

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: 9 May 2018

Application Number: 2018-0427

Property Location: 736 Portage Avenue

Architectural Style/Date/Architect or Builder: Commercial Building/20th Century Functional/1925

Property Owner: Urban U Partners LLC

Landmark or District Designation: Chapin Park Local Historic District, Ordinance #9574-05; National Register District

Rating: Contributing

DESCRIPTION OF STRUCTURE/SITE: The apartment building is three stories with a rectangular plan and is constructed of brick. Roof is hip covered in asphalt shingles. Most windows are original wood with a variety of patterns including: casement, 6/1, and 1/1. Front entry features divided light sidelights on either side of wood door with shed roof supported by wood brackets.

ALTERATIONS: Two original wood 6/1 windows were replaced with black aluminum full light casement without COA.

APPLICATION ITEMS: “Replace 4 front facing windows, one of which is badly damaged to match the 2 that have been replaced already. We would simply like to match the 2 windows that have been replaced. One of the 4 windows is beyond repair per Randy from Indiana Glass. This is a safety hazard and security issue for the apartment. Plus water continues to erode the wood windows and allows mice and other pests which are health hazards.”

DESCRIPTION OF PROPOSED PROJECT: Replace four original wood 6/1 windows in front on basement level with new black aluminum full light casement windows, by Vinyl Craft, to match two windows replaced previously (without COA). The replacement windows will not reduce the overall size of the opening but will change the light pattern from 6/1 to full light. The existing windows have been deemed deteriorated beyond repair by Preservation Inspector and window repair contractor.

SITE VISIT REPORT:

March 21, 2018 I met with the property manager of 736 Portage, Valerie of VPM at the location. We discussed window replacement for the basement windows at 736. Some windows at both buildings at the lower level have already been replaced from the wood double hung to aluminum casements. Four windows are wood double hung are not functioning and are damaged beyond repair. One sash is missing the meeting rail and another is completely missing the mortise and tenon joint. The casement windows also allow a legal egress.
Steve Szaday, Preservation Inspector

STANDARDS AND GUIDELINES, CHAPIN PARK:

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 recommends approval.

Written 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.southbendin.gov/government/department/community-investment
Phone: 574/235.9371 Fax: 574/235.9021
Email: hpcsbsjc@southbendin.gov

Timothy S. Kluszczinski, 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: 4 April 2018 Application Number: 2018 - 0427

Past Reviews: YES (Date of Last Review) 2014-0603 NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: May 22, 18

Local Landmark Local Historic District (Name) Chapin Park

National Landmark National Register District (Name) _____

Certificate Of Appropriateness:

Denied Tabled Sent To Committee Approved and issued: _____

Address of Property for proposed work: 736 Portage Ave, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Urban U Partners LLC Phone #: 847-498-7757

Address of Property Owner(s): 1431 Portage Ave, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Robert Whiting Phone #: 574-334-8989 ext 101

Contractor Company Name: Val's Property Management, LLC (VPM)

Address of Contractor Company: 1431 Portage Ave, South Bend, IN 46616
(Street Number—Street Name—City—Zip)

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

Type of Building Construction: Brick
(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: Replace 4 front facing windows, one of which is badly damaged to match the 2 that have been replaced already. We would simply like to match the 2 windows that have been replaced. One of the 4 windows is beyond repair per Randy from Indiana Glass. This is a safety hazard and security issue for the apartment. Plus water continues to erode the wood windows and allows mice and other pests which are health hazards.

Owner e-mail: paul.step@icloud.com and/or Contractor e-mail: valerie@vpmpr.com

X _____ and/or X Val Smita
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—



March 28, 2018

Historic Preservation Commission
Of South Bend and St. Joseph County Indiana
125 S. Lafayette Blvd.
South Bend, IN 46601

RE: Materials Description for 736 Portage Ave

To Whom It May Concern:

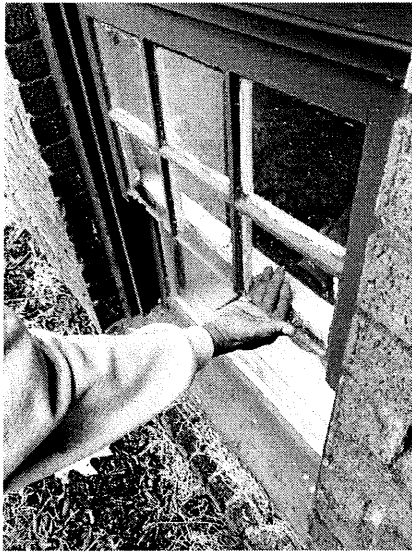
There are 4 windows on the basement level of the building that face the front of the building that are in very bad condition. All 4 windows face the front and are the original double hung wood windows. Two of these windows have frames that are cracked/broken and/or completely missing.

We just took over the management of this building as of March 1, 2018 and so that is why we are just now addressing the building. We want to replace the 4 original windows with the exact same windows that were already replaced. The 2 most south basement windows on the building have already been replaced with aluminum casement windows. We simply want to match these windows. The measurements of the windows are 30 inches wide and 39 ¾ inches tall. The windows would be black to match the ones that have already been installed.

The old rotted windows are a safety hazard since they aren't secure, they are a health hazard because mice and other pests can easily come in to the building and that apartment. Randy from Indiana Glass has already looked at the older windows and due to the severity of the condition of them he recommended having them replaced to match the 2 newer windows.

Sincerely,

Valerie Swihart
Managing Broker



Elicia Feasel

From: Valerie Swihart <valerie@vpmpr.com>
Sent: Friday, April 27, 2018 4:24 PM
To: Elicia Feasel
Cc: Adam Toering
Subject: Re: 736 Portage
Attachments: Letter from Randy Indiana Glass.pdf

Elicia,

1. Attached is a letter from Randy from Indiana Glass.
2. Window Specs: Black Aluminum Casement Window with sash opening for full exit for emergencies.
Measurement: 30 inches wide and 39 3/4 inches tall.
3. Yes, windows are on basement level

Thank you and let me know if you need anything further.

Valerie Swihart
Managing Broker

VPM & Pyramid Realty

1431 Portage Avenue, South Bend, IN 46616

O. 574.334.8989

F. 574.975.2836

E: valerie@vpmpr.com

Website: vpmpr.com

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On Tue, Apr 10, 2018 at 10:41 AM, Valerie Swihart <valerie@vpmpr.com> wrote:

Elicia,

Thank you. I will get this to you as soon as I can.

Valerie Swihart
Managing Broker

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Indiana Glass Co
740 N. College St
South Bend, IN 46628
234-5868

April 23, 2018

VPM + Pyramid Realty
Valerie Swihart
1431 Portage Ave, South Bend 46616

Valerie Swihart,
Inspection of Windows at 736 Portage Ave.
The wood double hung windows at front elevation
on lower level are past the point of repair.
I would not attempt to try repairs because
windows will still be an inefficient energy
savings.

I recommend a Casement window to match
the windows next to them.

These Casement Sash open easy for full exit
in case of fire emergency.

The use of LOW E + Argon gas Insulated Units
are advised.

Thank-you.
Randy Wrablewski
OWNER