

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: July 9, 2018

Application Number: 2018-0607

Property Location: 535 Riverside Drive

Architectural Style/Date/Architect or Builder: Free Classic / 1910

Property Owner: Tom Anderson

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

Rating: *Contributing*

DESCRIPTION OF STRUCTURE/SITE: This is a two-story house with a rusticated concrete block foundation. The walls have clapboard vinyl siding. The hipped roof with gabled dormers on the north and east sides is covered with asphalt shingles. The porch has a concrete foundation and steps with iron railing and supports with a hipped roof. The windows are 1/1 double hung with aluminum storms and an oval window on the front façade and fixed single pane windows on the first story north and south side of the house. There is a one story hipped-roof enclosed rear porch.

ALTERATIONS: The porch railing and supports are replacements; the shutters, vinyl siding and aluminum storms are not original to the house. There are vinyl replacement windows. COA 2003-0912 allowed for re-roofing and the installation of gutters and downspouts. COA 2013-0603 allowed for 1) the removal and replacement of the enclosed back porch with a new addition, 2) removal of the current fencing to be replaced with 6' lattice-topped vinyl fencing along the rear north side of the property. RME 2018-0326A allowed for the replacement of the gutters and metal wrap on the front porch, fascia, and eaves.

APPLICATION ITEMS: "Replace fence gate and fence sections damaged and remove old chain link fence."

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

1. Installation of fence sections on the north side of the property, as well as a gate at the northwest side of the property by the existing garage.
2. Removal of existing chain link fence portions.

COA #2013-0603 allowed for the removal and replacement of the existing fence with 6' lattice top vinyl fencing along the rear north side of property.

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

Individual properties in the district are characterized by a house located near the front of each lot, with a small lawn in front and a larger lawn to the rear of the property. Those properties facing the river on Riverside Drive generally have sloping front lawns and flat back yards. The majority of structures have been erected on a single lot. Many of the properties include a garage located at the rear of the property accessed from unpaved alleys running behind the property. Most properties have trees, shrubbery and/or hedges. All houses conform to the uniform set-back within each block.

The district has a compact layout. Large homes are constructed on small lots while smaller homes, such as those on Hammond Place, are constructed on narrow, deep lots. Little of the backyard areas or rear first stories of these homes is visible from the thoroughfare. In recognition of this, greater latitude will be allowed in the application of the adopted standards in the rear of the properties, in order to accommodate the individual preferences of the property owners in the treatment of these backyard areas. No approval will be necessary for changes in lawn, shrubs, walkways or semi-permanent surface changes in the rear of houses. Staff approval would be required for semi-permanent structures such as gazebos, but not for play equipment such as swing sets, sand-boxes, etc.

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: Staff recommends approval of the proposed fence.

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

Site Visit – Photos



Figure 1 -- 535 Riverside, from the street.



Figure 2 – 535 Riverside Drive – the rear of the property, looking alongside the garage. Gate will be in this area.



Figure 3 – 535 Riverside Drive – approximate location of the proposed gate.

REC'D

JUN 07 2018



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: hpcsbsjc@southbendin.gov

Timothy S. Kluszcinski, 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: 6/7/2018 Application Number: 2018 - 0607

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: _____

Address of Property for proposed work: 535 RIVERSIDE DR. (Street Number—Street Name—City—Zip)

Name of Property Owner(s): TOM + MARIA ANKERSON Phone #: (574) 339-8547

Address of Property Owner(s): 535 RIVERSIDE DR. (Street Number—Street Name—City—Zip)

Name of Contractor(s): OWNER Phone #: _____

Contractor Company Name: _____

Address of Contractor Company: _____ (Street Number—Street Name—City—Zip)

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

Type of Building Construction: _____ (Wood Frame—Brick—Stone—Steel—Concrete—Other)

Proposed Work: (more than one box may be checked) [] Landscape [X] New [X] Replacement (not in-kind) [X] Demolition

Description of Proposed Work: REPLACE FENCE GATE AND FENCE SECTIONS (DAMAGED) - AND - REMOVE OLD CHAIN LINK FENCE -

Owner e-mail: TANBERSWORTK@a.amsik.com and/or Contractor e-mail: _____

X [Signature] and/or X [Signature] 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.

AMPAD™

GARAGE

Fence
Approx - 80' x 6'



HOUSE

YARDWORKS VINYL FENCE PANELS

* Limited Lifetime Warranty



Picket
3'H x 8'W or 4'H x 6'W

Sale \$34⁹⁸ each

- Pickets pass through the rails for superior strength and same appearance from both sides 172-8100, 8200



Privacy
6'H x 6'W White

Sale \$36⁹⁹ each

- Interlocking pickets provide strength and rigidity 172-8600
- Tan 172-8700..... **\$48⁸⁸**



Lattice Top ✓
6'H x 6'W

Sale \$59⁸⁸ each

- Interlocking pickets provide strength and rigidity 172-8800



Heavy-Duty Inverness
6'H x 8'W

Sale \$69⁹⁷ each



- Installed with routed posts - no exposed fasteners or brackets
- Some assembly required 172-8650

Special order at some locations in approximately 2 weeks. Panel size is installed height & on center post spacing. Posts sold separately. Nominal size.



*Refer to page 10

Privacy



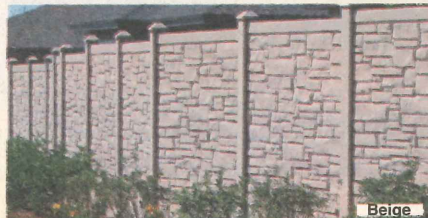
Basket Weave



Scalloped



Shadow Box



Beige



Brown



Dark Brown



Gray

EcoStone Fence Panel

Sale \$129 each



- Blocks 98% of direct sound with an STC value of 26
- Withstands constant winds of 110 mph and gusts of 130 mph
- Contains UV-12 inhibitors for a lifetime of vibrant colors
- Easily remove graffiti with a high-power pressure washer 172-6415, 6455, 6515, 6615

Special order in approximately 1 week; additional packaging charges required. Posts, caps & brackets sold separately.

UltraDeck® 6' H Low-Maintenance Composite Fencing



Approx. Sale Price \$99* per materials list

- Includes 6' composite pickets, rail sleeves, fence brackets, screws and treated 2" x 4"s
- UV protected to reduce fading
- Designed for 6' on center post installation 174-1101, 1106, 1121, 1126

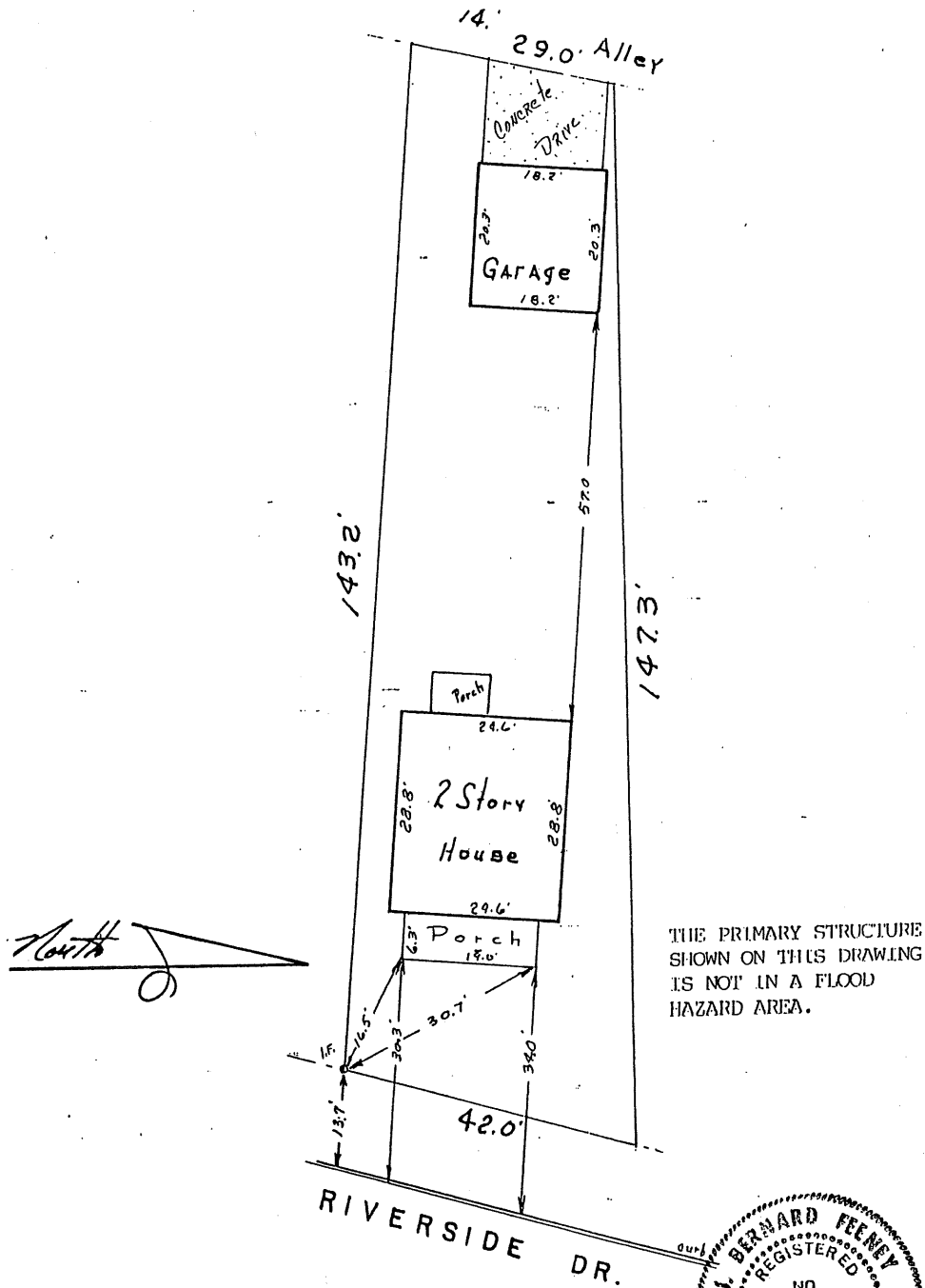
Special order at some locations in approximately 1 week; additional packaging charges required. Post materials sold separately.

Those who cannot endure tough times will not see good times.

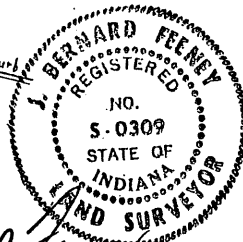


Surveyor Location Report

Lot 14, Hammond & Whitcomb's Addition
 535 Riverside Dr., South Bend, In.
 BUYER: Maria M. Hegedus



THE PRIMARY STRUCTURE SHOWN ON THIS DRAWING IS NOT IN A FLOOD HAZARD AREA.



J. Bernard Feeney
 Registered Land Surveyor

This report was prepared with/without a copy of the Title Insurance Policy and may be subject to other restrictions contained thereon. This drawing conforms with the Surveyor Location Report minimum requirements as certified on page two of this report. Any encroachments are specifically noted above. This report is of limited accuracy and should not be used for construction or for establishing boundary or fence lines.

Creekside Mortgage Surveys, Inc.

715 South Michigan Street • South Bend, Indiana 46601
 Phone (219) 255-6556 Fax (219) 674-0374

PAGE 1 OF 2	Scale 1" = 20'	Date Aug. 8, 2001	Drawn by MFB	Drawing no. 33731
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