

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: 6 June 2018

Application Number: 2018-0530

Property Location: 512 N St. Joseph

Architectural Style/Date/Architect or Builder: Free Classic/1904/Hicks House

Property Owner: Dan Maloney

Landmark or District Designation: North St. Joseph Street Local Historic District, Ordinance #8949-98

Rating: Contributing

DESCRIPTION OF STRUCTURE/SITE: The two-story rectangular plan wood frame house has a cement over brick foundation, and cross gable roof with asphalt shingles. A full width porch with hip roof spans the front of the house and is supported by Doric columns. Siding is vinyl with vertical vinyl on porch. Windows are vinyl 1/1 double hung.

ALTERATIONS: Vinyl siding is not original. Vinyl and glass block windows are not original. The porch columns and railing are not original. COA#2016-1109 approved an addition at the northeast corner of the house. RME#2018-0122 replaced vinyl replacement windows with new vinyl windows.

APPLICATION ITEMS: “To make a two car garage”

DESCRIPTION OF PROPOSED PROJECT: Reif Custom Builders, Inc. will construct a 24' x 24', one story garage in the rear of the main house. The new garage will be constructed on the location of a former garage where the previous concrete foundation still exists. Existing foundation will be removed and new concrete foundation installed. Garage design will resemble the house with a 4/12 pitch roof with a 12" overhang (same as addition) with asphalt architectural shingles and silver-grey vinyl siding (same as house). There will be one 36" six panel steel service door with no window and one 16'x7' paneled steel overhead door with no window.

SITE VISIT REPORT: n/a

STANDARDS AND GUIDELINES, NORTH ST JOSEPH STREET:

III. NEW CONSTRUCTION

New construction includes any new building or structure constructed within the boundaries of the historic district, or any new addition to an existing building. New construction should be designed considering the appearance of the other buildings in the neighborhood.

A. HEIGHT AND PROPORTION

The majority of structures in the district are two stories high and are square, rectangular, or irregular in plan. There are a few story-and-a-half residences. The prevalent facade proportions are between a 1:1 and a 1:2 height-to-width ratio.

Required

The height of a new structure and its height-to-width proportions shall be consistent with adjacent buildings in the district. The building height shall be no greater than that of the tallest existing structure and no less than that of the lowest existing structure of the same type in the same block. Facade proportions shall be established by permitting no structure with a facade wider or narrower than those existing in the same block. Additions to existing buildings shall be related in height and proportion to the existing structure.

Recommended

Contemporary designs should be compatible in character and mood to the building or neighborhood.

Prohibited

Additions may not be constructed that would change the existing facade of a building, alter its scale or architectural character, or add new height.

Not Recommended

New stories should not be added, nor should existing stories be removed, which would destroy important architectural details, features or spaces of the building. Any style or period of architecture that is incompatible with what exists should not be permitted in the new additions.

B. BUILDING MATERIALS

Wall materials in the district are predominantly wood clapboard and its imitation in aluminum and vinyl. Some walls are brick. Patterned shingles are common in gable ends and dormers.

Required

Exterior materials used on a new structure shall be compatible in scale, texture and color with adjacent structures. Materials used on an addition to an existing structure shall relate to the existing or original materials of that structure. As much of the original structure as possible shall be retained so that the addition could be removed without damage to the basic structure and appearance of the building.

Recommended

Metal or vinyl siding may be used when it is the only feasible alternative. This siding should be compatible with the original size and style and with the materials of other buildings in the district.

Prohibited

Inappropriate materials such as asbestos, asphalt, molded or artificial stone, or artificial brick shall not be used.

Not Recommended

Glass blocks should not be used. Concrete block should not be used for anything other than foundations.

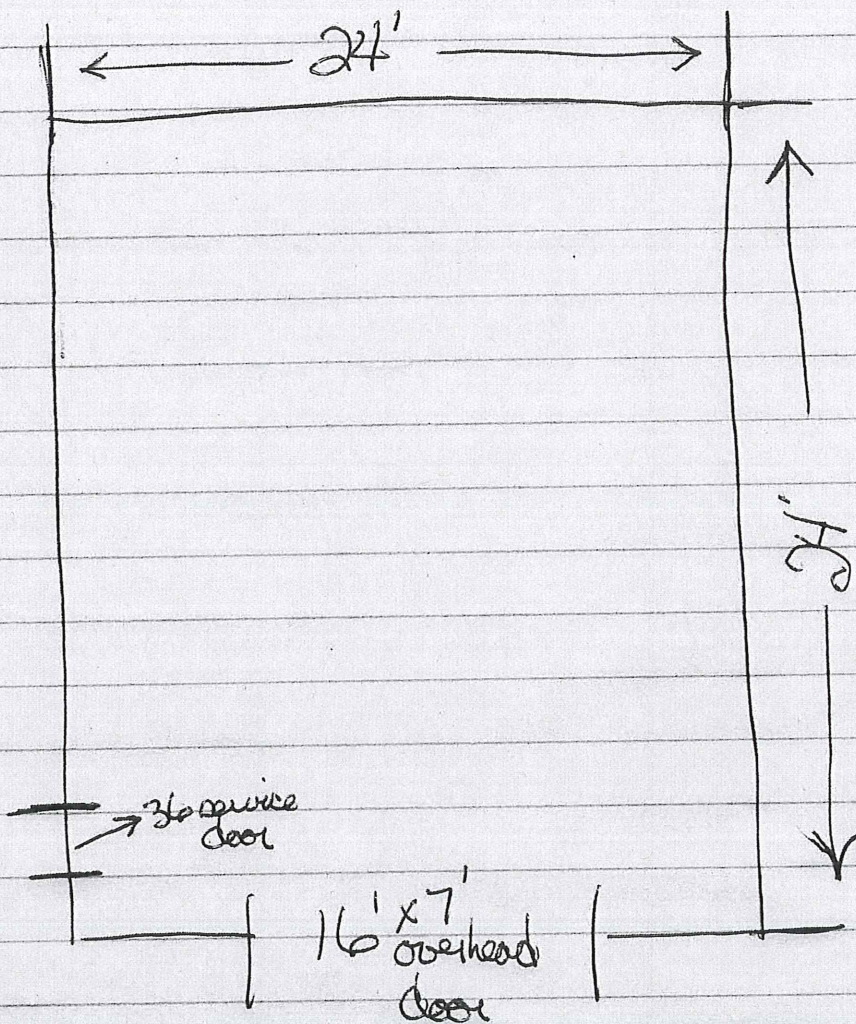
STAFF RECOMMENDATION: The proposed garage meets the Standards and Guidelines. Staff recommends approval.

Written by
Elicia Feasel
Historic Preservation Administrator





Dan Maloney - New Garage



- 0/5 vinyl siding (Silver Gray) Same as on addition
- 4/12 pitch Roof Same as on addition
- Shingles Mint Frost ~~3 in 1's~~ architectural Shingle
- 1- 6-panel service door Steel no window
- 1- 16' x 7' ^{paneled} overhead door Steel no window
- 12" overhang (all the way around)

St Joseph

512

Riley Place

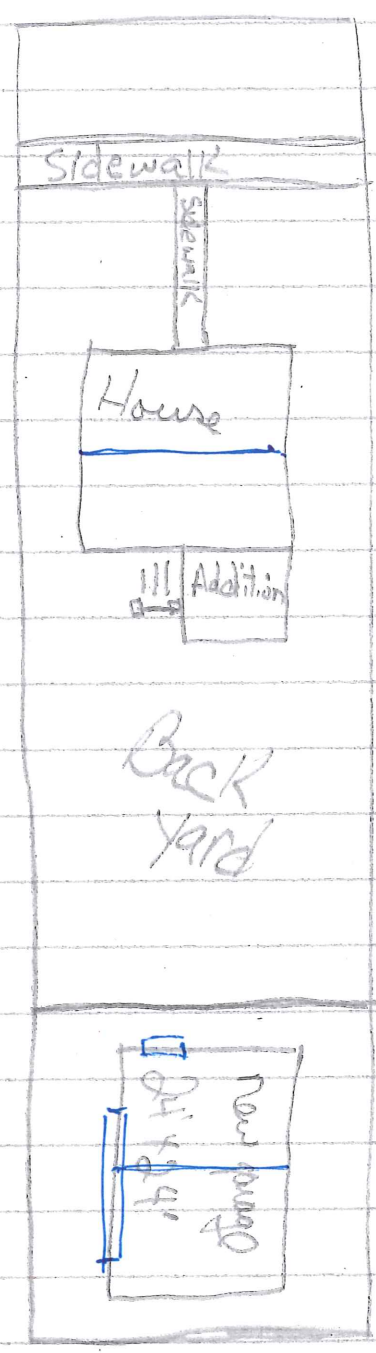
SOUTH BEND

Existing pad,
New in same location

Information shown on this map is not warranted or accuracy of this material. Reproduction without the seal is not possible of St. Joseph County, Indiana.
 Date: 11/9/2016
 1 in = 20 feet



D
10
K



Driveway