

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



Date: July 3, 2019

Application Number: 2019-0703A

Property Location: 629 Carroll

Architectural Style/Date/Architect or Builder: Neo-Classical/1924

Property Owner: David Steinberg/Bingo Properties LLC

Landmark or District Designation: Taylors Field, Ordinance #8952-98

Rating: Contributing

DESCRIPTION OF STRUCTURE/ SITE: Three story, rectangular plan, brick apartment building. Foundation is concrete. Roof is flat with parapet wall. A central bay in front features an arched entrance with divided light transom above and a balcony window with metal rail. Above the balcony is an entablature with “Carroll” cast in concrete. Windows are 6/1 and 1/1 double hung, both original wood and multiple generations of wood and vinyl replacement. The lot is slightly elevated with a concrete retaining wall.

ALTERATIONS: No COA on file. Some windows are replacement wood or vinyl. Entry doors are non-original metal.

APPLICATION ITEMS: *“The 23-unit brick apartment building is currently vacant. Exterior work includes replacement of all original 6/1 and 4/1 wood windows, and 1/1 replacement windows with vinyl replacement windows with muntins between the glass, insulated 6/1 and 4/1 windows. Opening sizes will be approximately 2” smaller, and front transoms shall be covered with storm units (fan lite, second floor). Front and back entries (non-historic metal and wood infill) shall be replaced with steel panel style doors with top lites and matching side lites. New electric meters (30) shall be placed on north wall of c. 1960 block addition (north façade) and bathroom vents shall be placed through the masonry wall for each apartment unity (28). See drawings.”*

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks a Certificate of Appropriateness for the following exterior work:

1. Replace windows:

The Carroll Apartment Building retains a number of its original 6/1 and 4/1 wood windows, however, they vary in condition and deterioration. This is most evident by the number of full-replacements that have been made over the years. Approximately 43 windows are later wood or vinyl replacement windows, or about one-third of the overall window count. Several other original wood windows have broken sash members and are boarded over as the building sits vacant.

The application contends that replacement windows throughout the building will greatly improve energy efficiency, safety/security, and provide a uniform appearance that the building has not had since it was first constructed in the 1920s. The grille patterns of 4/1 and 6/1 will also be maintained, or in the case of where windows have already been replaced, be recreated and appear more historical than the existing replacements.

While the sashes are not deteriorated beyond repair, the jambs and sills are in some instances. Staff recommends that the owner engage a window restoration professional to determine the condition of the original windows and the feasibility for repair.

The proposed windows are Window World 4000 Series vinyl double hung windows with muntin pattern to be replicated using grids in between the glass.

2. Replace doors:

Existing doors are non-original replacement. New steel panel doors and sidelites will provide a more historically-accurate appearance to the building entries and will be more secure. Note no historic photos of

the building have been located, so the door designs are based on security and sympathetic to early 20th century design.

Carroll Street Doors:

Pella Clad Wood 36" X 80" Entry Door, Frame Size: 38 1/4 X 81 7/16

Panel Style: Craftsman Light

Glass: Tempered Low-E Air Filled

Grilles: Simulated Divided Light, 1 5/8" Contour, Match Interior Panel Finish, Match Exterior Panel Finish, Traditional, Typical, 3, 1

Panel Selection: Hemlock, Painted, Putty, Painted, White

Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Enduraclad, Putty, Wood, White

Door Sidelites

Pella 1280 Fixed Entry Door Sidelight (2), Frame Size: 14 1/4 X 81 7/16

Panel Style: Craftsman Light

Glass: Tempered Low-E Air Filled

Grilles: No Grille

Panel Selection: Hemlock, Painted, Putty, Painted, White

Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Enduraclad, Putty, Wood, White

3. Install vents through façade:

Thru-wall bathroom vents, see elevation, will be painted sheet metal units, approximately 6" square, similar to those on the brick façade of the historic LaSalle Hotel in downtown South Bend, see picture.

4. Install electric meters:

30 new meters to be placed on north wall of c. 1960 block addition (north façade).

PRESERVATION INSPECTOR REPORT:

First, I wish to provide some background for this property.

July 5, 2018 – Code hearing multiple apartments were ordered Vacate and Seal due to failure to complete necessary repairs.

February 5, 2019 – Code issues a Vacate and Seal on the entire property as the heating system has failed and the city deemed it unsafe without heat.

February 7, 2019 – Code Hearing all occupants have been removed, new owners are working to replace HVAC system, remove trash, and remove loose building material.

May 5, 2019 – I called Homeworks Property Management about a set of windows on the south side that were removed in order to install a garbage shoot from the third to the dumpster. I received a call back from Homeworks, a gentleman named Troy from a window manufacturer, and from Mr. St. Clair who is the owner's local representative. I explained the COA process to each of them and tried to guide them on the next steps.

July 3, 2019 – An application was received by the HPC staff for windows and miscellaneous other work.

July 9, 2019, I met with the owner's representative, Mr. St. Clair at 629 Carroll. This 28-unit apartment building is located within the Taylor's Field Local Historic District. I photographed the exterior of the structure, each window on all three floors, and the skylights.

38 non-original wood and vinyl windows exist. All original windows had multi-pane upper sashes.

I did not find any sashes that were deteriorated beyond repair. However, the main concerns with these windows are the jambs and sills. The weight pockets are flat trim construction with the "sides" being used as the interior stop. The play in the sashes is quite severe and without the addition of an additional interior stop on each side and top, I do not see a feasible solution for the air gap. I did not find a single set of windows that completely had ropes as most lower sashes were without.

Secondly, the majority of the sills are dry-rotted or deteriorated beyond repair. Especially those closest to the northwest corner. At least a dozen of the sills are soft enough to put my finger into.

I would ask that a clear plan on how replacements would be installed be presented. At the front of the building a bank of three windows were replaced. The original jams were removed and the new windows were installed with a minor setback from the brick face rather than centered in the frame. This left an interior “shelf” to compensate for the distance from exterior to interior walls. See photograph #106. I fear that a centered installation would leave too much of the limestone sill exposed and result in water infiltration through the walls.



Steve Szaday
Preservation Inspector

STANDARDS AND GUIDELINES: TAYLOR’S FIELD

II. EXISTING STRUCTURES

C. WINDOWS AND DOORS

Window and door frames are in most cases wood. Brick structures have stone sills and brick lintels. In some cases where additional siding has been applied window trim has been covered. Many structures in the district have aluminum storm windows. Some houses retain wood framed storm windows.

Required

Original windows and doors shall be retained including sashes, lintels, sills, shutters, decorative glass, pediments, hoods, and hardware. When deteriorated beyond repair, they shall be replaced with units and trim resembling the original.

Recommended

Wood frame storm windows and doors painted to match the original should be used but should not damage existing frames and should be removable. **If new sashes or doors are installed, the existing or original materials, design, and hardware should be used.** When metal storm doors and windows are used, they should be painted, anodized or coated to match the existing. When awnings are used they should be of canvas material.

Prohibited

Original doors, windows, and hardware shall not be discarded when they can be restored and re-used in place. New window and door openings which would alter the scale and proportion of the building shall not be introduced. Inappropriate new window and door features, such as aluminum insulating glass combinations that require the removal of the original windows and doors, shall not be installed.

Not Recommended

Awnings, hoods, and fake shutters made of metal, vinyl, or fiberglass should not be used if they would detract from the existing character or appearance of the building.

E. MECHANICAL SYSTEMS

The majority of the structures within the District have oil or gas heat, and have brick chimneys through the roof. Some houses have one or two window air conditioners.

Required

Mechanical systems shall be placed in areas that will result in the least possible alteration to the structural integrity and physical appearance of the building. Solar collectors and TV dishes shall be placed at the rear of the property and shielded by shrubbery and landscaping.

Recommended

Windows air conditioners and exhaust fans should be installed at the rear or at an inconspicuous side window. Original lighting fixtures should be retained whenever possible.

Prohibited

Holes shall not be cut through walls or roofs to accommodate air conditioners or other mechanical equipment in areas that can be seen from the street.

Not Recommended

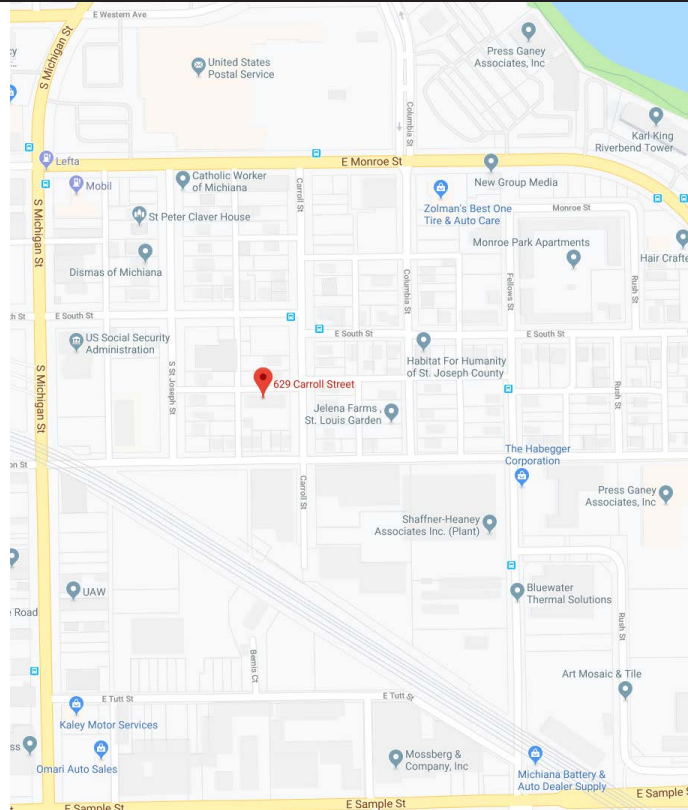
Exterior electrical and telephone cables should not be attached to the principal elevation of the building.

STAFF RECOMMENDATION: Staff recommends that existing original windows that *are not* deteriorated beyond repair, be retained and that windows that *are* deteriorated beyond repair and that existing replacement windows be replaced with units resembling the original. As a contributing property in a historic district, and constructed of masonry, Staff does not recommend the proposed Window World 4000 Series vinyl window. Staff recommends approval to replace doors, and to install vents and electric meters.

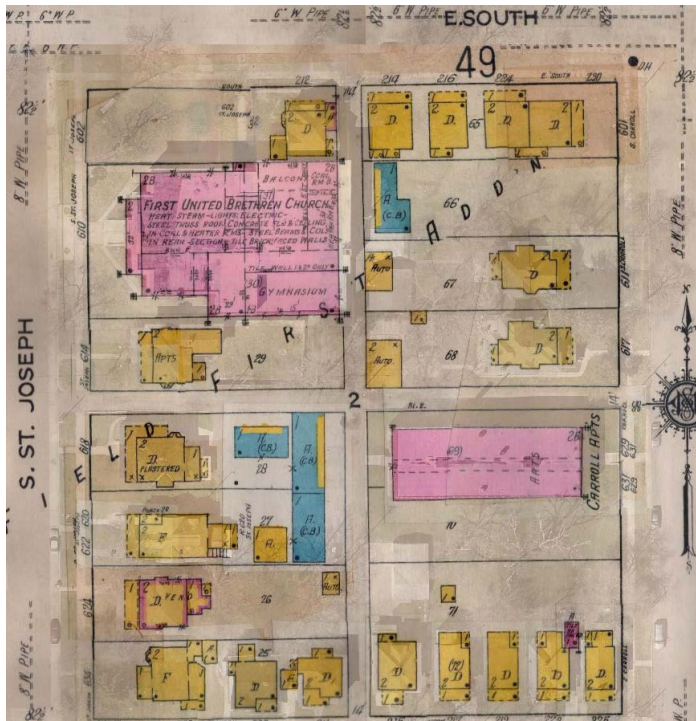
Report compiled by
Elicia Feasel, Historic Preservation Administrator

HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

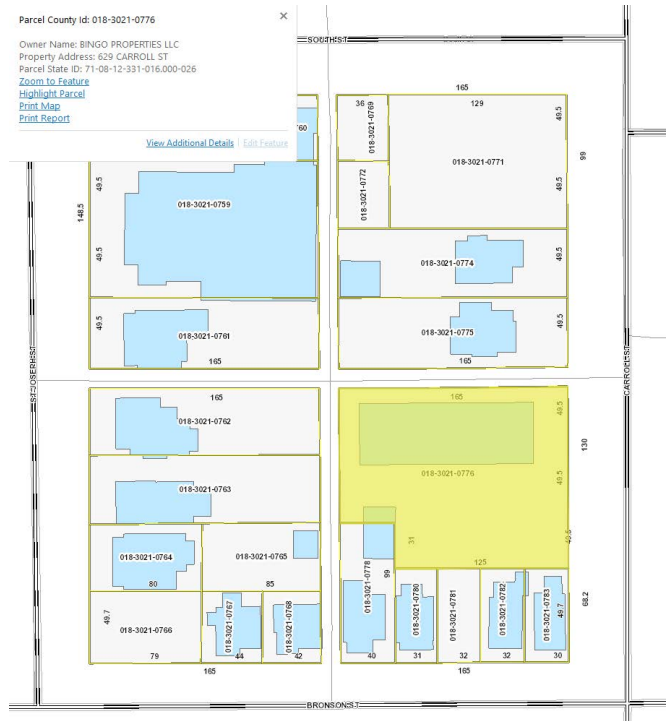
LOCATION MAP - Map showing location of the property and surrounding area (Google Maps)



AERIAL MAP - highlighted property on map



Sanborn 1960



MACOG 2019

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

FRONT PICTURE (EAST) - Picture of the front of the building, July 2019.



REAR PICTURE (WEST) - Picture of the rear of the building, July 2019.



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

SIDE PICTURE (SOUTH) - Picture of the side of the building, July 2019.



SIDE PICTURE (NORTH) - Picture of the side of the building, July 2019.



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

WINDOWS - Picture of interior of windows, photo provided



WINDOWS - Picture of windows, photo provided



HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY

WINDOWS - Picture of interior of windows



MEETS STRINGENT ENERGY STAR® REQUIREMENTS!

WINDOW WORLD®

4000 Series Double-Hung and Sliding
Replacement Windows



4000 SERIES WINDOWS



Featuring a beautifully refined silhouette and advanced energy-saving technology, our 4000 Series delivers exceptional style, strength, energy efficiency and value – everything today's homeowners are looking for in a quality replacement window, and more.

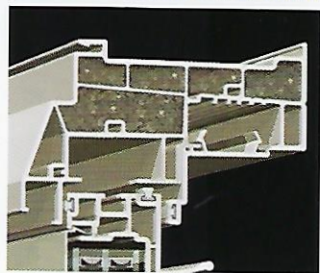


Both sashes of Window World Double-Hung Windows tilt in for easier, safer cleaning from inside your home.

This next-generation 4000 Series is precision-engineered to meet or exceed stringent ENERGY STAR® requirements, providing triple-pane energy-saving performance in a dual-pane unit. The dual-pane, double-strength insulated glass, thermally optimized frame and sash and non-conductive composite reinforcements are just part of the advanced energy engineering that puts 4000 Series Windows in a class all their own – premium window performance with everyday affordability. With Window World Windows your home will have a fresh, energy-efficient, low-maintenance solution backed by a lifetime limited warranty.*



Foam-Enhanced Insulated Frame Option.



Increase the insulating performance and the structural integrity of your 4000 Series Windows with our foam-enhanced insulation option. The rigid foam is precisely contoured to match specific chambers in the window frame for optimal energy savings.

Available in double-hung and sliding windows, the ultra-efficient rigid foam is channeled into select components of the head, jamb and sill. This

innovative insulation incorporates high-purity graphite granules into the expanded polystyrene (EPS) raw material, resulting in a gray-colored, carbonized foam that reflects radiant heat.

The foam-enhanced frame further fortifies the window structure and creates a superior thermal barrier for reduced heating and cooling energy use year-round.

Additional Frame Options.

For enhanced appearance and ease of installation, two additional frame options also are available.



1-3/8" Nail Fin Set Back



1-3/8" Nail Fin Set Back with J-channel adaptor





Best-in-Class Performance Features:

- **Reinforced narrow silhouette frame and sash profiles** make a statement of style with their low-profile design. The result is a beautiful and expanded glass area. Under the surface, internal chambers increase structural integrity, rigidity, and energy efficiency.
- **Composite meeting-rail reinforcement** allows for secure mounting of hardware; the non-conductive material helps reduce the transfer of energy.¹
- **End-of-throw cam shift locking** delivers increased strength and protection to the recessed lock. It also includes an “unlocked” indicator.
- The smooth and uniform **true sloped sill** quickly directs water runoff without the use of weep holes, keeping the exterior of the window clean and attractive.²
- Our **telescoping sill dam** delivers a triple payoff: protection from air and water infiltration, increased structural stability, and enhanced beauty.
- When extreme wind and weather hit, our proprietary **sill interlock** stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with our interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength.
- Our innovative **screen bulb** seal creates a snug fit that eliminates light and insect penetration between the screen and frame. It also aids in easy screen installation and removal.³

Additional Sliding Window Features:

- Sashes glide horizontally for easy opening and closing.
- Both sashes lift out for convenient cleaning.
- Nylon-encased dual brass roller system for smooth gliding performance.

Insulated Glass Packages to Meet Your Needs.

Maximize your energy savings by choosing a high-performance SolarZone insulated glass[†] package to meet your specific climate challenges. The lower the U-Factor, the less energy you'll need to heat your home. The lower the Solar Heat Gain Coefficient (SHGC), the more you'll conserve on air-conditioning.

Thermal Performance Comparison⁴

	Double-Hung		Sliding	
	U-Factor	SHGC	U-Factor	SHGC
Clear Glass	0.46	0.59	0.45	0.59
SolarZone	0.29	0.30	0.28	0.30
SolarZone iE	0.28	0.30	0.28	0.30
SolarZone Plus	0.28	0.30	0.27	0.30
SolarZone Elite	0.28	0.21	0.28	0.21
SolarZone Plus Elite	0.27	0.21	0.26	0.21
SolarZone ThermD	0.28	0.30	0.27	0.30
SolarZone ThermD iE	0.27	0.30	0.27	0.30
SolarZone ThermD Elite	0.27	0.21	0.27	0.21

⁴Whole window values are based on double-strength glass, standard 4000 Series offering with composite reinforcements. ST and HP performance values are also available.

Air/Water/Structural Results

	Air cfm/ft ²	Water psf	Structural
Window World 4000 Base	.04	5.25	DP40
Window World 4000 ST	.08	7.5	DP50

Performance requirements meet or exceed Air, Water and Structural Loads as determined through ASTM (American Society for Testing and Materials) test methods.

Clear: Double-paned clear glass unit.

SolarZone: Double-paned unit with one pane of Low-E glass, argon gas and metal alloy Intercept spacer.

SolarZone iE: Double-paned unit with one pane of Low-E glass, argon gas and metal alloy Intercept spacer, along with insulation-enhanced mainframe.

SolarZone Plus: Double-paned unit with one pane of Low-E glass, argon gas and foam spacer.

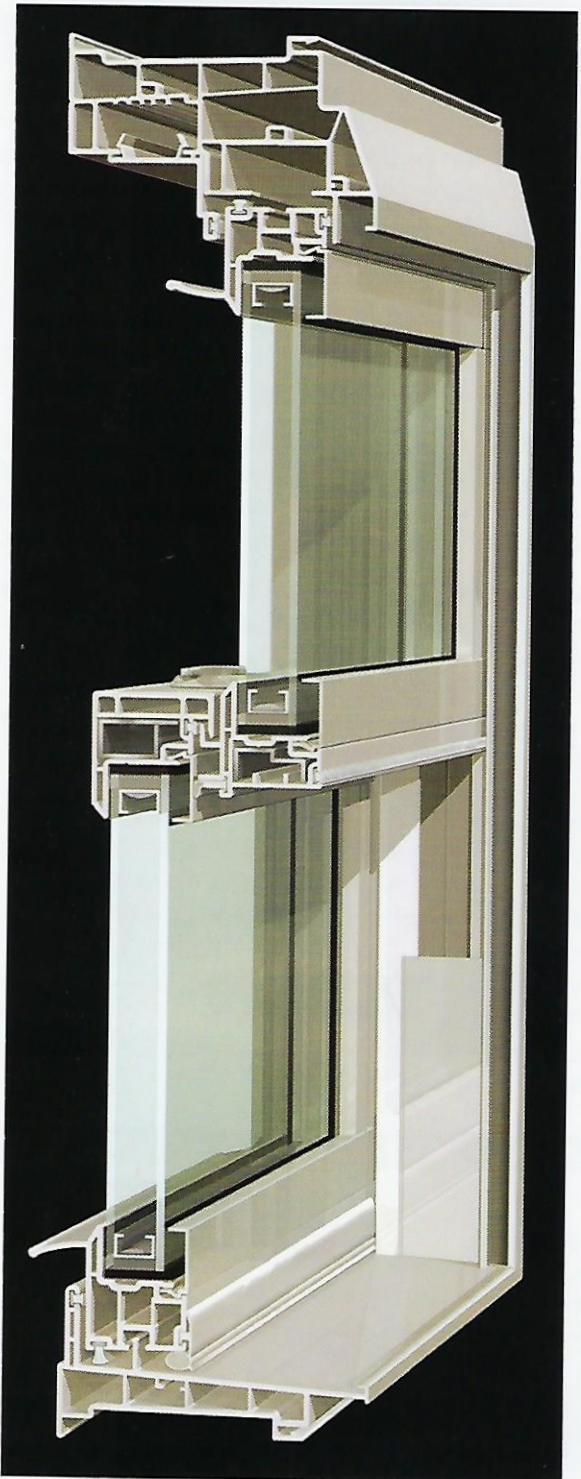
SolarZone Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas and metal alloy Intercept spacer.

SolarZone Plus Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas and foam spacer.

SolarZone ThermD: Double-paned unit with one pane of Low-E glass, argon gas and stainless steel Intercept spacer.

SolarZone ThermD iE: Double-paned unit with one pane of Low-E glass, argon gas and stainless steel Intercept spacer, along with insulation-enhanced mainframe.

SolarZone ThermD Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas and stainless steel Intercept spacer.



1 Double-hung base model will automatically be converted to ST (steel reinforcement) for all units ordered in excess of 48" wide or 84" high.
 2 For larger size windows or to meet specific DP/PG ratings, optional weeps/performance package must be ordered.
 3 Available only with the full screen option.



Maximize Your Energy Savings with a Triple-Pane Glass Option.

Triple-pane glass systems deliver an added layer of protection to block energy loss. Their precision-engineered construction features a 1" thick glass unit,† three panes of single-strength glass, two surfaces of Low-E (low-emissivity) technology, two spaces of argon gas, along with the SolarZone ThermD Intercept® Stainless Steel Spacer System for an ultra-efficient energy-saving shield. This thermally optimized glass system provides a more balanced, comfortable indoor climate, while also reducing outside noise.

Energy Efficiency Is Rooted in the Design.

Argon is an insulating gas between the glass panes that acts as a thermal barrier on energy loss, counteracting heat and cold conduction. Argon gas also helps block noise infiltration for a quieter indoor climate.

Low-E Glass insulating technology features a virtually clear, metallic coating that acts as a thermal mirror to help keep warm air in during the winter and solar heat out during the summer. Low-E also filters out damaging UV rays that can cause furnishings and carpet to fade.

SolarZone ThermD Intercept Stainless Steel Spacer features a unique, one-piece U-shaped design that stabilizes the panes of glass and creates a powerful thermal barrier. Stainless steel is impervious to gas transmission and withstands the effects of temperature changes, thus increasing gas retention and alleviating stress on the sealant bond to help prevent seal failure.

Advanced Triple-Pane Thermal Protection.

Comparing one glass system to the next can help you determine the best glass for your home and climate challenges. In the table below, U-Factor represents the rate of heat flow through the window product – the lower the U-Factor, the less energy is needed to heat a home. The SHGC (Solar Heat Gain Coefficient) represents the solar heat penetrating through the window – the lower the number, the more you'll conserve on air-conditioning use. Window World 4000 Series Windows with SolarZone ThermD TG2 glass technology are 52% more energy-efficient than clear double-pane glass windows.

Thermal Performance Comparison⁵

	Composite Reinforcement	
	U-Factor	SHGC
Clear Glass ⁶	0.46	0.59
SolarZone ThermD TG2	0.22	0.26
SolarZone ThermD Elite TG2	0.22	0.19

⁵ Whole window values, single-strength glass.

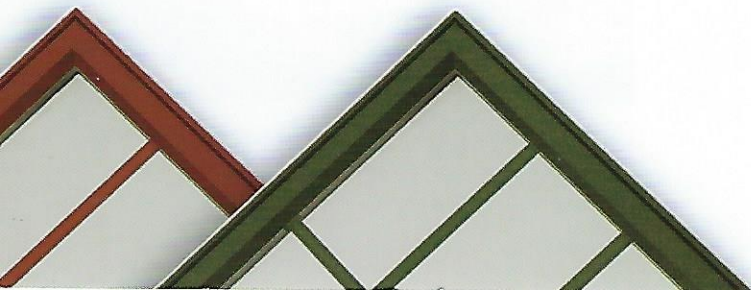
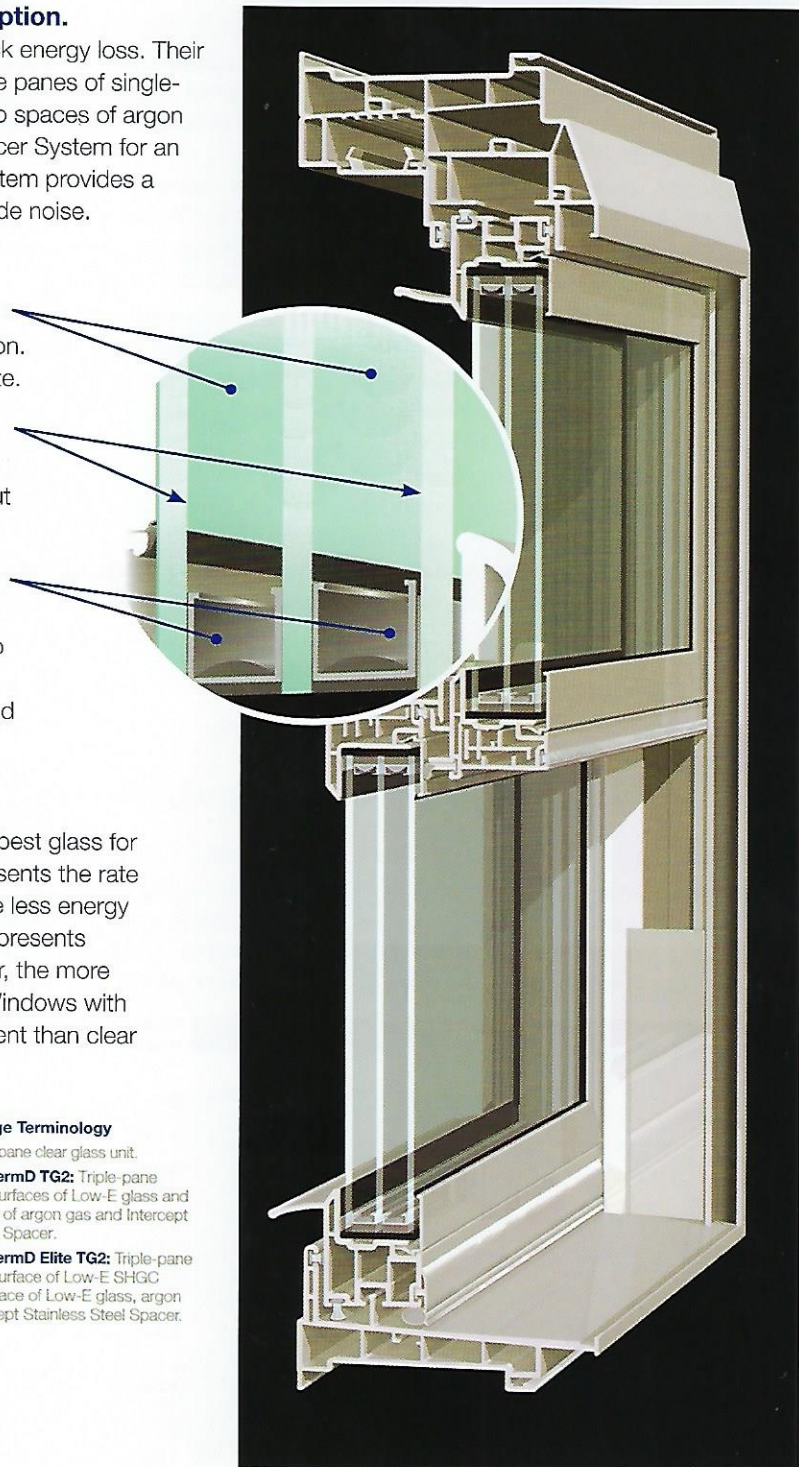
⁶ Whole window values, double-strength glass.

Glass Package Terminology

Clear: Double-pane clear glass unit.

SolarZone ThermD TG2: Triple-pane unit with two surfaces of Low-E glass and two air spaces of argon gas and Intercept Stainless Steel Spacer.

SolarZone ThermD Elite TG2: Triple-pane unit with one surface of Low-E SHGC glass, one surface of Low-E glass, argon gas and Intercept Stainless Steel Spacer.



WINDOW ACCENTS



Interior Woodgrains and Exterior Colors.

Window World Windows are available in a variety of rich hues and natural-looking wood finishes that are remarkably strong and fade-resistant. Transform the appearance of your home both inside and out with visually exciting colors and warm spices of wood. Homeowners can achieve the appealing beauty of custom-crafted wood windows, without the time-consuming maintenance, with our architecturally coordinated exterior window colors in high-performance finishes.

Exterior Palette

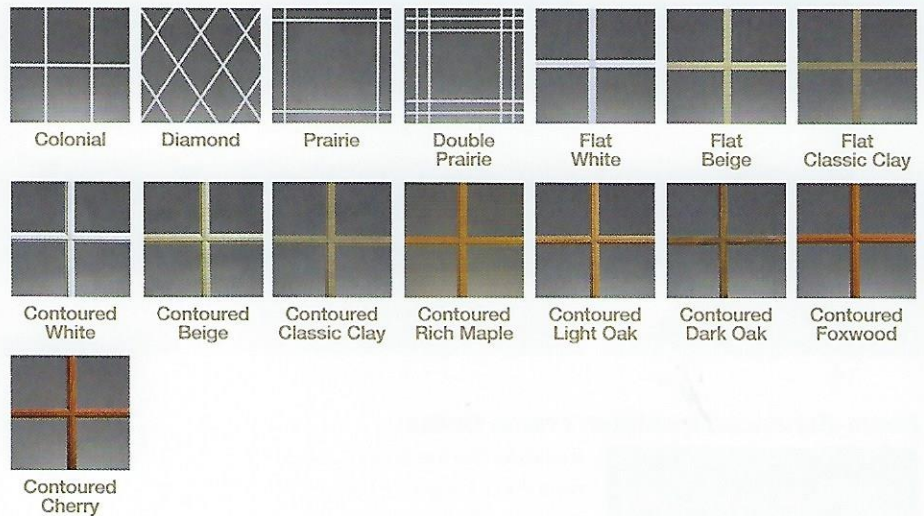


Interior Palette



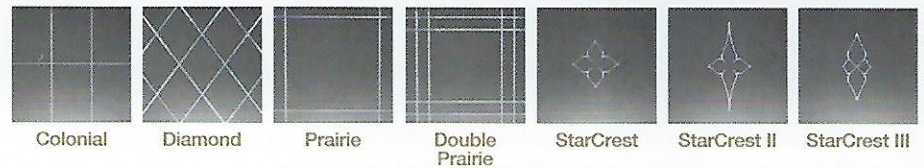
Interior Grids.

Window grids are available in classic colors in the standard configurations of Colonial, Diamond, Prairie, and Double Prairie patterns, all lending themselves to your unique décor. Contoured Colonial grids are available in complementary colors and matching woodgrains.



Cut Glass.

Looking for a touch of elegance that won't obstruct the view? A selection of V-grooved glass patterns is available in the Window World Collection.



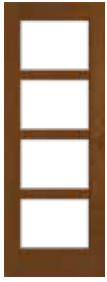
⁷ Extruded solid color.

⁸ White woodgrain is available with a beige or classic clay base only.



North Wilkesboro, NC 28659
1-800 NEXT WINDOW | 1-800-639-8946
www.WindowWorld.com





Enjoy more natural light.

The Pella® line of entry doors now features a flush-glazed full light panel and sidelight with 3-1/2" Flat Simulated-Divided-Light grilles that provide the perfect touch of contemporary style. These products feature wider openings with more glass to let in more natural light without compromising performance.

ENCOMPASS BY PELLA®



3/4 Light (M O S T) European 3/4 Light (O S) 1/2 Light (M O S T) 8' 1/2 Light (M O)



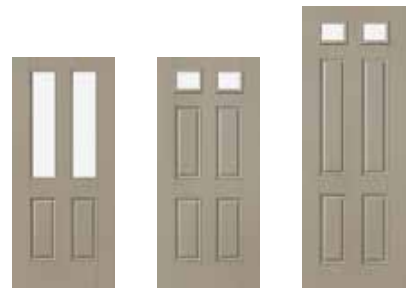
8' Craftsman Light (S) Twin Colonial Light (O S T)* Deluxe 3 Panel Oval (M O S) 3 Panel Oval (M O S)



Flush-Glazed Full Light Sidelight (O S) 3/4 Light Sidelight (M O S T)* 1/2 Light Sidelight (M O S T) 8' 1/2 Light Sidelight (M O) 1/2 Circle Transom Arch Head Transom Elliptical Transom Rectangular Transom



Full Light (M O S T)* 3/4 Light (M O S T) 8' European 3/4 Light (O S) 1/2 Light (M O S T)



Twin 1/2 Light (O S T) Twin Colonial Light (O S T) 8' Twin Colonial Light (O)



3 Panel Oval (M O S) Fan Light (O S T) Full Light Sidelight (M O S T)* 1/2 Light Sidelight (M O S T)

(M) Mahogany-Grain Fiberglass (S) Smooth Fiberglass
(O) Oak-Grain Fiberglass (T) Steel

* Steel panels and sidelights not available in 8' sizes.

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

EXAMPLE OF VENTS: Pictures of new vents on LaSalle Hotel, for example





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

County - City Building, South Bend, IN 46601
http://www.southbend.in.gov/government/department/community-investment
Phone: 574/235.9371 Fax: 574/235.9021
Email: hpcsbsjc@southbend.in.gov

Pa COA
7/1/2019 MB
757982

Michele Gelfman, President

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: July 1, 2019 Application Number: 2019 00A

Past Reviews: YES (Date of Last Review) _____ NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) Taylor's Field

National Landmark National Register District (Name) _____

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

Address of Property for proposed work: 629 Carroll Street, South Bend, IN 46601
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): David Steinberg/Bingo Properties LLC Phone #: _____

Address of Property Owner(s): 13072 Broad St., Carmel IN 46032
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Brendan Crumlish (Architect) Phone #: 574-282-2998

Contractor Company Name: Crumlish & Crumlish Architects, Inc

Address of Contractor Company: 3215-B Sugar Maple Ct., South Bend, IN 46628
(Street Number—Street Name—City—Zip)

Current Use of Building: Multi-Family
(Single Family-- Multi-Family--Commercial--Government--Industrial--Vacant--etc.)

Type of Building Construction: Brick masonry bearing
(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: The 29-unit brick apartment building is currently vacant. Exterior work includes replacement of all original 6/1 and 4/1 wood windows, and 1/1 replacement windows with vinyl replacement windows with muntins between the glass, insulated 6/1 and 4/1 windows. Opening sizes will be approximately 2" smaller, and from transoms shall be covered with storm units (fan lite, second floor). Front and back entries (non-historic metal and wood infill) shall be replaced with steel panel style doors with top lites and matching side lites. New electric meters (30) shall be placed on north wall of c. 1960 block addition (north facade) and bathroom vents shall be piece through the masonry wall for each apartment unit (28). See drawings.

Owner e-mail: dsteinynd@yahoo.com and/or Contractor e-mail: brendan@crumlishandcrumlish.com

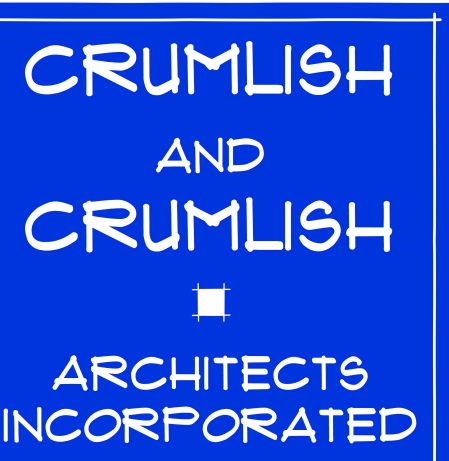
X _____ and/or X _____
Signature of Owner Signature of Contractor
APPROVED

By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable.

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

**TO ENSURE YOUR APPLICATION CAN BE PROCESSED IN A TIMELY MATTER WITHOUT DELAY,
PLEASE INCLUDE THE FOLLOWING DOCUMENTATION WHEN APPROPRIATE:**

- Certificate of Appropriateness application**
- Written description** of the project (materials to be used, scale, dimensions, construction methods, alterations, etc.)
- Materials to be used** (Supplemented with manufactures' brochures and specifications)
- Site Plan** showing existing buildings & structures and proposed project (for new construction, additions, paths, terraces, patios, fences)
- Photographs**
- Blueprints/Drawings**
- Application fee - \$20.00**



3215-B SUGAR MAPLE CT
SOUTH BEND, IN 46628
574-282-2998
A SQUARE DEAL SINCE 1968
WWW.CRUMLISHANDCRUMLISH.COM

Carroll Street Apartments

629 Carroll Street
South Bend, IN 46601

Site Plan

Drawn: BC, CS, KWG
Checked:
Approved:

ISSUED FOR: DATE:

Do Not Scale Drawings
Use Printed Dimensions

© 2019 Crumlish & Crumlish Architects, Inc.

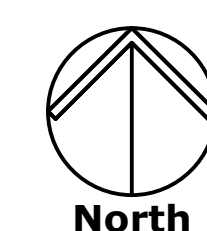
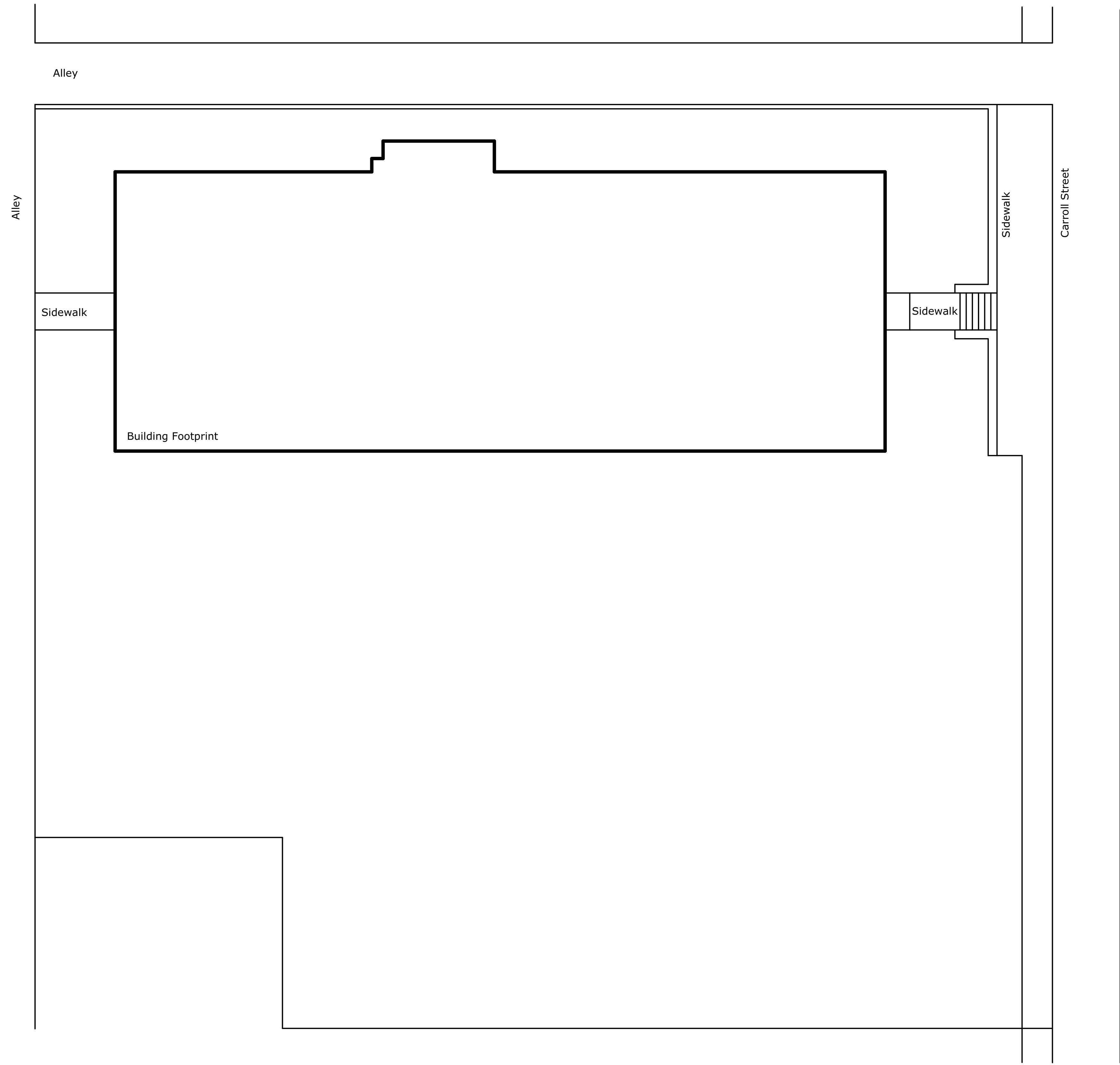
This document is the property of Crumlish & Crumlish Architects, Inc. and the use is limited to the specified project. Crumlish & Crumlish Architects, Inc. shall be deemed the author of this document and shall retain all common law, statutory and other reserved rights, including the copyright. This document may not be reproduced, copied or used without the written permission of Crumlish & Crumlish Architects, Inc.

Any information on this document is not intended to be suitable for reuse by any person, firm or corporation or any others on extension of this project or for any other use on any other project. Any reuse whatsoever without the written permission of Crumlish & Crumlish Architects, Inc. for any purpose will be at the user's sole risk and without liability to Crumlish & Crumlish Architects, Inc., and will be subject to legal action.

C&C File 19-523

July 1, 2019

C1



Elevation Notes:

1. Remove non-historic door and wood infill, replace with 3-panel steel door with top lite, matching side-lites.
2. Restore historic transom, paint to match new windows. Install new metal storm window, trim to match window color.
3. Remove non-historic double-hung, replace with pair 6/1 windows with tempered lower sash.
4. Fabricate new metal sconce shade to match north shade.
5. Remove non-historic metal transom, replace with pair of 6-lite transoms.
6. Remove non-historic awning windows, replace with pair of 6/1 double-hung windows w/ tempered lower sash.
7. Remove all extant windows unless noted otherwise, install new 4/1 or 6/1 windows as indicated on drawing, typical.
8. Historic window is removed and infilled with board, install new marine plywood board, paint to match windows.
9. Install bank of 30 new electric meters on c. 1960 block addn.
10. Install new bathroom vents through masonry, typical of 28 units.



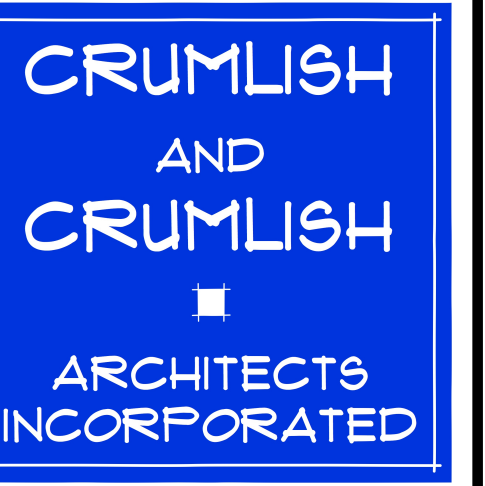
R = Extant, non-historic late replacement window

Proposed North Facade 1/4"=1'-0" **1**



R = Extant, non-historic late replacement window

Proposed South Facade 1/4"=1'-0" **2**



3215-B SUGAR MAPLE CT
SOUTH BEND, IN 46628
574-282-2938
A SQUARE DEAL SINCE 1968
WWW.CRUMLISHANDCRUMLISH.COM

**Carroll Street
Apartments**

629 Carroll Street
South Bend, IN 46601

**Proposed
North and South
Exterior
Elevations/Notes**

Drawn: BC, CS, KWG
Checked:
Approved:

ISSUED FOR: DATE:

Do Not Scale Drawings
Use Printed Dimensions

**© 2019 Crumlish & Crumlish
Architects, Inc.**

This document is the property of Crumlish & Crumlish Architects, Inc. and the use is limited to the specified project. Crumlish & Crumlish Architects, Inc. shall be deemed the author of this document and shall retain all common law, statutory and other reserved rights, including the copyright. This document may not be reproduced, copied or used without the written permission of Crumlish & Crumlish Architects, Inc.

Any information on this document is not intended to be suitable for reuse by any person, firm or corporation or any other use on any other project. Any reuse whatsoever without the written permission of Crumlish & Crumlish Architects, Inc. for any purpose will be at the user's sole risk and without liability to Crumlish & Crumlish Architects, Inc., and will be subject to legal action.

C&C File 19-523

July 1, 2019

A4



3215-B SUGAR MAPLE CT
 SOUTH BEND, IN 46628
 574-282-2998
A SQUARE DEAL SINCE 1968
 WWW.CRUMLISHANDCRUMLISH.COM

**Carroll Street
 Apartments**

629 Carroll Street
 South Bend, IN 46601

**Proposed
 East and West
 Exterior
 Elevations/Notes**

Drawn: BC, CS, KWG
 Checked:
 Approved:

ISSUED FOR: DATE:

Do Not Scale Drawings
 Use Printed Dimensions

**© 2019 Crumlish & Crumlish
 Architects, Inc.**

This document is the property of Crumlish & Crumlish Architects, Inc. and the use is limited to the specified project. Crumlish & Crumlish Architects, Inc. shall be deemed the author of this document and shall retain all common law, statutory and other reserved rights, including the copyright. This document may not be reproduced, copied or used without the written permission of Crumlish & Crumlish Architects, Inc.

Any information on this document is not intended to be suitable for reuse by any person, firm or corporation or any others on extension of this project or for any other use on any other project. Any reuse whatsoever without the written permission of Crumlish & Crumlish Architects, Inc. for any purpose will be at the user's sole risk and without liability to Crumlish & Crumlish Architects, Inc., and will be subject to legal action.

C&C File 19-523

July 1, 2019

A3



R = Extant, non-historic late replacement window

Proposed East Facade 1/4"=1'-0" **1**



R = Extant, non-historic late replacement window

Proposed West Facade 1/4"=1'-0" **2**

Elevation Notes:

1. Remove non-historic door and wood infill, replace with 3-panel steel door with top lite, matching side-lites.
2. Restore historic transom, paint to match new windows. Install new metal storm window, trim to match window color.
3. Remove non-historic double-hung, replace with pair 6/1 windows with tempered lower sash.
4. Fabricate new metal sconce shade to match north shade.
5. Remove non-historic metal transom, replace with pair of 6-lite transoms.
6. Remove non-historic awning windows, replace with pair of 6/1 double-hung windows w/ tempered lower sash.
7. Remove all extant windows unless noted otherwise, install new 4/1 or 6/1 windows as indicated on drawing, typical.
8. Historic window is removed and infilled with board, install new marine plywood board, paint to match windows.
9. Install bank of 30 new electric meters on c. 1960 block addn.
10. Install new bathroom vents through masonry, typical of 28 units.