



**Michele Gelfman,  
President**

# CERTIFICATE OF APPROPRIATENESS RETROACTIVE ADMINISTRATIVE APPROVAL

The Historic Preservation Commission of South Bend and St. Joseph County has approved the following work:

Remove four trees on west side of property line, including stumps. Replant with new trees in nearby location.

K & R Tree Service LLC, Contractor  
for the following location:

1168 LINCOLNWAY  
South Bend , IN, 46618  
Lincolnway East  
Application No. 2019-1104

in the County of St. Joseph; State of Indiana; which is:

- Located in a Local Historic District**
- A Local Historic Landmark** Lincolnway East

and found this application to be appropriate according to the Standards pertaining to Local Historic Landmarks and/or Local Historic Districts. Regulations pertaining to the Historic Preservation Commission are found in Chapter 21 (Zoning), South Bend Municipal Code and Chapter 26 of the St. Joseph County Code.

The issuance of this certificate does NOT in any manner, release the recipient from the responsibility of complying with the requirements of the zoning ordinances, building codes, safety codes, ADA or other requirements of the City of South Bend, the County of St. Joseph, the State of Indiana, or the United States Federal Government.

This certificate is good for one year from the date of issuance and is effective from the date entered herein. Plans are on file and open for public inspection at the office of the Historic Preservation Commission of South Bend and St. Joseph County, 227 West Jefferson Blvd., Suite 1400 S, South Bend, Indiana, during normal business hours.

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

Phone: (574) 235-9371

E-mail: SBSJCHPC@southbendin.gov

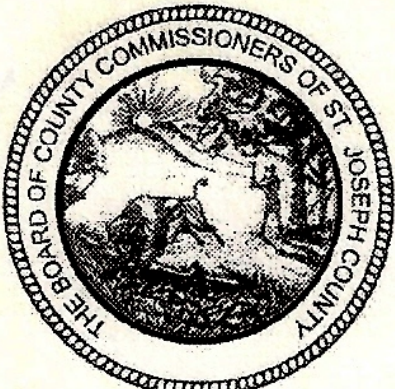
### THIS CERTIFICATE IS NOT TRANSFERABLE

NAME OF APPLICANT: **Por Thach**

DATE CERTIFICATE  
TAKES FORCE: **11/7/2019**

DATE CERTIFICATE  
EXPIRES: **11/7/2020**

CERTIFICATE ISSUED BY:  
**Elicia Feasel**  
Historic Preservation Administrator



**ELICIA FEASEL**

**Historic Preservation  
Administrator**

POST IN A CONSPICUOUS PLACE ON THE STREET SIDE  
OF THE PROJECT UNTIL COMPLETION OF ALL WORK.



MAY 21 2019 MA  
Rec No. 757949  
\$ 20.00

### HISTORIC PRESERVATION COMMISSION

OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601

http://www.southbendin.gov/government/department/community-investment

Phone: 574/235.9371

Fax: 574/235.9021

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

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation  
Administrator

#### APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS

**OFFICE USE ONLY>>>>>>>DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX<<<<<<OFFICE USE ONLY**

Date Received: 5/25/19 Application Number: 2019 — 1104

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

Staff Approval authorized by: Elicia Feasel Title: HP Administrator

Historic Preservation Commission Review Date: n/a

Local Landmark  Local Historic District (Name) Lincoln Way East

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

Certificate Of Appropriateness:  Denied  Tabled  Sent To Committee  Approved and issued: 2019-1104

Address of Property for proposed work: 1168 Lincolnway East SB, IN.  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): POB THACH Phone #: 630 506 3621

Address of Property Owner(s): 657 Red Barn Trl Bellingwood IL 60490  
(Street Number—Street Name—City—Zip)

Name of Contractor(s): POB THACH Phone #: 630 506 3621

Contractor Company Name: Self Contractor

Address of Contractor Company: \_\_\_\_\_  
(Street Number—Street Name—City—Zip)

Current Use of Building: (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: R/R all windows around the house / Remove 4 tree along property line close to side walk

Owner e-mail: pothach@gmail.com and/or Contractor e-mail: Side Walk

X \_\_\_\_\_ and/or X \_\_\_\_\_  
Signature of Owner Signature of Contractor

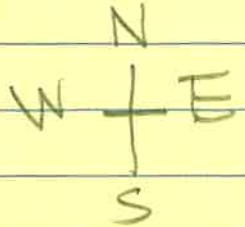
By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable.

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

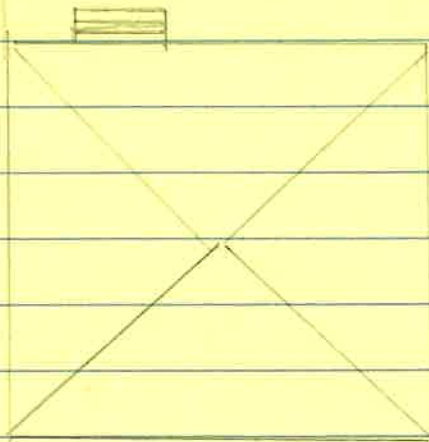
LINCOLN WAY EAST

MUNICIPAL SIDEWALK

TREE



1168 LINCOLN WAY EAST



b#  
w#  
r#

DEMOLISHED  
GARAGE

REAR  
DOG  
PAD









## K & R Tree Service LLC

1724 S Grant St  
South Bend, IN 46613  
P: 1-574-220-4437  
treecutterkev@yahoo.com

**Estimate EST0459**

Date 05/30/2019

### Bill To

Por Hach  
1168 Lincolnway East  
South Bend, Indiana 46601

DESCRIPTION	QTY	RATE	AMOUNT
1 - Remove tree on west side of driveway by street	1	\$825.00	\$825.00
2 - remove dead tree on west side of driveway	1	\$550.00	\$550.00
3 - remove cottonwood tree on west side of driveway	1	\$1,475.00	\$1,475.00
4 - remove cottonwood tree on west side of driveway	1	\$1,875.00	\$1,875.00
5 - remove leaning tree next to neighbors garage	1	\$675.00	\$675.00
Leave all wood over 6 inches any length \$-1350.00		\$0.00	\$0.00

Insurance  
Agent Dan Berry Insurance Agency  
574-255-6222  
Liability and Worker's Compensation  
South Bend business license 2018 # 18-00003303

**Total \$5,400.00**

### Payment instructions

By check  
Make checks payable to: K & R Tree Service



June 4, 2019

RE: 1168 Lincoln Way East

On Tuesday May 28, 2019, I met with the owner of 1168 Lincoln Way East at the property. He had recently submitted an application to remove four large trees from the property as well as replacing the original windows.

The trees are located on the western property line. Three are located at the rear of the house the fourth is located just off the municipal sidewalk and driveway intersection. The rear trees have gone unkept for a long time and have large branches that stretch over both the structure and the neighbor's house as well. Several large branches are dead and hollowed out. The root system of the trees have uprooted the driveway concrete and have made it difficult to use. The one tree closest to the street has a large dead branch and is overhanging the municipal sidewalk and street. The owner informed me that his insurance company would not insure the house until the trees were removed. He had contacted a different insurance company with the same end result. He has contacted two tree companies for their opinion of the trees and estimates, although he is more interested in their removal than pruning.

The windows are original wood windows with a unique design that is character defining. Most of the windows have triple track aluminum storm windows. Many of the storms have broken or missing sashes. The original windows themselves have several broken glass panes, (I counted 14), but are in good structural condition.

North (front)

1<sup>st</sup> floor

Porch- 4 large 8/1 wooden casement windows that match the pattern of the rest of the house. Good condition except for a few broken panes and too much paint.

Inside the porch there are two 8/1 double hung windows with the same pattern and a large stationary picture window with broken ¼" thick plate glass. The new glass will have to be tempered per building code and informed the owner of that.

2<sup>nd</sup> floor

4-8/1 double hung windows

3<sup>rd</sup> floor

2-4 symmetrically patterned pane wood casement windows

West (driveway side)

1<sup>st</sup> floor

Porch- 2-large 8/1 wood casement windows

1-8/1 stationary wood window

2<sup>nd</sup> floor

3-8/1 double hung wood window

South (rear)

1<sup>st</sup> floor

1-8/1 double hung wood window, no lower sash

1-8/1 double hung wood window

1-8/1 double hung wood window, short so pattern is less defined

2<sup>nd</sup> floor

3-8/1 double hung wood windows

East

1<sup>st</sup> floor

4-8/1 double hung wood windows

2-8/1 stationary windows

Porch- 2-8/1 large wood casement windows

2<sup>nd</sup> floor

2-8/1 double hung wood windows

The interior trim and walls boards have all been removed exposing the window weight chases. The lower sashes have had brass track strips added for security and weatherization. I showed the owner how to remove and sash and verbally instructed him on the repairs needed to be done. Many of the broken glass visible from the street are the broken aluminum storms. He is aware that he may be able to get replacement aluminum storms where need through an Administrative approval. He is going to attempt to make window repairs himself prior to moving forward with his application to replace the original windows.

Steve Szaday

Preservation Inspector