

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 209 South Main Street, Application Number HDC13-190

DISTRICT: Main Street Historic District

REPORT DATE: November 14, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 12, 2013

	OWNER	APPLICANT
Name:	209 Main, LLC	Chalou Designs
Address:	2900 S State St Ann Arbor, MI 48104	3458 East Pineview Dr Dexter, MI 48130
Phone:	(734)476-5600	(734) 320-1215

BACKGROUND: This three story, brick Italianate commercial style building features brick pilasters with stone trim, brick corbelling, and double-hung one-over-one windows with segmented arches on the second floor and round arches on the third floor. The front façade windows on the second and third floors also feature arched stone window hoods, and brick surrounds. The building was constructed in 1868 and Florian Muehlig is listed as the first occupant. The 1869 City Directory lists Muehlig as both an undertaker and furniture manufacturer and dealer.

In 2012, the replacement of six windows on the front elevation was approved by the Commission, and signage, including external lighting from an LED light strip, received a staff approval. In May of 2013, exterior façade lighting was approved by the Commission.

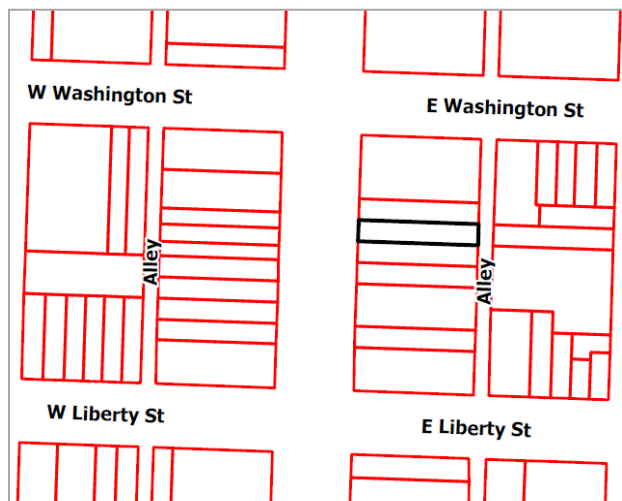
LOCATION: The site is on the east side of South Main Street, south of East Washington Street and north of East Liberty Street.

APPLICATION: The applicant seeks HDC approval to install a 36" x 42" aluminum projecting sign and bracket with a downward-facing light strip on the south edge of 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.

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. The sign uses an appropriate size, design, and materials, and is compatible with the historic structure and neighborhood. It will aid pedestrians in locating the business, and is easily removable and reversible. No character-defining features of the building will be impacted.
2. ½" wide LED light tapes with a black exterior finish and red light are proposed to be mounted along the bottom edges of a cover plate mounted on top of the 2" square arm of the sign bracket, shining downward on the sign. Staff will provide more information on the lighting at the meeting.
3. The proposed location for this sign, on the stone column on the south corner of the building and storefront, is the appropriate one. It maintains the pattern of other bracket signs on the block, and is a natural signage location on the building (as described in the *Ann Arbor Historic District Design Guidelines*.)
4. Staff recommends approval of the application on the condition that the sign is mounted through masonry joints or on the wooden sign band at a height that is similar to neighboring bracket signs.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 209 South Main Street, a contributing structure in the Main Street Historic District, to install a bracket sign, on the following conditions: the sign must be mounted through masonry joints or on the wooden sign band, at a height that is similar to neighboring bracket signs. As conditioned, 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 209 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, drawings, photos

209 and 211 S Main (2007)

209 S Main (2013)



HDC13-190 10/25



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property: <u>209 SOUTH MAIN ST.</u>	
Historic District: <u>YES</u>	
Name of Property Owner (If different than the applicant): <u>JOHN ROUMAINS</u>	
Address of Property Owner: <u>[Signature]</u>	
Daytime Phone and E-mail of Property Owner: <u>734 476 5600</u>	
Signature of Property Owner: _____ Date: _____	
Section 2: Applicant Information	
Name of Applicant: <u>CHALOU DESIGNS</u>	
Address of Applicant: <u>3458 EAST PINEVIEW DR</u>	
Daytime Phone: (734) <u>320 1215</u> Fax: (734) <u>426 7780</u>	
E-mail: <u>CHALOUDESIGNS@ATT.NET</u>	
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contactor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>10/24/13</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: _____	

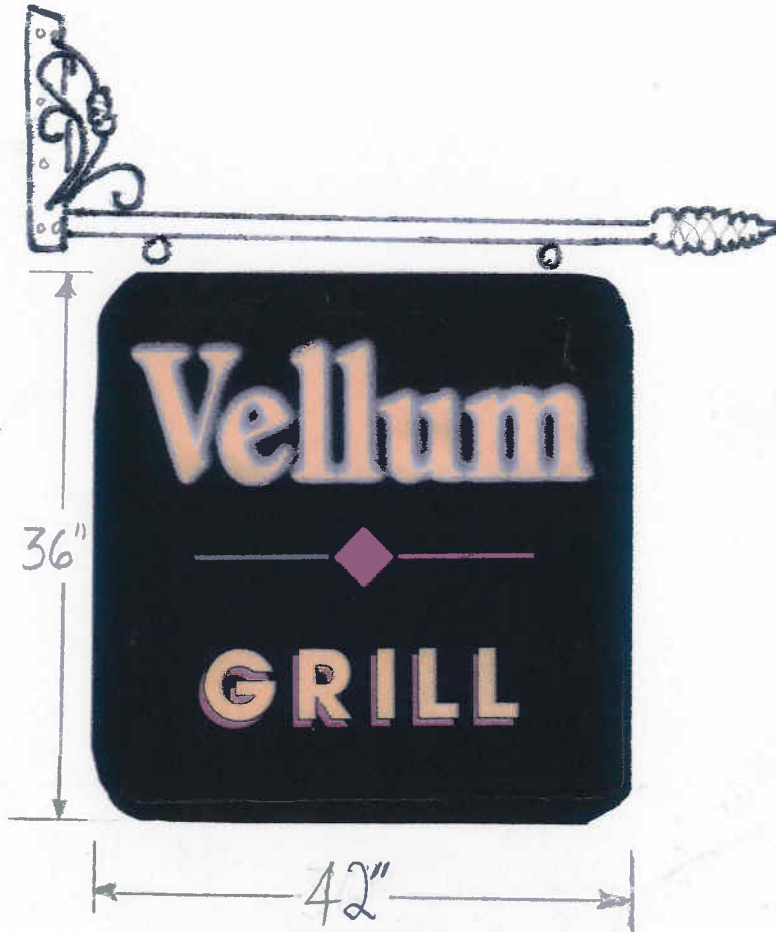
Proposed new signage for VULLEM GRILL 209 S. Main St.

1. Adding a decorative classy iron motif wall sign.
2. Low visibility for existing façade sign.
3. To add greater exposure to VELLEEM restaurant for North and South direction
4. Please see attached photo of proposed "marked" sign area and sign layout with iron work

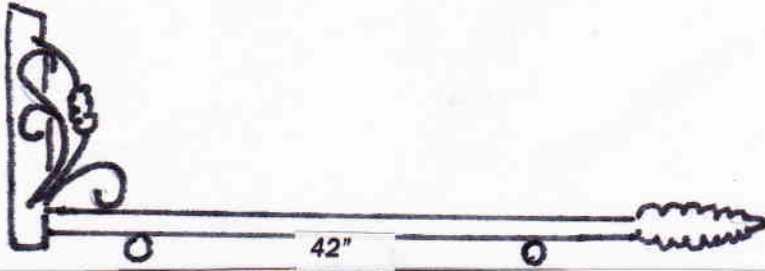
Please if you have any questions or concerns contact me directly.

Regards,

Mark Chalou
Chalou Designs
3458 East Pineview Dr.
Dexter, MI 48130
Office 734-426-5575
Fax 734-426-7780
Cell 734-320-1215
chaloudesigns@att.net



THICKNESS .25 SIGN ON ALUM PANACEL
OF SIGN OR 1/4"



Napoli

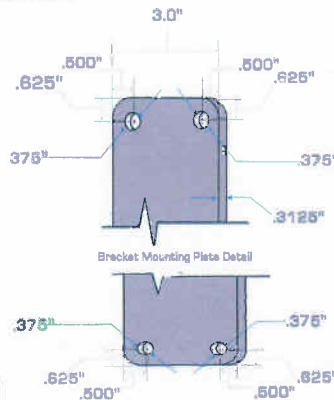
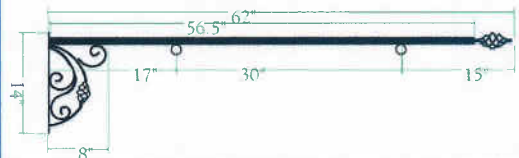
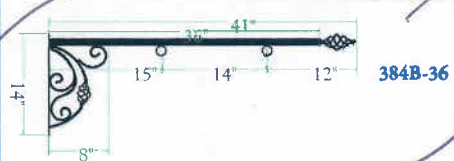
384B



Napoli Lower Scroll is made with a 1" square tube steel arm and a spun steel basket finial. Mounts to any flat post or wall with a heavy duty 3" wide backplate, four mounting holes, and black powdercoat finish. *Optional sign light kit available.*

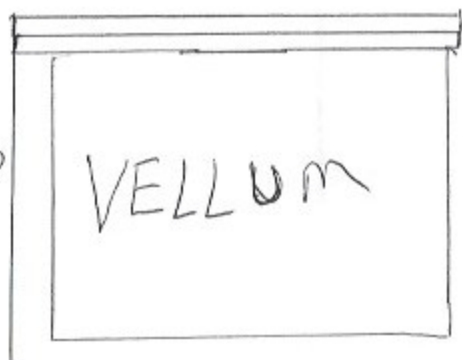
THIS BRACKET
WILL BE USED

SPECIFICATIONS

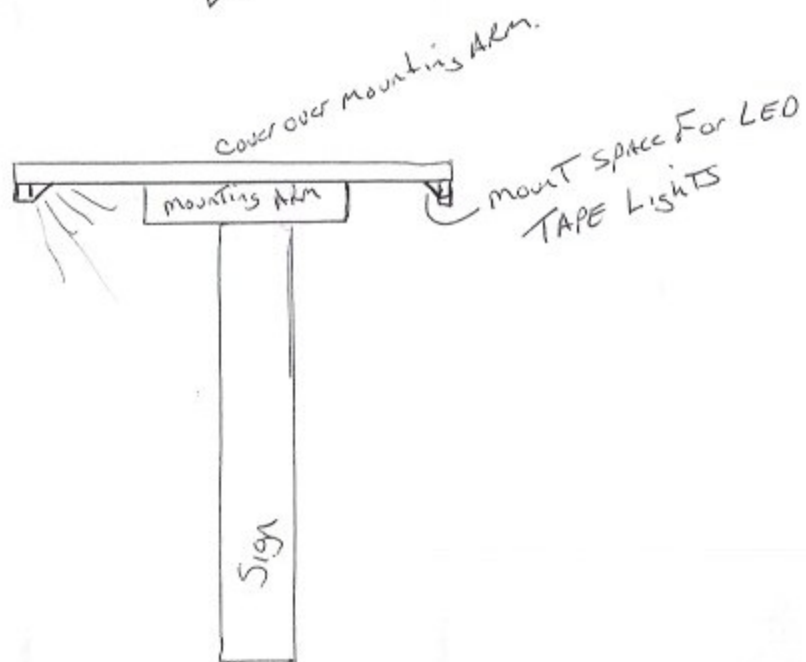


SIGN BRACKET STORE
By Hooks & Lattice SignBracketStore.com

Building



END VIEW OF SIGN





© 2015 Google

Vellum
GRILL

FOUR DIRECTIONS

Feeling Home



Address 214 South Main Street

Address is approximate



*PROPOSE
NEW VELLUM SIGN*