

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: October 9, 2018

Application Number: 2018-1001D

Property Location: 720 Park Avenue

Architectural Style/Date/Architect or Builder: Queen Anne / 1878 / DeShane House

Property Owner: John and Monica Sikorski

Landmark or District Designation: Chapin Park Local (Ordinance #9574-05) and National Register Historic District

Rating: *Notable*

DESCRIPTION OF STRUCTURE/ SITE: This two-story irregular plan Queen Anne style house sits on a brick foundation. Walls are shiplap clapboard with corner boards and frieze boards. An interior brick chimney punctuates the cross gabled roof line with low pitch and asphalt shingles. To the rear is a first story gable rear wing with a shed roof side wing; decorative spindle work punctuates the gable apex. A full width front and side porch wraps the west and south sides, with a second story balcony facing the street. Spindle supports with balustrades and decorative spindles at the eaves with brackets are also present. Windows are 1/1 double hung with molded entablatures. The ground floor has shutters. The front door is wood paneled with beveled glass light and transom and a wood storm. A large two story gabled barn with board and batten siding stands to the rear.

ALTERATIONS: COA #2005-1114 allowed for the complete tear-off and re-roof of the entire house, as well as allowed for the installation of flashing and roof vents as needed. COA #2012-0716A allowed for the removal of three storm-damaged trees in the back yard per City Forester Brent Thompson. COA #2015-1215 allowed for the replacement of the existing brick chimney with new in-kind material, to match existing. RME #2017-1023 allowed for the repair woodwork at the northwest corner of the property because of water damage. RME #2018-1005 re-issued COA #2017-1023 for the repair of woodwork on the northwest corner. RME #2018-1005B allowed for the removal and replacement of multiple trees on the property. RME #2018-1005C allowed for the replacement and repair of brick foundation and chimney with like material.

APPLICATION ITEMS: “Move or replace eight total windows to accommodate layout of renovated interior. Windows will remain in the same vicinity as before but require re-alignment for purposes of interior layout.”

DESCRIPTION OF PROPOSED PROJECT:

1. Kitchen –
 - a. Three north kitchen windows to be moved to center over sink and requires lowering the height as to not butt against ceiling.
 - b. New windows will measure 27” x 58” each.
2. Mudroom –
 - a. Re-size and center window on north wall of mudroom to match symmetrically with new window addition on south wall of mudroom. Both windows will be centered on the wall and match sunroom windows in size and style.
3. Basement door –
 - a. Raise current basement door to provide access to elevated kitchen floor.
 - b. Remove current back door to kitchen with two new large windows on east wall to match windows on north and south wall.
4. French door –
 - a. Install new in (or out) swing French doors
5. Bathroom –
 - a. Replace upstairs southeast window in location of new bathroom. Window is falling out of damaged frame and does not close or open properly. Replacement window will be same size.

Proposed windows: Marvin Ultimate casement or double-hung, wood interior/aluminum-clad wood exterior.

Or Anderson Architectural Collection E-Series Casement window, wood interior/aluminum-clad wood exterior.

Proposed doors: Final brand and style to be determined. Materials will be wood or wood/aluminum (no steel or vinyl), similar to:

Ashworth Professional Series wood/aluminum French doors

Or

Marvin Ultrex Outswinging French Door

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES: CHAPIN PARK: Chapin Park Local Historic District

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior building materials in the district include brick, stucco, clapboard, wood shingles, and brick or stone masonry. In some instances, vinyl, composite and aluminum siding have been applied over the original material.

Required

Original exterior building materials shall be retained when possible. Deterioration of wood materials shall be prevented through repair, cleaning and painting. The existing architectural detail around windows, porches, doors and eaves shall be retained or replaced by replicas of the same design when deteriorated beyond repair.

Masonry, including brick and stucco structures, shall be maintained, and properly cleaned only when necessary to halt deterioration or to remove stains and shall be done in a method acceptable for the preservation of the surface: i.e. low-pressure water and soft natural bristle brushes. Brick or masonry mortar joints should be repointed only when there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application and joint profile.

When repairing stucco, stucco mixture shall be used. A professional shall make a study of the old stucco, to determine the exact mixture and underlayment used in the original work. Some repair methods are not compatible with the original techniques and may cause early disintegration of the repair work and the original work.

Ample ventilation must be afforded the structure when siding is installed, in order to prevent increased deterioration of the structure from moisture and insects.

Recommended

Whenever possible, the original building materials should be restored. When maintaining or repairing original siding is not feasible, aluminum, vinyl or composite siding may be used. When used over wood surfaces, this siding should be the same size and style as the original wood. Every effort should be made to retain the original trim around windows, doors, cornices gables, eaves and other architectural features.

Property owners should contact the Historic Preservation Commission of South Bend and St. Joseph County prior to initiating any restoration or rehabilitation effort. [Address and contact information is listed in the front of the Guidebook.] The Commission is an invaluable source of information about all facets of rehabilitation and restoration – materials, methods, contractors and the like.

Prohibited

Wood siding shall not be resurfaced with new materials that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles.

Sandblasting or the use of harsh detergents shall not be used on masonry including brick, stucco, limestone, flagstone and sandstone. This method of cleaning erodes the surface material and accelerates deterioration.

Repointing shall not be done with a mortar of high Portland cement content which can often create a bond that is stronger than the building material. Usage of Portland cement can cause deterioration as a result of the differing coefficient of expansion and porosity of the historic masonry unit and the mortar. This most often results in serious damage to adjacent brick.

Unpainted masonry surfaces shall not be painted unless they had been painted originally. Paint shall not be removed from masonry surfaces by any means that damage the surface.

Not Recommended

Waterproof or water repellent coatings or surface consolidation treatments should not be used on masonry surfaces unless required to solve a specific problem that has been studied and identified. Coatings are frequently unnecessary and expensive, and can accelerate deterioration of the masonry. Mortar joints, which do not need repointing, should not be repointed. Wood siding should not be power-washed.

C. WINDOWS AND DOORS

Window and door frames are in most cases wood and vary depending upon the style of the home. Many are double-hung windows with wood trim and sills. Brick structures have stone sills and brick lintels. In some cases where aluminum siding has been applied, the window and door trim has been covered. About half of the structures in the district have aluminum storm windows; the other half have wood storm windows.

Required

Original windows and doors shall be retained including sashes, lintels, sills, shutters, decorative glass, pediments, hoods and hardware. When deteriorated beyond repair, they shall be replaced with units and trim resembling the original.

Recommended

Wood storm windows and doors painted or finished to match the original should be used but should not damage existing frames. If new sashes or doors are installed, the existing or original materials, design and hardware should be used. When metal storm doors are used, they should be painted, anodized or coated to match the existing. When awnings are used, they should be of canvas material.

D. ENTRANCES, PORCHES AND STEPS

Most houses in the district have either an open or enclosed porch across the front. Most porches have either hip or gabled roofs or are covered by the main roof of the house.

Required

When deteriorated beyond repair, existing or original porches, stoops, patios and steps, including handrails, balusters, columns, brackets, tiles and roof decorations, shall be retained or replaced by replicas of the same design or by a design more in keeping with the historic period of the structure.

Porches and additions reflecting later architectural styles and which are important to the building's historical integrity shall be retained.

Recommended

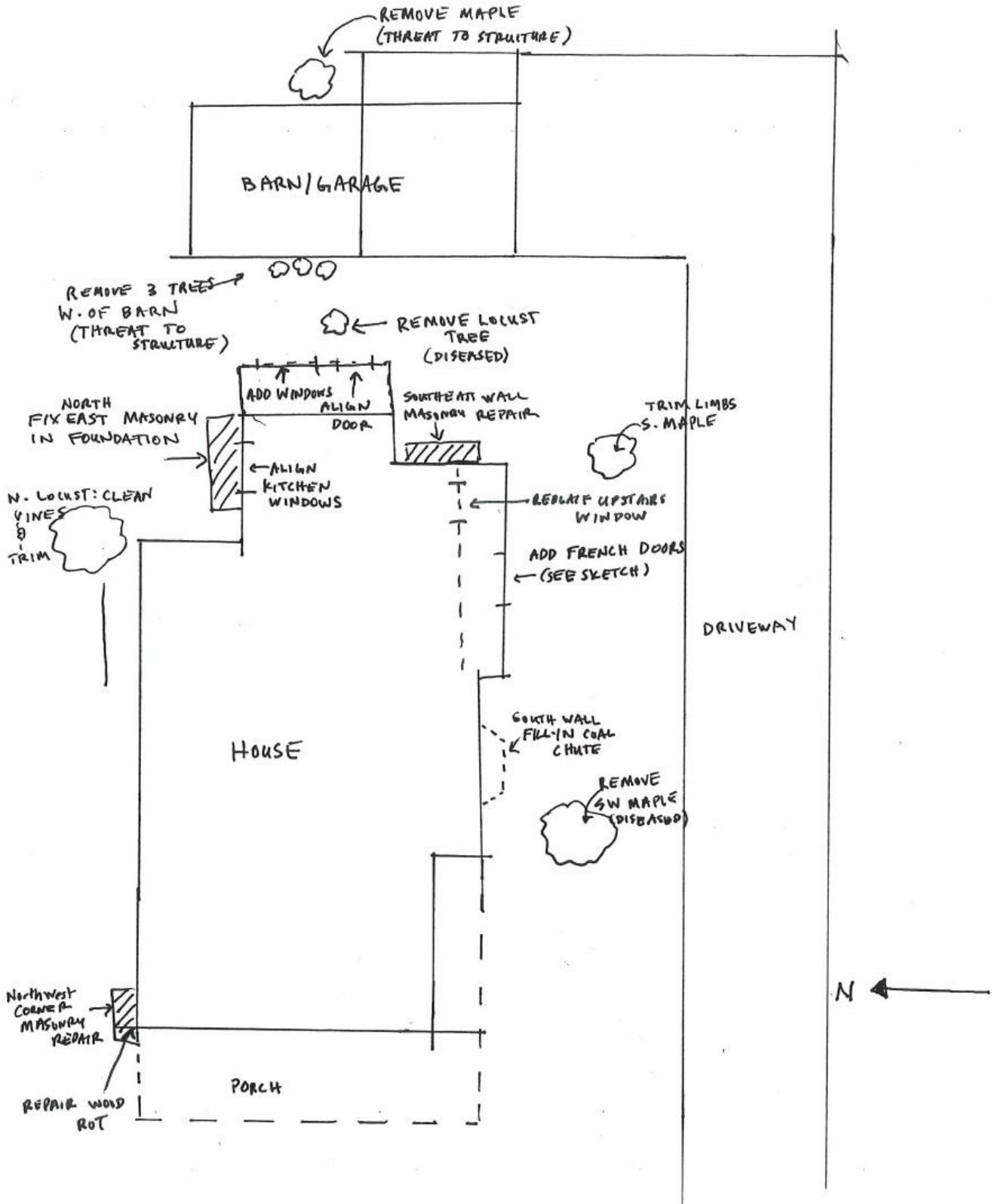
When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Not Recommended

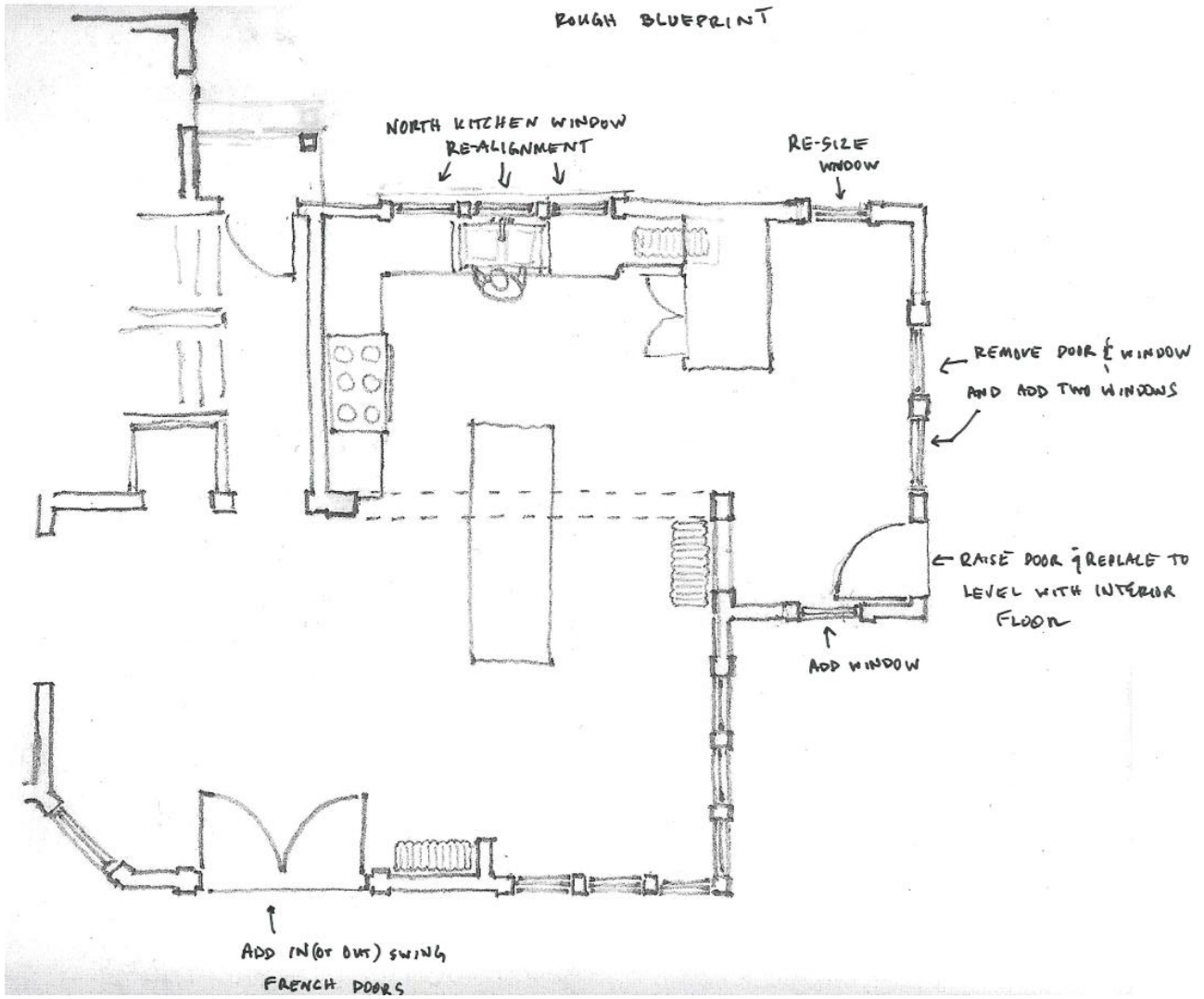
Original porch details should not be replaced with materials representing a different period or style from the original.

STAFF RECOMMENDATION: Approval of placement and material of window and door adjustments/additions. Remand authority to staff for specific window and door selection. Of the provided examples, 1/1 double hung window style is preferred over casement.

Written by
Elicia Feasel
Historic Preservation Administrator



720 PARK AVE ROUGH SITE PLAN
(NOT TO SCALE)



Blueprint



Figure 1—720 Park, looking north east



Figure 2—720 Park, looking north



REPLACE { RE-SIZE WINDOW
TO MATCH NEW WINDOW
ADDITION ON SOUTH WALL
(DIRECTLY OPPOSITE)

PROPOSED 3 KITCHEN WINDOW RE-ALIGNMENT

Figure 3—720 Park, kitchen windows



REMOVE & REPLACE 3 WINDOWS; REPOSITION LOWER WITH 27" X 56" KITCHEN OVER THE SINK WINDOWS

Figure 4—720 Park, kitchen windows



REPLACE WITH FRENCH DOOR WITH FRENCH DOORS

Figure 5—720 Park, kitchen windows to French doors

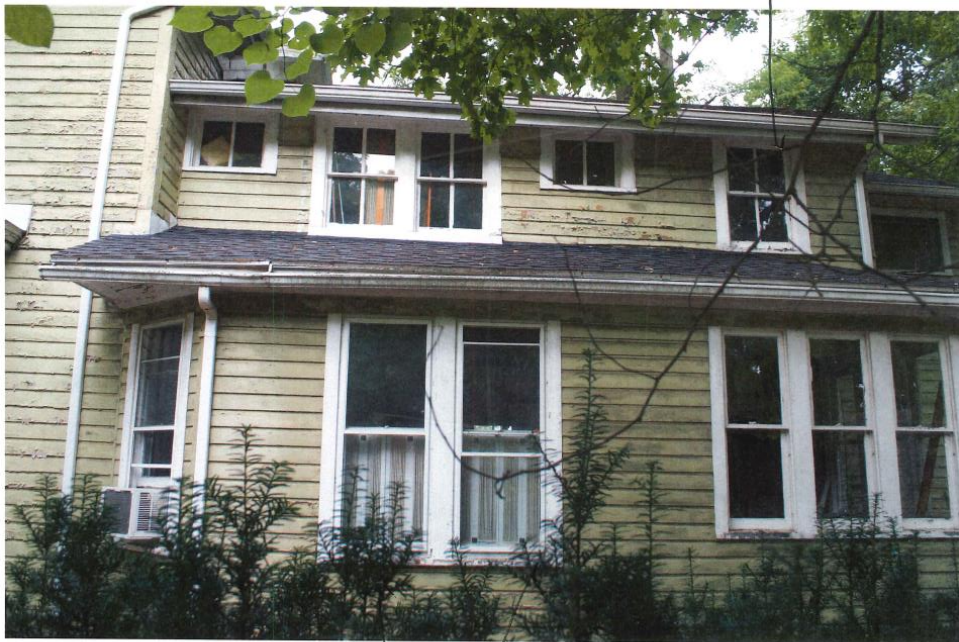


ELEVATION OF SE CORNER

FRENCH DOOR PLACEMENT

Figure 6—720 Park, kitchen windows to French doors

REPLACE DAMAGED WINDOW ABOVE



FRENCH DOOR PLACEMENT
(INTEGRATED INTO SOUTH ELEVATION)

Figure 7—720 Park, windows to French doors

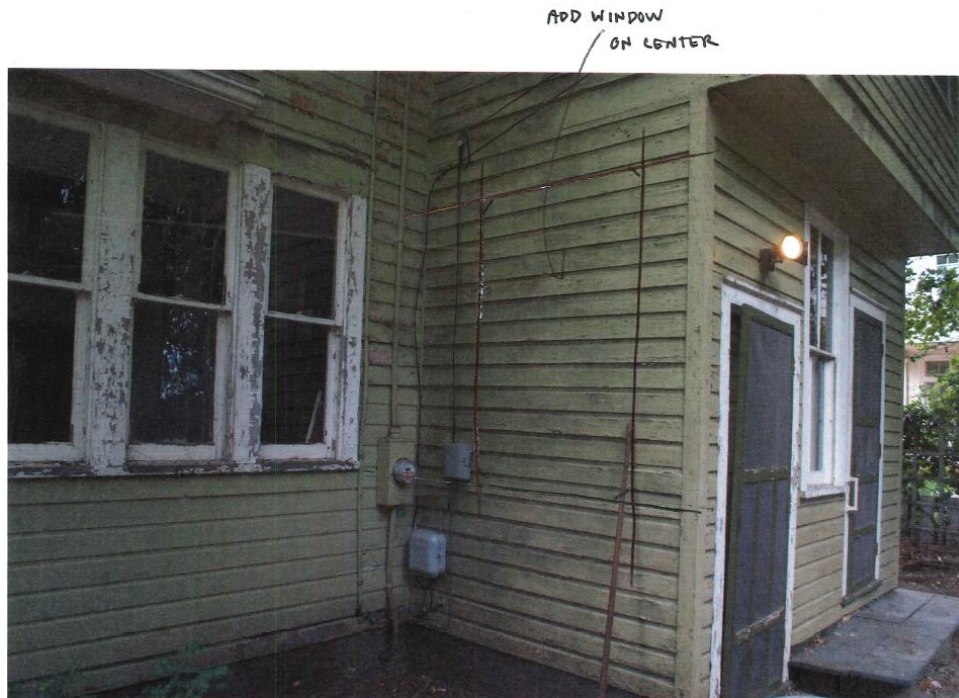


REAR ELEVATION

↑
RAISE DOOR AND
REPLACE WITH FRENCH/PATIO
DOOR

↘ REMOVE DOOR & REPLACE WINDOW
AND DOOR WITH 2 WINDOWS

Figure 8—720 Park, windows and door adjustments



↑
ADD WINDOW
ON CENTER

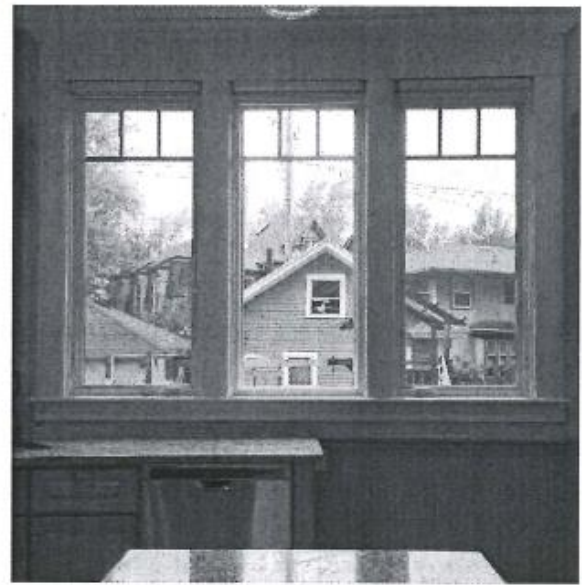
Figure 9—720 Park, windows and door adjustments



**Ashworth Professional Door
Door**



Marvin Ultrex Out Swing French



**Marvin Ultimate Casement Windows on kitchen project approved by HPC on Lamonte
Terrace**

Proposed window and door options

OCT - 1 2018 MA \$20.00
RIC# 765763



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

Michele Gelfman, 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: 10/01/2018 Application Number: 2018 - 1001D

Past Reviews: YES (Date of Last Review) 2017-10-23 NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: OCT 15, 2018

Local Landmark Local Historic District (Name) Chippin Park

National Landmark National Register District (Name) _____

Certificate Of Appropriateness:
 Denied Tabled Sent To Committee Approved and issued: _____

Address of Property for proposed work: 720 PARK AVE. SOUTH BEND, IN 46616
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): JOHN AND MONIKA SIKORSKI Phone #: 574-233-7311

Address of Property Owner(s): 720 PARK AVE. SOUTH BEND, IN 46616
(Street Number—Street Name—City—Zip)

Name of Contractor(s): SEE ATTACHED (SEVERAL PROJECTS) Phone #: _____

Contractor Company Name: _____

Address of Contractor Company: _____
(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: WOOD FRAME
(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: _____

Owner e-mail: AJKSIKORSKI@GMAIL.COM and/or Contractor e-mail: _____
OR JSIKORSKI@ND.EDU

X _____ 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—

Contractor:

Singer Construction

Mark Unwin

(574)-258-4740

1) Windows and doors: Move or replace eight total windows to accommodate layout of renovated interior. Windows will remain in the same vicinity as before but require re-alignment for purposes of interior layout and symmetry.

a) Move three north kitchen windows to center over sink. Each one will measure 27" x 58". Current windows are single-pane with cracked glass. Kitchen re-design requires lowering the windows (current center window butts against ceiling of kitchen).

b) Re-size and center window on north wall of mudroom to match symmetrically with new window addition on south wall of mudroom. Both windows will be centered on the wall and match sunroom windows in size and style.

c) Raise current basement door to provide access to kitchen elevated kitchen floor and remove current back door to kitchen.

d) In place of door, add two large window on east wall to match windows on south and north walls.

e) Replace upstairs southeast window in location of new bathroom. Window is falling out of damaged frame and does not close or open properly. New window will be same size.

Proposed windows for all replacements/additions:

Marvin Ultimate

Casement or double-hung windows (wood interior; wood-clad aluminum outside). These are the same windows used on a home on LaMonte Street, and have been approved by the Historic Preservation Commission on other projects. (See attached photos).

Or: **Andersen Architectural Collection E-Series Casement window** (wood interior, wood-clad aluminum exterior)

Proposed doors:

Final brand and style to be determined. Materials will be Wood or Wood/Aluminum (no steel or vinyl), similar to:

Ashworth Professional Series Wood/Aluminum French Doors

Or

Marvin Ultrex Outswinging French Door