

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report**

ADDRESS: 1405 Hill Street, Application Number HDC13-025

DISTRICT: Washtenaw/Hill Historic District

REPORT DATE: March 8, 2013 for the March 14, 2013 HDC meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 11, 2013

	OWNER	APPLICANT
Name:	Sigma Delta Tau Society	Aaron J. Vermeulen, AIA
Address:	C/O OSA Inc. PO Box 1101 Ann Arbor, MI 48106	OX Studio 308 ½ S State Street Ann Arbor, MI 48104
Phone:	(847) 372-1056	(734) 929-9012

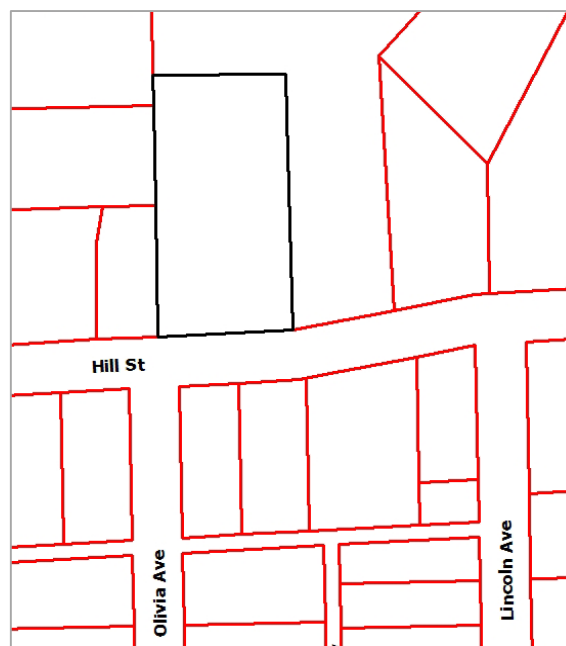
BACKGROUND: This Dutch Colonial Revival, two-story, brick house was built for Albert Pattengill, professor of Greek, and his wife Bessie in 1895. Mortimer and Carolyn Cooley moved into the home in 1910, and remained there until Sigma Delta Tau bought the house in 1941. The house features a side gambrel roof, double-hung windows with between six and fifteen panes in the upper sash and a single pane in the lower sash, a large flat-roofed front porch with columns supported by fieldstone piers, and decorative sidelights flanking the front door. The house was listed of the State Register of Historic Places in 1984.

LOCATION: The site is on the north side of Hill Street, at the terminus of Olivia Avenue.

APPLICATION: The applicant seeks HDC approval to install non-illuminated Greek letters on the west side of the building, near the front.

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: Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

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. Per the drawings provided, the proposed aluminum sign is 4'6" wide by 3'4" tall and would be mounted 8'6" off the ground. It would be painted with non-reflective paint, per the applicant.
2. The sign would be mounted on a section of brick wall with no architectural features. The size, materials, and colors are compatible with the historic structure and neighborhood, and do not impact any character-defining feature of the building. It is easily removable and reversible.
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 site 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 1405 Hill Street in the Washtenaw/Hill Historic District to install Greek letters for Sigma Delta Tau on the west elevation, 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*, 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 1405 Hill Street in the Washtenaw/Hill 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, map, drawing, photos

1405 Hill (application photo)





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: 1405 Hill Street, Ann Arbor, MI 48104

Historic District: Washtenaw Hill

Name of Property Owner (If different than the applicant):
Sigma Delta Tau Society

Address of Property Owner: C/O OSA Inc. PO Box 1101, Ann Arbor, MI 48106

Daytime Phone and E-mail of Property Owner: (847) 372-1056; amandakaroff@aol.com

Signature of Property Owner: Agent / AT Date: 2-19-2013

Section 2: Applicant Information

Name of Applicant: Aaron J. Vermeulen, AIA

Address of Applicant: 308 1/2 S. State St. Ann Arbor, MI 48104

Daytime Phone: (734) 929-9012 Fax: (734) 929-9001

E-mail: aaronv@oxstudioinc.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Aaron Vermeulen, AIA Date: 2-19-2013

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

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: _____

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

1. Provide a brief summary of proposed changes. _____

Provide Greek Letter Designation on Sorority House.

Refer to attached photograph - Option 1

2. Provide a description of existing conditions. _____

Refer to Photograph. Large wall pack exterior surface mount on red brick wall.

3. What are the reasons for the proposed changes? _____

Sorority Identity similar to other sororities.

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

Refer to attached photo

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: _____

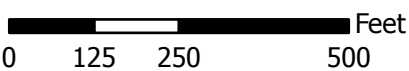
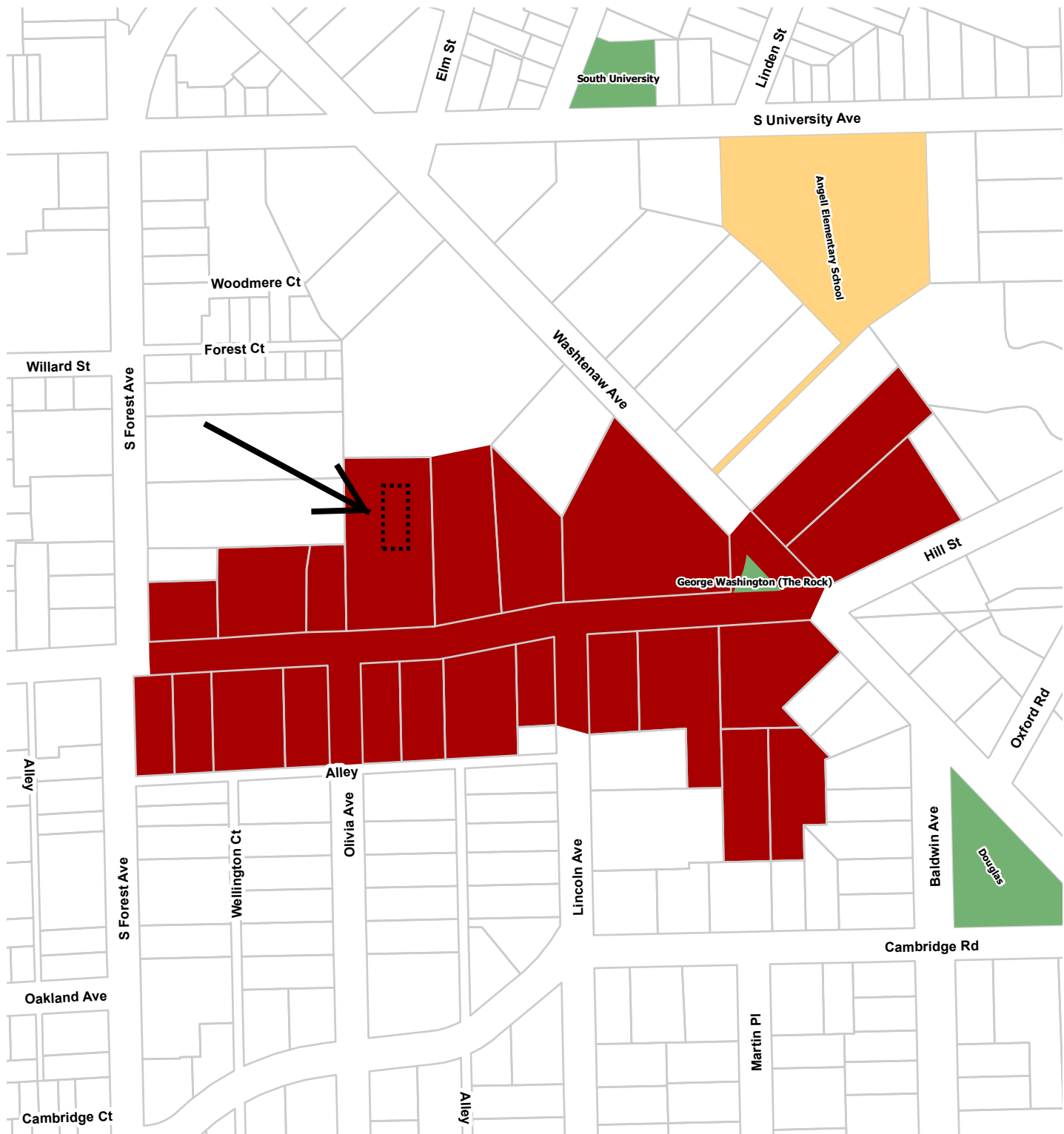
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Ann Arbor City Historic District Map



Prepared By: City of Ann Arbor, Community Services, GIS; Assessor's Office maintains parcel data.

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Washtenaw / Hill

Map Printed: April 7, 2009



Notes:

All Attachment in Mortar Joints
 .090" Aluminum face plate with .040 Aluminum Sides
 3 1/2" aluminum returns welded on the back side.
 Color: Face - White
 Sides - Black
 Paint: Primed and Painted with textured Acrylic Polyurethane paint

1 West Elevation
 A1 Scale: 1/4" = 1'-0"

Job Name:	Sigma Delta Tau Exterior
Owner (Client):	Sigma Delta Tau Housing Corp.
Job Address:	1405 Hill Street, Ann Arbor, MI 48104
OX Job #:	SDT11

Sheet Title:	West Elevation
Scale factors on this sheet are accurate only when Print Scale dimension is correct:	Print Scale: 1 inch = 8'-6"

Latest Revision:	2/20/2013
Original Issue:	2/20/2013
Drawing Number:	A1



1 Signage Option 1 ←

SK-1





1405

SIGMA DELTA TAU