

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: 9 July 2018

Application Number: 2018-0702A

Property Location: 801 West Washington, South Bend, IN 46601

Architectural Style/Date/Architect or Builder: Romanesque Revival / 1890

Property Owner: Indiana Landmarks

Landmark or District Designation: Local Landmark Ordinance # 10443-16, West Washington National Register

Rating: Outstanding

DESCRIPTION OF STRUCTURE/ SITE: The Kizer House is a contributing structure of the West Washington National Register Historic District. The house is a Romanesque Revival style with a full three stories plus basement. The house is built of coursed gray granite, which contributes to its style including heavy massing and round arches. The mortar is a red color with a raised beaded or grapevine joint. There is a central hip roof with numerous intersecting gables and towers, a massive parapet at the west gable, two round towers on the façade which terminate into conical roofs. The original dormers feature a conical roof with terra cotta clad sidewalls and terra cotta ridge cap. There are three dormers added c. 1940 with a low slope roof and copper sidewalls. The original roof was covered in square edge red clay tile – similar to that on Tippecanoe Place. The current asphalt roof replaced the original tile (first in the 1980's, most recently renovated in 2017) retaining the decorative terra cotta ridge cap. The original roof was completed with a decorative copper cornice and gutters. Elements of the copper flashing remain, although the original copper downspouts have been replaced with galvanized metal and the valleys are asphalt. All entry steps are of cut granite with rough stone balustrades. The front porches and *porte-cochère* have slender stone column supports. The front porch has a shallow hip roof while the *porte-cochère* has a gable roof with a decorative terra cotta shingled pediment. Windows around the house are 1/1 double hung wood windows throughout with stone sills, plain jambs, and massive lintel stones. The Port Cochere was added at some point following the original construction. A rear porch and kitchen wing has a matching addition assumed to be added at the time the *porte-cochère* was also added. Three tall chimneys – two in the front and one in the rear – punctuate the roofline.

The Carriage House in the rear of the property replaced an earlier wood frame barn c. 1915 to house automobiles with an apartment above and a full basement in poured concrete. Original basement windows have been replaced with new glass block. New wood carriage style doors were installed in 2015 along with a new wood entry door. A new asphalt shingle roof was installed in 2015. The Carriage House is constructed of hollow core clay tile block with a smooth faced red brick. The roof is a steep gabled roof with asphalt shingles and a wide bracketed boxed eave, multi-lite 6/1 double hung wood windows.

The Site has been highly altered with a majority of the land being paved with concrete – the exception being an area east of the driveway extending to the sidewalk on Charles Martin Sr. Drive which is grass with scrub trees and decorative red-buds. A small area of grass is also located to the west of the carriage house. A brick wall extends from the west elevation of the carriage house along the north alley to the neighbor's property line. A modern eight-foot-tall wood fence is constructed along the west property line on the Kizer House. A six-inch concrete curb runs the length of the Kizer House property line. There are two driveways to the site entering off West Washington. The original driveway entrance is near the corner of West Washington and Charles Martin Sr. Drive. A shared drive entrance is located at the west property line with the neighbor.

ALTERATIONS: COA 2012-0213 approved removal of non-contributing windows installed in carriage house door openings and associated rough sawn siding; installation of finish grade exterior plywood in openings as temporary cover and paint; removal of later enclosure of rear porch and associated doors and windows; removal of scrub brush and associated stumps along west property line; removal of chain-link fence along east property line and install dirt and grass. Extensive site and structure modification occurred prior to the above listed improvements, including (but not limited to): construction of carriage house, addition to the rear of the house and of the *porte-cochère*, addition of the concrete drive and parking area, and re-roofing of the house in the 1980's. RME

2012-1219 approved removal of two chimneys due to deterioration; chimneys to be reconstructed at a later date as part of a roofing project (materials stored on site). COA 2014-0401 approved a re-roof of the carriage house; repair of gutters and downspouts; removal of scrub trees on property and one maple in tree lawn to restore original landscaping; removal of non-contributing/non-original picture windows and replace with wood replicating garage door pattern until permanent solution found. RME 2014-0917 approved a complete tear-off and re-roof of the Carriage House with Highland Slate Designer Shingles. RME 2016-0318A approved re-tuckpointing of exterior; rebuilding of east and west chimneys (re-added 10 courses); removed and replaced asphalt shingles to match carriage house; replace/replicate downspouts, gutters, and copper flashing; remove, repair, and paint all windows. COA 2017-0905D approved the general scope of work including: major landscaping/site work, masonry and floor repair, accessibility, and carriage house under the condition that all final material and specifications will need to come before the HPC.

APPLICATION ITEMS: “Repair and repaint trim and stucco of garage, rehabilitate garage double hung sash, new copper gutters and downspouts on garage. Rebuild site by removing all existing concrete and landscaping, regrading and completing new entrance, parking area and landscaping. See attached plans.”

“Garage

Work on exterior as described on Sheet A2.0 attached. Alternate to install copper gutters and downspouts is proposed in lieu of painted galvanized. Work to include repair of damaged trim and stucco in kind, repainting and stripping and staining of wood trim, rehabilitation of existing double hung sash, removal of aluminum and wood storms and associated metal screens, installation of new wood storms. Install new single lite, paneled wood service entrance door to match original that was removed. See photo.

Site

Remove all existing concrete, landscaping and lawns. Regrade site and install new entrance drive and parking lot area in concrete excepting drive from W. Washington sidewalk through Port Cochere to parking area which will be constructed in compacted crushed fine limestone. Install new landscaping.

Specifically:

1. Undertake all work as outlined in C1.0
2. Undertake work as outlined in C1.1 except handicapped ramp and any associated work on porches and house related to handicapped access. Such work will be brought forward at a later time for review and approval. No railings on front, rear or side porch will be undertaken at this time.
3. Grading and draining as outlined on C1.2
4. Site plan completed as outlined on C1.3, "driveway" from W. Washington Street through Port Cochere proposed to be completed in compacted crushed limestone. Approval is also sought to complete edging along drive in heavy gauge metal steel instead of concrete curbing. This drive will not be used for vehicles.

Additional detail sheets (C1.3 and C1.4) provided for information on proposed draining and drive installation.

All necessary variances and zoning have been secured.

Details to bring back for consideration at August meeting or assign to staff for review and approval:

Plant list for all new trees
Detail for trash enclosure
Sign”

DESCRIPTION OF PROPOSED PROJECT: See “Minutes of a Meeting of the Historic Preservation Commission of South Bend and St. Joseph County, September 18, 2017, Public Hearing A, 5 COA 2017-0905D”. The general scope of work has already been approved and issued an active COA. The purpose of this public hearing is to review final material and specifications. Additionally, many of the application items are Routine Maintenance Exclusions.

SITE VISIT REPORT: n/a

STANDARDS AND GUIDELINES: Local Landmarks Group B:

The Commission has the authority to determine the architectural merits and the extent of any proposed treatment, renovation, or addition to a historic landmark. The commission will require drawings, plans, specifications, and/or samples where appropriate.

A. Maintenance

The maintenance of any historical structure or site shall in no way involve any direct physical change except for the general cleaning and upkeep of the landmark. The Commission shall encourage the proper maintenance of all structure or sites.

B. Treatment

Treatment shall be defined as any change of surface materials that will not alter the style or original form. Such improvements include re-roofing, glazing, or landscaping lawns and may involve a change that can potentially enhance or detract from the character of the landmark. A treatment change of any surface whether on the landmark or in its environment may require a Certificate of Appropriateness if it significantly alters the appearance of the landmark. Although these kinds of changes may not require a Building Permit, a Certificate of Appropriateness may be necessary. The commission should review the proposed treatment for character and style consistency with the original surfaces.

C. Renovation and Additions

Renovation is the modification of a structure, which does not alter the general massing while an addition, is a change in mass. A modification, which involves the removal of a part of the landmark, should be considered under demolition (see demolition).

Additions to landmarks should not detract from the original form and unity of the landmark and should not cover singular examples of architectural detail. Additions to landmarks should be added in a manner that does not disrupt the visible unity of overall appearance of the site. The proportions, materials and ratios of the existing structures should be carried through in the additions. Care should be taken not to change or alter the following:

1. Structure—Necessary structural improvements, where safety demands should be accomplished in such a way as to cause minimal visual change to the original style and construction.

2. Material—Additions and improvements involving any new material in the landmark should be of the same material as the original. It should be the same size and texture. An alternative material may be allowed if it duplicates the original.

a. wood—all wood trim should conform with existing trim in shape and size.

b. siding materials—the Commission discourages the covering or alteration of original materials with additional siding. Structures already sided with incompatible materials should be returned to a siding similar to the original when renovation is considered.

D. Demolition

Historic landmarks shall not be demolished. When a landmark poses a threat to the public safety, and demolition is the only alternative, documentation by way of photographs, measured drawings, or other descriptive methods should be made of both the exterior and interior of the landmark. The person or agency responsible for demolition of the landmark shall be responsible for this documentation.

E. Moving

The moving of landmarks is discouraged, however, moving is preferred to demolition. When moving is necessary, the owner of the landmark must apply to the Commission for a Certificate of Appropriateness.

F. Signs

No neon or flashing signs will be permitted unless they are original to the structure. Billboards and super-graphics will also be disallowed. Only one appropriate identifying sign will be permitted per business.

G. Building Site and Landscaping

(These standards apply to both A and B)

1. Required

Major landscaping items, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained. Dominant land contours shall be retained. Structures such as: gazebos, patio decks, fixed barbecue pits, swimming pools, tennis courts, green houses, new walls, fountains, fixed garden furniture, trellises, and other similar structures shall be compatible to the historic character of the site and neighborhood and inconspicuous when viewed from a public way.

2. Recommended

New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings, and newspapers. Plant materials and trees in close proximity to the building that are causing deterioration to the buildings historic fabric should be removed. However, trees and plant materials that must be removed should be immediately replaced by suitable flora. Front yard areas should not be fenced except in cases where historic documentation would indicate such fencing appropriate. Fencing should be in character with the buildings style, materials, and scale.

3. Prohibited

No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings, and other 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. The installation of unsightly devices

such as TV reception dishes and solar collectors shall not be permitted in areas where they can be viewed from public thoroughfares.

STAFF RECOMMENDATION: Staff recommends approval. The proposed work is in keeping with the historic characteristics of the house, carriage house, and grounds while continuing to rehabilitate same.

Written by
Elicia Feasel
Historic Preservation Administrator

801 West Washington – Front (South)



MINUTES OF A MEETING OF THE
HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY

September 18, 2017
13th Floor Conference Room
County – City Building
South Bend, IN 46601

I. CALL TO ORDER

President Kluscinski called the meeting to order at 7:01 p.m.

Members Present: Timothy S. Kluscinski, President; Elizabeth Hertel, Vice President; Michele Gelfman, Secretary; Tom Gordon, Asst. Secretary; Jennifer Parker, Architectural Historian; Brandon Anderson; Kevin Buccellato

Members Not in Attendance: Joseph Molnar, Mike Voll

Staff Present: Elicia Feasel, Executive Director; Adam Toering, Deputy Director; Steve Szaday, Preservation Specialist; Brandie Ecker, Legal Counsel

Staff Not in Attendance: n/a

Members of the Public Present:

Todd Zeiger, 801 W Washington
Charles Rosenberg, 410 Manitou
Carol Rosenberg, 410 Manitou
Kevin Jakiel, 620 W Washington
Kevin Proffit (K&J), 620 W Washington
A.J. Germano (K&J), 620 W Washington
Francisco Gonzalez, 614 Carroll

II. PUBLIC HEARING

A. CERTIFICATE OF APPROPRIATENESS

1. 620 W Washington COA# 2017-0818 #6569-1979 Local Landmark
Representation by Kevin Jakiel, 620 W. Washington
Kevin Proffit, 620 W. Washington

**STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

Date: September 12, 2017

Application Number: 2017-0818

Property Location: 620 West Washington

Architectural Style/Date/Architect or Builder: Richardsonian Romanesque/1889/Tippecanoe Place/Henry Ives Cobb, Architect

Property Owner: Brian and Kristi Matteoni/Norm Matteoni

Landmark or District Designation: Local Landmark, ordinance #6569-1979; West Washington Street National Register District; National Historic Landmark designated by the National Park Service (only NHL in St. Joseph County and of only 42 in Indiana)

Rating: Outstanding

DESCRIPTION OF STRUCTURE/ SITE: This four-story house with an irregular plan has a 12/12 red tile covered central hip roof with numerous intersecting hips, towers, and gables, and a simple eave line with copper gutters. The exterior walls and foundations are rough stone, with limestone window and door

Four in favor, three opposed.
Vote: 4-3 COA#2017-0905C Approved.

5. 803 W Washington COA#2017-0905D #10443-16 Local Landmark
Representation by Todd Zeiger, 801 W. Washington

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: September 7, 2017
Application Number: 2017-0905D
Property Location: 803 W Washington, South Bend, IN 46601
Architectural Style/Date/Architect or Builder: Romanesque Revival / 1890
Property Owner: Indiana Landmarks
Landmark or District Designation: Local Landmark Ordinance # 10443-16, West Washington National Register
Rating: Outstanding

DESCRIPTION OF STRUCTURE/ SITE:

The Kizer House is part of the West Washington National Register Historic District. The house is in the Romanesque Revival style with a full three stories and basement. The house is built of coursed gray granite, which contributes to its style including heavy massing and round arches. The mortar is a red color with a raised beaded or grapevine joint. There is a central hip roof with numerous intersecting gables and towers, a massive parapet at the west gable, two round towers on the façade which terminate into conical roofs. The original dormers feature a conical roof with terra cotta clad sidewalls and terra cotta ridge cap. There are three dormers added c. 1940 with a low slope roof and copper sidewalls. The original roof was covered in square edge red clay tile – similar to that on Tippecanoe Place. The current asphalt roof replaced the original tile (first in the 1980's, most recently renovated in 2017) retaining the decorative terra cotta ridge cap. The roof was completed with a decorative copper cornice and gutters. Elements of the copper flashing remain, although the original copper downspouts have been replaced with galvanized metal and the valleys are asphalt. All entry steps are of cut granite with rough stone balustrades. The front porches and *porte-cochère* have slender stone column supports. The front porch has a shallow hip roof while the *porte-cochère* has a gable roof with a decorative terra cotta shingled pediment. Windows around the house are 1/1 double hung wood windows throughout with stone sills, plain jambs, and massive lintel stones. The Port Cochere was added at some point following the original construction. A rear porch and kitchen wing has a matching addition assumed to be added at the time the *porte-cochère* was also added. Three tall chimneys – two in the front and one in the rear – punctuate the roofline.

The Carriage House in the rear of the property replaced an earlier wood frame barn c. 1915 to house automobiles with an apartment above and a full basement in poured concrete. Original basement windows have been replaced with new glass block. New wood carriage style doors were installed in 2015 along with a new wood entry door. A new asphalt shingle roof was installed in 2015. The Carriage House is constructed of hollow core clay tile block with a smooth faced red brick. The roof is a steep gabled roof with asphalt shingles and a wide bracketed boxed eave, multi-lite 6/1 double hung wood windows.

The Site has been highly altered with a majority of the land being paved with concrete – the exception being an area east of the driveway extending to the sidewalk on Charles Martin Black Boulevard which is grass with scrub trees and decorative red-buds. A small area of grass is also located to the west of the carriage house. A brick wall extends from the west elevation of the carriage house along the north alley to the neighbor's property line. A modern eight foot tall wood fence is constructed along the west property

line on the Kizer House. A six inch concrete curb runs the length of the Kizer House property line. There are two driveways to the site entering off West Washington. The original driveway entrance is near the corner of West Washington and Charles Martin Black Boulevard. A shared drive entrance is located at the west property line with the neighbor.

ALTERATIONS:

COA 2012-0213 approved removal of non-contributing windows installed in carriage house door openings and associate rough sawn siding; installation of finish grade exterior plywood in openings as temporary cover and paint; removal of later enclosure of rear porch and associated doors and windows; removal of scrub brush and associated stumps along west property line; removal of chain-link fence along east property line and install dirt and grass. Extensive site and structure modification occurred prior to the above listed improvements, including (but not limited to): construction of carriage house, addition to the rear of the house and of the *porte-cochère*, addition of the concrete drive and parking area, and re-roofing of the house in the 1980's. COA 2012-1219 approved removal of two chimneys due to deterioration; chimneys to be reconstructed at a later date as part of a roofing project (materials stored on site). COA 2014-0401 approved a re-roof of the carriage house; repair of gutters and downspouts; removal of scrub trees on property and one maple in tree lawn to restore original landscaping; removal of non-contributing/non-original picture windows and replace with wood replicating garage door pattern until permanent solution found. COA 2014-0917 approved a complete tear-off and re-roof of the Carriage House with Highland Slate Designer Shingles. COA 2016-0318A approved re-tuckpointing of exterior; rebuilding of east and west chimneys (re-added 10 courses); removed and replaced asphalt shingles to match carriage house; replace/replicate downspouts, gutters, and copper flashing; remove, repair, and paint all windows.

APPLICATION ITEMS:

1) Landscaping/Site work (see attached site plan for detail)

- New curb cut/entrance on east side of property. Remove existing walk and curb to install new 22' wide drive. Existing tree to be removed; existing street sign to be relocated.
- Remove all existing concrete on site.
- Remove curb along west property line to the wood privacy fence. Curb along west property line on the west side of the wood privacy fence will remain.
- (RME) Wood privacy fence to remain and be repaired in-kind.
- Adjust grade of front yard to allow storm water to be retained on site and allow flow to new drainage structure and installation of missing step to front porch. The site will be lowered approximately seven inches in the front and along west elevation and approximately four inches nearer the parking area.
- Install new 13-space concrete parking area between house and carriage house; new concrete drive, new concrete walk along Washington Street; 6'-0" concrete walk from front steps to front walk; 5'-0" concrete walk from front sidewalk to driveway.
- Alternate: install brick pavers in area of original drive from W. Washington public sidewalk to carriage house to reflect original concrete drive and parking area in front of carriage house. Product: Unilock Turfstone™, see attached.
- Install new concrete walk from parking area to the west entry door.
- Remove existing scrub trees on east side of property. Evaluate potential to relocate red-bud trees to serve as additional screening along north edge of parking area.
- Install new curb along southern property along West Washington Street to recreate missing tree lawn. Plant trees as approved by City Forrester in tree lawn area as noted on plans. Install grass in tree lawn area.
- (RME) Set additional stone step (stored on site) at front porch entry stairs.
- Install new lawn as indicated on site plan;
- Install new trees and planting beds as indicated. Install evergreen screen along north property line, east of carriage house.

- Install reinforced CMU structural wall infill with waterproofing along retaining wall near northwest corner of carriage house. Backfill abandoned steps with compacted fill.
 - Create concrete area for trash receptacles with 48” aluminum fence with solid infill panels.
 - Relocate gas services to west side of main house near south elevation.
 - Install new AC condensers and electric meters along west side of house near southwest corner.
 - Install new sign, 42”H x 48” L shaped sign at southeast corner of property. Granite base (repurposed stone stored on site from masonry repair project), wood background, vinyl lettering. Lit from above. Located to meet City of South Bend requirements.
 - Install 70’ of new 48”H decorative wrought iron fence along west edge of property, from walk to existing 7’H wood privacy fence.
- 2) Masonry and Porch Floor Repair
- Rebuild support wall of *Porte-Cochère* to match.
 - Rebuild floor of rear building utilizing concrete stained to match color of original side porch floor.
 - Repair front porch floor removing deteriorated floor tile and installing new concrete floor finished to match side porch floor color. Salvage reusable tile and install in band around perimeter of porch floor.
 - (RME) Repair basement window sills and any necessary tuckpointing along base of house once concrete around perimeter of house has been removed.
- 3) Accessibility:
- Remove existing stone steps leading to the rear porch and relocate beside basement steps on north wall of rear porch. Create approximate 48” opening in rear porch wall at its connection to rear wing. Salvage stone to infill existing rear porch wall entrance where stairs are being removed.
 - Install new ramp per drawings with black aluminum guardrail and handrail. Ramp to be masonry with poured concrete floor and faced with Quarry Ridge Cobblestone Chardonnay (or similar) synthetic stone laid similar to existing masonry. Walls will be capped with concrete caps to match limestone caps installed on basement step entrance.
 - Remove north wall of east side porch to floor level. Salvage granite for rear porch wall infill and repurposing on site. Raise porch floor to interior floor height approximately seven inches. Shift stairs on east side of porch to be flush with inside edge of porch wall. Reinstall all stairs including those temporarily removed and stored on site for vehicle access.
 - Convert window on side porch leading to rear parlor to serve as handicapped entrance door with automated opener. Install handicapped opener on the north side of former window/handicapped door. Door to match existing paneled door on side porch leading to middle parlor. Install compliant hardware.
 - Construct a dormer on the north face of the main roof to accommodate new interior elevator as indicated on attached roof plan, section and elevation drawings. Clad in copper to mimic existing dormers added in the 1940’s renovation.
 - Install aluminum handrail on both sides of front steps, along top of basement stairway cap, along both sides of relocated stair to rear porch and alongside porch stairs to match that on handicapped ramp.
- 4) Carriage House
- Replace existing new solid wood service door with wood door with top light and paneled bottom.
 - Install ½ round painted galvanized gutters and downspouts.
 - (RME) Remove all deteriorated wood storm windows. Install new wood storm windows.
 - (RME) Repair stucco on front dormer to match.
 - (RME) Prime and paint all exterior trim and stucco.

DESCRIPTION OF PROPOSED PROJECT: The applicant proposes to remove all concrete on the grounds and adjust the grade to slope to new drywells. Re-grading the property will reveal a number of features of the historic house, including ‘lost’ steps and damaged basement window sills, both to be rehabilitated. The area between the house and the carriage house will be rebuilt, including the addition of

a new 13-spot parking area. The existing street access in the front of the house on West Washington will be removed and a new street access from the east side of the property will be installed. The *porte-cochère* drive will be replicated / simulated with brick pavers, but will not connect to West Washington. New access walks will connect the house to the existing sidewalk and the new parking area. The stairwell abutting the carriage house connecting the grounds to the alley to the north will be filled-in. Extensive landscape work will compliment all of these changes, including the addition of new trees, transplanting existing trees, and planting new greenspaces. Details of these changes pursuant to the recommendations of the City Forester will be provided at a later date. A new wrought iron fence will be installed along the west edge of the property and will connect with the existing privacy fence, also to be detailed at a later date. New signage will be installed in the southeast corner of the grounds, design and structure to be determined at a later date.

Mechanically, site utilities will be relocated from the north side of the house to the west side. A/C units for the main house will be installed on the west side, directly to the south of the new utility meters. Although on the low-visibility northwest corner of the house, additional landscaping will be utilized to minimize these features. The carriage house will receive A/C placed atop the filled-in stairwell to the alley. A new area for trash receptacles will be added at the northwest corner of the property, to be enclosed by an aluminum fence (details to be determined).

With regards to accessibility, stone steps and access to the house at the northeast corner will be removed and repositioned directly to the west of the current exterior basement access. An ADA-compliant access ramp will be added to the east side of the house in the area vacated by the aforementioned transplanted stairs and entryway. The ramp project will also coincide with reconstructing the *porte-cochère* support walls and pillars. This ramp will connect to the *porte-cochère* landing, which will be raised to be flush with the existing and proposed entrance thresholds. An existing window will be enlarged to create a new ADA compliant entryway into the house. Where possible, granite from the existing building will be removed and reused in these masonry projects. Additional new masonry material will be utilized to demarcate and differentiate the new ramp construction. Both the front and rear porches will be rehabilitated, including saving elements of the existing mosaic tiles in the front. The addition of an elevator inside the main structure will necessitate an alteration to the existing northeast roofline in the form of a small dormer. This dormer will be constructed mimicking the style of the dormers added to the house in the 1940s.

PRESERVATION SPECIALIST REPORT: n/a

STANDARDS AND GUIDELINES: Local Landmarks Group B:

Group B Standards

The Commission has the authority to determine the architectural merits and the extent of any proposed treatment, renovation, or addition to a historic landmark. The commission will require drawings, plans, specifications, and/or samples where appropriate.

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B. Treatment

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C. Renovation and Additions

Renovation is the modification of a structure, which does not alter the general massing while an addition, is a change in mass. A modification, which involves the removal of a part of the landmark, should be considered under demolition (see demolition).

Additions to landmarks should not detract from the original form and unity of the landmark and should not cover singular examples of architectural detail. Additions to landmarks should be added in a manner that does not disrupt the visible unity of overall appearance of the site. The proportions, materials and ratios of the existing structures should be carried through in the additions. Care should be taken not to change or alter the following:

1. **Structure**—Necessary structural improvements, where safety demands should be accomplished in such a way as to cause minimal visual change to the original style and construction.

2. **Material**—Additions and improvements involving any new material in the landmark should be of the same material as the original. It should be the same size and texture. An alternative material may be allowed if it duplicates the original.

a. **wood**—all wood trim should conform with existing trim in shape and size.

b. **siding materials**—the Commission discourages the covering or alteration of original materials with additional siding. Structures already sided with incompatible materials should be returned to a siding similar to the original when renovation is considered.

D. Demolition

Historic landmarks shall not be demolished. When a landmark poses a threat to the public safety, and demolition is the only alternative, documentation by way of photographs, measured drawings, or other descriptive methods should be made of both the exterior and interior of the landmark. The person or agency responsible for demolition of the landmark shall be responsible for this documentation.

E. Moving

The moving of landmarks is discouraged, however, moving is preferred to demolition. When moving is necessary, the owner of the landmark must apply to the Commission for a Certificate of Appropriateness.

F. Signs

No neon or flashing signs will be permitted unless they are original to the structure. Billboards and super-graphics will also be disallowed. Only one appropriate identifying sign will be permitted per business.

G. Building Site and Landscaping

(These standards apply to both A and B)

1. Required

Major landscaping items, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained. Dominant land contours shall be retained. Structures such as: gazebos, patio decks, fixed barbecue pits, swimming pools, tennis courts, green houses, new walls, fountains, fixed garden furniture, trellises, and other similar structures shall be compatible to the historic character of the site and neighborhood and inconspicuous when viewed from a public way.

2. Recommended

New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings, and newspapers. Plant materials and trees in close proximity to the building that are causing deterioration to the buildings historic fabric should be removed. However, trees and plant materials that must be removed should be immediately replaced by suitable flora. Front yard areas should not be fenced except in cases where historic documentation would indicate such fencing appropriate. Fencing should be in character with the buildings style, materials, and scale.

3. Prohibited

No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings, and other 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. The installation of unsightly devices such as TV reception dishes and

solar collectors shall not be permitted in areas where they can be viewed from public thoroughfares.

STAFF RECOMMENDATION: Staff recommends approval of the existing proposal. The proposed work is in keeping with the historic characteristics of the house, carriage house, and grounds while continuing to rehabilitate same. Proposed additions are in accordance with existing Historic Preservation Commissions Standards and Guidelines as well as the National Park Service Preservation Brief 14, "*New Exterior Additions to Historic Buildings: Preservation Concerns.*" Applicant has stated their intention to revisit those projects that lack detail and definition at a later date before this Commission.

Written by
Adam Toering
Deputy Director
Approved by
Elicia Feasel
Executive Director

COMMISSIONER PARKER DEPARTS IN THE MIDDLE OF DISCUSSION, 9:20 PM

Commissioner Buccellato made a motion to approve based on the conditional approval of the general scope of work. Further mandated that all final material and specifications will need to come before HPC. Seconded by Commissioner Gordon.

**Six in favor, none opposed.
Vote: 6 – 0 COA#2017-0905D Approved.**

III. HEARING OF VISITORS

IV. REGULAR BUSINESS

A. APPROVAL OF MINUTES

1. **August 21, 2017** – Deferred.

B. TREASURER'S REPORT

1. **Location Report** – Distributed.

C. STAFF REPORTS

1. **Correspondence** – Circulated.
2. **Executive Director** – In packet.
3. **Deputy Director** – In packet.
4. **Preservation Specialist** – In packet.
5. **Legal** – Eric Boyd, Oct 9.

Notes on how to withdraw a motion.

D. COMMITTEE REPORTS

1. **President** – Distributed.

V. OLD BUSINESS – none.

VI. NEW BUSINESS – none.

VII. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS

A. HISTORIC PRESERVATION COMMISSION 2018 BUDGET

VIII. ADJOURNMENT



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: hpcbsjc@southbendin.gov

JUL 02 2018 MA \$30.00
Rec No. 765705

Timothy S. Kluszczinski, 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: 2 July 2018 Application Number: 2018 - 0702A

Past Reviews: YES (Date of Last Review) 2017-0905D NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: July 16, 2018

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: 801 W. WASHINGTON, South Bend, IN 46601
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): INDIANA LANDMARKS Phone #: _____

Address of Property Owner(s): 801 W. WASHINGTON, South Bend, IN 46601
(Street Number—Street Name—City—Zip)

Name of Contractor(s): H.G. Christman Phone #: 574-210-5931

Contractor Company Name: _____

Address of Contractor Company: 23186 Ireland Road, South Bend, IN 46614
(Street Number—Street Name—City—Zip)

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

Type of Building Construction: masonry / granite
(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)

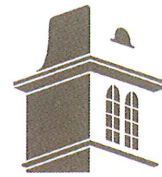
Description of Proposed Work: Repair and repaint trim and stucco of garage, rehabilitate garage double hung sash, new copper gutters + downspouts on garage. Re build site by removing all existing concrete and landscaping, regrading and completing new entrance, parking area and landscaping. See attached plans

Owner e-mail: tzeiger@indianalandmarks.org and/or Contractor e-mail: _____

X [Signature] 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—



INDIANA LANDMARKS

Northern Regional Office

801 West Washington Street, South Bend, IN 46601

574 232 4534 / 800 450 4534 / www.indianalandmarks.org

Following is an outline of the proposed work at 801 W. Washington, Kizer House

Garage

Work on exterior as described on Sheet A2.0 attached. Alternate to install copper gutters and downspouts is proposed in lieu of painted galvanized. Work to include repair of damaged trim and stucco in kind, repainting and stripping and staining of wood trim, rehabilitation of existing double hung sash, removal of aluminum and wood storms and associated metal screens, installation of new wood storms. Install new single lite, paneled wood service entrance door to match original that was removed. See phot.

Site

Remove all existing concrete, landscaping and lawns. Regrade site and install new entrance drive and parking lot area in concrete excepting drive from W. Washington sidewalk through Port Cochere to parking area which will be constructed in compacted crushed fine limestone. Install new landscaping. Specifically:

1. Undertake all work as outlined in C1.0
2. Undertake work as outlined in C1.1 excepting handicapped ramp and any associated work on porches and house related to handicapped access. Such work will be brought forward at a later time for review and approval. No railings on front, rear or side porch will be undertaken at this time.
3. Grading and draining as outlined on C1.2
4. Site plan completed as outlined on C1.3, "driveway" from W. Washington Street through Port Cochere proposed to be completed in compacted crushed limestone. Approval is also sought to complete edging along drive in heavy gauge metal steel instead of concrete curbing. This drive will not be used for vehicles.

Additional detail sheets (C 1.3 and C1.4) provided for information on proposed draining and drive installation.

All necessary variances and zoning have been secured.

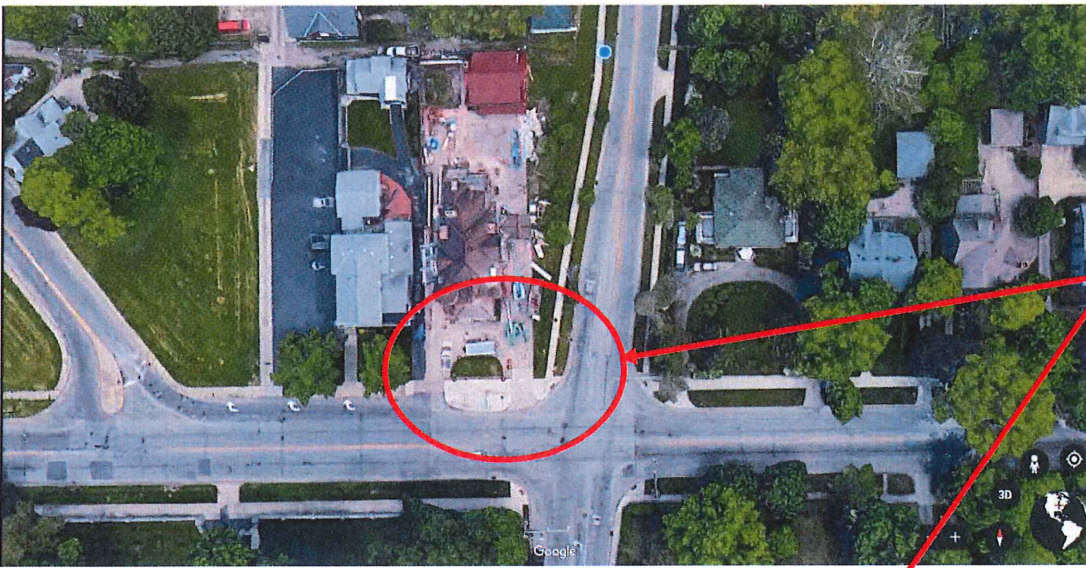
Details to bring back for consideration at August meeting or assign to staff for review and approval

Plant list for all new trees

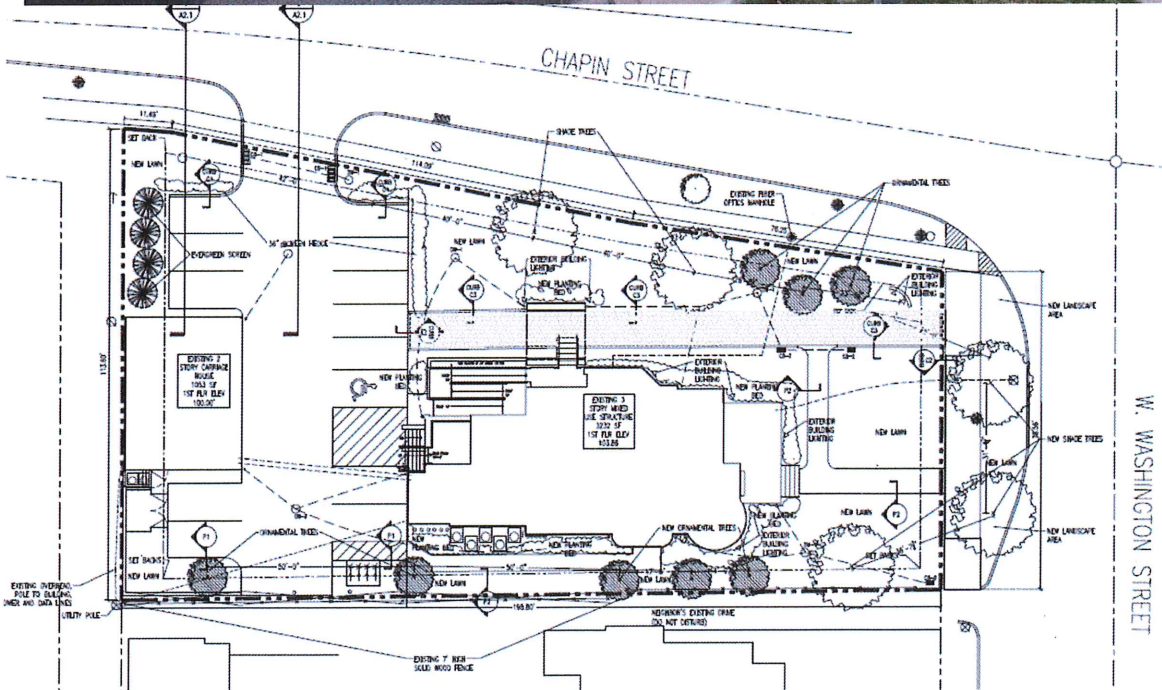
Detail for trash enclosure



Site Conditions



Entrances unsafe and difficult to utilize located at intersection corner and west entrance 1/2 shared with neighbor.



New site plan
 Remove front entrance and relocate to side, landscape and parking



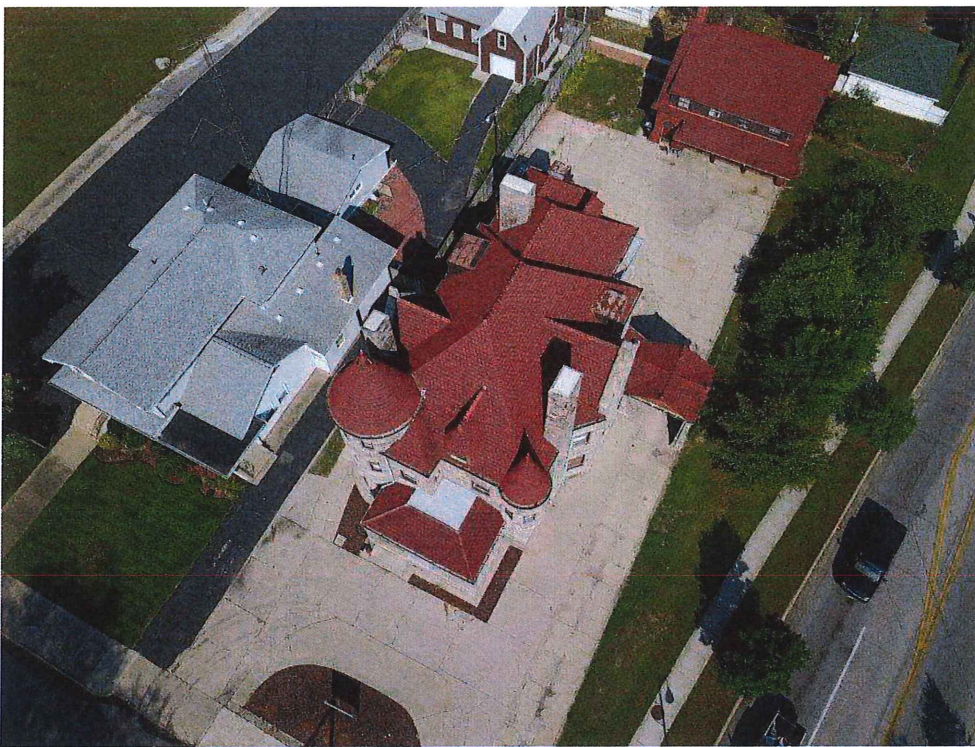
Drainage issues – water pools, comes up to the entrance and overhead doors before draining down west side of building



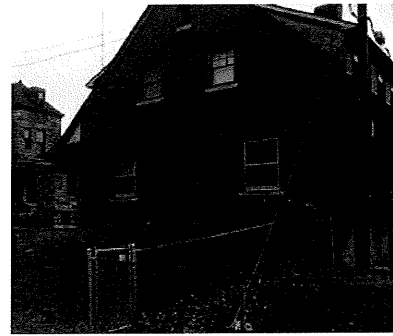
Concrete is crumbling and uneven/missing



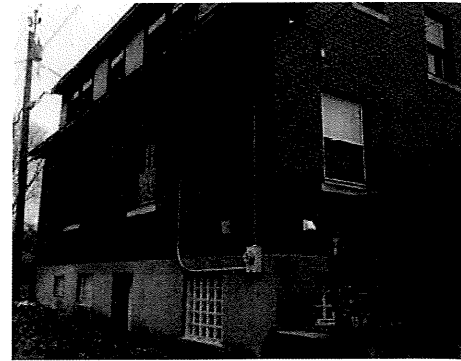
Location for new entrance – scrub trees and overgrowth



Overview of site – new roofs in place, shared drive with neighbor to west



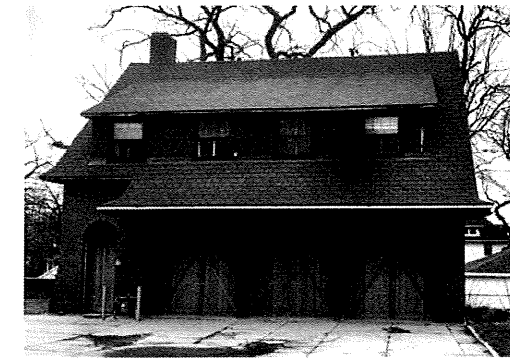
1 EXISTING EAST FACADE



2 EXISTING NORTH FACADE



3 EXISTING WEST FACADE



4 EXISTING SOUTH FACADE

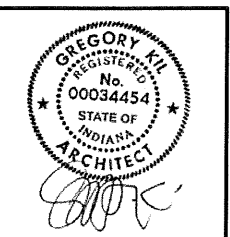
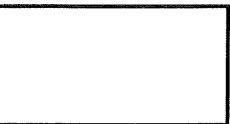
GENERAL WORK NOTES:

- A. THIS WORK TO BE COORDINATED WITH THE KIZER SITE AND KIZER HOUSE EXTERIOR WORK
- B. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH OSHA AND ALL AGENCIES HAVING OVERSIGHT ON THE ACTIVITIES INVOLVED.
- C. AT THE END OF EACH WORK DAY, ALL SYSTEMS ARE TO BE LEFT IN A SAFE CONDITION.
- D. EXISTING AND NEW WORK IN PLACE IS TO BE PROTECTED.
- E. CONTRACTOR TO FURNISH DUMPSTERS FOR TRASH REMOVAL AND CONTAINERS FOR SALVAGED MATERIAL COLLECTION.
- F. COORDINATE WITH OTHER WORK ON SITE TO MAINTAIN AN ORDERLY SITE.
- G. CONTRACTOR TO "BROOM" CLEAN AREAS WHERE WORK HAS OCCURRED AT THE END OF EACH DAY

WORK ACTIVITY NOTES:

- ① GUTTERS AND DOWNSPOUTS: PROVIDE AND INSTALL NEW GALVANIZED, 1/2 ROUND GUTTERS AND DOWNSPOUTS FOR ALL ROOFS. PROVIDE SQUARE DOWNSPOUTS ON SOUTH SIDE OF THE BUILDING.
BASE BID: PAINTED, GALVANIZED STEEL.
* ALTERNATE: COPPER.
- ② REPAIR STUCCO ON WEST END OF SOUTH 2ND FLOOR DORMER TO BLEND WITH BALANCE OF STUCCO ON DORMER
- ③ REMOVE ALL OLD SEALANT BETWEEN WOOD TRIM AND MASONRY. INSTALL NEW PAINTABLE 25 YEAR SEALANT.
- ④ PAINT ALL EXTERIOR TRIM, WINDOWS, STORMS, GALVANIZED DOWNSPOUTS AND GUTTERS (UNLESS COPPER GUTTER AND DOWNSPOUTS ALTERNATE IS SELECTED) - COLOR TBD.
- ⑤ STRIP GARAGE DOOR ENTRANCE COVER BRACKETS AND BEAD BOARD OVERHANG.
- ⑥ STAIN GARAGE DOORS, ENTRY DOOR, BRACKETS AND BEAD BOARD. PROVIDE SAMPLE OF STAINED FINISH FOR OWNER SELECTION.
- ⑦ RE-GLAZE AND REPAIR ALL DOUBLE HUNG WINDOWS. LOWER SASH TO BE RE-ROPED AND OPERATIONAL. UPPER SASH TO BE FIXED.
- ⑧ REMOVE ALL EXISTING STORM WINDOWS AND REPLACE WITH NEW WOOD 2-LITE STORMS. NEW STORM HORIZONTAL LITE DIVISION TO MATCH EXISTING DOUBLE HUNG WINDOWS. NEW STORMS TO BE HUNG WITH 2 PIVOT HINGES ON THE EXTERIOR/TOP WITH 2 LATCHES AT THE INTERIOR/BOTTOM.

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REHABILITATION
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C A R R I A G E
H O U S E
801 W. WASHINGTON ST
SOUTH BEND
I N D I A N A
4 6 6 0 1

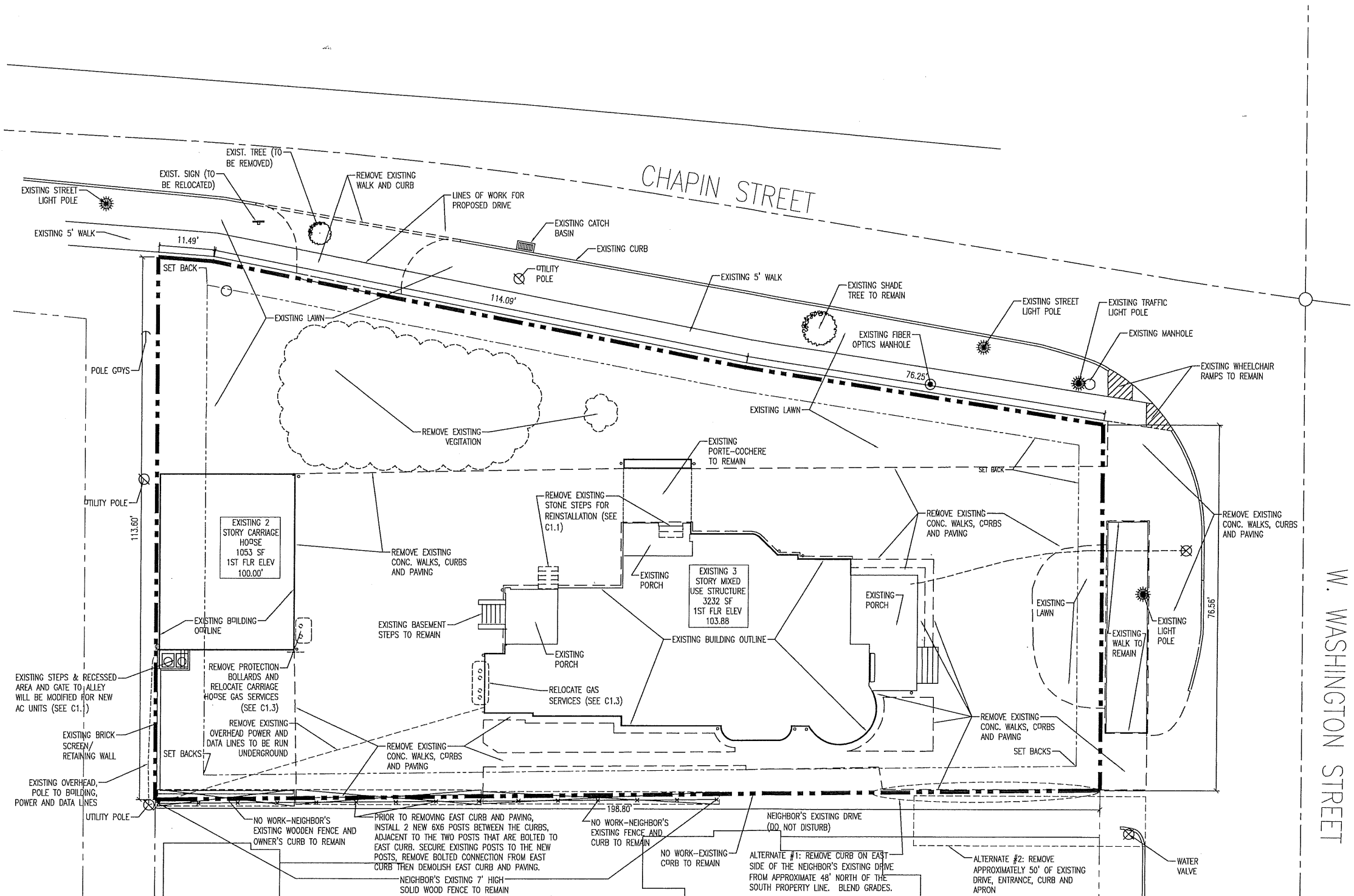
CARRIAGE HOUSE
EXTERIOR
IMPROVEMENTS

DATE: November 17, 2017

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A2.0



← **EXISTING SITE PLAN**
 SCALE: 1" = 10'-0" (11"x17" is 1/2 scale)

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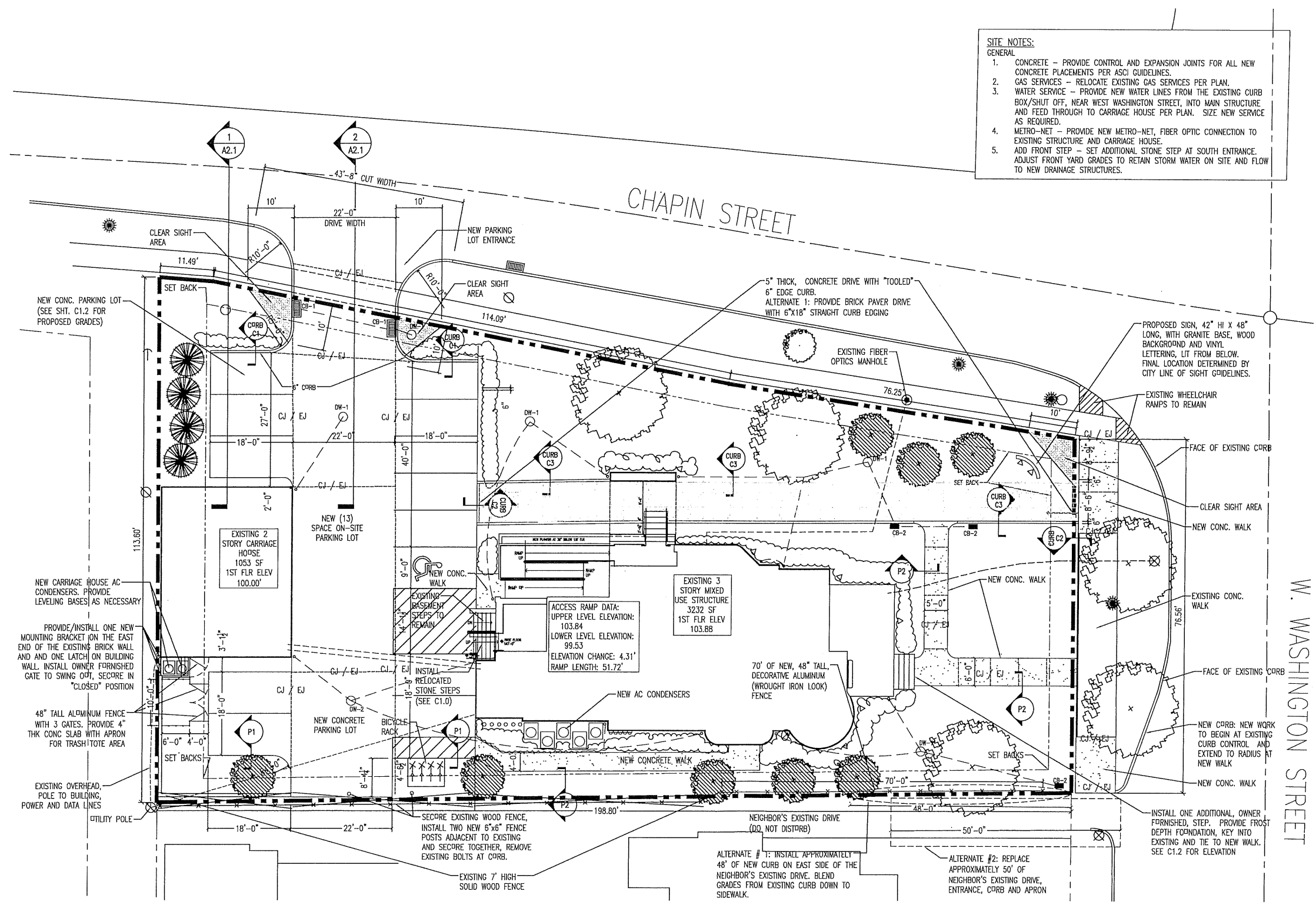
**KIZER SITE
 DEMOLITION
 PLAN**

DATE: NOVEMBER 14, 2017

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SITE NOTES:
GENERAL
 1. CONCRETE - PROVIDE CONTROL AND EXPANSION JOINTS FOR ALL NEW CONCRETE PLACEMENTS PER ASCI GUIDELINES.
 2. GAS SERVICES - RELOCATE EXISTING GAS SERVICES PER PLAN.
 3. WATER SERVICE - PROVIDE NEW WATER LINES FROM THE EXISTING CURB BOX/SHUT OFF, NEAR WEST WASHINGTON STREET, INTO MAIN STRUCTURE AND FEED THROUGH TO CARRIAGE HOUSE PER PLAN. SIZE NEW SERVICE AS REQUIRED.
 4. METRO-NET - PROVIDE NEW METRO-NET, FIBER OPTIC CONNECTION TO EXISTING STRUCTURE AND CARRIAGE HOUSE.
 5. ADD FRONT STEP - SET ADDITIONAL STONE STEP AT SOUTH ENTRANCE. ADJUST FRONT YARD GRADES TO RETAIN STORM WATER ON SITE AND FLOW TO NEW DRAINAGE STRUCTURES.

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KIZER SITE
PROPOSED
PLAN

DATE: NOVEMBER 14, 2017

REVISED:

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PROPOSED SITE PLAN
 SCALE: 1" = 10'-0" (11"x17" is 1/2 scale)



Notes:

1. Any roof downspouts that are currently connected to the municipal sewers (storm or sanitary), are to be disconnected and retained on site in the new dry well/retention system.
2. New storm water drainage and retention to comply with City of South Bend Engineering Standards.
3. All new drywells to be constructed and installed per City of South Bend Engineering Standards (see sheet D3)

LEGEND

- DW-X DRYWELL w/ CATCH BASIN (SEE DETAILS ON SHT. C2.2)
- ▭ CATCH BASIN
- - - PIPE OR PERFORATED PIPE IN GRAVEL
- GRADING (SLOPE)
- ② DRAINAGE ZONE "2"
- ▬ 6" CURB - SEE SHT. C2.2 FOR DETAILS

TABULATED DATA (DRAINAGE)

1. EXISTING SQUARE FOOTAGE + PERCENTAGE OF LOT:
 - BUILDINGS - 4285 SF ... 23%
 - PARKING/HARD SURFACE - 8533 SF ... 35%
 - OPEN/LAWN/LANDSCAPING - 8046 SF ... 42%
 - LOT AREA (TOTAL) - 18,834 SF ... 100%
2. PROPOSED SQUARE FOOTAGE + PERCENTAGE OF LOT:
 - BUILDINGS - 4285 SF ... 23%
 - PARKING/HARD SURFACE - 8469 SF ... 34%
 - OPEN/LAWN/LANDSCAPING - 8050 SF ... 43%
 - LOT AREA (TOTAL) - 18,834 SF ... 100%
3. REQUIRED ON-SITE RETENTION:

PROPOSED HARD SURFACE < EXISTING HARD SURFACE	DRAINAGE RUNOFF COEFFICIENTS:	
BUILDINGS (SHINGLE ROOF):		0.95
PAVEMENT (CONCRETE):		0.85
PAVEMENT (BRICK PAVERS):		0.85
PAVEMENT (STONE):		0.15
OPEN/LAWN:		0.15
PLANTERS:		0.15


RETENTION REQUIRED (ZONE "A"): VOLUME STORAGE REQUIRED = 398 CF
 RETENTION PROVIDED (ZONE "A"): (1) 242 CF CAPACITY DRYWELL = 242 CF
 10' of 8" PERFORATED PIPE = 123 CF
 TOTAL PROVIDED = 415 CF

RETENTION REQUIRED (ZONE "B"): VOLUME STORAGE REQUIRED = 536 CF
 RETENTION PROVIDED (ZONE "B"): (1) 242 CF CAPACITY DRYWELL = 242 CF
 58' of 8" PERFORATED PIPE = 1002 CF
 TOTAL PROVIDED = 997 CF


RETENTION REQUIRED (ZONE "C"): VOLUME STORAGE REQUIRED = 950 CF
 RETENTION PROVIDED (ZONE "C"): (1) 483 CF CAPACITY DRYWELL = 483 CF
 30' of 8" PERFORATED PIPE = 519 CF
 TOTAL PROVIDED = 1002 CF

RETENTION REQUIRED (ZONE "D"): VOLUME STORAGE REQUIRED = 1063 CF
 RETENTION PROVIDED (ZONE "D"): (3) 242 CF CAPACITY DRYWELL = 726 CF
 30' of 8" PERFORATED PIPE = 519 CF
 TOTAL PROVIDED = 1243 CF

NOTE: SEE STORM WATER RETENTION STRUCTURE DETAILS ON SHT. C2.2



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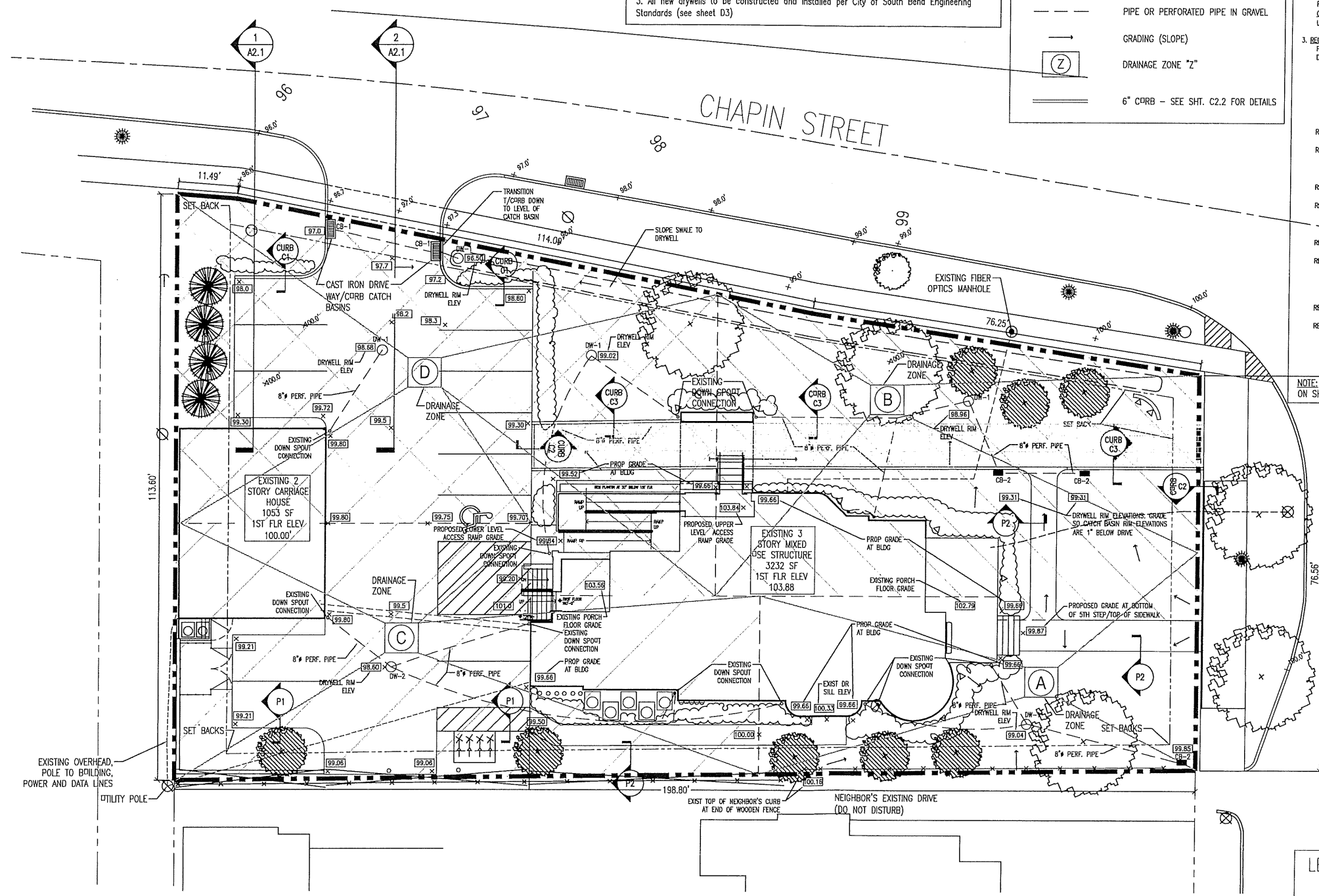
**KIZER SITE
 DRAINAGE
 PLAN**

DATE: NOVEMBER 14, 2017

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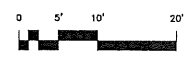


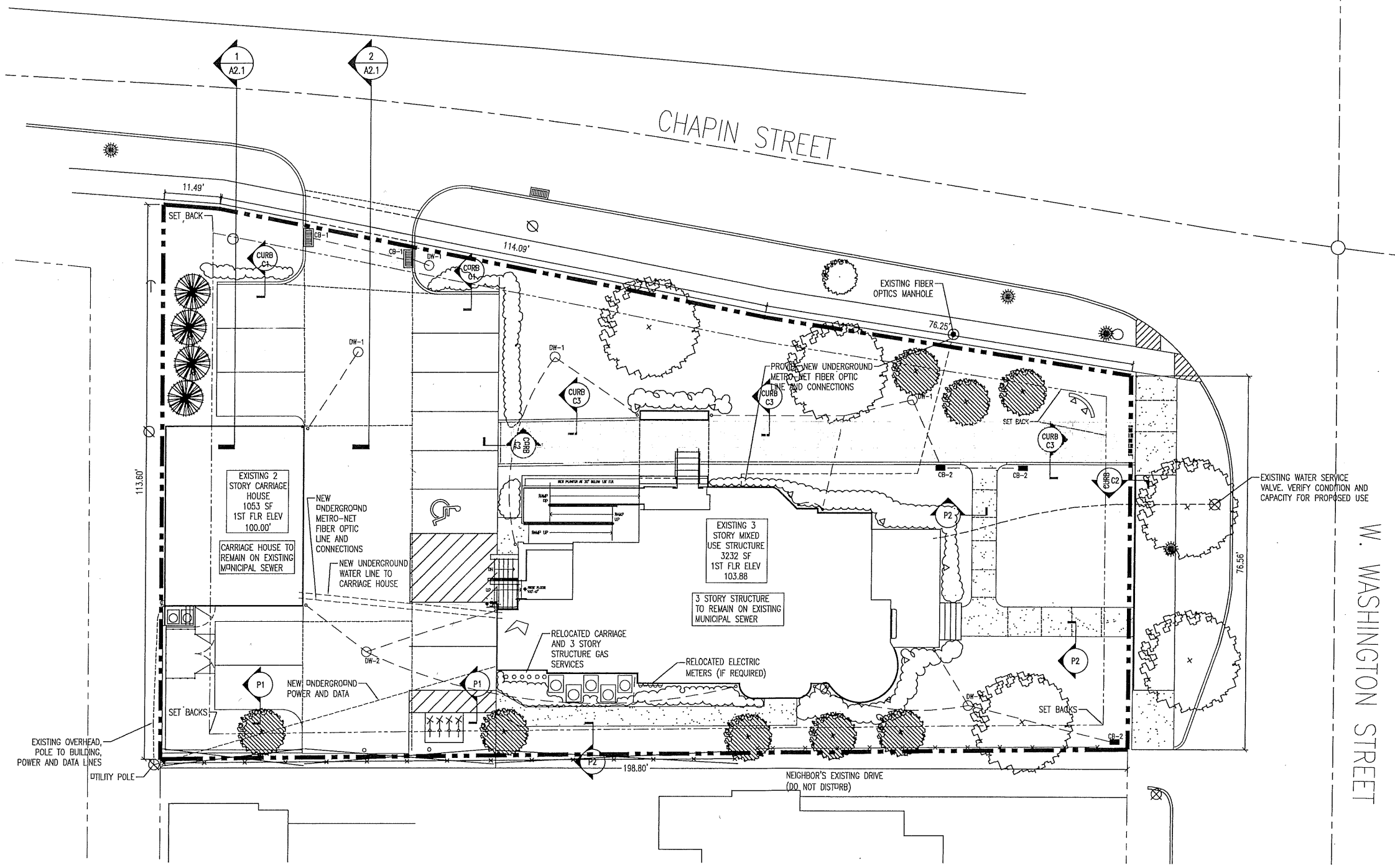
NOTE: RE-GRADE YARDS FOR SMOOTH TRANSITION BETWEEN NEW BUILDING PERIMETER GRADES, NEW DRYWELLS, EXISTING PERIMETER GRADES, NEW CURBS. MAINTAIN STORM WATER ON SITE

LEGEND

- EXISTING GRADE ELEVATION +97.8
- PROPOSED FINISH ELEVATION 97.67x

← **SITE GRADING AND DRAINAGE PLAN**
 SCALE: 1" = 10'-0" (11"x17" is 1/2 scale)

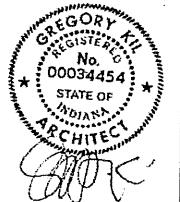




← PROPOSED SITE PLAN
 SCALE: 1" = 10'-0" (11"x17" is 1/2 scale)



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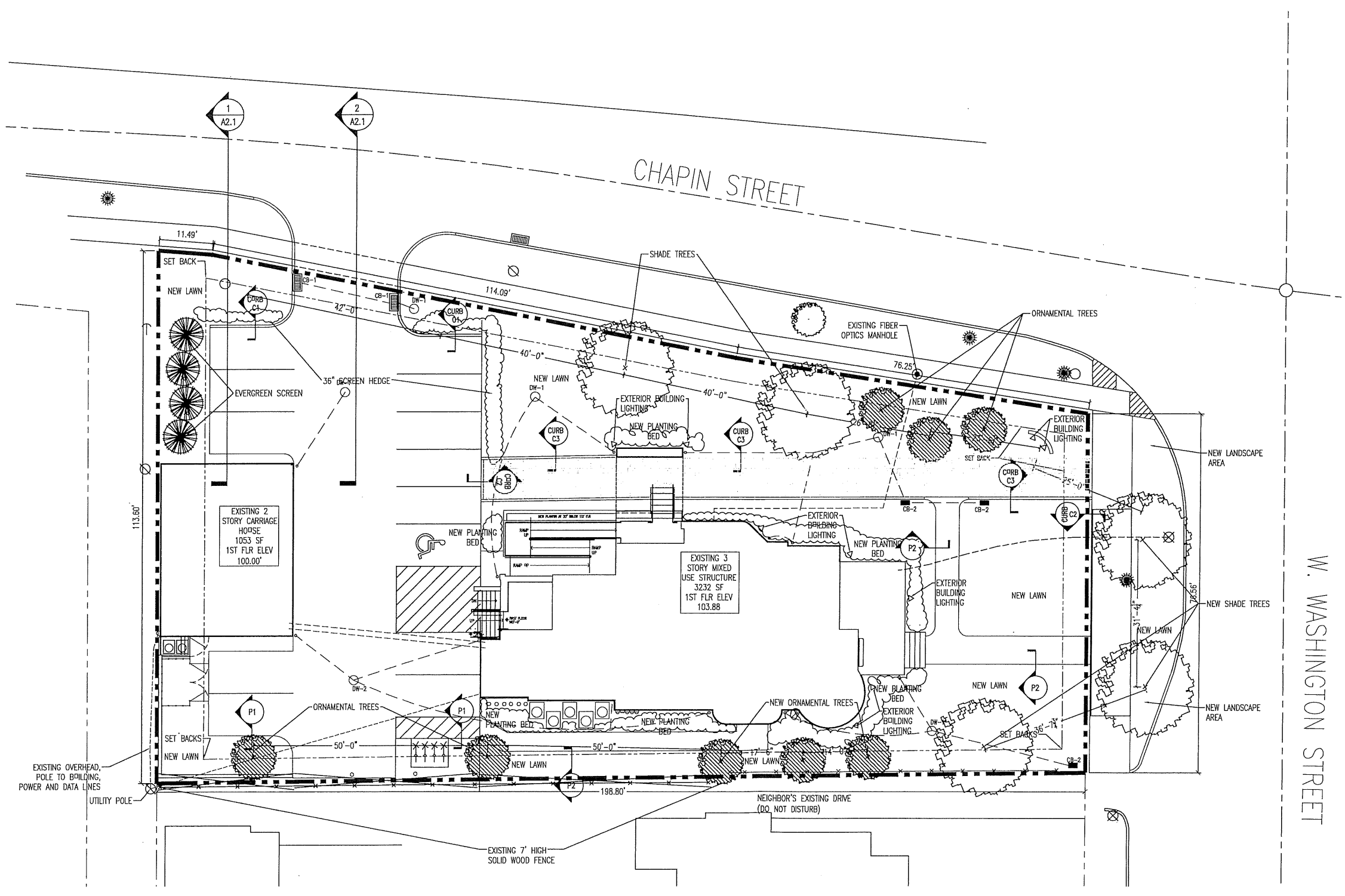
KIZER SITE
 UTILITY
 PLAN

DATE: NOVEMBER 14, 2017

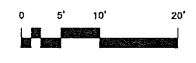
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C1.3

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← PROPOSED LANDSCAPE PLAN
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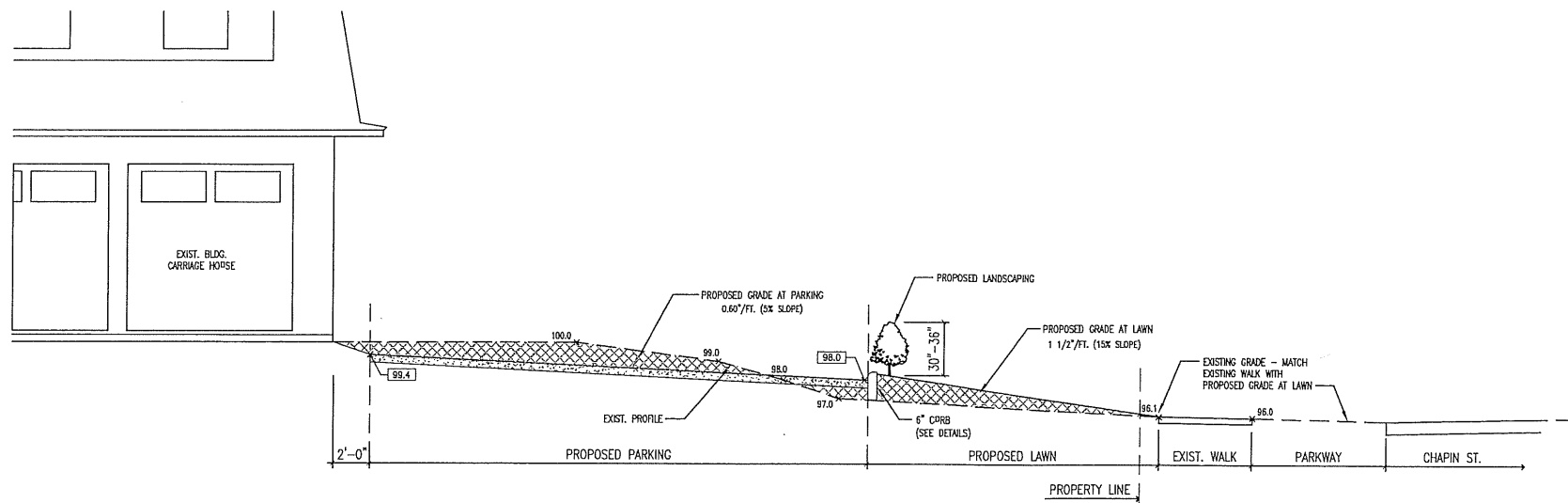
KIZER SITE
 LANDSCAPE
 PLAN

DATE: NOVEMBER 14, 2017

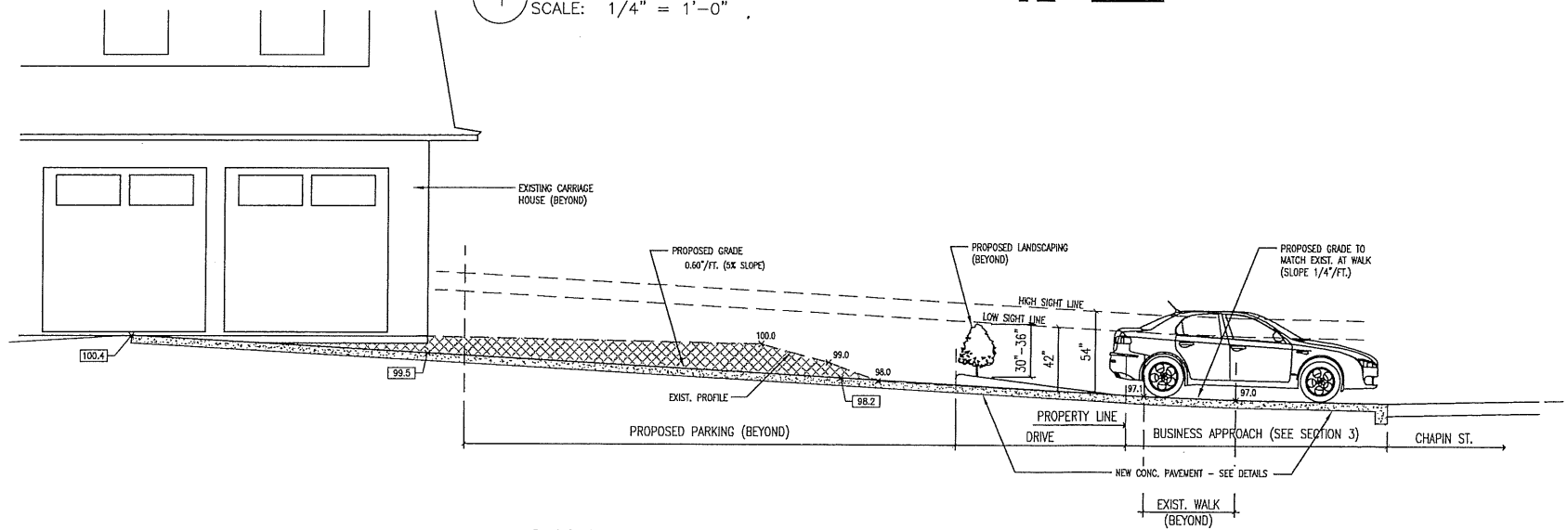
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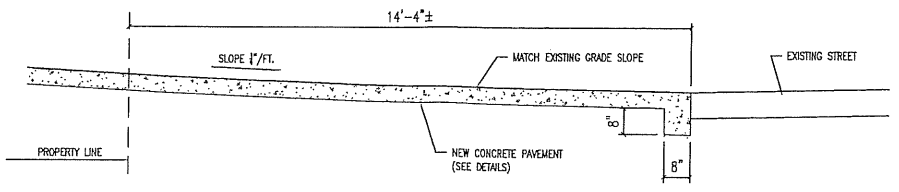
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1 SECTION THRU PARKING
- LOOKING NORTH
SCALE: 1/4" = 1'-0"



2 SECTION THRU ENTRY DRIVE - LOOKING NORTH
SCALE: 1/4" = 1'-0"



3 SECTION - BUSINESS APPROACH
SCALE: 1/2" = 1'-0"

NOTES:

1. CLASS "A" CONCRETE TO BE USED IN ALL WALKS AND APPROACHES
2. RADII AS SPECIFIED ON PLANS
3. SIDEWALK WHEELCHAIR RAMP REQUIRED AS PER INDOT STANDARD DRAWINGS. RAMP ARE TO BE FLUSH W/ EXISTING PAVEMENT.
4. UTILITY POLES, HYDRANTS, ETC. MUST BE WRAPPED W/ 1/2" EXPANSION MATERIAL PRIOR TO CONC. POUR
5. CONTRACTION JOINTS REQUIRED ON APPROACHES AS SHOWN ON PLANS
6. "CURING CONCRETE" - AS PER INDOT STANDARD SPEC. SECTION 501 (PARAGRAPH 501.20). USE A CURING COMPOUND IMMEDIATELY
7. CONCRETE FORMS SHALL BE AT LEAST AS HIGH AS THE THICKNESS OF THE ITEM SHOWN. LUMBER OF NOMINAL DIMENSIONS SHALL NOT BE USED TO EQUAL THE SPECIFIED DIMENSION.
8. ALL WALKS AND APPROACHES SHALL REQUIRE PROPER COMPACTION - AS PER INDOT STANDARD SPEC. SECTION 207 (PARAGRAPHS 207.02 & 207.5)
9. BUSINESS APPROACH SHOWN AT NEW DRIVE - DIMENSIONS AS SHOWN.
10. BLANKETS SHALL BE UTILIZED ON CONCRETE WHEN TEMPERATURE IS EXPECTED TO FALL BELOW 50°.

LEGEND	
EXISTING GRADE ELEVATION	x 97.0
PROPOSED FINISH ELEVATION	97.67 x

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REHABILITATION
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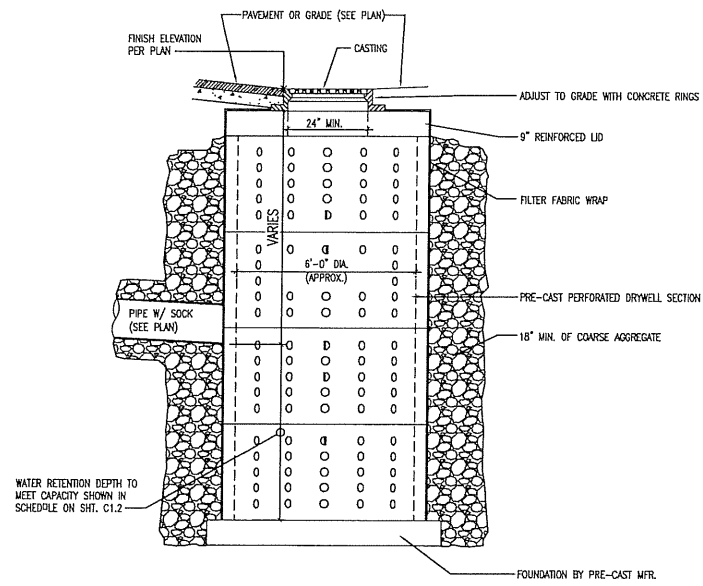
KIZER SITE
SECTIONS

DATE: NOVEMBER 14, 2017

REVISED:

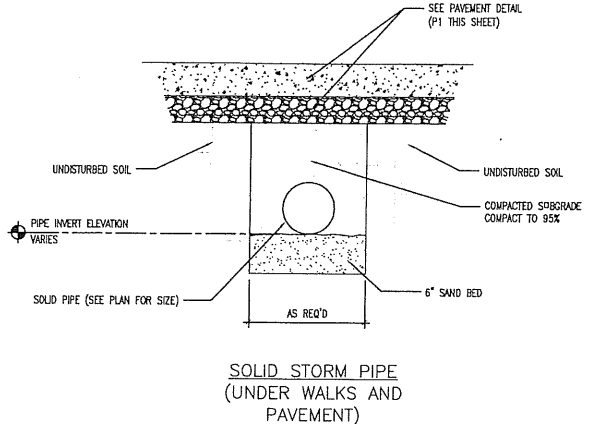
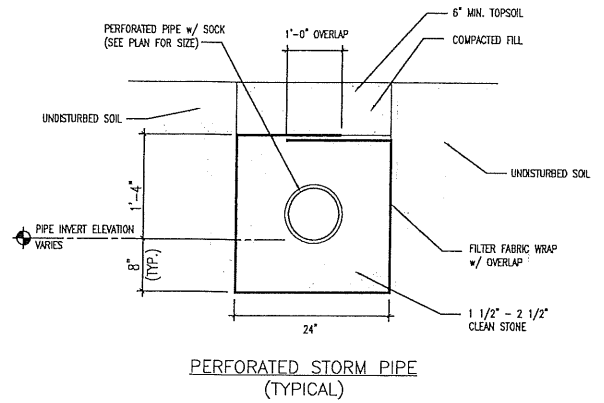
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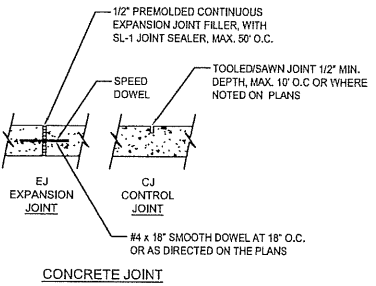
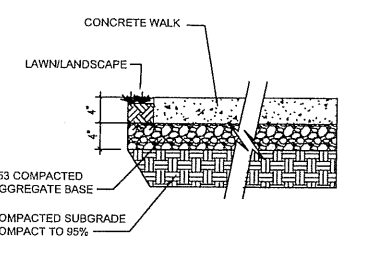
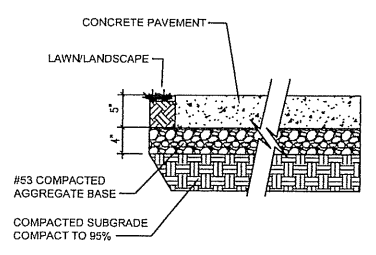


1 SECTION AT DRYWELL
NOT TO SCALE

DRAINAGE STRUCTURE CHART				
NO.	TYPE	SIZE	CAPACITY	PIPE SIZE
DN-1	DRYWELL w/ CATCH BASIN	3'-0" TALL x 6'-0" DIA.	242 CF	SEE PLAN
DN-2	DRYWELL w/ CATCH BASIN	6'-0" TALL x 6'-0" DIA.	483 CF	SEE PLAN
CB-1	CAST IRON, TRAFFIC RATED, CURB PROFILE CATCH BASIN			SEE PLAN
CB-2	CAST IRON, LANDSCAPE RATED, LOW PROFILE CATCH BASIN			SEE PLAN

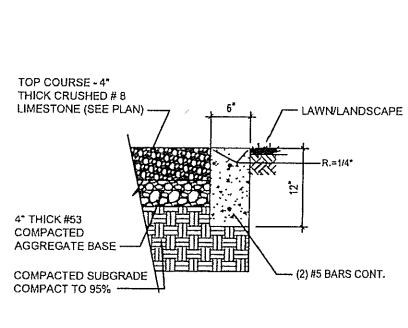
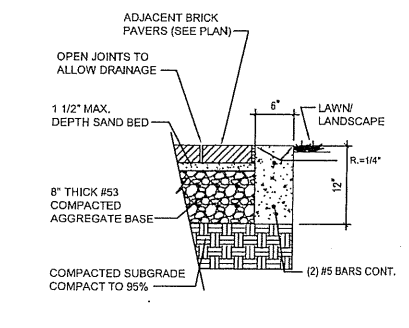
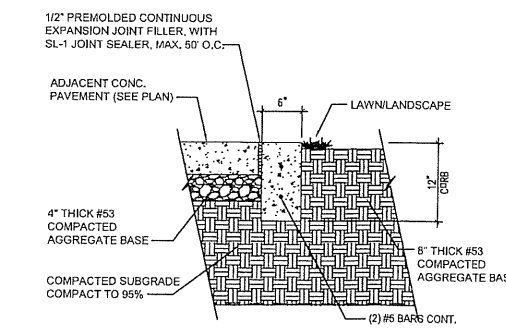
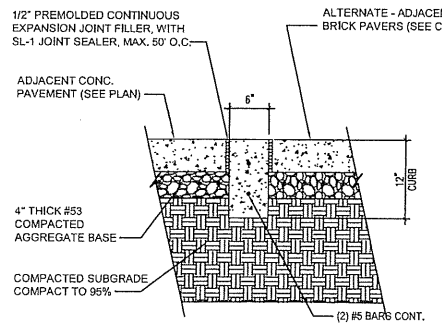
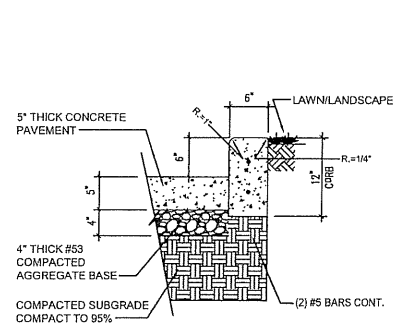


2 SECTIONS AT STORM DRAIN PIPE
NOT TO SCALE



P1 CONCRETE PAVEMENT AT DRIVE
P2 CONCRETE PAVEMENT AT WALK

3 CONCRETE PAVEMENT DETAILS
NOT TO SCALE



C1 AT DRIVE - ADJACENT TO PAVEMENT
C2 AT DRIVE - TOP LEVEL WITH PAVEMENT
C3 AT DRIVE - TOP LEVEL WITH PAVEMENT
C3 ALT AT BRICK PAVEMENT - TOP LEVEL WITH LAWN
C3 ALT AT STONE PAVEMENT - TOP LEVEL WITH LAWN

4 CONCRETE CURB DETAILS
NOT TO SCALE

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KIZER SITE
DETAILS

DATE: NOVEMBER 14, 2017

REVISED:

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