

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: July 9, 2018

Application Number: 2018-0628
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 restored 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: “Install on the North Elevation (1) set of LED lit channel letters. Letters to be 4’x4’ logo box with 21” letters reading “WEIGAND” underscored with a 13” x 15’-10” light box. All mounted onto a raceway.”

DESCRIPTION OF PROPOSED PROJECT: North American Signs, contractor, proposes to install an illuminated sign representing tenant, Weigand Construction, on the north facade of the JMS Building, approximately at the 5th floor level. Great Lakes Capital, owner, approves of the sign as presented. The overall dimensions of the sign will be 24’ wide by 5’ tall, featuring Weigand Construction’s logo and lettering mounted on a raceway. The profile of the sign will protrude 10” from the mounting.

Chuck Bulot, Building Commissioner, has approved the sign per the Design Review guidelines for signs in the South Bend Central Development Area.

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.

SITE VISIT 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: As this is the only sign for this business, is installed on the modern surface of the building, will not alter the original building, and conforms to the Standards and Guidelines, Staff recommends approval.

Written by
Elicia Feasel
Historic Preservation Administrator



BUILDING SIGNAGE - NORTH ELEVATION



EXISTING 6'- 9" x 16'- 9"
JMS NON-ILLUMINATED
LETTERSET
SQFT = 113.06

EXISTING 7'- 6" x 27'- 0"
'CENTIER BANK'
ILLUMINATED LETTERSET
SQFT = 202.5

PROPOSED 5'- 11" x 27'- 0"
FACE ILLUMINATED
"WEIGAND CONSTRUCTION"
LETTERSET
SQFT = 126.55

ALLOWABLE SIGNAGE
TOTAL NORTH ELEVATION SQ FT = 16,005
TOTAL SIGNAGE SQ FT ALLOWED = 800.25 <i>(NTE 5% OF 16,005 (COMBINE ALL SIGNAGE))</i>
EXISTING SQ FT = 335.56
PROPOSED SQ FT ADDITION = 126.55
TOTAL COMBINED SIGNAGE SQ FT = 442.11



A RACEWAY MOUNTED CHANNEL LETTER SET - ENLARGED VIEW
NTS

** SEE PAGE 3 FOR SIGN DETAILS*

BUILDING SIGNAGE / NORTH ELEVATION / PROPOSED & EXISTING SIGNAGE
NTS

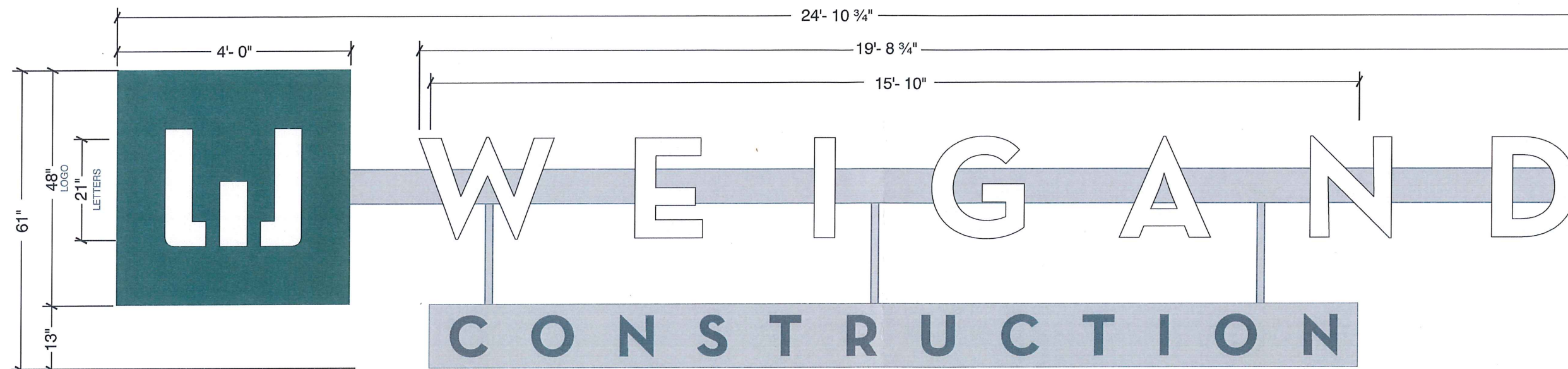


SALES: SEAN DENISON
PM:
ART: CAD 6.12.18

DWG # 1806031-00
REVISION

LOCATION: WEIGAND CONSTRUCTION
JMS BUILDING / 108 NORTH MAIN STREET
DOWNTOWN SOUTH BEND, IN

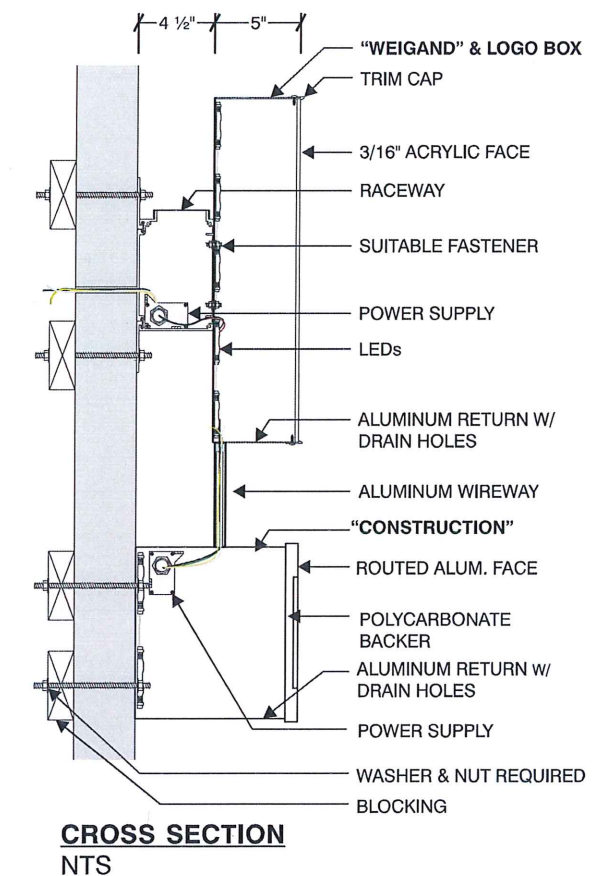
PROPOSED BUILDING SIGNAGE - NORTH ELEVATION



A CHANNEL LETTER SET DETAIL
 SCALE: 1/2" = 1'-0"
 SQ FT: 126.55

QTY: 1

<p><u>GREEN LOGO ROUTED CABINET</u></p> <p>FACES .125" ROUTED ALUMINUM PAINTED TO MATCH PMS 3425.</p> <p>RETURNS 5" x .040 ALUMINUM. PAINTED TO MATCH FACES. INSIDE PRE-PAINTED WHITE. WEEP HOLES.</p> <p>BACKS .050 WHITE ALUMINUM.</p> <p>ILLUMINATION WHITE LED's.</p>	<p><u>'WEIGAND' FACE-LIT LTRS</u></p> <p>FACES WHITE ACRYLIC FACES.</p> <p>BACKS .050 WHITE ALUMINUM.</p> <p>TRIMCAP 1" WHITE JEWELITE.</p> <p>RETURNS 5" x .040 ALUMINUM. PRE-FINISHED WHITE. INSIDE PRE-FINISHED WHITE.</p> <p>ILLUMINATION WHITE LED's.</p>	<p><u>'CONSTRUCTION' ROUTED CABINET</u></p> <p>FACES .125 ROUTED ALUMINUM FACES PAINTED TO MATCH FACADE. TEXT BACKED w/ WHITE ACRYLIC. ACRYLIC TO HAVE DAY / NIGHT PERF. VINYL GRAPHICS.</p> <p>RETURNS .040 ALUMINUM. PAINTED TO MATCH FACADE. INSIDE PRE-FINISHED WHITE.</p> <p>ILLUMINATION WHITE LED's.</p>	<p><u>MOUNTING (ALL)</u></p> <p>MOUNTED TO STANDARD EXTRUDED 7" x 4 1/2" RACEWAYS. RACEWAYS FLUSH MOUNTED. THRU BOLTED USING THREADED ROD, RED HEAD OR HILTI FASTENER APPROPRIATE FOR WALL MATERIALS. MOUNTING REQUIRED AT TOP & BOTTOM OF RACEWAY / WASHER & NUT REQUIRED ON BACK OF FASTENERS. RACEWAYS & BRACKETS PAINTED TO MATCH FASCIA. IF FACADE IS EIFS, PROVIDE SLEEVES TO PREVENT EIFS MATERIAL FROM CRUSHING.</p> <p><u>ELECTRIC</u> WIREWAY CONNECTING TOP LETTER SET TO CABINET TO CONTAIN ELECTRIC POWER FOR SUB CABINET. RACEWAYS & ALUMINUM TUBE WIREWAYS TO CONTAIN POWER SUPPLIES. EXTERNAL DISCONNECT SWITCH. UL LISTED/EXTERIOR.</p>
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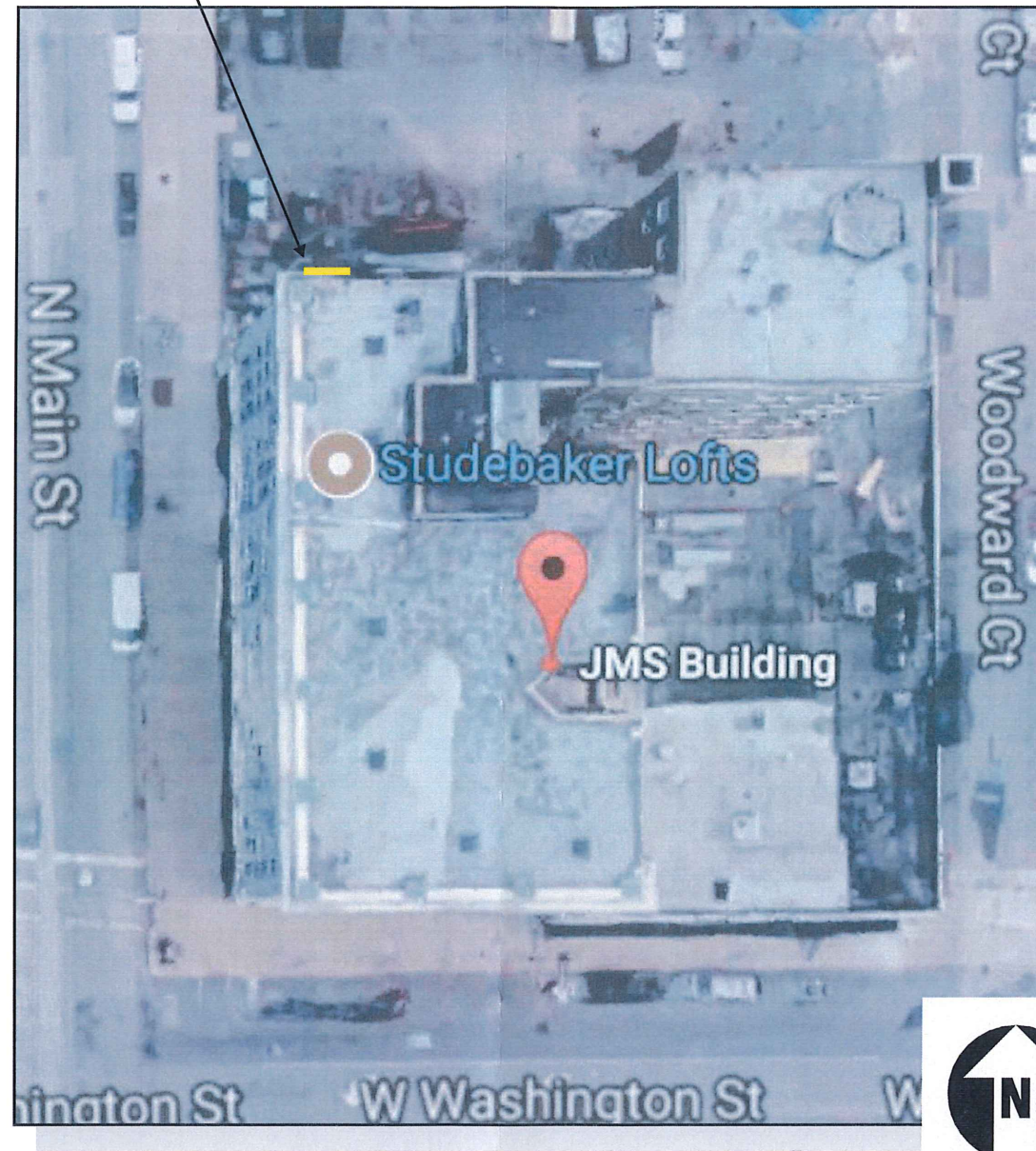


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EXISTING & PROPOSED
BUILDING SIGNAGE / NORTH ELEVATION
See Pages 2 & 3 For Sign Details



SITE MAP - NTS



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