaged sidewalk in front of the property and driveway. We are asking for the Historic Society to provide us with a Certificate of Appropriateness to move forward with our project.

The city Forester, Brent Thompson, has been out to the property and attached you will find his approval for the removal of the trees. We have been given a list of the appropriate tree replacements from the South Bend Parks Department and have been advised that we have up to one year to replace said trees upon approval of the Historic Society.

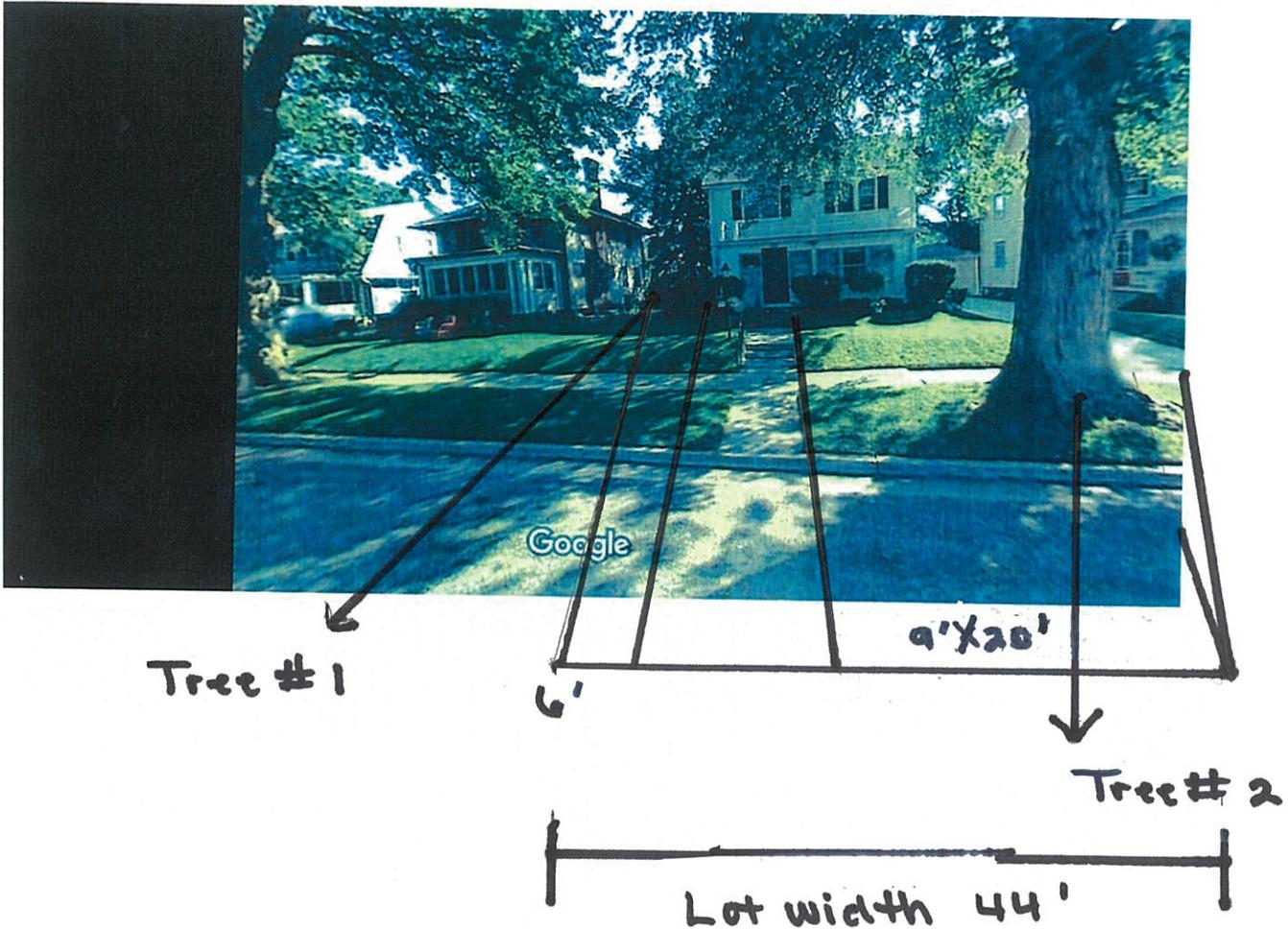
Attached you will find the quote from "Above and Beyond Tree Service" on the work that they will be doing. A contract will be signed as soon as the Historic Society issues their approval certificate as a non-refundable deposit is required to sign the contract.

Also attached you will find picture(s) of the damaged sidewalk in front of the house and driveway. We talked to the Department of Public Works Engineering Department – and were sent to the City Sidewalk and Curb Replacement division. There we spoke to Marcia Qualls. She sent us the paperwork for the City Sidewalk Program along with a list of city approved construction business. We have requested a quote on the cement work from "Construction By Dave" and are expecting that quote this week. Marcia has advised us to inform you that we are working with her. Upon receipt of the Historic Society approval, we will then file the proper documentation with them to proceed with the removal and replacement of the sidewalk/driveway entrance according to the city's standards.

The dimensions of the sidewalk being replaced is 5' X 26'. It is our understanding that the city will be inspecting before the project begins and will take pictures. They will also inspect after the work is done to give final approval that it meets the city's required codes. The cement company will follow due diligence in working with the city on the proper codes and schedule of the work being done.

Site Map

517 Edgewater Dr



This picture is from a 2007 photo on Google Maps. I could not get an aerial view of the property.

The width of the lot is approximately 44 feet wide from the grass off of the driveway to the property line.

Looking at the house from this view, Tree #1 is directly left of the side of the house. The dimension from the house to the end of her property line is approximately 6 feet. The tree was planted at approximately 3 feet from the side of the house.

Looking at the house from this view, Tree #2 is to the right of the house in the parcel of land the is between the street and the sidewalk. The area is 9' X 20'. This photo is from 2007. Recent photos show the damage to the sidewalk in front of the house and driveway.



Tree #2









321 E Walter St
South Bend, IN 46614
O: 574.299.4765
F: 574.299.4783
sbvpa.org

PETE BUTTIGIEG
Mayor

AARON PERRI
Executive Director

Permit: #291

Department of Public *Parks of South Bend Indiana*

Doreen Mesecar
517 Edgewater Dr.
South Bend, IN 46601-3216

Permission is hereby granted to **remove (1) Silver maple tree in the tree lawn** on the property at:

517 Edgewater Dr.

Department of Public Parks
Brent Thompson
Brent Thompson, City Forester

Sec. 19-19. Removal of hazardous trees by property owner; order, notice; emergency, removal.

- (a) Every owner of real estate within the City shall remove or trim any tree or shrub or any part thereof located on such real estate or in the tree and lawn area in front of such real estate which may be dead, diseased, unsightly, in a condition which is injurious or detrimental to the public health and safety or the growth of adjacent trees or which may project over the public street on which such real estate abuts in such manner as to obstruct the free passage of pedestrians and vehicular traffic on such public streets.
- (b) The Board of Park Commissioners shall have the power and the authority to order and require such owner to remove any such tree or shrub by first causing notice to be served on such owner in the manner provided in section 19-21 not less than ten (10) days prior to the time designated in such notice for the removal or trimming of such tree or shrub.
- (c) In case of an immediate necessity for any such removal or trimming by reason of storm or other emergency, such removal or trimming may be done by the Board of Park Commissioners or its Superintendent of Parks, and no notice whatever need be given thereof.

Sec. 19-15. The Board of Park Commissioners shall have the right, power and authority to:

- (1) Require the owners of parcels of land bordering on any public street of the City to grade, sod, plant, and maintain in proper condition the tree lawn area and the street centers in front of the parcels of land. (2) Require such owners to plant and maintain shade or ornamental trees in such areas.





321 E Walter St
South Bend, IN 46614
O: 574.299.4765
F: 574.299.4783
sbvpa.org

PETE BUTTIGIEG
Mayor

AARON PERRI
Executive Director

September 4, 2019

Permit #143

Department of Public Parks South Bend Indiana

Doreen Mesecar
517 Edgewater Dr.
South Bend, IN 46601-3216

Permission is hereby granted to the above to **plant (2) trees in the tree lawn on the property at:**

517 Edgewater Dr.

Tree information available at <http://sbpark.org/resources/forestry/>
And <http://sbpark.org/files/pages/0366-Street%20Tree%20Info.pdf>
Approved Tree Species List enclosed.

Remember always call 811 before planting your tree so they can check for unground utility lines

Sec. 19-17. Tree and lawn area regulations. *Standards for planting trees and shrubs.* No tree or shrub shall be planted in a tree and lawn area having a width of less than five (5) feet. No hedge or shrubbery planted in the tree and lawn areas shall be permitted to grow more than three (3) feet in height. All trees planted in such areas shall be of healthy stock, not less than two (2) inches in caliper, and the lowest limbs of such trees shall not be less than ten (10) feet above the curb and sidewalk. No tree shall be planted less than thirty-five (35) feet from another tree. No tree or shrub in such areas of street intersections shall be planted less than fifteen (15) feet from the intersection of the curbs. No person shall plant trees within six (6) feet of a fire hydrant or in such manner as to obstruct the view of any streetlight, traffic sign, signal device or street intersection.

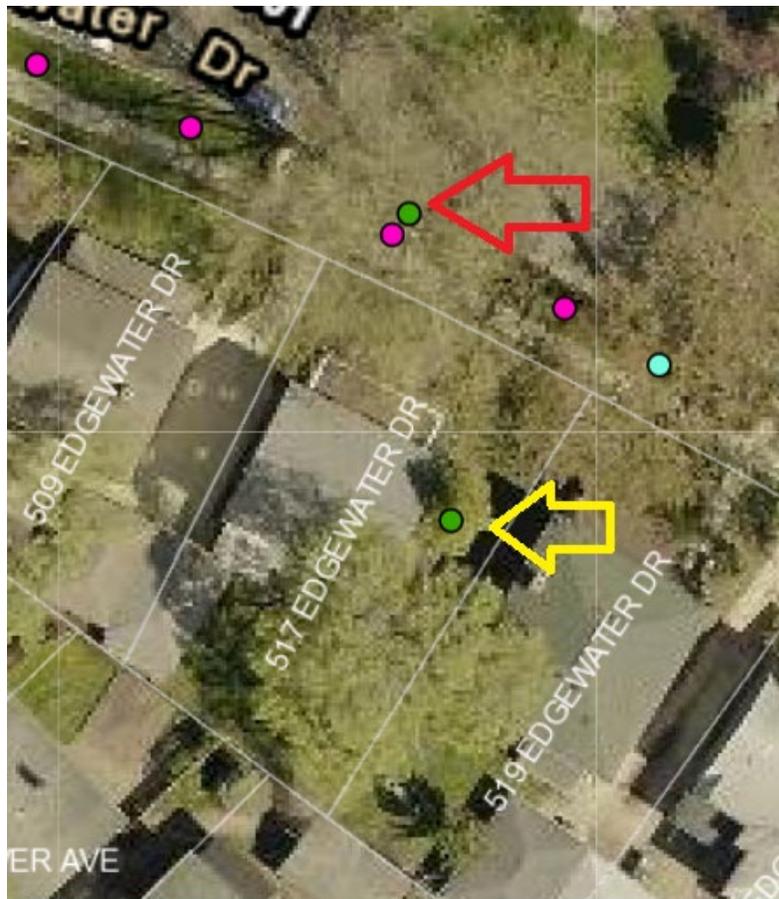
Department of Public Parks
Brent Thompson
Brent Thompson, City Forester



From: [Brent Thompson](#)
To: [Adam Toering](#)
Subject: 517 Edgewater Dr.
Date: Monday, August 26, 2019 2:17:38 AM
Attachments: [Message from Unknown sender \(5742315264\).msg](#)
[image001.png](#)
[image002.png](#)
[image007.png](#)
[image016.png](#)

Adam

Resident may be asking for COA.



	
Good	Proposed New



Owner redoing the sidewalk and root plate has raise the sidewalk +9" (Red Arrow)
47" Silver maple in good condition on the tree lawn.
Sending replacement letter at 2:1 replacement.
Sidewalk repair would be cutting roots in the critical root zone.

Tree #1





12" Arborvite, in good condition, 30" off foundation resident asking for COA (Yellow arrow)

MyTree Benefits



(517 Edgewater) Maple, Silver (Acer saccharinum)

Serving size: 47" dbh, Good condition

Total benefits for this year **\$17.38**

Carbon Dioxide (CO₂) Sequestered

\$9.92

Annual CO₂ equivalent of carbon¹ 426.55 lbs

Storm Water runoff avoided

\$10.04

Runoff avoided 1123.52 gal.

Rainfall intercepted 4932.00 gal.

Air Pollution removed each year

< \$0.10

Carbon monoxide 2.45 oz

Ozone 5.42 oz

Nitrogen dioxide 0.63 oz

Sulfur dioxide 0.48 oz

Particulate matter < 2.5 microns < 0.10 oz

Energy Usage each year²

\$-2.22

Electricity savings (A/C) 34.08 kWh

Fuel savings (Natural Gas, Oil) -0.45 MMBtu

Avoided Energy Emissions

\$-0.39

Carbon dioxide -18.50 lbs

Carbon monoxide 0.26 oz

Nitrogen dioxide -0.06 oz

Sulfur dioxide -1.04 oz

Particulate matter < 2.5 microns 0.13 oz

Carbon Dioxide (CO₂) Stored to date³

\$715.08

Lifetime CO₂ equivalent of carbon³ 30746.95 lbs



Brent Thompson

Urban Forester

VPA Facilities & Grounds

P: [574-299-4766](tel:574-299-4766)

City of South Bend

321 E Walter

South Bend, IN 46614

southbendin.gov





Quote #859

AWAITING RESPONSE

Lori Kauffman

517 Edgewater Drive / South Bend, Indiana 46601

574-298-0125

An outstanding deposit of \$357.00 will be required to begin.

Sent on
08/22/2019

Tree Removal

NON-TAXABLE

Large arborvitae located near the east side of the home

QTY.	UNIT COST	TOTAL
1	\$485.00	\$485.00

Tree Removal

NON-TAXABLE

Very large maple tree located along the road and sidewalk in front of the home

QTY.	UNIT COST	TOTAL
1	\$2,700.00	\$2,700.00

Stump Grinding

NON-TAXABLE

The maple tree stump and the arborvitae stump to be ground 3-5in below ground level (this price may change depending on what the root structure looks like under the driveway/sidewalk)

QTY.	UNIT COST	TOTAL
1	\$385.00	\$385.00

Clean up

NON-TAXABLE

Of job-related debris included.

QTY.	UNIT COST	TOTAL
1	\$0.00	\$0.00

Hauling

NON-TAXABLE

Of job-related debris included.

QTY.	UNIT COST	TOTAL
------	-----------	-------

1	\$0.00	\$0.00
---	--------	--------

Job Setup Etc.

Drive time, job set up, preparation, planning, fuel, and more.

QTY.	UNIT COST	TOTAL
1	\$0.00	\$0.00

Subtotal	\$3,570.00
----------	------------

Total	\$3,570.00
-------	------------

Deposit Required	\$357.00
------------------	----------

This quote is valid for the next 30 days, after which values may be subject to change. By accepting this quote you agree to our terms and conditions which can be found on our website (aboveandbeyondtreesvc.com / abpressurewashing.com)

Contact Above & Beyond

59937 Red Fox Ct., South Bend, IN 46614

(574)334-0521 Service@aboveandbeyondtreesvc.com Aboveandbeyondtreesvc.com

 Created with getjobber.com