

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS



Date: September 9, 2024

Application Number: 2024-0905

Property Location: 1097 Riverside Drive

Architectural Style/Date/Architect or Builder:
American Foursquare / 1906

Property Owner: Stephen Wisniewski

Landmark or District Designation: Riverside Drive LHD,
Ordinance #7469-85

Rating: Non-Contributing

DESCRIPTION OF STRUCTURE/SITE: This is a 2 story frame house set upon a brick foundation with a high hip roof. Siding is 3" clapboard on the second story and 4" clapboard on the first. A gabled dormer is centered in the front over a set of 1/1 double hung windows. The full front porch has been restored and features columns, brick piers, and an off center gable feature with a sunburst detail. Front door is wood with a decorative light. In 2006, work was done to remove the aluminum replacement siding, repair or replicate the original wood siding, remove the enclosed porch seen in the 2005 survey, and reproduce the original porch footprint.

DESCRIPTION OF PROPOSED PROJECT: The applicant has requested approval to:

1) ~~Add a cedar-decked ramp over the existing concrete step from the sidewalk on Riverside Drive (Administratively approved, AA 2024-0905-1).~~

2) Add a ramp addition to the front porch for improved accessibility. Decking and spindles to be CedarTone, and trim to be Acre sustainable wood alternative.

STANDARDS AND GUIDELINES:

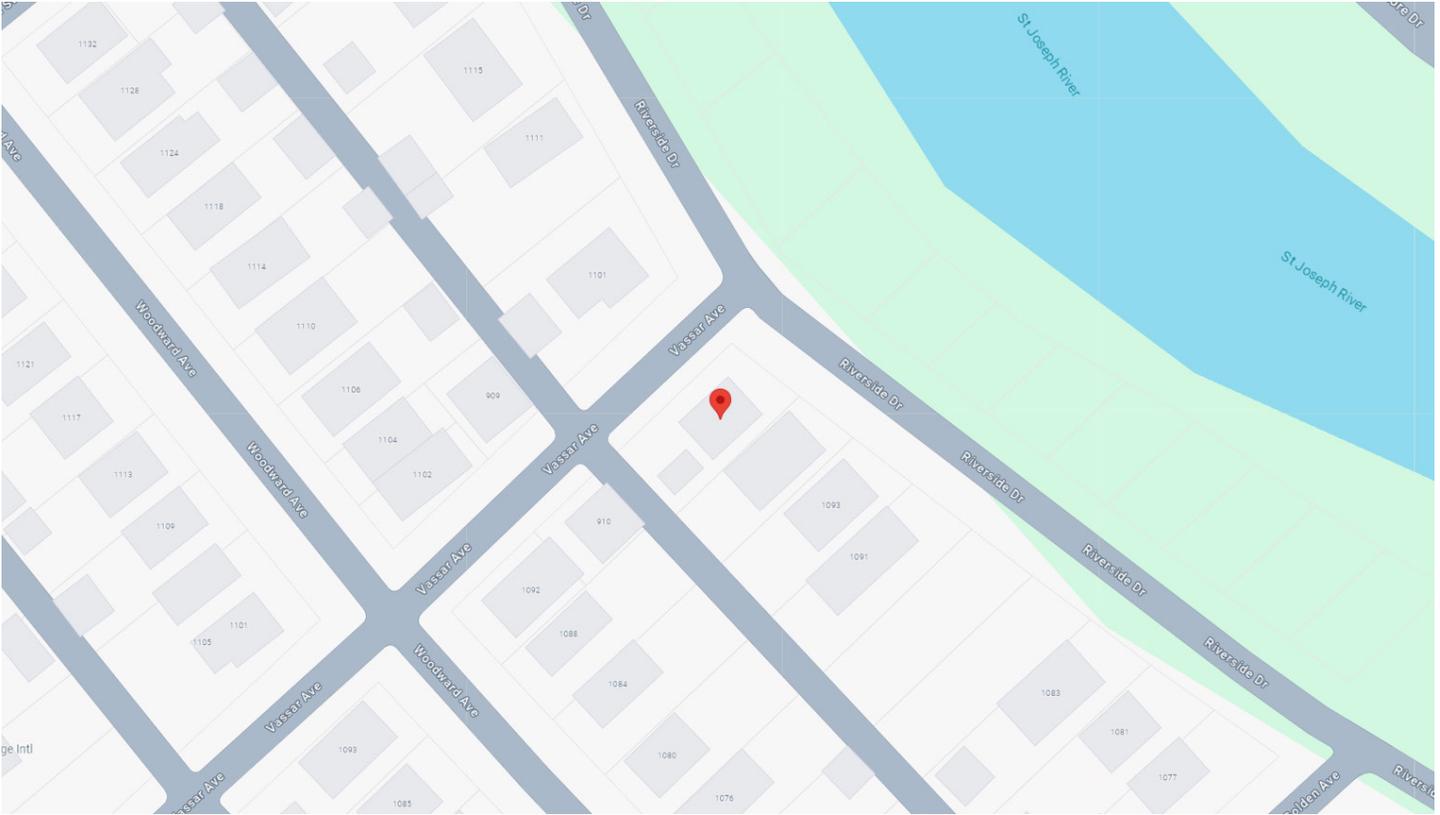
Accessibility: Page 7

SITE VISIT REPORT: N/A

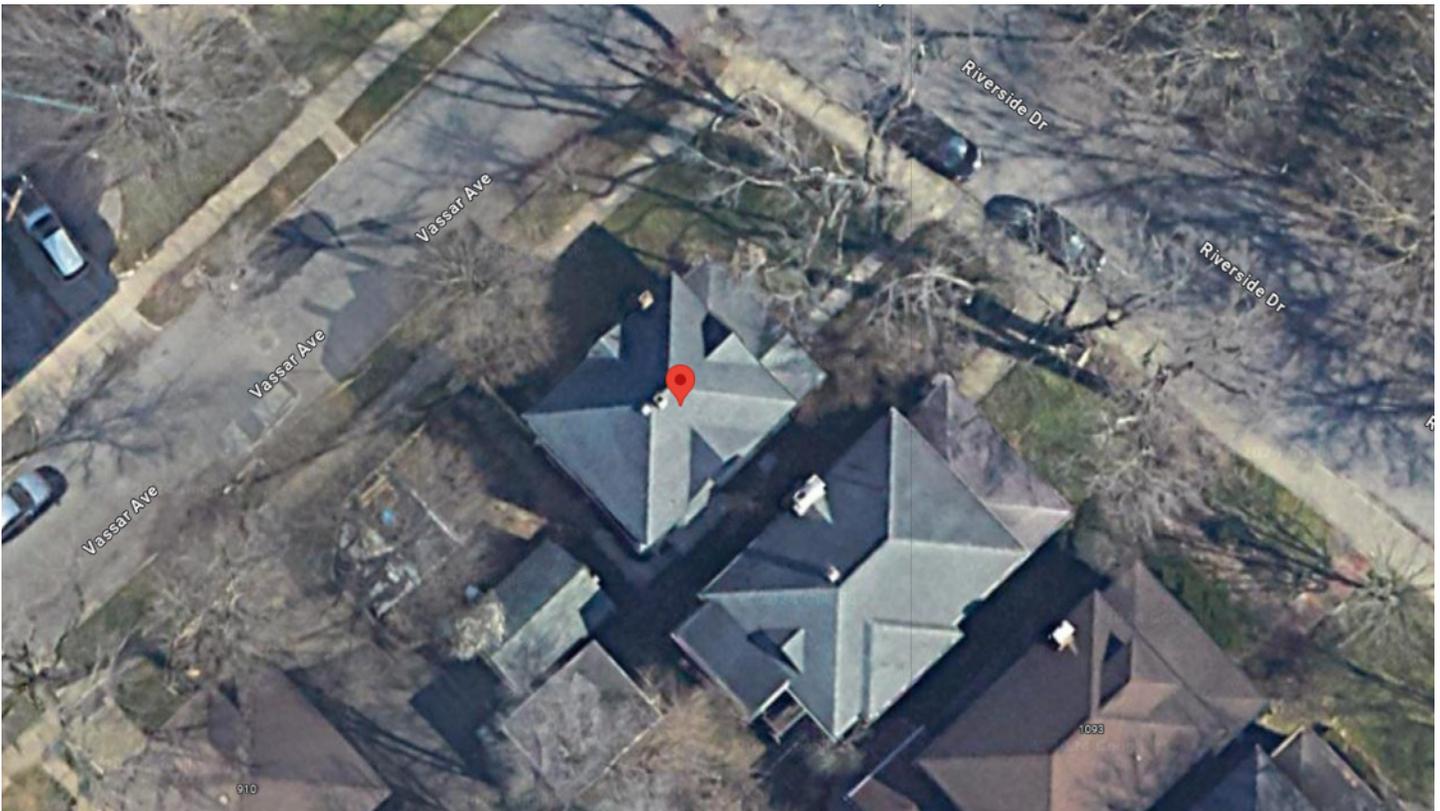
STAFF RECOMMENDATION: The design of the proposed ramp respects the existing materials and visual appeal of the house. The ramp would allow access to this historic home while respecting the integrity of the home's character defining features. Additionally, the porch seen today is not original, and the construction of the ramp would not impact historic fabric. Staff makes a **FAVORABLE RECOMMENDATION.**

Prepared by
Kate Himick, Historic Preservation Specialist

MAP OF THE AREA — Google Maps view of the subject area.



SATELLITE IMAGERY — Imagery from 2024





Application for Certificate of Appropriateness

Important Information Regarding this Request

REQUIRED DOCUMENTATION AND SITE PLANS

The Historic Preservation Commission of South Bend and St. Joseph County cannot process an Application without required documentation. Comprehensive documentation provides a complete understanding of the project. Problems often occur during a project review or during the execution of the project when the property owner, staff or commissioners are unclear as to project specifics. **Applications will NOT be processed without required documentation.**

Photographs may be submitted in digital format or in photographic print. When a project involves blueprints and/or site plans, one (1) set shall be submitted with the Application. Any documentation submitted to this office cannot be returned to the applicant.

APPLICATION FEE

The application processing fee for any Application for a Certificate Of Appropriateness is \$20

Payment must accompany the application at the time of submission. For an electronically submitted application, payment must reach the HPC office within 48 hours following transmission. Payment can be made by credit card by contacting Business License Administrator Michelle Adams at (574) 235-5912; by cash in person in the Department of Community Investment on the 14th floor of the County City Building; or by check made out to City of South Bend. **Applications will NOT be processed without the required fee.**

MEETING ATTENDANCE

When an Application has been scheduled for any meeting, the owner, architect or contractor(s) retained for the project shall attend the meeting where their project will be reviewed and a decision rendered. **Failure by the owner, architect, or contractor to attend such meetings may result in denial of the Application due to insufficient representation.**

CERTIFICATE ISSUANCE

Certificates of Appropriateness will be filed with the Building Department of South Bend and St. Joseph County. A copy of the Certificate will be emailed directly to the owner and/or contractor(s) listed on the application.

INSPECTION AUTHORITY

All projects will be inspected during and following execution for compliance with the decision(s) rendered by the Historic Preservation Commission of South Bend and St. Joseph County.

Owner acknowledges that while the Historic Preservation Commission only considers Certificates of Appropriateness for exterior features, under certain circumstances it may be necessary for the Commission Staff to have access to the interior of the building in order to accurately assess the condition of the exterior feature and that the lack of access to the interior may prevent the Commission Staff from making a favorable recommendation.

Any work performed on a historic landmark or in an historic district which does not conform to the Certificate of Appropriateness certificate shall be immediately halted by the Historic Preservation

Commission and the Building Department of South Bend and St. Joseph County. Fines may be levied for projects not in compliance.

I read and understand the information above:

Yes, Continue

Date

Wednesday, September 4, 2024

Property Information

Property Address for Proposed Work: 1097 Riverside Dr.

Property City South Bend

Property Zip Code 46616

Property Owner Information: Stephen Wisniewski

Owner Email [REDACTED]

Owner Phone Number ([REDACTED])

Proposed Work and Project Information

All projects must comply with applicable building and zoning codes.

[South Bend Zoning Ordinance](#) [St. Joseph County Zoning Ordinance](#)

Does your project involve any of the following? (Check all that apply):

New Construction, Additions

Contractor Information

Private General Stephen Wisniewski

Contractor Phone Number [REDACTED]

Contractor Email [REDACTED]

Description of Proposed Work:

Addition of two accessible ramps for wheelchair and electric scooter use: one ramp addition to existing front porch, and one ramp over existing concrete steps from the sidewalk on Riverside Dr.

File Upload

Site Plans, Aerial Views, and/or Blueprints: One (1) set shall be submitted with the Application. Uploaded documentation must show existing property lines, buildings, structures, and proposed project location(s). Hand Drawn Plans/Elevations are ok

Photographs to include: each area affected by project, close up detail of project areas.

Windows, Siding, and/or Door projects must include photographs of each window/door/siding affected by the project and detailed close up of condition

Applications will **not** be processed if the required photographs and/or documentation are not included.

Any documentation submitted to this office cannot be returned to the applicant.

Project Type - List:

New Construction, Additions

Site Plan or Aerial View of Proposed Project Location(s):

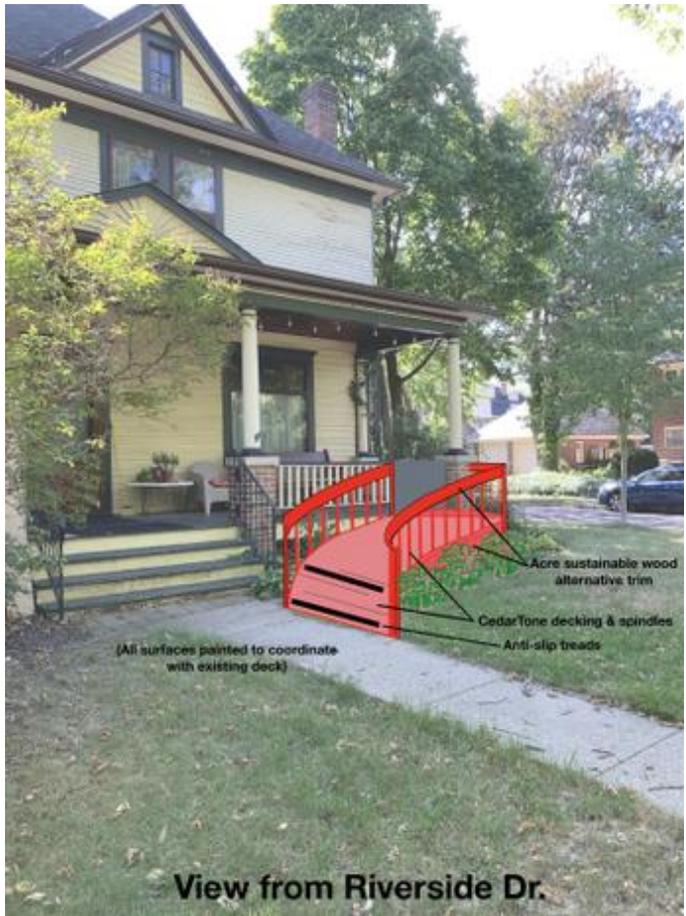


58.96 KB

Structural Drawings/Architectural Drawings:



4.61 MB



3.63 MB



3.81 MB

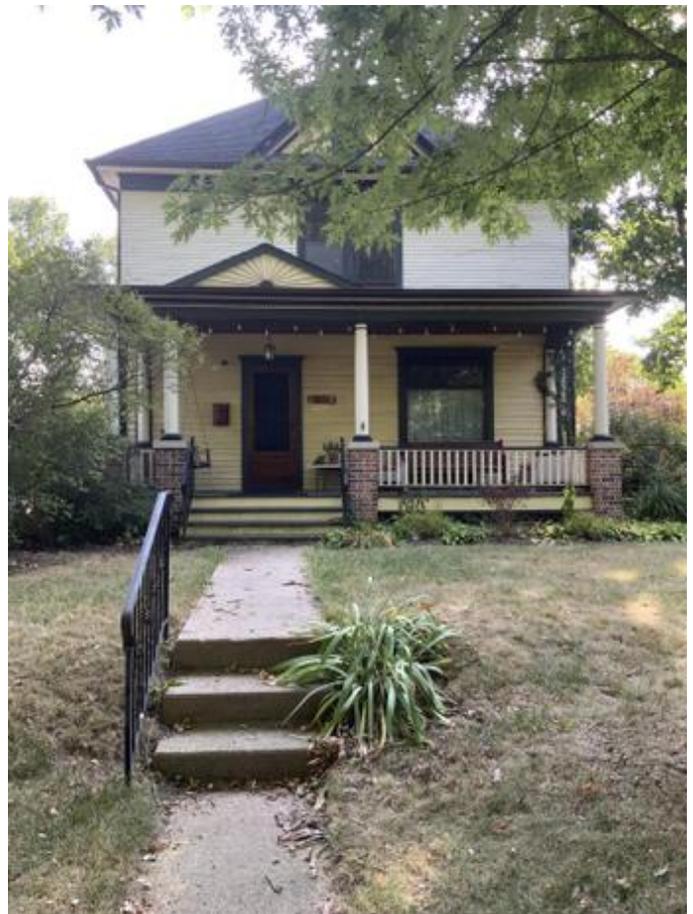


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Photographs:



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706.08 KB



626.8 KB

I have included all required photographs and documentation for my application, as described above. I understand these items will not be returned.

I Affirm

Signature of Property Owner:



Payment

Invoice ID

INV-000068

Payment Method

Pay in Person

An aerial photograph of a residential street. A semi-transparent blue square overlay is positioned in the lower right quadrant. Inside this overlay, a red location pin is centered, with the number '1097' printed below it. Above the pin, the text '1097 Riverside Dr' is displayed in white. The background shows a street with several parked cars and trees.

1097 Riverside Dr

1097





1097



1097



Cedar decking

Anti-slip treads



Acre sustainable wood alternative trim

CedarTone decking & spindles

Anti-slip treads

(All surfaces painted to coordinate with existing deck)

View from Riverside Dr.



1097



View from Vassar

Re: COA Application for 1097 Riverside Drive

Stephen Wisniewski [REDACTED]

Mon 9/9/2024 12:59 PM

To: Kate Himick <Khimick@southbendin.gov>

Hi Kate,

Sure -- all the spec sheets and info for the Acre material can be found here:

<https://modern-mill.com/>

It's a zero-waste product made with upcycled rice husks, I've liked using it in the past because it's really weather-resistant without feeling like a plastic-y composite.

The CedarTone lumber is just a nicer-looking pressure treated material that has a cedar tint. I'm not sure of the manufacturer site, but you can find specs here:

<https://www.menards.com/main/building-materials/decking-deck-materials/wood-decking/ac2-reg-5-4-x-6-ground-contact-cedartone-premium-pressure-treated-thick-decking/1116138/p-1444422502659-c-13469.htm>

Just let me know if you need anything else. Thanks.

stephen

AC2® 5/4 x 6 x 10' Ground Contact CedarTone Premium Pressure Treated Thick Decking

(Actual Size: 1-5/32" x 5-1/2" x 10')

Model Number: 1116138 | Menards® SKU: 1116138



15% Thicker than 5/4 Standard 1" Decking

EVERYDAY LOW PRICE

11% REBATE* Good Through 9/15/24

\$13.69

\$1.51

PRICE
AFTER
REBATE*

\$ **12**¹⁸
each

You Save \$1.51 After Mail-In Rebate*

🔥 377 People have purchased this in the past week.

! Additional Packaging/Handling Charges May Apply.

- 15% thicker than 5/4 standard 1" decking
- 15% more preservative than 5/4 standard 1" decking
- Rich color similar to Coastal/Western cedar

[View More Information >](#)

Length: 10' ▼

Pick Up At Store ⓘ

●●● 112 In-Stock at [Mishawaka](#)
Item located in Outside Yard ⓘ

Need to order more?

●●● 6,000 Available for Immediate Shipment From Our Fulfillment Center
[View Shipping & Delivery Options](#)

●●● [Check Another Store for Availability](#)

[● ● ● Share](#)[Description & Documents](#) | [Specifications](#) | [Optional Accessories](#) | [Frequently Asked Questions](#)

AC2® CedarTone premium thick decking is truly a premium product. With a rich color similar to Coastal/Western cedar, this decking provides pleasing aesthetic performance for the first two years following completion of the outdoor project. After several weeks of outdoor exposure, the product will change to a lighter, more natural color. AC2® CedarTone premium treated wood products will maintain this cedar-like color when natural cedar wood has faded to a gray color. Premium decking is wane-free, has more clear wood, a maximum knot size of 1-1/2 inches (vs. standard or #2 decking at 2-1/2 inches), and through holes that are a maximum of one per 4 feet of length (vs. standard or #2 that can be scattered). Wood is a natural product with many unique characteristics and properties. While wood's strength and workability make it highly suited for general construction and building projects, other inherent characteristics make it subject to checks, splits, warps, and twists.

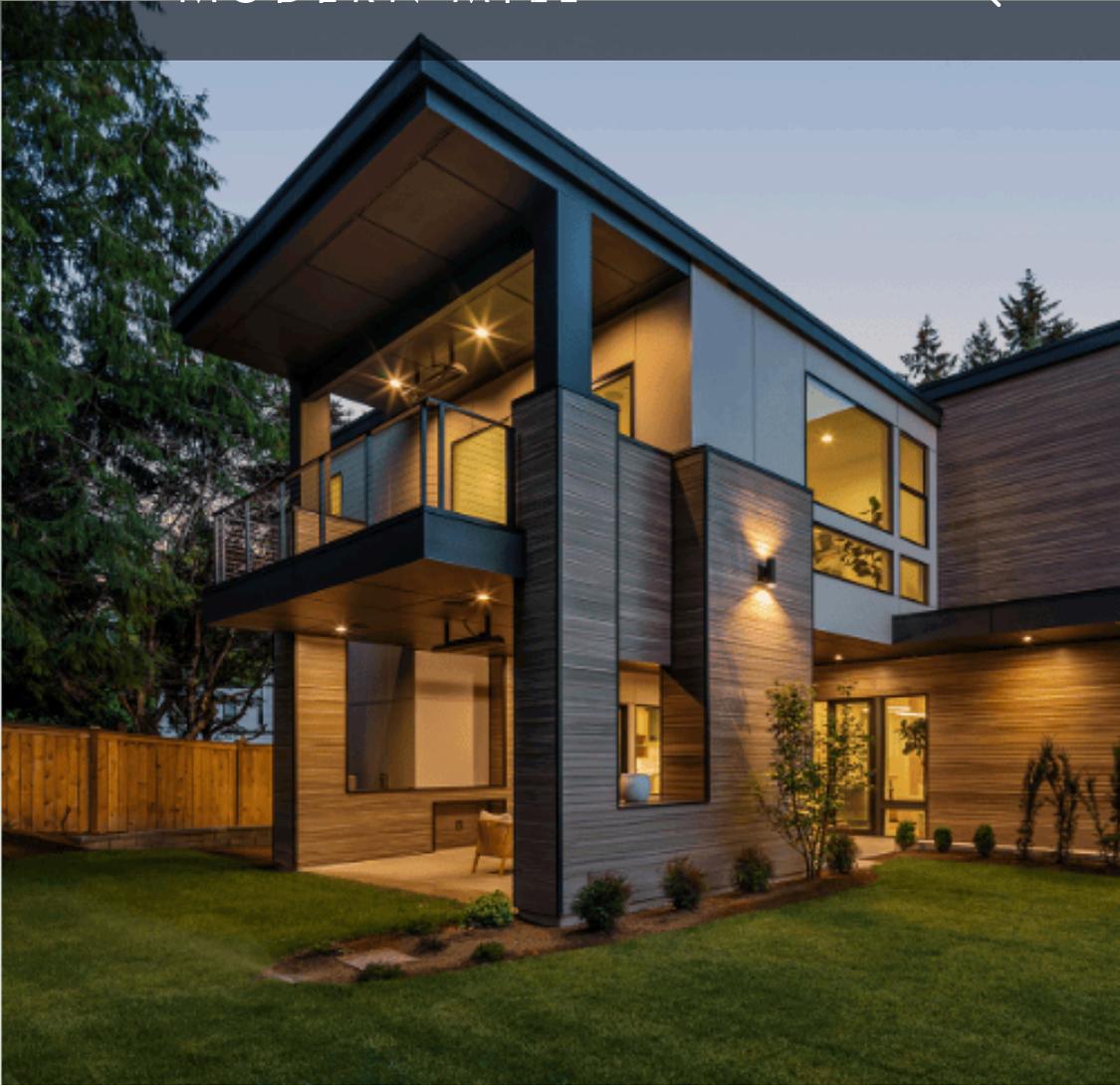
Features

- 15% thicker than 5/4 standard 1" decking
- 15% more preservative than 5/4 standard 1" decking
- Rich color similar to Coastal/Western cedar
- 3/8" radius edge for greater comfort and aesthetic appeal
- Factory-applied water repellent to slow drying process; use of sealer still recommended to protect against the elements and extend overall appearance and life of the wood
- Environmentally friendly—safe for use around pets, playsets, and vegetable gardens
- NAHB Research Center Green Approved
- Recommended color match is Pittsburgh Paints & Stains® Ultra Advanced Semi-Transparent Wood Stain (SKU 5534627) mixed to Walnut #2029
- Triple-coated, hot-dipped galvanized, or stainless steel fasteners are recommended for use with this decking
- Actual dimensions may vary depending on moisture content; expect shrinkage to occur
- See Pressure-Treated Wood FAQs for more information

Additional Resources

[Safety Data Sheets \(SDS\)](#)[Technical Specifications](#)[Pressure Treated Wood Building Tips](#)[Warranty](#)[Pressure Treated Wood FAQ's](#)Brand Name: **AC2**

MODERN·MILL



ACRE IS SUSTAINABILITY WITHOUT COMPROMISE

ACRE offers the convenience of composites with the workability and warmth of wood. It is unmatched in durability, sustainability and beauty.

Perfect for a wide range of applications, from siding to decking to trim and more – choosing ACRE means you can build to your

vision and build a more sustainable future.

MODERN·MILL



BEAUTY: A REAL DIFFERENCE YOU CAN SEE AND FEEL

Many wood alternatives imprint wood-looking grains on their surfaces – but the truth is in the touch. When you pick up a piece of ACRE, you'll instantly feel the warmth and grain that up until now was only found in wood.





HOW ACRE PERFORMS ON THE JOBSITE

COMPARED TO WOOD

Low maintenance with a limited lifetime guarantee against water, weather and rot

Cut, screw, nail or drill with regular tools

Easier on blades than hardwoods

No knots or sap lines

Accepts paint and stain beautifully

No primer required

Suitable for direct ground contact

100% tree-free, sustainable and renewable

COMPARED TO PVC

No harmful dust

No static cling

MODERN·MILL
No edge-gluing required



No plasticky look or smell

Paint or stain without priming

Look and feel of real wood

COMPARED
TO COMPOSITES

Lightweight yet strong and straight

Easy on tools and blades

Doesn't crack or scratch when cut

Strong screw and nail retention

No mushrooming, splitting or pre-drilling

CIRCULAR SUSTAINABILITY





LEADING THE WAY TO NET ZERO

ACRE is a practical solution to helping companies, governments and homeowners meet their sustainability goals.

See how leading brands showcase their sustainable leadership with ACRE.

[LEARN MORE](#)

