

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



Date: June 5, 2019

Application Number: 2019-0603B

Property Location: 237 N Michigan Street

Architectural Style/Date/Architect or Builder: Renaissance Revival/Chicago School/1921/ Nicol, Schuler and Hoffman

Property Owner: LaSalle Apartments, LLC

Landmark or District Designation: Local Landmark, Ordinance #8652-1996 and National Register of Historic Places

Rating: Outstanding

DESCRIPTION OF STRUCTURE/ SITE: The former LaSalle Hotel is located on the southwest corner of LaSalle and Michigan Streets; it was a nine-story hotel constructed of stretcher bond laid brick with decorative and plain-cut stone string course. The first and second floors on the east and north facades are treated as one floor with tall incorporated windows. The windows and doorways are flanked by spiral columns and surmounted by round-arched windows with tracery, voussoirs and keystones. A projecting string course separates the second floor from the third floor which has limestone window surrounds, as do the single end bay windows and the ninth-floor windows. A projecting string course separates the eighth and ninth floors and the building is surmounted by a wide overhanging cornice. The windows on the first floor are large, fixed sash plates with multi-light side lights. Other windows are double hung sash in pairs.

ALTERATIONS: COA 2018-0904A approved installation of two window graphics for Ancon Construction at the northeast corner of the building, one each façade on north and east. RME 2017-0131 approved installation of brass address sign left of dual doors, below light, on east side of building. COA 2016-0907A approved installation of two new exterior LED signs, one at east entrance and one at north entrance, mounted perpendicular to building with brackets and bolts. COA 2015-0326B approved repair and repointing of brick and masonry, restoration of metal balconette railings and metal scallops and cornice, replacement of existing vinyl replacement windows with new aluminum clad wood replacement windows replicating original patterns of divided lites, replacement of doors and entrance canopy, and restoration of existing wood storefront windows.

APPLICATION ITEMS: *“Add ADA ramp to existing property for access to tenant space. Exterior door will be installed to match existing single exterior door located to the east. The door will be installed between grout lines below window and material being removed will try to be saved in the event that it needs to be reinstalled at a later date. Ramp will be poured and framed up so that it does not modify the building. Handrails on the ramp will be standard steel handrail that meets code”*

DESCRIPTION OF PROPOSED PROJECT: RealAmerica Construction seeks a Certificate of Appropriateness to add a new entrance with a concrete ADA ramp to the north side of the structure, in the location of an existing window. This location was chosen with the hope to attract retail business from the street side.

PRESERVATION INSPECTOR REPORT: N/A

STANDARDS AND GUIDELINES: LOCAL LANDMARKS GROUB B

The Commission has the authority to determine the architectural merits and the extent of any proposed treatment, renovation, or addition to a historic landmark. The commission will require drawings, plans, specifications, and/or samples where appropriate.

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 and 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 supergraphics will also be disallowed. Only one appropriate identifying sign will be permitted per business.

G. Building Site and Landscaping

(These standards apply to both A and B)

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

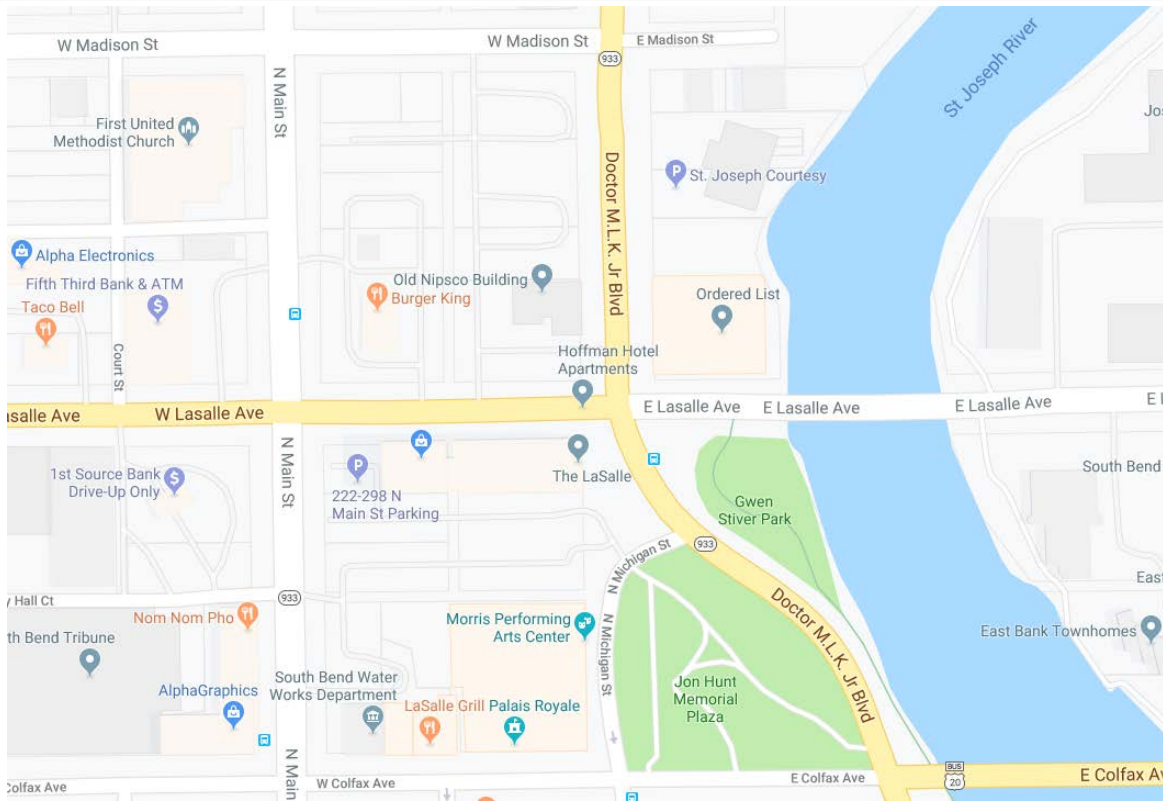
No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor 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 would prefer that the accessibility be resolved without obstructing the building façade unless it is a necessary structural improvement. If the proposed ADA ramp is the only way to provide access, Staff recommends approval of the application items on the condition that the project is reviewed and approved by Board of Public Works prior to construction.

Report 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)



AERIAL MAP - highlighted property on map

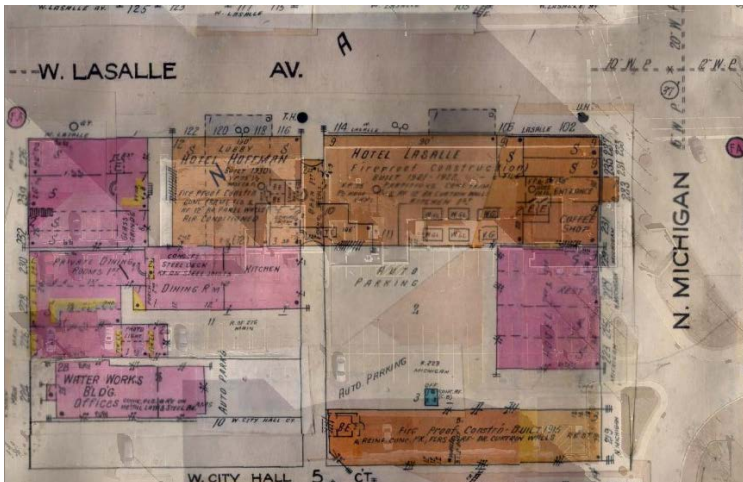
Parcel County Id: 018-1002-0040

Owner Name: LASALLE APARTMENTS LLC THE

SEE TRANSFER NOTE
Property Address: 237 N DR MARTIN LUTHER KING JR BLVD
Parcel State ID: 71-08-12-107-005.000-026

[Zoom to Feature](#)
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Sanborn 1960



MACOG 2019

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FRONT PICTURE (EAST) - Picture of the front of the building, June 2019.



REAR PICTURE (NORTH) - Picture of the project side of the building, June 2019.



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SIDE PICTURE (SOUTH) - Picture of the rear of the building, June 2019.



SIDE PICTURE (NORTH) - Picture of the project side of the building, June 2019.



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DETAIL PICTURE - Existing door as an example of proposed door style.



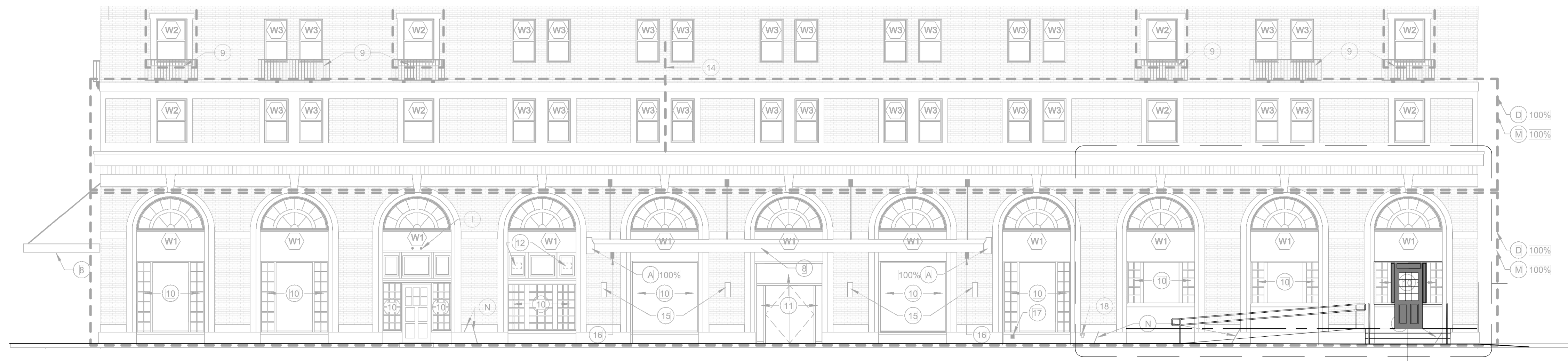
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DETAIL PICTURE - Location of proposed ADA ramp and new door.

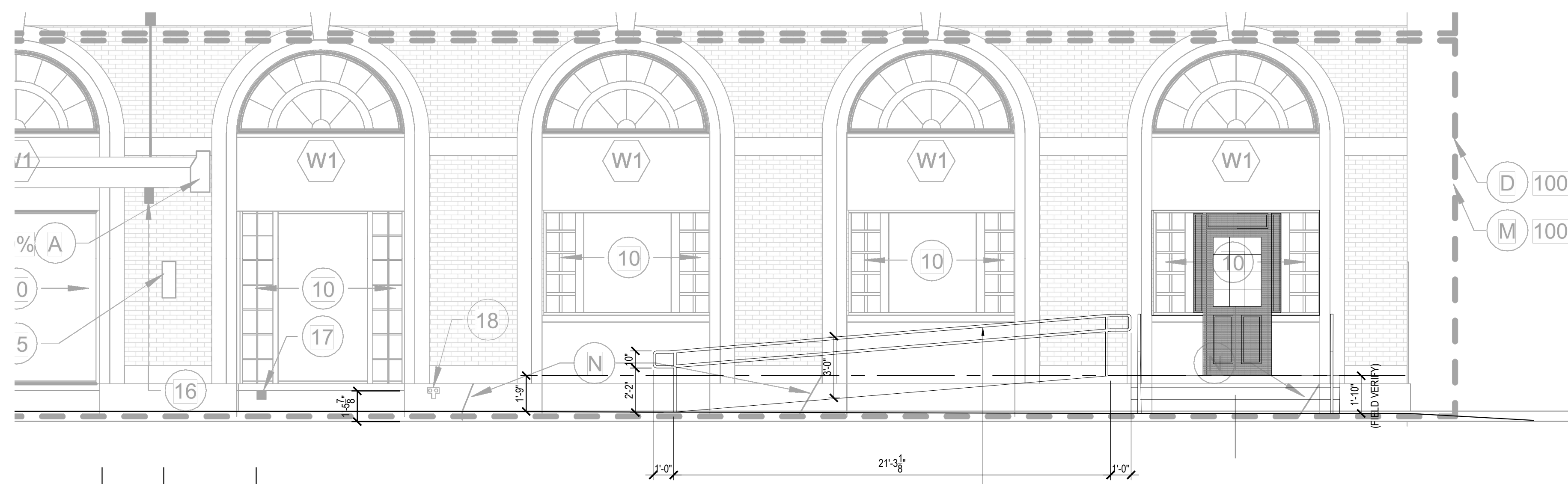


DETAIL PICTURE - Example of a similar ADA ramp.

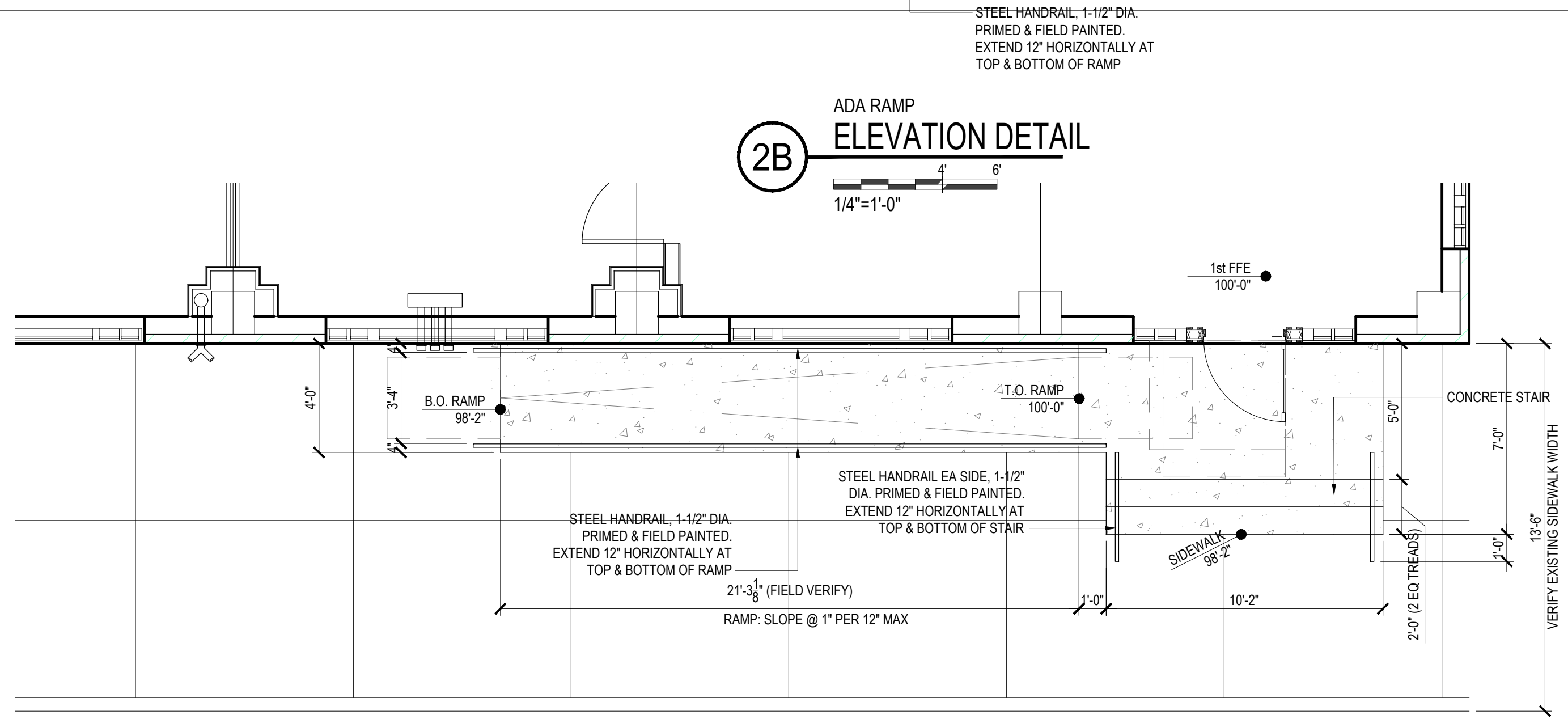




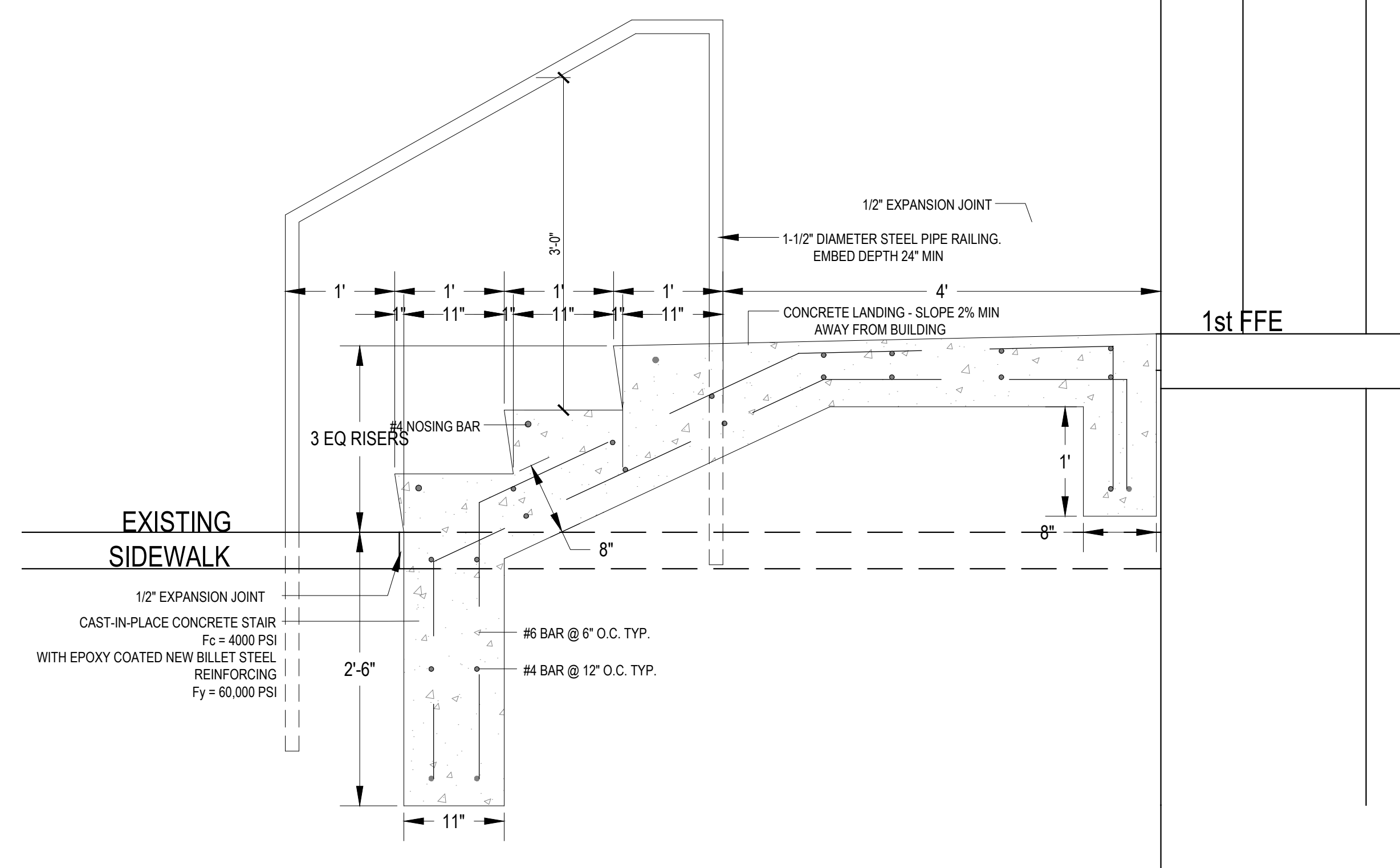
3D NORTH ELEVATION
OVERALL ELEVATION
 1/8"=1'-0"



2B ADA RAMP
ELEVATION DETAIL
 1/4"=1'-0"



2A ADA RAMP
ENLARGED PLAN
 1/4"=1'-0"



5A STEPS
SECTION DETAIL
 1"=1'-0"

THE LASALLE

TENANT IMPROVEMENTS SUITE 1

PROJECT ADDRESS
 237 N. MICHIGAN STREET
 SOUTH BEND, IN

OWNER
 LASALLE APARTMENTS, LLC

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 REALAMERICA DESIGN, LLC
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CIVIL ENGINEER

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PROJECT NUMBER:
 15002-T1 1

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ISSUE DATE / PACKAGE
 01.08.19 / PERMIT SET

SHEET TITLE
 ADA RAMP DETAILS

SHEET NUMBER
A000

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