

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

**Date:** July 10, 2018

**Application Number:** 2018-0706

**Property Location:** 304 Twyckenham Drive

**Architectural Style/Date/Architect or Builder:** Colonial Revival / 1929 / H. R. Stapp / Whitcomb & Keller

**Property Owner:** Aimee and Kevin Buccellato

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

**Rating:** Contributing

**DESCRIPTION OF STRUCTURE/ SITE:** This is a two storey frame Colonial Revival home with a rectangular plan, flared gable asphalt shingle roof with three gable inset dormers at the front. The porch roof extended from the main roof supported by square box columns with mold trim as capital. There is a central entry with sidelights. There is a two car garage wing with molded trim cornice, wood balustrade on the flat roof.

**ALTERATIONS:** Home remodeled in 1977. Enclosed arched area at rear garage was noted on survey card. Raised deck added in rear of house off of rear arched porch. Removal of 4 non-conforming pine trees in front of house and 1 deciduous tree in tree lawn approved by Commission September, 15, 2008. Addition of rear bay area on second storey approved by Commission in November 17, 2008. The rear entry porch was removed during kitchen renovation and replaced with a dining area and mud room approved with COA 2009-0505. Three new fences were installed along the rear and side yards of the property along with a round window in the north addition with COA 2011-0606. COA #2011-0701B allowed for the installation of a second-floor home office addition above existing 2-car garage, as well as in-kind replacement of the concrete driveway and in-kind roof replacement with Timberline Prestique 30 shingles. RME #2017-0417 allowed for the replacement of four existing deteriorated steel basement windows with Pella aluminum-clad wood windows.

**APPLICATION ITEMS:** "Convert existing den on north side of the house (was originally an outdoor or screened porch) into a glass porch (see drawings and specifications). All new material to match existing exactly. Smooth cedar trim, cedar shingles all painted. Marvin windows and doors, see specs."

**DESCRIPTION OF PROPOSED PROJECT:** Applicant seeks approval for the following improvements to the structure:

1. Conversion of an enclosed first floor room into a sun-room with exterior access by removing existing windows and installing the following:
  - a. West Elevation:
    - i. First story -
      1. Four Marvin Ultimate Casement windows with 12 simulated divided lights (with space bar);
  - b. East elevation:
    - i. First story –
      1. Four Marvin Ultimate Casement windows with 12 simulated divided lights (with space bar); this wall mirrors the west wall.
  - c. North elevation:
    - i. First story –
      1. Four Marvin Ultimate Casement windows with 8 simulated divided lights (with space bar);
      2. Marvin Inswing Ultimate series doors,

**SITE VISIT REPORT:**

N/A

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

*Note:* The Guidelines selected by the East Wayne Street Local Historic District are **(b2) – Rehabilitation.**

**(b2) Rehabilitation**

**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 the 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.**

**C. WINDOWS AND DOORS**

Window and door frames are of wood or steel (some casements) or in the case of brick structures, stone sills and brick lintels. Where metal or vinyl siding has been applied, window trim has been covered. Storm windows are of wood or aluminum.

**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. 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.

**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 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.

**STAFF RECOMMENDATION:**

Staff recommends approval, as the project is attempting to rehabilitate the structure to be more in keeping with the original design, which was either a screened-in porch or an outdoor porch.

Written by  
Adam Toering  
Historic Preservation Specialist

Approved by  
Elicia Feasel  
Historic Preservation Administrator

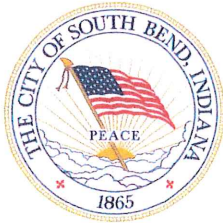
**Photos**



*Figure 1 - 304 Twyckenham west elevation, from the street.*



*Figure 2 - 304 Twyckenham, north elevation.*



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

County—City Building, South Bend, IN 46601  
http://www.southbendin.gov/government/departments/community-investment  
Phone: 574/235.9371 Fax: 574/235.9021  
Email: hpcbsjc@southbendin.gov

JUL 10 2018 MA  
Rec# 765708 \$20.00

Timothy S. Klusczynski, 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: 7/06/2018 Application Number: 2018 — 0706

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: 304 S Twyckenham Drive, South Bend, 46615  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Kevin & Aimee Buccellato Phone #: 5742887723

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

Name of Contractor(s): Mark Kolodziejczyk Phone #: 574-520-2974

Contractor Company Name: Simply Kole Remodeling Co.

Address of Contractor Company: 55475 Beech Road, Osceola, IN 46561  
(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  
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

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

Description of Proposed Work: Convert existing den on north side of the house (was originally an outdoor or screened porch)

into a glass porch (see drawings and specifications). ALL NEW MATERIAL TO MATCH EXISTING EXACTLY. SMOOTH CEDAR TRIM, CEDAR SHINGLES ALL PAINTED. MARVIN WINDOWS & DOORS SEE SPEC.

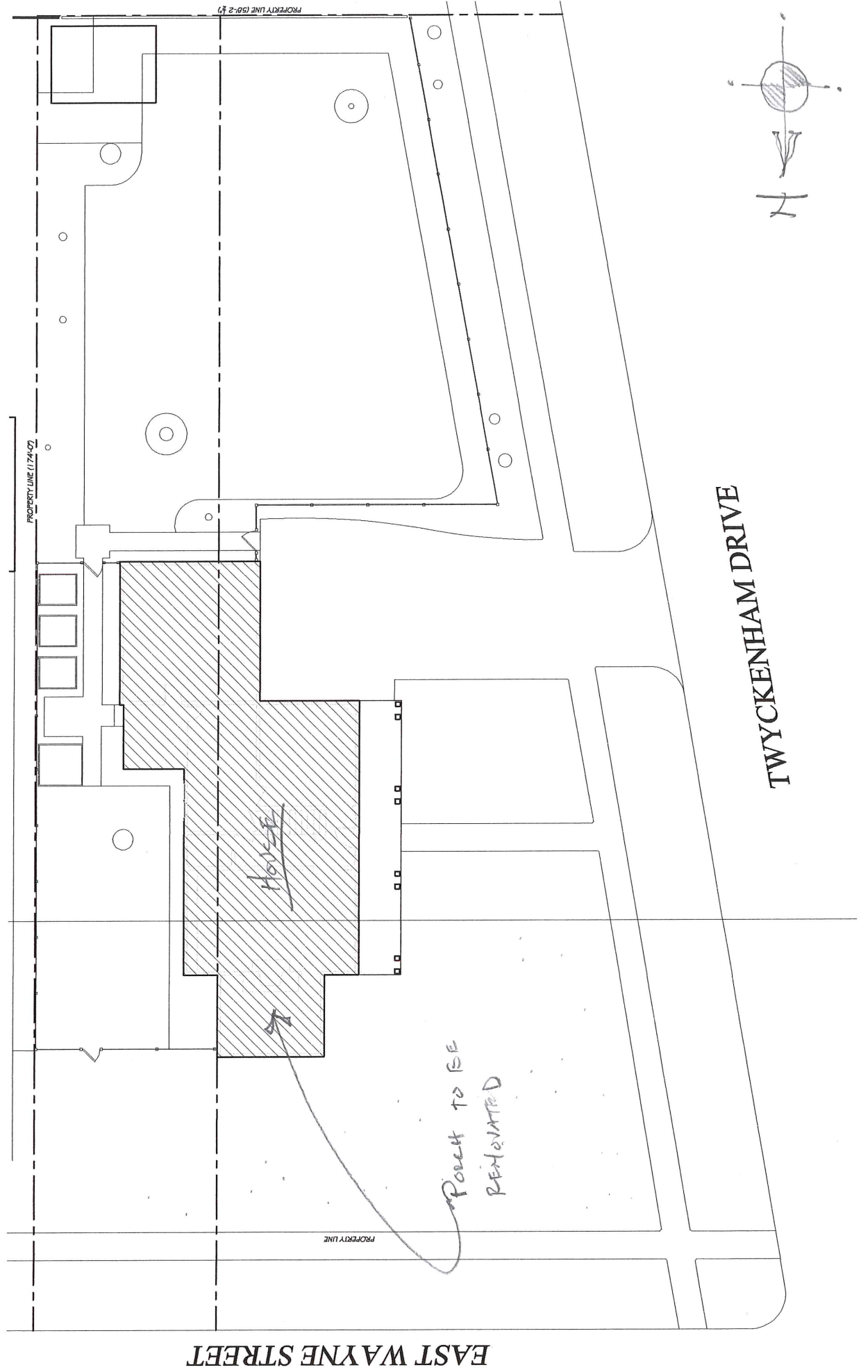
Owner e-mail: kevin@buccellatodesign.com and/or Contractor e-mail: n/a

X [Signature] and/or X [Signature]  
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.

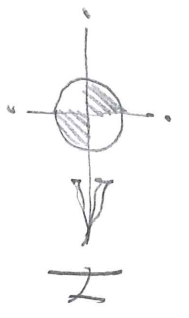
—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

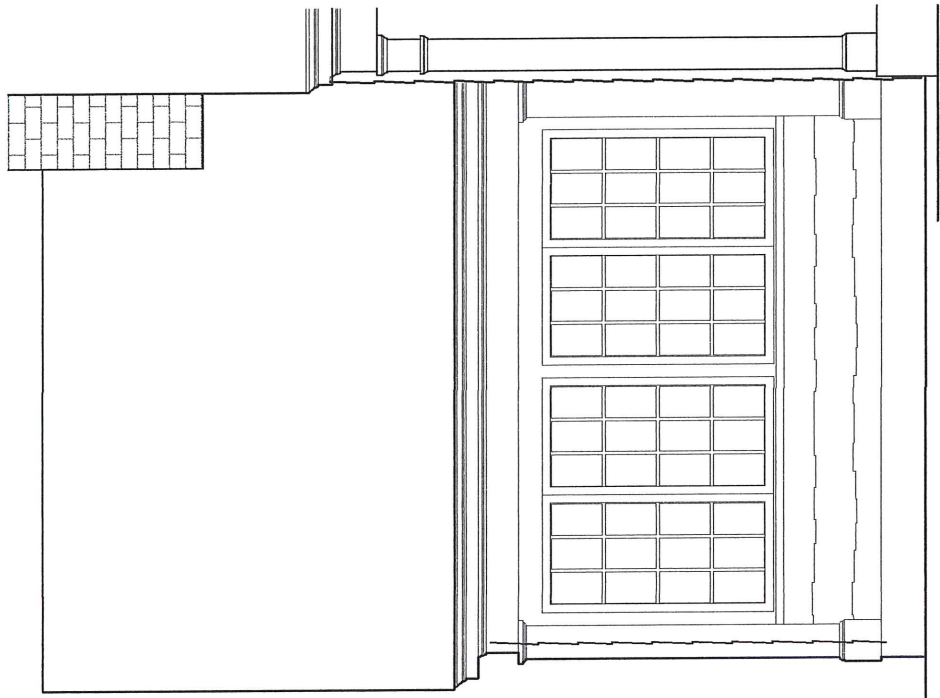
Site Plan  
304 S. Twyckenham Drive



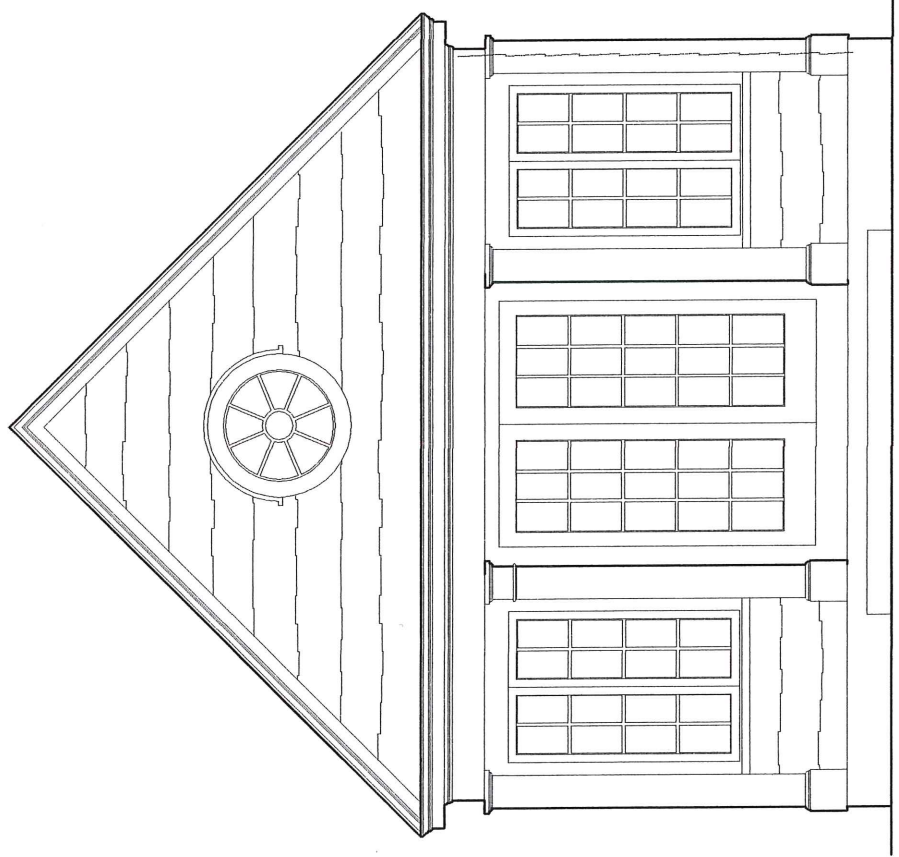
EAST WAYNE STREET

TWYCKENHAM DRIVE

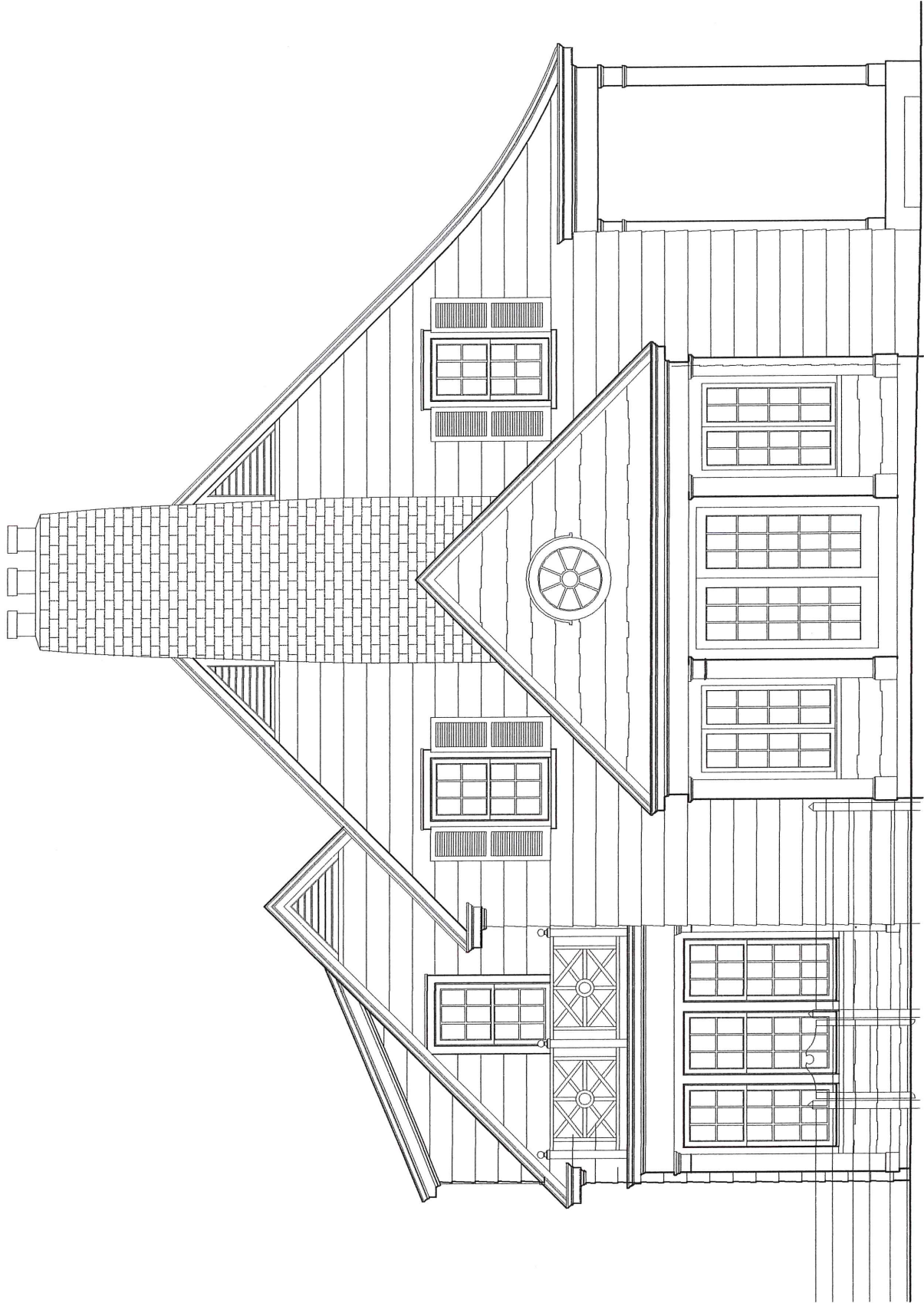




② West Elevation (East Side)  
 $\frac{1}{4}'' = 1'-0''$



① New Glass Porch - North Elevation  
 $\frac{1}{4}'' = 1'-0''$



③ Full Height Elevation  
3/16" = 1'-0"



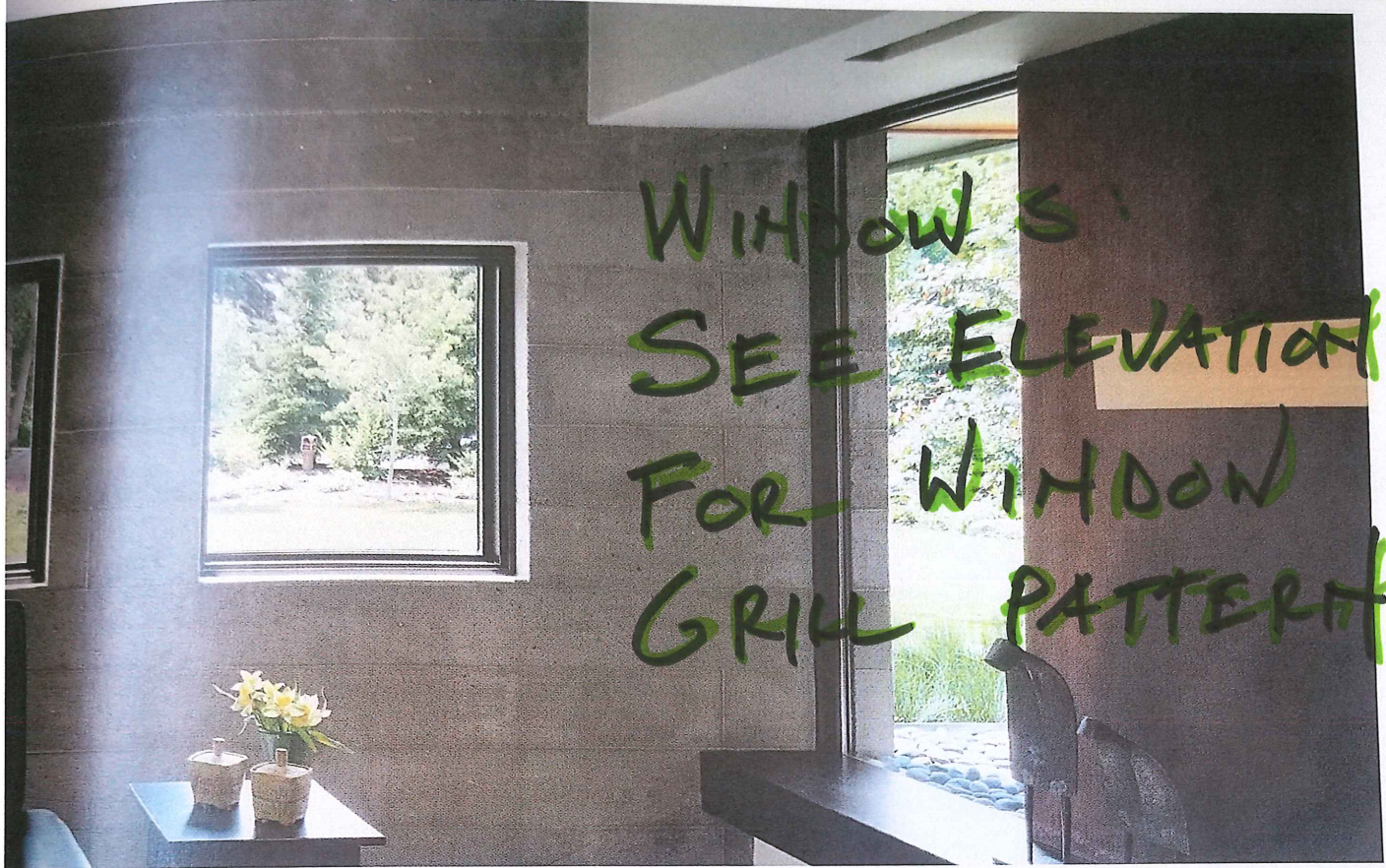
WEST FACADE





NORTH FACADE

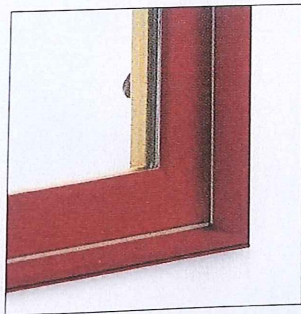
*Windows so versatile, they defy convention.*



### ULTIMATE CASEMENT

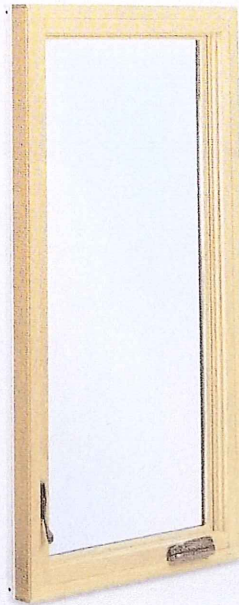


4<sup>9</sup>/<sub>16</sub>"  
FULL JAMB

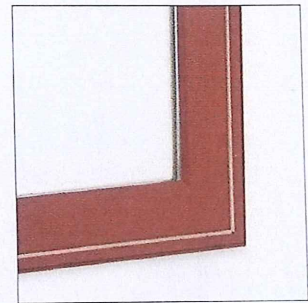


Recessed sash for traditional or historic look.

### ULTIMATE REPLACEMENT CASEMENT



2<sup>3</sup>/<sub>16</sub>"  
NARROW JAMB



Flush-to-frame sash for modern design style.

## Unit Features

### Wood Ultimate Casement Collection:

- Wood Ultimate Casement (WUCA), Wood Ultimate Awning (WUAWN), Wood Ultimate Casement Picture (WUCAP)
- Wood Ultimate Casement Bows and Bays (WUCABB)
- Wood Ultimate Push Out Casement (WUPCA), Wood Ultimate Push Out Awning (WUPAWN)
- Wood Ultimate Push Out Casement Picture (WUPCAP), Wood Ultimate Push Out Casement Bows and Bays (WUPCABB)
- Wood Ultimate French Casement (WUFCA), Wood Ultimate Push Out French Casement (WUPFCA)
- Wood Ultimate Casement Polygon (WUCAPOLY)
- Wood Ultimate Replacement Casement (WURCA) Wood Ultimate Replacement Awning (WURAWN)
- Wood Ultimate Replacement Casement Picture (WURCAP)
- Wood Ultimate Replacement Push Out Casement (WURPCA), Wood Ultimate Replacement Push Out Awning (WURPAWN)
- Wood Ultimate Replacement Push Out Casement Picture (WURPCAP)
- Wood Ultimate Replacement Casement Round Top (WURCART), Wood Ultimate Replacement Casement Polygon (WURCAPOLY)

*NOTE: Wood Ultimate Replacement Casement, Wood Ultimate Replacement Awning, Wood Ultimate Replacement Casement Picture, Wood Ultimate Replacement Push Out Casement, Wood Ultimate Replacement Push Out Awning, Wood Ultimate Replacement Push Out Casement Picture, Wood Ultimate French Casement, Wood Ultimate Push Out French Casement, and Wood Ultimate Replacement Casement Round Top are not available with CE mark.*

*Bows and Bays are not available with CE mark from factory. Bows and Bay kits are available for field mulling.*

### Frame:

- Frame thickness: 1 3/16" (30)
- Frame base with pre-drilled installation holes in jambs. Factory applied 2" (51) BMC and 15/16" (24) subsill is standard.
- Full frame unit is 4 9/16" (116) from backside of BMC to interior wood face of frame.
- Replacement frame: units have overall 3 11/32" (85) jambs from BMC to interior face of frame

### Sash:

- Nominal Sash thickness for full frame: 1 3/4" (44) with 3/4" (19) insulating glass. For 4" (25) insulating glass sash thickness is 2" (51).
- Nominal Sash thickness for replacement frame: 1 3/4" (44) with 3/4" (19) insulating glass.
- Stiles and Rails 2 1/16" (52) standard. Optional tall bottom rail 3 9/16" (90) available.
- Standard interior cope sticking shape: Ogee. Optional Ovolo and Square is available depending on glazing option.
- Standard exterior cope sticking shape: Simulated Putty Glaze.

### Hardware: - See Individual Product Chapter

### Weather Strip:

- Frame weather strip is made of a foamed EPDM material with a hollow built in it to reduce compression force. The material is UV resistant, durable, has a low COE, and is flexible enough to be bent around 90 degree corners to allow for fewer seams in it around the frame. It is only available in beige.
- Sash weather strip is made of glass filled polypropylene material and is formulated to be UV resistant, have low COE, and slide easily in and out of frame. Standard color is beige, with optional black or white.

### Insect Screen:

- Standard is a full size roll form aluminum surround, in Satin Taupe, optional Stone White or Bronze. Standard screen mesh is Charcoal Fiberglass. Optional screen mesh is High Transparency, Silver Gray Fiberglass, Charcoal Aluminum, Black Aluminum, Bright Aluminum, or Bright Bronze.
- Optional wood screen available. Standard screen mesh is high transparency. Screen mesh options Charcoal Fiberglass, Silver Gray Fiberglass, Charcoal Aluminum, Black Aluminum, Bright Aluminum, Bright Bronze.

### Wood Interior Swinging Insect Screens: (Push Out Units only)

- Interior and exterior is solid wood.
- Ball and Catch latch system used.
- Screen mesh: Charcoal High Transparency (CH HI-Tran) fiberglass.
- Screen mesh options: Charcoal Fiberglass, Silver Gray Fiberglass, Charcoal Aluminum, Black Aluminum, Bright Aluminum and Bright Bronze.

## Unit Features

### Retractable Screen:

- The screen and its associated hardware shall have minimal exposure and shall not interfere with commonly used window dressings
- Standard screen mesh: stiffened high transparency mesh
- Visible interior screen is all wood
- Species: Pine
  - Alternate species: Mahogany and Vertical Grain Douglas Fir
- Incorporated weather seal that provided optimal seal
- Color matched to gliding block
- Adjustable gliding block
  - Standard color: beige
    - Optional color: black and white
- Optional pull handle: factory applied or shipped loose
- Colors: Satin Taupe, Bronze, Stone White, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, Satin Nickel

### Glass and glazing:

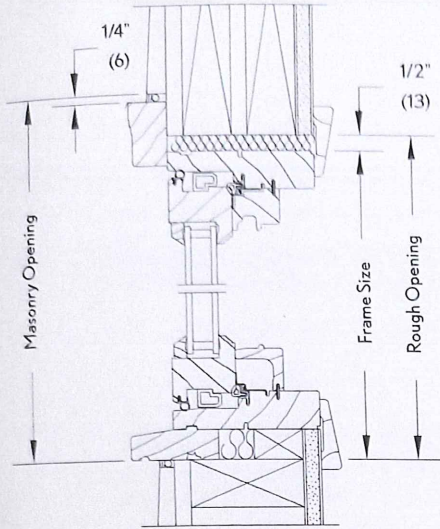
- Glazing seal: silicone glazed
- Standard glass: Insulating Low E2 Argon or air
- Optional glazing available: Low E1 Argon or air, Low E3 Argon or air, clear, tints, decorative glass, tempered, and obscure
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations
- Argon gas is not available for elevations that require capillary tubes
- See unit features in product sections for Tripane glass options

### CE Optional Glazing:

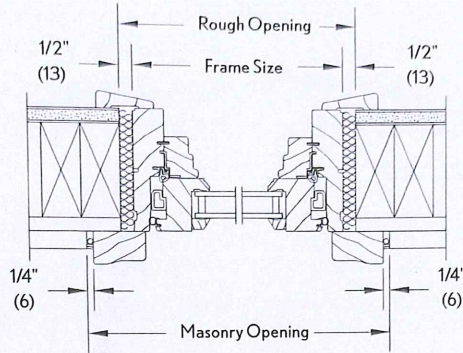
- Glazing seal: silicone glazed
- Standard glass: Insulating Low E2 Argon or air
- Optional glazing available: Low E1 Argon or air, Low E3 Argon or air, clear, laminated clear & tints, tempered, sandblasted
- Glass panes available in 3, 4, and 6 mm thicknesses
- Laminated panes available in 7.0 and 7.8 mm thicknesses
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations
- Argon gas is not available for elevations that require capillary tubes
- See unit features in product sections for Tripane glass options
- Single glaze and ADL are not available with CE mark

# WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT PICTURE UNIT

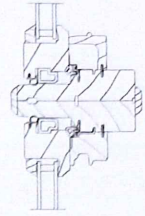
## CONSTRUCTION DETAILS



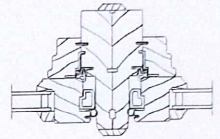
HEAD JAMB AND SILL - PICTURE



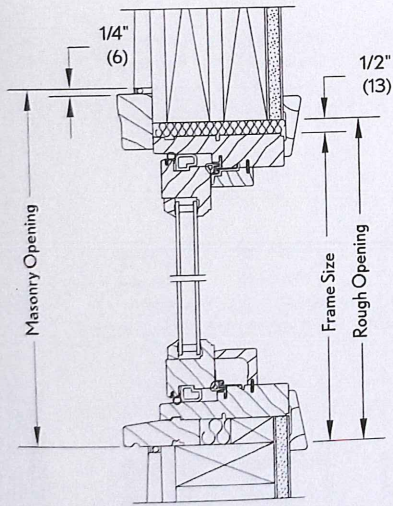
JAMB - PICTURE



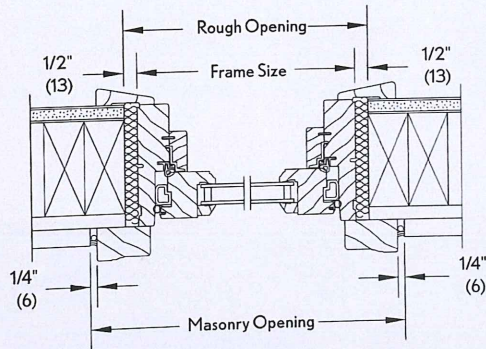
HORIZONTAL MULLION



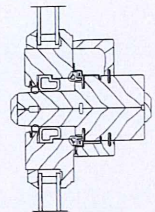
VERTICAL MULLION



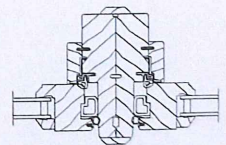
PUSH OUT  
HEAD JAMB AND SILL - PICTURE



PUSH OUT  
JAMB - PICTURE



PUSH OUT HORIZONTAL MULLION

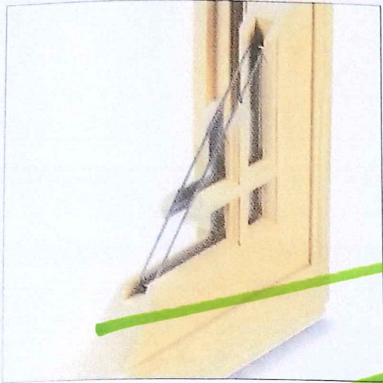


PUSH OUT VERTICAL MULLION

Marvin touch.

## DIVIDED LITES:

# Windows & Doors To Have Simulated Divided Lites

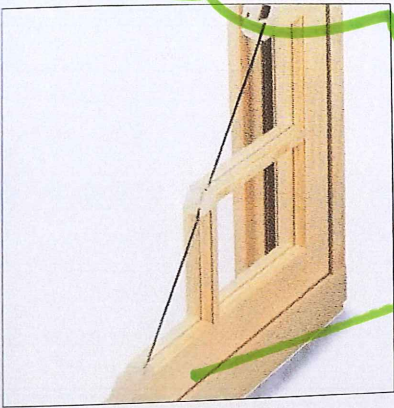
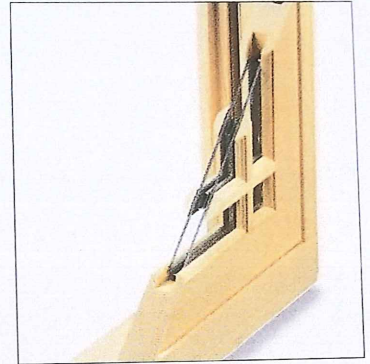


### SIMULATED DIVIDED LITE (SDL)

SDL is an energy-efficient way to create the look of divided lites. SDL bars are permanently adhered to both sides of the glass.

### SIMULATED DIVIDED LITE (WITH SPACER BAR)

SDL bars are combined with spacer bars installed between the glass, creating the essence of Authentic Divided Lites.

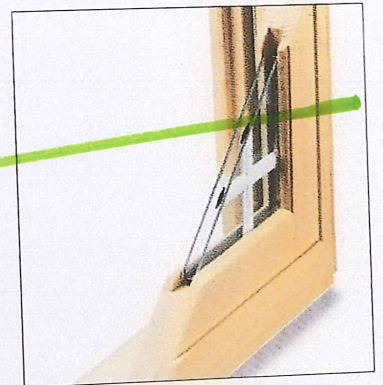


### AUTHENTIC DIVIDED LITE (ADL)

Separate panes of glass are glazed between muntin bars – the way windows have been made since the beginning. Now, Marvin® Windows and Doors' state-of-the-art design adds traditional appeal. (Available for wood units only.)

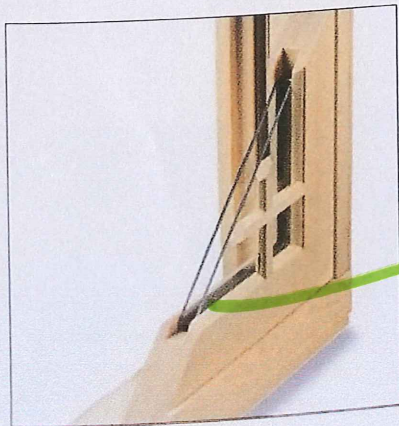
### GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille is available with a two-tone option.

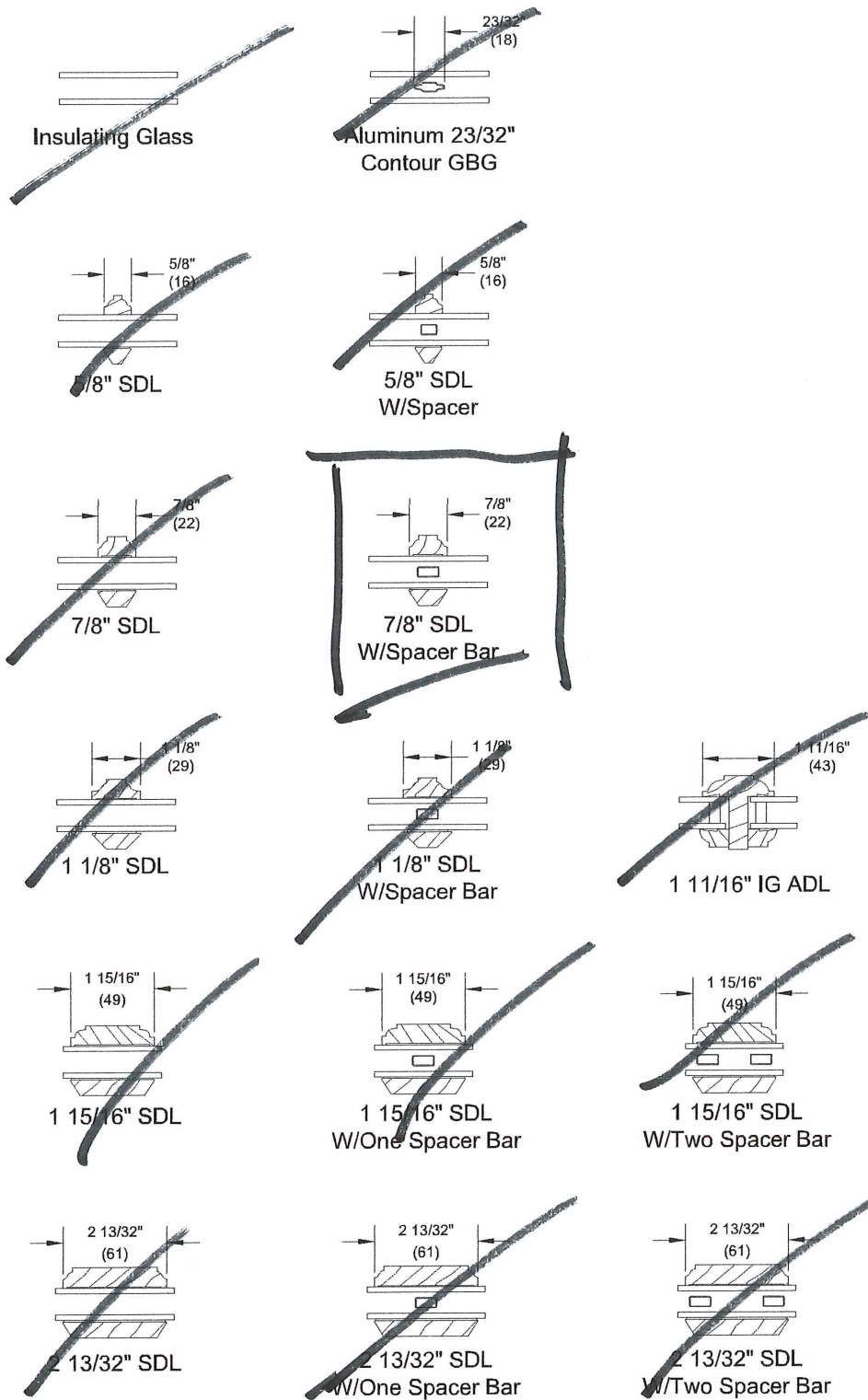


### GRILLES

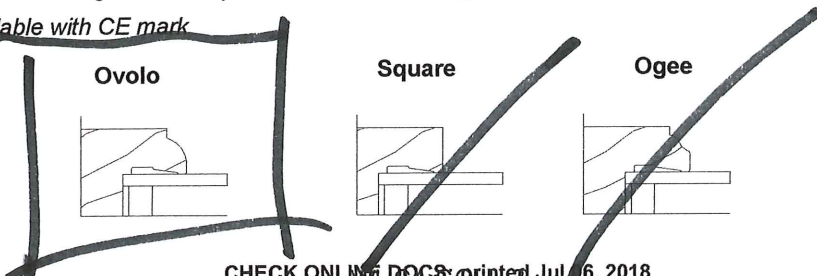
Solid wood Grilles on the interior offer the look of classic divided lites, but can be easily removed for cleaning.



**Insulating Glass Lite Options**



NOTE: ADL is not available with CE mark



# DOORS: SEE ELEVATIONS FOR

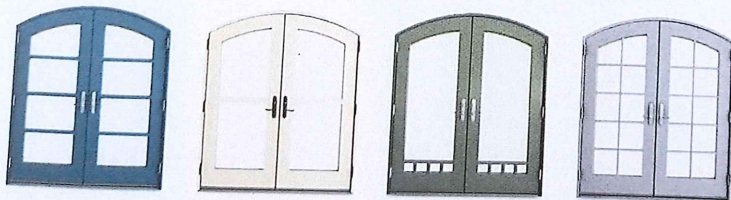
## DOOR GRID PATTERN



INSWING



OUTSWING



### DESIGN POSSIBILITIES

There are many more designs for divided lites.  
Visit [Marvin.com](http://Marvin.com) for more possibilities.

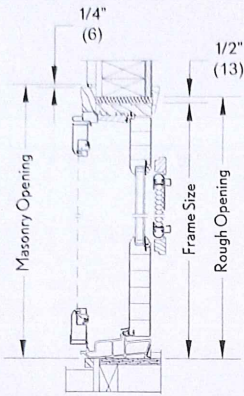


ARCH TOP

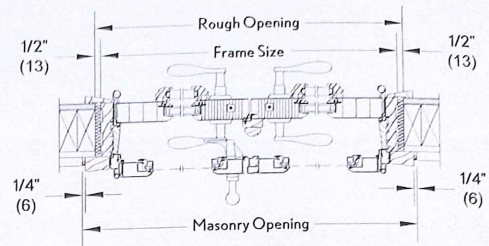


# 1 3/4" ULTIMATE INSWING FRENCH DOOR

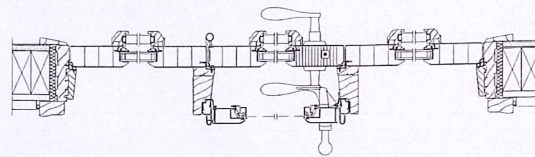
## CONSTRUCTION DETAILS



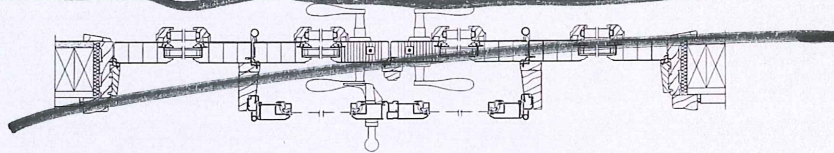
WOOD HEAD JAMB AND SILL  
WITH ULTIMATE SWINGING SCREEN WITH OPTIONAL INTERIOR SHADES



WOOD 2 PANEL JAMB  
XX LHI WITH ULTIMATE SWINGING SCREEN



WOOD 3 PANEL JAMB  
OXO LHI WITH ULTIMATE SWINGING SCREEN



WOOD 4 PANEL JAMB  
OXXO LHI WITH ULTIMATE SWINGING SCREEN

## WOOD ULTIMATE INSWING FRENCH DOOR

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR®
3/4" Insulating Glass Air	0.42	0.46	0.48	46	
3/4" Insulating Glass Air LoE-180™	0.33	0.38	0.44	58	
3/4" Insulating Glass Argon LoE-180™	0.30	0.39	0.44	62	
3/4" Insulating Glass LoE <sup>2</sup> -272 <sup>®</sup> Air	0.32	0.25	0.42	59	N, NC, SC, S
3/4" Insulating Glass LoE <sup>2</sup> -272 <sup>®</sup> Argon	0.30	0.23	0.40	62	N, NC, SC, S
3/4" Insulating Glass LoE <sup>3</sup> 366 <sup>®</sup> Air	0.32	0.16	0.36	59	N, NC, SC, S
3/4" Insulating Glass LoE <sup>3</sup> 366 <sup>®</sup> Argon	0.29	0.16	0.36	63	N, NC, SC, S

## WOOD ULTIMATE INSWING FRENCH DOOR SIDELITE

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR®
3/4" Insulating Glass Air	0.42	0.41	0.42	46	
3/4" Insulating Glass Air LoE-180™	0.34	0.36	0.41	58	
3/4" Insulating Glass Argon LoE-180™	0.32	0.37	0.41	61	
3/4" Insulating Glass LoE <sup>2</sup> -272 <sup>®</sup> Air	0.33	0.22	0.37	59	
3/4" Insulating Glass LoE <sup>2</sup> -272 <sup>®</sup> Argon	0.30	0.22	0.37	63	N, NC, SC, S
3/4" Insulating Glass LoE <sup>3</sup> 366 <sup>®</sup> Air	0.32	0.15	0.33	60	N, NC, SC, S
3/4" Insulating Glass LoE <sup>3</sup> 366 <sup>®</sup> Argon	0.30	0.15	0.33	63	N, NC, SC, S