

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: August 10, 2018

Application Number: 2018-0803A

Property Location: 528 S Eddy St

Architectural Style/Date/Architect or Builder: Unknown, 1925-26

Property Owner: South Bend Community School Corporation

Landmark or District Designation: Included within the legal boundary of the Jefferson School Local Landmark, ordinance #9089-2000

Rating: School is rated *Outstanding*

DESCRIPTION OF STRUCTURE/ SITE: Thomas Jefferson School was built in 1931 and designed by architect Ernest Young in the Neo-Classical style. The Landmark ordinance for the Thomas Jefferson School passed in January of 2000 established the legal description for the property as “898 feet on Eddy Street by 1129.03 feet deep”, which includes all buildings and improvements surrounding the main school structure. Staff was unaware that School Field was included in this Landmark designation until scrutinizing this application; no survey card or research material has been found on file for the stadium itself.

ALTERATIONS: Six (6) Certificates of Appropriateness are on file for Thomas Jefferson School, documenting the changes to the structure since the adoption of the landmark designation.

The stadium was originally constructed as South Bend School Athletic Field in 1926 with seating for 2,500. In 1929 3,000 additional seats were added. Field lights were added in 1934. The stadium was extensively remodeled in 1985 and 1997 prior to the landmark designation. New field turf and lights were installed in 2018 without going through the Certificate of Appropriateness process.

APPLICATION ITEMS: “*Signage for TCU naming rights. To be temporary.*”

STAFF DESCRIPTION OF PROPOSED PROJECT: Applicant seeks approval for the following improvements to the structure:

1. Installation of three signs containing the TCU logo and the text “SCHOOL FIELD” in red lettering on a white background on the School Field grandstands and in the parking lot in the following locations,
 - a. One (1) 7’ x 20’-3” wall sign on the rear (southern) face of the press box, constructed out of Alupanel and Vinyl,
 - i. 68” diameter TCU logo in the left third of the sign,
 - ii. 22 ½” “SCHOOL FIELD” lettering,
 - b. One (1) 4’ – 8” x 14’ wall sign at the western corner on the southern elevation of the stadium, constructed out of Alupanel and vinyl,
 - i. 46 5/8” diameter TCU logo in the left third of the sign,
 - ii. 15 ¼” “SCHOOL FIELD” lettering,
 - c. Once (1) free-standing two-sided sign at the east end of the stadium creating a gate to the stadium field, with TCU SCHOOL FIELD and ‘EXIT and ‘ENTRANCE’ on either respective side, constructed out of Alupanel and vinyl.
 - i. 30” diameter TCU logo in the top half of the sign,
 - ii. 11” “SCHOOL FIELD” lettering,
 - iii. 7” “ENTRANCE” or “EXIT” lettering in black,
 - iv. This sign will be mounted on approximately 120” tall metal or aluminum poles secured into the asphalt.

Alupanel is an aluminum composite material.

Applicant has been working with the Area Plan Commission regarding the size and composition limitations of this application, and Staff is of the understanding that these projects will comply with APC requirements.

Additional elements of this application were approved as a Routine Maintenance Exclusion, specifically: 1) allowing for the installation of TCU signage within the stadium (attached to the sides of the scoreboard), 2) replacing an existing sign beneath the press box, and 3) within the parking lot (temporary/removable banner signs on light poles).

PRESERVATION INSPECTOR 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 for the application.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator



Figure 1- The Thomas Jefferson School main building stands to the south of the application area, seen from a Staff photograph. All remaining photos courtesy of the applicant.



Figure 2 - School Field from the air.



Figure 3 - School Field interior, looking southwest.



Figure 4 - School Field parking lot, looking east, south-east. Location for application item 1) is visible in the center of the frame, and 2) at left edge.



Figure 5 - Rear of the press box, where application item 1) will be installed.



Figure 6 - Application item 2) to be installed in the upper left corner of the grandstands on this elevation.



Figure 7 - Application item 3) will arch over the gate to the left.



ONE (1) 7'- 0"x 20'- 3" WALL SIGN

ONE (1) 4'- 8"x 14'- 0" WALL SIGN

ONE (1) D/F FREE STANDING SIGN

CLIENT: **TCU**

DESIGNER: **JDS**

LOCATION: **SCHOOL FIELD**

DATE: **8.3.18**

ACCT REP: **S. ANNIS**

REV:

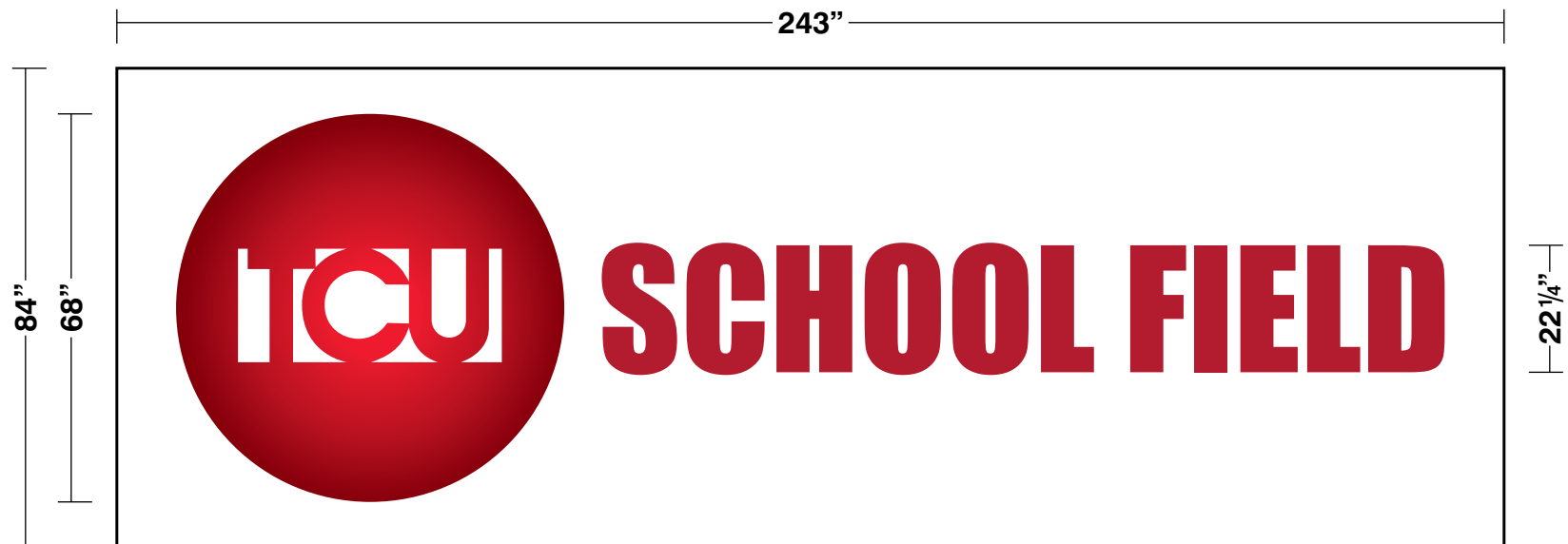
Customer Approval

Date

By signing this drawing, customer is acknowledging that all copy spellings, arrow directions and colors have been reviewed and are correct.

 DIGITALLY PRINTED VINYL

 BLACK VINYL



SCALE: 3/8" = 1'-0"

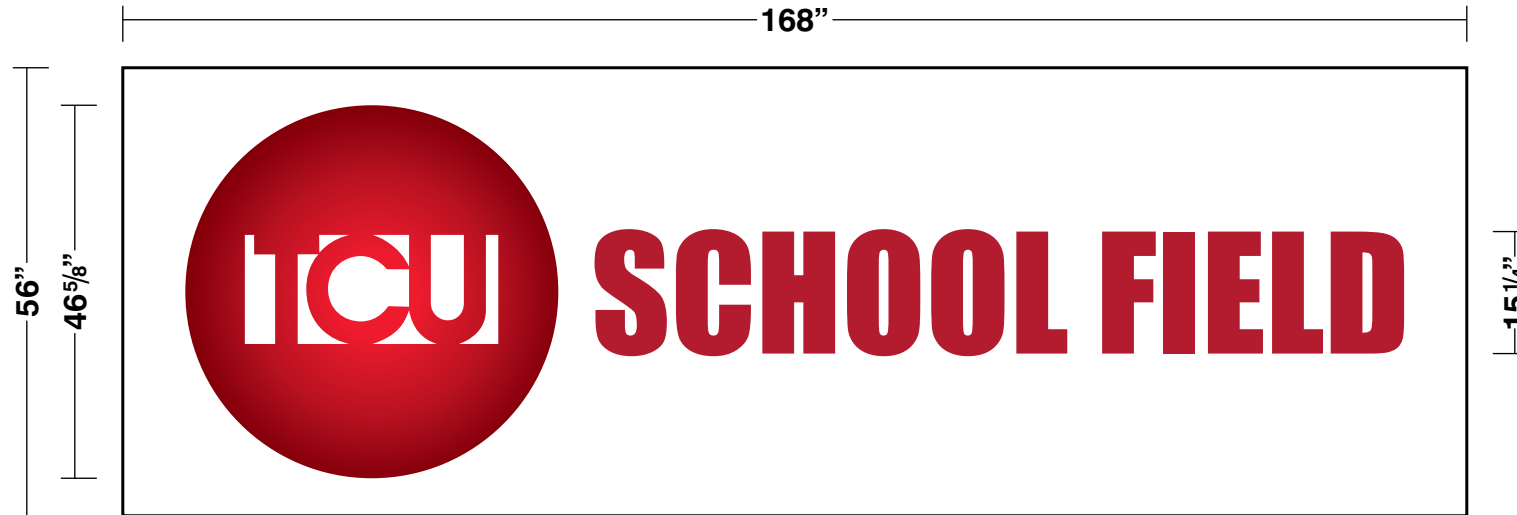
- ONE (1) WALL SIGN**
 *ALUPANEL FACE.
 *DIGITALLY PRINTED VINYL LOGO.
 *OPAQUE RED VINYL LETTERS.
 *141.75 SQ FT



CLIENT: TCU	DESIGNER: JDS
LOCATION: SCHOOL FIELD	DATE: 8.3.18
ACCT REP: S. ANNIS	REV:

Customer Approval _____ Date _____
 By signing this drawing, customer is acknowledging that all copy spellings, arrow directions and colors have been reviewed and are correct.

● DIGITALLY PRINTED VINYL
 ■ BLACK VINYL



SCALE: 1/2" = 1' - 0"

ONE (1) WALL SIGN

- *ALUPANEL FACE.
- *DIGITALLY PRINTED VINYL LOGO.
- *OPAQUE RED VINYL LETTERS.
- *65.33 SQ FT



CLIENT: **TCU**
LOCATION: **SCHOOL FIELD**
ACCT REP: **S. ANNIS**

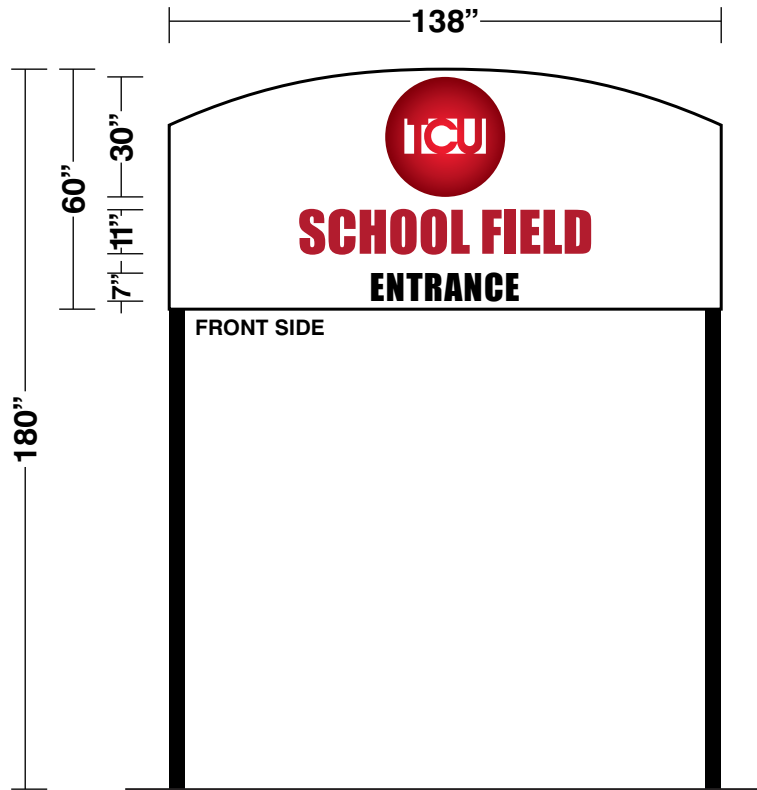
DESIGNER: **JDS**
DATE: **8.3.18**
REV:

Customer Approval

Date

By signing this drawing, customer is acknowledging that all copy spellings, arrow directions and colors have been reviewed and are correct.

 DIGITALLY PRINTED VINYL
 BLACK VINYL



SCALE: 1/2" = 1'- 0"



BACK SIDE

ONE (1) D/F FREE STANDING SIGN

- *ALUPANEL FACES.
- *DIGITALLY PRINTED VINYL LOGO.
- *OPAQUE RED VINYL LETTERS.
- *BLACK VINYL



CLIENT: **TCU**

LOCATION: **SCHOOL FIELD**

ACCT REP: **S. ANNIS**

DESIGNER: **JDS**

DATE: **8.3.18**

REV:

Customer Approval

Date

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 DIGITALLY PRINTED VINYL

 BLACK VINYL