

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



**Date:** July 3, 2019

**Application Number:** 2019-0603A continued

**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.

At the June 17, 2019 meeting of the Historic Preservation Commission continued the application requesting from the petitioner that at the next meeting they return with numbers on how much the asbestos removal would cost, and then how much it would cost to remove with the installation of the asphalt architectural shingles, and then how much this project would cost with the containment metal material, and then also that the homeowner please be present.

Requested items have been provided by the contractor; the following is a summary:

1. (Application Item) Installation of the Classic Products Oxford aluminum panels over the existing asbestos tile roof \$79,275.00
2. Complete tear off of the existing asbestos tile roof and installation of the Classic Products Oxford aluminum panels \$110,250.00
3. Complete tear off of the existing asbestos tile roof and installation of the Certainteed Landmark architectural shingles \$80,220.00

In reaction to thoughtful discussion from the June meeting, Staff contacted the Indiana Department of Environmental Management, South Bend Building Department, and St. Joseph County Health Department to discover that there is no requirement for removal of residential asbestos roofs and that installing a roof system over top asbestos material is allowed.

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 recommends approval.

Report compiled by  
Elicia Feasel, Historic Preservation Administrator



# CITY OF SOUTH BEND

## HISTORIC PRESERVATION COMMISSION



June 28, 2019

Mr. Jim Nowicki  
1133 East Wayne Street  
South Bend, IN 46615

Dear Mr. Nowicki,

The Commissioners, at their regularly scheduled monthly Historic Preservation Commission meeting on June 17, continued the review of Certificate of Appropriateness #2019-0603A, which included the following application items:

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

Following is the record of the motion from the meeting concerning your project stating why your application was continued:

**Commissioner Molnar made a motion to continue COA#2019-0603A to the July meeting of the Commission, and request from the petitioner that at the next meeting they return with numbers on how much the asbestos removal would cost, and then how much it would cost to remove with the installation of the asphalt architectural shingles, and then how much this project would cost with the containment metal material, and then also that the homeowner please be present. Seconded by Commissioner Hertel.**

**Six in favor, none opposed.**

Vote: 6 – 0. Motion to continue COA#2019-0603A is approved.

**Application #2019-0603A is continued until the July Commission meeting.**

The next scheduled meeting of the Historic Preservation Commission will be held at 5:30pm on July 15<sup>th</sup> on the 13<sup>th</sup> floor of the County-City Building in the Board of Public Works Conference room. You are encouraged to consult with the staff to the Historic Preservation Commission – as well as your contractor – in advance of that meeting.

Sincerely,

Elicia Feasel  
Historic Preservation Administrator  
efeasel@southbendin.gov

Adam Toering  
Historic Preservation Specialist  
atoering@southbendin.gov

MICHELE GELFMAN  
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT  
OF THE NATIONAL PARK SERVICE

ELICIA FEASEL  
HISTORIC PRESERVATION ADMINISTRATOR

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

1400S County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9371 | f 574.235.9201 | southbendin.gov

**WAIVER OF STATUTORY TIME PERIOD FOR  
CERTIFICATE OF APPROPRIATENESS**

WHEREAS, county and city ordinances require the Historic Preservation Commission of South Bend and St. Joseph County (the "Commission") to consider my application for a certificate of appropriateness within forty-five (45) days after its filing; and

WHEREAS, the county and city ordinances require the Commission to issue a denial, if they choose to do so, within sixty (60) days of receipt of my application; and

WHEREAS, the undersigned, as applicant, has requested that the Commission delay its decision on my application.

THEREFORE, the applicant hereby consents to an extension of the time to act on my application to and including 90 days and accordingly waives any rights affected by the Commission's postponed consideration of my application.

I affirm under the penalties for perjury that the foregoing representations are true and correct to the best of my knowledge.

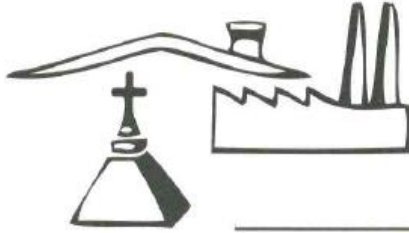
Wendell Simmons of Slatilo  
Roofing + Sheet Metal Co., Inc.  
Wendell Simmons  
Applicant (on behalf of homeowner)

2019-0603A  
COA Number

1133 E. Wayne, South Bend  
Address of Property

Received: Historic Preservation Commission of South Bend and St. Joseph County  
this 17 Day of JUNE, 2019.

Adam Tacey, H.P. Specialist  
Historic Preservation Commission



**Slatile**  
ROOFING AND SHEET METAL CO, INC.  
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info@slatileroofting.com  
www.slatileroofting.com

Jim Nowicki  
1133 East Wayne Street North  
South Bend, IN 46615

July 1, 2019  
Phone: (574) 220-4435  
Email: [jim@swdocking.com](mailto:jim@swdocking.com)

**We wish to submit a bid on the project above using the following specifications: Installation of the Classic Products Oxford aluminum panels over the existing asbestos tile roof.**

### Scope of Work

#### Preconstruction

- Upon execution of contract, arrange a preconstruction meeting with the client and/or their representatives to discuss start date, special conditions, staging of material and waste containers, working hours and all other necessary information to proceed.
- Secure all necessary building permits to proceed with project.
- Secure approval from the Historical Preservation Commission on materials chosen and assembly.

#### Preparation

- Upon execution of signed agreement, provide asbestos training to all employees to meet Federal, State and Local regulations. This consists of an 8 hour training class in roofing related asbestos remediation. Training will be given by an authorized person/company.
- Secure an asbestos approved rubbish container from Waste Management for the asbestos containing refuse.
- Erect IOSHA approved safety scaffolding around the entire project for a work platform.
- At all roof/wall intersections and at the existing chimney, cut reglets into the mortar joints to receive the new base and counter flashings.

#### Demolition

- Provide a competent person per asbestos removal requirements to monitor all demolition. His job will not be to do any of the actual demolition but to strictly monitor the removal to insure it meets all requirements. This person will also have the proper training.
- The existing asbestos tile hips and ridges along with the first two courses of field tile be dismantled piece by piece to prevent the tile from breaking, thus becoming friable airborne particles. This will be done before cutting of the decking to receive the new ventilation system.
- All tile will be double bagged and placed in the lined rubbish container per requirements.
- Once the roof is completely removed, remove the rubbish container and monitoring equipment from the job site and replace with either a smaller container or one of our trucks.
- At all ridge lines, cut back the existing decking approximately 1 ½" from peak to receive the new ventilation system.

**Installation of the Classic Products Oxford aluminum panels over the existing asbestos tile roof.  
(Continued)**

**Underlayments**

- Over the entire roof surface, install 1 layer of Homeguard synthetic underlayment extending over the eave and rake edges a minimum of 1" to totally encapsulate the asbestos tile.

**Roofing Installation**

- Install the Classic Products eave and rake edge metal details.
- At all valley locations, install the Classic Products open metal valley detail.
- At all roof/wall intersections and the existing chimney, install the Classic Products base flashings.
- Install the Classic Products Oxford panels per manufactures specifications.
- At all existing thru roof bathroom vent pipes, install new manufactured pipe flashings.
- At all ridge lines, install new Cor A Vent continuous ridge vent. Cap over the ridge vent with the Classic Products hip and ridge caps.
- At all roof/wall intersections and at the existing chimney, custom fabricate and install new aluminum reglet style counter flashings.

**Gutters and Downspouts**

- Remove all existing half round gutters and downspouts.
- Install new 6" half round galvanized gutters with end caps, outlets, miters, hangers and brackets.
- Install new 4" smooth round galvanized downspouts with elbows.

**Warranty: Classic Products lifetime products warranty with their 40 year transferrable option upon sale. Slatile Roofing and Sheet Metal Co., Inc. 5 year workmanship guarantee.**

**Price: \$79,275.00 (Acceptance)\_\_\_\_\_ (Date)\_\_\_\_\_**

**Option: Install the Classic Products snow guards above areas designated by the owner. We recommend them to be installed above entrance or garage doors and/or above any outside HVAC equipment or landscaping that can be damaged by snow slide. These will be installed in 2 rows spaced 36" on center, staggered, for the width of the area requested.**

**Price per snow guard installed: \$27.55.**

Page 3 of 3

**Installation of the Classic Products Oxford aluminum panels over the existing asbestos tile roof.  
(Continued)**

Our price includes all necessary equipment and building permits to complete your project. All work will follow national building codes and all local codes and IOSHA safety regulations.

**Terms:** If the work is completed within 30 days of its commencement, payment in full is due upon receipt of the invoice and inspection by the owner and/or their representative and a representative of Slatile Roofing and Restoration, Inc.. In all other cases, payment of 95% of the work completed shall be due upon receipt of the invoice covering partial billing with the final payment due upon receipt of the invoice. There will be a late fee of 1.5% per month for overdue payments plus any associated attorney and/or court fees associated with securing payment. **This price is subject to review after 30 days.**

If you have any questions regarding this bid, please feel free to contact me at the number above. If you wish to have this work completed, please sign the proposal and either mail back the original or fax it to the number listed above. Thank you for the opportunity to provide you with this bid.

*Wendell Simmons*

Project Manager

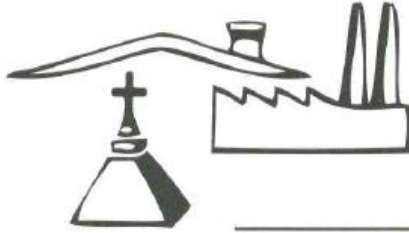
Slatile Roofing and Sheet Metal Co., INC

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Email: [wendells@slatileroofting.com](mailto:wendells@slatileroofting.com)





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**We wish to submit a bid on the project above using the following specifications: Complete tear off of the existing asbestos tile roof and installation of the Classic Products Oxford aluminum panels.**

### Scope of Work

#### Preconstruction

- Upon execution of contract, arrange a preconstruction meeting with the client and/or their representatives to discuss start date, special conditions, staging of material and waste containers, working hours and all other necessary information to proceed.
- Secure all necessary building permits to proceed with project.
- Secure approval from the Historical Preservation Commission on materials chosen and assembly.

#### Preparation

- Upon execution of signed agreement, provide asbestos training to all employees to meet Federal, State and Local regulations. This consists of an 8 hour training class in roofing related asbestos remediation. Training will be given by an authorized person/company.
- Secure an asbestos approved rubbish container from Waste Management for all refuse.
- Contract ACM Engineering and Environmental Services to provide air monitoring and equipment needed to insure approved asbestos remediation requirements.
- Erect IOSHA approved safety scaffolding around the entire project for a work platform.
- At all roof/wall intersections and at the existing chimney, cut reglets into the mortar joints to receive the new base and counter flashings.

#### Demolition

- Provide a competent person per asbestos removal requirements to monitor all demolition. His job will not be to do any of the actual demolition but to strictly monitor the removal to insure it meets all requirements. This person will also have the proper training.
- The existing asbestos tile roof will be dismantled piece by piece to prevent the tile from breaking, thus becoming friable airborne particles.
- All tile will be double bagged and placed in the lined rubbish container per requirements.
- Once the roof is completely removed, remove the rubbish container and monitoring equipment from the job site and replace with either a smaller container or one of our trucks.
- At all ridge lines, cut back the existing decking approximately 1 ½" from peak to receive the new ventilation system.

**Complete tear off of the existing asbestos tile roof and installation of the Classic Products Oxford aluminum panels. (continued)**

**Underlayments**

- At all eave edges, install 2 courses of Ice and Water Shield to provide a minimum coverage of 2 feet inside the exterior wall per code.
- At all valleys, around all protrusions and along all roof/wall intersections, install 1 course of ice and water shield.
- Over the remainder of the exposed deck, install 1 layer of Homeguard synthetic underlayment.

**Roofing Installation**

- Install the Classic Products eave and rake edge metal details.
- At all valley locations, install the Classic Products open metal valley detail.
- At all roof/wall intersections and the existing chimney, install the Classic Products base flashings.
- Install the Classic Products Oxford panels per manufactures specifications.
- At all existing thru roof bathroom vent pipes, install new manufactured pipe flashings.
- At all ridge lines, install new Cor A Vent continuous ridge vent. Cap over the ridge vent with the Classic Products hip and ridge caps.
- At all roof/wall intersections and at the existing chimney, custom fabricate and install new aluminum reglet style counter flashings.

**Gutters and Downspouts**

- Remove all existing half round gutters and downspouts.
- Install new 6" half round galvanized gutters with end caps, outlets, miters, hangers and brackets.
- Install new 4" smooth round galvanized downspouts with elbows.

**Warranty: Classic Products lifetime products warranty with their 40 year transferrable option upon sale. Slatile Roofing and Sheet Metal Co., Inc. 5 year workmanship guarantee.**

**Price: \$110,250.00 (Acceptance)\_\_\_\_\_ (Date)\_\_\_\_\_**

**Option: Install the Classic Products snow guards above areas designated by the owner. We recommend them to be installed above entrance or garage doors and/or above any outside HVAC equipment or landscaping that can be damaged by snow slide. These will be installed in 2 rows spaced 36" on center, staggered, for the width of the area requested.**

**Price per snow guard installed: \$27.55.**

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**Complete tear off of the existing asbestos tile roof and installation of the Classic Products Oxford aluminum panels.**

**(Continued)**

Our price includes all necessary equipment and building permits to complete your project. All work will follow national building codes and all local codes and IOSHA safety regulations.

**Terms:** If the work is completed within 30 days of its commencement, payment in full is due upon receipt of the invoice and inspection by the owner and/or their representative and a representative of Slatile Roofing and Restoration, Inc.. In all other cases, payment of 95% of the work completed shall be due upon receipt of the invoice covering partial billing with the final payment due upon receipt of the invoice. There will be a late fee of 1.5% per month for overdue payments plus any associated attorney and/or court fees associated with securing payment. **This price is subject to review after 30 days.**

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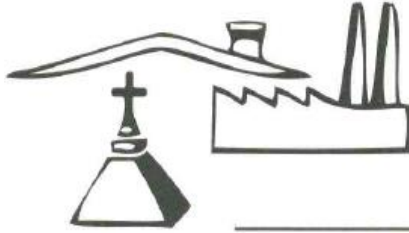
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**We wish to submit a bid on the project above using the following specifications: Complete tear off of the existing asbestos tile roof and installation of the Certainteed Landmark architectural shingles.**

### Scope of Work

#### Preconstruction

- Upon execution of contract, arrange a preconstruction meeting with the client and/or their representatives to discuss start date, special conditions, staging of material and waste containers, working hours and all other necessary information to proceed.
- Secure all necessary building permits to proceed with project.
- Secure approval from the Historical Preservation Commission on materials chosen and assembly.

#### Preparation

- Upon execution of signed agreement, provide asbestos training to all employees to meet Federal, State and Local regulations. This consists of an 8 hour training class in roofing related asbestos remediation. Training will be given by an authorized person/company.
- Secure an asbestos approved rubbish container from Waste Management for all refuse.
- Contract ACM Engineering and Environmental Services to provide air monitoring and equipment needed to insure approved asbestos remediation requirements.
- Erect IOSHA approved safety scaffolding around the entire project for a work platform.
- At all roof/wall intersections and at the existing chimney, cut reglets into the mortar joints to receive the new base and counter flashings.

#### Demolition

- Provide a competent person per asbestos removal requirements to monitor all demolition. His job will not be to do any of the actual demolition but to strictly monitor the removal to insure it meets all requirements. This person will also have the proper training.
- The existing asbestos tile roof will be dismantled piece by piece to prevent the tile from breaking, thus becoming friable airborne particles.
- All tile will be double bagged and placed in the lined rubbish container per requirements.
- Once the roof is completely removed, remove the rubbish container and monitoring equipment from the job site and replace with either a smaller container or one of our trucks.
- At all ridge lines, cut back the existing decking approximately 1 ½" from peak to receive the new ventilation system.

**Complete tear off of the existing asbestos tile roof and installation of the Certainteed Landmark architectural shingles. (Continued)**

**Underlayments**

- At all eave edges, install 2 courses of Ice and Water Shield to provide a minimum coverage of 2 feet inside the exterior wall per code.
- At all valleys, around all protrusions and along all roof/wall intersections, install 1 course of ice and water shield.
- Over the remainder of the exposed deck, install 1 layer of Homeguard synthetic underlayment.

**Roofing Installation**

- Install new aluminum edge metal at all eave and rake edges.
- Install the Certainteed Landmark architectural shingles per manufactures specifications.
- At all existing thru roof bathroom vent pipes, install new manufactured pipe flashings.
- At all ridge lines, install new Shingle Vent II continuous ridge vent. Cap over the ridge vent with the Certainteed Shadow Ridge hip and ridge caps.
- At all roof/wall intersections and at the existing chimney, custom fabricate and install new aluminum base flashings and reglet style counter flashings.

**Gutters and Downspouts**

- Remove all existing half round gutters and downspouts.
- Install new 6" half round galvanized gutters with end caps, outlets, miters, hangers and brackets.
- Install new 4" smooth round galvanized downspouts with elbows.

**Warranty: Certainteed Corp. limited lifetime shingle warranty with their 10 year Sure Start material and labor guarantee against defects. Slatile Roofing and Sheet Metal Co., Inc. 5 year workmanship guarantee.**

**Price: \$80,220.00 (Acceptance)\_\_\_\_\_ (Date)\_\_\_\_\_**

Our price includes all necessary equipment and building permits to complete your project. All work will follow national building codes and all local codes and IOSHA safety regulations.

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**Complete tear off of the existing asbestos tile roof and installation of the Certainteed Landmark architectural shingles. (Continued)**

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*Wendell Simmons*

Project Manager

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## TECHNICAL BULLETIN #14

### ROOFING OVER ASBESTOS SHINGLES

#### SITUATION

Many homes built or roofed in the 1940's and 1950's have asbestos roof shingles. Asbestos shingles are identified by their non-granulated surface and light to medium gray color. Most are rectangular in shape though some are diamond-shaped.

#### PROBLEM

In an undisturbed state, asbestos is not recognized as being dangerous. However, when it is disturbed, the fibers become "friable" (airborne) and can result in health problems if they're inhaled. Most asbestos roofing becomes very brittle with age and, if attempts are made to remove and dispose of it, many fibers become airborne. Additionally, there are substantial costs associated with asbestos removal and potential health risks associated with landfill disposal of old asbestos shingles.

#### ANALYSIS

If the asbestos shingles can be left in place and disturbed as little as possible, the health risk will be minimized. The EPA recognizes this fact and would generally prefer to see asbestos shingles repaired or covered rather than torn off and disposed. Additional information can be obtained from the following website: <http://www.ehso.com/ehshome/asbestoshomeshingles.htm>

#### SOLUTION

Due to their low weight and formation, many metal roof materials are ideal for installation over asbestos shingles. In some cases, though, overhanging shingles will need to be cut back and disposed of unless flashings can be designed and securely attached which allow for the old shingles. Before proceeding with installation over asbestos shingles, try some test nail drives and see how badly they crack. If the asbestos cracks badly, try using self-drilling, self-tapping stainless steel screws instead. Installation of the metal roof should not be done unless secure attachment is ensured. Suitable underlayment should always be installed over the asbestos. This will help prevent the asbestos fibers from becoming airborne. Disruption of the asbestos can be minimized by installing the underlayment at the same time as the roofing. Keeping the asbestos slightly moist, if it can be done safely, will also help ensure the fibers do not become airborne.



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## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Michael R. Pence  
Governor

Thomas W. Easterly  
Commissioner

### Asbestos Removal, Handling, and Disposal Guidance for Homeowners

The Indiana Department of Environmental Management (IDEM) has been receiving numerous inquiries from homeowners regarding the proper methods for removing, handling, and disposing of asbestos from homes. This document was prepared to provide guidance to homeowners concerning the methods that should be employed and the precautions that should be taken when removing, handling, and disposing of asbestos.

The Office of Air Quality (OAQ) is the responsible office within IDEM that regulates the removal of asbestos containing materials from commercial, industrial, and institutional structures. Residential structures and apartment buildings with four (4) or less units are exempt from the Federal National Emission Standard for Hazardous Air Pollutants (NESHAP), and are also exempt from the State requirements of 326 IAC 14-10.

The OAQ suggests that if asbestos containing materials are in good condition--not peeling, cracking or crumbling into a powder or dust--leave them alone. Asbestos is a problem when it is disturbed and, in most cases, can be simply left alone without any concern to the occupants. If homeowners decide to remove asbestos containing materials from residences, OAQ strongly recommends that the asbestos be removed by professional asbestos removal contractors. A complete list of contractors can be provided by the OAQ upon request.

If the homeowners decide to do the removal themselves, the following are only guidelines and not requirements, since residential structures are exempt from State and Federal regulations pertaining to removal:

1. Remove all objects within the work area, then cover the work area with heavy plastic.
2. Turn off the furnace or air conditioning system during the removal and cover all registers and return air vents in the area with plastic.
3. Wear disposable coveralls to prevent contamination of clothing and always wear a respirator equipped with a high efficiency particulate air filter (HEPA) during removal and cleanup.
4. Asbestos is a problem when inhaled or ingested, thus the use of water is very important to suppress any dust which may arise during the removal. A fine spray from a hose, garden sprayer, or water bottle prior to and during the removal is very important to prevent any fiber release into the air.



A State that Works



5. Remove the asbestos with caution to prevent any crumbling, breaking, tearing or ripping which would release asbestos fibers into the air.
6. Place removed material into leak-tight containers or thick plastic bags and seal with duct tape.
7. Make sure all surface areas are free of any visible dust or contamination. Wet wipe all areas in the work area with soap and water..
8. Carefully roll up the plastic used to cover the work area and also dispose of in leak-tight containers along with coveralls and HEPA filter cartridges.
9. Immediately wash any clothing worn under the protective coveralls and shower thoroughly.

**Any questions concerning removal of asbestos containing materials can be addressed by telephoning an asbestos compliance and enforcement manager at (800) 451-6027.**

The Office of Land Quality (OLQ) is the office within IDEM that regulates the disposal of asbestos containing materials from commercial, industrial, and institutional structures. All residential structures are exempt from the State disposal requirements of 329 IAC 10-8.1-12. However, homeowners should be aware that they are not exempt from 329 IAC 10-4-2 which states, "No person shall cause or allow the storage, containment, processing, or disposal of solid waste in a manner which creates a threat to human health or the environment, including the creating of a fire hazard, vector attraction, air or water pollution, or contamination." Therefore, to maintain compliance with 329 IAC 10-4-2, the following disposal guidance should be followed.

Asbestos containing materials such as packing, gaskets, floor tile and asphalt roofing products, which are in good condition, may be disposed at any permitted municipal solid waste landfill without any special handling or disposal methods being incorporated. Such materials have been shown not to cause asbestos fiber releases during normal disposal activities. However, other asbestos containing building materials both nonfriable (i.e. transite and slate board roofing) and friable (i.e., pipe insulation and duct insulation) have been shown to release asbestos fibers during normal handling and compaction activities at the disposal site. Therefore, it is strongly recommended that these asbestos containing materials be disposed at a municipal solid waste landfill which is permitted to accept special waste (see attachment). In addition, to protect the homeowner and landfill operator, such asbestos containing materials should be packaged in leak tight containers and each container labeled with the homeowner's and contractor's (if used) name, address and telephone number. The container(s) need also to indicate that asbestos containing materials are enclosed.

It is also recommended that the landfill be contacted prior to shipping any asbestos containing materials. Generally twenty four (24) hours notice is considered acceptable. Advance notice enables the landfill to ensure that personnel are on-site to handle the asbestos. Also, the landfill may request additional packaging requirements to ensure that the asbestos will not pose a hazard during handling and disposal. The attached "Asbestos Waste Shipment/Disposal Record" may be utilized to provide the homeowner with a receipt from the landfill indicating that the asbestos was disposed properly.

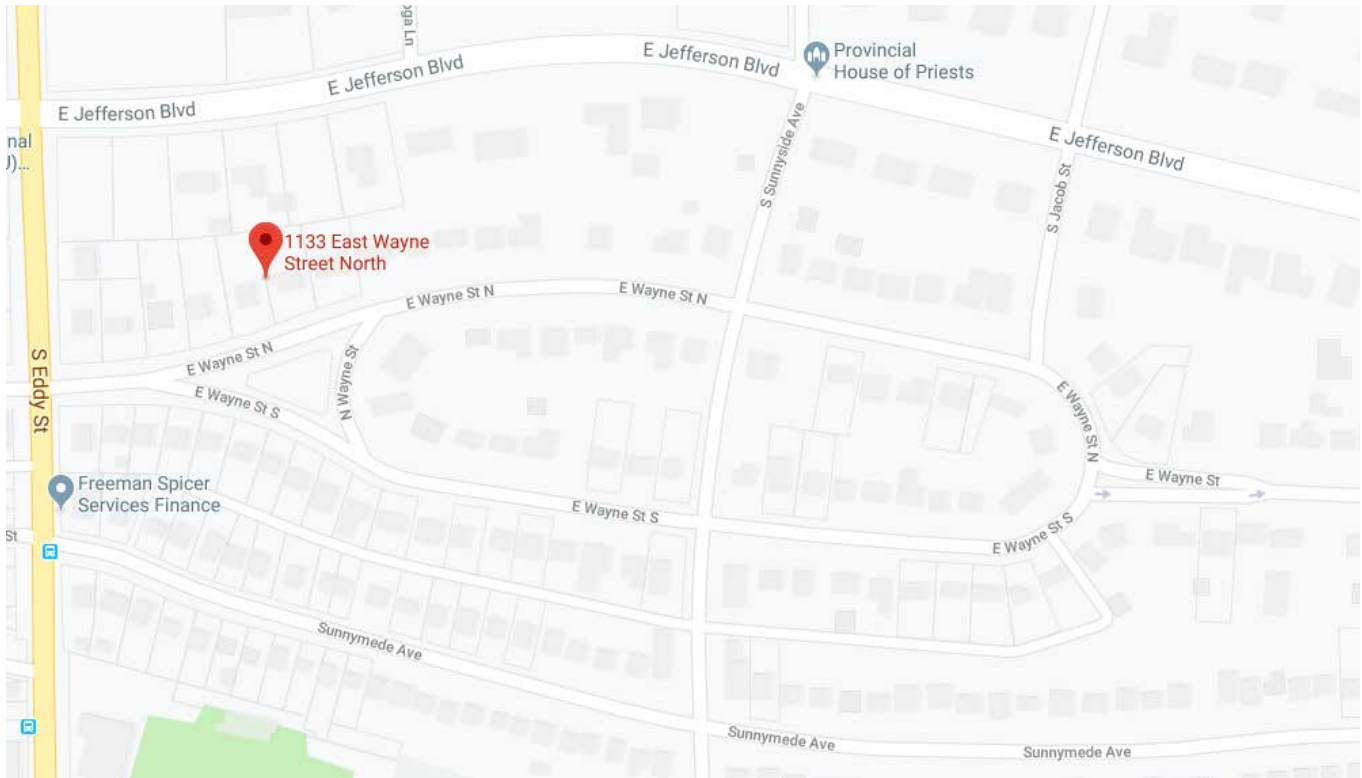
**\*Homeowners should always contact their health department to be certain that any local ordinances governing asbestos are being followed.**

**\*\*Consumer Product Safety Commission at 1-800-638-CPSC, has information on laboratories for asbestos testing and where to obtain asbestos removal equipment.**

**Any questions concerning disposal of asbestos containing materials can be addressed by telephoning a special waste inspector at (800) 451-6027.**

# 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.

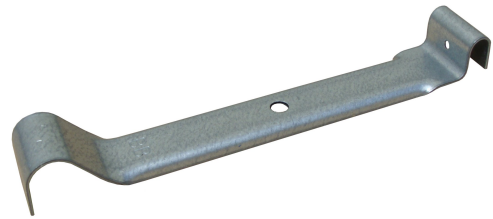


SIDE PICTURE (WEST) - Picture of the side of the building, June 2019.



**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: hpcsbj@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)

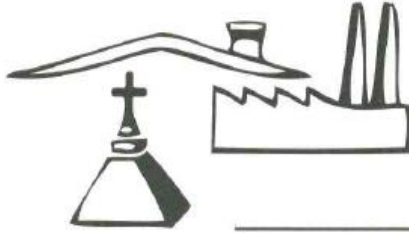
Proposed Work: (more than one box may be checked)  Landscape  New  Replacement (not in-kind)  Demolition

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 perform 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.

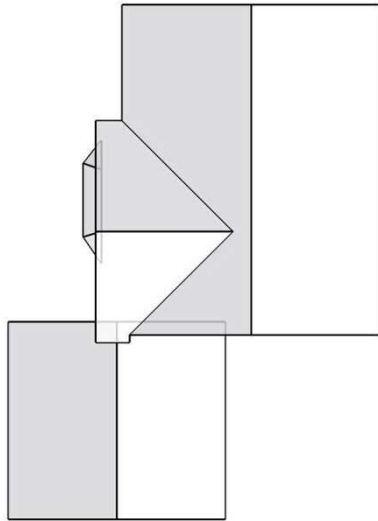
We are asking that the board approve this variance for the Oxford system. Please feel free to contact me if you have any further questions or concerns.

Sincerely,  
Wendell Simmons  
Project Estimator



1133 E Wayne St N, South Bend, IN 46615

Report: 28619698



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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Notes Diagram .....	7
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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

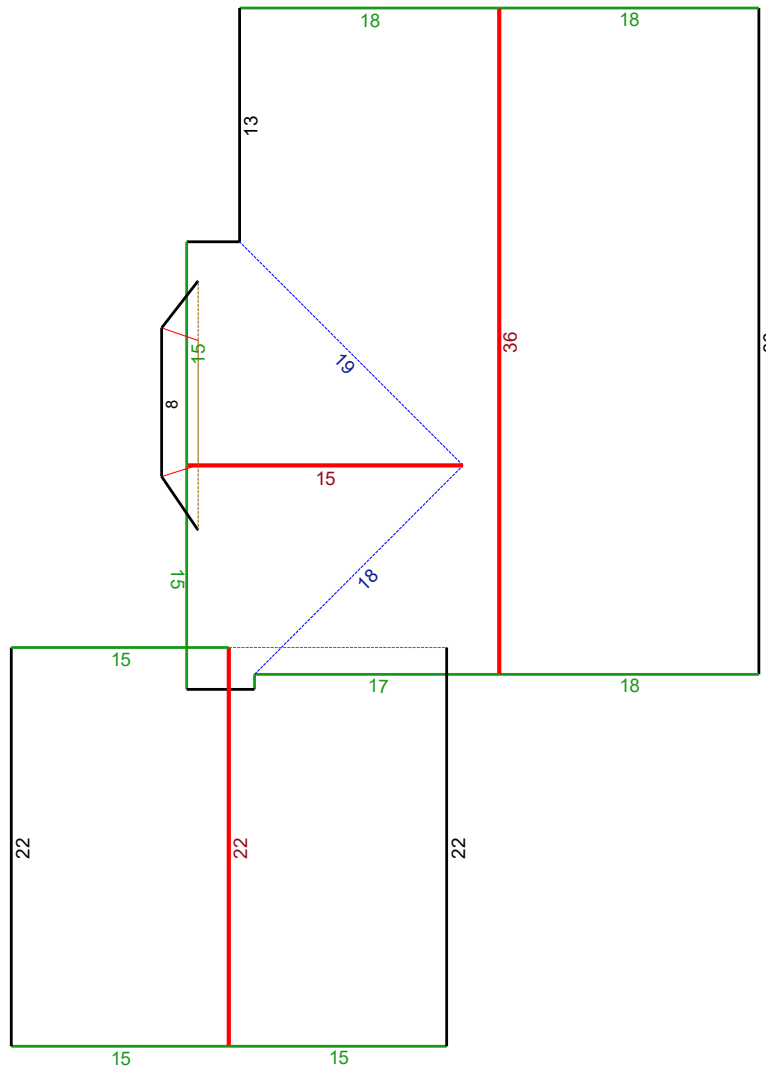


West Side



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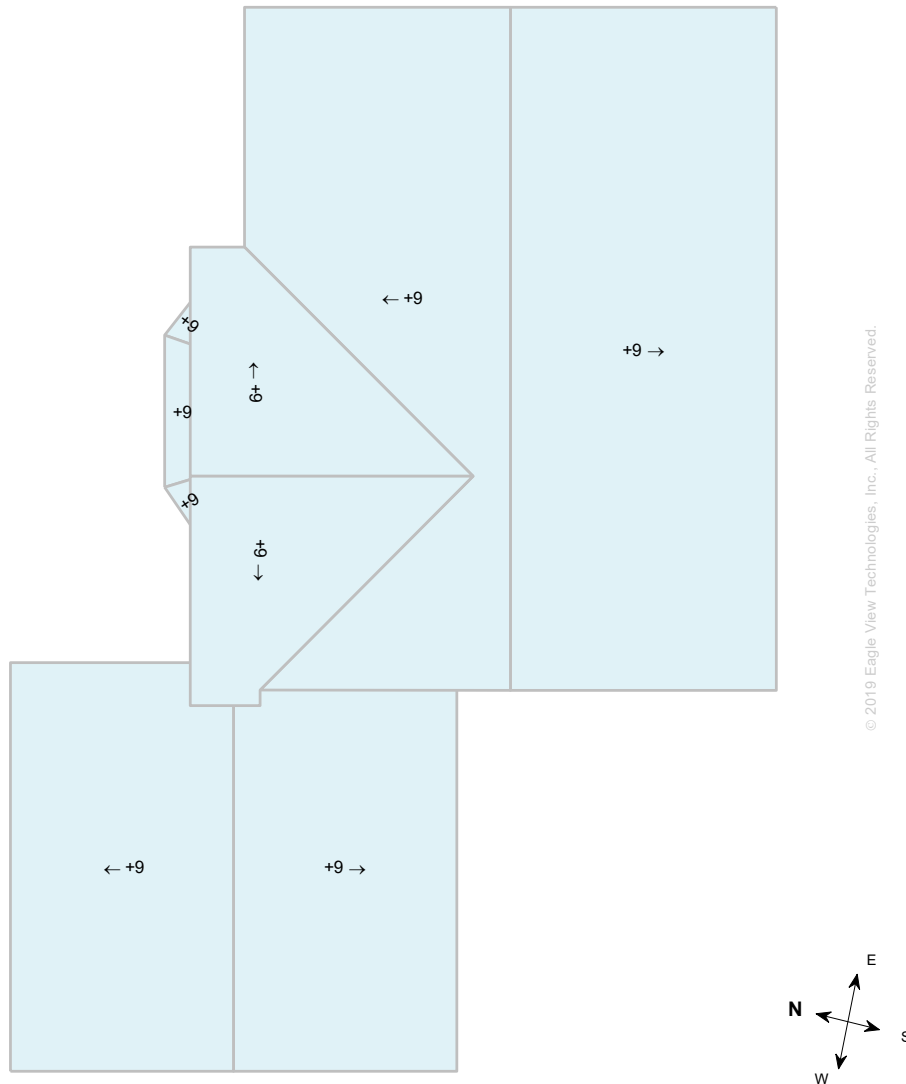
**Note:** This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

1133 E Wayne St N, South Bend, IN 46615

Report: 28619698

# PITCH DIAGRAM

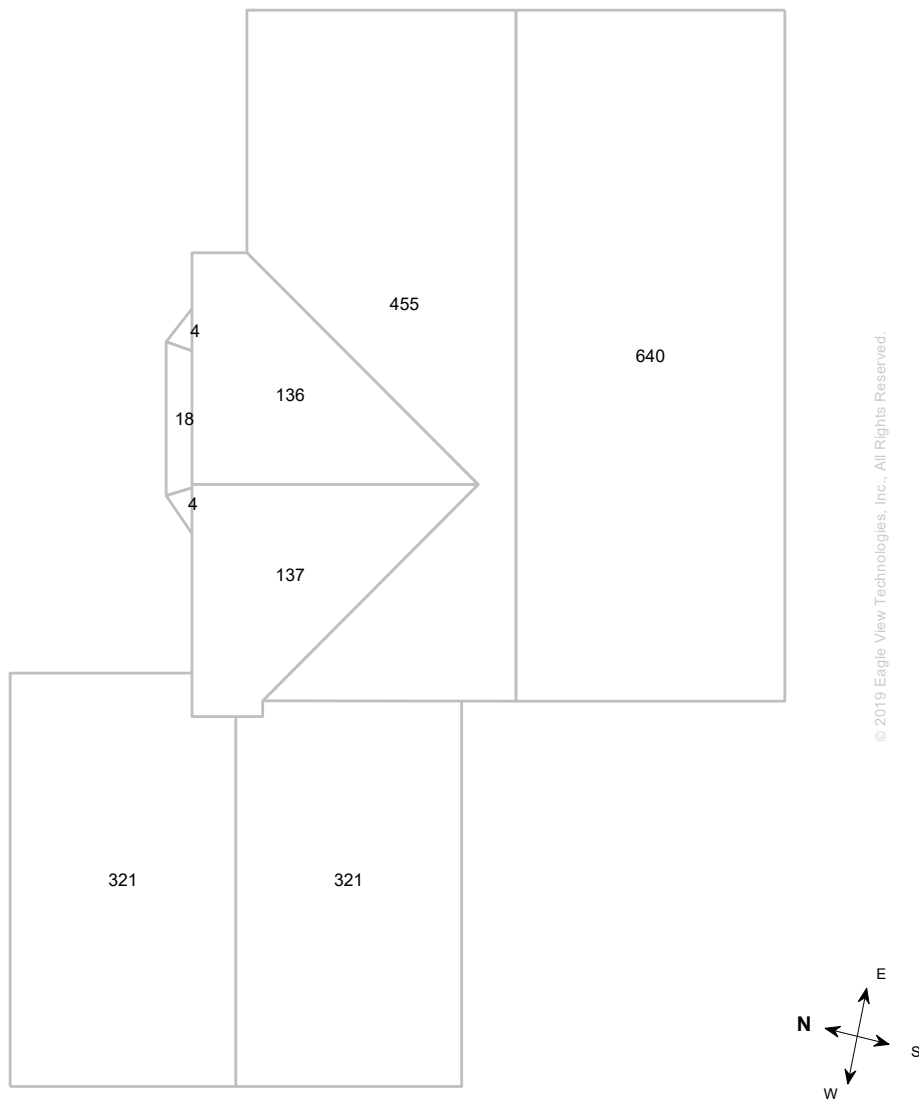
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 9/12



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

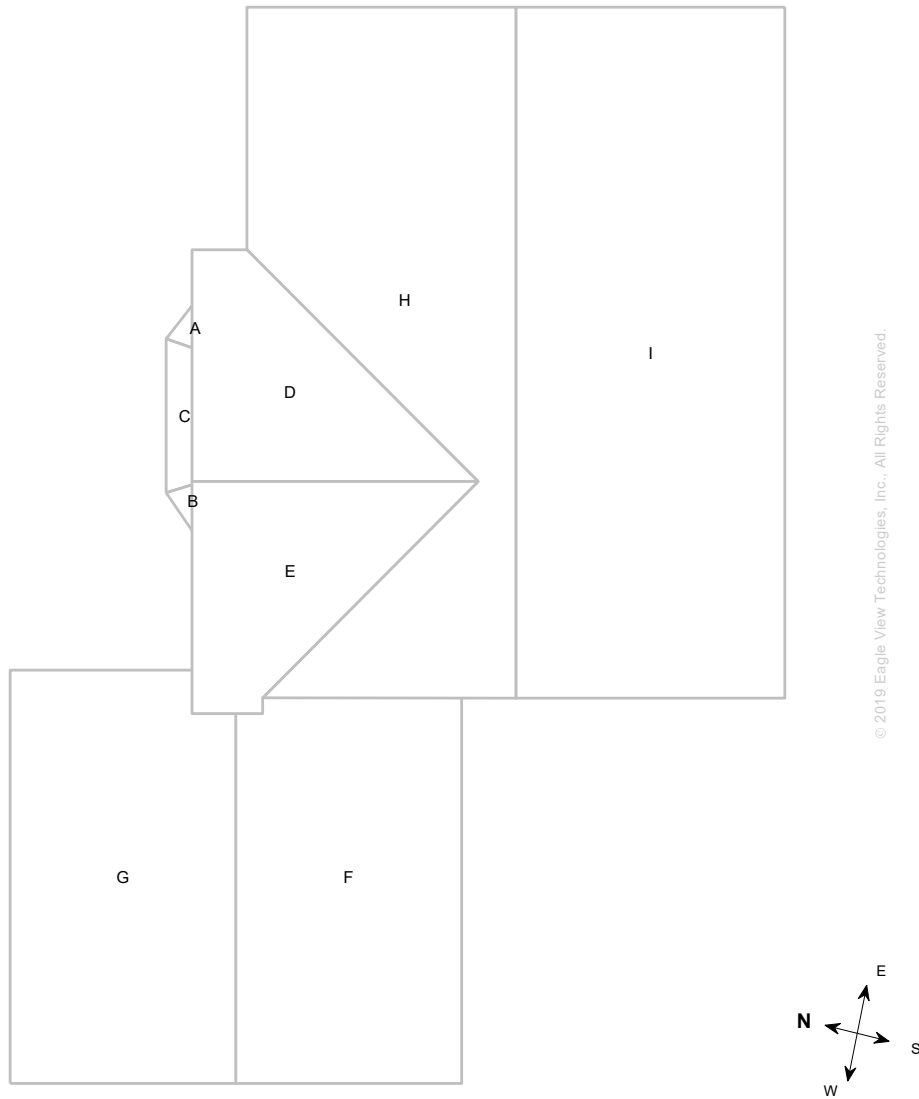
Total Area = 2,036 sq ft, with 9 facets.



**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.





## REPORT SUMMARY

### Areas per Pitch

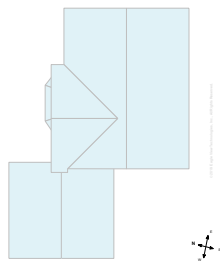
<b>Roof Pitches</b>	9/12
<b>Area (sq ft)</b>	2036.4
<b>% of Roof</b>	100%

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*

A Division of **Isaiah Industries, Inc.**  
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.*

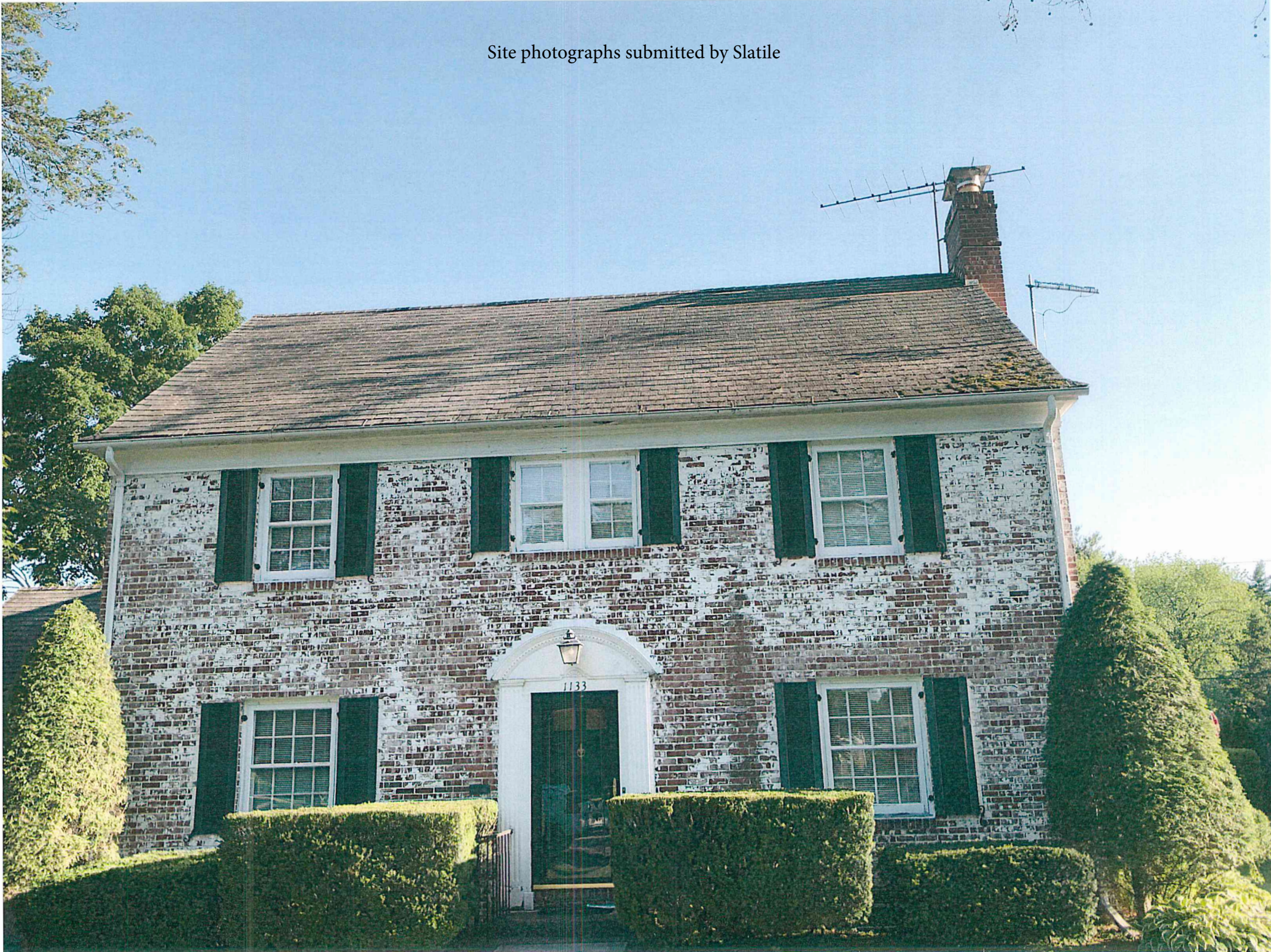


*\*Brize Red, Black, White, and Solid Copper also available. Actual color may differ. Ask your Independent Classic Dealer for true color samples.*



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

Site photographs submitted by Slatile





















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



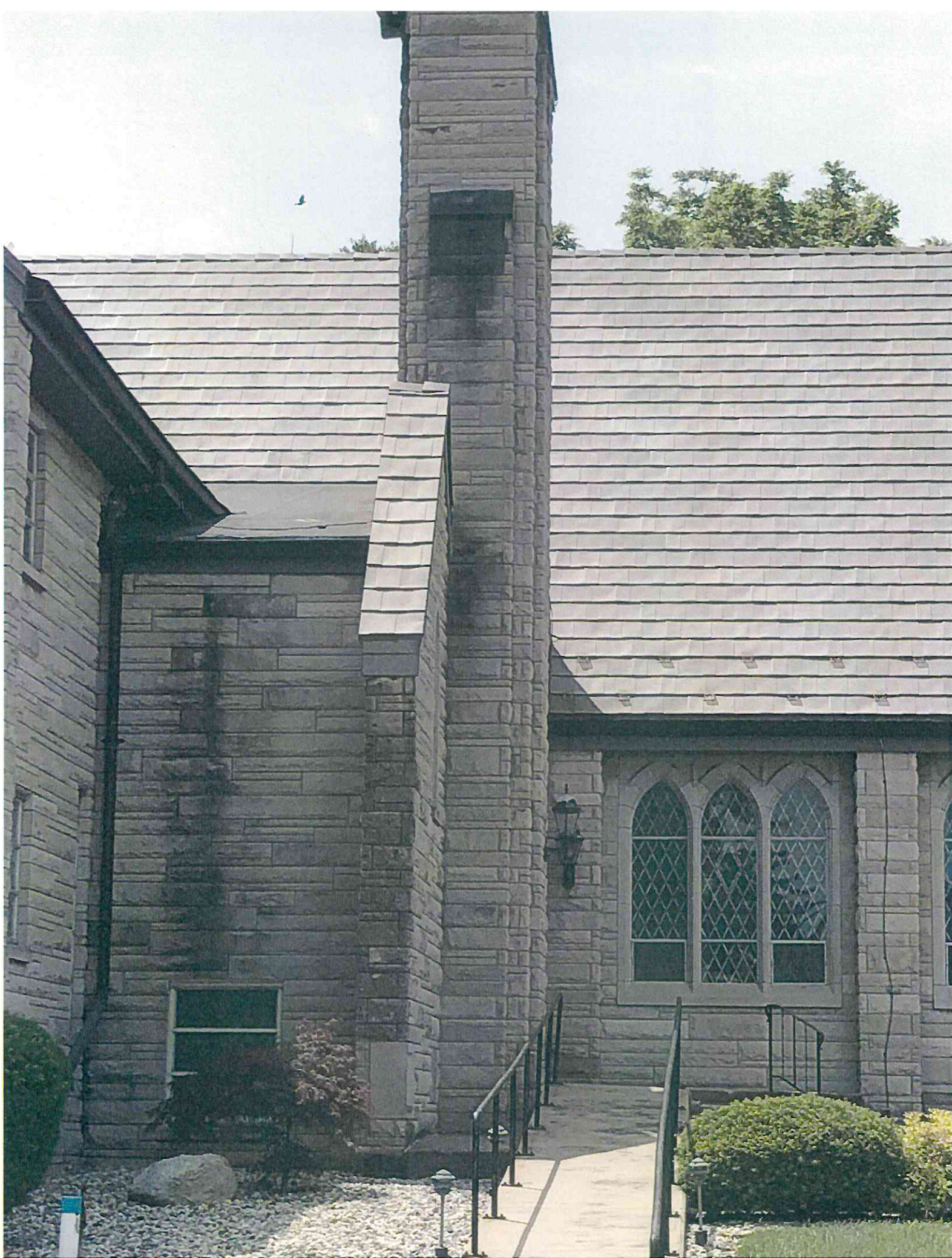


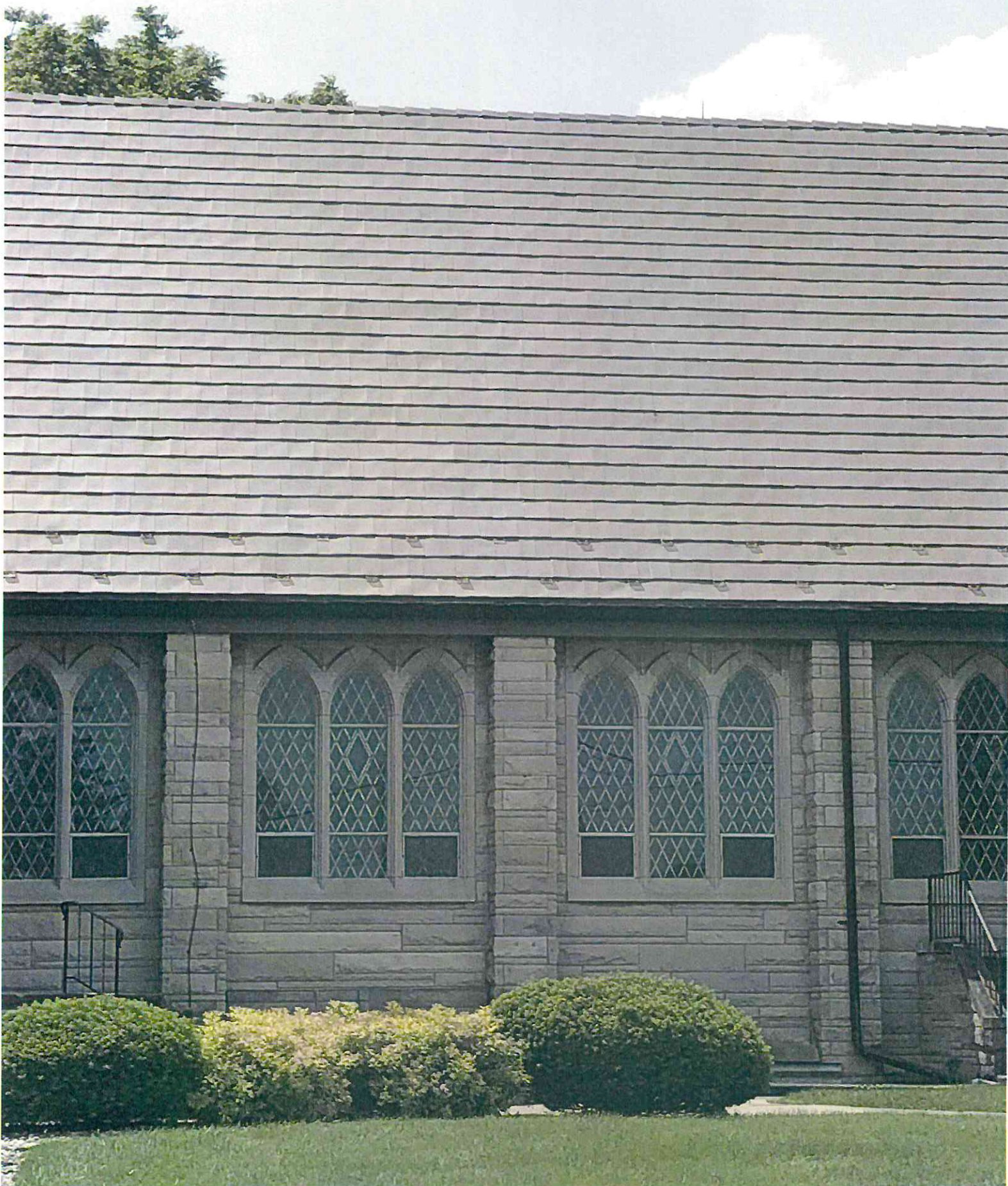


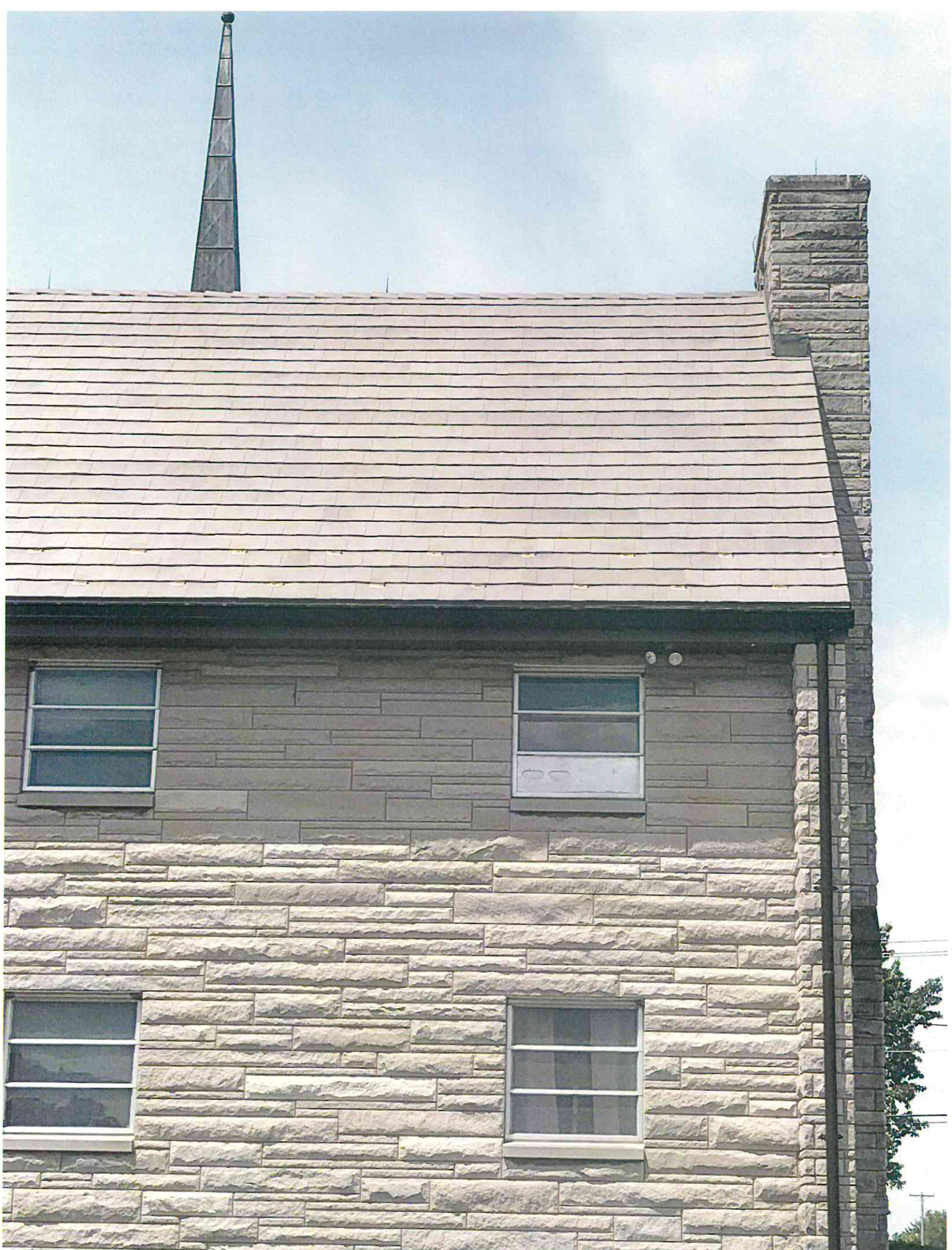














Example provided of Oxford metal roof over asbestos on an Indiana Veterans Memorial Home (a Federal project also listed on the National Register of Historic Places)

