



A G E N D A

Tuesday, June 5, 2018

**Kizer House, Indiana Landmarks
Northern Regional Office**

4:00 P.M.

**801 West Washington St.
South Bend, IN 46601**

- Meeting Called to Order
- Roll Call
- Approval of March 6, April 3, and May 1, 2018 Meeting Minutes

PUBLIC HEARING

COA #18-01: Certificate of Appropriateness for 2426 Riviera Drive in the Riviera Place Historic District for to allow masonry work on the enclosed patio, second story parapet wall and chimney, replace steel lintels and replacement windows.

COMMITTEE REPORTS

- A. Historic Districts/Plaques
- B. Public Relations & Community Education
- C. Staff Notes

OLD BUSINESS

- Plaques for Old No. 4 Firehouse
- Promotional Items
- Recognition of Historic Signs (e.g. Arby's)

NEW BUSINESS

- State Preservation Conference Recap
- Edgewater Drive Historic District Information Meeting

PRIVILEGE OF THE FLOOR

TOUR OF KIZER HOUSE

ADJOURNMENT

Attachments:

May 1, 2018 Meeting Minutes

COA #18-01 Staff Report

Edgewater Drive Historic District Information Meeting Letter

Auxiliary aids and services are available upon request to individuals with disabilities.

CITY OF MISHAWAKA HISTORIC PRESERVATION COMMISSION

staff report

certificate of appropriateness

Location: 2426 Riviera Drive

Date: June 5, 2018

Certificate of Appropriateness: 18-01

Prepared By: CH

general information



Designated Historic Site: Part of Riviera Place Historic District

Legal Description: The property is legally described as Lot Numbered 4 as shown on recorded Plat of Riviera Place, a subdivision of Lots 1 to 10 inclusive as shown on the recorded Plat of Brookside, a subdivision in the Northeast Quarter of Section 14, Township 37 North, Range 3 East, within and a part of the City of Mishawaka, together with the portion of land lying between the Northerly line of Lot Numbered 4 and the St. Joseph River EXCEPTING THEREFROM a tract of land described as beginning at the Northeast corner of Lot Numbered 2 in said Addition; thence running Northeasterly along the northwest line of said Lot Numbered 4, 81.3 feet to the Northerly corner of said Lot Numbered 4; thence continuing Northeasterly on a projection of said Northwesterly line of said Lot Numbered 4 to the water's edge of St. Joseph River; thence Southeasterly along the meandering of said water's edge to a point 12 feet, measured at right angles, from said Northwesterly line of Lot Numbered 4 projected; thence Southwesterly on a line 12 feet from and parallel with the said Northwesterly line of Lot Number 4 and the projection thereof to the Northeasterly line of Lot Numbered 2; thence Northwesterly along said line to the Northeasterly corner of said Lot Numbered 2 to the place of beginning.

Also, parts of Lots Numbered 1 and 2 as shown on the recorded Plat of said Riviera Place described as beginning at the Southeasterly corner of said Lot Numbered 2; thence Southwesterly along the Northerly line of Riviera Drive 80 feet; thence Northwesterly 123.7 feet to a point 50 feet East of the East line of Brook Avenue; thence North 123.5 feet to the North line of said Lot Numbered 2; thence Southeasterly along the Easterly line of Lot Numbered 2; thence East 15.2 feet to the Northeasterly corner of said Lot Numbered 2; thence Southeasterly along the Easterly line of Lot Numbered 2, 225.5 feet to the place of beginning EXCEPTING THEREFROM a tract of land described as beginning at the Northeast corner of said Lot Numbered 2; running thence Soutuheasterly along the Easterly line of said Lot Numbered 2, 14.8 feet; thence South 88.23 feet; thence West 21.5 feet; thence North 101.6 feet; thence East 15.2 feet to the beginning.

Applicant: Donna and T Michael Pangburn

Status: Property Owners

Request: A Certificate of Appropriateness to allow masonry work on the enclosed patio, second story parapet wall and chimney, replace steel lintels and replacement windows. (See attached quote from Hershberger Masonry for a detailed description of the proposed work.)

Applicable Guidelines: Preservation Standards Ordinance #3866 for Riviera Place, a multiple-property historic district.

III. District Standards.

B. Building Materials

Masonry

Masonry should be maintained, properly tuckpointed and cleaned when necessary. Mortar joints should be repointed by using a mortar that duplicates the original in composition, strength, color, texture, joint size, method of application and joint profile. Deteriorated mortar should be removed by hand raking or a manner equally sensitive to the historic material. When cleaning is necessary, it should be done by the gentlest method possible, such as low pressure water (p.s.i.- pounds per square inch) and natural bristle brushes so that the original texture and color is preserved.

D. Windows and Doors. Original windows, doors, and their characteristic elements including sash, lintels, sills, shutters, decorative hoods, pediments, and moldings, hardware, muntins, and decorative glass should be retained and repaired rather than replaced. In many cases, repair and retrofit of the historic windows are more economical than wholesale replacement. Furthermore, replacement units are often unlike the originals in design and appearance. When deteriorating beyond repair, replacements should duplicate the original in design, size, scale, material, color, and texture.

analysis

The Applicant is requesting a Certificate of Appropriateness to allow masonry work on the enclosed patio, second story parapet wall and chimney, replace steel lintels.

The first item on the Hershberger Masonry quote is to take down brick on the saw tooth parapet above enclosed patio to the top of windows (see Exhibit A for detail). The steel lintels over the windows will be replaced. The windows are not being replaced at this time, because the structural problem was more imperative, but the Applicant would like to include the window replacement on the enclosed porch in this COA. The same bricks will be used with historic mortar. A similar process will be done on the second story saw tooth parapet wall. Item 2 on the quote is replacing the steel lintels, brick and limestone on 2 basement windows. The last item on the quote is to take the chimney down to roof level, clean and relay bricks, adding a new 4" thick concrete cap on top.

The Applicant is also requesting a Certificate of Appropriateness for window replacement. The description of work is the removal of aluminum storm windows; and removal and replacement of windows with energy efficient windows of the same design (e.g. 6 over 6 and 8 over 8) as the original windows. Original windows have lead in them that is a health risk, the wood is rotten on many and most are missing the weights. The replacement windows will be Quaker Brand, the same brand that was used

at 128 N. Brook. The color choice is sandstone, matched to the existing peeling paint. (See Exhibits B1-B3 for replacement window details.)

The leaded stained glass windows will not be removed or replaced, although the front door leaded glass needs to be repaired.

While the district standards recommend maintaining the original windows and doors, based on the current condition of the existing windows, Staff supports the decision to use replacement windows.

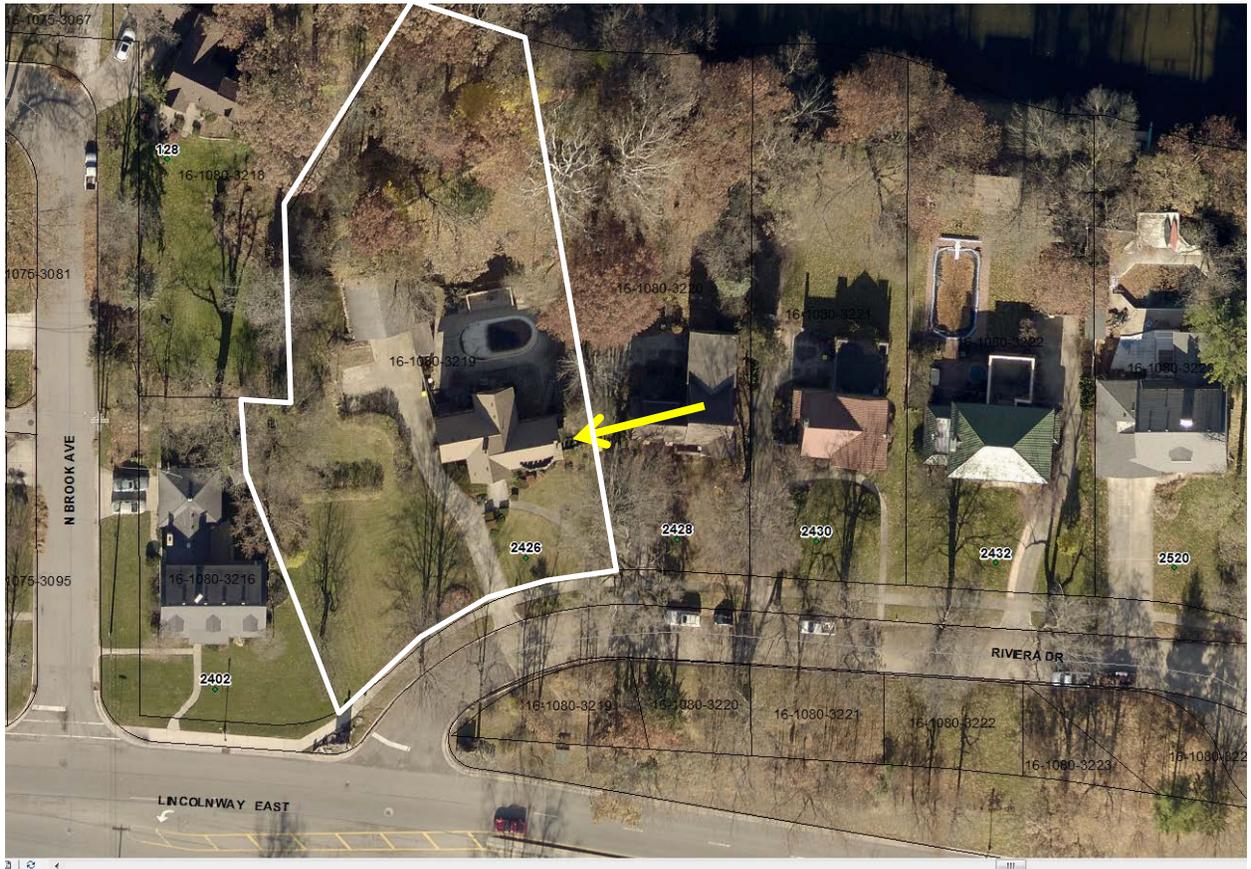
recommendations

In consideration of the detailed description of the proposed improvements provided in the application, the staff recommends approval of a Certificate of Appropriateness for masonry work as outlined on the Herberger Masonry quote and replacement windows. This recommendation is based on the following reasons:

1. The Certificate of Appropriateness will allow the Appellant to correct safety concerns in then windows and enclosed porch. The property owner has expressed a sensitivity to the historical nature and architectural details of the existing house by reusing existing materials when possible and selecting compatible building materials and colors for replacements.
2. The proposed masonry work and window replacements will mimic the proportions and character of the existing house so that it will be compatible and complement the existing design.
3. The proposed improvements will comply with the standards of the Mishawaka Zoning Ordinance. Building Permits were issued.

attachments

Location Map, COA Application including Hersberger Masonry quote (Exhibit A), Applicant's pictures of enclosed patio and windows, Details of replacement windows (Exhibits B1-B3), Staff Pictures.



Location Map – 2426 Riviera Drive
Arrow indicates enclosed patio



**MISHAWAKA
HISTORIC
PRESERVATION
COMMISSION**

Masonry Work **AND WINDOWS**

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Department of Building, Community Development & Planning • City Hall
600 East Third Street • Room 201 • Mishawaka, IN 46544
(574) 258-1625 Fax (574) 968-6999

Staff Use Only

DATE RECEIVED _____ APPLICATION NUMBER _____

PAST REVIEWS: YES (DATE OF LAST REVIEW) _____ NO

HISTORIC COMMISSION REVIEW DATE: _____

LOCAL HISTORIC DISTRICT (NAME) _____

NATIONAL REGISTER DISTRICT (NAME) _____

CERTIFICATE OF APPROPRIATENESS:

DENIED Tabled APPROVED AND ISSUED _____ DATE _____

ADDRESS OF PROPERTY FOR PROPOSED WORK 2426 Riviera Drive
STREET NUMBER AND STREET NAME

LEGAL DESCRIPTION _____

NAME OF PROPERTY OWNER(S) (PLEASE PRINT) Donna & T. Michael Pangburn

ADDRESS OF PROPERTY OWNER(S) 2426 Riviera Drive

CONTRACTOR(S) NAME Gary Masonry

CONTRACT COMPANY NAME Hershberger Masonry

CONTRACTOR ADDRESS 63146 M-62

CITY Cassapolis, MI 49031 PHONE _____

CURRENT USE OF BUILDING Single Family
(SINGLE FAMILY - MULTI-FAMILY - COMMERCIAL - GOVERNMENT - INDUSTRIAL - VACANT - ETC.)

TYPE OF BUILDING CONSTRUCTION Brick and wood, half-timbering, Jacobethan Revival
(WOOD FRAME - BRICK - STONE - STEEL - CONCRETE - OTHER)

PROPOSED WORK IN-KIND LANDSCAPE NEW REPLACEMENT (NOT IN-KIND) DEMOLITION
CHECK THOSE THAT APPLY

DESCRIPTION OF PROPOSED WORK See attachment Quote

CONTACT PERSON FAX _____ PHONE 574-361-4389 EMAIL mpangburn@thorindustries.com

T. Michael Pangburn
SIGNATURE OF OWNER

AND/OR _____

SIGNATURE OF CONTRACTOR

APPLICATION FEE IS \$10.00

FEE MUST ACCOMPANY THE APPLICATION AT THE TIME OF SUBMISSION.



269
876-9086

H

HERSHBERGER MASONRY

CUSTOM MASONRY/FIREPLACES
BRICK STONE BLOCK



Job: 2426 Rivera Dr.

DATE: Jan. 26, 2018

QUOTES \$30,850.00 Labor & material

SAW TOOTH PARAPET ABOVE ENCLOSED PATIO **A**

- Take down brick to top of windows. Clean brick for reuse.
- Replace steel lintels over windows. Install flashing & weep joints.
- Relay brick. Approximately 1300 brick. (w/ historic mortars)
- Wash & seal. Approx 12 Days of labor \$15,070.00

REPLACE STEEL LINTELS ON 2 BASEMENT WINDOWS (Also brick & limestone.)

- N.E. Window take out approx. 100 brick - from top of basement window to sill of 1st story window.
• Clean bricks & relay
• Relay new limestone sill
Approx. 1 1/2 Days labor \$1980.00
 - N.W. Window (SAME AS ABOVE)
• Approx. 150 brick.
Approx. 2 Days labor \$2580.00
- } 4560.00

2ND STORY SAW TOOTH PARAPET WALL

- Take down brick to top of 2nd story windows
- Clean & Relay brick (w/ historic mortars)
- Wash & seal. Approx. 5 1/2 Days labor 6,860.00

CENTER CHIMNEY TOP REPLACEMENT

- Take chimney down to roof level.
- Clean bricks & relay. Approx 240 bricks
- Pour new 4" thick concrete cap on top. Approx. 4 Days Labor 4,360.00
- Wash & seal.

63146 M-62

CASSOPOLIS, MI 49031

\$30,850.00

He is no fool who gives - what he cannot keep to acquire what he cannot lose.

DESCRIPTION OF PROPOSED WORK:

Removal of aluminum storm windows and removal and replacement of windows with energy efficient windows of the same design (e.g. 6 over 6 and 8 over 8) as the original windows. We will not be removing or replacing leaded stained glass windows - front door leaded glass needs to be repaired. Original windows have lead in them that is a health risk, the wood is rotten on many and most are missing the weights. Attached is a photograph depicting the replacement window we wish to purchase and have installed.

* Paint exposed wood surfaces in the Application -
All bases will be covered

A



BI

A Brilliant Fusion of
Old World Craftsmanship and M

JOHN Meyers
Sales Manager
**MIDWEST ROOFING
SUPPLY**
1400 McKinley Place
Mishawaka, IN 46545
Phone: 574.237.8043
Cell: 574.304.2791
Fax: 574.237.8043
www.midwestroofingsupply.com

QUAKER

BRIGHTON
SERIES
Architectural Wood Clad Series by Quaker

B2

(VOC) into the air and Quaker rec...
Powder Coat facilities are also mo... energy...
Energy (DOE) Zero-Net-Energy initiative in buil...

POPULARS

White	[Color Swatch]	[Color Swatch]	[Color Swatch]
Sandstone	[Color Swatch]	Beige	[Color Swatch]
Chestnut	[Color Swatch]	Toffee	[Color Swatch]
Earthtone	[Color Swatch]		

IMPRESSIVE

Agate	[Color Swatch]	[Color Swatch]
Grey	[Color Swatch]	[Color Swatch]
New	[Color Swatch]	[Color Swatch]
Bone	[Color Swatch]	[Color Swatch]
White	[Color Swatch]	[Color Swatch]

B3

CASEMENT AND AWNING WINDOWS

Brighton Casement and Awning windows offer endless design possibilities. Vents open wide to allow fresh air in and provide natural ventilation for your health and well-being.

THE QUAKER DIFFERENCE

Specially Designed Hardware — Brighton's Casement/Awning Push Out and Crank Out hardware are specially designed for added strength and durability. This custom hardware also reduces air infiltration for greater energy efficiency.

Energy Efficient Glass — The Brighton Casement/Awning Window is manufactured with a 3/4" Insulating glass unit, which is a combination of two panes of glass with an energy spacer system between them. The sealed air space between the glass panes reduces heat transfer resulting in lower fuel bills.

Durable Screens — Brighton heavy-duty extruded aluminum framed screens offer exceptional visibility, superior insect protection and excellent airflow. An optional retractable screen is also available that slides easily to allow additional fresh air into your home.

National Rating — Brighton Casement/Awning windows have been tested to an AAMA/NWWDA industry window standard and have achieved a Light Commercial Grade rating of LC60.

WHY IS IT IMPORTANT TO YOU?

The Quaker Difference is your guarantee that your Casement and Awning windows have been tested to the most stringent industry standard. A Light Commercial (LC) rating is typically only afforded to products designed for low to mid-rise commercial buildings. This Commercial rating is your assurance that your Brighton windows are strong.



Photo provided by homeowner



Photo provided by homeowner

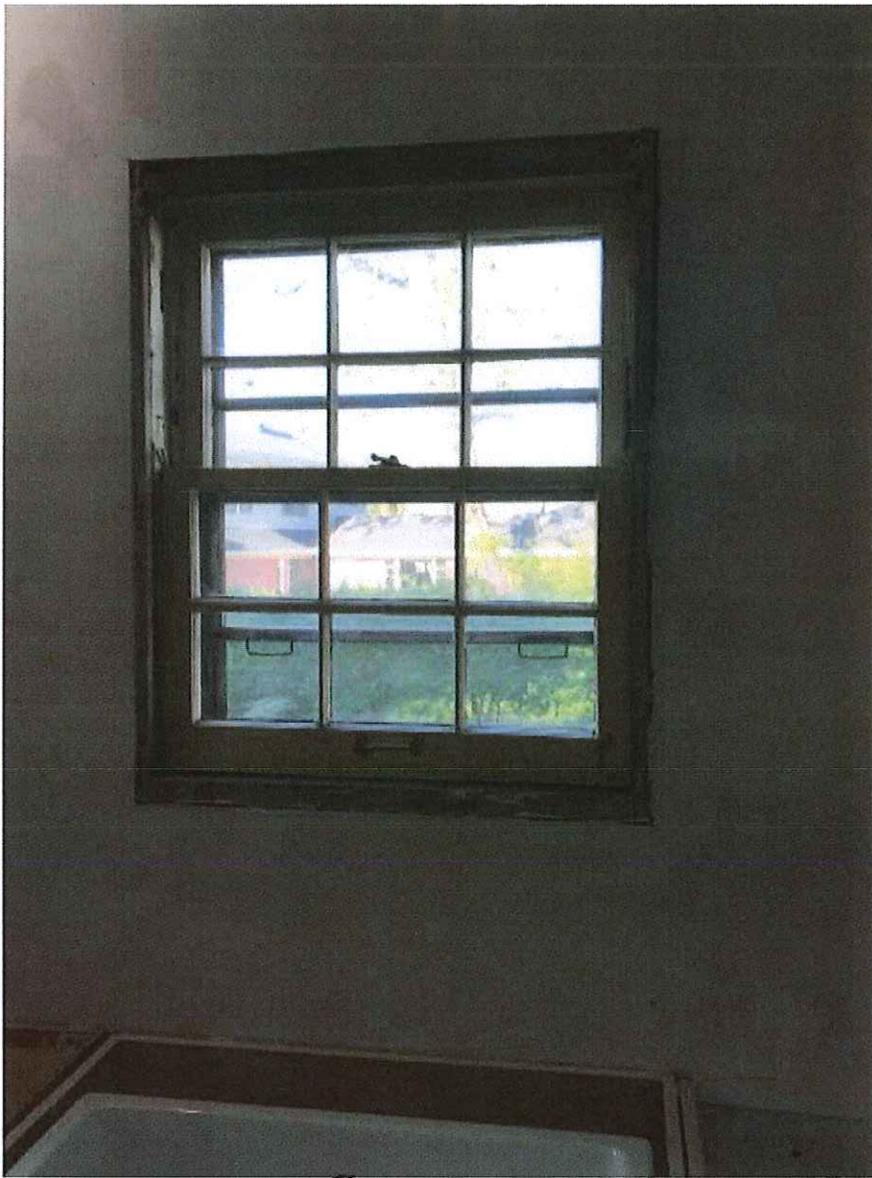


Photo provided by homeowner



Photo provided by homeowner

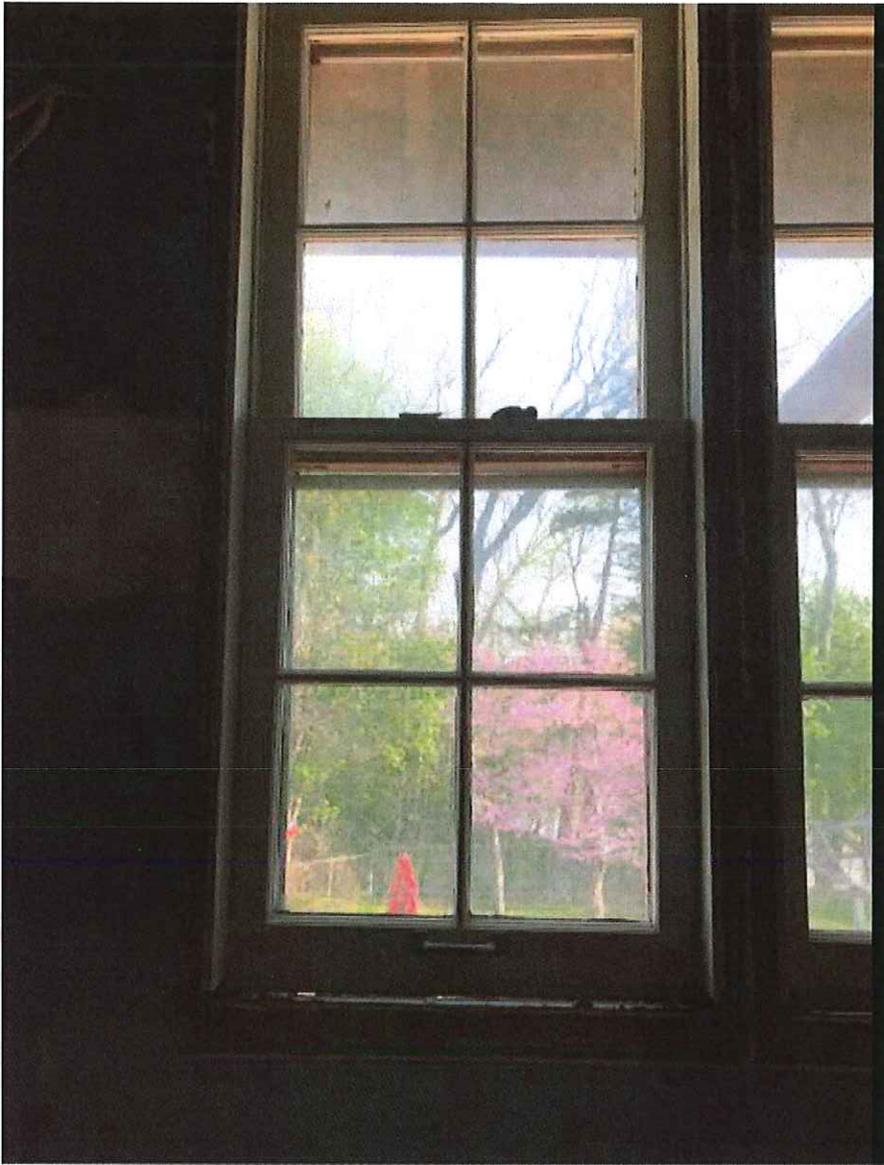


Photo provided by homeowner



Picture of Replacement Window



Staff Picture of peeling paint on windows



Staff Picture of peeling paint and rotting wood on windows