



Elkhart Historic & Cultural
Preservation Commission

**ELKHART HISTORIC & CULTURAL PRESERVATION COMMISSION
FEBRUARY 27, 2025**

7:00 P.M.

Council Chambers – 2nd Floor

AGENDA

- 1) CALL TO ORDER
- 2) ROLL CALL
- 3) APPROVAL OF AGENDA
- 4) APPROVAL OF MINUTES - DECEMBER 30, 2024
- 5) HEARING OF VISITORS
- 6) OLD BUSINESS
 - A. NEIGHBORHOOD UPDATE/PROGRESS REVIEW/NOMINATIONS
- 7) NEW BUSINESS
 - A. 25-COA-01 142 STATE STREET - WINDOWS
- 8) ANNOUNCEMENTS
- 9) ADJOURNMENT

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If you are unable to attend, please contact Wendy Sonora at 574-294-5471 x 1013

Webex Information

<https://signin.webex.com/join>

Meeting number:
2316 282 8933

Password:
Historic

THE NEXT MEETING IS MARCH 20, 2025 AT 7:00 P.M. IN THE COUNCIL CHAMBERS

City of Elkhart
Municipal Building
229 South Second Street
Elkhart, Indiana 46516
574.294.5471 Ext. 1018

Elkhart Historic & Cultural Preservation Commission

Meeting Monday, December 30, 2024

Call to Order:

Ann Linley called to order the Elkhart Historic & Cultural Preservation Commission Meeting for Monday, December 30, 2024 at 7:00 pm.

Roll Call:

Present: JA Whitmer, Ann Linley, Dough Mulvaney as proxy, Bill Zimmerman and Carrie Brunson as proxy. Eric Trotter with the City of Elkhart and Deb Parcell with Indiana Landmarks.

Absent: Bobby Glassburn

Approval of Agenda:

Linley asked the commission if there were any amendments to the agenda.

Linley asked for a motion to approve the agenda as presented. Motion made by Bill Zimmerman, seconded by JA Whitmer; motion approved 5-0.

Approval of Minutes:

Linley gave everyone a minute to look over the minutes for November 21, 2024 to see if there were corrections, amendments or additions that needed to be made to the minutes.

Linley said she would accept a motion to approve the minutes as presented. Motion made by Whitmer, seconded by Zimmerman; motion approved 5-0.

Hearing of Visitors:

N/A

Old Business:

Linley asked if there were any neighborhood updates, progress reviews or nominations.

Eric Trotter responded that the following month he will have a draft of the new ordinance language for them to start going through it. Trotter said that he does not know exactly how that's going to time out but it will potentially be during their regular meeting or at a special meeting and he will inform them. Trotter said that he will let plan commission drive that calendar for them as they move forward.

Linley asked if there will be an expectations to go through them before the meeting or will this be the first reading. Trotter responded that he will get back to them but most likely he will be able to get it to the board members in advance for them to peruse. Trotter mentioned that they might do a special meeting to have time to make it an interactive session.

Linley confirmed that Deb Parcell did not have any updates for the board.

New Business:

A: 24-COA-07 142 State Street – Exterior Renovation

Parcell said that the staff report and recommendations at the moment were based in the current ordinance and guidelines.

Parcell read: 142 State Street the applicant is JI Contracting Company, LLC. It is contributing rating building, Gable-front, built around 1880.

Description of proposed project:

1. **Siding:** wrap existing wood siding with house wrap (Tyvek or similar). Install veneer stone below the window sills on all facades. Install LP SmartSide 7” horizontal siding above the stone to the top of window trim, then LP vertical board and batten style siding above horizontal siding.
2. **Soffit and Fascia:** install aluminum soffit and fascia over the wood that is currently there.
3. **Porch:** remove deteriorated porch floor, replace with Trex composite porch decking. Remove existing round columns, replace with square columns.
4. **Windows:** remove existing 2/2 wood windows; replace with 3/1 Hawthorn vinyl windows with black exterior. Remove existing wood trim, replace with LP SmartSide trim. Top of the window trim will be straight, not arched as existing.
5. **Doors:** replace existing non-original doors.

Finding of Fact:

1. Exterior cladding has changed through the years according to the photos attached to the staff report. It is unknown if existing wood siding is original, but is a typical exterior wall cladding in the historic district.
2. Current siding has been painted since 2007.
3. Lead paint on the siding can be abated by encapsulation with paint.
4. LP SmartSide has been approved occasionally for historic properties. Smooth face (not textured) is preferred.
5. Siding should be horizontal; vertical board and batten is not typical in the historic district.
6. Stone is not typically approved on walls in the historic district.
7. Encapsulation and/or removal of lead paint is the preferred approach over wholesale replacement of windows.
8. Vinyl windows are generally not approved in the historic district, particularly on street-facing sides.
9. If windows must be replaced, fiberglass, or aluminum or fiberglass-clad wood windows are recommended. Windows should be the same lite-division as the original (mostly 2/2, the front porch window is 35/1 which is 7 by 5 grid), and should be simulated divided-lite (applied grid with spacers in the glass, not “grids-between-the-glass”). Original window trim should be retained if possible, or replaced to match the original in size and shape.
10. Trex is a suitable replacement for porch floor. Porch columns should be retained if possible; if deteriorated beyond repair, they should be replaced with something similar to existing or square (see 2003 photo with square columns), although it would not have to be wood could be fiberglass or non-shiny paintable composite.

11. Retaining the existing beadboard porch ceiling is preferred.
12. Doors are not original and could be replaced. Replacement style/material is unknown.

Recommended Motions:

1. Siding: approval of painting existing clapboard siding to encapsulate any lead paint is Recommended motion but if substitute siding is approved, it should be horizontal siding (LP SmartSide, James Hardie, or similar ty of product) with a smooth face and reveal as close to existing as possible. It is recommended the denial of stone and the vertical board-and-batten style siding. The frieze board detail should be retained, around the gable, regardless of siding material because that is character defining feature.
2. Soffit and Fascia: recommended approval of retaining/repairing/painting the existing wood soffit and fascia to encapsulate any lead paint is the preferred motion.
3. Porch: approval of Trex decking material; repairing/retaining existing porch columns is Preferred but if replacement columns are approved, fiberglass or non-shiny paintable composite in square or tapered column profile could be allowed.
4. Windows: denial of replacement with vinyl windows. Existing windows should be repaired and retained. Lead paint can be encapsulated or removed. At minimum, the street facing original windows should be retained. If replacement windows are approved on the sides of building, fiberglass, or aluminum or fiberglass-clad wood windows are recommended. Windows should be the same lite-division as original (mostly 2/2) and should be simulated divided-lite (applied grid with spacers in the glass and not “grids-between-the-glass”). Original window trim which has an arch should be retained if possible, or replaced to match the original in size and shape.
5. Doors – recommended approval of replacement doors with final approval by staff upon submission of door style and material.

Whitmer asked Parcell to help her going through the pictures since she got lost. Parcell showed Whitmer the pictures in order of how the applicant wanted to look like and how the house was before.

Linley asked if someone from JI contracting company was there to speak for the COA and invited him to come up to the mic and to sign in.

The applicant introduced himself as Bruce Jones, owner of JI contracting company and said that he believes that his request is something that will give the area a lot of curb appeal and it is conducive to what already has been done to many of the houses in the area like 201 and 200 Division Street using same material LP SmartSide and their windows have been replaced with vinyl. Jones continued to say that the house next door, the women’s facility, all the windows have been replaced with vinyl and they used metal to go over the outside of the exterior trim to help with preservation.

Jones explained that for 142 State street with the siding there is no sheeting underneath that siding and in order to preserve the building he felt that the best thing to do is to wrap it and then go over it with siding since there was previous problems with water coming in with the existing siding because there was no true stability. He mentioned that one of the part that he already wrapped there was water coming in between the siding because there was not sheeting up underneath and there

was not enough protection. Jones stated that there are multiple homes in the area on State and Division Street that has already been either vinyl sided, vinyl railing, vinyl windows and what he plans to do is far superior than what has been done with some of these other properties that have been renovated in the past couple of years like the one that he stated earlier 200 and 201 Division Street. Jones said that also the one house over that Lacasa did which has vinyl windows, vinyl soffit in the back, vinyl railing on the front porch and a whole array of different material used in order to preserve those houses. Jones said that he does believe it looks beautiful the work that they did but his would be more superior.

Linley said that in behalf of the commission and the city that they appreciate all the property owner's that comes into the district and wants to do work. Linley shared that several of the houses that Jones mentioned are now paying fines back to the city for decisions they made before they came to the board. Linley added that she was happy that Jones mentioned the wrap that are in the presentation pictures is a stop gap measure and that she is sincerely hoping it wasn't what triggered him to get his COA. Jones said no. Linley continued to say if that is the case unfortunately he would join a long line of previous property owners who only went into the rules as far as it was convenient and then came before the board and asked for forgiveness after they have started projects. Linley said that it heartens to hear that what she was seeing in those pictures was a stopgap to stop water and she repeated that several homes that he mentioned have paid very large fees which the board does not want to add to Jones budget. Linley said that Jones is probably in a very tight budget for this house and the board wants to make sure that he does not spend money where it is not needed and she opened the commission for questions or concerns.

Whitmer said something that was inaudible.

Whitmer suggested to start with one thing at a time following Parcell's order recommendation list starting with siding. Linley agreed to start with siding.

Whitmer asked Jones with regards to the siding, the stop gap that he added is removable and if he did not take off the siding underneath. Jones responded that he did not remove it and the stop gap was just to protect since he noticed after he bought it and inspected it that water was getting inside the house. Whitmer asked Parcell if the siding is repairable with paint or if it needs to be replaced. Parcell responded that the siding itself looks pretty good but the water getting in the house needs to be stopped. Parcell said that she was hesitate to say that it is the original siding since she does not know the story about it. She mentioned that it probably had wood and then it had asphalt siding on it back in 2003. Whitmer added that according to pictures in the staff report back in 2007 there was not siding at all. Parcell continued to say that in 2003 there was asphalt siding and that came off and in 2007 it did not have anything and she assumed that the current siding was placed after 2007. Parcell continued to say it has a very few nail holes which does not look like something that would have had asphalt siding and then took it off because nobody would have fill out that many nail holes and there would be evidence and there is not since the wood looks pretty good but the leaking needs to stop. Whitmer asked if there are ways to repair that leaking without removing and replacing the siding. Parcell responded that it depends on the issue because the applicant said that there is not subsiding underneath. Linley added that probably what happened was that they took off the asphalt and found out that they had nothing and went back with wood siding and there is

nothing structurally and the structure of the outside of the house right now is the siding you see in the pictures and there is no insulation or anything.

Jones said something that was inaudible.

Carla Lipsey asked Jones to speak into the mic.

Jones said that there are some nails popping out but he did not take any pictures and explained that he has been in construction for over twenty years and he knows what should be sheeted or wrapped in order to preserve. Jones said that he was not aware that there was also a fire inside the building until he started doing additional work. Jones explained that in the attic area showed some of the trusses were char and he concluded that maybe because of the fire they ended up with the siding.

Linley asked if coming from the siding was he going straight to the drywall. Jones responded no that he got the studs and then drywall. Whitmer asked if he could not take the siding off and put the sheeting or covering on. Jones responded that he does not want to remove it instead he wants to use that as his sheeting. Whitmer stated that they are concerned with the look of the house and the board needs this siding on the outside and he can preserve it by putting something behind it. Jones said that he does not think the siding is in very good condition since there are areas where is crack. Whitmer asked if this was not vinyl siding and Jones responded that it is wood.

Inaudible

Linley asked the applicant if his proposal is to take the existing outside make that his sheeting layer, wrap it and then put a hardy board exterior which has been used in the neighborhood before. Jones responded yes. Linley said that her concern is the current modern farmhouse style that he was going for with horizontal lower, vertical top is not in keeping with the style that would be in that neighborhood and has been put in Enfield houses. Linley asked if he would be open doing the horizontal across the whole building. Jones responded that he will be open to that. Linley added that it would be a good compromised in the design and it would address his structural issue according to her understanding if the outside wood is not there then essentially we don't have a building. Jones answered yes, that is correct. Linley said that they are back to the old tarp paper shack kind of covering which probably was before they put in the asphalt. Jones said that there is not even tarp paper underneath and he would not even know if there was not for a broken piece of siding. Linley said that his renters would comment on it at some point and asked if there is any insulation in the walls. Jones responded that there is some bad insulation probably in the lower side and he was unable to check the top but he knows that it is extremely cold upstairs and he assumes that they blew that attic insulation in and there is nothing up top. Jones repeated that he was not aware of the fire therefore he does not know where it was and he would appreciate if the board had any knowledge about it. He just knows that the upstairs attic the trusses are char which is evidence of a pretty severe fire and he continued to say that when they re-did the roof about four or five years ago they never overlay the decking with half inch so it has the regular slats wood boards in the spaces some of them were greater than two inches. Jones noticed it when he lift the shingles down below there were gaps greater than two inches and proceeded to say that he plans to re-roof it to proper re-deck it. Linley said that the roof would also need a COA. Jones said that the roof have already been approved. Linley asked if that was staff approval and Jones responded yes. Linley said that she was making sure that they are covering everything at the same time.

Bill asked if the board approves the SmartSide siding to go over the existing siding that is in there it would all be horizontal not vertical. Jones responded if that's what the board prefers. Bill asked if it would not be texture but not smooth finish. Jones responded that it would be texture preferred like the other houses that have been redone in the neighborhood are texture. Jones added that the addresses that he mentioned like one of the newer ones that LaCasa did had smooth but the other duplex that they did is textured. Linley stated that's Enfield and that is other set of rules but they shouldn't have. Jones repeated that one they did have smooth surface and the other Enfield is texture siding. Linley shared that she made the mistake of doing texture and she explained that texture overtime will get mold growth and dirt retention and as a rental property she personally regretted it. Linley explained that texture looks great because it is old looking but in an area where there is a parking lot next to the property eventually you will get dirt build up on the siding and it will need power washing it for the length of the time he owns it. Jones thanked Linley for the feedback in texture siding. Linley recommended smooth for Jones to have less maintenance. Whitmer said that as additional clarification horizontal siding and no stone on the bottom. Jones responded that is fine. Whitmer said that the look with the stone is not historic district and not in keeping with the other houses. Dough Mulvaney said that anywhere in the new neighborhoods might look great but not in the historic district. Jones replied that there is stone that LaCasa used on their Enfield. Linley said that she thought that they used it strictly on the foundation and asked if they did not. Jones responded yes on the foundation. Linley said that is where it is allow because that neighborhood would have Michigan basements which are the stone foundation which is perfectly fine and suggested that if he wanted to do the foundation in the stone he could to keep with the look of the neighborhood but not going up the front of the house since they did not have any examples of that in the neighborhood. Jones confirmed that he understood. Linley said that brick in front of the house was allowed but not stone.

Whitmer asked if the pictures showed the foundation of the house at all. Jones said that there is a stone foundation that he had to do some mortar joint fills and he will paint that. Whitmer asked how much of foundation is showed. Jones replied that about twelve to eighteen inches not the twenty four. Whitmer asked if that foundation can remain as it is with the repairs. Jones replied yes.

Zimmerman said that he had one other question. Zimmerman asked Jones if he knew what color the siding would be. Jones responded that he included some samples. Linley said that the color sample was in the packet. Zimmerman asked if he had made a decision of which one. Jones responded that it would be a combination because he thought that in historic you should have three colors and it would be in the gray family: light gray, medium gray, and darker gray and then black in the soffit area. Whitmer pointed out that in Parcell's report the frieze board detail should be retained even if he changes the siding. Jones agreed to it.

Linley said moving to soffit and Fascia.

Inaudible

Linley said you will probably go with a hardy board type. Jones said that he wanted to use aluminum because there is a lot of separation already and that is a major issue with air passage and water. Jones said that he wants to eliminate all of that and make it more tight using aluminum J channel, aluminum soffit , fascia and then gutter the house to run the water away from the house.

Whitmer said to Parcell that she had a question for her. She was looking into Parcell's recommendation and her recommendation was to pain and repair rather than replace. Whitmer asked if this is in condition it can be repaired. Parcell responded that wood soffit and fascia were in pretty good shape overall and she was sure that there's issues since wood does not last forever without a lot of routine maintenance. Whitmer repeated the question but it can be repaired. Parcell responded that it certainly could be repair as it was visible in the photos that there were not missing pieces and no holes in it compared to what they have seen in a lot of houses but if replacing all the siding. Linley said that at that point you are setting yourself up for a weak point in the system. Parcell said that one thing to consider when they get to the part of the window and they talk about the trim; she explained that they got the siding and then a new layer of siding which will make the new siding go in front of the old original window trim. Parcell said that the old trim had to either move out or replaced and told the board it was just something to think about. Jones said that in regards of the trim he was not planning in removing the trim because the house had been through a risk assessor and there were some lead issues with that, instead he is going to add to build it out in order to limit the lead issue with the house. Jones added that the windows are not in their best shape and a lot of them do not function at all and that was one of the other items that has lead issues for that reason he wants to remove and replace. Linley said that they have dealt with that in the neighborhood before and Carrie is their resident expert on lead and the board understands that lead would become an issue in all older homes in Elkhart and in every town in this county at some point. Linley said that the commission have received training through Indiana Landmarks and the one thing they have learned is that rules are changing to understand that modern wood windows are not what they hoped they will be, not sturdy, and they also know that the inexpensive vinyl windows are not what he wants to go with either as a homeowner or as a property owner hence that's the reason they suggest going with the more expensive fiberglass or aluminum clad since they are the better choice from an energy and safety concern point. Linley said that with soffit and fascia and with Deb bringing forward the around the windows building them out to address his encapsulation problem which makes part of two and four items done and the porch has been approved of Trex decking material which has been used before.

Linley asked Jones the type of columns he was thinking of leaning forward square or round. Jones responded that he would like to do square since currently they are round and he explained that there's an inner column that is steel that goes down to the foundation up to support the beam and they encompass it with the wrong columns. Jones said that the round columns currently used to have a problem with the vines and there is vine spurs all over the columns that is the reason he wants to get rid of those and rebuild new. Jones added that he already got rid of the vine issue and he wants to get rid of the look of what's all over the front door and all over the columns and the porch had already failed he mean its buckling. Whitmer asked if he was talking about the removal of the porch or repair it. Jones responded yes removing the floor but the frame will stay in place. Jones explained that the frame is solid however he needs to add at least four joist on both sides because they did a split ledger in between the distance in conclusion whatever he adds to a side he has to add to the other side which is a total of four, going one foot center and then sixteen feet center for better support for a composite floor. Linley expressed her concern because they have had issues with porches disappearing in the night. Jones said that it will stay and the inner column stays too. Whitmer asked something that was inaudible. Jones responded that he wants to cover that because that has lead also. Whitmer said that is the problem and it could be encapsulated.

Jones said that he is a lead abatement contractor and explained that every five years you have to do something with it to re-encapsulate, which he wants to eliminate having to have that much work by enclosing it. Linley asked if he was open to perhaps replacing the beadboard with fresh beadboard to keep some of the initial characteristics when entering the front door. Jones responded that he saw in LaCasa next door that they used vinyl beadboard but he is not open to vinyl as a beadboard but rather he would use something more stable like aluminum but if that is his only option he will comply with whatever the commission suggests. Linley said that what they would like to see is to keep the same initial but rephrased it because the initial look in the house right now is it needs help, but what the board wants to keep is to keep that curb of appeal which keeps up your value which she referred to the front initial. Linley added that anything they could do to keep the character of the porch in working with him by being cognizant of the led issue and giving that at some point it would be a play area and it needs to be safe for children but if he finds a material that mimics what was there, the board will be ok with that.

Linley said that next was their favorite topic: windows.

Zimmerman asked what is the material of the columns that go over the steel. Jones responded that he would use a combination, structural, there is already a steel inner column and he will wrap that with wood and he will wrap that again with like a SmartSide siding material that would be the outside façade of the structure. Zimmerman asked if the columns were going to be square not round. Jones responded that is correct. Zimmerman asked if they won't be shiny. Jones responded that is correct.

Linley said back to the window points again.

Inaudible

Linley asked Parcell if the current windows are two over two. Parcell responded that some of them are. Linley added that nothing mostly one over one. Parcell told Linley to look at the picture of the east façade which are two over two but she was not able to say that all of them were the same way. A question was asked but it was inaudible. Parcell responded undoubtedly there is probably various kinds. Parcell said that the most defining features definitely is a two over two probably is the original window and keeping that where it is and looking at the side view those curved areas above the windows, that trim is very distinctive, not what's in the front, that upper window above the porch that's somebody failed attempt at mimicking what's on the side and that is not an original thing. Parcell referred back at the earlier photos in 2003 there was nothing above that window and somebody created something that does not look cool. Whitmer added as a contractor you can create something better to match the size. Parcell said something to look like it's there and added that's a very distinctive feature and also very visible because it is in the west side. Linley said that it is very cool. Parcell said that they did the same thing above the front doors which has the same thing above the transom and that's a very distinctive which makes it really attractive. Linley said that they cannot see it clearly in the pictures but Parcell mentioned that the front window that is protected by the porch has a very elaborated top piece to it. Parcell said yes and added that there are a lot of little divisions to it. Linley asked if there was hope of saving that. Parcell responded that she hoped that the front window could be save. Whitmer added that it has been protected from the elements and it should be in better conditions. Linley asked if there was something they could do something to protect it and save it. Jones responded that it is a single pane window and as far

as the co-efficiency and efficiency value it does not meet the area standard of the thirty, thirty. Jones continued that it has a lot of heat loss and he is trying to prevent high utility bills. Jones added that he is not trying to be a problem or to himself either. Linley said that they are trying to get compromised as much as they can. Whitmer asked something that was inaudible. Jones responded that all the appliances had to be replaced and added that he was not sure how long the house was vacant. Jones explained that he purchased the house from the city and in the first week the furnace and water heater failed, the water was coming in the walls, and there was separation with the framing on the front porch where all the rodents were getting in. Jones said that there are multiple issues and he is not trying to keep running down the same rabbit hole. Jones would like to correct what he sees is obvious and make it right. Whitmer asked if it has central air. Jones responded that it does have central air and he added a high efficiency furnace but it already had an air conditioning unit that was in good shape and he hoped it to last more than five years. Jones repeated that the furnace failed the first week. Whitmer asked if he was able to place just in the front an insulated window to provide the efficiency that he was looking for since it does not need to be open because it has air conditioning. Jones responded not really. Parcell said that an exterior or interior storm could be a possibility which is far cheaper than a replacement.

Inaudible

Jones said that he is into it for the investment and the sale value of it when he sell it in the next five, six years or however long he decides to hold on to it but with the current condition of the windows not only being lead but being single pane drives the selling value down. Jones said that just the lead issue itself drives the value down sixty thousand and he would like to eliminate all of those issues. Whitmer said something that was inaudible. Whitmer said that if they can make an accommodation to him by making it more efficient by putting storm window on and explained that if that's what she wants, she does not know about the others but that's what she is going to want so that does meet the characteristics. Whitmer explained that's why the board was asking for ceiling, decorative over the windows that's the reason they were asking questions to go accordingly with the ordinance. Jones replied that he understood. Whitmer said that they would like to accommodate him in making it more efficient and affordable.

Linley said that looking at the picture that was provided from November 2024 front façade; you got a cute little window up at the top, the color changes at the top, the cool curve at the top of the window, then the fancy front window and those really sad round columns. Linley said that it is an adorable house and it would be wonderful when he gets it done but she questioned what they will do at this point. Whitmer had another question for Parcell in one of her recommendation to discuss it. Whitmer referred to one of Parcell's recommendations about the windows on the west side of the house. Parcell said that those windows are the most visible from the street. Whitmer asked if those are the most important to retained. Parcell responded yes, exactly because that's the city ordinance as well as the state ordinance tells the board as a commission need to review what is visible from the public way. Parcell explained that is hard to see the east side and obviously you cannot see the backside from anywhere but the east side especially because it is a one way street and it is pretty close to the house that LaCasa just finished which makes the east side minimally visible from the street but the west side and south side are very visible that's why those are the two that are really important. Whitmer asked something that was inaudible. Parcell responded yes that's is correct.

Linley asked Jones if that would allow on his build spec to have a different set of windows for the back of the building and for the windows on the LaCasa side that were perhaps less expensive while putting more money to the public facing windows. Linley added that it's a dancing across the line but it's one of the dances that they could offer. Linley said that the door that he is also going to replaced could be decided by staff when he finds one that he falls in love with. Jones said that he will email Parcell once he decides which door he will buy. Jones said that on the exterior façade he plans to keep that same appeal around the door because he likes that with a transom above which will stay but he will remove the brick mode of the new door and just use the current trim and just overlay.

Zimmerman asked what material did they decided as the replacement windows. Zimmerman, Whitmer and Linley had a conversation of which east, west or southside windows were going to be replaced and which ones were going to get repaired. Zimmerman asked if those materials then will be the same for those. Jones said that to his understanding the exterior will remain the same but they still have the single pane glass issue with the west side in which is more inclined to do a replace to get rid of the led because the 72" windows for one puts it close to the floor. Jones explained if there's a child that's six years old or younger that will bite scratch and chew and that he is not trying to have that on his conscious when he could have the opportunity to replace. Usually the friction of the dust of the window up and down, even though that he has not been able to move the windows up and down yet and not trying either therefore he rather get rid of them. Zimmerman expressed that he was not clear on the windows and asked if the windows on the east side Jones would be able to use new replacement windows for those on the east side and on the north side of the house. Whitmer nod yes. Zimmerman asked if that material will be white vinyl for those new windows. Jones responded that the board gave the option of metal. Linley confirmed correct we could do fiberglass, aluminum or fiberglass-clad wood. Linley said that they just found that in older houses and even in new houses that vinyl just does not hold up and it does not come in the sizes most people need and it's been a disaster even in your neighbor's houses. Linley said that ideally they would love to see the front and the parking lot side restored and retained. Linley recommended him to talk to Parcell about it and added that they have allowed complete replacement windows before as long as they are not vinyl especially if there's a lead issue. Linley added that given the size she did not realized until looking at it again and the windows being that low; the code is to encapsulate and clean up.

Linley said that Carrie Brunson was nodding at her and said that those are big windows. Whitmer said that whatever they approve he will need to come closer to the staff.

Inaudible

Jonson agreed and thanked Whitmer.

Zimmerman asked if the window above the door will stay as it is. Jones responded that he likes the look of the transom and it is up high enough however again it is a single pane also and that is one that the co-efficiency value or the value of the area in the north been less than what is approved. It should be a low E three for the northern area whether authorization. Zimmer asked if he was putting a new door and just replacing the door but the window is just enclosing with trim. Jones confirmed that he will enclosed it by cutting trim and go over it on top like a cap.

Linley said that the suggestion was made for a storm window and asked if he could do a custom storm window for that transom. Jones said that he will check into that. Linley said the reason she was suggesting it is because she has a similar and she has a porch and it is protected she had a plex of glass one made which has worked beautifully and has not yellow which have been up for more than twenty years. Linley said that she has both of these kind of windows he is dealing with and that's what they did and she explained that the trick was for the main window the bottom would be exposed, not completely protected by the porch and they got a glass storm window made. Linley shared that it does make some interesting sounds at times when the winds kicked up but it got them to where they needed to be on the R value and she was just throwing that as a suggestion. Mulvaney said unfortunately in the original picture.

Inaudible

Linley asked if there were any other questions.

Jones said that he remembered Brunson and shared that she worked for health department at the county and she did some mid homes through the county back in twelve, thirteen or fourteen.

Linley threw a thanks to whoever was going to do the transcription for this since they will be very busy.

Linley said we have the recommended motions from the original staff recommendation and we have gone through all four parts of that.

Linley said she will begin with the original recommended motion on siding which the suggestion was approval of painting existing clapboard siding to encapsulate any lead paint. Linley believed that the commission was open to approving a horizontal siding, SmartSide James Hardy or similar with a smooth face and a reveal as close to the existing sizing as possible. Also, not doing the stone on the front of the house but just doing the siding continuing it around and retaining the frieze board detail regardless of the siding material use, instead of having the vertical siding on the upper part it would be the horizontal throughout and then any stone would just stay back on the foundation. Linley asked if that sounded right to everyone and confirmed that would be their recommended motion for the siding.

Linley said that she would break the motions in four parts.

Linley said the first motion would be that we would accept the use of the modern SmartSide siding as long as it is horizontal, smooth, and the reveal is as close to existing as possible and that will be the only siding, no stone or the vertical board batten style siding and that we will retain the frieze board detail in whatever material that ends up being used but it will be retained. She would accept a motion to approve the motion that she just read. Motion made by Zimmerman, seconded by Whitmer; motion approved 5-0.

Linley said moving into soffit and fascia the original motion was approval of retaining/repairing/painting existing wood soffit and fascia to encapsulate any lead paint is preferred however understanding that we are now moving to a hardy board type product it is an understanding that the soffit and fascia would to most likely go to a more modern material to make that connection between the products.

Linley said that the motion would be to allow soffit and fascia to be in a modern material to tie in with the already approved siding. Zimmerman asked what was the definition of modern materials. Linley responded that it would be the hardy board or a similar product. Motion made by Zimmerman, seconded by Whitmer; motion approved 5-0.

Linley said the porch's original proposal was an approval of a Trex deck material, repairing and retaining the existing porch's columns preferred but if replacement columns are approved a fiberglass or non-shining paintable composite in square or tapered profile could be allowed. After discussion they are proposing a motion for the Trex deck material, that the porch columns be rebuilt in a square shape using the existing steel with a wood and then a Hardie board non shiny product to go over them and the look of the beadboard ceiling needs to be retained in the porch's ceiling. Motion made by Whitmer, seconded by Bronson; motion approved 5-0.

Linley continued with windows and read denial of replacement with vinyl windows. The existing windows should be repaired and retained where possible. The lead paint would be encapsulated or removed at a minimum that would be for the street facing side windows, they should be retained. The west façade windows should be retained. The windows that are not in the public right of way can be replaced with other materials as needed it. Linley said that the commission are focusing on the public facing. The commission is looking at possibly requesting a storm window for the front window to retain the multi-pane look, a storm window or similar product for above the transom, and that the new windows not be vinyl but rather be a fiberglass or aluminum clad windows would be the preferred, keeping the original divider lite and original proportions two over two (2/2). Zimmerman asked if anything reference the grid of the windows. Linley apologized and said that she was not that far yet. Linley continued new windows shall have applied grid spacers to the glass not between the glass and retaining the detail of the curve over the windows that mimics the original curved windows that nobody can get anymore. Motion made by Mulvaney, seconded by Whitmer; motion approved 5-0.

Linley said that last she would accept a motion for approval for replacement of door with final approval going to staff. Motion made by Bronson, seconded by Whitmer; motion approved 5-0.

Linley thanked Jones for investing in the neighborhood and tackling this project and they will keep him on their thoughts and prayers as he goes forward. Linley shared that the four members in the commission had experienced if not all of these as they bought their homes. She said that hers had to be jacked up two and half feet and she thinks that every one of them have been there and they understand the commitment and the finances that he is willing to put to this house. She continued that if he chose not to live in it himself she thinks that he is doing a fantastic thing for a family in the next couple of years who are just going to love his work and she was thrilled that he was doing this. Linley apologized for putting him through this but she thinks the finish product is going to be absolutely fantastic. Linley added that she looks forward in driving by it to see the progress and recommended him to have fun.

Announcements:

Linley asked if there were any announcement and Trotter replied just Happy New Year. Linley thanked Brunson and Mulvaney for being their proxy's.

Adjournment:

Linley said that she would accept a motion to adjourn the meeting at 8:10 pm. Motion made by Zimmerman, seconded by Whitmer; motion approved 5-0.

Ann Linley, Chair

DRAFT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

All information requested must be completed on this application. If you have questions, please call the City Planning and Zoning Department at 294-5471.

Application is hereby made for a Certificate of Appropriateness as REQUIRED under Ordinance Number 4041 of the City of Elkhart, Indiana. For any structure located in a locally designated historic district, a Certificate of Appropriateness must be issued by the Historic and Cultural Preservation Commission before a permit is issued for, or work is begun on, any of the following: demolition or moving of any building; a conspicuous change in the exterior appearance of existing buildings by additions, reconstruction, alteration, or maintenance involving exterior color changes; any new construction; a change in walls or fences or construction of walls and fences; or a conspicuous change in the exterior appearance of non-historic buildings subject to view from the public way by additions, reconstruction, alteration, or maintenance involving exterior color change.

In addition to this application, there may be requirements of other state and/or local laws and regulations with which you must comply in order to undertake the project.

=====

Owner's Name JI Contracting Company, LLC File Number 25-COA-01

Address [REDACTED] Date 02/03/2025

Zip Code 49022 Phone: Home [REDACTED] Work

ADDRESS WHERE WORK IS TO BE DONE 142 State Street

Existing Use of Structure (residential, commercial, etc.) Residential Rental

Proposed Use of Structure After initial agreement to purchase 142 State Street, I accessed the condition of the property along with the Lead Risk Assessment that had been prior done by Greentree Environmental. The windows and siding stood out that required replacing. I drove through Division Street and State Street observing the windows and siding on the properties that had

Description of Project: was zealous and wanted to have materials on hand to undertake what is an exciting project to take on. I observed that the windows at multiple homes on State Street and Division Street had been replaced with white vinyl windows

132 State Street white vinyl windows with aluminum wrapped exterior trim, 148 State the same, 173 State white vinyl as well, 201/203 Duplex the same white vinyl windows with vinyl siding. I Decided to use the same replacement windows that has been installed at 200 Division 3 over 1 black exterior white interior window by lawthorn. I purchased the special order windows September 18, 2024 prior to my knowledge of Historical requirements. I received the windows November 05, 2025. I meet with Myra Simpson a Drafting Designer October 30, 2024, I meet with Deb Parcell November 7, 2024, I meet with the Historic Committee December 30, 2024. Discussed windows, I reached out to Richard's Building Supply January 3, 2025 to check on returning the

The following documents must be submitted:

Site Plan Legal Description Photographs Building Plans

Samples/Swatches Other

Signature of Owner: [Handwritten Signature]

Date: 02/03/2025

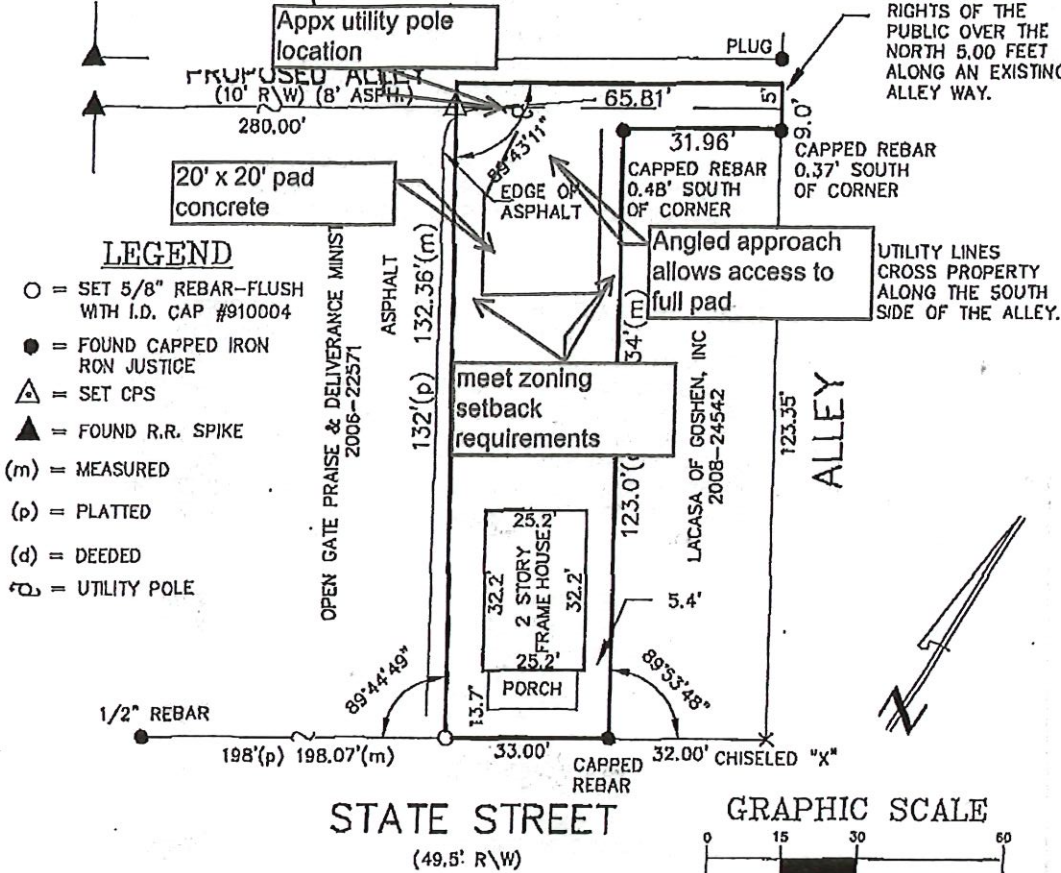
CERTIFICATE OF SURVEY

LEGAL DESCRIPTION

A PART OF LOT 11 IN KIMBALL'S & CHAPMAN'S ADDITION TO THE CITY OF ELKHART, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF STATE STREET AT A POINT 16.5 FEET NORTHEASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHWESTERLY, PARALLEL TO THE WESTERN LINE OF SAID LOT 11 TO THE WESTERN LINE OF SAID LOT 11; THENCE NORTHEASTERLY WITH THE NORTH LINE OF SAID LOT 11 TO THE WESTERN LINE OF SAID LOT 11; THENCE SOUTHEASTERLY PARALLEL WITH THE WESTERN LINE THEREOF; AND THE NORTH LINE OF SAID LOT 11 WESTERLY 33 FEET TO THE PLACE OF BEGINNING, OF A CARTWAY 9 FEET IN WIDTH TAKEN FROM THE WESTERLY LINE OF SAID LOT 11.

142 STATE STREET
Survey

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTH 5.00 FEET ALONG AN EXISTING ALLEY WAY.



I, BRADLEY S. CRAMER, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #910004, DO HEREBY CERTIFY THAT THIS REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY WAS COMPLETED ON JUNE 22, 2010 IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. I FURTHER AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



OWNER: CITY OF ELKHART
DEED RECORD: 2009-28315
ADD: 142 STATE STREET
ELKHART, INDIANA

Bradley S. Cramer





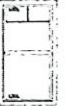
Progressive Engineering Inc.

58640 State Road 15
Goshen, IN 46528
Phone (574) 533-0337
Fax (574) 533-9736

www.p-e-i.com

CLIENT: CITY OF ELKHART	
JOB NO.: 10-803	DATE: 6/22/2010
DRAWN BY: CRAIG	SCALE: 1" = 30'

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
636387	9/18/2024		Jl Contracting 142 state st white		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
3	Hawthorne Double Hung	1	TTT: 44 1/4 W x 70 H	\$480.00	\$480.00
	Interior Color(White)			\$0.00	\$0.00
	Exterior Color(White)			\$0.00	\$0.00
	Glazing(Dual Glaze - Double Strength)			\$0.00	\$0.00
	Glass IG(Loe270/Clear IG)			\$0.00	\$0.00
	Valance=[1h2v]			\$26.67	\$26.67
	Valance 1/2 Down (from Top Of Visible Daylight)=[15.8125]			\$0.00	\$0.00
	Flat Grid 5/8"			\$0.00	\$0.00
	Grid Interior Color(White)			\$0.00	\$0.00
	Grid Exterior Color(White) <i>Black</i>			\$0.00	\$0.00
	Full Screen			\$0.00	\$0.00
	Clear-Vue			\$0.00	\$0.00
	Double Locks			\$0.00	\$0.00
				ITEM SUBTOTAL:	\$506.67
U-Value		Solar Heat Gain	Visible Light		
0.27		0.26	0.49		
Energy Star Zones		N/A			
4	Hawthorne Double Hung	4	TTT: 24 1/2 W x 71 H	\$411.59	\$1,646.36
	Interior Color(White)			\$0.00	\$0.00
	Exterior Color(White) <i>Black</i>			\$0.00	\$0.00
	Glazing(Dual Glaze - Double Strength)			\$0.00	\$0.00
	Glass IG(Loe270/Clear IG)			\$0.00	\$0.00
	Valance=[1h2v]			\$26.67	\$106.68
	Valance 1/2 Down (from Top Of Visible Daylight)=[16.0625]			\$0.00	\$0.00
	Flat Grid 5/8"			\$0.00	\$0.00
	Grid Interior Color(White)			\$0.00	\$0.00
	Grid Exterior Color(White) <i>Black</i>			\$0.00	\$0.00
	Full Screen			\$0.00	\$0.00
	Clear-Vue			\$0.00	\$0.00
				ITEM SUBTOTAL:	\$438.26
U-Value		Solar Heat Gain	Visible Light		
0.27		0.26	0.49		
Energy Star Zones		N/A			
5	Hawthorne Double Hung	4	TTT: 28 1/2 W x 36 H	\$322.32	\$1,289.28
	Interior Color(White)			\$0.00	\$0.00
	Exterior Color(White)			\$0.00	\$0.00
	Glazing(Dual Glaze - Double Strength)			\$0.00	\$0.00
	Glass IG(Loe270/Clear IG)			\$0.00	\$0.00
	Valance=[1h2v]			\$26.67	\$106.68
	Valance 1/2 Down (from Top Of Visible Daylight)=[7.3125]			\$0.00	\$0.00
	Flat Grid 5/8"			\$0.00	\$0.00
	Grid Interior Color(White)			\$0.00	\$0.00
	Grid Exterior Color(White) <i>Black</i>			\$0.00	\$0.00
	Full Screen			\$0.00	\$0.00
	Clear-Vue			\$0.00	\$0.00
	Double Locks			\$0.00	\$0.00
				ITEM SUBTOTAL:	\$348.99
U-Value		Solar Heat Gain	Visible Light		
0.27		0.26	0.49		
Energy Star Zones		N/A			

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
636387	9/18/2024		JI Contracting 142 state st white			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
3	Hawthorne Double Hung	1	TTT: 44 W x 70 H	\$480.00	\$480.00	
	Interior Color{White}			\$0.00	\$0.00	
	Black			\$132.17	\$132.17	
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}			\$0.00	\$0.00	
	Valance=[1h2v]			\$26.67	\$26.67	
	Valance 1/2 Down (from Top Of Visible Daylight)=[15.8125]			\$0.00	\$0.00	
	Flat Grid 5/8"			\$0.00	\$0.00	
	Grid Interior Color{White}			\$0.00	\$0.00	
	Grid Exterior Color{Black}			\$23.19	\$23.19	
	Full Screen			\$0.00	\$0.00	
	Clear-View			\$0.00	\$0.00	
	Double Locks			\$0.00	\$0.00	
				ITEM SUBTOTAL:	\$662.03	\$662.03
U-Value		Solar Heat Gain	Visible Light			
0.27		0.26	0.49			
Energy Star Zones		N/A				
4	Hawthorne Double Hung	1	TTT: 32 W x 53 1/2 H	\$376.81	\$376.81	
	Interior Color{White}			\$0.00	\$0.00	
	Black			\$132.17	\$132.17	
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}			\$0.00	\$0.00	
	Sdl Valance Grid=[1h1v]			\$104.35	\$104.35	
	Flat Grid 5/8"			\$0.00	\$0.00	
	Grid Int Color Ks{White}			\$0.00	\$0.00	
	Grid Ext Color Ks{Black}			\$11.59	\$11.59	
	Full Screen			\$0.00	\$0.00	
	Clear-View			\$0.00	\$0.00	
	Double Locks			\$0.00	\$0.00	
				ITEM SUBTOTAL:	\$624.92	\$624.92
U-Value		Solar Heat Gain	Visible Light			
0.27		0.26	0.49			
Energy Star Zones		N/A				
5	Hawthorne Double Hung	1	TTT: 28 W x 49 3/4 H	\$347.83	\$347.83	
	Interior Color{White}			\$0.00	\$0.00	
	Black			\$132.17	\$132.17	
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}			\$0.00	\$0.00	
	Sdl Valance Grid=[1h1v]			\$104.35	\$104.35	
	Flat Grid 5/8"			\$0.00	\$0.00	
	Grid Int Color Ks{White}			\$0.00	\$0.00	
	Grid Ext Color Ks{Black}			\$11.59	\$11.59	
	Full Screen			\$0.00	\$0.00	
	Clear-View			\$0.00	\$0.00	
	Double Locks			\$0.00	\$0.00	
				ITEM SUBTOTAL:	\$595.94	\$595.94
U-Value		Solar Heat Gain	Visible Light			
0.27		0.26	0.49			
Energy Star Zones		N/A				
TOTALS: 11				SUBTOTAL:	\$6,736.77	
				INDIANA SALES TAX 7%:	\$471.57	
				TOTAL:	\$7,208.34	

COMMENT:



Galaxy S24 Ultra

Elkhart Historic & Cultural Preservation Commission
CERTIFICATE OF APPROPRIATENESS
Community Preservation Specialist - Staff Review

Application Number: 25-COA-01

Applicant's Name: JL Contracting Company, LLC

Property Address: 142 State Street

Local Landmark or District: State & Division Local and National Register Historic Districts

Rating: Contributing

Architectural Style: Gable-front

Date Constructed: c. 1880

Description of proposed project:

- 1) **Windows** – remove existing 2/2 wood windows; replace with 3/1 Hawthorn vinyl windows with black exterior. Windows were purchased in September.

Applicable Ordinance Authority: Section 12.6 of Ordinance 4041 of the City of Elkhart requires a Certificate of Appropriateness to be issued for a conspicuous change in the exterior appearance of the existing building by demolitions, moving, additions, **new construction**, alteration, color change or maintenance of existing buildings, including windows, doors and all exterior features, walls or fences. As such, a Certificate of Appropriateness must be issued for the work proposed at the 142 State Street.

Applicable Guidelines:

Windows and Doors – Retain original windows and doors, including sash, lintels, sills, shutters, decorative glass, pediments, hoods and hardware. If wood elements are deteriorated beyond repair, replace by patching or piecing-in with wood or consolidating with approved epoxy products. Most wood windows can be repaired and fitted with energy saving storm windows. Do not remove original windows or doors.

STAFF RECOMMENDATION:

Finding of Fact:

1. Windows were purchased in September 2024.
2. As part of COA 24-COA-07 the request to replace existing windows with vinyl windows was denied by the HPC at their December 30, 2024 meeting as stated in the decision letter:
“Windows - denial of the request for replacement with vinyl windows. The existing windows should be repaired and retained where possible. The lead paint will be encapsulated or removed at a minimum for the street facing windows. The west façade windows should be retained. The windows not public facing (east and north) can be replaced with other material as needed. A storm window be used to retain the multi pane look also for the transom window above the door. The new windows not be vinyl rather a fiberglass or aluminum clad maintaining the original proportions, two over two (2/2). New windows shall have applied grid spacers to the glass not between the glass. The curved detail over the windows shall also be retained. Approved 5-0”
3. Encapsulation and/or removal of lead paint is the preferred approach over wholesale replacement of windows.
4. Vinyl windows are generally not approved in the historic district, particularly on street-facing sides.
5. If windows must be replaced, fiberglass, or aluminum- or fiberglass-clad wood windows are recommended. Windows should be the same lite-division as original (mostly 2/2, front porch

window is 35/1), and should be simulated divided-lite (applied grid with spacers in the glass, not “grids-between-the-glass”). Original window trim should be retained if possible, or replaced to match the original in size and shape.

Recommended Motions:

The fact the owner did not disclose windows had already been purchased on 24-COA-07 application does not materially change the recommendation for denial, as the purchased windows do not meet the guidelines in material or design.

Filed by: Deb Parcell
Date: February 20, 2025



142 State – 2003



142 State – 2007

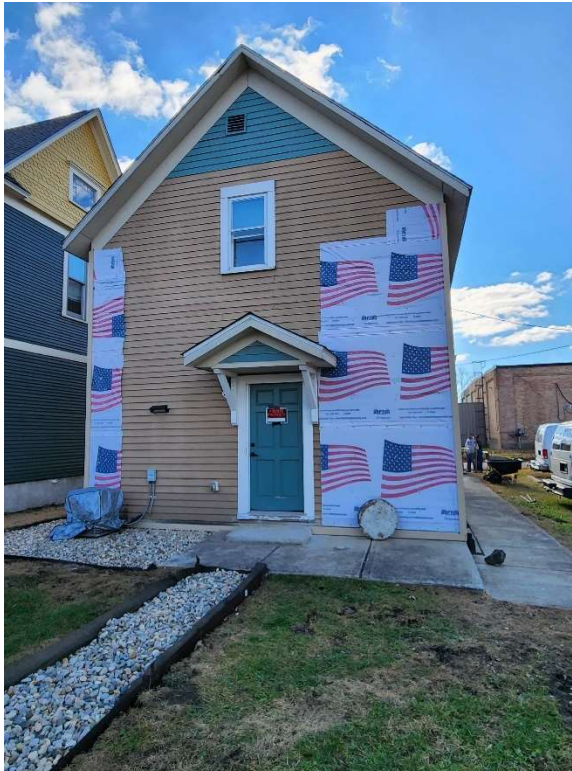




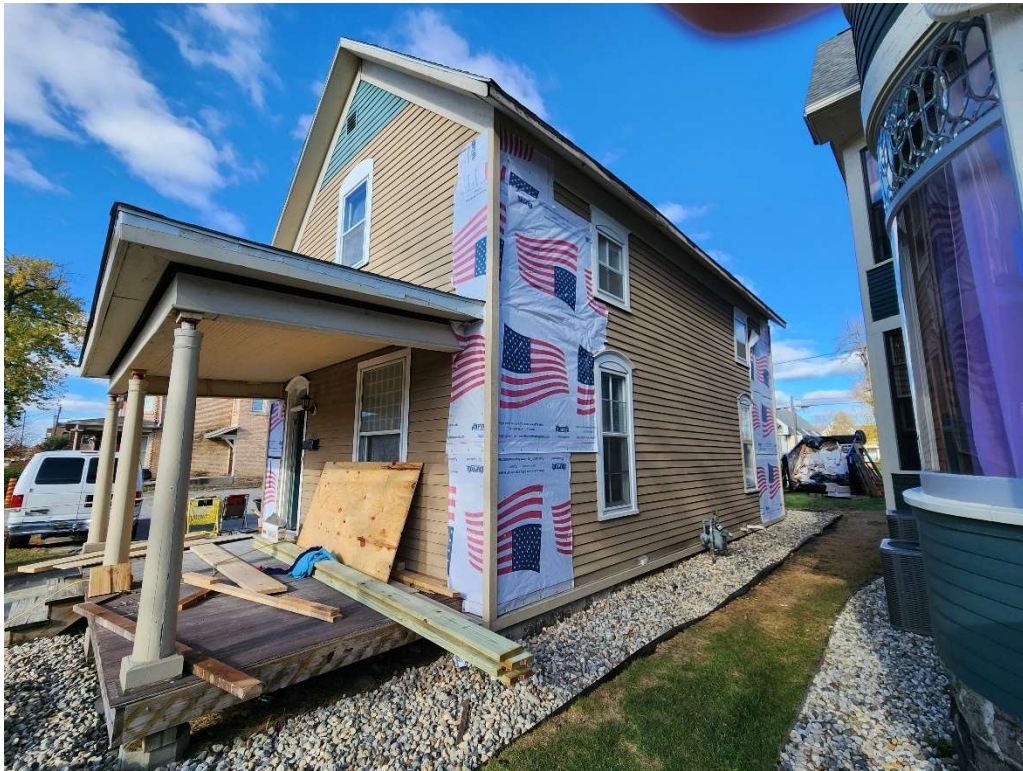
142 State – November 2024 – front façade



West Façade - 2024



Rear Façade - 2024



East Façade – 2024