

# STAFF REPORT

## CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

**Date:** June 7, 2018

**Application Number:** 2018-0605

**Property Location:** 608 Park Avenue

**Architectural Style/Date/Architect or Builder:** American Foursquare / 1910

**Property Owner:** Stu Harrison

**Landmark or District Designation:** Chapin Park Local (Ordinance #9574-05) and National Historic District

**Rating:** Contributing

**DESCRIPTION OF STRUCTURE/SITE:** 608 Park is a two story American foursquare set upon a brick foundation. The exterior walls of the house are wood shingles with a bell flare at the lower course. The low pitch hip roof has wide soffit overhang and molded cornice and is covered with asphalt shingles. There is a full width front porch with shed roof. The porch has square supports with capitals, wood shingle solid railing, brackets at the eaves and molded fascia. The windows a wood double hung 9/1 on the second and first floors; a fixed triple panel window at the front. Most of the windows on the first floor have original wood storms. There are aluminum storms on some of the second floor windows. There are 3/3 double hung at the basement level a fixed 6 light in the basement and several fixed 3 light in the foundation level.

**ALTERATIONS:** The storm door is not original to the house. The window shutters were added before 1987. The aluminum storm windows and the asphalt roof material are replacements. COA #2009-0109 allowed for the installation of a temporary handicap ramp on the front doorstep. COA #2017-0720 allowed for the replacement of rotted wood on the front porch and back porch. COA #2017-0829 allowed for the relaying of brick of the chimney, the columns, and the foundation. Multiple non-original windows exist, it is unknown when these were installed.

**APPLICATION ITEMS:** "See attachment."

"Installing Quaker Windows"

"Homeowner is desiring all functional, safe, and matching windows that would keep with the historical pattern of the home."

**DESCRIPTION OF PROPOSED PROJECT:** Applicant seeks a Certificate of Appropriateness for the replacement of 10 windows (five double hung windows and five casement windows) with Quaker Classic Fit Series aluminum clad windows. None of the windows to be replaced directly face the street.

The applicant has included their assessments of the windows with their application. They are also contacting window restoration professionals for their estimates on whether the original windows could be rehabilitated, and what that would cost.

Window distribution, size, and provenance as follows:

1. North face window, corresponding to the interior stairwell.
  - a. 26" x 27 1/2"
2. North face window
  - a. 25 3/4" x 27 1/2"
3. North face window
  - a. 29 3/4" x 45 1/2"
4. North face window
  - a. 29 3/4" x 45 1/2"
5. East face window
  - a. 23 3/4" x 45 1/2"
6. East face window – casement window, facing the rear of the property.
  - a. 23 1/4" x 28

- b. Preservation Inspector believes this casement window to be non-original.
- 7. East face window – casement window, facing the rear of the property.
  - a. 23 ¼” x 28
  - b. Preservation Inspector believes this casement window to be non-original.
- 8. East face window – casement window, facing the rear of the property.
  - a. 23 ¼” x 28
  - b. Preservation Inspector believes this casement window to be non-original.
- 9. South face window
  - a. 36” x 59”
  - b. Non-original vinyl window.
- 10. South face window
  - a. 36” x 59”
  - b. Non-original vinyl window.

**SITE VISIT REPORT:**

On April 30, 2018 I met with the owner of the property located at 608 Park. The owner applied to replace windows on the first level of the house. The windows have a nine over one double-hung and either nine or twelve-light fixed or casement style windows.

The double hung windows on the south side (right side when looking at front of house) are non-original replacement windows with false grids.

The front (west) window is a vinyl replacement three bay casement window that the owner would like to replace at a later date.

The rear (east) face has a three bay, nine light casement window unit. These are wood, but I do not believe to be original, as they have a veneer of wood finish that is peeling off.

The north side has a twelve-light original fixed window, two nine light original casement windows, and two original nine over one double hung windows with textured glass at the far end.

None of the windows appear to be deteriorated beyond repair. They all need work in order to be operable, although the secured-in-place exterior storms make that task difficult. The two nine light casements on the north face have had some remodeling done in between by way of a closed doorway and a removed staircase. Water damage from above has damaged some plaster and may have caused those windows to be out of square. The two textured windows toward the rear are painted and fastened shut. I believe the motivation behind the desire to change the windows is efficiency and ease of use. The distance between the property and the neighbors on both side make the sides of the house difficult to see from the street.

Steve Szaday  
Preservation Inspector

**STANDARDS AND GUIDELINES: CHAPIN PARK**

**General Definitions**

**(B) PRESERVATION GUIDELINES**

**(b2) Rehabilitation (ADOPTED)**

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 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.**

**II. EXISTING STRUCTURES**

**A. BUILDING MATERIALS**

Original exterior building materials in the district include brick, stucco, clapboard, wood shingles, and brick or stone masonry. In some instances, vinyl, composite and aluminum siding have been applied over the original material.

**Required**

Original exterior building materials shall be retained when possible. Deterioration of wood materials shall be prevented through repair, cleaning and painting. The existing architectural detail around windows, porches, doors and eaves shall be retained or replaced by replicas of the same design when deteriorated beyond repair.

Masonry, including brick and stucco structures, shall be maintained, and properly cleaned only when necessary to halt deterioration or to remove stains and shall be done in a method acceptable for the preservation of the surface: i.e. low-pressure water and soft natural bristle brushes. Brick or masonry mortar joints should be repointed only when there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application and joint profile.

When repairing stucco, stucco mixture shall be used. A professional shall make a study of the old stucco, to determine the exact mixture and underlayment used in the original work. Some repair methods are not compatible with the original techniques and may cause early disintegration of the repair work and the original work.

Ample ventilation must be afforded the structure when siding is installed, in order to prevent increased deterioration of the structure from moisture and insects.

**Recommended**

**Whenever possible, the original building materials should be restored.** When maintaining or repairing original siding is not feasible, aluminum, vinyl or composite siding may be used. When used over wood surfaces, this siding should be the same size and style as the original wood. Every effort should be made to retain the original trim around windows, doors, cornices gables, eaves and other architectural features.

Property owners should contact the Historic Preservation Commission of South Bend and St. Joseph County prior to initiating any restoration or rehabilitation effort. [ Address and contact information is listed in the front of the Guidebook.] The Commission is an invaluable source of information about all facets of rehabilitation and restoration – materials, methods, contractors and the like.

**Prohibited**

Wood siding shall not be resurfaced with new materials that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles.

Sandblasting or the use of harsh detergents shall not be used on masonry including brick, stucco, limestone, flagstone and sandstone. This method of cleaning erodes the surface material and accelerates deterioration.

Repointing shall not be done with a mortar of high Portland cement content which can often create a bond that is stronger than the building material. Usage of Portland cement can cause deterioration as a result of the differing coefficient of expansion and porosity of the historic masonry unit and the mortar. This most often results in serious damage to adjacent brick.

Unpainted masonry surfaces shall not be painted unless they had been painted originally. Paint shall not be removed from masonry surfaces by any means that damage the surface.

**Not Recommended**

Waterproof or water repellent coatings or surface consolidation treatments should not be used on masonry surfaces unless required to solve a specific problem that has been studied and identified. Coatings are frequently unnecessary and expensive, and can accelerate deterioration of the masonry. Mortar joints, which do not need repointing, should not be repointed. Wood siding should not be power-washed.

**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 would divide the components of this application into two categories: 1) the replacement of non-original windows with Quaker Classic Fit Series Windows, and 2) the replacement of original windows with Quaker Classic Fit Series windows.

The replacement of the non-original windows on the South and East side is received favorably by Staff, and is therefore recommended for approval.

The replacement of the original windows is considered less favorably, and staff would recommend that they be rehabilitated. In the event that the rehabilitation of the windows is not financially viable or physically possible, staff would recommend that those windows be replaced by Quaker Classic Fit Series units.

Written by  
Adam Toering  
Historic Preservation Specialist  
Approved by  
Elicia Feasel  
Historic Preservation Administrator

**Site Visit – Photos**



*Figure 1 - 608 Park Avenue from the street, April 30, 2018*



*Figure 2 - 608 Park, north face. Window #1, #2, #3, and #4 are visible.*



*Figure 3 - window #2*



*Figure 4 - window #3, parts of window #4*



*Figure 5 - Window #5*



*Figure 6 – Windows #6, #7, #8*



*Figure 7 – veneer*



*Figure 8 – Peeling veneer*



*Figure 3 - 608 Park, south face. Windows #9 and #10 are visible.*



*Figure 10 - Window 9*



*Figure 11 - Window 10*





## Installing Quaker Windows

### Window #1 North Side of house

Window is on the landing of the stairs.

Homeowners are requesting the window to be replaced with tempered glass to bring up to safety code.

### Window #2 North side of house

Glass is broken and grids are damaged.

### Window #3 & #4 North side of house

Window has frosted tape over all the glass.

Caulked and painted shut and the weights are cut.

Windows do not open at all.

### Window #5 East Wall

Window is Caulked and Painted and weights are cut.

Wood of window is starting to rot

Window do not open at all

### Windows #6, #7, #8 East Side of house

Rotting wood on all these windows

Swollen wood causing windows to not open

Hinges are rusted out

Found PVC Tape all over the window that is heavily glued

### Windows #9, #10 South Side of house

Windows have been replaced with vinyl windows

Recommending replacing windows to bring up to historical code

\*\*\*\*Homeowner is desiring all functional, safe and matching windows that would keep with the historical pattern of the home.

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		1	EA	Quaker Unit		

North Wall  
# 1

Series: Classic Fit (Pocket Window)  
 Exact Size: 26 X 27 1/2 Outer Perimeter: 26 X 27 1/2  
 Color:White,Paint Type:2604,Interior Finish:Natural Finish,  
 Glass:EnergyBasic (Dual Silver),Tempered,Argon Filled,Muntin:SDL-7/8" MBG-916,  
 Depth:4 3/4" Overall Depth - 3 1/4" Pocket Depth,Ext. Casing16040 Trim Kit,Ext. Subsill16040 Trim Kit,  
 Unit:1-Double Hung Fixed Direct Set Exact Size: 26 X 27 1/2,  
 NFRC - U-Factor:0.28SHGC:0.32VT:0.56AL:≤0.3  
 Rating: DP-50  
 Fixed Glass:LowE (Dual Silver) - DSB - Stnd - Cardinal / Clear - DSB,Strength:Tempered Glass  
 Muntin Spacing From Edge of Glass: 4"  
 Overall Rating: DP-50

343<sup>00</sup> ea

3		EA	Quaker Unit
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East wall  
# 6, # 7, # 8

Series: Classic Fit (Pocket Window)  
 Exact Size: 23 1/4 X 28 Outer Perimeter: 23 1/4 X 28  
 Color:White,Paint Type:2604,Interior Finish:Natural Finish,  
 Glass:EnergyBasic (Dual Silver),Argon Filled,Muntin:SDL-7/8" MBG-916,  
 Depth:4 3/4" Overall Depth - 3 1/4" Pocket Depth,Ext. Casing16040 Trim Kit,Ext. Subsill16040 Trim Kit,  
 Unit:1-Double Hung Fixed Sash Set Exact Size: 23 1/4 X 28,  
 NFRC - U-Factor:0.28SHGC:0.32VT:0.56AL:≤0.3  
 Rating: LC-50  
 Fixed Glass:LowE (Dual Silver) - DSB - Stnd - Cardinal / Clear - DSB,Strength:Annealed Glass  
 Muntin Spacing From Edge of Glass: 4"  
 Overall Rating: DP-50

396<sup>00</sup> ea

2		EA	Quaker Unit
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South wall  
# 9 # 10

Series: Classic Fit (Pocket Window)  
 Exact Size: 36 X 59 Outer Perimeter: 36 X 59  
 Color:White,Paint Type:2604,Interior Finish:Natural Finish,  
 Glass:EnergyBasic (Dual Silver),Argon Filled,Muntin:SDL-7/8" MBG-916,  
 Hardware:Gold,Sash:Sweep Lock,  
 Jamb Liner:Beige,  
 Screen:Full Screen,Material:Better View (TM),Ship:Screen With Product,  
 Depth:4 3/4" Overall Depth - 3 1/4" Pocket Depth,Ext. Casing16040 Trim Kit,Ext. Subsill16040 Trim Kit,  
 Unit:1-Double Hung w/ Plough Exact Size: 36 X 59,NOT Egress,  
 NFRC - U-Factor:0.31SHGC:0.25VT:0.42AL:≤0.3  
 Rating: R-50  
 Top Glass:LowE (Dual Silver) - DSB - Stnd - Cardinal / Clear - DSB,Strength:Annealed Glass  
 Muntin Spacing From Edge of Glass: 4"  
 Bottom Glass:LowE (Dual Silver) - DSB - Stnd - Cardinal / Clear - DSB,Strength:Annealed Glass  
 Muntin Spacing From Edge of Glass: 4"  
 Overall Rating: DP-50

680<sup>00</sup> ea

Quote Name: OB#0313743 Hoover 608

Quote #: SQJMF000058\_1

4

1 EA Quaker Unit

Series: Classic Fit (Pocket Window)

Exact Size: 25 3/4 X 27 1/2 Outer Perimeter: 25 3/4 X 27 1/2

Color:White,Paint Type:2604,Interior Finish:Primed Finish,  
Glass:EnergyBasic (Dual Silver),Argon Filled,Muntin:SDL-7/8" MBG-916,  
Depth:4 3/4" Overall Depth - 3 1/4" Pocket Depth,Ext. Casing16040 Trim Kit,Ext. Subsill16040 Trim Kit,

Unit:1-Double Hung Fixed Sash Set Exact Size: 25 3/4 X 27 1/2,  
NFRC - U-Factor:0.28SHGC:0.32VT:0.56AL:≤0.3

Rating: LC-50

Fixed Glass:LowE (Dual Silver) - DSB - Stnd - Cardinal / Clear - DSB,Strength:Annealed Glass  
Muntin Spacing From Edge of Glass: 4"

Overall Rating: DP-50

North wall

# 2

445<sup>00</sup> ea

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2 EA Quaker Unit

Series: Classic Fit (Pocket Window)

Exact Size: 29 3/4 X 45 1/2 Outer Perimeter: 29 3/4 X 45 1/2

Color:White,Paint Type:2604,Interior Finish:Primed Finish,  
Glass:EnergyBasic (Dual Silver),Argon Filled,Muntin:SDL-7/8" MBG-916,  
Hardware:Gold,Sash:Sweep Lock,  
Jamb Liner:Beige,

Screen:Full Screen,Material:Better View (TM),Ship:Screen With Product,  
Depth:4 3/4" Overall Depth - 3 1/4" Pocket Depth,Ext. Casing16040 Trim Kit,Ext. Subsill16040 Trim Kit,

Unit:1-Double Hung w/ Plough Exact Size: 29 3/4 X 45 1/2,NOT Egress.

NFRC - U-Factor:0.31SHGC:0.25VT:0.42AL:≤0.3

Rating: R-50

Top Glass:LowE (Dual Silver) - DSB - Stnd - Cardinal / Clear - DSB,Strength:Annealed Glass  
Muntin Spacing From Edge of Glass: 4"

Bottom Glass:LowE (Dual Silver) - DSB - Stnd - Cardinal / Clear - DSB,Strength:Annealed Glass  
Muntin Spacing From Edge of Glass: 4"

Overall Rating: DP-50

North Wall

# 3, # 4

605<sup>00</sup> ea

1 EA Quaker Unit

Series: Classic Fit (Pocket Window)

Exact Size: 23 3/4 X 45 1/2 Outer Perimeter: 23 3/4 X 45 1/2

Color:White,Paint Type:2604,Interior Finish:Primed Finish,  
Glass:EnergyBasic (Dual Silver),Argon Filled,Muntin:SDL-7/8" MBG-916,  
Hardware:Gold,Sash:Sweep Lock,  
Jamb Liner:Beige,

Screen:Full Screen,Material:Better View (TM),Ship:Screen With Product,

Depth:4 3/4" Overall Depth - 3 1/4" Pocket Depth,Ext. Casing16040 Trim Kit,Ext. Subsill16040 Trim Kit,

Unit:1-Double Hung w/ Plough Exact Size: 23 3/4 X 45 1/2,NOT Egress.

NFRC - U-Factor:0.31SHGC:0.25VT:0.42AL:≤0.3

Rating: R-50

Top Glass:LowE (Dual Silver) - DSB - Stnd - Cardinal / Clear - DSB,Strength:Annealed Glass  
Muntin Spacing From Edge of Glass: 4"

Bottom Glass:LowE (Dual Silver) - DSB - Stnd - Cardinal / Clear - DSB,Strength:Annealed Glass

East wall

# 5

514<sup>00</sup> ea

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## Quaker Classic Fit Series Windows

- Material aluminum exterior
- Wood interior
- Top sash has historical 9-pattern grid
- Divided lights
- Grids are aluminum exterior and wood interior
- Insulated windows

REPLACING YOUR OLD WOOD WINDOWS WITH  
NEW WOOD WINDOWS IS NO LONGER OUT OF THE QUESTION.

*Classic Fit* SERIES *Historic Fit* SERIES

Wood Replacement Windows by



**QUAKER**  
RESIDENTIAL WINDOWS & DOORS



Quaker's wood clad replacement windows, the Classic Fit™ Series & Historic Fit™ Series, are a triumphant blend of imaginative and diverse designs teamed with an absolute demand for energy-efficiency. Truly the perfect fit every time.

*ClassicFit*  
SERIES  
*HistoricFit*  
SERIES



## FEATURES & OPTIONS

Some options mentioned may incur an upcharge.  
Not all options are listed or shown. Inquire with your Quaker dealer



If you require a wood replacement window with more attention to historic details, you'll want to choose our Historic Fit® Series. Slimmer sightlines and enlarged viewing areas allow the Historic Fit™ to give your project, large or small, the timeless look it deserves.

Aluminum clad exterior is nearly maintenance free and available in 37 quick-pick colors. Got a special color in mind? Get any color in the spectrum with our custom color capabilities.

Warm, natural interior is courtesy of radiata pine wood. Alder wood is optional. Ask about custom pre-finished interiors in any color. Also available: Primed interior.

Insulated glass with warm-edge spacer sustains a year-round energy-efficient barrier. Add one of our optional high-efficiency glazing packages to increase your window's overall effectiveness. For your home's private areas, ask for Obscure glass. Include Tempered Glass where additional safety is required.

Operation is simple and convenient with smooth operating cam locks and one-touch tilt latches

Tailor your windows with grids. Between-the-glass grids, Applied grids for a Simulated Divided look or Removable Wood grids are all available.

Our Better-View™ fiberglass mesh screen is as good as any on the market. Superior insect protection. Easy to remove. Excellent airflow. Great visibility.

For 65+ years, we've promised to stand behind our products with one of the best warranties in the industry. Consult your dealer for full warranty details.

U-Value: .25

R-Value: 4.00

Solar Heat Gain: 0.20

Values shown are for Double Hung model and were achieved with Quaker's optional EnergyMax glass package. Other optional glazing packages are available and results may vary. The addition of optional grids may alter results slightly. Consult with your dealer for more information on the glass package that best fits your home.

Get more information on *ClassicFit*™ and *HistoricFit*™ wood replacement windows from your authorized Quaker Window dealer:



[www.quakerwindows.com](http://www.quakerwindows.com)

