

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: November 2, 2018

Application Number: 2018-1102
Property Location: 1032 E Wayne / 305 Eddy
Architectural Style/Date/Architect or Builder: Gable-front / 1882 / “Lister / Plotkin House”
Property Owner: Emberton Development, LLC
Landmark or District Designation: Local Landmark, Ordinance #9939-09
Rating: *Contributing*

DESCRIPTION OF STRUCTURE/ SITE: One and a half story gable-front structure on a cut fieldstone foundation. Walls are of yellow brick laid in a common bond. The roof is covered in slate shingles with a shed dormer on the east face. A concrete stoop and steps with metal railing allows access to the north entrance. Original windows were replaced with 3-light fixed sash units; ‘modern’ doors were installed at the same time. A parking lot for the office is on the south side.

ALTERATIONS: The 1957 remodel of the structure included the removal of the front porch, the replacement of the windows and doors, and the construction of the parking paddock. At that time, the structure became a medical office.

APPLICATION ITEMS: *“Replace some windows (5) Anderson 400 (wood)! vinyl.”*

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

1. Removal of five (5) non-original 3-light fixed sash windows from the ground floor of the structure.
2. Windows to be replaced with Anderson 400 series Vinyl-clad wood windows.
3. Property owner has expressed a desire to utilize a vertical ‘two-over-two’ divided-light pattern in the replacement windows.

SITE VISIT REPORT: N/A

GROUP B STANDARDS: LOCAL LANDMARKS:

The Commission has the authority to determine the architectural merits and the extent of any proposed treatment, renovation, or addition to a historic landmark. The commission will require drawings, plans, specifications, and/or samples where appropriate.

A. Maintenance

The maintenance of any historical structure or site shall in no way involve any direct physical change except for the general cleaning and upkeep of the landmark. The Commission shall encourage the proper maintenance of all structure or sites.

B. Treatment

Treatment shall be defined as any change of surface materials that will not alter the style or original form. Such improvements include re-roofing, glazing, or landscaping lawns and may involve a change that can potentially enhance or detract from the character of the landmark. A treatment change of any surface whether on the landmark or in its environment may require a Certificate of Appropriateness if it significantly alters the appearance of the landmark. Although these kinds of changes may not require a Building Permit, a Certificate of Appropriateness may be necessary. The commission should review the proposed treatment for character and style consistency with the original surfaces.

C. Renovation and Additions

Renovation is the modification of a structure, which does not alter the general massing while an addition, is a change in mass. A modification, which involves the removal of a part of the landmark, should be considered under demolition (see demolition).

Additions to landmarks should not detract from the original form and unity of the landmark and should not cover singular examples of architectural detail. Additions to landmarks should be added in a manner that does not disrupt the visible unity of overall appearance of the site. The proportions, materials and ratios of the existing structures should be carried through in the additions. Care should be taken not to change or alter the following:

1. **Structure**—Necessary structural improvements, where safety demands should be accomplished in such a way as to cause minimal visual change to the original style and construction.

2. **Material**—Additions and improvements involving any new material in the landmark should be of the same material as the original. It should be the same size and texture. An alternative material may be allowed if it duplicates the original.

a. wood—all wood trim should conform with existing trim in shape and size.

b. siding materials—the Commission discourages the covering or alteration of original materials with additional siding. Structures already sided with incompatible materials should be returned to a siding similar to the original when renovation is considered.

D. Demolition

Historic landmarks shall not be demolished. When a landmark poses a threat to the public safety, and demolition is the only alternative, documentation by way of photographs, measured drawings, or other descriptive methods should be made of both the exterior and interior of the landmark. The person or agency responsible for demolition of the landmark shall be responsible for this documentation.

E. Moving

The moving of landmarks is discouraged, however, moving is preferred to demolition. When moving is necessary, the owner of the landmark must apply to the Commission for a Certificate of Appropriateness.

F. Signs

No neon or flashing signs will be permitted unless they are original to the structure. Billboards and super-graphics will also be disallowed. Only one appropriate identifying sign will be permitted per business.

G. Building Site and Landscaping

(These standards apply to both A and B)

1. Required

Major landscaping items, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained. Dominant land contours shall be retained. Structures such as: gazebos, patio decks, fixed barbecue pits, swimming pools, tennis courts, green houses, new walls, fountains, fixed garden furniture, trellises, and other similar structures shall be compatible to the historic character of the site and neighborhood and inconspicuous when viewed from a public way.

2. Recommended

New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings, and newspapers. Plant materials and trees in close proximity to the building that are causing deterioration to the buildings historic fabric should be removed. However, trees and plant materials that must be removed should be immediately replaced by suitable flora. Front yard areas should not be fenced except in cases where historic documentation would indicate such fencing appropriate. Fencing should be in character with the buildings style, materials, and scale.

3. Prohibited

No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. The installation of unsightly devices such as TV reception dishes and solar collectors shall not be permitted in areas where they can be viewed from public thoroughfares.

STAFF RECOMMENDATION:

The Standards and Guidelines state that any new material *“in the landmark should be of the **same material as the original**. It should be the same size and **texture**”* (emphasis added). The subject windows are not original to the structure and possibly date to a 1957 remodel.

Staff supports replacing the windows with a style and format more in keeping with the age of the house. The proposed Anderson 400 windows – being clad in vinyl – cause some hesitation; Staff would prefer to see an Aluminum-clad Anderson window (or comparable product) in lieu of the proposed product.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

Satellite Imagery:



Diagram 1 – Top to bottom: 1032 E Wayne in 2017 Satellite Imagery, 1960 Sanborn, 1945 Sanborn.

Photos:



Figure 1- 1032 E Wayne from the right of way, looking south, south-east..



Figure 2 - 1032 E Wayne from the right of way, looking south west.



Figure 3 - West second-story dormer.



Figure 4 - First floor non-original window.

NOV 02 2018

MA

765780 \$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: hpcbsjc@southbendin.gov

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: 11/2/2018 Application Number: 112018 - 1102

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: 1032 East Wayne Street
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Emberton Development Phone #: 574-286-7119

Address of Property Owner(s): 26230 Twin Lakes Trail
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Justin Leatherman Phone #: 574-536-1159

Contractor Company Name: Leatherman Supply

Address of Contractor Company: 2423 Peddlers Village Rd, Goshen, IN 46528
(Street Number—Street Name—City—Zip)

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

Type of Building Construction: Brick / Wood
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

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

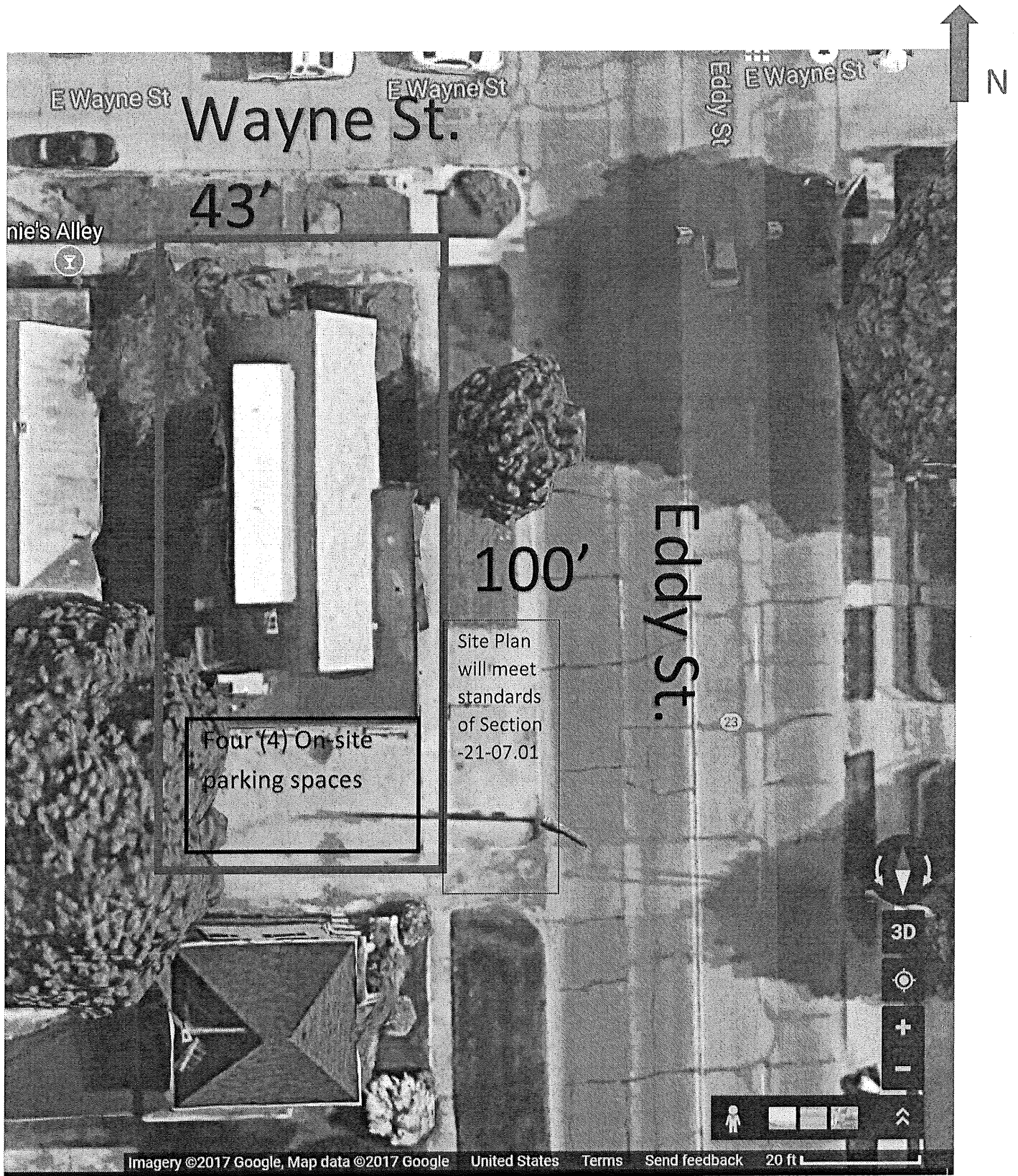
Description of Proposed Work: Replace some windows (5) Anderson 400 (WOOD)!
Vinyl

Owner e-mail: b.emberton@outlook.com and/or Contractor e-mail: justin@leathermansupply.com

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—



1032 Wayne Street, South Bend, IN, 46617

1,556 SF



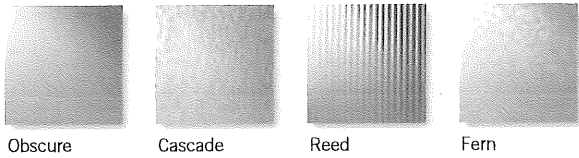
400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

GLASS OPTIONS

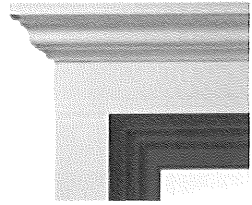
- Low-E4® glass
 - Low-E4 glass with HeatLock® technology
 - Low-E4 Sun glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSun glass with HeatLock technology
- Additional glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



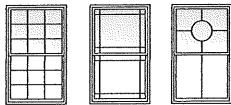
EXTERIOR TRIM



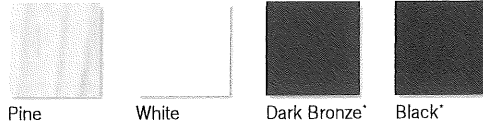
Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.

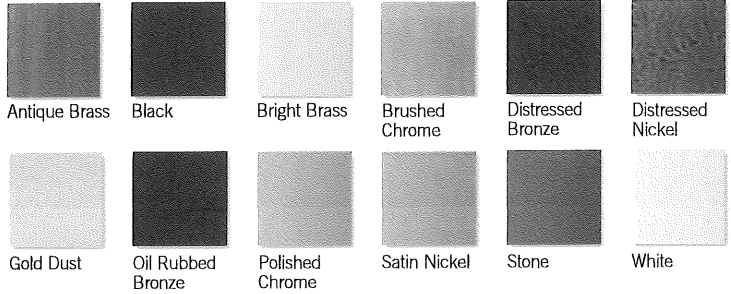


INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White, Dark Bronze or Black is specified.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

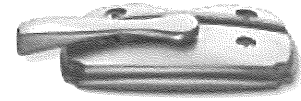
HARDWARE

Standard



Black | Gold Dust
Stone | White

Estate™ (Optional)



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

"Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2016 Andersen Corporation. All rights reserved. SS_024 07/16

WINDOWS • DOORS
Andersen

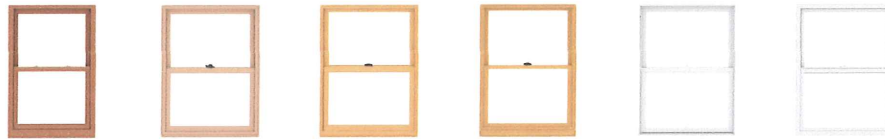
For more information, visit andersenwindows.com/400series


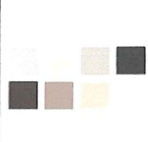

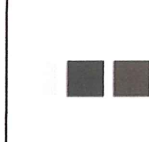

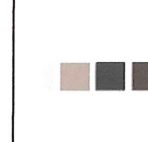
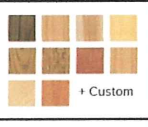




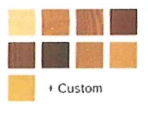




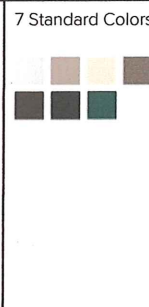
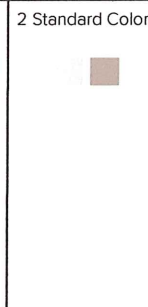

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

Compare Hung Windows

Compare features and options of single-hung and double-hung windows across Andersen series.

Interior view shown.



	E-Series	A-Series	400 Series Woodwright®	400 Series	200 Series	100 Series
Price	\$\$\$\$	\$\$\$\$	\$\$\$	\$\$\$	\$\$	\$\$
Material	Wood Interior Aluminum Exterior	Wood Interior Fiberglass & Fibrex® Composite Exterior	Wood Interior Fibrex® Composite Exterior	Wood Interior Vinyl Exterior	Wood Interior Vinyl Exterior	Fibrex® Composite Interior & Exterior
Standard Sizes	Up to 4' wide and 7'6" high	Up to 4' wide and 8' high	Up to 3'10-1/8" wide and 6'4-7/8" high	Up to 3'10-1/8" wide and 7'8-7/8" high	Up to 3'4" wide and 6' high	Up to 4' wide and 7'6" high
Custom Sizes	Available in 1/8" increments	Available in 1/8" increments	Available in 1/8" increments	Available in 1/8" increments	Not Available	Available in 1/8" increments
Interior Colors	 + Custom					
Interior Wood Species	 + Custom					Not Available
Interior Wood Finishes	 + Custom		Not Available	Not Available	Not Available	Not Available
Exterior Colors	50 Standard Colors 7 Anodized & Custom 	11 Standard Colors 	7 Standard Colors 	7 Standard Colors 	2 Standard Colors 	6 Standard Colors 





TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

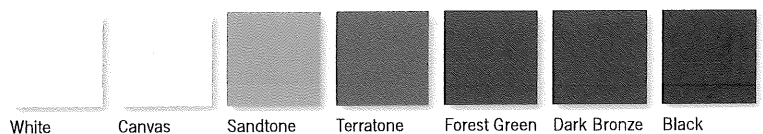
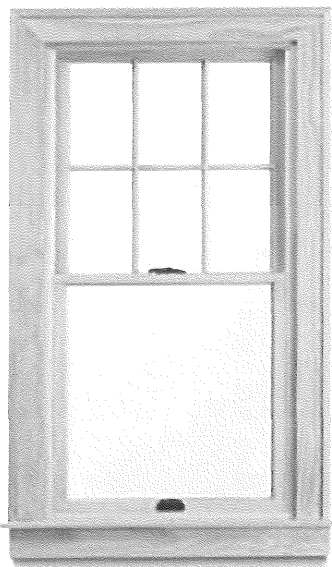
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.