

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



Date: 3 April 2019

Application Number: 2019-0329A

Property Location: 504 East LaSalle Avenue

Architectural Style/Date/Architect or Builder:

Italianate/Neoclassical/1900/1924/J.C. Lauber Company

Property Owner: Greater Lowell Holdings, LLC

Landmark or District Designation: Local Landmark, Ordinance #7591-1986; National Register East Bank Multiple Property Listing

Rating: Contributing

DESCRIPTION OF STRUCTURE/SITE: The J.C. Lauber Company building is described in the National Register listing as a unique example of the Commercial-Functional style of architecture that combines utility with ornament. The structure is comprised of several additions with the primary LaSalle Street facing constructed as a one-story, rectangular-plan, commercial building with a foundation of concrete and rubble, walls are brick and block. A metal cornice stretches seventy feet across the façade. Roof is flat. LaSalle Street façade features modillions on ends of dentilled cornice with scroll end brackets. The front elevation has a strong horizontal emphasis. Windows are divided into nine bays and are wood framed, fixed plate glass with solid transoms above. Front entrance is a wood double door with glass. The 1924 addition, directly behind the 1900 building, is a one-story, rectangular-plan, constructed of concrete block, with a flat roof. Windows are metal with multi-panels. The rear of the building is organized by multiple additions and incorporate various garage doors. Signage exists on all sides, both attached to and painted directly on the structure, reflecting different eras of the former J.C. Lauber business.

ALTERATIONS: COA 2005-1031 approved demolition of portion of building constructed in 1882 at northwest corner of LaSalle and Niles. COA 2006-0413 approved reinstallation of J.C. Lauber Sheet Metal sign, formerly on west side of 1882 portion of building. COA 2016-1128 to demolish 5,000 sq. ft. building was not executed. COA 2018-0404A approved improvements to the entire structure including restoration of the primary façade, new fenced patio, new openings, two new cooler structures, and preservation of existing legacy signs. COA 2018-0613 approved additional alterations to openings.

APPLICATION ITEMS: *“Apply window treatments to existing windows.”*

DESCRIPTION OF PROPOSED PROJECT: Legacy signage throughout the building has been retained and restored. In fact, the City-Wide sign on the east façade replaces the previous plastic panel in an existing illuminated sign. Owner has applied for graphics, signage, and awnings to identify the two primary businesses that will occupy the building, City-Wide Liquors and The Lauber. The graphics on the front façade will be applied to the inside of the windows which are tinted. The window tint minimizes the visibility of the graphics. The sign on the west façade is a back board that is mounted to the building with “The Lauber” and “City-Wide” attached to the back board; the two-business logos and lettering are back lit with LED. In other commercial buildings with multiple street facing facades that are Local Landmarks (JMS and LaSalle), the Commission has made allowances for more than one sign per business.

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES, GROUP B:

A. Maintenance

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

B. Treatment

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

C. Renovation and Additions

Renovation is the modification of a structure, which does not alter the general massing while an addition, is a change in mass. A modification, which involves the removal of a part of the landmark, should be considered under demolition (see demolition). Additions to landmarks should not detract from the original form and unity of the landmark and should not cover singular examples of architectural detail. Additions to landmarks should be added in a manner that does not disrupt the visible unity of overall appearance of the site. The proportions, materials and ratios of the existing structures should be carried through in the additions. Care should be taken not to change or alter the following:

1. Structure—Necessary structural improvements, where safety demands should be accomplished in such a way as to cause minimal visual change to the original style and construction.
2. Material—Additions and improvements involving any new material in the landmark should be of the same material as the original. It should be the same size and texture. An alternative material may be allowed if it duplicates the original.
 - a. wood—all wood trim should conform with existing trim in shape and size.
 - b. siding materials—the Commission discourages the covering or alteration of original materials with additional siding. Structures already sided with incompatible materials should be returned to a siding similar to the original when renovation is considered.

D. Demolition

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

E. Moving

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

F. Signs

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

G. Building Site and Landscaping

1. Required

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

2. Recommended

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

3. Prohibited

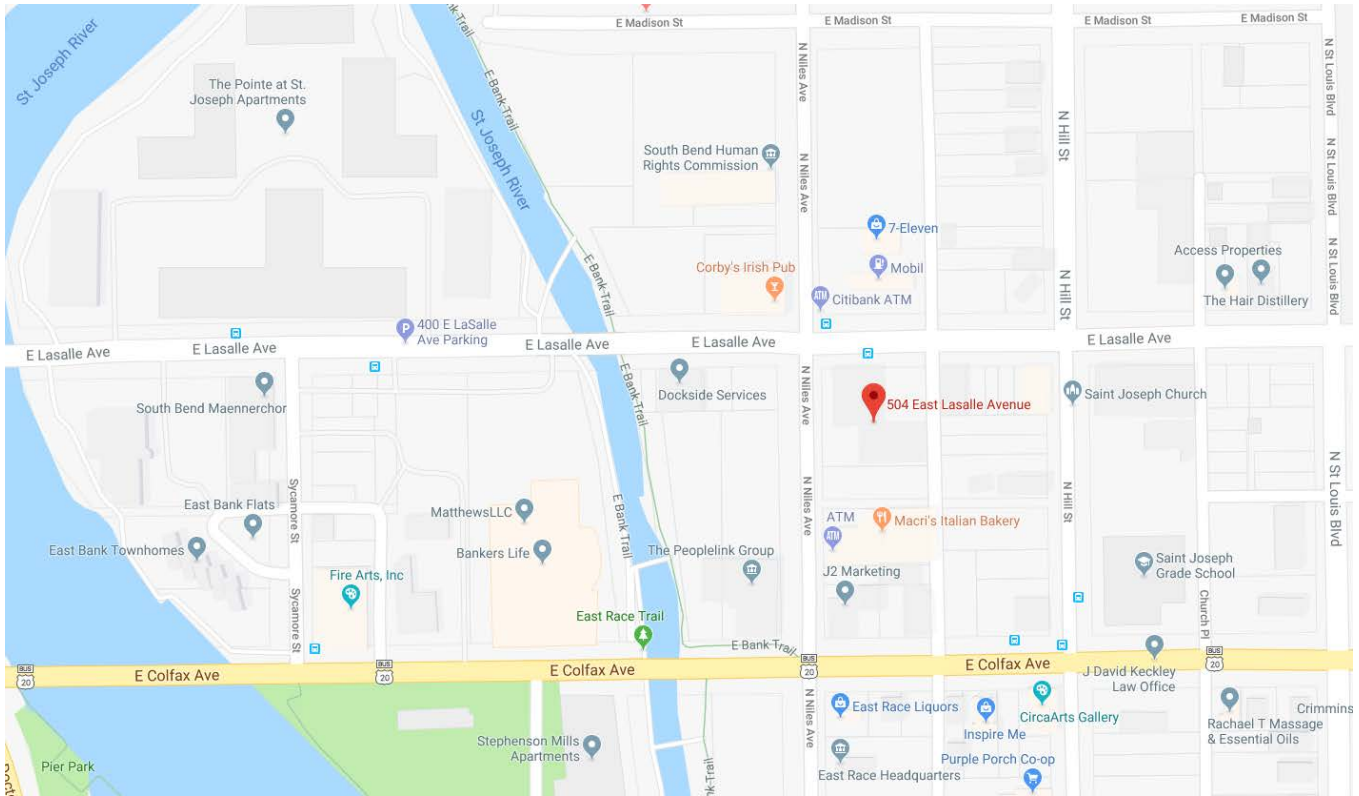
No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor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

STAFF RECOMMENDATION: Staff recommends approval of the proposed project although would prefer that the white lettering inside the colored window graphics be eliminated from the design.

Compiled by
Elicia Feasel, Historic Preservation Administrator

HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

LOCATION MAP - Map showing location of the property and surrounding area (Google Maps)



AERIEL MAP - highlighted property on map (MACOG)

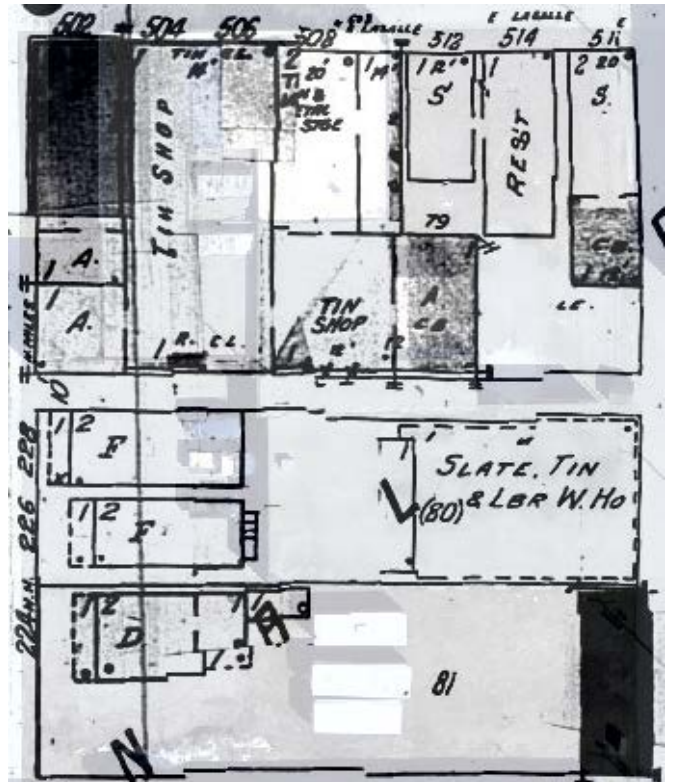


HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY

VINTAGE MAP - Map showing location of the property and surrounding area (Sanborn 1881 / 1899)



VINTAGE MAP - Map showing location of the property and surrounding area (Sanborn 1917 / 1945)



**HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY**

FRONT PICTURE (NORTH) - Picture of the front of the building.



BACK PICTURE (SOUTH) - Picture of the back of the building.



**HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY**

SIDE PICTURE (WEST) - Pictures of the side of the building.



SIDE PICTURE (EAST) - Picture of the side of the building.





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: hpcbsbjc@southbendin.gov

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: _____ Application Number: _____

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

Staff Approval authorized by _____ Title: _____

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) _____

National Landmark National Register District (Name) _____

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

Address of Property for proposed work: 504 E LaSalle ave South Bend IN 46615
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Frank Perri Phone #: 574-532-5646

Address of Property Owner(s): 3617 mckinley Ave South Bend IN 46615
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Steve Depositar Phone #: 574-360-9290

Contractor Company Name: Art Works Sign Co.

Address of Contractor Company: 55581 Currant Rd Mishawaka IN 46545
(Street Number—Street Name—City—Zip)

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

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

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

Description of Proposed Work: apply window treatments to existing windows

Owner e-mail: _____ and/or Contractor e-mail: artworksinc@aol.com

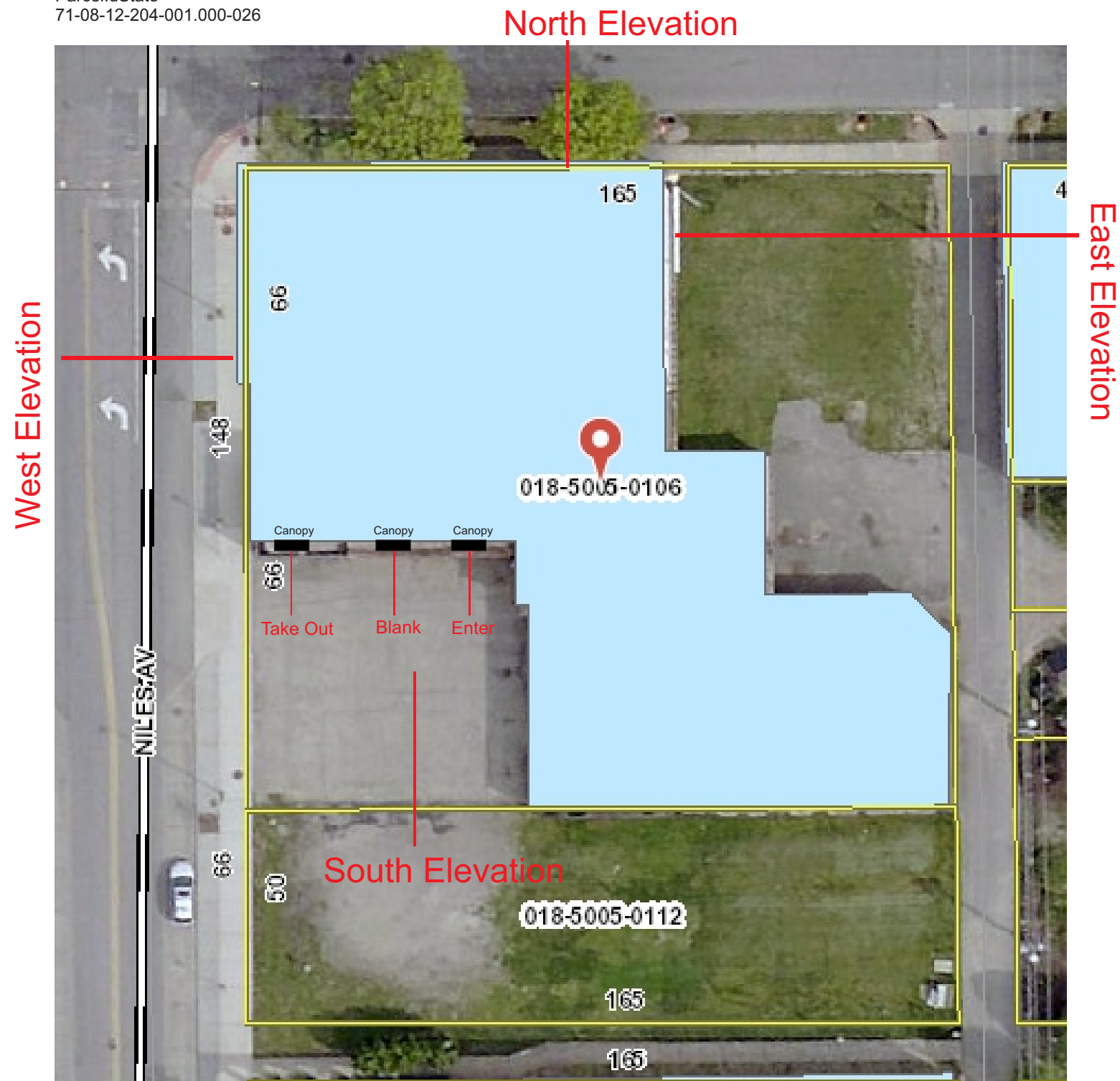
X _____ and/or _____
Signature of Owner Signature of Contractor

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—

504 E LaSalle Ave So Bend IN

Description
Owner Name: GREATER LOWELL HOLDINGS LLC
Property Address: 504 E LASALLE AVE
Parcel State ID: 71-08-12-204-001.000-026
Zoom to Feature Highlight Parcel Print Map Print Report
Details
ID
61268
ParcelID
018-5005-0106
ParcelIDState
71-08-12-204-001.000-026



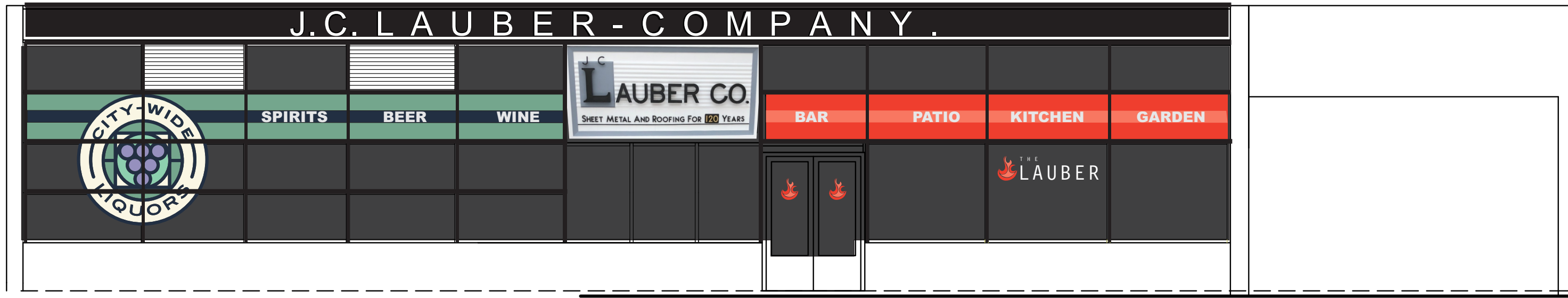


Historic Site Enhancement 2019

504 LaSalle Ave. Suite 1&2
South Bend IN

prepared by: Steve Depositari



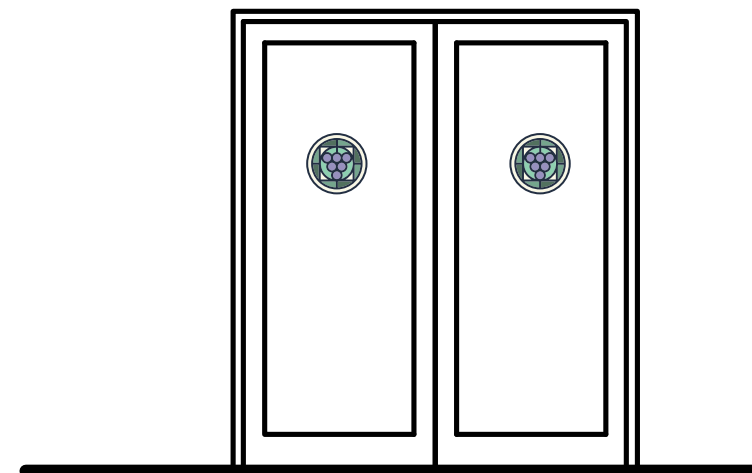
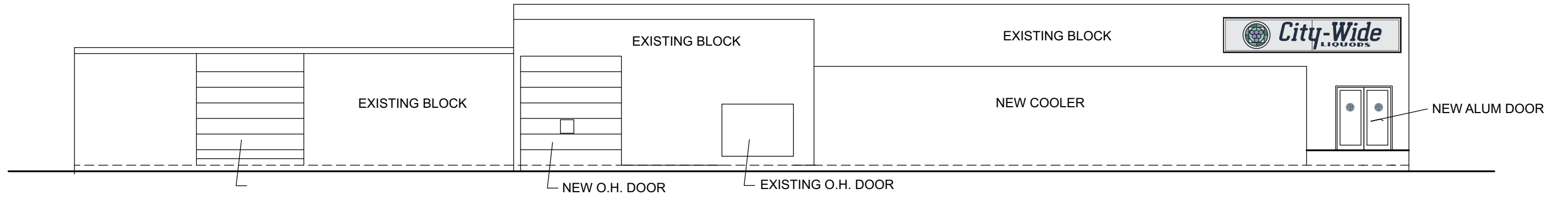


Darken Glass

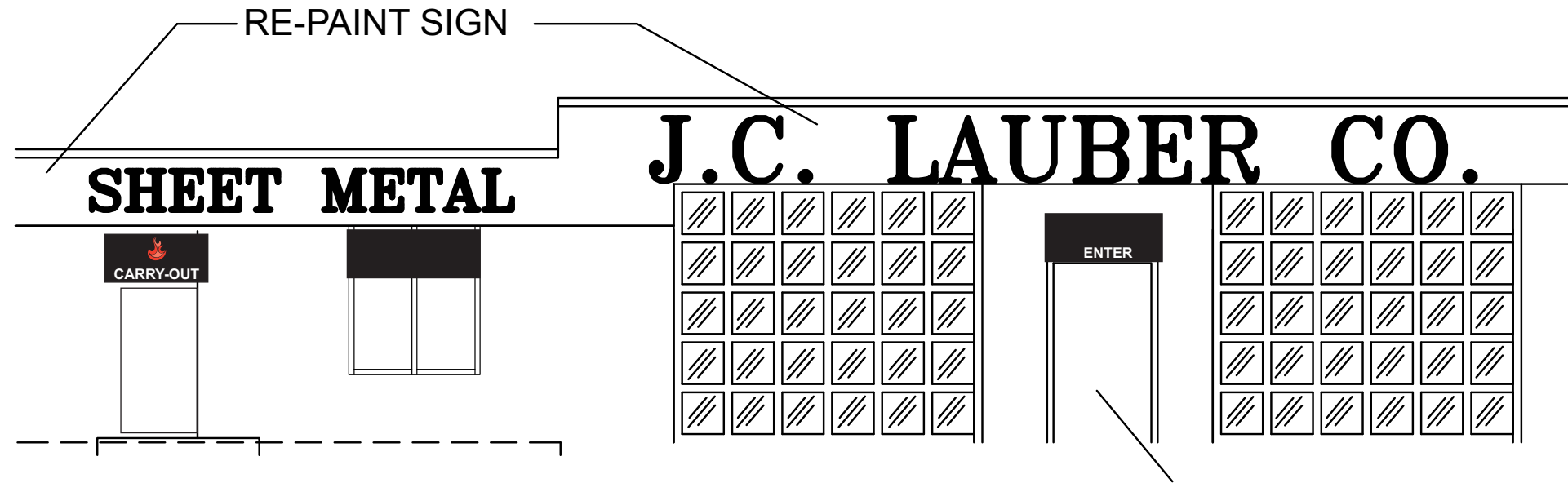
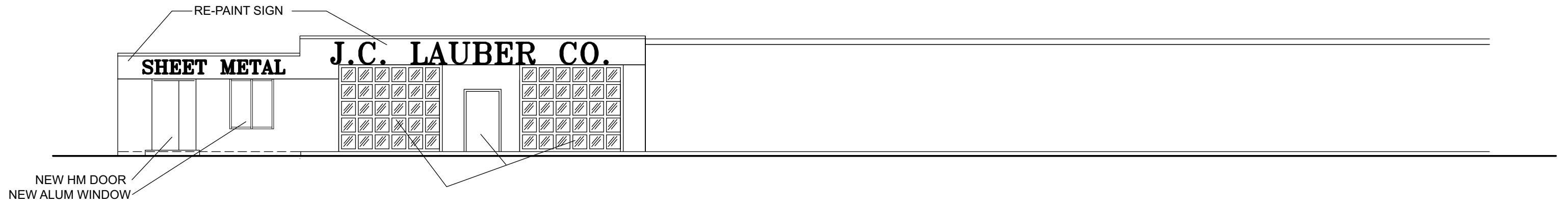
Window treatment: Frosted Crystal Vinyl Graphics applied to window surface

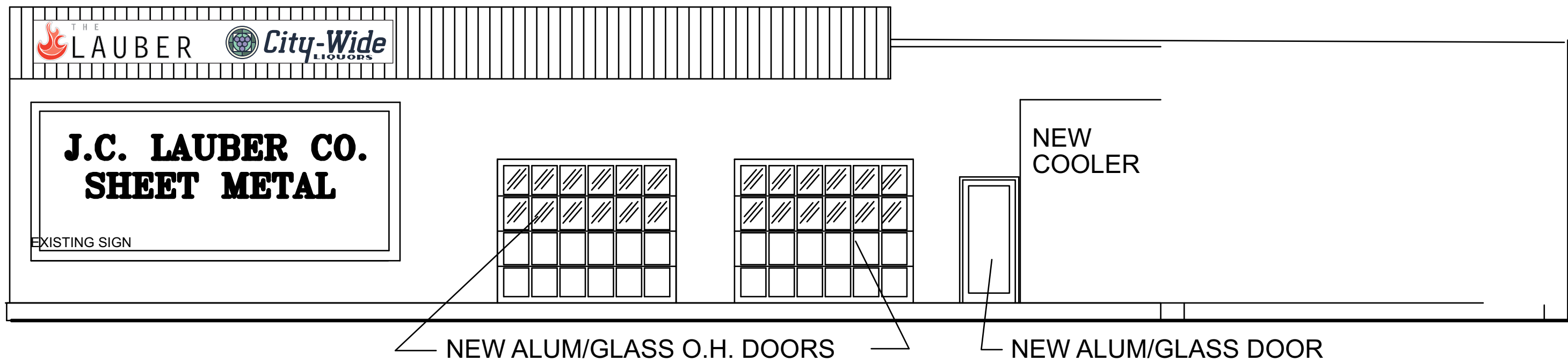
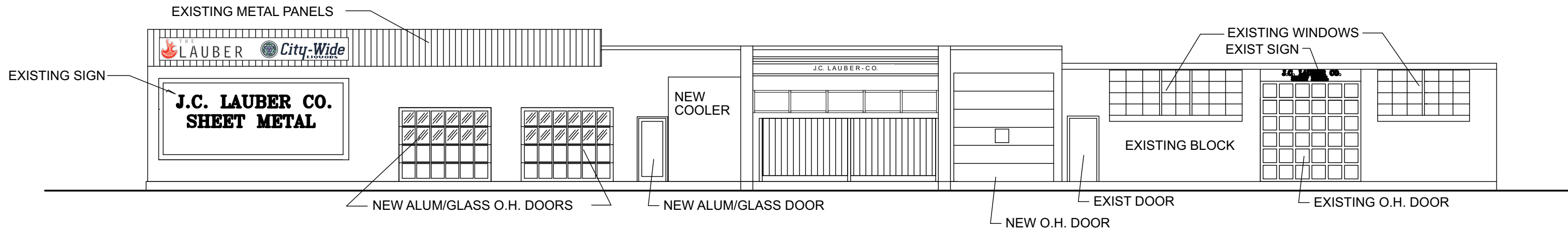


NORTH ELEVATION
SCALE: 1/8" = 1'0"

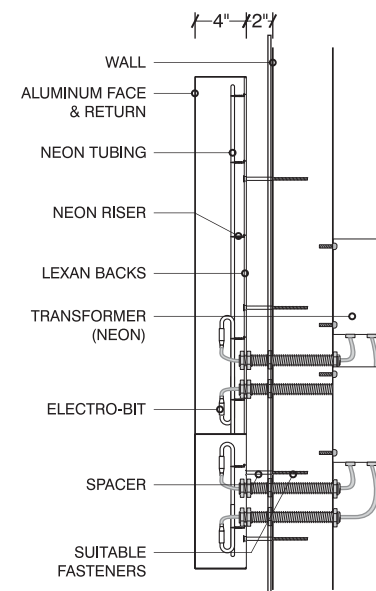


 EAST ELEVATION



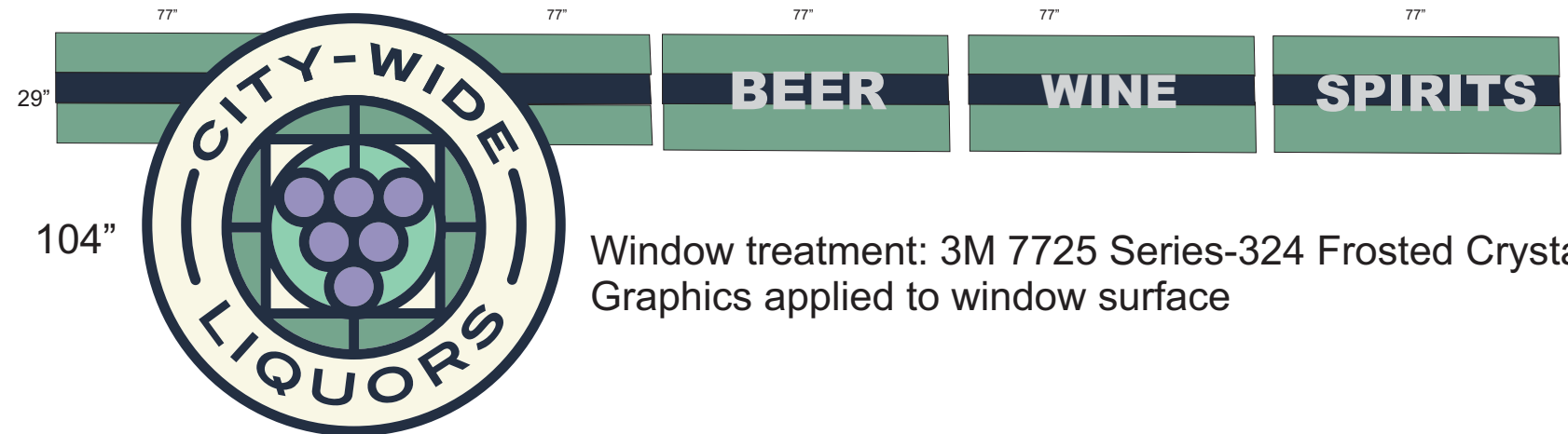


Halo Lit



WEST ELEVATION



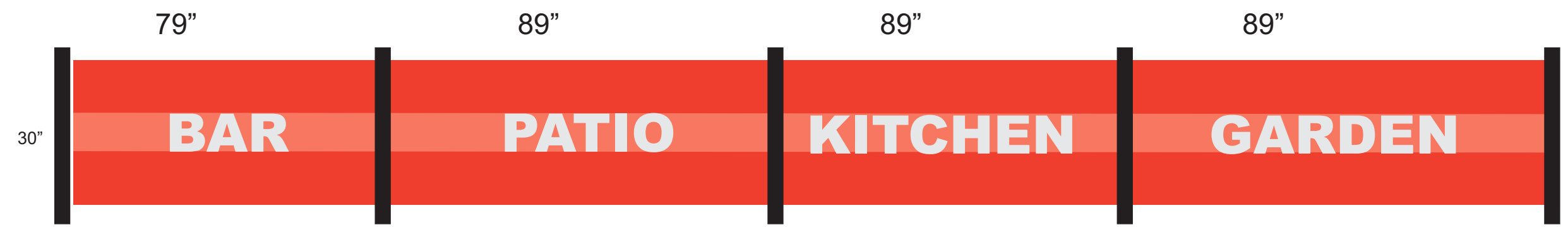


Window treatment: 3M 7725 Series-324 Frosted Crystal Vinyl
 Graphics applied to window surface



8.5"x33" **BEER** 8.5"x33" **WINE** 8.5"x51" **SPIRITS**

8.5"x36" **BAR** 8.5"x45" **PATIO** 8.5"x54" **KITCHEN** 8.5"x54" **GARDEN**



18"  THE **LAUBER**
 76"

Window treatment: 3M 7725 Series-324 Frosted Crystal Vinyl
 Graphics applied to window surface



Ms. Elicia Feasel, Director
Historic Preservation Commission of St. Joseph County
County City Building
South Bend, IN 46601

March 1, 2019

Dear Elicia,

Regarding the current application for exterior signage for City Wide Liquors, I am supportive of the design concept that is being requested for the front façade, as I believe it is simple, tasteful and complementary to the aesthetic of the building.

This application and your email bring me to think and reflect about the entire signage package which has not been completed but is intended to augment and complement the historic 'J C Lauber Building'. I offer the following thoughts and comments related to signage as well as the restoration efforts:

1. All pre-existing signage will remain.
2. The East façade signage has simply been re-lettered with logo in order to inform the public of the new business at this location. For a matter of reference, this sign was not historic in nature and not part of any HPC or National Parks Service review or concern.
3. The large framed west façade signage (removed during the building restoration), will be restored as required by the HPC and placed in the same position on the building in the next few months.
4. The east hand lettered signage painted directly on the building ("J C LAUBER - CO") is being repainted with new color.
5. The east signage located above the overhead doors painted directly on the building will be repainted with new color scheme.
6. The south signage painted directly on building, shall be repainted with new color scheme and modified slightly to reflect new business located in west portion of the building.
7. The north façade signage will be restored and remain in place as required by the HPC

I am working on additional signage for a new business in the west portion of the building. This restaurant-bar business will be known as "The Lauber". I anticipate new signage on the north, west and south facades intended to inform the public of the change in business.



Although the designs are not complete, it is my intention to be as simple as possible while meeting the primary goal of informing the public of the new business located within. I hope the commission will consider that pre-existing signage which is required to be maintained due to historic requirements, should not factor into the maximum allowable signage for the building due to their historic nature. The name and recognition of the Lauber family business is a very important aspect of the building, and the integration of any new business in this building must be carefully considered and factored into the equation. I am asking that this review be performed in the very rare and special context which exists for this property.

The care, concern and pride that our team has shown during the restoration process reflect our desire to enhance and maintain the legacy value of the building. In completing the improvements, we are positioning the building to be enjoyed by future generations, while honoring the Lauber family name and their contribution to community.

Thanks for your support and assistance thus far. The past support and approval by the HPC of our plans is appreciated. As you aware, we are very happy that the building restoration plans for both the exterior and interior of the building have been approved by the National Parks Service after a thorough, exhaustive review.

I will be in touch shortly to discuss an overview of the signage being contemplated at The Lauber, bar + kitchen in order to solicit support from the HPC for the additional signage at that business.

Sincerely,

Frank A Perri

Frank A. Perri, Sole Member
Greater Lowell Holdings LLC

Email copy: Erroll Rousseve
Dan Buckenmeyer
Tim Corcoran