

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 303 South Main Street, Application Number HDC13-081

DISTRICT: Main Street Historic District

REPORT DATE: June 7, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 10, 2013 for the June 13, 2013 HDC meeting

	OWNER	APPLICANT
Name:	Aiming Property, LLC	Ten Thousand Villages HV
Address:	1687 Stonebridge Drive S. Ann Arbor, MI 48108	303 S. Main Street Ann Arbor, MI 48104
Phone:	(734) 330-9189	(734) 332-1270

BACKGROUND: This three story, brick, Italianate commercial building was constructed in 1871 and first housed Henry Binder's saloon. It was covered with a metal panel system from around 1970 until 2002, and was the home of Lucky Drugs during that era.

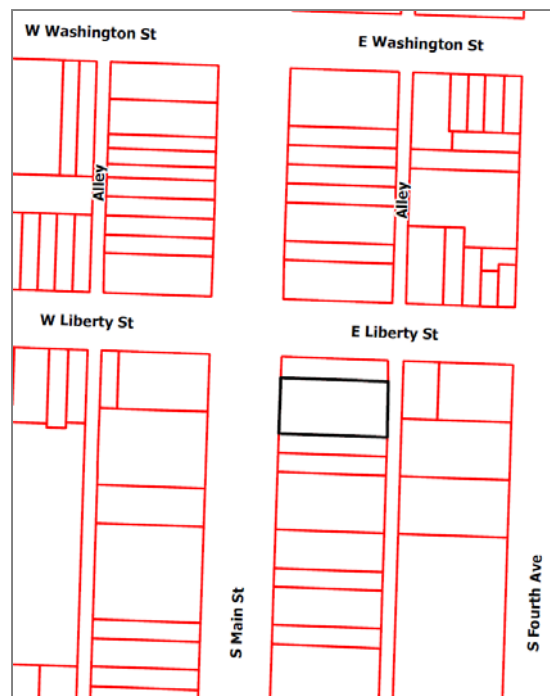
LOCATION: The site is on the east side of South Main Street near the corner of East Liberty Street.

APPLICATION: The applicant seeks HDC approval to install a non-illuminated projection sign on a metal bracket to the storefront.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Storefronts

Not Recommended: Introducing a new design that is incompatible in size, scale, material, and color; using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building; using new illuminated signs.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Signs

Appropriate: Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS

1. The proposed sign is double sided, approximately 1' 9" x 1' 9", fabricated of aluminum, and hung from a decorative cast-iron bracket. The plans indicate that it will be installed through mortar joints of the brick building. The sign is white with black and red imagery, featuring the 10,000 Villages logo.
2. The size, materials, and colors are compatible with the historic building and neighborhood, and do not negatively impact any character-defining feature of the building. The work is easily removable and reversible. The placement of the sign is generally aligned with first floor sign bands on the block, which is appropriate. The sign is not lit.
3. Staff recommends approval of the application since the size, scale, design, materials, and color of the proposed sign are compatible with the historic character of the building and has no negative impact on the surrounding historic resources.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 303 South Main Street in the Main Street Historic District to install a projecting bracket sign, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10, and the guidelines for Storefronts.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 303 South Main Street in the Main Street Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawing.

301 (left) and 303 (right) South Main, sometime between 1877 and 1900



House is predecessor to 301 and 303 South Main. The two brick buildings are 305 (l) and 309 (r) South Main. Photo pre-1871.





City of Ann Arbor
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>303 South Main St.</u>
Historic District:	_____
Name of Property Owner (if different than the applicant):	<u>Aiming Property, LLC</u>
Address of Property Owner:	<u>1687 Stonebridge Drive S, A^r 48108</u>
Daytime Phone and E-mail of Property Owner:	<u>734-330-9189 rxycheney@a2gov.com</u>
Signature of Property Owner:	<u>Nicky Chen</u> Date: <u>5/15/2013</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Ten Thousand Villages HV</u>
Address of Applicant:	<u>303 S. Main Street Ann Arbor</u>
Daytime Phone:	<u>734, 332-1270</u> Fax: <u>734, 332-4235</u>
E-mail:	<u>Manager2933@sbcglobal.net</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contactor <input checked="" type="checkbox"/> other
Signature of applicant:	<u>William Duden</u> Date: <u>5/15/2013</u>
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: <u>WAH</u>	

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes.

Add a non-illuminated projection sign to store front at 303 S. Main St.

2. Provide a description of existing conditions.

no sign existing now

3. What are the reasons for the proposed changes?

Marketing of retail location

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: 5/28-2013 Application to _____ Staff or _____ HDC

Project No.: HDC 13-081 Fee Paid: 100⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 6/13-2013

Application Filing Date: 5/28-2013 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

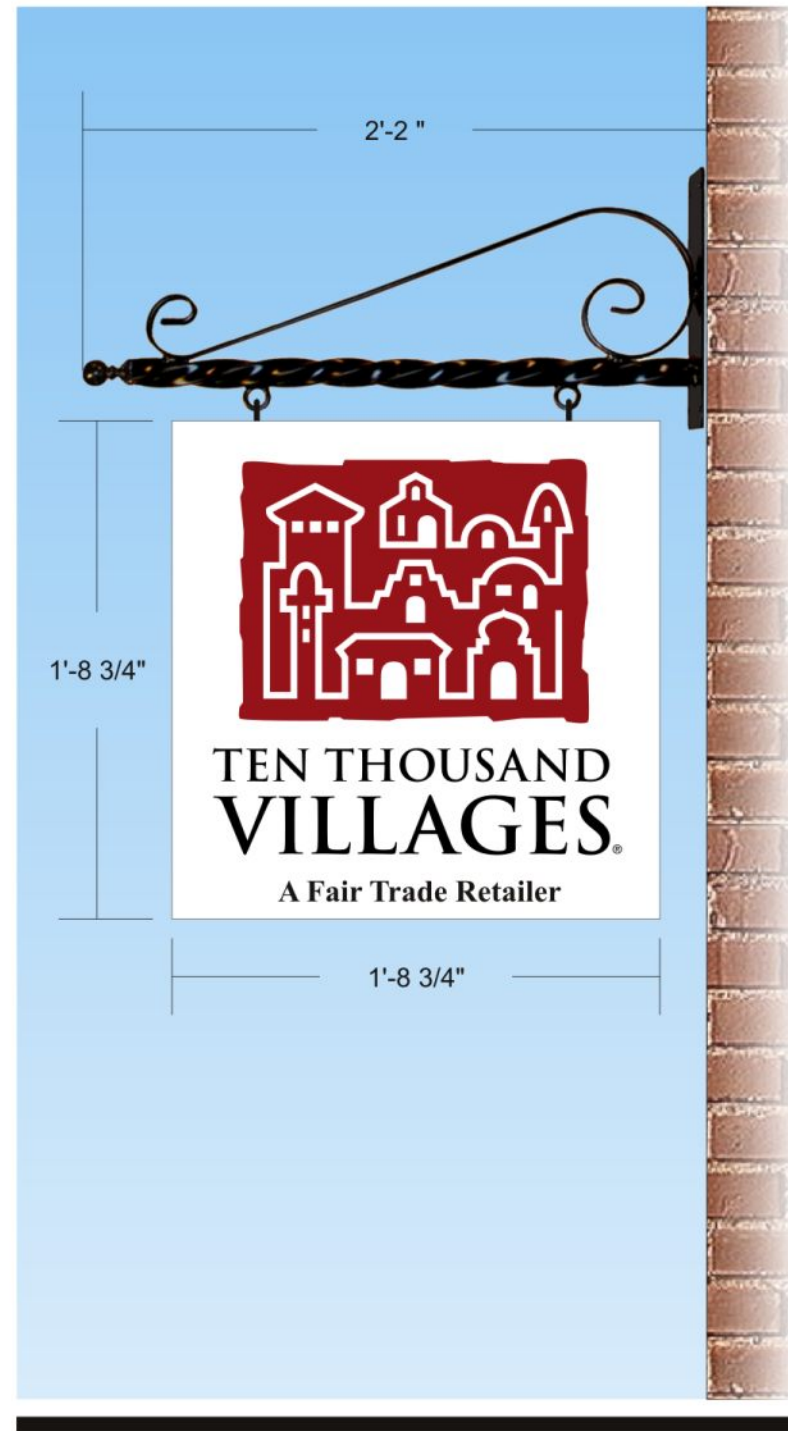


**HURON
SIGN**

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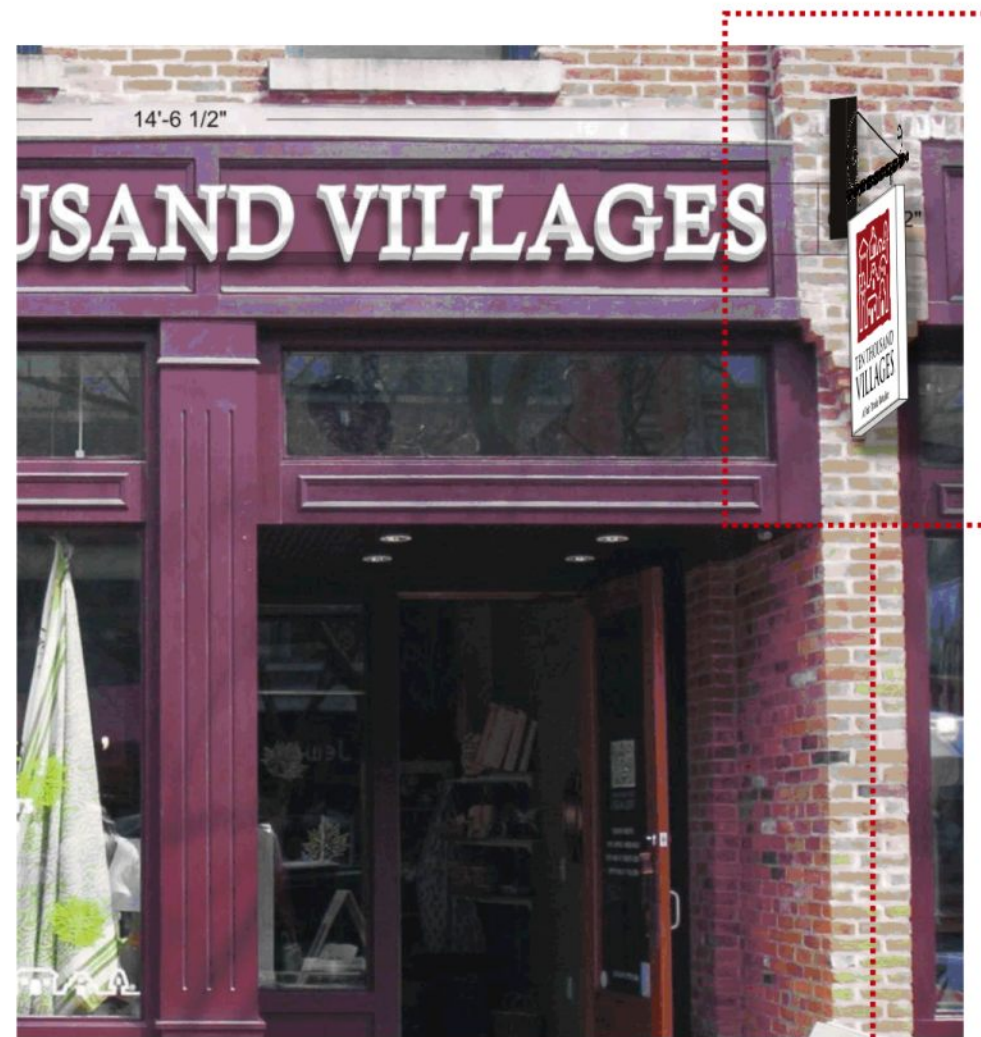
New Custom Non-Illuminated Projecting Sign



3 SQUARE FEET PER SIDE

SCALE 1 1/2" = 1'

BUILD & INSTALL 1 DOUBLE SIDED FABRICATED ALUMINUM HANGING PROJECTING SIGN ON DECORATIVE CAST IRON MAST ARM



APPROXIMATE SIZE & POSITION

FASTENERS TO BE IN MORTAR JOINTS ONLY



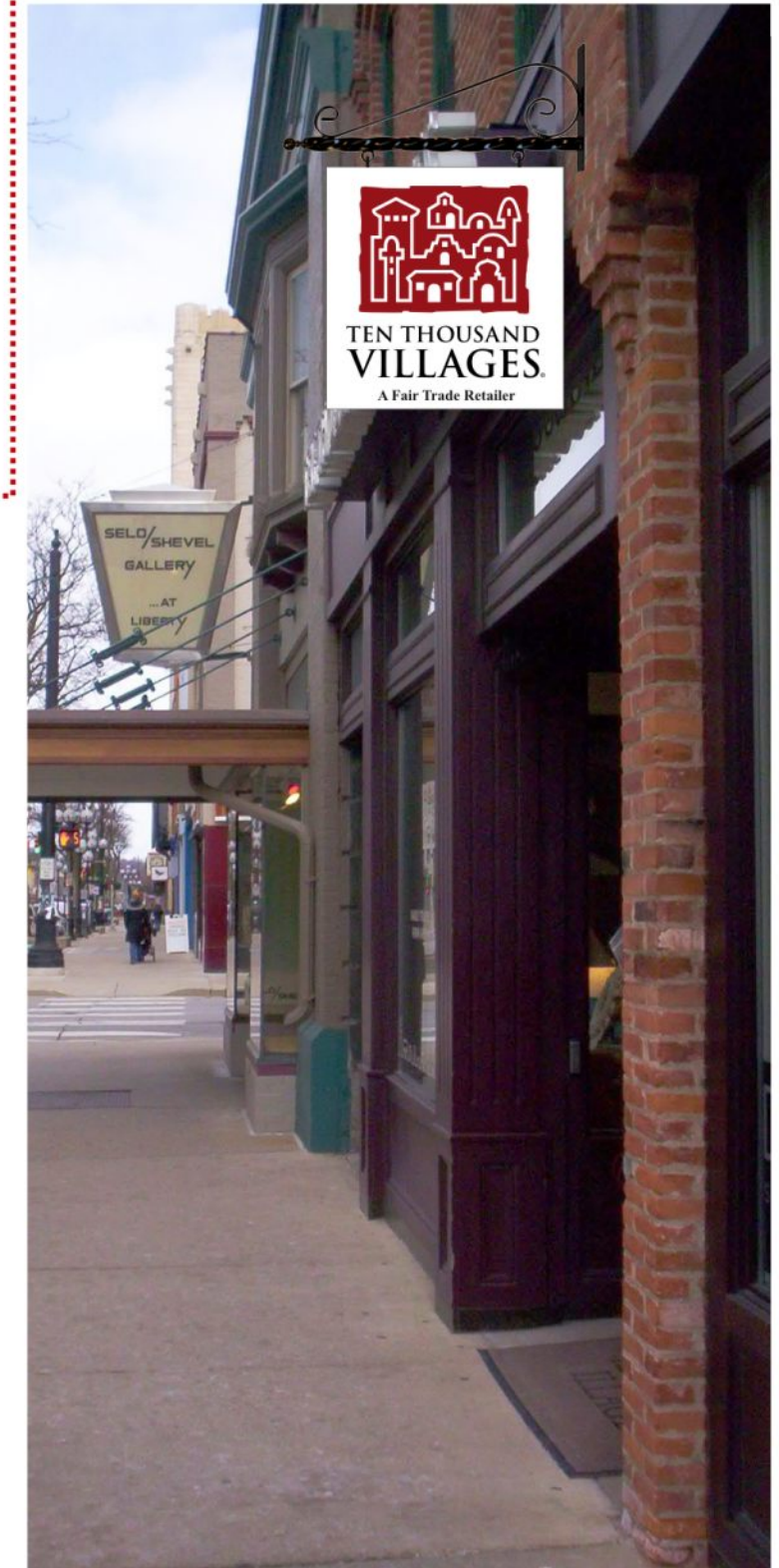
3M SCARLET RED



3M BLACK



MAP WHITE



APPROXIMATE SIZE & POSITION



# OF SETS	1 DOUBLE SIDED	RETURN DEPTH	3/4"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	WHT / RED / BLACK	TYPE OF INSTALL	WALL PLATE	TRANSFORMER	N.A.	DATE	05/21/13
RETURN COLOR	WHT / RED	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	8624
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	TEN-THOU-VIL-8624-4
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON	ADDRESS:	303 S. MAIN ST. ANN ARBOR, MI

APPROVED BY: _____ DATE: _____

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