

**Michele Gelfman,
President**

CERTIFICATE OF APPROPRIATENESS

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

1. Replace upstairs windows.
2. Replaced ground floor windows with special considerations for picture window on front for uniform look.

RENEWAL OF COA #2019-0302.

Lowe's - Mishawaka #200, Contractor
for the following location:

1728 WAYNE ST
South Bend, IN, 46615
East Wayne Street
Application No. 2019-0522

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

- Located in a Local Historic District** Ord No. 7796-87
 A Local Historic Landmark East Wayne Street

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

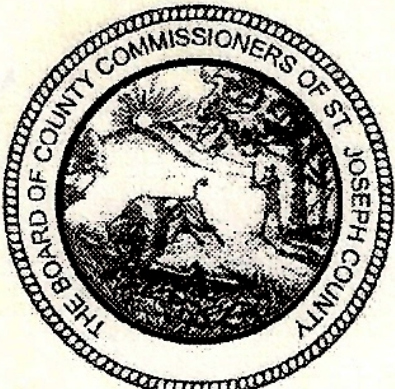
THIS CERTIFICATE IS NOT TRANSFERABLE

NAME OF APPLICANT: Daniel Colleran

DATE CERTIFICATE
TAKES FORCE: 5/22/2019

DATE CERTIFICATE
EXPIRES: 5/22/2020

CERTIFICATE ISSUED BY:
Adam Toering
Historic Preservation Specialist



ELICIA FEASEL

**Historic Preservation
Administrator**

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



CITY OF SOUTH BEND

HISTORIC PRESERVATION COMMISSION



June 4, 2019

Mr. Daniel Colleran
1728 East Wayne Street
South Bend, IN 46615

Dear Mr. Colleran,

I apologize for the delay in the delivery of this Certificate – for whatever reason, the original mailing (dated May 24) returned to my office from the Postal Service.

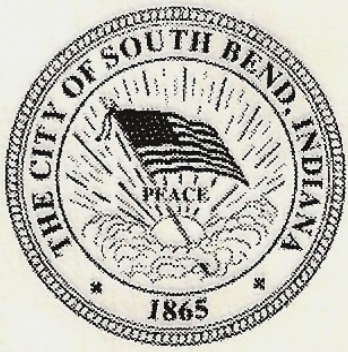
Sincerely,

Adam Toering
Historic Preservation Specialist
atoering@southbendin.gov

MICHELE GELFMAN
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT
OF THE NATIONAL PARK SERVICE

ELICIA FEASEL
HISTORIC PRESERVATION ADMINISTRATOR



CERTIFICATE OF APPROPRIATENESS

Tim Kluszczinski, President

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

1. Replace upstairs windows.
2. Replaced ground floor windows with special considerations for picture window on front for uniform look.

Lowe's - Mishawaka #200, Contractor
for the following location:

**1728 WAYNE ST
South Bend, IN, 46615
East Wayne Street
Application No. 2018-0302**

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

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

HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

Ord No. 7796-87

East Wayne Street

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.

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THIS CERTIFICATE IS NOT TRANSFERABLE

NAME OF APPLICANT: Daniel Colleran

**DATE CERTIFICATE
TAKES FORCE: 3/20/2018**

**DATE CERTIFICATE
EXPIRES: 3/20/2019**

**CERTIFICATE ISSUED BY:
Adam Toering
Historic Preservation Specialist**

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

Phone: (574) 235-9371
E-mail: SBSJCHPC@southbendin.gov



**ELICIA FEASEL
Historic Preservation
Administrator**

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: March 8, 2018

Application Number: 2018-0302

Property Location: 1728 East Wayne Street

Architectural Style/Date/Architect or Builder: Neo-Colonial / 1952 / “Parchem House”

Property Owner: Daniel and Elizabeth Colleran

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

Rating: Non-Contributing

DESCRIPTION OF STRUCTURE/ SITE: This Garrison Colonial Revival house is a 2-story frame with rectangular frame. It has a gable roof, plain raking trim and asphalt shingles. The second floor overhangs at the front. The exterior façade is wood shingles and flagstone. The windows are wood 2/2 double hung with horizontal lines and louvered shutters on the first story. There is a large picture window flanked by double hung 2/2 windows in a square bay extension at the front of the house. The entry is offset with a single door and wood screen, simple flush pilaster and entablature detail. The chimney is external and on the west side of the structure. A one-story shed addition is at the rear of the main house. There is a detached 2-car garage at the rear of the property.

ALTERATIONS: The concrete stoop previously had railings, but they were removed at some point. CoA 1998-0910 permitted the complete tear-off and re-roof of the structure. Ten original windows on the second story were replaced with 1/1 vinyl windows in January of 2018 without COA. COA 2018-0118 for “Window Replacement – leaking windows w/ lead paint” was denied.

APPLICATION ITEMS: “1. Replace upstairs windows. 2. Replaced ground floor windows with special consideration for picture window on front for uniform look.”

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks retroactive approval for ten second story windows with 1/1 double hung Pella Series 250 vinyl windows. Window installation completion is currently ceased until a COA is approved and building permit obtained, requiring additional trim and seal to complete the installation. Owner and staff have met to discuss options to replicate the 2/2 pattern of original windows; no feasible alternative is apparent.

Applicant seeks proactive approval for the replacement of the wood 2/2 double-hung windows on the ground floor with 1/1 double hung Pella Series 250 vinyl windows. The large and prominent picture window on the front façade will remain.

SITE VISIT REPORT:

N/A

STANDARDS AND GUIDELINES, EAST WAYNE STREET:

The East Wayne Street Local Historic District was established by an ordinance enacted by the Common Council of the City of South Bend in 1987 for the protection of the historic character of the neighborhood. *Under the requirements of this ordinance, a Certificate of Appropriateness (CoA) is required for any activity in the district which requires a building permit or which alters the appearance of a building or site.* Painting of previously painted surfaces is released from this requirement and requires no approval. Consideration by the Historic Preservation Commission of proposed repairs or alterations is guided by the following set of guidelines which have been developed cooperation with neighborhood representatives and have been adopted by referendum of the district property owners.

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:

Replacing the second story replacement windows with new 2/2 wood window replications is not economically viable. Staff recommends approval of this project as it will give a unified window style throughout the house that will deemphasize the replacement windows.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator



HISTORIC PRESERVATION COMMISSION

OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601

http://www.stjosephcountyindiana.com/438/Historic-Preservation-Commission

Phone: 574/235.9798

Fax: 574/235.9578

Email: SBSJCHPC@sjcindiana.com



Timothy S. Kluszczinski, President

A Certified Local Government of the National Park Service

Elicia Feasel, Executive Director

APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS

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

Date Received: 3/2/2018 Application Number: 2018 — 0302

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

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) EAST WAYNE
 National Landmark National Register District (Name) _____

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

Address of Property for proposed work: 1728 E WAYNE ST. SOUTH BEND IN 46615
(Street Number—Street Name—City—Zip) (309) 339-5439

Name of Property Owner(s): DANIEL + ELIZABETH COLLERAN Phone #: (574) 339-9810

Address of Property Owner(s): 1728 E WAYNE STREET SOUTH BEND IN 46615
(Street Number—Street Name—City—Zip)

Name of Contractor(s): LOWE'S - MISHAWANA #200 Phone #: (317) 675-5148

Contractor Company Name: LOWE'S - #200

Address of Contractor Company: 4660 GRAPE ROAD MISHAWANA IN 46585
(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: Windows Replacement
(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: 1. Replace upstairs windows
2. Replace ground floor windows w/ special consideration for picture window on front
hangings/trim for uniform look.

Owner e-mail: dcoller@nd.edu and/or Contractor e-mail: _____

X [Signature] 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—

Scope of Work as Submitted

January 18, 2018

1728 E. Wayne Street
Elizabeth & Daniel Colleran

3 Bedrooms
1 bath / 1 half bath

Master – 3 – Faces West and South

Nursery – 3 – Faces North and East

Guest Room – 2 Faces North and West

Hallway – 1 – Faces East

Bathroom – 1 – Faces South – bottom pane tempered w/ privacy glass – currently original window is tempered with privacy.

March 8th, 2018 – 9:41 PM

E-mail message from Daniel Colleran to Historic Preservation Specialist Adam Toering

Did we call our windows two by two or double hung? I'll call them two by two here ...but we can change if needed.
Here goes, 14 in total:

The North (street) face has three windows: a pair of two-by-two windows that surround the large picture window.

The driveway (east) side has 2 windows: a two-by-two at the bottom of the interior staircase and a hybrid two by two that has the original on top and the bottom is now a single pane of tempered glass (no wood divider).

The west side has three two-by-two windows

The south has one window in the kitchen, which is a side by side, crank (each side has a crank) window that is a combination of Vinyl and wood that must have been replaced maybe 10 years ago or so? This window does not appear to be professionally installed from the looks of the craftsmanship.

Finally the back sunroom has two windows facing east, two facing south and two facing west. These windows are a combination of wood and vinyl. They appear to be two by two, but actually the dividing "wood" is a detachable piece of vinyl. Pulling off the fake strip does, in fact, match these windows with the windows that have already been installed upstairs.

I will have to take the photos tomorrow in the daylight and send those along.

Thanks,
Dan

Photos



Figure 1- 1728 Wayne, taken from the Street on January 22, 2018. Second story windows have been replaced.



Figure 2 – East face on January 22. Upstairs windows have been replaced.



Figure 3 – West face on January 22. Upstairs windows have been replaced.