

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: September 5, 2018

Application Number: 2018-0815

Property Location: 1242 E Jefferson

Architectural Style/Date/Architect or Builder: French Eclectic / 1927 / Austin & Schambleau

Property Owner: Leo J. McKernan

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

Rating: *Outstanding*

DESCRIPTION OF STRUCTURE/ SITE: The Dr. Stanley Clark home is situated on a double lot. The main house is a two and a half story with a rectangular plan set on a concrete foundation with a round tower in the front next to an off set gabled entry wing with a coat of arms above the doorway. The walls are smooth stucco with Indiana limestone corner quoins and have end piers projecting from the corners. The roof is steeply pitched with small hipped dormers and wall dormers; it is covered in slate with copper ridges and finials and downspouts. The home has multi-paned attenuated casement windows in pairs with transom in segmented arches at the first level all with stone sills. The side and back entry have copper awnings. The site is formally landscaped in the front and terraced in the rear. The house is connected to a three car garage by a one story enclosed breeze way with a steep hip roof in the style of the house.

ALTERATIONS: The breezeway was enclosed after 1943 and the door-window combination on the west side was added. The swimming pool was installed at a later date. COA #1990-0319 allowed for the replacement of windows with Marvin windows and casements, including increasing the kitchen window opening approximately 1'. COA #2008-1105 was issued (but not implemented) for the addition of a 15' x 19 ½' addition in the southeast corner of the house.

APPLICATION ITEMS: "Leo McKernan would like to have a 14'-2" x 19' addition added to the south east corner of his home to accommodate his need to have the living room be in close proximity to the kitchen to reduce his overall steps taken throughout the day while he resides at his home."

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

1. Construction of 14'-2" x 19'-0" (266 square foot) addition at the southeast corner of the main structure, adjacent to the kitchen.
 - a. Construction details:
 - i. Concrete slab foundation,
 - ii. Walls to be Stucco to match existing,
 - iii. Flat roof (TPO or PVC over tapered insulation to a roof drain) with Mansard Slate Roof to mimic the existing slope of the main home and garage,
 - iv. Custom wood-framed windows by Marvin (inoperable),
 - b. Existing external windows will be impacted as the structure is constructed, including:
 - i. Two windows on the east side of the breezeway to the garage will be removed,
 - ii. One window on the south wall of the existing kitchen will remain but will be inside of the building.

COA #2008-1105 allowed for the construction of a similar addition to the structure, but it was not completed. The flat roof and mansard slate roof 'wall' ensure that the narrow second story window will not be altered.

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES, EAST WAYNE 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 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. Façade proportions shall be established by permitting no structure with a façade 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 façade 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 include brick, stucco, half-timbering, stone, clapboard, shingle, and metal and vinyl siding

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: Staff recommends approval of this project, based upon the application's conformity to the 'new construction' sub-section of the Standards and Guidelines, and the precedent created through the approval of a similar project in 2008.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

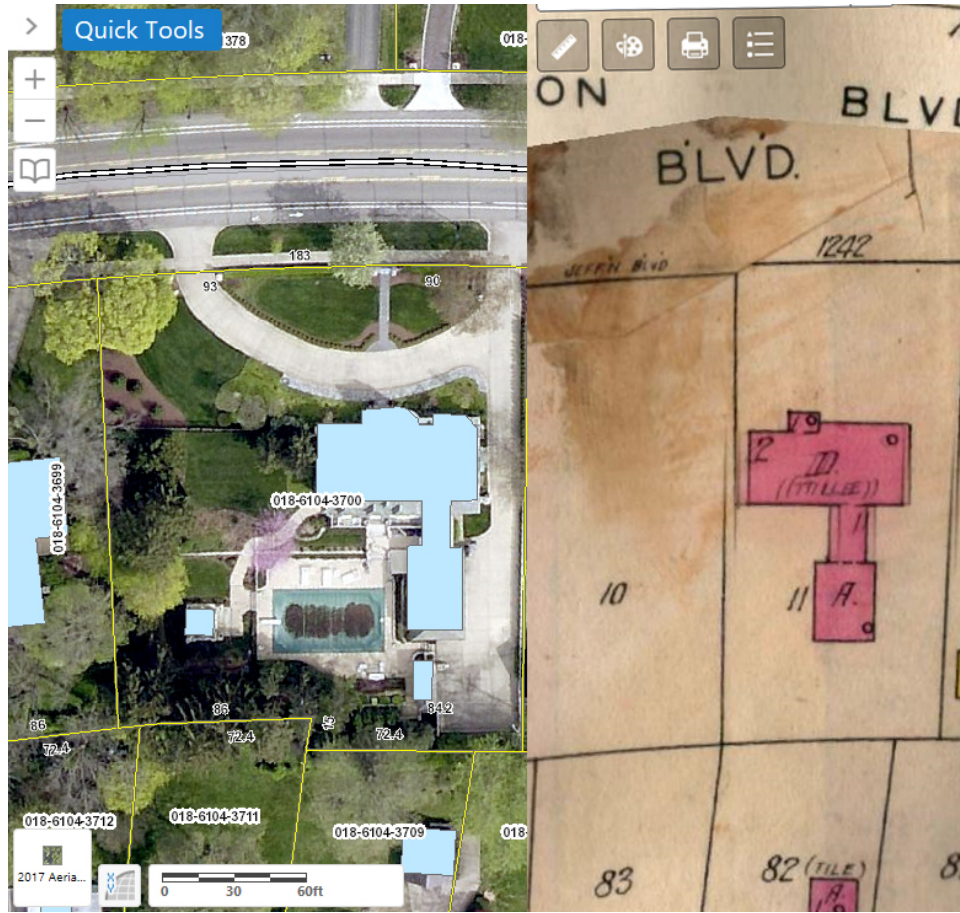


Figure 1 - A composite of modern satellite imagery and the 1960 Sanborn map of the indicated property.



Figure 2 - 1242 E Jefferson, from the street.



**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: hpcbsbjc@southbendin.gov

Cr #1344 MB
No. 765724

Michele Gelfinan, 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: 8-15-18 Application Number: _____

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: 1242 E Jefferson Street, South Bend, IN 46615
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Leo J McKernan Phone #: _____

Address of Property Owner(s): PO BOX 110729, Naples, FL 34108
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Al Lusk Phone #: 574-239-7016

Contractor Company Name: Premier 1 Construction, Inc.

Address of Contractor Company: 105 E Jefferson Blvd, Suite 216
(Street Number—Street Name—City—Zip)

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

Type of Building Construction: Concrete Slab, Masonry Walls, Wood Truss Roof with mix of PVC and slate tiles
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

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

Description of Proposed Work: Leo McKernan would like to have a 14'-2" x 19'-0" addition added to the South East Corner of his home to accommodate his need to have the living room be in close proximity to the kitchen to reduce his overall steps taken throughout the day while he resides at this home.

Owner/e-mail: _____ and/or Contractor e-mail: alusk@premier1constructioninc.com
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.

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

Historic Preservation Commission
of South Bend and St. Joseph County

RE: Proposed 14'-2" x 19'-0" (266 sf) Addition at the Private Residence of Leo McKernan located at 1242 E Jefferson Street, South Bend, IN 46615

Description of Project:

The proposed addition is to be located on the South East corner of the Main Home Building, immediately adjacent to the kitchen.

Two existing windows will be removed from the existing breezeway connecting the garage to the main house to make way for a new framed and finished opening to connect the existing breezeway to the proposed family room.

One existing window on the South wall of the existing kitchen will remain in place to allow for visibility between the existing kitchen and the proposed family room.

The addition does not encroach upon any setbacks, nor does it make the residence non-compliant with any other zoning ordinances.

Materials:

Floor: Concrete Slab with Ceramic Tile Finished Floor

Exterior Walls: From Interior to Exterior – Achieving a minimum of R-20 for the assembly Finished and Painted 1/2" Gypsum, 2x4 Flat Furring, 10" Foam Core filled Concrete Masonry, 2" Rigid Insulation, Reinforcing Mesh, Base Coat, Stucco Finish Coat to match existing material appearance.

Windows: Custom made wood framed windows with Low-E Insulated glazing to match existing windows in style, and character – reference the rendering. Manufacturer TBD.

Ceiling: Finished and Painted Gypsum Board

Roof Description: Flat Roof Assembly with a Mansard Roof to mimic the existing slope of the main home and garage.

Roof Structure: Custom Engineered Wood Truss System

Roof Insulation: R-38

Roofing Material(s):

Mansard Roof: Slate Shingles to match existing

Flat Roof: TPO or PVC over Tapered Insulation to a roof drain



ENERGY COMPLIANCE CERTIFICATE RESIDENTIAL		
COMPLIANCE METHOD		Check (√) method
Prescriptive (Table 1102.1)		
RESCHECK		
Performance (675 IAC 14-4.3 – 139.1)		X
SQUARE FOOTAGE		
Total square feet of conditioned space		269 sf ADDITION
INSULATION RATINGS (list R-value of predominant area of component)		ENTER R-VALUE or N/A (does not apply)
Ceiling/Roof (including access hatch)	38	38
Walls	20 or 13 + 5	20
Basement ___ Ext. Continuous / ___ Interior	10/13	NA / NA
Floor *over unconditioned space	30/19	NA
Slab R value/Depth	10/2ft.	10 / 3FT
Crawl space ___ Ext. Continuous / ___ Interior	10/13	NA / NA
HEATING EQUIPMENT		EFFICIENCY (BTU'S/RATING)
Electric NONE - NA		/
Gas - UTILIZING EXISTING EQUIPMENT - ADDING VENT LESS FIRE PLACE		/
COOLING EQUIPMENT		EFFICIENCY (BTU'S/SEER)
UTILIZING EXISTING EQUIPMENT - NA		/
FENESTRATION		ENTER U-VALUE
Predominant U-factor of windows		.55

Property Address: 1242 E Jefferson Blvd, South Bend, IN 46615

I hereby attest that I am the Builder or Design Professional of the above-referenced property and attest to the compliance of this structure with Rule 4.3 2005 Indiana Residential code or any subsequent amended version of the same regarding energy efficiency. I declare that the above statement is true and accurate to the best of my knowledge.

Tyler Kelsey, AIA

 Builder/Registered Design Professional

8-13-2018

 Date



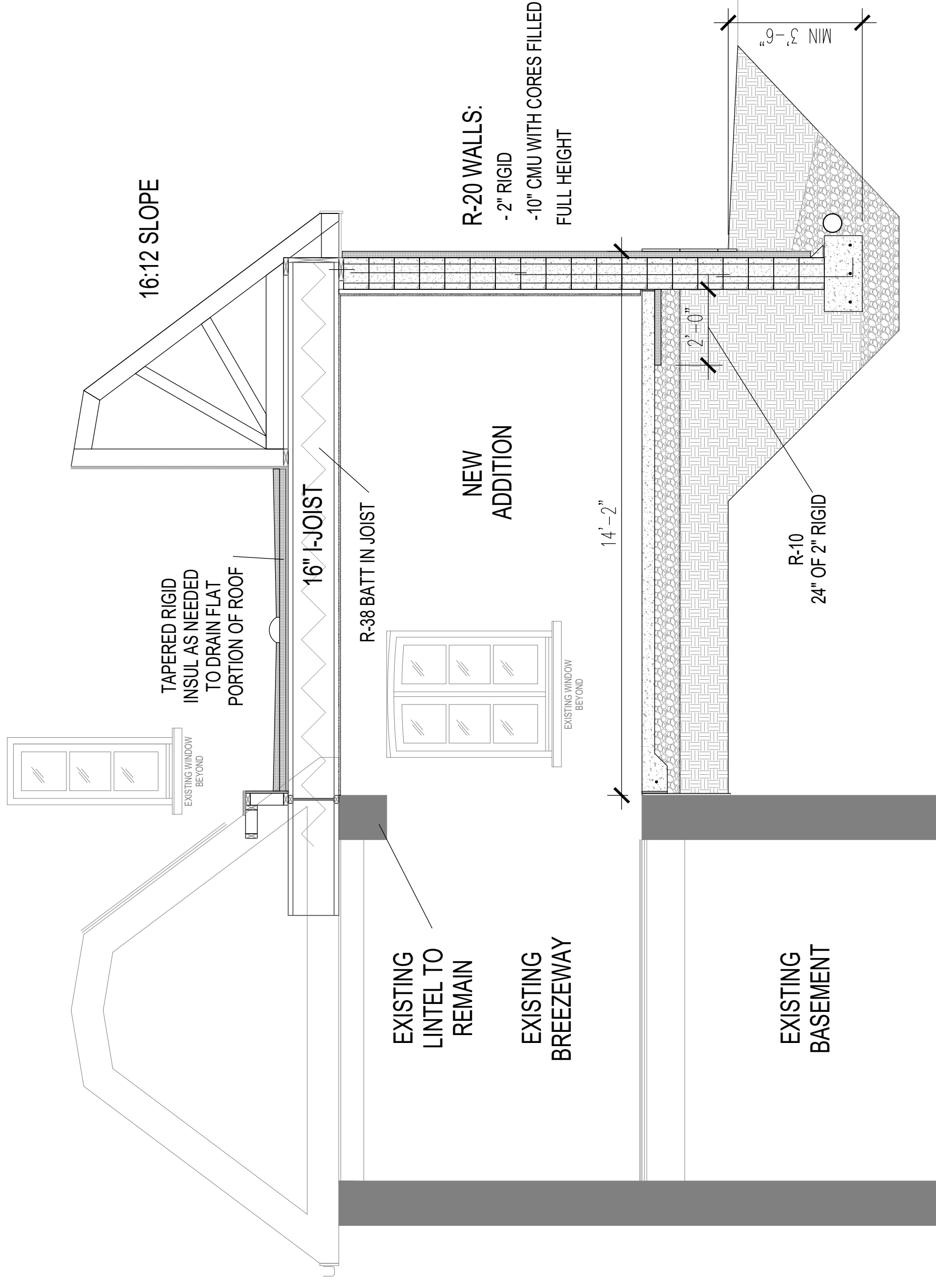
LEO MCKERNAN PRIVATE RESIDENCE FAMILY ROOM ADDITION

1242 E JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46615

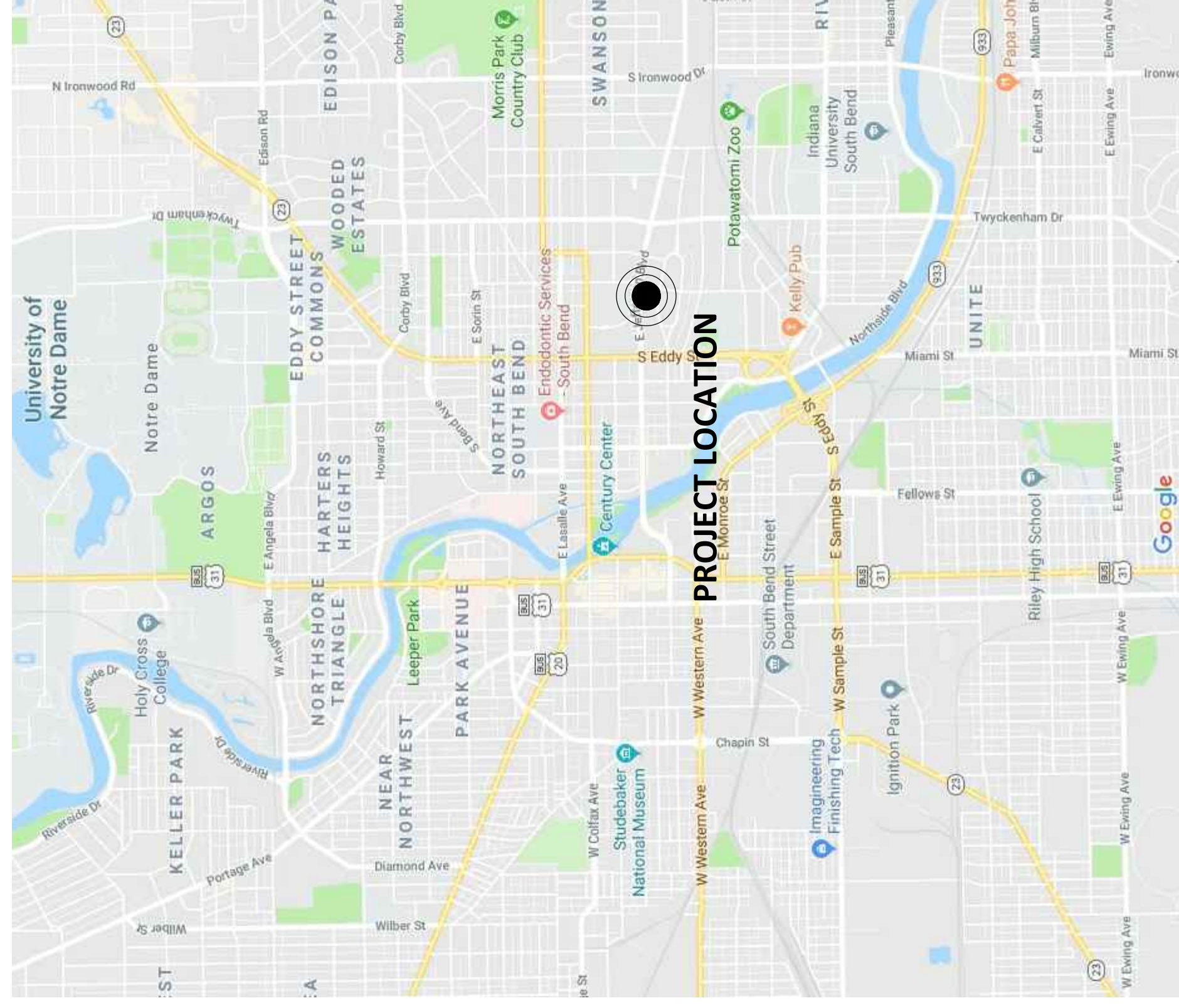
AUGUST 13, 2018
CITY OF SOUTH BEND
PERMITTING SET



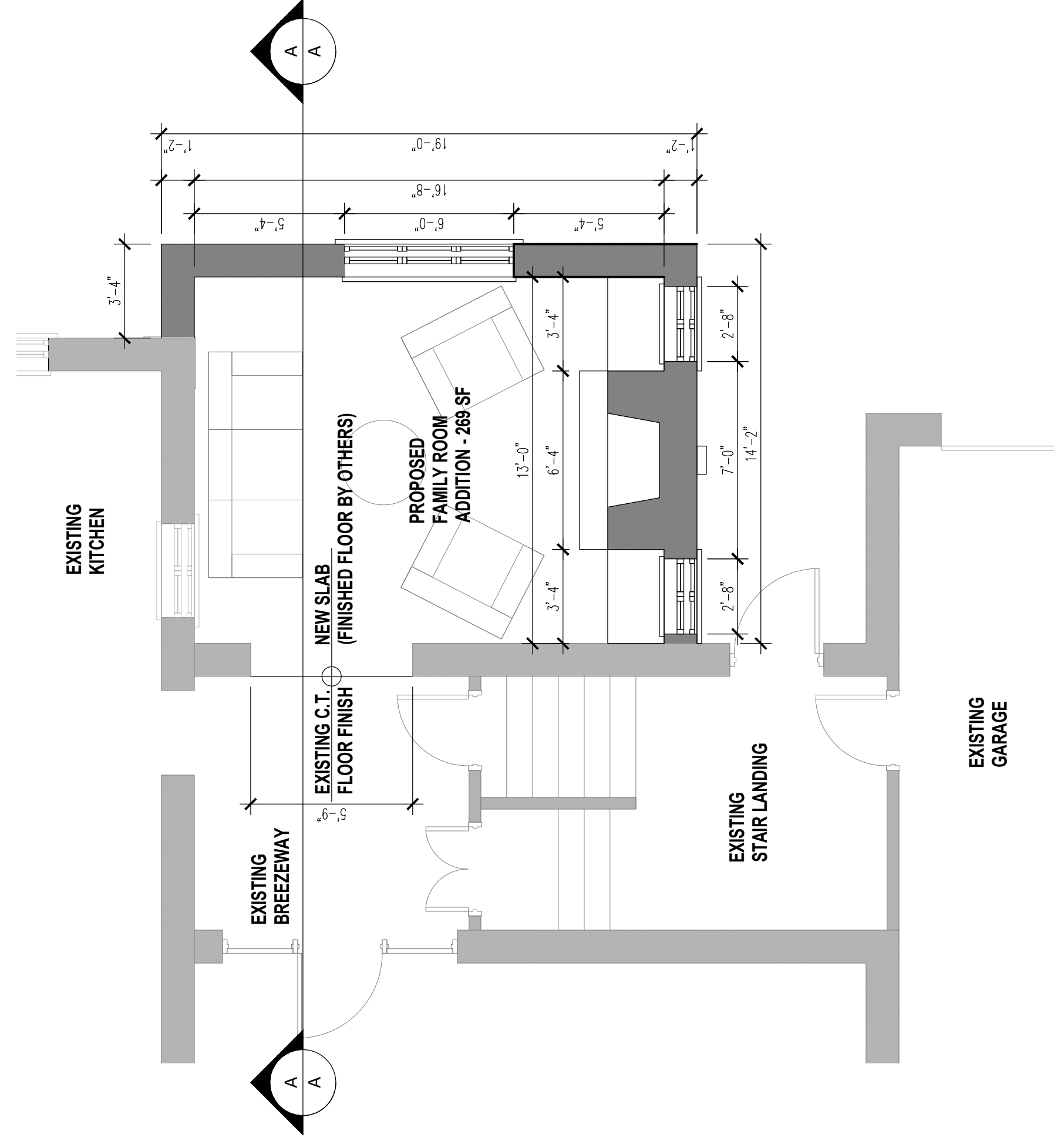
PROPOSED ADDITION - RENDERING
NORTH WEST PERSPECTIVE OF SOUTH EAST BUILDING CORNER
SCALE: NTS



PROPOSED ADDITION - SECTION A-A
SCALE: 3/8" = 1'-0"



LOCATION MAP
SCALE: NTS



PROPOSED ADDITION - FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

CODE SUMMARY

APPLICABLE CODES: ST. JOSEPH COUNTY ZONING ORDINANCE CITY OF SOUTH BEND ZONING: SF1 SINGLE FAMILY & TWO FAMILY EAST WAYNE STREET HISTORIC DISTRICT 2005 INDIANA RESIDENTIAL CODE 2003 INTERNATIONAL RESIDENTIAL CODE WITH INDIANA AMENDMENTS.

CODE ANALYSIS:

SF1 ZONING:
LOT FRONTAGE: EXISTING - COMPLIES
LOT COVERAGE: MAXIMUM = 40%
EXISTING = 15.2%
PROPOSED: 16.8%
MINIMUM FRONT YARD SET BACK: 25'
MINIMUM SIDE YARD SET BACK: 10'
MINIMUM REAR YARD SET BACK:
PRIMARY BUILDING = 25'
ACCESSORY BUILDING = 5'

ENERGY CODE COMPLIANCE
ROOF = MEETS OR EXCEEDS R38
WALLS = MEETS OR EXCEEDS R20
SLAB = MEETS OR EXCEEDS R10/2FT
CRAWL SPACE - N/A - NONE
HEATING EQUIPMENT
ELECTRIC UTILIZING EXISTING SYSTEMS
COOLING EQUIPMENT UTILIZING EXISTING SYSTEMS
FENESTRATION U VALUE = .55*
NON-METAL FRAME DOUBLE INSULATED GLASS SYSTEM PROVIDED BY MARVIN WINDOWS

1 SITE PLAN
SCALE: 1/20

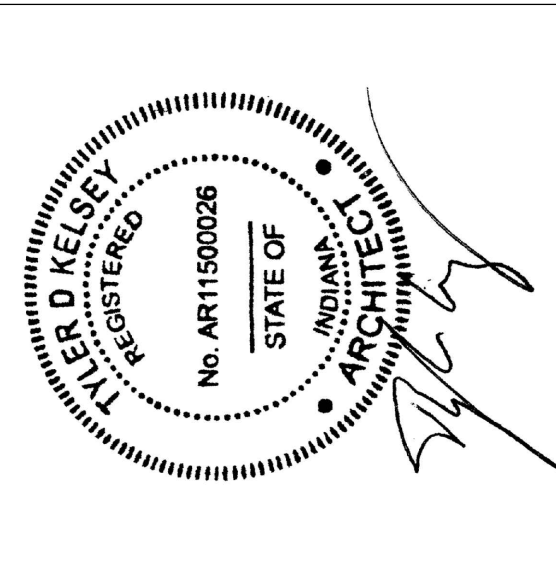


PREMISES PRIVATE RESIDENCE 1242 E. JEFFERSON BOULEVARD SOUTH BEND, IN 46615	CONTRACTOR PREMIER 1 CONSTRUCTION 105 E. JEFFERSON BLVD., SUITE 218 SOUTH BEND, IN 46601 CONTACT: AL LUSK, PRESIDENT PHONE: (574) 238-7016 WWW.PREMIER1CONSTRUCTION.COM
OWNER LEO MCKERNAN PO BOX 110729 NAPLES, FL 34108	ARCHITECT KAaD 2222 BLUE SMOKE TRAIL MISHAWAKA, IN 46544 CONTACT: TYLER D KELSEY, AIA EMAIL: TYLER@KELSEY.COM PHONE: (219) 380-4106

PERMIT SET
LEO MCKERNAN
PRIVATE RESIDENCE - ADDITION
1242 E JEFFERSON BLVD., SOUTH BEND, INDIANA 46617

#	Revision	Date
-	-	-
-	-	-
-	-	-

PROJECT: 2018 - 004
DESIGNED BY: T. KELSEY
DRAWN BY: T. KELSEY
CHECKED BY:
ISSUE DATE: 08-13-2018



COVER SHEET
CS1

LEO MCKERMAN PRIVATE RESIDENCE FAMILY ROOM ADDITION

1242 E JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46615

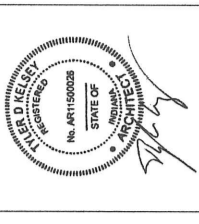
AUGUST 14, 2018
CITY OF SOUTH BEND
AND ST. JOSEPH COUNTY
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION



PERMIT SET
LEO MCKERMAN
PRIVATE RESIDENCE - ADDITION
1242 E JEFFERSON BLVD., SOUTH BEND, INDIANA 46617

#	Revision	Date

PROJECT: 2018 - 004
DESIGNED BY: T. KELSEY
DRAWN BY: T. KELSEY
CHECKED BY:
ISSUE DATE: 08-13-2018



EXISTING
CONDITIONS
EX1



PROPOSED ADDITION - RENDERING
NORTH WEST PERSPECTIVE OF SOUTH EAST BUILDING CORNER
SCALE: NTS



EXISTING CONDITIONS PHOTO - A



EXISTING CONDITIONS PHOTO - B



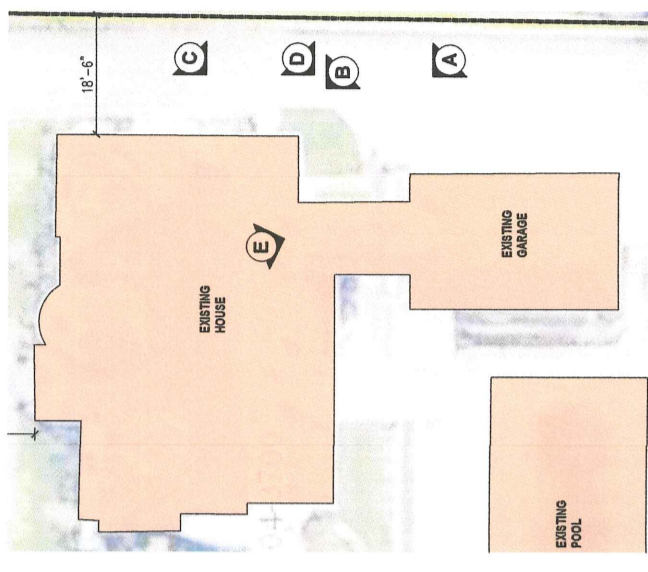
EXISTING CONDITIONS PHOTO - C



EXISTING CONDITIONS PHOTO - D



EXISTING CONDITIONS PHOTO - E
ELECTRICAL SECOND FLOOR WINDOW LOOKING SOUTH EAST DOWN AT PROPOSED LOCATION FOR THE FAMILY ROOM ADDITION



EXISTING CONDITIONS PHOTOGRAPH KEY PLAN

