

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: November 14, 2018

Application Number: 2018-1107

Property Location: 916 Riverside Drive

Architectural Style/Date/Architect or Builder: Tudor Revival / 1906 / "Cutter House"

Property Owner: David Wyncott

Landmark or District Designation: Riverside Drive Local Historic District (Ordinance #7469-85), Chapin Park Historic District

Rating: *Outstanding*

DESCRIPTION OF STRUCTURE/SITE: This two-and-a-half story square plan Tudor Revival sits on a brick foundation. Walls are brick, stucco, and timber, with a projecting bay supported by brick and decorative columns. The roof is gabled and steep, with 12/12 plain boxed cornices and wide wooden rake board. A single offset brick chimney punctuates the roofline. Windows are double hung, predominantly 9/1 flat with plain styling and wooden trim. The paneled main entrance door is flanked by sidelights.

ALTERATIONS: COA #2003-0414 allowed for the installation of a aluminum 6' tall fence and 4' chain link fence at rear of property. COA #2004-1015 allowed for the tear-off and re-roofing, as well as installation of ice-and water shield. COA #2014-0514 allowed for window re-installation on the north and northwest facades. COA #2014-0826 allowed for the replacement of wood windows. COA #2014-0905 allowed for the replacement of the asphalt shingles on the conservatory with in-kind material. COA #2014-0905A allowed for the reconstruction of the entry and façade (including new steps, handrail, and a rehabilitated door). COA #2015-0513 allowed for the replacement of the concrete driveway. COA #2018-0423 allowed for re-roofing of the entire structure.

APPLICATION ITEMS: *"Relocate existing side entry on stoop and install wood frame window at old door location."*

"This project relocates and existing entry door from the west wall of a covered side porch to the north wall of the same porch. An opening will be created by a mason in the existing brick wall to allow re-installation of the original door. Displaced bricks will be salvaged and repurposed to fill the open doorway and a new, wooden window in a matching style to the rest of the house will be installed in the former doorway."

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks a Certificate of Appropriateness for the following improvements:

1. Cut a new doorway on the north wall of the covered side porch.
2. Remove the entry door from the west wall of the covered side porch, re-install in the north wall.
3. Re-brick the lower west wall doorway.
4. Install a new window in the remaining cavity.
 - a. Window to be custom manufactured by Marvin.

Please see attached documentation for more information.

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES: Riverside Drive

Riverside Drive Local Historic District Guidelines

- I. EXISTING STRUCTURES
- A. BUILDING MATERIALS

Original exterior wall materials in the district include limestone, flagstone, stucco, clapboard, wood shingles, sandstone and masonry block. In some instances, vinyl or aluminum siding has been applied over the original surface.

Required

Original exterior building materials shall be retained. Deterioration of wood materials shall be prevented through repair, cleaning and painting. **The existing or original architectural detail around windows, porches, doors and eaves should be retained or replaced by replicas of the same design and materials when deteriorated beyond repair. Masonry including brick, limestone, flagstone, sandstone and stucco shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with a method acceptable for the preservation of the surface: i.e. low pressure water and soft natural bristle brushes. When repairing stucco, stucco mixture compatible in composition, color and texture shall be used.**

Recommended

Whenever possible, the original building materials should be restored. Metal or vinyl siding may be used when it is the only alternative to maintaining or replacing the original surface material. 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. Ample ventilation must be afforded the structure when metal or vinyl siding has been installed in order to prevent increased deterioration of the structure from moisture and/or insects. Mortar joints should be repointed only when there is little 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. It is emphasized that, prior to initiating any restoration or rehabilitation effort, the property owner should contact the Historic Preservation Commission of South Bend and St. Joseph County which is located in the County/City Building of South Bend. The Commission is an invaluable source of information about all facets of rehabilitation and restoration.

Prohibited

Wood siding shall not be resurfaced with new material which 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. Brick surfaces shall not be painted unless they had been painted unless they had been painted originally. 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. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar which can result in serious damage to adjacent brick. Paint shall not be removed from masonry surfaces indiscriminately.

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.

B. WINDOWS AND DOORS

Window and door frames are in most cases wood. Brick structures have stone sills and brick lintels. In some cases where aluminum siding has been applied window trim has been covered. About half of the structures in the district have aluminum storm windows, the other half wood 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 frame storm windows and doors painted to match the original should be used 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.

Prohibited

Original doors, windows, and hardware shall not be discarded when they can be restored and reused in place. New window and door openings which would alter the scale and proportion of the building shall not be introduced. Inappropriate new window and door features, such as aluminum insulating glass combinations that require removal of the original windows and doors, shall not be installed.

Not Recommended

Awnings, hoods, and fake shutters made of metal, vinyl, or fiberglass should not be used if they would detract from the existing character or appearance of the building.

C. 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

Existing or original porches, stoops, patios, and steps, including handrails, balusters, columns, brackets, tiles and roof decorations, shall be retained or replaced by replica of the same design and materials when deteriorated beyond repair. 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.

Prohibited

Front porches, stoops, patios, and steps that are important to the building's style and development shall not be altered or removed.

Not Recommended

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

STAFF RECOMMENDATION: Staff recommends approval, as this project is in keeping with the Standards and Guidelines for the Riverside Drive Local Historic District.

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

Satellite Imagery



Site Visit – Photos



Figure 1 - 916 Riverside, from the driveway.



HISTORIC PRESERVATION COMMISSION

OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601

http://www.southbendin.gov/government/departments/community-investment

Phone: 574/235.9371

Fax: 574/235.9021

Email: hpsbsjc@southbendin.gov

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: 10/31/2018 Application Number: 2018 — 1107

Past Reviews: YES (Date of Last Review) _____ NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: 11/19/2018

Local Landmark Local Historic District (Name) Riverside Drive

National Landmark National Register District (Name) _____

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

Address of Property for proposed work: 916 Riverside Drive, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): David T. Wyncott & Andrew J. Hoffmann Phone #: (574) 904-2132

Address of Property Owner(s): 916 Riverside Drive, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Jeffrey Dierbeck / Ann Chara-Bailey Phone #: (574) 274-9222

Contractor Company Name: Dierbeck & Associates / Ann Chara-Bailey Architect, LLC

Address of Contractor Company: 61396 Miami Rd, SB, IN 46614 / 1020 N Notre Dame Ave, SB, IN 46617
(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: Brick/Stucco
(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: See attached Appendix 1

Owner e-mail: andrewhoffmann@me.com and/or Contractor e-mail: _____

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—

Description of Proposed Work:**SCOPE**

This project relocates an existing entry door from the west wall of a covered side porch to the north wall of the same porch. An opening will be created by a mason in the existing brick wall to allow re-installation of the original door. Displaced bricks will be salvaged and repurposed to fill the open doorway and a new, wooden window in a matching style to the rest of the house will be installed in the the former doorway.

MATERIALS*Door*

The original, recently restored, wood door will be installed in the new opening. Wood trim and stone threshold will be installed in the new doorway to match the original doorway construction.

Window

A new wood window will be installed in the vacated doorway to the scale and style of the house and existing windows. This is planned to be a Marvin wood window, double hung 1 light over 1 light— matching existing windows on the western exposure of the home.

Bricks

Original bricks will be salvaged when the new doorway is created and repurposed to fill in the original doorway up to the new window.

SCALE/DIMENSIONS

Please see attached blueprints submitted by Architect, Ann Chara-Bailey that include exact dimensions of the proposed work.

SUPPORTING DOCUMENTS

- Blueprints: Entry Porch - Existing Condition & Proposed Reno.
- Current photographs showing south elevation of side porch (Appendix 2)
- Current photographs showing west elevation of side porch (Appendix 2)
- Current photographs showing west elevation windows (Appendix 2)





