

**STAFF REPORT**  
**CONCERNING APPLICATION FOR A**  
**CERTIFICATE OF APPROPRIATENESS**

**Date:** May 14, 2018

**Application Number:** 2018-0425  
**Property Location:** 108 N Main Street  
**Architectural Style/Date/Architect or Builder:** Neo-Classical/1910/Solon Beman and H.G. Christman builder  
**Property Owner:** JMS Development, LLC  
**Landmark or District Designation:** Local Historic Landmark, ordinance # 8915-1998  
**Rating:** Outstanding

**DESCRIPTION OF STRUCTURE/ SITE:** John Mohler Studebaker built this eight story Neo-Classical style office structure in 1910. The façade is comprised of six bays to the west and three to the south and is covered with white terra cotta classical detailing. It is also clearly divided into three registers that are separated by strong projecting and intervening cornices. The bottom of each cornice is punctuated by volutes and honeysuckle designs placed between each bay.

The middle of the structure is articulated with a three bay system, which continues to the second intervening cornice, once again embellished with classical detailing. The top floor is further distinguished by the use of arched bays, which are topped by elaborate egg and dart molding. The overall decorative detail of the structure tends to reflect the impact of the Colombian Exposition of which the architect, Solon S. Beman, was a major participant. However, the frank expression of the steel frame links the building to the Chicago School of skyscraper construction.

The building has a flat roof with robust projecting cornices that have egg and dart molding and decorated voluted brackets. The windows are 1/1 double hung with simple decorated spandrels, except for the eighth floor, which has round even spans and cartouche keystones.

**ALTERATIONS:** COA 2016-0705A approved replacement of the non-original storefronts at ground floor with new aluminum windows and sill flashing and 7 door openings with standard hardware. Vinyl/aluminum windows have been replaced with an historically appropriate Quaker style aluminum that will restore all full original window openings, including arched heads. Further approvals with COA 2016-0705A include: awnings, in-kind; close up windows behind elevator core; masonry restoration, in-kind; remove skylights; install stair tower and trash chute near center of north façade, all finished in EIFS. COA 2016-0801A approved removal of “JMS Building” sign on the north facade (although sign will remain installed to reflect the historic name and nature of building), and installation of Centier blade sign, Centier sign on north elevation, and Studebaker Lofts sign on west elevation.

**APPLICATION ITEMS:** “20’ illuminated exterior sign.”

**DESCRIPTION OF PROPOSED PROJECT:** Weigand Construction, tenant, requests approval for the installation of an illuminated sign on the north facade of the JMS Building, approximately at the 5<sup>th</sup> floor level. Great Lakes Capital, owner, approves of the sign as presented. The overall dimensions of the sign will be 20’ wide by 3’ 8” tall, featuring Weigand Construction’s logo and lettering. The profile of the sign will protrude 10” from the mounting. Letter height will vary between 15” and 6”. Staff has requested material, mounting and illumination specifications.

In the denial letter for COA 2017-0803 (an application for a third Centier sign), it was conveyed that the Commission should have a comprehensive plan for signage from the building owner/developer. Staff recommends that building owner/developer provide Commission with a comprehensive plan for signage for the building, or specify what parameters/specifications exist for signage of tenants and future tenants to the building.

According to the Design Review guidelines for signs in the South Bend Central Development Area, the proposed sign would not be permitted, per Building Commissioner. [*Size Requirements. The total area of all permanent signs on one building face, including window signs, wall signs, projecting signs, and hanging signs, shall not*

*exceed thirty-six (36) square feet per building face or forty-five (45) square feet per building face if used in conjunction with a freestanding sign, regardless of the number of businesses occupying the building. If additional signage is necessary, the Redevelopment Commission may grant additional signage, but in no case may the total signage area exceed five (5%) percent of the building face to which the sign is attached].*

**PRESERVATION SPECIALIST REPORT:** n/a

**STANDARDS AND GUIDELINES: Local Landmarks 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 changes 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 make 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**

(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 recommends that proposed sign be redesigned to have logo and "Weigand Construction" mounted on a bar, in the same way as Centier Bank sign on north side, so that the solid, white background could be removed from the design. Additionally, prior to HPC approval, that the sign be in compliance with Design Review guidelines for signs in the South Bend Central Development Area.

Written by  
Adam Toering  
Historic Preservation Specialist

Approved by  
Elicia Feasel  
Historic Preservation Administrator





Rec. 192961 J20.00  
MA



# 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

Timothy S. Kluszczinski, President

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: 25 April 18 Application Number: 2018 — 0425

Past Reviews:  YES (Date of Last Review) 2014-0705A  NO

Staff Approval authorized by: \_\_\_\_\_ Title: \_\_\_\_\_

Historic Preservation Commission Review Date: 5/22/18

Local Landmark  Local Historic District (Name) \_\_\_\_\_

National Landmark  National Register District (Name) Downtown Multiplex Resource

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

Address of Property for proposed work: 108 N. Main Street, South Bend 46601  
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): JMS Development LLC Phone #: (574) 251-4400

Address of Property Owner(s): 112 W. Jefferson Blvd. Suite 200 South Bend 46601  
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Mike Miller Phone #: (260) 437-5753

Contractor Company Name: Weigand Construction Company, Inc.

Address of Contractor Company: \_\_\_\_\_  
(Street Number—Street Name—City—Zip)

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

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

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

Description of Proposed Work: 20' illuminated exterior sign

Owner e-mail: \_\_\_\_\_ and/or Contractor e-mail: mmiller@weigandconstruction.com

X \_\_\_\_\_ and/or X MM Miller  
Signature of Owner Signature of Contractor

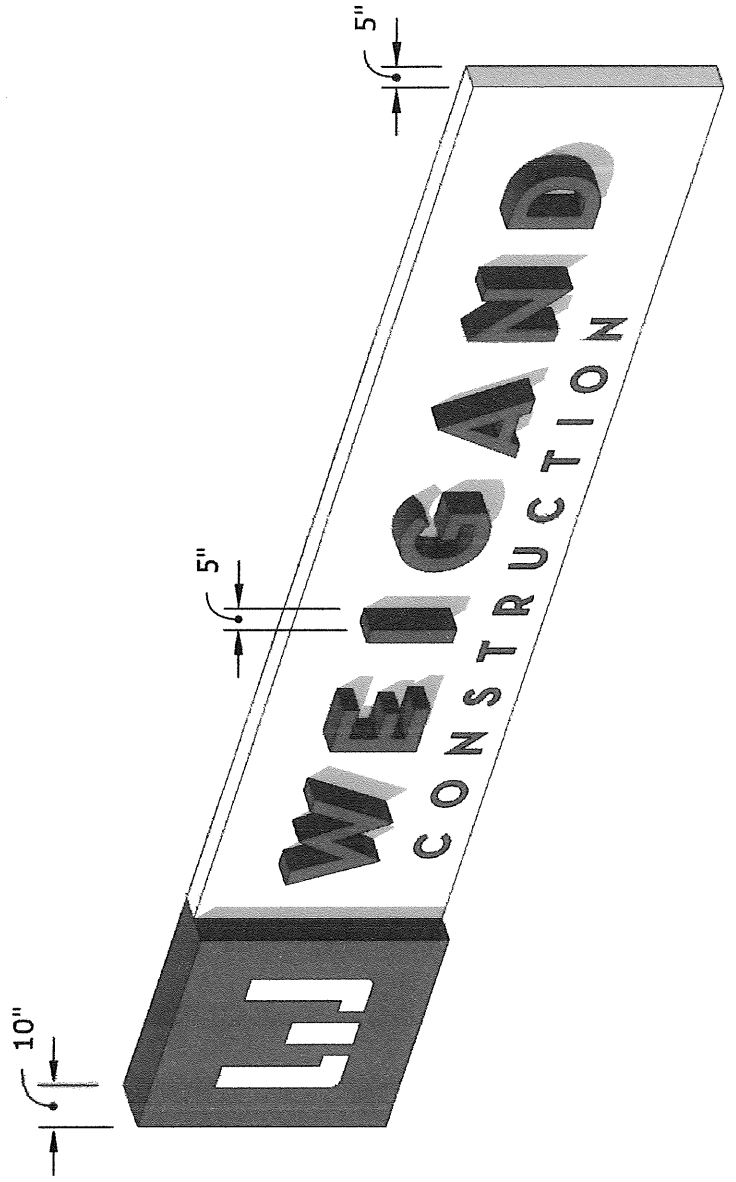
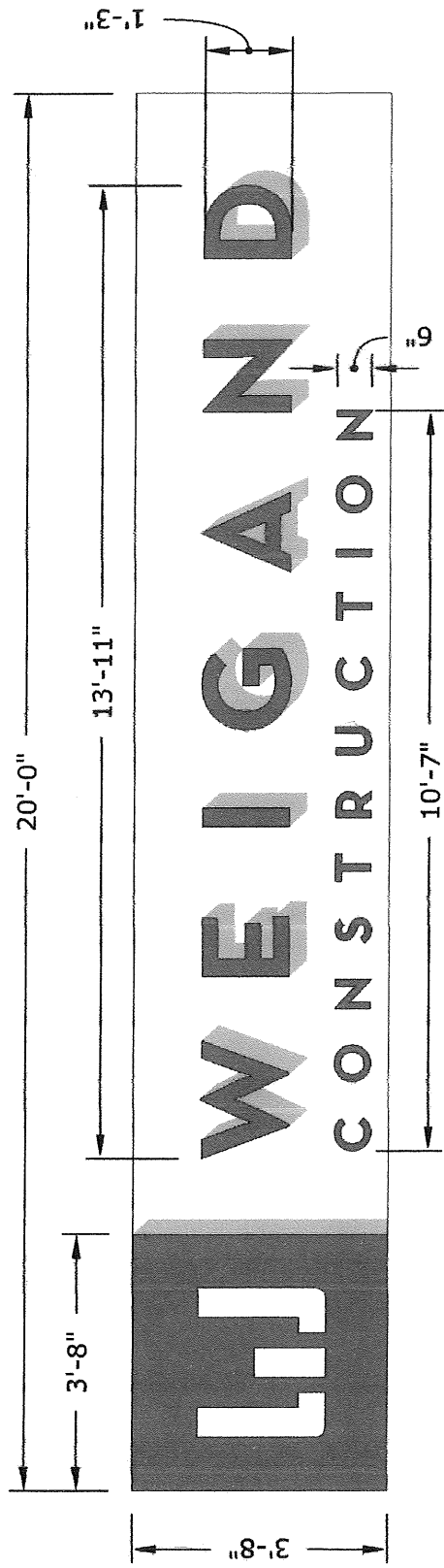


JMS  
BUILDING

 Centier  
BANK

 WEIGAND  
CONSTRUCTION









**develop | invest**

April 26, 2018

The management of Great Lakes Capital approves the sign presented by Weigand Construction Company for JMS Building, located at 108 N. Main St in South Bend.

A handwritten signature in black ink, appearing to read 'Kristen Sawdon', is written over a horizontal line.

Kristen Sawdon  
Great Lakes Capital  
Director of Asset Management