

# STAFF REPORT

## CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

**Date:** August 10, 2018

**Application Number:** 2018-0804

**Property Location:** 1708 E Wayne

**Architectural Style/Date/Architect or Builder:** "Payton House" / Colonial Revival / 1929 / H. R. Stapp / Whitcomb & Keller

**Property Owner:** Barbara Wascisin Hernly

**Landmark or District Designation:** East Wayne Street Local Historic District, Ordinance #7796-87

**Rating:** *Contributing*

**DESCRIPTION OF STRUCTURE/ SITE:** This is a two storey frame Colonial Revival home with a rectangular plan, gable asphalt shingle roof with raking trim and returns. A side brick chimney with concrete cap is on the west end. There are 6/1 double-hung windows with wood casings, louvered shutters, and a brick header course. Brick is used throughout. A 1-story shed roof wing with ½ pediment gabled open-end is on the west side of the structure. A 2-car, 2-door garage with gabled roof stands to the south east of the main structure.

**ALTERATIONS:** COA #1994-0606 allowed for the complete tear off and re-roofing with 25-year synthetic shingles. COA #2003-0630 allowed for multiple projects, including the removal/replacement of a rear window with a door, the construction of an 18' x 16'6" addition, and site work. COA #2011-0421 allowed for the complete tear-off and re-roofing with 30-year Certainteed Landmark Series shingles.

**APPLICATION ITEMS:** "Replacement of existing fence, and extending fence approx 12 foot to front of Sunroom. Project was completed in April of 2018. Homeowner was informed by Contractor that no permits were needed as we were replacing an existing fence."

**DESCRIPTION OF PROPOSED PROJECT:** Applicant seeks *retroactive* approval for the following improvements to the site:

1. Reconstruction of existing fence using new wood,
2. Extension of existing fence 16' north, parallel to property line towards the street,
3. Connecting fence extension 10' from northern terminus to the exterior of the sunroom.

### **SITE VISIT REPORT:**

N/A

### **STANDARDS AND GUIDELINES, EAST WAYNE STREET:**

#### I. THE ENVIRONMENT

A. THE DISTRICT ENVIRONMENT – The district is characterized by its proximity to downtown South Bend. It encompasses several blocks of East Wayne Street, North and South, from Eddy Street east to Greenlawn and the south side of Jefferson Boulevard from Eddy Street east to Sunnyside Avenue. The district is bounded on the north by Jefferson Boulevard from Eddy Street to Sunnyside Avenue and then by the north property lines by the Wayne Street properties to Greenlawn. The south boundary is the southern right of way of the alley or the southern property lines of East Wayne Street, South. Unique features of the neighborhood include the island of homes between East Wayne Street North and East Wayne Street South, the parks at each end of the island, and the brick pillars at the entrance way (Eddy Street) to the subdivision with signage reading "Whitcomb and Keller's Sunnymede."

#### **Required**

**Distinctive existing features such as brick entry pillars, parks, gardens, streetlights, fences, signs, walkways, streets and building setbacks shall be retained. Major landscaping items, 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 Illuminating Engineering Society. Light sources must have spectral distribution in all color ranges. Older light fixtures and supporting posts must be similar in proportion, scale, size, shape, style, and appearance to the existing historic lamps. Streetlights shall be placed so that adequate illumination is afforded all sections of public sidewalks.

#### **Recommended**

Whenever possible, the original features should be restored. Plant materials and trees in close proximity to buildings, sidewalks or streets that are causing deterioration to those elements should be removed. If large shrubs become unsightly to the point of detracting from the historic character of the house or site, they should be cut back and allowed to rejuvenate. Dead and deceased material should be selectively removed. Trees and major landscaping elements that must be removed for one reason or another should be immediately replaced by suitable flora. When replacement of utility poles or power supply lines is necessary, consideration should be given to underground conduits or utility poles

erected along rear property lines. The curb height should be sufficient to maintain adequate drainage of the street. If the older light fixtures are taken down by the city, they should be reserved for use in the historic district. Light fixtures on top of the brick pillars at the Eddy Street entryway should be replaced according to these standards

**Prohibited**

Existing relationships of buildings and their environments shall not be destroyed through widening existing streets, application of asphalt or other bituminous coverings, or by introducing new streets or parking lots. Signs, streetlights, benches, major landscaping items, fencing, walkways, and paving materials which are out of scale or inappropriate to the neighborhood may not be used. The introduction of heavy trucks or smaller vehicles in the district shall be prohibited.

**Not Recommended**

High-intensity overhead streetlights should not be used.

**B. BUILDING SITE, LANDSCAPING AND ACCESSORIES**

Individual properties in the district are characterized by a house located in the center of a flat lawn, often divided by a walk leading to the front entrance. Several of the residences are sited on two or more building lots; however, the preponderance of the homes has been erected on a single lot. Most of the properties include a double garage, usually located at the rear of the property. The majority of garages are accessed from the alley. There are also a few homes with a covered carport layout located at the rear of the property, as well as a few with circular driveways. Driveway and sidewalk materials include concrete, asphalt and brick. All of the properties have trees and most have trimmed shrubbery and/or hedges. Most of the houses conform to a uniform setback line within each block.

**Required**

**Major landscaping items, 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, greenhouses, new walls, fountains, fixed garden furniture, trellises and other similar structures shall be compatible to the historic character of the site and the neighborhood and inconspicuous when viewed from a public walkway.**

**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 surroundings site elements in scale, type and appearance. Plant materials and trees in close proximity to the building that are causing deterioration to the building's historic fabric should be removed. However, trees and plant materials that must be removed should be immediately replaced by suitable flora. All high intensity security lights should be approved by the Historic Preservation Commission.

**Prohibited**

**No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings or 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. **Front yard areas shall not be fenced and fences shall not extend forward beyond the setback line of the house.** The installation of unsightly devices such as television reception dishes and solar collectors shall be permitted in areas where they can be viewed from the public thoroughfare.

**Not Recommended**

Telephone or utility poles with high-intensity overhead lights should be installed so that they cannot be seen from the thoroughfare.

**STAFF RECOMMENDATION:**

Staff recommends approval, as the fence is in keeping with the Standards and Guidelines of the district.

Written by  
Adam Toering  
Historic Preservation Specialist

Approved by  
Elicia Feasel  
Historic Preservation Administrator

**Photos**



*Figure 1 – 1708 E Wayne north elevation, from the street. New fence visible from the street at right.*



*Figure 2 – 1708 E Wayne from the north west. Fence along the lot line is visible beneath the tree.*





A AND M PROPERTY SERVICES  
 2830 Rockline Drive  
 South Bend, IN 46615

TO  
 Beverly Harnly  
 1708 E. Wayne

*Barbara Harnly  
 1708 Wayne St.  
 S.B. IN 46615*

Job  
**Privacy Fence Installation**

Payment Terms      Expiration Date

Service/Time	Description	Service Total
	Install Fence	\$750.00
	Materials	\$1,358.95

50% of labor \$375.00 *Due at start of job*  
 All Materials \$1,358.95 *Due prior to start*  
 Total due up front \$1,733.95

Description:

*MMA*

Subtotal	\$2,108.95
Discount/ Fee (+ or -)	\$0.00
Total	\$2,108.95

Quotation prepared by:

This is an estimate for the services named, subject to the conditions noted below: (Fifty percent of the estimated price plus materials is due upfront for service to start. Upon completion of the services the remaining portion is due along with any remaining balance due to add-ons. Price is an estimate and doesn't account for any additional materials or time needed to ensure a proper completion. Any changes or addition in price will be discussed prior to completion. To keep our lower rates we are not liable for any damages occurred during the service.) *if damage caused by workers?*

To accept this quotation, sign here and return *Barbara W. Harnly*

# INDIANA MORTGAGE REPORT

SURVEY ORDERED BY: FIRST SOURCE BANK

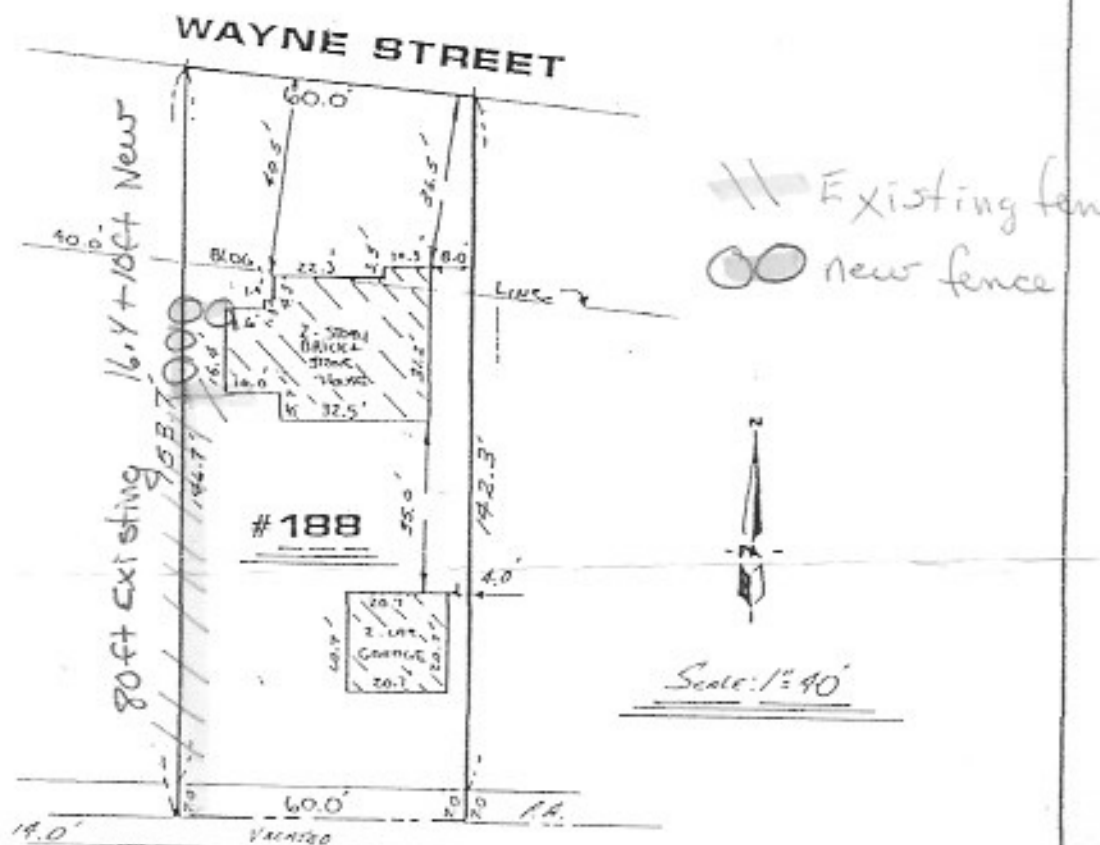
SURVEY DATED: November 2, 1988

FILE #: 882869

ADDRESS: 1708 East Wayne Street, South Bend, Indiana

## LEGAL DESCRIPTION

Lot #188 in the recorded plat of WHITCOMB & KELLER'S SUNNYMEDE ADDITION, as recorded in the records of St. Joseph County, Indiana, together with the the North Half of the Vacated Alley lying South of and adjacent to said lot.



NOTE: This Lot or Parcel DOES NOT fall within the FLOOD HAZARD AREA as defined by H.U.D.