

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: June 6, 2018

Application Number: 2018-0604A

Property Location: 503 Riverside Drive

Architectural Style/Date/Architect or Builder: N/A

Property Owner: Larry Schohl

Landmark or District Designation: River Bend Local Historic District (#8308-92)

Rating: N/A (demolished structure formerly rated *Contributing*)

DESCRIPTION OF STRUCTURE/SITE: This lot on Riverside Drive is the southernmost edge of the River Bend Local Historic District, and acts as the side yard to 507 Riverside Drive. There is a concrete paddock accessible from the alley at the rear of the property, with a privacy fence shielding the parking area from Riverside Drive.

ALTERATIONS: COA #2010-0907A allowed for the demolition of the rated house and preparation of the site for eventual reconstruction. The previous structure had experienced foundation failure allegedly due to the existence of a mill race that flowed through this location in the early 19th century.

APPLICATION ITEMS: “New wood fence – Dog-eared fence, 6’ x 8’ panels, 10 panels all together”

From e-mail correspondence with the applicant: “[T]he fence is going to be dogear with 10 premade panels. It is going to be 12 inches off of the ground and 3 ft from [neighbor’s] existing fence. It is only going to go across the side yard.”

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks a Certificate of Appropriateness for improvements on the structure including:

1. Installation of ten 6’ x 8’ dog-eared fence panels along the southwest edge of the vacant lot. The panels will be mounted 12” off the ground.

The fence will act as a privacy barrier between this lot and the neighboring lot to the south west which is outside of the Historic District. The neighboring lot is slightly above the desired fence area.

The applicant’s original contractor has backed out of the project, so either a) a new contractor will be selected, or b) the applicant will execute the project themselves.

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES: River Bend Local Historic District Standards and Guidelines

I. THE ENVIRONMENT

A. IN THE DISTRICT ENVIRONMENT

The district is characterized by its proximity to downtown South Bend and its location adjacent to Leeper Park and along the St. Joseph River. The district encompasses: two blocks of Riverside Drive beginning at Marion Street (from 503 Riverside Drive north) and ending at Bartlett Street; two lots on the north side of Navarre street just west of the alley behind Riverside Drive; the north side of Hammond Place; the east side of St. Joseph Street between Hammond Place and Bartlett Street; and the south side of Bartlett Street between St. Joseph and Riverside Drive. The District contains 45 residences and their adjacent outbuildings.

Required

Distinctive existing features such as parks, gardens, streetlights, fences, signs, walkways, streets, alleys and building setbacks shall be retained. New plant materials, fencing, walkways, streetlights, signs and benches shall be compatible with the character of the neighborhood in size, scale, material and color. Street lighting should be maintained at levels recommended by the Illumination

Engineering Society. Sources and light posts should be uniform throughout the District. Lamp fixtures and supporting posts must be similar in proportion, scale and detail to existing historic lamps (see appendix). Streetlights should be placed so that adequate illumination is afforded all sections of the public sidewalks. Removal of shade trees over twelve inches (12”) diameter, conifer trees over six inches (6”) in diameter or other major plant elements shall be subject to approval by the Historic Preservation Commission. Any subsequent replacement trees of any size required by the Historic Preservation Commission shall be retained. The Riverfront character of the district shall be retained.

B. BUILDING SITE, LANDSCAPING, & ACCESSORIES

Required

Plants, trees, fencing, walkways, private yard lights, signs (house numbers) 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.** Accessory structures such as decks, gazebos, fountains, or small outbuildings should be appropriate to surrounding site elements in scale, type and appearance. Plant materials in close proximity to the buildings and which are causing deterioration to the building’s historic fabric should be removed and replaced by more suitable flora as approved by the Historic Preservation Commission.

Prohibited

No changes may be made to the appearance of the site by removing trees, fencing, walkways, outbuildings or 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, or fences shall not extend forward beyond the setback line of the property.** Telephone or utility poles with high intensity overhead lights should be installed so that they cannot be seen from the thoroughfare. The installation of unsightly, large devices such as television satellite dishes shall not be permitted in areas where they can be viewed from the public thoroughfare.

STAFF RECOMMENDATION: The proposed fence is recommended for approval.

Written by
Adam Toering
Historic Preservation Specialist
Approved by
Elicia Feasel
Historic Preservation Administrator

Site Visit – Photos



Figure 1 - 503 Riverside Drive, viewed from the roadway.



Figure 2 - 503 Riverside Drive, looking from the alley towards the street.



Figure 3 - Representation of proposed dog-eared fence.

Google Maps 503 Riverside Dr



503 Riverside Dr
South Bend, IN 46601



I give my daughter Heather Yike
permission to put up a fence
on my property at 503 Riverside Dr.
If there are any questions please
call me at 574-287-9245.

Jerry C Scholch 6-5-2018