

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 211 S. Fourth Avenue, Application Number HDC14-063

**DISTRICT:** Main Street Historic District

**REPORT DATE:** June 12, 2014

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** June 9, 2014

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	HWGA Limited Partnership	Lauren Naimola
<b>Address:</b>	209 S. Fourth Ave. Ann Arbor, MI 48104	1003 Pearl Street Ypsilanti, MI 48097
<b>Phone:</b>	(734) 665-1200x2	(734) 323-7179

**BACKGROUND:** This two-story commercial vernacular building was constructed in 1899 as the Robison & Co. Carriage Livery Room. It features a narrow brick cornice and inset tile diamonds above the second-floor windows. The windows and storefront have been altered since the 1989 study committee report, though staff believes they were not original at that time.

**LOCATION:** The site is on the east side of South Fourth Avenue, south of East Washington Street and north of East Liberty Street.

**APPLICATION:** The applicant seeks HDC approval to install a 2' x 2' wood sign with a metal bracket and a 6' x 1' sign in the signband.

### 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.

Placing signs to align with others along the commercial block face.

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

**STAFF FINDINGS**

1. Two signs are proposed. One is wood, 2' x 2' square, hanging from a square 1" steel arm that is mounted to the brick column through the mortar joints. The sign is stained natural wood with routed letters that say "Dear Golden Vintage". It would be mounted at the same height as the Pura Vida bracket sign two doors down. The wall sign is 1' x 6' and fits within the sign band above the storefront. It would be a dibond (aluminum composite) board with vinyl decal lettering styled to match the bracket sign.
2. Staff recommends approval of the application. The size and location of both signs is appropriate, as are the means of attachment. Neither sign is illuminated. They are compatible with the building and the district, and do not obscure character-defining features.

**POSSIBLE MOTION** (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 211 South Fourth Avenue, a contributing structure in the Main Street Historic District, to install a wall sign and a 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 211 South Fourth 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, drawings.

211 South Fourth Street (2014 photo courtesy of Google Streetview)



HDC14-023 4/28/14  
Pd 3500



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 211 S. 4th Ave.  
Historic District: MAIN STREET  
Name of Property Owner (If different than the applicant):  
HUGO LIMITED PARTNERSHIP  
Address of Property Owner: 209 S. FORT AL AVE, 1L  
Daytime Phone and E-mail of Property Owner: 734-665-1200x2 EDWARD@STAFFLEIGH.COM  
Signature of Property Owner: [Signature] Date: 20 MAR '14

**Section 2: Applicant Information**

Name of Applicant: Lauren Naimola  
Address of Applicant: 1003 Pearl St. Ypsilanti, MI 48197  
Daytime Phone: (734) 323 7179 Fax: ( )  
E-mail: lauren@deargolden.com  
Applicant's Relationship to Property: owner architect contactor X other tenant  
Signature of applicant: [Signature] Date: 3/20/14

**Section 3: Building Use (check all that apply)**

Residential Single Family Multiple Family Rental  
X Commercial 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: W

CO # 6757  
Pd 3500

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

1. Provide a brief summary of proposed changes. the only change  
is to hang signage from the front  
of the building.

2. Provide a description of existing conditions.

3. What are the reasons for the proposed changes?

New Signage

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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

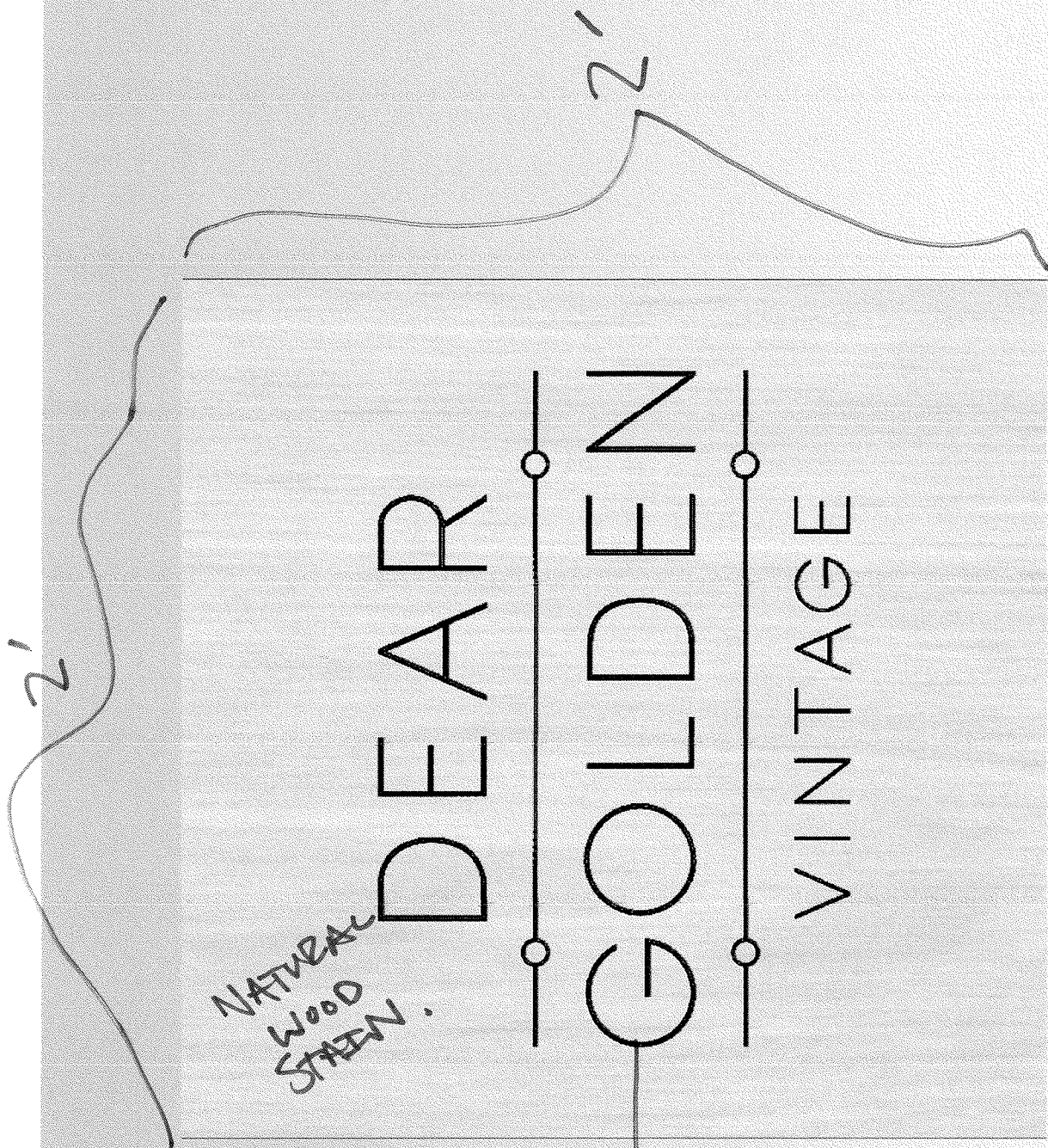
Project No.: \_\_\_\_\_ HDC \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



1" WOOD

CNC

Routed "engraved"





same Vinyl Decal  
of logo Post  
- width wise

same "PURA"  
weights VIDA

