

**STAFF REPORT**  
CONCERNING APPLICATION FOR A  
**CERTIFICATE OF APPROPRIATENESS**



**Date:** June 5, 2019

**Application Number:** 2019-0603A

**Property Location:** 1133 East Wayne Street

**Architectural Style/Date/Architect or Builder:** Colonial Revival/1938/Toepp House

**Property Owner:** Jim Nowicki

**Landmark or District Designation:** East Wayne Street, Ordinance #7796-87

**Rating:** Contributing

**DESCRIPTION OF STRUCTURE/ SITE:** Two story house with rectangular plan. Roof is side gable with returns and asbestos shingles (although survey card lists asphalt). Windows are primarily original wood 8/8 double hung at first floor, 6/6 at second floor, with ornamental louvered shutters. There is a central arched entry with fluted pilasters. Façade is painted brick.

**ALTERATIONS:** RME 2011-0921A removed one dead/dying Green Ash in tree lawn per Permit #197 requiring replacement tree.

**APPLICATION ITEMS:** *“Replacement of the asbestos tile roof and galvanized gutters with the Classic Products Oxford metal shingle and new galvanized gutters”*

**DESCRIPTION OF PROPOSED PROJECT:** Contractor has applied to install new Oxford metal shingle over existing asbestos tile roof, and to install new galvanized half round gutters.

While the 81-year-old roof has been maintained over the years, Slatile Roofing and Sheet Metal Co., Inc. and Preservation Inspector have concluded that the asbestos shingle roof is failing and may be considered beyond repair at this point, please see respective letters for details.

Slatile has proposed to install a metal shingle style roof system that would allow for the asbestos to remain installed on the house. Per the contractor, the main reason for not removing the asbestos is to eliminate the hazard of asbestos particles becoming airborne during demolition and the possibility of becoming a health hazard to the neighborhood. Another reason is the cost of the removal and special considerations needed in disposal, both of which result in a higher cost. Staff advocates for removal of asbestos prior to installing a new roof product to eliminate a potentially hazardous material from existing on the house and to remedy any moisture concerns related to the vegetation growing in or behind the asbestos tile. Regarding the proposed metal roof, this particular product is not commonly found in historic districts but would simulate a tile scale, texture, and pattern.

The proposed gutters are in – kind.

**PRESERVATION INSPECTOR REPORT:**

On June 6, 2019 I met with Wendell Simmons from Slatile and Preservation Specialist Adam Toering at the property located at 1133 E Wayne N part of the East Wayne Local Historic District.

The owner has applied (through the contractor) to cover the existing asbestos shingles with a substrate membrane then finish with aluminum asbestos looking aluminum roof tiles. The step flashing at the chimneys will have to be replaced with a taller version, and the distinctive half-round gutters will also have to be removed and rehung.

There are missing or broken tiles in several locations. The owners and contractors have been using up a stockpile of matching tiles, but now that supply has been depleted. Patches of moss are everywhere on all sides of the roof. This would suggest that the existing underlayment under the asbestos tiles has failed so far as to allow moisture to pool. Not to mention the extra weight. The moss will need to be removed and the areas washed to prevent regrowth.

In a previous application for 1105 E Wayne where asbestos tiles were present, the roofing had been removed, properly disposed of, and a new underlayment and roof material then installed. I am aware that there are additional costs, but the removal of the asbestos tiles is the only permanent solution. The new underlayment is to be installed

with screws and washers through the existing asbestos tiles and underlayment. I would question leaving failed material in place rather than removing it.

Steve Szaday

Preservation Inspector

## **STANDARDS AND GUIDELINES: EAST WAYNE STREET**

### II. EXISTING STRUCTURES

#### B. ROOFS AND ROOFING

Roof shapes in the district encompass most of the various designs found in residential structures. **Roofs are covered with a variety of materials such as asphalt, asbestos, wood, and slate shingles, as well as clay tiles.** Residences in most cases have wood fascias with gutters and downspouts. The fascias of some vinyl or metal sided houses are covered with the same material.

#### **Required**

**The existing shape and materials of the roof shall be retained. All architectural features which give the roof its essential character shall be retained, including dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes.**

#### Recommended

Whenever possible, the original shape and materials of the roof shall be restored. Particular effort should be made to retain materials such as slate, tile, and other unique materials not commonly found in new construction. **Roof covering which is deteriorated beyond repair should be replaced with new material that matches as closely as possible the original in composition, size, shape, color and texture. Gutters and downspouts are often a necessary adjunct in order to prevent deterioration of the structure; they should be maintained whenever possible or replaced with a style comparable and suitable to the architectural period.**

#### Prohibited

Nothing shall be done to change the essential character of the roof as viewed from the thoroughfare by adding architectural features or large unsightly fixtures, or by using materials inappropriate to the style of the house. The roof shall not be stripped of architectural features important to its character.

#### Not Recommended

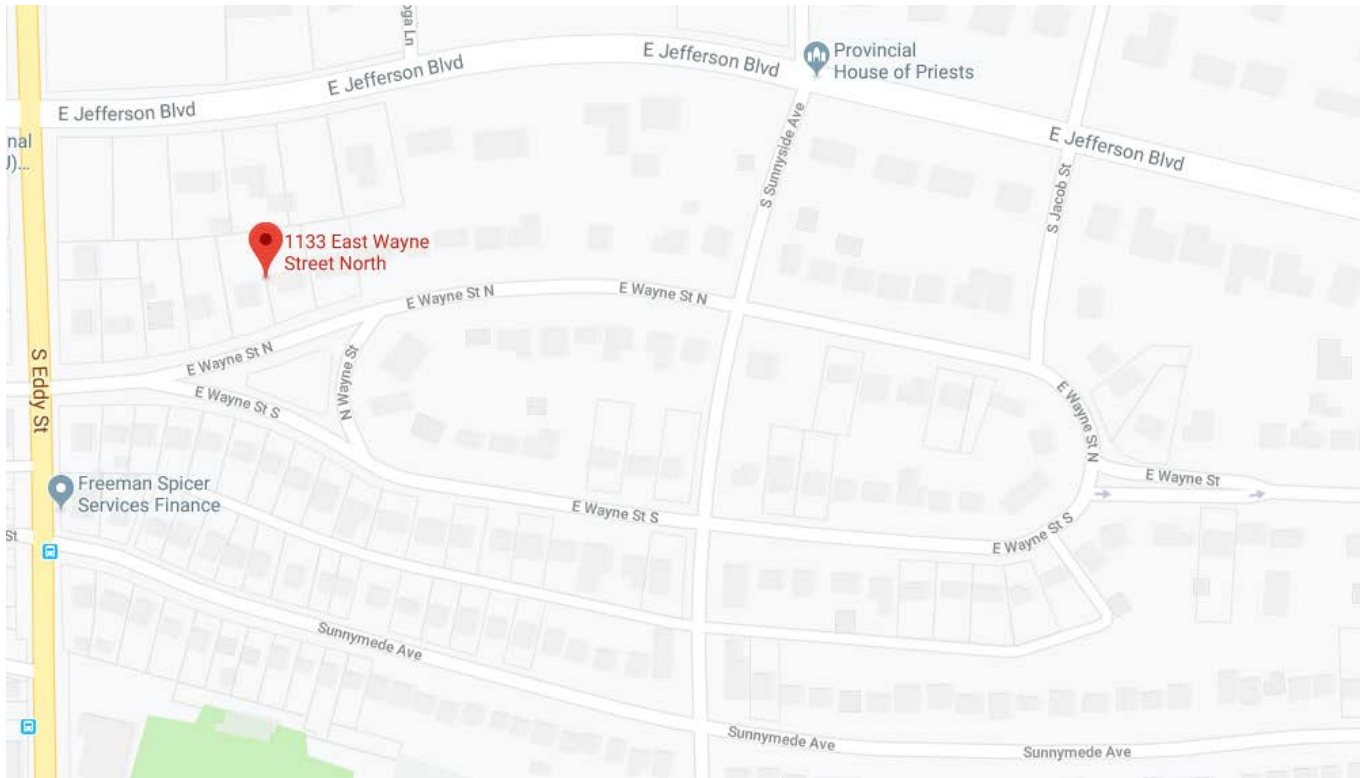
Overhanging eaves, soffits, brackets and gables should not be covered or enclosed when adding metal or vinyl siding to a building.

**STAFF RECOMMENDATION:** Staff does not recommend installing a new roof over the asbestos and would advocate for removal first. If all architectural features which give the roof its essential character can be retained, Staff recommends the metal shingle. Staff recommends new galvanized half round gutters.

Report compiled by  
Elicia Feasel, Historic Preservation Administrator

# HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

LOCATION MAP - Map showing location of the property and surrounding area (Google Maps)



AERIAL MAP - highlighted property on map



Sanborn 1960



MACOG 2019



**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

FRONT PICTURE (SOUTH) - Picture of the front of the building, June 2019.



REAR PICTURE (NORTH) - Picture of the rear of the building, June 2019.





**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

SIDE PICTURE (WEST) - Picture of the side of the building, June 2019.

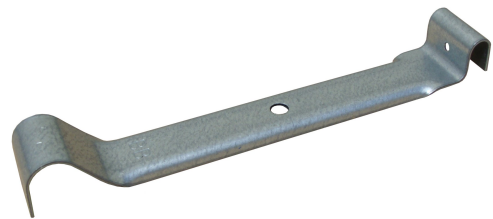


SIDE PICTURE (WEST) - Picture of the side of the building, June 2019.



**HISTORIC PRESERVATION COMMISSION  
OF SOUTH BEND AND ST. JOSEPH COUNTY**

HALF ROUND GALVANIZED GUTTER - Pictures of new gutter elements.



Half round gutter, half round miters,  
round corrugated downspout, round smooth downspout,  
bracket strap, bracket





# 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: [hpcsbsjc@southbendin.gov](mailto:hpcsbsjc@southbendin.gov)

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: \_\_\_\_\_ Application Number: \_\_\_\_\_

Past Reviews:  YES (Date of Last Review) \_\_\_\_\_  NO

Staff Approval authorized by: \_\_\_\_\_ Title: \_\_\_\_\_

Historic Preservation Commission Review Date: \_\_\_\_\_

Local Landmark  Local Historic District (Name) \_\_\_\_\_

National Landmark  National Register District (Name) \_\_\_\_\_

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

Address of Property for proposed work: 1133 East Wayne St. North, South Bend, 46615  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Jim Nowicki Phone #: 574-220-4435

Address of Property Owner(s): Same  
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Wendell Simmons Phone #: 574-440-5925

Contractor Company Name: Slatile Roofing & Sheet Metal Co., Inc.

Address of Contractor Company: 1703 S. Ironwood Drive, South Bend, 46613  
(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—Brick—Stone—Steel—Concrete—Other)

Proposed Work: (more than one box may be checked)  Landscape  New  Replacement (not in-kind)  Demolition

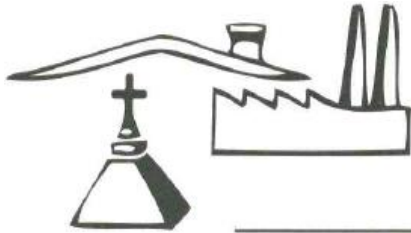
Description of Proposed Work: Replacement of the asbestos tile roof and galvanized gutters with the Classic Products Oxford metal shingle and new galvanized gutters

Owner e-mail: jim@swdocking.com and/or Contractor e-mail: wendells@slatilerroofing.com

X \_\_\_\_\_ and/or X Wendell Simmons  
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.





**Slatile**  
ROOFING AND SHEET METAL CO, INC.  
1703 South Ironwood • South Bend, IN 46613

Phone 574/233-7485  
Fax 574/233-7531  
info@slatileroofting.com  
www.slatileroofting.com

Historic Preservation Administrator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

June 12, 2019  
Phone: (574) 235-7672  
Attn.: Elicia Feasel  
Email: [efeasel@southbendin.gov](mailto:efeasel@southbendin.gov)  
Project: Jim Nowicki  
1133 E. Wayne St. North  
South Bend, IN 46615  
RE: Current Condition Report

Ms. Feasel,

Per your request I am providing a current condition report for the project above. I will attach photos of the roof elevations also.

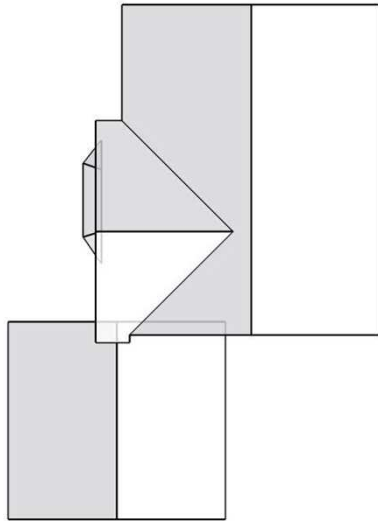
The current roof is an asbestos tile system. According to the owner, this is the original roof from when the house was built in 1938. Our company has been doing various repairs for the last 5+ years for missing or broken tile, miscellaneous flashings and such. At this time it is becoming more difficult to obtain replacement tile for these repairs. After inspection of the roof I found that there are currently 1-2 broken or missing tile but because of the pitch of the roof I am unable to see all of the north elevations. Mr. Nowicki informed me that he had found additional tile pieces in his yard so I am assuming there are more on that north side.

We were contacted about the possibility of replacing the asbestos system with a new roofing system. After discussion with Jim we discussed the possibility of installing a metal shingle style roof system in lieu of the standard architectural shingles that have become common in this area. The reasoning behind this is to offer a system that would not mean a total tear off of the asbestos. With a tear off of asbestos there are special precautions that need to be taken before and during the process. Although this type of asbestos is non-friable we would still have to notify all neighboring houses, take special care in the demolition to not break the tile if possible and to notify the refuse company we use so they could provide a lined dumpster and individual bags to contain the tile. All of this makes the labor and material costs go up and with the metal we can offer a system that will out preform the standard asphalt shingles and give an aesthetic look that fits the neighborhood at a cost not much more than installation of the shingles. We would basically encapsulate the asbestos by installing a synthetic underlayment over them. All existing flashings will be removed and replaced with new.

The metal system we are trying to get approved is the Oxford style manufactured by Classic Products out of Piqua, Ohio. The panels are aluminum so all trim and flashing pieces will be also. At the VTR (vent through roof) bathroom pipes we will be using lead flashing, just as the original has. New reglets will be cut into the mortar joints to receive the new counter flashings. As with the original, we will stair step the counter flashings to mirror what is existing.

We are asking that the board approve this variance for the Oxford system. Please feel free to contact me if you have any further questions or concerns.

Sincerely,  
Wendell Simmons  
Project Estimator



In this 3D model, facets appear as semi-transparent to reveal overhangs.

## PREPARED FOR

Contact:	Michael Albert
Company:	Slatile Roofing and Sheet Metal Co., Inc.
Address:	1703 S Ironwood Dr SOUTH BEND, IN 46613
Phone:	574-233-7485

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## MEASUREMENTS

Total Roof Area =2,036 sq ft  
 Total Roof Facets =9  
 Predominant Pitch =9/12  
 Number of Stories >1  
 Total Ridges/Hips =79 ft  
 Total Valleys =38 ft  
 Total Rakes =146 ft  
 Total Eaves =114 ft

Measurements provided by [www.eagleview.com](http://www.eagleview.com)



**Certified Accurate**

[www.eagleview.com/Guarantee.aspx](http://www.eagleview.com/Guarantee.aspx)

## IMAGES

The following aerial images show different angles of this structure for your reference.

Top View





## IMAGES

North Side



South Side



# IMAGES

East Side

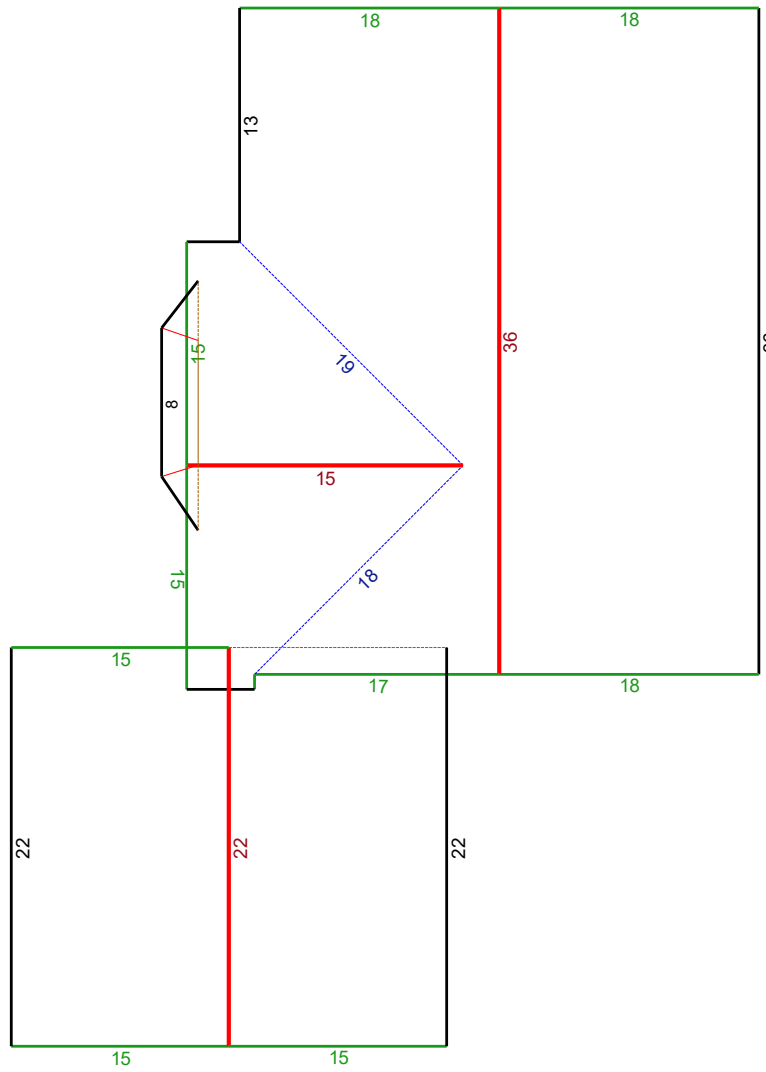


West Side



# LENGTH DIAGRAM

Total Line Lengths:

**Ridges = 73 ft**
**Hips = 6 ft**
**Valleys = 38 ft**
**Rakes = 146 ft**
**Eaves = 114 ft**
**Flashing = 7 ft**
**Step flashing = 23 ft**
**Parapets = 0 ft**


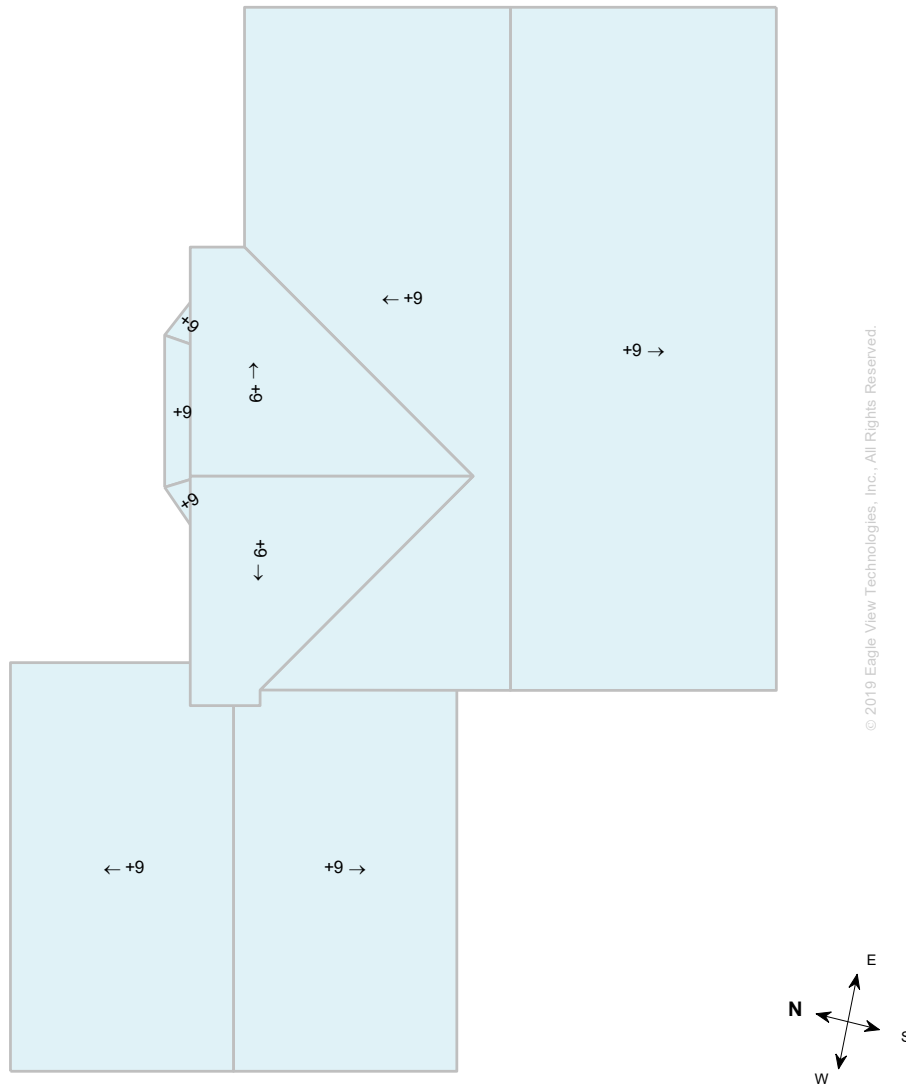
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**Note:** This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).



# PITCH DIAGRAM

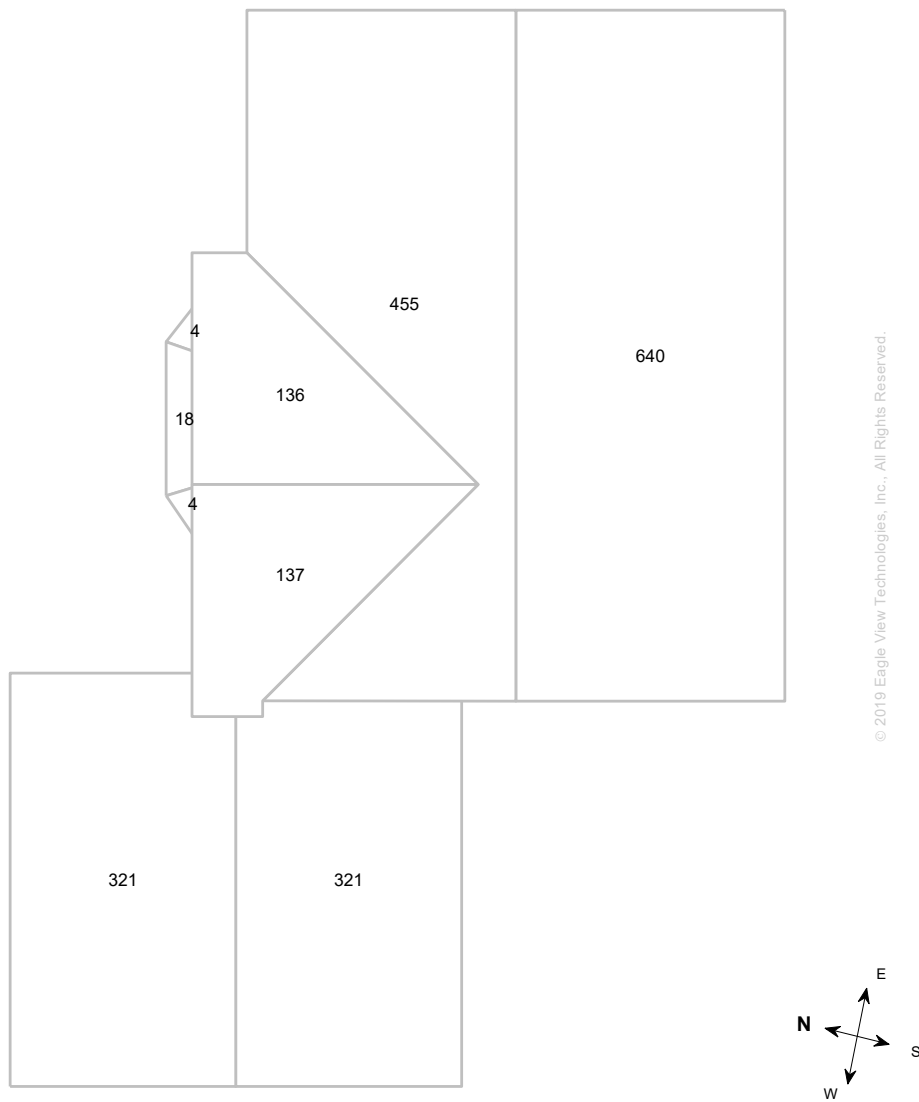
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 9/12



Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

# AREA DIAGRAM

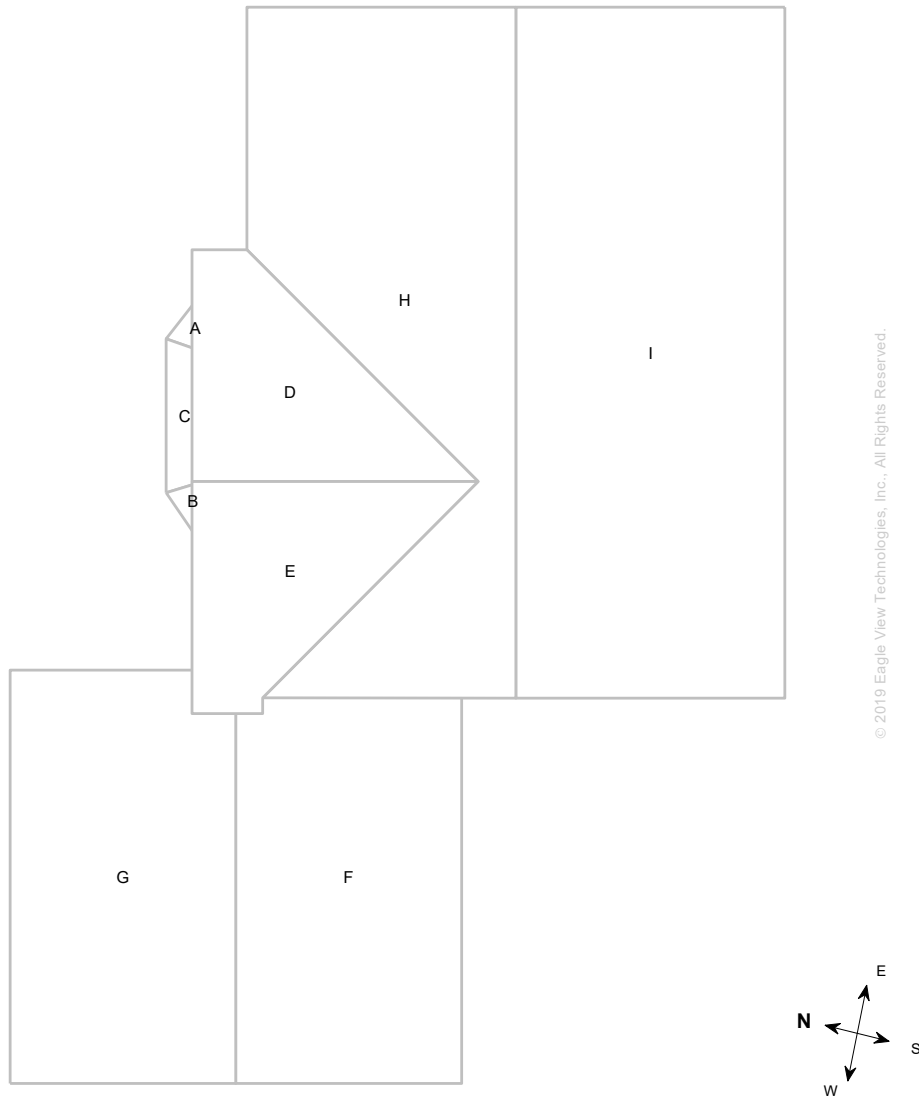
Total Area = 2,036 sq ft, with 9 facets.



**Note:** This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

# NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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## REPORT SUMMARY

### Areas per Pitch

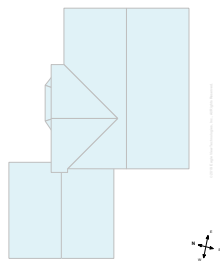
<b>Roof Pitches</b>	9/12
<b>Area (sq ft)</b>	2036.4
<b>% of Roof</b>	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

### Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
<b>Area (sq ft)</b>	2,036	2,240	2,280	2,341	2,382	2,443	2,484
<b>Squares</b>	20.4	22.4	22.8	23.4	23.8	24.4	24.8

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.



Total Roof Facets = 9

### Lengths, Areas and Pitches

Ridges = 73 ft (3 Ridges)  
 Hips = 6 ft (2 Hips).  
 Valleys = 38 ft (2 Valleys)  
 Rakes\* = 146 ft (10 Rakes)  
 Eaves/Starter\*\* = 114 ft (9 Eaves)  
 Drip Edge (Eaves + Rakes) = 260 ft (19 Lengths)  
 Parapet Walls = 0 (0 Lengths).  
 Flashing = 7 ft (1 Lengths)  
 Step flashing = 23 ft (3 Lengths)  
 Total Area = 2,036 sq ft  
 Predominant Pitch = 9/12

### Property Location

Longitude = -86.2334186  
 Latitude = 41.6743514

### Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

### Online Maps

Online map of property

[http://maps.google.com/maps?f=g&source=s\\_g&hl=en&geocode=&q=1133+E+Wayne+St+N,South+Bend,IN,46615](http://maps.google.com/maps?f=g&source=s_g&hl=en&geocode=&q=1133+E+Wayne+St+N,South+Bend,IN,46615)

Directions from Slatile Roofing and Sheet Metal Co., Inc. to this property

[http://maps.google.com/maps?f=d&source=s\\_d&saddr=1703+S+Ironwood+Dr,SOUTH+BEND,IN,46613&daddr=1133+E+Wayne+St+N,South+Bend,IN,46615](http://maps.google.com/maps?f=d&source=s_d&saddr=1703+S+Ironwood+Dr,SOUTH+BEND,IN,46613&daddr=1133+E+Wayne+St+N,South+Bend,IN,46615)

\* Rakes are defined as roof edges that are sloped (not level).

\*\* Eaves are defined as roof edges that are not sloped and level.

# SLATE ROCK

— OXFORD —

To meet the needs of homeowners who want an authentic slate appearance for their roofs, we are pleased to introduce the Slate Rock version of Oxford Shingle. This unique product combines Oxford Shingle's proven integrity with the colors and textures of high-end slate roofing.

With a focus on refined beauty, color variation, and texturing, Slate Rock offers homeowners a look that could never before be achieved in metal roofing.



Slate Rock's proprietary four-layer PVDF coating from Valspar is applied in a high definition print process that enhances Oxford Shingle's three-dimensional detail. The result is stately elegance and beauty that enhances all styles of residential architecture.

Slate Rock Oxford Shingle is truly the latest development in residential metal roofing technology, far ahead of competing products. And, it comes with our fully transferable and non pro-rated Lifetime / 40-Year Limited Warranty.

Designed to the highest standards of quality and performance, Slate Rock Oxford will increase your home's beauty, value, and protection. Available in four natural slate shades.

## OUR COMMITMENT TO GREEN

Classic Metal Roofing Systems is deeply committed to the stewardship of our natural resources and the environment.

- **We reuse and recycle** – Oxford Shingle is made from 95% post-consumer recycled aluminum. It is 100% recyclable.
- **We are energy-efficient** – Oxford Shingle's technologically advanced Kynar 500® or Hylar 5000® coatings – featuring Classic's Exclusive HI-R® Heat Barrier technology – help reduce energy costs by up to 25% and reduce attic heat gain by up to 34%.
- **We save for the future** – Oxford Shingle can, in most cases, be installed over existing roofing materials, saving the earth from being filled with used temporary roofing.

Ask about available cool roofing tax credits and utility incentives in your area. Call us at 800-543-8938.

*Proudly Manufactured in the USA.*



U.S. Department of Energy

Kynar 500® is a registered trademark of Arkema, Inc.  
Hylar 5000® is a registered trademark of Solvay Solexis, Inc.

## WHAT DOES MCA CERTIFICATION MEAN?

The Metal Construction Association (MCA) Certified Metal Roofing Program was developed as a way to recognize metal roofing manufacturers who adhere to exacting quality control procedures, as well as products which utilize metals and coatings that meet high performance standards.

Classic Metal Roofing Systems is one of five metal roofing manufacturers from around the world manufacturing "Premium" products under the MCA program.

Because of the stringent requirements of the MCA Certified Metal Roofing Program, homeowners who choose Oxford Shingle can be assured they are purchasing a product of the highest quality which utilizes only "first quality" raw materials and does not include lower quality raw materials purchased in the "secondary" or "distressed" market. Using Oxford Shingle ensures long term satisfaction.

# OXFORD SHINGLE

BEAUTIFUL. DURABLE. FOR LIFE.



**CLASSIC**  
METAL ROOFING SYSTEMS  
*The World's Most Beautiful Metal Roofs*



**CLASSIC**  
METAL ROOFING SYSTEMS

*The World's Most Beautiful Metal Roofs*

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8510 Industry Park Drive | Piqua, OH 45356

Phone: 800-543-8938 | Fax: 937-778-5116  
www.classicroof.com | info@classicroof.com

*It causes neighbors to stop and take a closer look. It protects your home with unparalleled strength. It understands that a cleaner planet isn't just wishful thinking, it's a necessity. And it will be around for generations. Beautiful. Durable. And definitely for life.*

# OXFORD SHINGLE

SLATE ROCK  
— OXFORD —

**VISUALLY CAPTIVATING. AGGRESSIVELY PROTECTIVE. PASSIONATELY DESIGNED.**

Oxford Shingle is in a class by itself. It gives your home the beauty, durability, energy efficiency, and innovative design that no other roofing material can live up to. Oxford Shingle is designed for peak performance using only first quality aluminum, 21<sup>st</sup> century coatings, and passionate design to protect and enhance the beauty of your home.

**A LIFETIME OF INSPIRATION.**

There's not much left in the world that can boast a lifetime of beauty, strength, and energy efficiency like Oxford Shingle. Classic's investment-grade aluminum is combined with advanced paint systems and our exclusive hi-R\* Heat Barrier Coating to reduce your home's carbon footprint. Homeowners can save up to 25% on their energy bills with Oxford Shingle. A Classic roof works hard so your climate control system works easier. In the end, your home uses less energy which keeps your costs down and reduces the strain on our nation's energy consumption.

At Classic Metal Roofing Systems, we place our 30+ years of experience, innovation, and commitment behind every roof we make. We believe in the quality of materials and design so much that we back every shingle with our Lifetime/40 Year Transferable Limited Warranty. Simply put, Oxford Shingle will protect your home for as long as you own it and new homeowners for up to 40 years from the point of installation.



**THE BLENDING OF STYLE AND SUBSTANCE.**

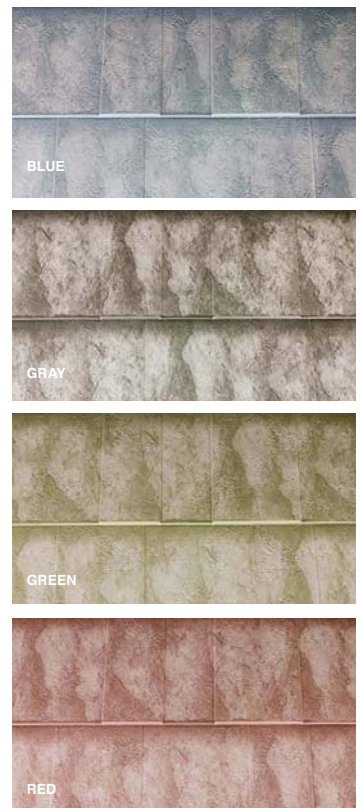
- Lifetime/40 Year Transferable Limited Warranty
- Classic's exclusive hi-R\* Heat Barrier Coating reflects radiant heat and reduces energy costs by up to 25%
- Made from 95% post-consumer recycled content
- Produced from rustproof aluminum
- Wide range of colors to complement your home
- Low weight for easy installation over existing roofs
- Kynar 500\* or Hylar 5000\* coatings protect against peeling, chalking, cracking, and fading
- Resists water, rot, and insects
- Fully recyclable and environmentally friendly
- Adds value to your home

**BEAUTIFUL. DURABLE. FOR LIFE.**

*Color. To create. To revive. To make it truly your own.*

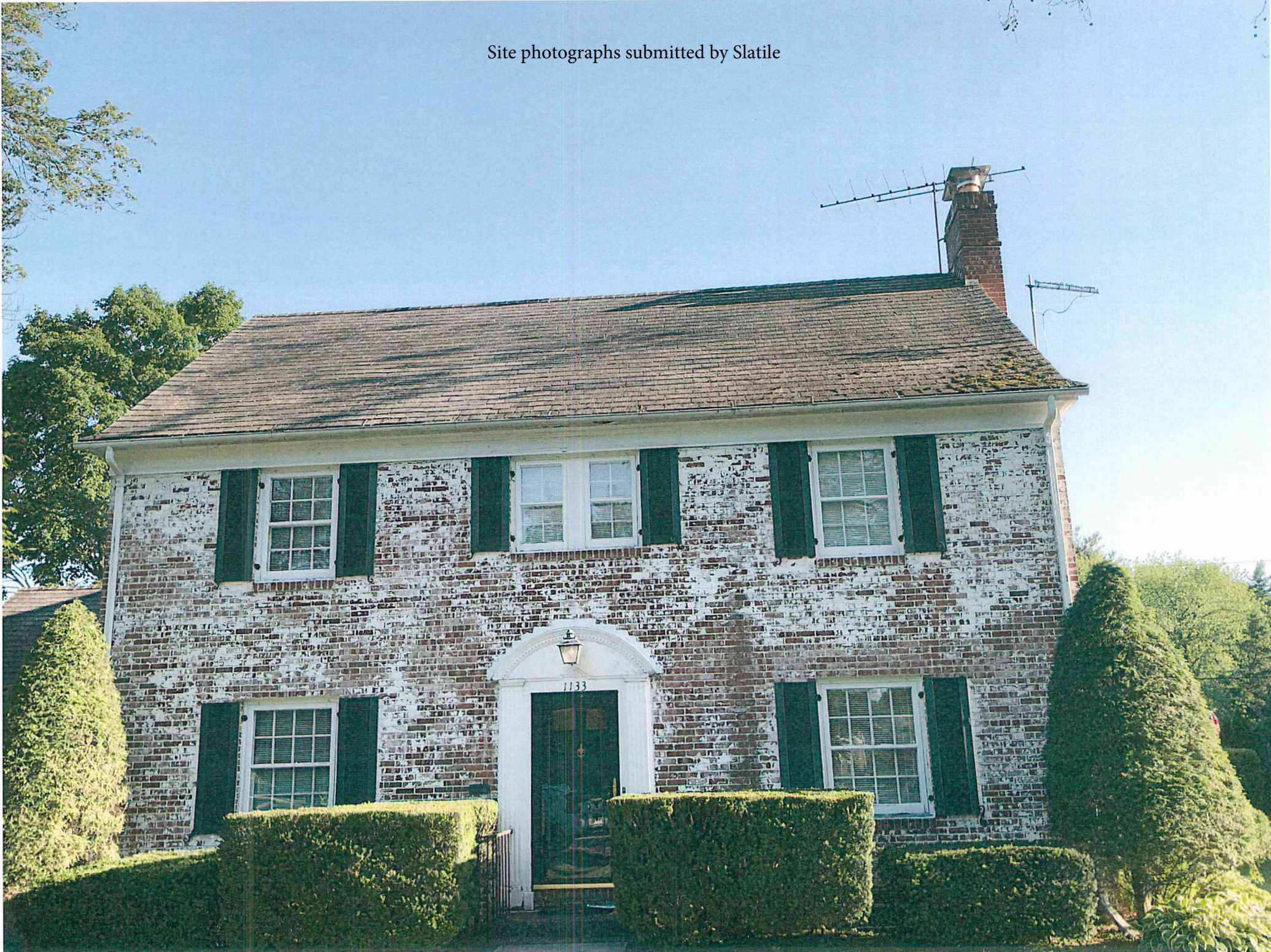


*\*Brize Red, Black, White, and Solid Copper also available. Actual color may differ. Ask your Independent Classic Dealer for true color samples.*





Site photographs submitted by Slatile





































Example provided of  
Oxford metal roof installed by Slatile on Coalbush church 13+ years ago





















