

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: December 12, 2018

Application Number: 2018-1204

Property Location: 50106 Bittersweet Trail

Architectural Style/Date/Architect or Builder: L-Plan/Italianate/1877/William C. Kownover Farm

Property Owner: David A. Visser

Landmark or District Designation: Local Landmark, Ordinance No. 117-76, amended 11-1987, Indiana State Register of Historic Places

Rating: *Outstanding*

DESCRIPTION OF STRUCTURE/ SITE: The Kownover farmhouse is a 2 ½ story brick house with asphalt shingle roof and stone foundation. 2/2 wood windows with segmental arches, with keystones, brick heads, and stone sills, and two bay windows on the front. A portico with flat roof supported by square wood columns covers the front entrance. The property has a summer kitchen of brick to match the house, a silo, as well as a one and a half story barn structure.

ALTERATIONS: Original bay windows roofs have been replaced with higher pitch and wood shakes. Aluminum storm windows have been added. There is a small addition to the rear of the house. Between May 2012 and December 2014, the front portico was removed without a COA. The barn was taken down in 2014 without a COA. Green space at site of former barn has been developed with a stone wall built of original barn foundation stones. COA 2017-0403A approved installation of egress window on north side of house and landscaping to screen window and adjacent A/C unit, creation of dumpster pad along south side of drive adjacent to road, to be enclosed with fence, gates, and evergreens, and extension of gravel driveway. COA 2017-0501 approved installation of 6'H dog-ear wood stockade panels along north property line. Appropriate shade tolerant plants and/or junipers to be installed as necessary. COA 2017-1204A was tabled indefinitely by the Historic Preservation Commission – the absence of a decision on the application resulted in the issuance of an approved COA on January 18, 2018. COA 2018-0306A allowed for the installation of a 40' windmill. COA 2018-1001C allowed for the deconstruction of the corn crib.

APPLICATION ITEMS: *“Deconstruction has been completed as approved. This CoA is for the reconstruction. See attached supporting documentation and proposal.”*

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks approval for the following:

1. Construction of detached corn crib building,
 - a. Roughly a 20' by 36' structure,
 - i. Situated close to the existing barn building,
 1. 2' separation from the original building,
 2. Applicant has expressed interest in concealing the separation behind lattice work,
 - ii. Replicating the previous structure in appearance and construction,
 1. Replacement windows on the north and west faces,
 - a. Salvaged windows from the HPC inventory were being considered, although none are available,
 - b. Staff has suggested that the applicant pursue salvage windows from ReStore or other reclamation stores,
 - c. Alternatively, new manufacture *Northview* wood barn sash windows have been approved in similar projects.
 2. Replacement man-door on the west face,
 3. Replacement garage door on the east face,
 - a. Applicant has expressed desire to utilize a 'barn door' garage door as opposed to the metal generic garage door as was previously found on the corn crib,
 4. Half of the structure will replicate the corn crib with slats.

PRESERVATION SPECIALIST REPORT: N/A

GROUP B STANDARDS: LOCAL LANDMARKS:

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

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: The submitted plan allows for the replicated corn crib to be built separately from the existing barn structure; this new construction will appear (from the street and approaching drive) to remain connected. Staff recommends approval of this proposed reconstruction, based upon the adherence of the project to the *Group B Standards and Guidelines*, specifically Section C, Renovations and Additions.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

Satellite Imagery:



Diagram 1- 50106 Bittersweet Trail as seen in 2016 (top) and 2013 (bottom).

Photos:



Figure 1 - File photo of the main farmhouse from December 29, 2016.



Figure 2 - Corn crib, west facade.



Figure 3 - Corn crib, south facade.



Figure 4 - Corn crib, north facade.



Figure 5 - Corn crib, east facade. Note roof eave.



Figure 6 - Southwest corner of the corn crib.



Figure 7 - Southeast corner of the corn crib.



The Kownover Farmstead

50106 Bittersweet Trail
Granger, Indiana 46530

Corn Crib Project – Reconstruction

Background

The building referred to as the Corn Crib was attached to another building on the property that has been called a garage and also referred to as a barn. In any case, the corn crib is considered original or at least vintage, but the garage was added much later. The buildings had an awkward abutment that created water and ice retention and threatened both building structures. The external wall of the corn crib was suffering exposure from the elements in combination with disrepair over the years. The portion called the corn crib was deemed non-salvageable, and a CoA was approved previously to deconstruct the corn crib portion in conjunction with a to-be-clarified reconstruction plan.



Update

Deconstruction has been completed and the exposed end of the garage is now tarped for the winter, and the area is clean, tidy and yet taped for human safety in case there are errant nails.

CoA – reconstruction

This CoA application is to describe and convey detail of the reconstruction of the corn crib in like fashion, with like elevations, however with one important exception exteriorly, and that is the creation of a 2' gap between the buildings for storm water and snow control.

The only other variance from the original structure is how we handle the interior. This is not an issue for HPC, but it is unresolved whether this will be a structure allowing for interior storage (not sure we

need) or if it will be made suitable as a gathering space (slightly more attractive of an idea). The exterior of the building would look identical to the sketches, however the slats MAY be a false surface and have a black layer behind the slats of the crib as part of a closed-off wall. If it is a gathering space, we may choose to leave it slatted and "open air" to the interior.

Both interior options create a heavy burden for upkeep and wood protection since there is greater exposure to the elements on the slatted surfaces.

Frame and finishing material shall be wood. We have a considerable amount of barn wood on site from the previous barn demolition. Structural members will need to be sound and new, but exterior pieces will be endeavored to include vintage wood where feasible. Roof shall be asphalt shingle as was previously on the corn crib building. Color selections will attempt to match garage and former corn crib structure. We plan to pour a cement floor inside the corn crib building. Eaves and downspouts that match those approved for the home, will be used to replace damaged ones on the garage, and will be installed on the edges of each roof between the garage and corn crib.

Reconstruction timing will be spring 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David A. Visser". The signature is fluid and cursive, with the first name being the most prominent.

David A. Visser

Attachments:

Photos on the ensuing pages show previous structure and proposed elevations. The final page shows the general architectural layout of the proposed structure.

Original garage and corn crib building



Rendering of final reconstruction, maintaining west elevation view while creating gap between the buildings. (additional detail on next page)





