

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 306 N Division Street, Application Number HDC21-017

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: February 11, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 8, 2021

OWNER

APPLICANT

Name:	St. Andrew's Episcopal Church	Same
Address:	306 N. Division St Ann Arbor, MI 48104	
Phone:	(810) 444-8532	

BACKGROUND: St Andrews Episcopal Church was built in phases: the nave in 1868-69, a chapel and rectory were added in 1879, and the tower in 1903. It is constructed of split boulders laid in courses and is English Gothic in style. In 1989 the HDC issued a certificate of appropriateness (CofA) to re-roof the cloister in slate or composition slate. (The cloister roof is slate today.) In 1998 a CofA was issued to rebuild the front steps. In 2008, a CofA was issued to rebuild the stairs to the west entry and reroof several small roof areas. In 2010 the HDC approved a canopy structure over the north side entrance.

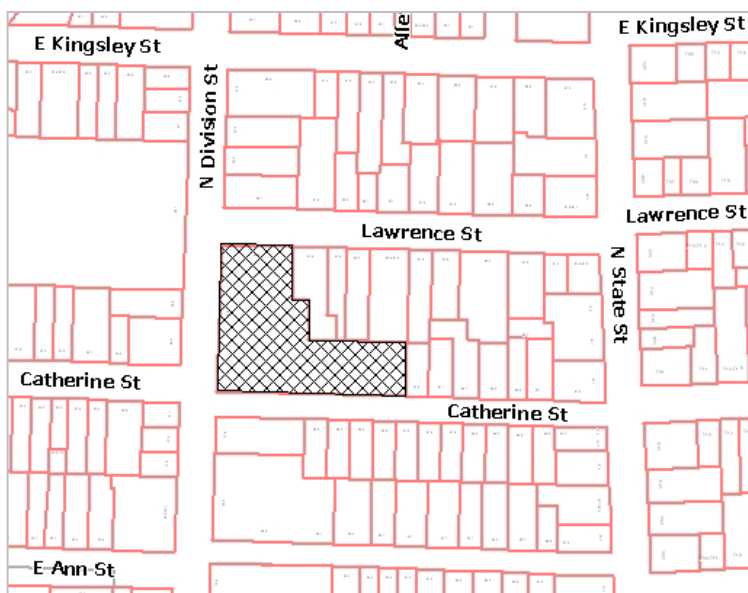
LOCATION: The site is on the east side of North Division Street between Catherine and Lawrence.

APPLICATION: The applicant seeks HDC approval to replace a monument sign in the front yard with a slightly larger monument sign.

APPLICABLE REGULATIONS:

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

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.



- (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.

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

Building Sites

Recommended: Retaining the historic relationship between buildings, landscape features, and open spaces.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Signs

Appropriate: Installing signage that is subordinate to the overall building composition.

Not Appropriate: Installing signs that are too large or that are made from a material that is incompatible with the historic building or district.

STAFF FINDINGS:

1. The proposed monument sign consists of a stone base with a limestone cap, upon which sits a polished granite sign. The entire structure is 72" wide and 54" tall. The stone base is 16" thick; the limestone course then tapers to hold the 6" thick granite sign. The current sign structure is 48" wide and 47" wide. The proposed sign is more substantial and slightly larger in all directions and is well suited to the site, which is a large corner lawn in front of the historic church. It would be located 15' from the Catherine Street sidewalk and 29'6" from the North Division Street sidewalk. This is similar to where the current sign is located.
2. The applicant wanted to make sure a sign would be allowed before having a sign company prepare final sealed design drawings. Staff feels that the information presented on the appearance, placement, materials and dimensions of the sign are thorough and merit review by the Commission.
3. Ground signs, while generally not acceptable in commercial or residential settings, are appropriate because of the church's campus-like setting. Its design and materials are very complimentary with historic St. Andrew's church and property and the sign is compatible with the surrounding neighborhood.
4. Staff believes that the overall size, color, texture, and material are appropriate and meet *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2 and 9, and the guidelines for building sites, and the *Ann Arbor Historic District Design Guidelines* for signs.

POSSIBLE MOTIONS: (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 306 N Division Street, a contributing property in the Old Fourth Ward Historic District, to install a new monument sign, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9 and the guidelines for building sites, and the *Ann Arbor Historic District Design Guidelines* for signs.

MOTION WORKSHEET:

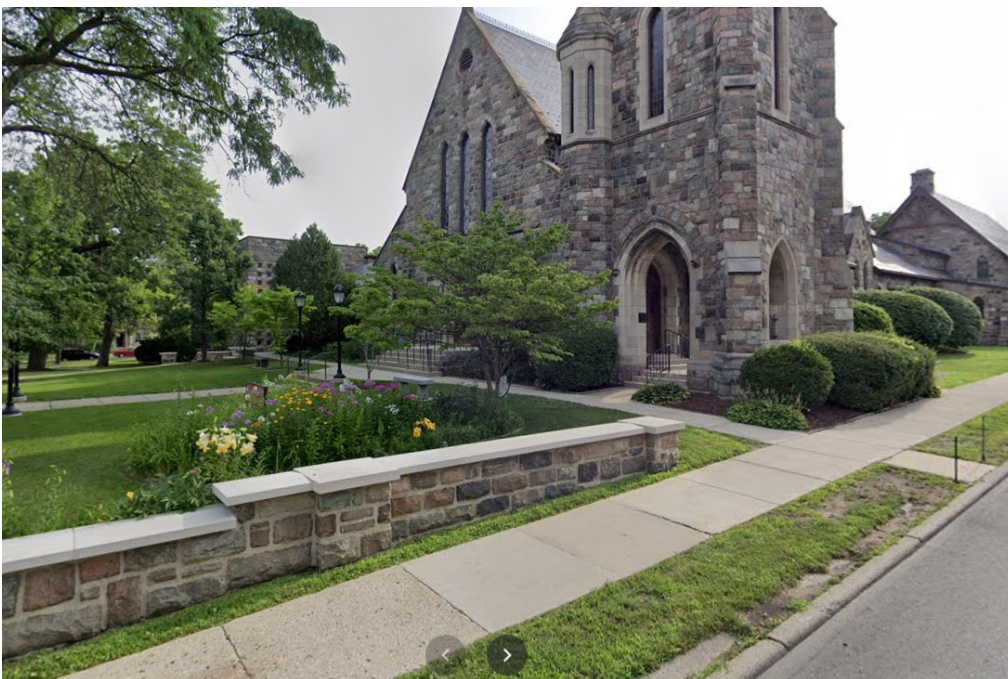
I move that the Commission issue a Certificate of Appropriateness for the work at 306 N. Division Street in the Old Fourth Ward Historic District

_____ 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, photo, drawings, budget proposal

306 N Division (courtesy Google Streetview)
Look closely for the red sign near the flowers





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

Phone: 734.794.6265 ext. 42608

jthacher@a2gov.org

Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER		HISTORIC DISTRICT	
ST. Andrew's Episcopal Church		OLD 4th Ward	
PROPERTY ADDRESS			CITY
306 N. DIVISION ST → during pandemic			ANN ARBOR
ZIP CODE	DAYTIME PHONE NUMBER	EMAIL ADDRESS	
48104	(810) 444-8532	kmepherston@standrewsaa.org	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE			
SIGN HERE	<i>Kathy A. McPherson</i>	PRINT NAME	DATE
	<i>Kathy A. McPherson</i>	<i>KATHY A. McPherson</i>	<i>1/20/21</i>
	<i>for ST Andrews parish admin</i>		

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIP CODE	PHONE / CELL #	FAX No
		()	()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)			
SIGN HERE		PRINT NAME	DATE
		X	

BUILDING USE – CHECK ALL THAT APPLY				
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL
				<input checked="" type="checkbox"/> INSTITUTIONAL
				<i>Church</i>

PROPOSED WORK
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).
<i>We wish to replace the existing sign which is metal, rusting and out dated with a permanent granite sign which is more in keeping with the historic significance of the building making it more aesthetically in keeping</i>
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES: <i>with the structure</i>
<i>The current sign is metal, rusting and has innumerable incorrect service times & announcements "A sign is last for future generations"</i>
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	FEE
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

Payable by credit card KMcParson

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____	
	<input type="checkbox"/> Cash	
	<input type="checkbox"/> Credit Card	



ST. ANDREW'S EPISCOPAL CHURCH

Since 1827 • Anglican Communion

SUNDAYS

Eucharist 8:00 am
& 10:00 am
Church School 9:45 am

WEEKDAYS

Wednesdays 7:00 am
Thursdays 5:30 pm
Fridays 12:15 pm



(WEEKDAY ENTRANCE AND HANDICAP ACCESS IN BACK)



Existing Sign for St. Andrew's Episcopal Church



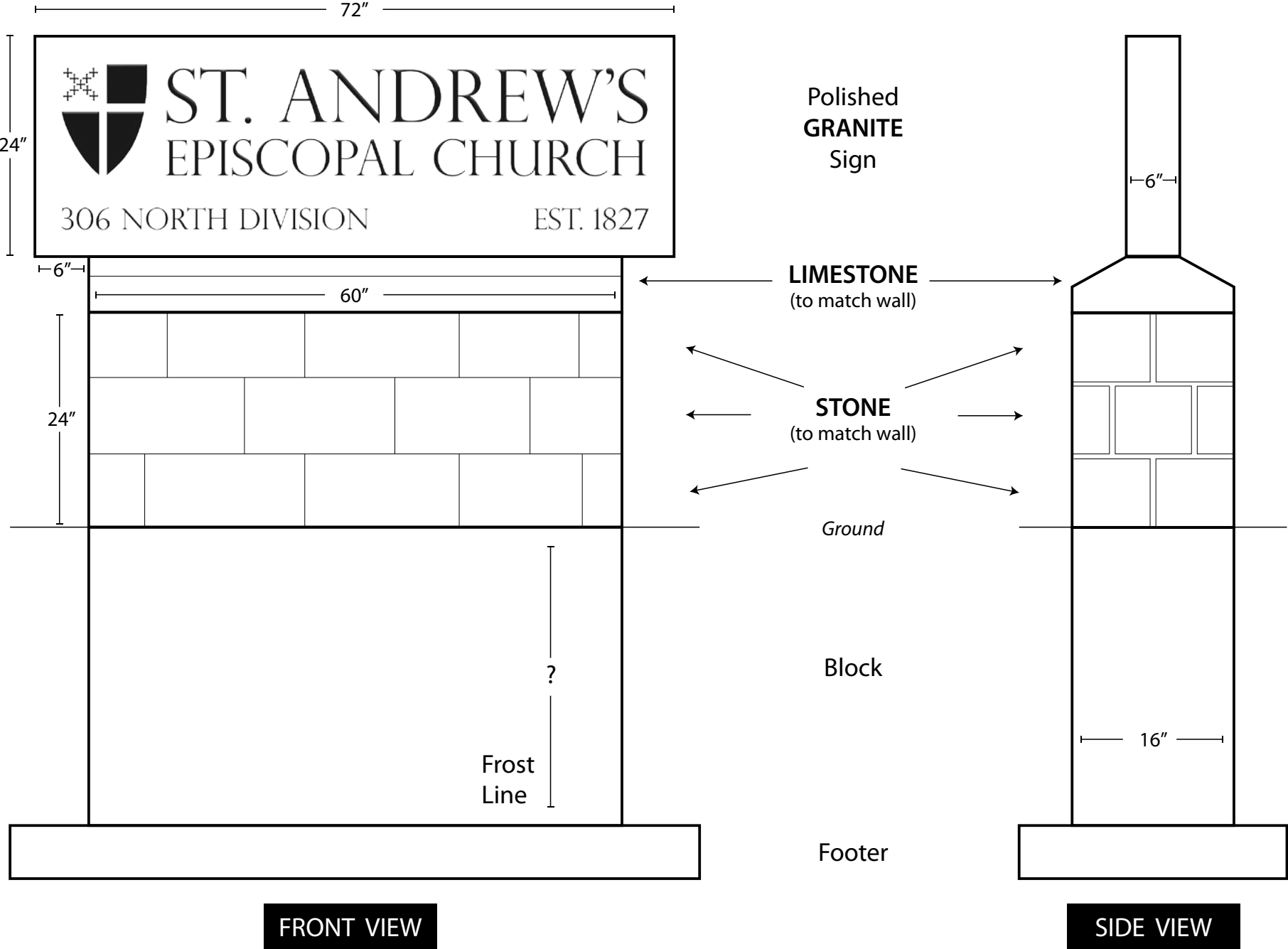
FRONT VIEW

Existing Sign for St. Andrew's Episcopal Church

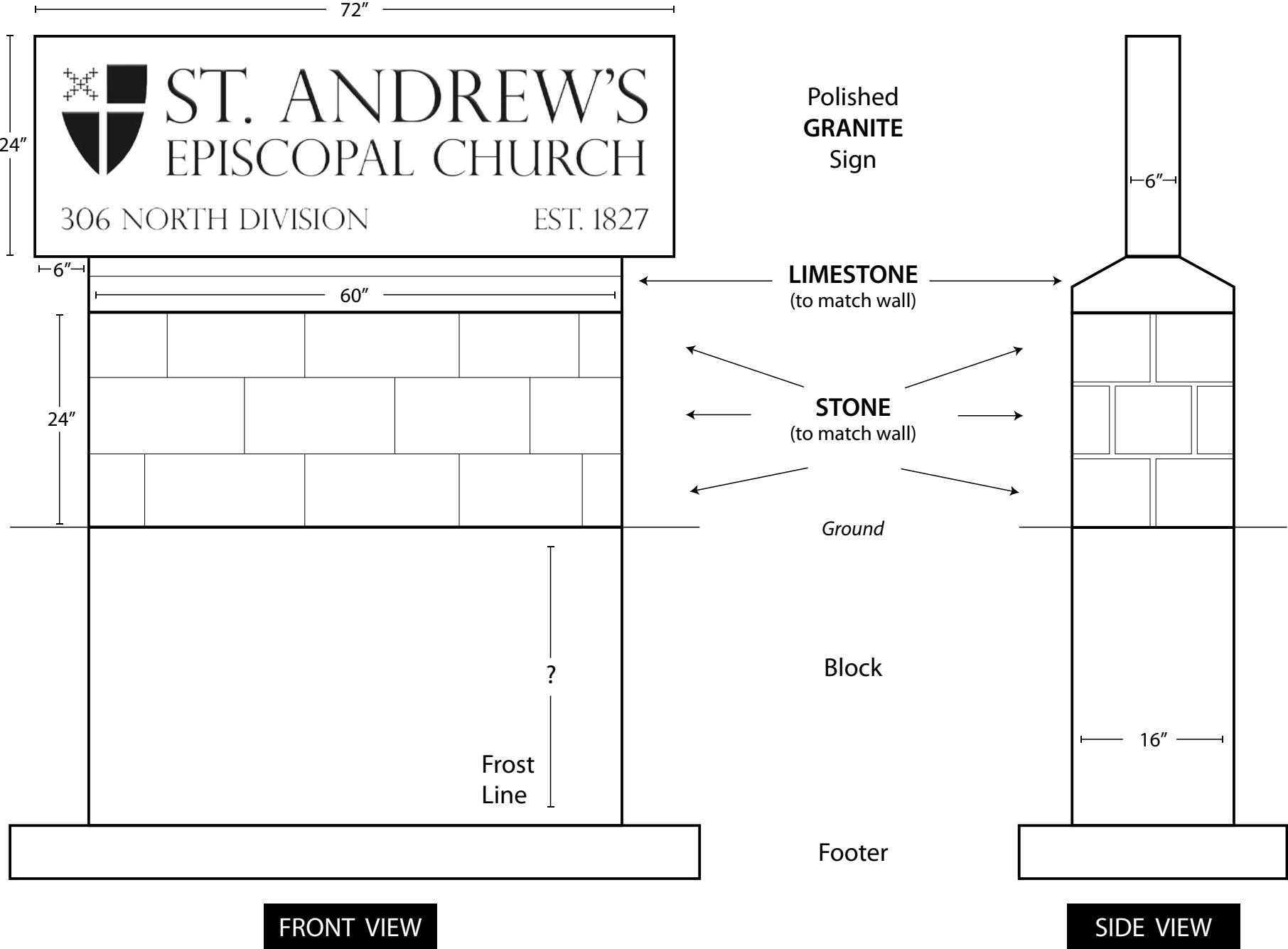


FRONT VIEW

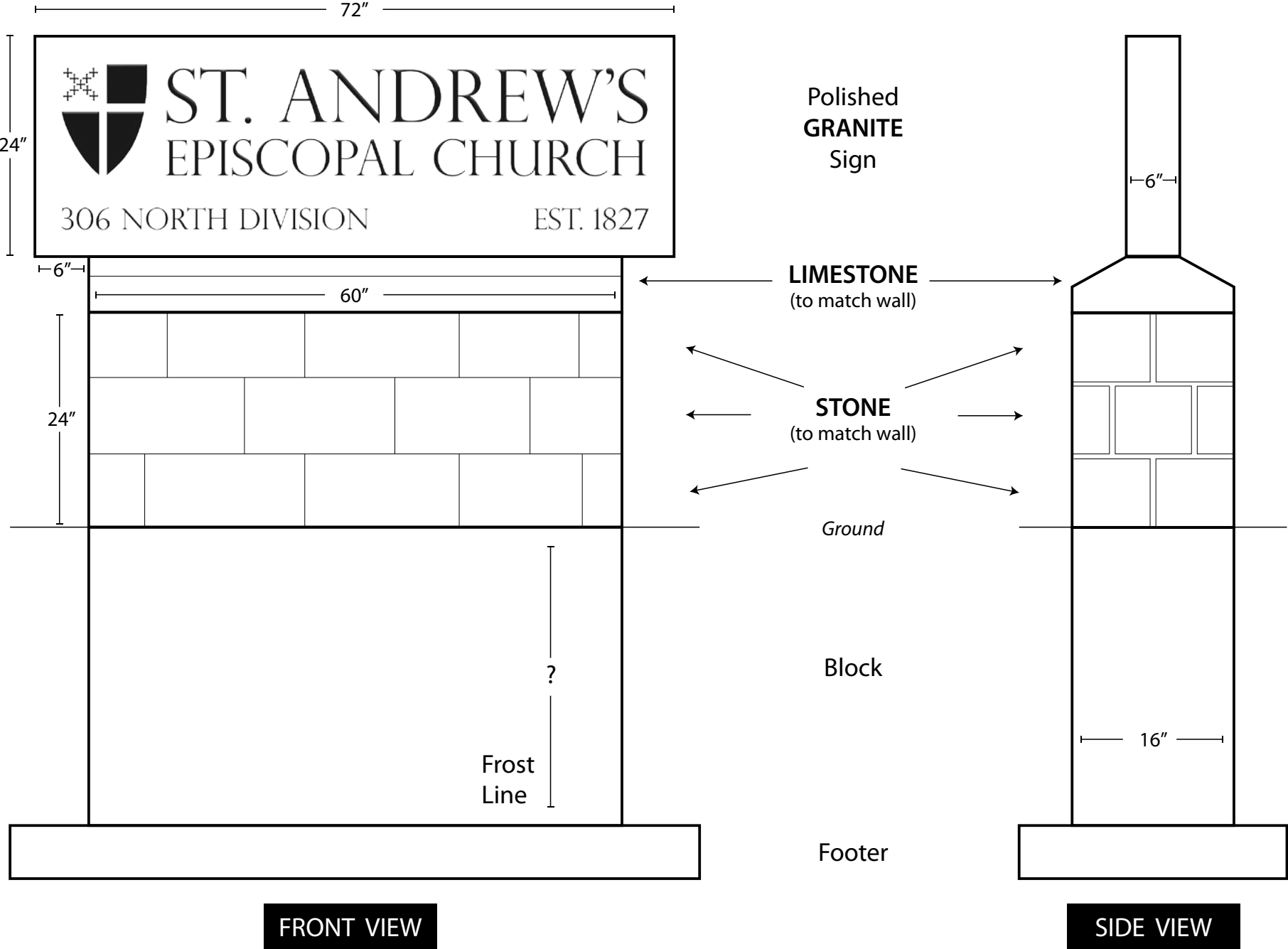
Proposed New Signage for St. Andrew's Episcopal Church



Proposed New Signage for St. Andrew's Episcopal Church



Proposed New Signage for St. Andrew's Episcopal Church





Ohio Building Restoration, Inc.
830 Mill, Street
Toledo, Ohio 43609

Saint Andrews Budget/Proposal

Date: 12/8/2020

Saint Andrews
306 N. Division Street
Ann Arbor, MI

Ohio Building Restoration Inc. will provide the labor, material, and equipment to complete the construction of the sign platform as discussed on site and as mentioned below. After our conversation the permit and excavating will be completed before we start our scope of work by other.

- Scope of work;
- Build 5ft. by 16in. wall to support a granite church sign.
- Deliver and provide the equipment and material to set stones.
- Build wooden forms and pour footer.
- Install rebar and lay up block foundation.
- Set provided field stone three courses high to match the existing yard walls.
- We will provide and install a limestone cap to match the existing walls.
- Set the new granite sign.
- Water-proof the block and fill the hole with salvaged dirt.

Total Budget/Proposal Cost.....\$9,270.00

We propose hereby to furnish material, equipment, and labor – complete in accordance with above specifications.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. O.B.R. workers are fully covered by Workmen’s Compensation Insurance.

Authorized Brian Taylor
Signature_____

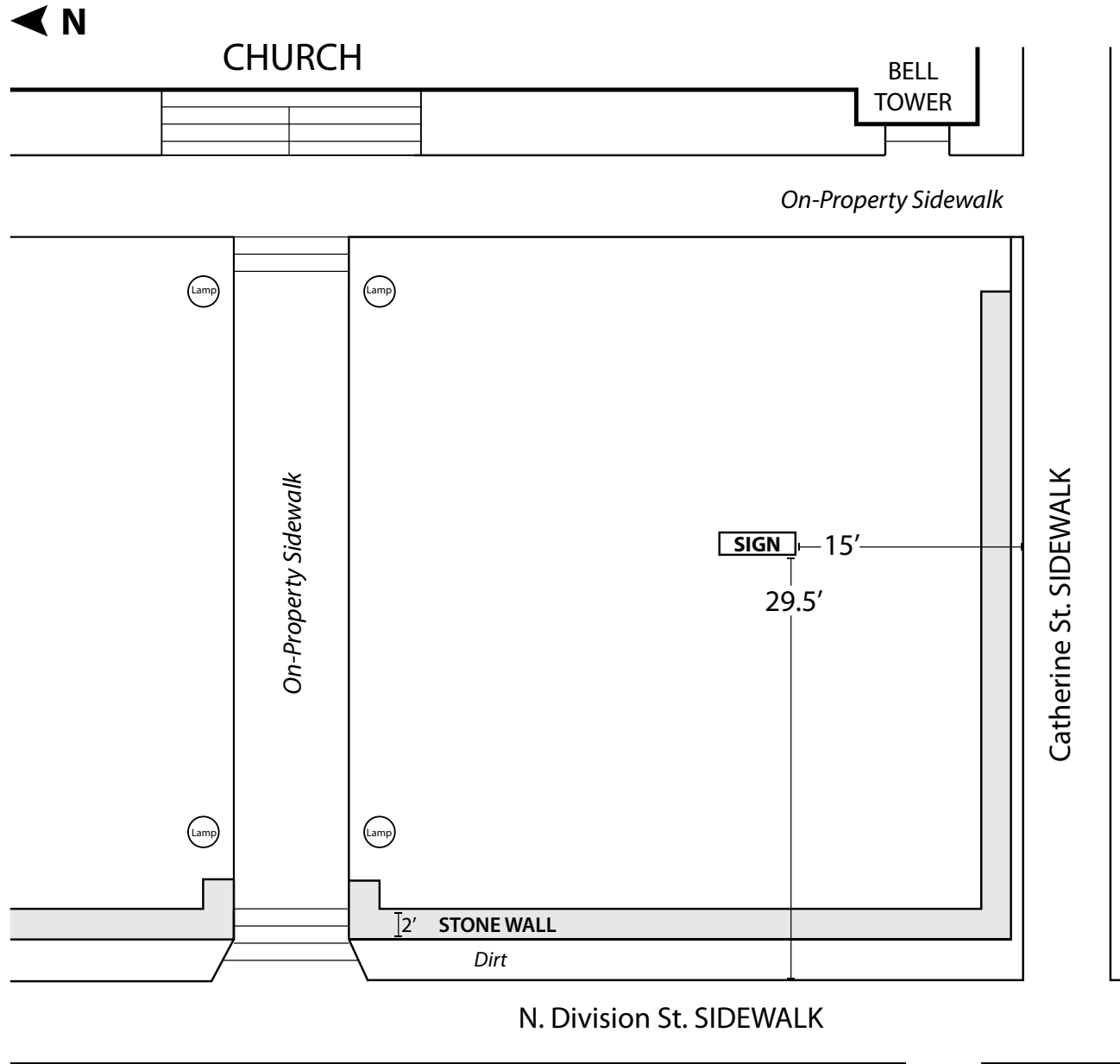
Note: This proposal may be withdrawn if not accepted within 30 days.
The net due 15 days upon completion.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as described above.

Date of Acceptance: _____ Signature: _____

Brian Taylor
Project Manager / Estimator
Ohio Building Restoration, Inc.
Email: btaylor.obr@att.net
Cell: 419.290.7637 Phone: 419.244.7372 Fax: 419.244.0627

Sign Location for St. Andrew's Episcopal Church



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