

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



Date: September 12, 2019

Application Number: 2019-0903A

Property Location: 809 Forest Avenue

Architectural Style/Date/Architect or Builder: American Foursquare / 1890

Property Owner: Andrew and Sherri Andre' Polianecki

Landmark or District Designation: Chapin Park Local (Ordinance #9574-05)
and National Historic District

Rating: *Contributing*

DESCRIPTION OF STRUCTURE/SITE: The home is a two storey with an irregular floor plan set upon a brick foundation. The roof is hipped with side gables and cornice returns and covered with asphalt shingles. The chimney is slightly offset with corbelled brick. The exterior walls are 4 1/2" wood clapboard with frieze and moulded cornice and corner boards. There is a full width front porch with four slender turned spindle columns, a concrete floor and moulded cornice. The windows are 1/1 double hung with moulded entablatures.

ALTERATIONS: The rear porch was enclosed and a one storey addition built onto the rear of the house. A bay window was added to the west side of the house. The barn noted in the 1987 survey card has burned. There are aluminum storm windows and a new roof. The original wooden porch has been replaced by concrete. A second storey addition in the rear of the house was approved by the Commission in April, 2009. COA 2009-0601 allowed for the installation of a wooden spaced French Gothic fence. RME 2017-0831 allowed for the removal and replacement of the asphalt shingle roof and flashing. Two upstairs windows were removed, restored, and rehung by the homeowner (with assistance from neighbors) in early Spring of 2019.

APPLICATION ITEMS: *"A bay window exists off the dining room of this house and is not-original to the house (built in 1894-1896). This bay windows is not in good shape and continues to separate from the house. A significant amount of cold air enters the house during the winter, reducing energy efficiency. Parts of the wood in the window are rotting. This window continues to deteriorate to the point where it is possible that it is causing other damage to the house and it is necessary to replace it. A wooden bay window will likely be expensive enough to prohibit our replacing the window at all."*

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks a Certificate of Appropriateness for improvements on the structure including:

1. Reconstruction of a non-original bay window on the south side of the structure with three Royal Wood by Polar Seal brand windows. The windows – per the manufacturer's documentation – are vinyl. Further installation information is as follows:
 - a. The existing windows will be removed,
 - b. The new vinyl windows will be installed into the existing frame,
 - c. Insulation will be packed around the perimeter of the window,
 - d. Silicone will be used to seal around the windows,
 - e. The exterior sills and frame are to be wrapped in aluminum

SITE VISIT REPORT:

Specialist Toering and Inspector Szaday visited the house December 18, 2018 at the request of the property owners to consult on the condition of two upstairs windows. During the course of the site visit, the property owner informed HPC staff of their concern for the bay window on the main floor. Photographs were taken to document the condition at that time. The non-original bay window is comprised of four fixed panes (two on each side) mounted on either side of an operable window in the central section constructed out of wood. Exterior framing and finishing is also wood.

Paint flaking and chipping is visible on the exterior of the bay window.

Most of the other windows on the house have storm windows. The bay windows do not have a storm windows. Temporary weather stripping to mitigate heat-loss has been installed.

Adam Toering, Historic Preservation Specialist

STANDARDS AND GUIDELINES: CHAPIN PARK

General Definitions

(B) PRESERVATION GUIDELINES

(b2) Rehabilitation (ADOPTED)

Maintaining the existing character of the district, and whenever possible returning it to its original condition. Any rehabilitation would not require the removal of all non-original materials but would encourage the removal of all such materials which are incompatible with the defined elements of preservation for the district. The design of new construction or alteration would not require the duplication of the original design and construction, but should be compatible with existing structures and the district's defined elements of preservation. The use of original materials or construction techniques would be encouraged, but contemporary methods and materials would be acceptable when compatible.

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior building materials in the district include brick, stucco, clapboard, wood shingles, and brick or stone masonry. In some instances, vinyl, composite and aluminum siding have been applied over the original material.

Required

Original exterior building materials shall be retained when possible. Deterioration of wood materials shall be prevented through repair, cleaning and painting. The existing architectural detail around windows, porches, doors and eaves shall be retained or replaced by replicas of the same design when deteriorated beyond repair.

Masonry, including brick and stucco structures, shall be maintained, and properly cleaned only when necessary to halt deterioration or to remove stains and shall be done in a method acceptable for the preservation of the surface: i.e. low-pressure water and soft natural bristle brushes. Brick or masonry mortar joints should be repointed only when there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application and joint profile.

When repairing stucco, stucco mixture shall be used. A professional shall make a study of the old stucco, to determine the exact mixture and underlayment used in the original work. Some repair methods are not compatible with the original techniques and may cause early disintegration of the repair work and the original work.

Ample ventilation must be afforded the structure when siding is installed, in order to prevent increased deterioration of the structure from moisture and insects.

Recommended

Whenever possible, the original building materials should be restored. When maintaining or repairing original siding is not feasible, aluminum, vinyl or composite siding may be used. When used over wood surfaces, this siding should be the same size and style as the original wood. Every effort should be made to retain the original trim around windows, doors, cornices gables, eaves and other architectural features.

Property owners should contact the Historic Preservation Commission of South Bend and St. Joseph County prior to initiating any restoration or rehabilitation effort. [Address and contact information is listed in the front of the Guidebook.] The Commission is an invaluable source of information about all facets of rehabilitation and restoration – materials, methods, contractors and the like.

Prohibited

Wood siding shall not be resurfaced with new materials that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles.

Sandblasting or the use of harsh detergents shall not be used on masonry including brick, stucco, limestone, flagstone and sandstone. This method of cleaning erodes the surface material and accelerates deterioration.

Repointing shall not be done with a mortar of high Portland cement content which can often create a bond that is stronger than the building material. Usage of Portland cement can cause deterioration as a result of the differing coefficient of expansion and porosity of the historic masonry unit and the mortar. This most often results in serious damage to adjacent brick.

Unpainted masonry surfaces shall not be painted unless they had been painted originally. Paint shall not be removed from masonry surfaces by any means that damage the surface.

Not Recommended

Waterproof or water repellent coatings or surface consolidation treatments should not be used on masonry surfaces unless required to solve a specific problem that has been studied and identified. Coatings are frequently unnecessary and expensive, and can accelerate deterioration of the masonry. Mortar joints, which do not need repointing, should not be repointed. Wood siding should not be power-washed.

II. EXISTING STRUCTURES

C. WINDOWS AND DOORS

Window and door frames are in most cases wood and vary depending upon the style of the home. Many are double-hung windows with wood trim and sills. Brick structures have stone sills and brick lintels. In some cases where aluminum siding has been applied, the window and door trim has been covered. About half of the structures in the district have aluminum storm windows; the other half have wood 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 storm windows and doors painted or finished to match the original should be used but should not damage existing frames. If new sashes or doors are installed, the existing or original materials, design and hardware should be used. When metal storm doors are used, they should be painted, anodized or coated to match the existing. When awnings are used, they should be of canvas material.

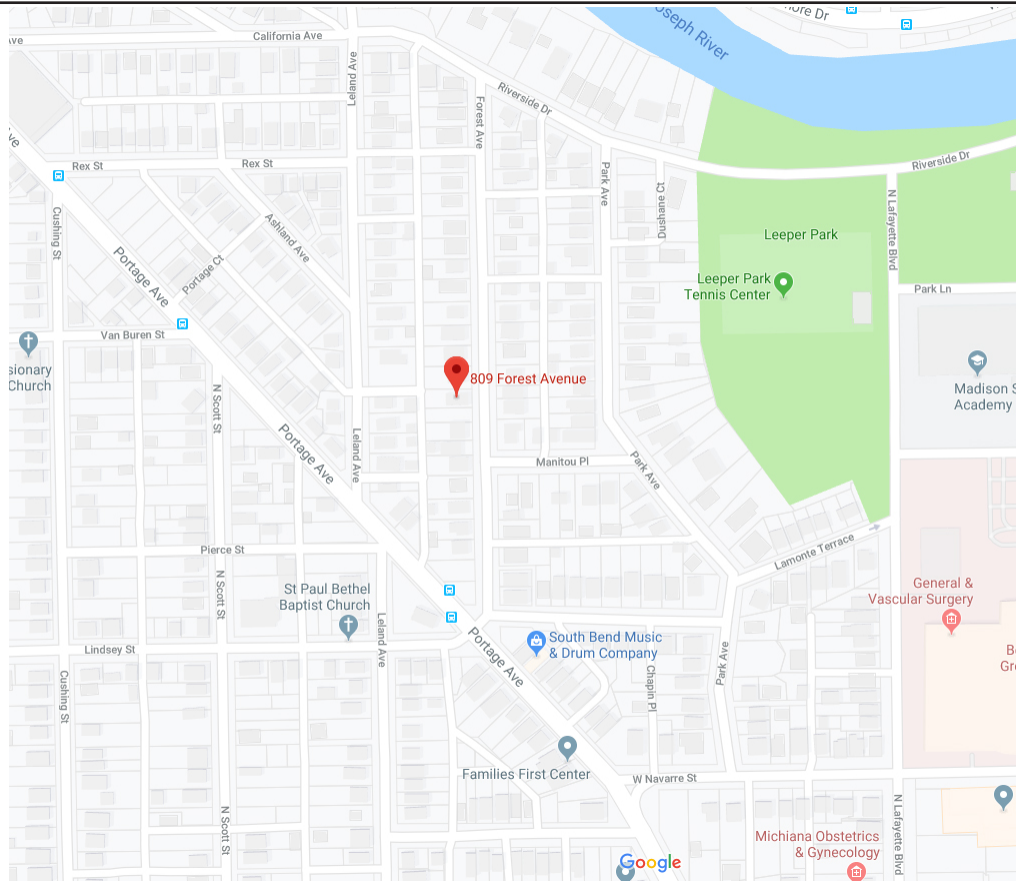
STAFF RECOMMENDATION: Staff does not favorably recommend the proposed project, as the installation of a vinyl window in the proposed configuration – even a later, non-original addition – is perceived to be a regression in material.

Staff would prefer to see either A) a wooden (or other material) replacement proposal or B) the installation of storm window(s) on the exterior of the bay window.

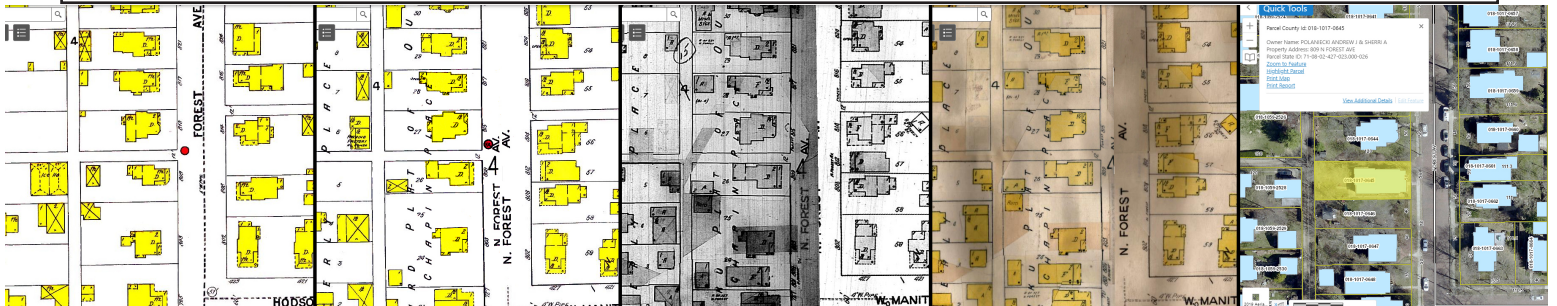
Written by
Adam Toering
Historic Preservation Specialist
Approved by
Elicia Feasel
Historic Preservation Administrator

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 1899

1917

1945

1960

MACOG 2019

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

FRONT PICTURE (EAST)- Picture of the front of the building, December 18, 2018



SIDE PICTURE (South) - Picture of the South side of the structure, April 2009



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

PROJECT AREA (South) - Bay window, looking northwest, December 2018



PROJECT AREA (South) - Bay window, looking east towards the street. December, 2018



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

PROJECT AREA (South) - Bay window, looking north, December 2018



PROJECT AREA (South) - Bay window, looking west towards the rear of the structure. December, 2018



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

PROJECT AREA (INTERIOR) - Bay window interior, looking west, December 2018



PROJECT AREA (INTERIOR) - Bay window, looking west. December, 2018



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

PROJECT AREA (INTERIOR) - Bay window interior, looking west, December 2018



PROJECT AREA (INTERIOR) - Bay window, looking south. December, 2018



**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**









Windows & Doors
 Free Estimates • Sales • Installation
 baranyswindows@yahoo.com

Property Management
 Repairs • Cleaning • Remodeling
 Exterior Maintenance
 ajpropertyservices565@gmail.com



1020 W. Jefferson Blvd • Mishawaka, IN 574.271.7182

SALES AGREEMENT 809 FOREST

Install one (1) Royal Wood by Polar Seal brand bow style window with a 35-1/16" total projection with a 29-15/16" seat, two (2) double hung style windows flanking a picture style window, with cherry interior/white exterior (including head and seat), lowE/argon insulated glass, and half screens in the double hung windows

COST: \$5,780, including permit, window, tax, materials, and installation. A deposit of \$2,890 is due upon acceptance of this proposal, with the remainder to be paid upon completion.

Installation is to include the following: Removal of the existing windows, installation of the new vinyl windows into the existing frame, packing of insulation around the perimeter of the windows, seal windows with silicone, trim out the exterior of the sill and frame of the windows with aluminum, clean up and haul away debris.

NOTE: Customers are required to remove and reinstall all window treatments and to move any furniture or other items at least 3 feet from the window openings. Any new interior stops or trim is to be finished by the customer unless previously decided upon. Customers with security systems should have their security sensors removed.

Terms of the Agreement: The terms of this Agreement shall commence on the _____ day of _____, 2019.

It is understood that in the event of cancellation of this agreement for any reason whatsoever by Purchaser prior to the start of work, Seller shall receive twenty-five percent of the total sales price as liquidated damages, and not as a penalty.

Extent of Agreement: This document represents the entire Agreement between the parties hereto.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement on the date first above written.

By: _____

By: _____

Date: _____

Date: _____

HOMEOWNER

Representative of Barany's Windows & Doors



Motivated by weather...

Since 1950



...committed to producing the highest quality
vinyl windows & doors

WHY Polar Seal



Our commitment to producing the highest quality vinyl windows and doors is second to none. In fact, we build all of our products to last a lifetime.

We have so many window styles, so many tasteful options, so many exciting color choices to match your décor, we know how to keep the beauty in and the drafts out.

Polar Seal Windows has been providing homeowners with energy efficient windows for over 57 years. With innovations that lead the industry, Polar Seal's windows have been designed from experience and manufactured for northern climate customers.



History

We began in 1950 as a "mom and pop" producer of aluminum storm windows and storm doors in Grand Rapids, Michigan. Back then, even though we were just a tiny factory, we led the industry with innovations giving our customers products that were on the cutting edge of the day.

Today nearly 50 Polar Seal employees supply tens of thousands of units annually and remain committed to the founder's old world values: make the highest quality product, always seek to improve it, and stand behind it to every customer's satisfaction.

"Once we chose a color that matched our living room, finally came together."

Lisa J. — Saulte Ste. Marie, MI

"I still can't believe how easy it is to keep our windows clean!"

Mike H. — Rogers City, MI



ENERGY Efficient

Low-E: There are differences in Low-E glass.

Polar Seal's Low-E glass

- Reduces heating costs better than any other Low-E.
- Slows fading of carpets & furniture.
- Lightens air conditioner loads.

Solar Heat gain is a vital part of efficiency in cold climates and heat lamp demonstrations don't account for this.

Check www.efficientwindows.org to see how much more our Low-E saves you.

Triple pane and Low-E designed to best **reduce** solar heat gain are also available.

SuperSpacer™ TRUE Warm-Edge™

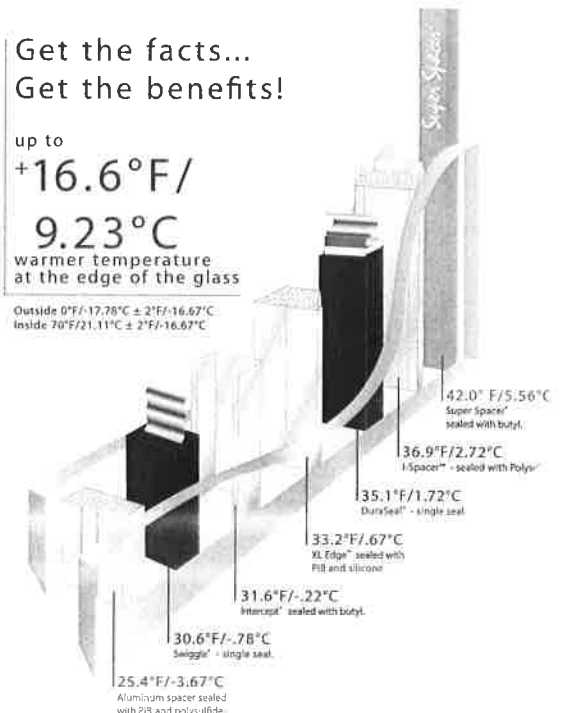
Your window needs a warm edge and it won't come from metal. That's why Polar Seal uses SuperSpacer TRUE Warm-Edge, a silicone foam air spacer between the glass:

- Diminishes chance of condensation or sweat occurring.
- Reduces heating costs better than any other.
- Reduces chance of seal failure or clouding.
- 18% quieter than traditional metal spacers at cutting outside noise.
- 7/8" glass thickness is the optimum.

Get the facts...
Get the benefits!

up to
**+16.6°F/
9.23°C**
warmer temperature
at the edge of the glass

Outside 0°F/-17.78°C ± 2°F/-16.67°C
Inside 70°F/21.11°C ± 2°F/16.67°C



Keeping Drafts Out

Heavy-Duty Welded Vinyl

Think about it. The #1 cost of any vinyl window should be the vinyl! More vinyl means more strength, which means less air leakage. Our welded frames and sashes never come apart to leak air or water.



Triple Weatherstrip - Beefy Is Better

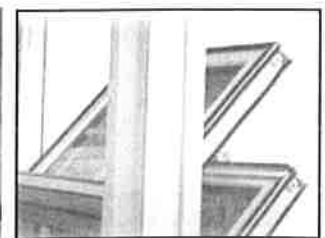
Our beefy triple weatherstrip on the sash reduces air infiltration. Our Ultra Sonic Welded fibers on the weatherstrip keep cold out longer. Reinforced shoulders on base of weatherstrip help keep fibers straight to keep the cold out. Interlocking sashes reduce air infiltration and add security. Pocket sills add 90 degree angles which cuts air infiltration



Interlocking sashes seal cold drafts out.

No Foam

Foam does NOTHING to prevent cold from traveling across vinyl walls. Tests have shown there is no difference with foam filled air chambers. Cold travels along vinyl, NOT air chambers.



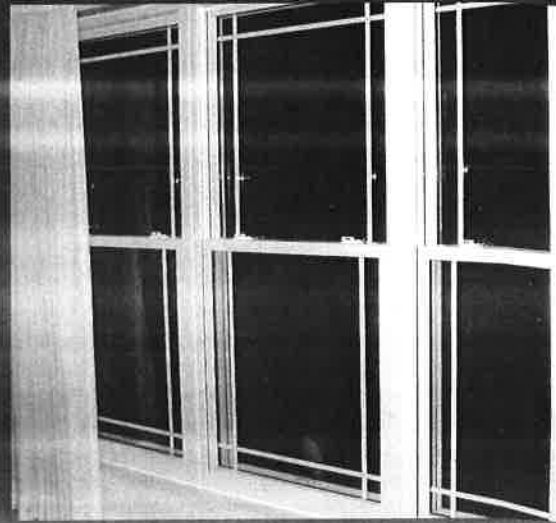
Triple Weatherstripped. More weatherstripping means less air leaks.

WINDOW

Styles

Double Hung Windows

- Top and bottom raise, lower, and tilt-in.
- Equal sight lines increases glass area.
- Recessed tilt latches gives cleaner appearance.
- Strong steel hardware keeps your window staying put where you open it.
- Symmetrical beveled exterior improves outside look.
- Reinforced vinyl walls stand up to the elements better and longer than thinly designed windows.
- Hardware is double-bolted around corners for prolonged life.
- Pocket sills drain water easily while diminishing air infiltration.



"Our new bay window is the talk of the neighborhood!"

Paula I. - Cadillac, MI

"We bought Polar Seal because we liked that they were made in Michigan."

Shelly Y. - Charlevoix, MI

"Their people are true craftsmen. And all those color choices, wow!"

Marianne K. - South Bend, IN

Don't Forget The Screens!

Screens can be a nuisance if they are just an afterthought. Polar Seal's screens are an important feature and very different from others.

Charcoal alodized aluminum screen wire stops glare, will not corrode, and does not sag over time.

An extruded aluminum screen frame is much stronger than thin roll-formed frames. The strong tubular extrusion remains square and keeps bugs out, but is easily removed and replaced.

Stainless steel pull-tabs never pull out or break off like plastic tabs will. You'll have no problem years down the road.

Full screen adapters, which allow for the easiest screen removal, make our screens the best value.

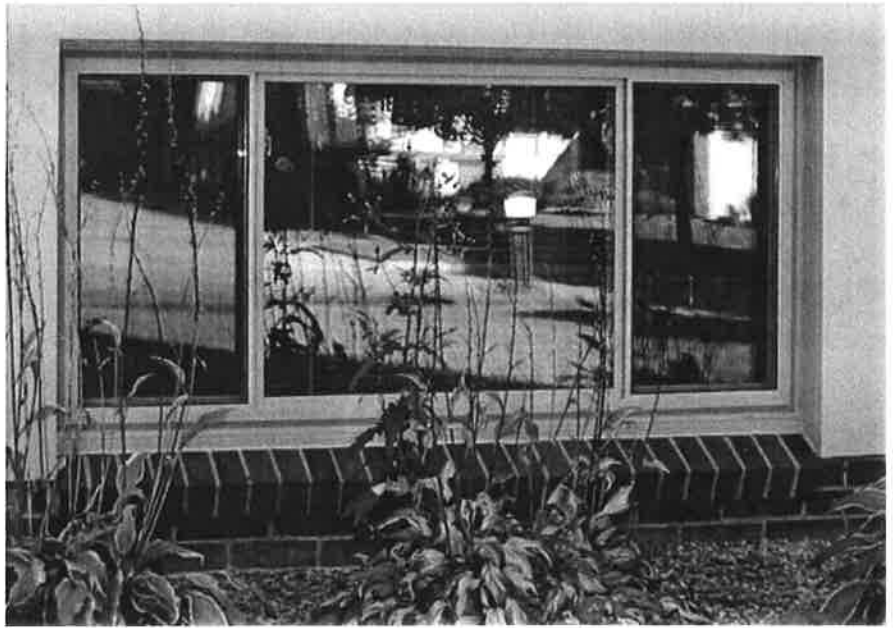
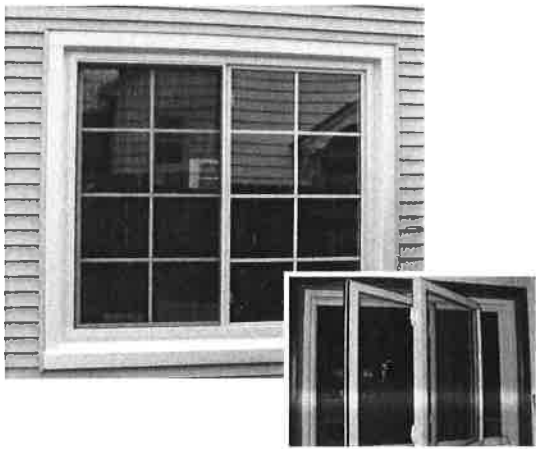


WINDOW Styles



Slider Windows

- Lift out or swing in for easy cleaning.
- Fully weatherstripped frame adds extra barrier to keep out cold drafts.
- Double brass rollers allow effortless operation.
- Double walls and deep pockets stand up to high winds to reduce the likelihood of feeling drafts.



Casement & Awning

- Offers most glass area of any vinyl casement.
- Sight lines to match all other windows.
- All hardware and screws are rust-proof providing many years of effortless opening and closing.
- Single tandem lever operates up to 4 locks.
- Options include folding crank handles that won't interfere with curtains, drapes or blinds.
- Anti-bow snubbers keep sash tight.




WINDOW

Styles

Bay & Bow Windows

- Like a piece of fine furniture, Polar Seal's bay and bow window system performs and lasts for years.
- Insulated SuperSeat has an R-value of 9.
- Head and seat board made from 1 1/4" thick plywood for increased strength, durability, and insulating value.
- Furniture grade seamless oak or birch veneer is available pre-stained.
- To prevent sagging, the 6" lag-bolts are anchored into solid wood Timberstrand mullions. Solid wood mullions look better and provide strength and insulation unmatched by hollow vinyl mullions.
- Corian seat optional.
- Pre-fabricated hip style roof can be ordered shingle ready or with copper roof clad system.



"Their windows seal better than any I've ever seen."

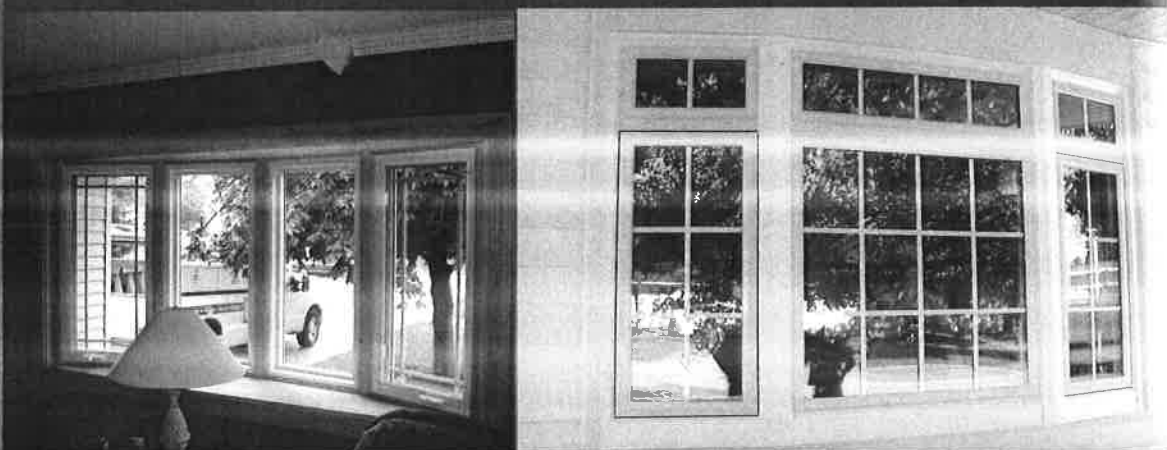
Howard D. - Farmington Hills, MI

"It's amazing how much money Polar Seal Windows are saving us!"

Karen L. - Warren, MI

"I never thought our home would ever be warm again."

Cynthia N. - Caseville, MI



Patio Doors

- Glides smoothly for a lifetime with 4 tandem-operating, adjustable, large diameter stainless steel wheels.
- Save on energy with thick tall double weather stripping that reduces air and water leaks.
- Resists condensation, fogging, frosting and freezing up in winter.
- Reduces the chance of break-ins with the highest rated, multi-point lock on the market.
- Add elegance and beauty to your home with a selection of vinyl colors, wood grain interiors and glass.
- Bullet-proof dent-proof polycarbonate roller track won't cause your door to bind up years down the road; allows easy gliding for a lifetime.
- Toe lock and key lock standard, for added security.
- Low E & Argon standard for increased insulation value.
- 4 adjustable rollers on top & bottom of screen prevent it from ever jumping off the track.



EXCITING Options

Grids

Polar Seal's exciting variety of internal grids won't get in the way of cleaning. Choose from Flat, Contour or V-Groove in Prairie. Prairie (single or double border), Colonial (square or rectangles), or Diamond patterns. We can make just about anything that's requested.

Polar Seal's Decorator Glass Choices



Prairie V-Groove

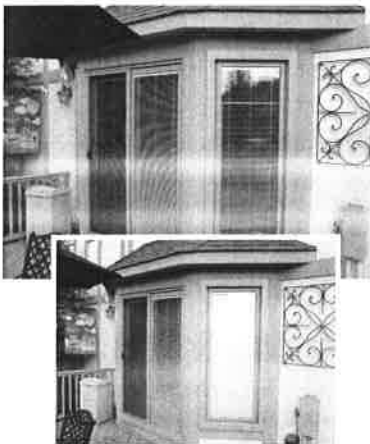


Colonial V-Groove



Contour w/Wood

No More Cleaning Blinds



Optional Blinds-Between Glass: Tilt-ONLY Blinds (white, tan, clay, and gold reflective) are available in windows and patio doors. Lift-AND-Tilt blinds (white, tan, clay, gold reflective, gray, and silver) are available in some patio door color combinations. No SuperSpacer or Argon available, but no more of the blind cleaning hassles.

10 year non-prorated warranty.

Tinted Glass

When our Tinted Glass is coupled with Low-E glass, your energy efficiencies increase. Keep your home cool in summer, warm in winter, and beautiful all year 'round.



Obscure



Bronze Tint



Grey Tint

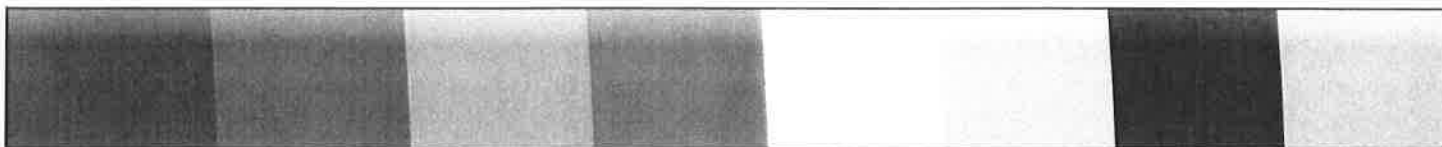


Bronze Solar Cool Tint

Color Options

There's more to life than chocolate and vanilla. Polar Seal has all the flavors to match your tastes. Our unique cPVC color cladding allows dark exterior colors to accent your home without the worry of fading or warping. The wood-look laminates are made from vinyl, giving you the richness of

wood without the maintenance. Additionally, one of our wood grained options is a paintable and stainable veneer that can be painted or stained just like wood. It too, is maintenance free. Polar Seal makes it easy to choose any inside color with any outside color across all the windows and patio doors we manufacture.



Printed colors shown may not be accurate. Please see color chip for true color.

QUALITY

Assurance

Since 1950



625 Century SW.
Grand Rapids, MI 49503

Visit us at
www.polarsealwindow.com



Polar Seal's goal is to satisfy customers as quickly and efficiently as possible with the highest quality vinyl windows and doors and our unmatched customer service. That's why our Lifetime Limited Warranty comes standard on all of our products. Check our record with the Better Business Bureau. Ask for references. Discover why tens of thousands of homeowners are satisfied with Polar Seal Windows.



(Distributed by)



1020 W. Jefferson Blvd.
Mishawaka, IN 46545
(574) 271-7182 ph

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reserves the right to change specifications
at any time.



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Important WARRANTY Information

Your new windows have two (2) separate warranty elements:

- 1) The Manufacturer's Warranty**
- 2) Barany's Installation Warranty**

The Manufacturer's Warranty:

Insulated Glass Unit: Window manufacturers will replace glass at no cost to you if the glass requires replacement within the warranty period. **Please read your warranty carefully!** Typically seal failure is warranted at 100% of material cost for the first 10 years. For the second 10-year period, the cost incurred by the homeowner is prorated.

Glass Breakage: Your window glass is not warranted against broken glass or stress cracks unless your manufacturer's warranty specifically says so. Broken glass or stress cracks can occur during sudden or extreme changes in temperature or when the structure in which the replacement window is installed experiences settling.

Window Frames and Hardware: Your window frame and hardware are typically warranted for the life of the window. If your window experiences a failure the manufacturer will supply the component(s) free of charge, not including freight.

Labor: Labor is free of charge but subject to the limitations as stated in the manufacturer's warranty details. Each manufacturer is different, so please read your warranty to understand any limitations. Typically the manufacturer will provide free labor for either 1 year or 2 years from the date your windows are installed.

Note (1): There will be a labor charge for any service, including glass, frame or hardware replacement (as described above) if the service takes place after the manufacturer's labor warranty period.

Note (2): It is the customer's responsibility to complete the warranty registration and submit to the manufacturer. If the home is sold, it is customary for the homeowner to transfer the warranty to the new occupant. It is the homeowner's responsibility to transfer the warranty to the new owner by contacting the manufacturer and requesting the warranty transfer.

Barany's Windows & Doors Warranty:

Barany's warranty covers the installation of trim work, sealant and caulking for 3 years from the date of installation.



Polar Seal Window Corp. product warranty to authorized dealers and the homeowners those dealers install these products for.

Ord. #: _____

Date of mfr.: _____

Limited Lifetime Warranty; 2 year FREE service

Polar Seal warrants to the original purchaser of its windows and patio doors; purchased through an authorized dealer and/or sold by Polar Seal as an uninstalled product (separate warranty available for products sold and installed directly by Polar Seal), that there will be no charge for necessary parts or material.

1. **Frame, sash, hardware and all moving parts:** will be free from manufacturing defects and will not rot, rust, crack warp, pit, corrode, peel or blister for the lifetime of the product. Latches, locks, balancers and all moving parts will remain in operating condition for the lifetime of the product.
2. **Exterior color cladding:** will not rot, rust, crack, warp, pit, corrode, peel, blister or suffer non-uniform discoloration for a period of 20 years from date of installation. Polar Seal will provide service on color cladding after 20 years; however, labor/material charges will apply. Normal weathering may occur as a result of sunlight or extremes of weather and atmosphere. The degree to which normal weathering occurs depends on air quality, location and the other conditions over which Polar Seal has no control.
3. **Insulated glass units:** are warranted to be free from stress cracks, seal failures (resulting in condensation between the panes of glass), and obstructions of view for a period of 20 years from the date of installation.
4. **Obtaining service:** Warranty service may be obtained through the installing dealer or through Polar Seal Window Corp.; 625 Century Ave. S.W., Grand Rapids, MI 49503. The registration number on the warranty card provided by the installing dealer **MUST** be presented by the owner of the product(s) when requesting service. The installing dealer must have authorization from Polar Seal in order to be reimbursed for repair costs. Polar Seal or the installing dealer will make an inspection and begin the process of repair within 30 days of notice of such valid warranty claims. **Service charges apply 2 years after date of installation** for Polar Seal to make service calls. Polar Seal reserves the right to make substitutions when changes of product have occurred and cannot guarantee perfect match of color or glass.
5. **Transfer of warranty:** To transfer this warranty, simply notify Polar Seal within 60 days of transfer at the above address in writing with a copy of the original warranty or the warranty registration number. Failure to notify will result in a service charge being imposed for inspection of warranty claims.
6. **Extension of warranty:** Warranty on repairs or replacements will extend only for a maximum of 20 years from the date of original purchase. Polar Seal makes no other promises or warranties and none are offered. Dealers may offer separate warranties in addition, but they are not binding on Polar Seal Window Corp.
7. **Exclusions:** Polar Seal cannot be held responsible for service, parts or damages attributable to installation. This warranty does not cover costs of removal or installation of any product. The installing dealer may provide that warranty. Defects caused by anyone unauthorized by Polar Seal to perform service will not be covered under this warranty. Polar Seal cannot be held responsible for faulty caulking. Installing dealers may provide that warranty. Polar Seal cannot be held responsible for condensation that may appear on the glass. This is the result of extreme local weather conditions and/or interior humidity levels. Polar Seal cannot be held responsible for damage due to misuse, unreasonable use, physical abuse, failure to perform reasonable maintenance, accident, normal weathering, fire, acts of God, civil unrest or war. Polar Seal does not warrant fixing damage resulting from any of the above.

UNDER NO CIRCUMSTANCES SHALL POLAR SEAL BE LIABLE TO PURCHASER OR ANY OTHER PERSON FOR ANY PERSONAL INJURIES RESULTING FROM POLAR SEAL'S PRODUCTS OR FOR SPECIAL OR CONSEQUENTIAL DAMAGES, WHETHER ARISING OUT OF BREACH OF WARRANTY, BREACH OF CONTRACT OR OTHERWISE. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUESNTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU.

The above constitutes the complete warranty by Polar Seal and is independent of any other guarantee or warranty made by any dealers, distributors or installers. Except as herein stated, POLAR SEAL WINDOW CORP. makes no express guarantee or warranty and none shall be inferred. Any implied warranties are limited to the duration of the express warranties set forth herein. **CONDENSATION ON WINDOWS WHICH MAY OCCUR AS THE NATURAL RESULT OF HUMIDITY WITHIN THE HOUSE AND INTERIOR/EXTERIOR TEMPERATURE DIFFERENTIAL DOES NOT INDICATE A DEFECT IN THE WINDOW AND IS NOT INCLUDED IN THIS WARRANTY.**

PATIO DOOR WARRANTY: Polar Seal Window Corp. warrants to the original purchaser of the Polar Seal Patio Door that all frame, sash, hardware and moving parts will be free from manufacturing defects and will not rot, rust, crack, warp, pit, corrode, peel or blister for 20 years from the date of manufacture. Latches, locks and all moving parts will remain in operating condition for 20 years from the date of manufacture. Insulated glass units are warranted to be free from stress cracks, seal failures and obstruction of vision for a period of 20 years from the date of manufacture. All exclusions, transfer policies, extensions of warranty and means of obtaining service can be found above (items 4 – 7 are identical for the patio door).

Complete portion below and mail (see section 4 for address) or e-mail the info below to: info@polarsealwindow.com

WARRANTY REGISTRATION FORM

Order no.: _____ Date of mfr.: _____

Name: _____ Dealer name: _____

Address: _____ Phone: _____

City, St, Zip: _____ email: _____

From: [Adam Toering](#)
To: [Andre" Polaniecki](#)
Cc: [Andrew Polaniecki](#)
Subject: RE: Bay Window at 809 Forest Avenue
Date: Thursday, August 29, 2019 2:11:00 PM
Attachments: [COA Application 2019.pdf](#)
[HPC 2019 Meeting & COA dates.pdf](#)

Andre and Andrew –

Wanted to follow up with you about the bay window project – yes, replacing the wood bay window (as it is non-original to the house) should be straightforward. The first step in this process would be filling out a ‘Certificate of Appropriateness’ application which is attached to this e-mail. The product your contractor selected is a PVC material per the manufacturer’s specifications that I found online, and unfortunately that may complicate things somewhat. From the perspective of our office, that would be a regression in material (from wood to PVC), even if it is non-original to the house, and would mean that Staff would be unable to administratively approve the project. This would result in the project being heard at one of our monthly HPC meetings.

Some things to consider: were the replacement product a ‘new’ wooden bay, Staff would review and approve it as an administrative approval. Did Barany present any wooden window options? The cost of the wood window option will be important if you choose to go forward with replacing the bay window with a PVC product, as you could make a financial hardship argument as to why the wood replacement is unaffordable.

Adam Toering

Historic Preservation Specialist
Department of Community Investment
(574) 235-7478
atoering@southbendin.gov
City of South Bend
227 W. Jefferson Blvd., Ste. 1400
South Bend, IN 46601

From: Andre' Polaniecki <duplechain@alumni.nd.edu>
Sent: Thursday, August 29, 2019 8:46 AM
To: Adam Toering <atoering@southbendin.gov>
Cc: Andrew Polaniecki <apolanie@alumni.nd.edu>
Subject: Bay Window at 809 Forest Avenue

Dear Adam,

I hope this email finds you well and enjoying this gorgeous weather.

Andrew and I want to move forward with replacing our bay window. This structure is not original to the house and you mentioned when you were over that the process to approve this would be rather simple.

I have attached the proposal from Barany Windows as we have selected Option 1. The other permits need Historical Preservation approval to be processed.

Please let me know if you need anything else from us to proceed. Thank you for your guidance as this is the first time we are going through this process.

Kind regards,

Andre' Polaniecki

--

Sherri Andre' Polaniecki
South Bend, IN 46617

"Education is the art of helping young people to completeness."
~ Blessed Basil Moreau, CSC

"God does not ask us to be successful, He asks us to be faithful."
~ Blessed Mother Teresa of Calcutta



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