### STAFF REPORT

CONCERNING APPLICATION FOR A

## CERTIFICATE OF APPROPRIATENESS



**Date:** December 3, 2019

**Application Number:** 2019-1203 continued **Property Location:** 504 E LaSalle

Architectural Style/Date/Architect or Builder: Italianate/Neoclassical/

1900/1924/ J.C. Lauber Company

Property Owner: Greater Lowell Holdings, LLC

**Landmark or District Designation:** Historic 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 (retroactive) patio, new openings, two new cooler structures, and preservation of existing legacy signs. COA 2018-0613 approved additional alterations to openings. COA 2019-0329A approved application of window treatments to existing windows.

**APPLICATION ITEMS:** "Receive permit for existing fence and pergula"

**<u>DESCRIPTION OF PROPOSED PROJECT:</u>** Applicant seeks a retroactive Certificate of Appropriateness for changes to the landmark:

- 1. Install new 51' x 54' fence to enclose rear lot, creating an outdoor recreational patio. Fence matches previously approved fence at the patio on northwest corner of building and is of ornamental black aluminum material. 17' sliding gate opens along Niles. Two 5' gates open at rear/south parking area.
- 2. Construct new 24' x 32'steel frame pergola with wood top deck within newly fenced outdoor recreational patio. Steel is painted to match color scheme on building.

The application items are compatible to the historic character of the site and neighborhood and share proportions, materials, and ratios of the existing structure and site.

#### **SITE VISIT REPORT:** N/A

#### STANDARDS AND GUIDELINES, GROUP 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 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. <u>Structure</u>—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. <u>Material</u>—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.

Prepared by Elicia Feasel Historic Preservation Administrator



## HISTORIC PRESERVATION COMMISSION

### OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601 http://www.southbendin.gov/government/department/community-investment Phone: 574/235.9371 Fax: 574/235.9021

Email: hpcsbsjc@southbendin.gov

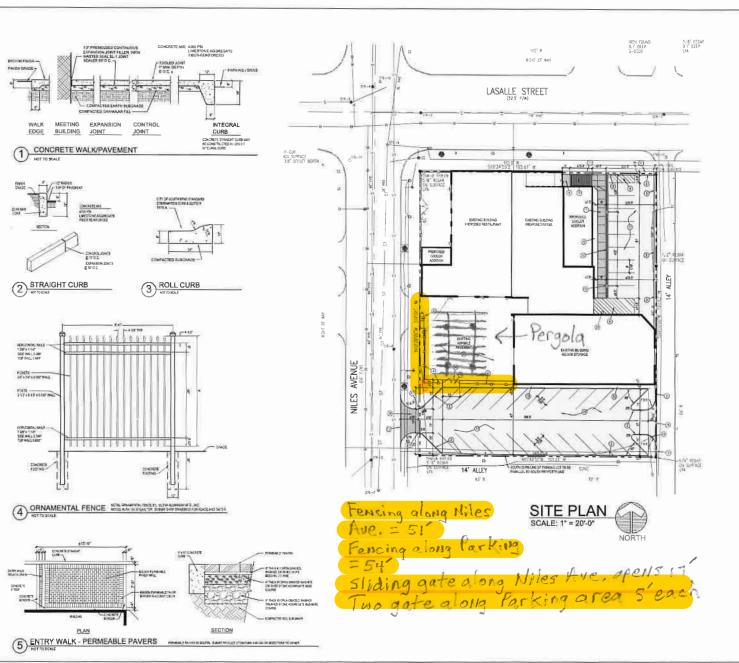
A Certified Local Government of the National Park Service

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: 12/3/19 Application Number: 2019 1203
Past Reviews: X YES (Date of Last Review) 2019-0329A NO
Staff Approval authorized by: Title:
Historic Preservation Commission Review Date: 12/16/19
X 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. Suite 2 South Bend, IN 466/7  (Street Number—Street Name—City—Zip)
Name of Property Owner(s): Frank Perri Phone #: 574-532-5646
Address of Property Owner(s): 234 5, Coquillard Drive South Bend, IN 46617  (Street Number-Street Name-City-Zip)
Name of Contractor(s):Phone #:
Contractor Company Name:
Address of Contractor Company:
Address of Contractor Company:  (Street Number—Street Name—City—Zip)  Current Use of Building:  (Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)
Address of Contractor Company:
Address of Contractor Company:  (Street Number—Street Name—City—Zip)  Current Use of Building:  (Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)  Type of Building Construction:  Steel Frame and wood top deck + Decorative (Wood Frame—Brick—Stone—Steel—Concrete—Other)  Proposed Work: (more than one box may be checked)  Landscape New Replacement (not in-kind) Demolition
Address of Contractor Company:  (Street Number—Street Name—City—Zip)  Current Use of Building:  (Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)  Type of Building Construction:  Steel Frame and wood top deck to Decorative (Wood Frame—Brick—Stone—Steel—Concrete—Other)  Proposed Work: (more than one Landscape New Replacement (not in-kind) Demolition
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Address of Contractor Company:  (Street Number—Street Name—City—Zip)  Current Use of Building:  (Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)  Type of Building Construction:  Steel Frame and wood top deck + Decorative (Wood Frame—Brick—Stone—Steel—Concrete—Other)  Proposed Work: (more than one box may be checked)  Description of Proposed Work:  Receive Per mit for existing fence and

By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable





Landscape Architecture & Planning P.O. Box 291 e Misherolio, Indiena. 485 Torptine of Architecture. Premiorate and Architecture.



John W, Wemb

- ALL SITEMORIA WITHIN PUBLIC RIGHTS OF WAYS TO ME IN ACCORDANCE WITH CITY OF SOUTH BEHD STANDARDS AND REGULARMENTS.

- (1) NEW CONCRETE STRAIGHT CURB, REFER TO DETAIL ZICI
- NEW CONCRETE ROLL CURB ALONG ALLEY SAW OUT AND PATCH ALLEY PAYEMENT FOR SMOOTH TRANSITION

- S' CONERETE STOOP AT BUILDING ENTRY, WAX 2'S SLOPE
- PARATHE HED BETATE IN CITY 100 MALE AND NEW CORE. EXCAVATE IT DEEP AND BACKPAL WITH CLEAN TOPIOL.
- TANTED STRIPES IN MO PARKING REEL & WIDE AT 18" 2.C. DOLCH, WHITE
- (3) DURBHART MEDETALAGE

- (A) FYIDE SWING GATE, TWO 4"LEAFS, GATE TO MATCH DIDMAMENTAL FENCE FIELD YER: FY LOCATION WITH DWINER SUBMIT SHOP DRAWINGS.

- (1) TAPER TOP OF CURB TO BE FLUSH WITH SIDEWALK
- (C) EXISTIVG UTILUTY POLE TO REMAIN

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#### GENERAL NOTES

- 1) NEW CONCRETE WALK REFER TO DETAIL 1/C1

- (4) NEW ORWANIENTAL NETAL FEACE. FELD VERIFY LOCATION WITH OWNER, SEE DETAIL  $4\ensuremath{\mathrm{Cl}}$
- (1) ENTRY WALK, SEE DETAIL SCI

- (1) NEW ASPHALT PAVENENT, SEE NOTES THIS SHEET
- (I) PLANTING AREA BETWEEN BUILDING AND MALE. EXCENATE IT DEEP AND BACKFEL WITH CLEAN TOPIGE.
- (1) PLACE 4" SAAVEL MULCH WITH WEED BARRIER UNDERSUNNS BETWEEN BUILDING AND CARD
- (II) PROCOCHITE PARENTAT SATE OPENIA, SEE CESAL 101

- (II) HER-ACE CONCEPT DESTRUKACIONEM DINVE AL PER CITY OF BOURLESSON STANDARD SPECIFICATIONS
- (3) REMOVE CURB AND CONSTRUCT NEW SIX (S)" THICK CONCRETE CAN'E APPROACH PER CITY OF SOUTH BEND STANDARD SPECIFICATIONS
- (2) CLEMING APPLY TRAILERS! ON EXSTAG ASPARLT PRVENESS
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#### PAVEMENT DESIGN

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C.LAUBER BUILDING J.C.LAUBER BUILDING 504 e. lasalle street, south bend, indiana 46817

> PLAN SITE















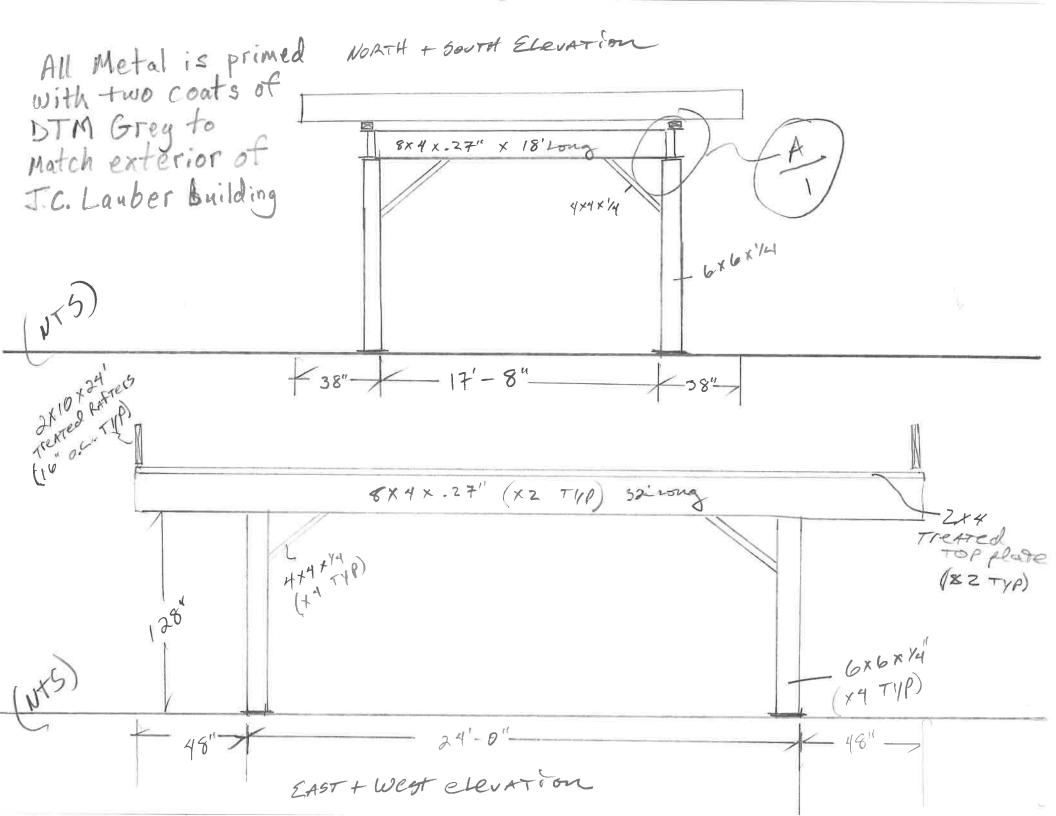










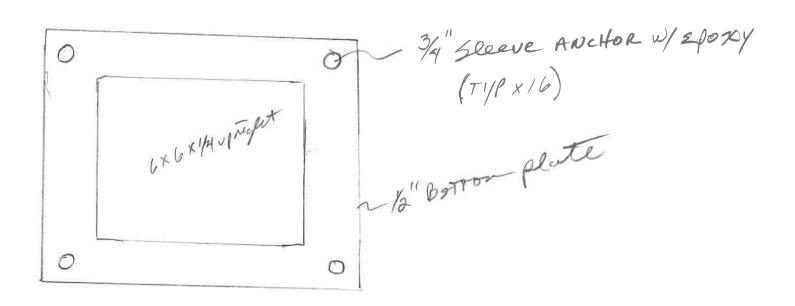


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6x6 vpCigHA

crist maiore plate

(4K5)



16 M



# Alro Steel

1775 Foundation Dr Niles, MI 49120-8987

DUNS: 3-034-3284 Phone: (269) 687-4000

## Quote

Alro Quote	083905538		
Date	9/05/19		
Purchase Order			

Bill To

Attn: ED Cash Sales - NL 1775 FOUNDATION DR NILES, MI 49120-8987 (000) 000-0000 Ship To

Cash Sales - NL 1775 FOUNDATION DR NILES, MI 49120-8987

Sales Contact	Customer Number	Ship Via	FOB	Release
Shannon Milcher	99980010	NL TRUCK	DESTINAT	ION
Notes:		THE LOCAL	- E X 3 - Th	
***** COD ****		Monday	9/2-10	9:00
		moneg	7/30/19	LZ TE NOON

Line	Quantity	Description	Length/Size	Weight	Price	Ext. Price	Delivery Date
2	2.00 PC	8" 18.4# A57250 I BEAM 8.00 X 4.001 .271 WEB 1. Alro Part: 05302399	384 IN		487.8000 PC	\$975.60	0/00/00
	3	2. Saw Cutting 3. Cut Tolerance: +1/8 / -0	2-32' I Bedrus				
3	2.00 PC	8" 18.4# A57250 I BEAM 8.00 X 4.001 .271 WEB 1. Alro Part: 05302399	216 IN		274.2700 PC	\$548.54	0/00/00
		2. Saw Cutting 3. Cut Tolerance: +1/8 / -0	2-18' I Beams				S-e
4	8.00 PC	SQ X 1/4 WALL TUBING ASTM A-500 GRADE B MI 1. Alro Part: 13009399 2. Saw Cutting	4 * 4 * 5		25.6000 PC	\$204.80	0/00/00
		3. Cut Tolerance: +1/8 / -0	8 pgs (8 quissest 5)				
5	4.00 PC	1/4 X 6 A-36 HR STEEL  1. Alro Part: 06502820  2. Saw Cutting  3. Cut Tolerance: +1/8 / -0	6IN (TOPPLATES		19.7900 PC	\$79.16	0/00/00
6		1/2 X 10 A-36 HR STEEL  1. Alro Part: 06511020  2. Saw Cutting  3. Cut Tolerance: +1/8 / -0	10 IN  A BOTTOM PRATES		29.0600 PC	\$116.24	0/00/00



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Line	Quantity	Description	Length/Size	Weight	Price	Ext. Price D	Delivery Date
7	4.00 PC	6 SQ X 1/4 WALL TUBING ASTM A-500 GRADE B MISC	132 IN		158.1700 PC	\$632.68	0/00/00
		1. Alro Part: 13016599				140	
		2. Saw Cutting					
		3. Cut Tolerance: +1/8 / -0					
		4-11 6"x6" v prov	fits				

- 3×3×19 angle Non -

Email acceptance to: SMILCHERSKA@ALRO.COM or Fax to: (269) 687-4040

PO#	_ Due Date_		Signed/Date		
Total Lines	6	Weight		Quantity	24.00
Fuel Surcharge		Tax	\$153.42	Total Price	24.00 \$2.710.44_USD

Customer will verify physical receipt with packing slip within 48 hours of receipt. Claims for deviations shall be made in writing within 10 days and shall not exceed the price of the material. Pounds shown are based on material required to produce and fill your order and are based on calculated weights within normal mill tolerances and may vary from actual weight shipped. The above quote is for your internal use only and should not be shared with any third party in any form.

Availability subject to prior sale(s).
All amounts are stated in U.S. Dollars & must be paid in U.S. Dollars. Only one fuel surcharge will be charged per scheduled delivery day.

- Alro will not be held responsible for customer
- Alro will not be neid responsible for customer specifications unless those specifications are mutually agreed to in writing at the time of order.

  Subject to terms and conditions per Alro invoices. Prices quoted will be honored if ordered and shipped within 24 hours of this quote.

  Prices are predicated on receiving the total order.

  All other orders will be priced based on pricing levels at
- All other orders will be priced based on pricing levels at time of delivery.
- Prices include raw material surcharges where applicable.
   Alro's standard payment terms are 1/2% 10 days, net 30 days.

\$2,710.44 USD