

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 301 North Fifth Avenue, Application Number HDC12-148

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: September 4, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, September 10 for the Thursday, September 13, 2012
HDC meeting

OWNER

Name: Franca Rose Argiero Trust
Address: 300 Detroit Street
Ann Arbor, MI 48104
Phone: (734) 665-0444

APPLICANT

Jessica Elkins
227 E Main Street
Milan, MI 48160
(734) 604-5971

BACKGROUND: This two story, brick Italianate commercial style barn features a wood hayloft door in the second story, double-hung windows with stone sills and brick arched window hoods accented with stone, and bears the date 1887 in the front gable. Known as Baumgardner's Barn, it is the only remaining structure from John Baumgardner's Marble Works, which specialized in tombstones, sidewalks, and sills and lintels for buildings. The building later became the horse stable for the Wurster Dairy and in the 1950s was used for a used car dealership. In 1978, the garage door on the east elevation was replaced with a door and window after a car crashed into the southeast corner of the building.

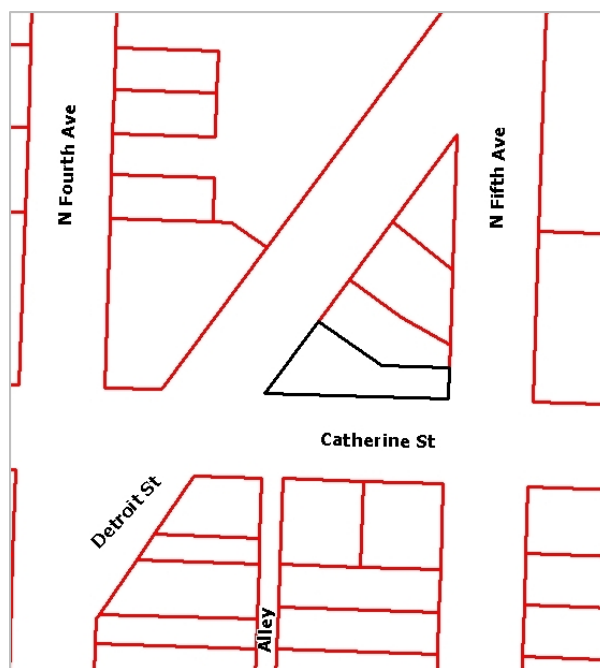
LOCATION: The site is located on the northwest corner of the North Fifth Avenue and Catherine Street intersection.

APPLICATION: The applicant seeks HDC approval to add a new non-illuminated exterior sign to the southeast corner of the building. The signage measures five feet seven-and-one-half inches high, and four feet wide. The sign is bronze in color and consists of one-quarter inch aluminum plate that will be mounted on the corner of the building by two brackets.

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.

STAFF FINDINGS:

1. The proposed business sign consists of a flat cut one-quarter inch aluminum plate that will be painted with a faux "oil rubbed" bronze finish. The applicant states that the surface behind the text will have a printed "parchment" surface and the logo will also be printed. The text and logo will be mounted one-half inch above the background surface. The sign will be attached to the southeast corner of the building by two metal brackets, which will be mounted to the building through the mortar joints.
2. The applicant proposes illuminating the sign with two small spotlights. One spotlight will be located on each side of the lower metal bracket, and will be attached to the sign's mounting plates by small mast arms.
3. The proposed business sign is appropriately scaled and its placement on the southeast corner of the building is appropriate. On the provided mock-up, the sign appears to be compatible in size, materials, and color to the building. The sign also appears to be well balanced and does not detract from the character defining features of the building.
4. Staff recommends approval of the proposed exterior business sign. The proposed sign is generally 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*, in particular standards 9 and 10, and the guidelines for storefronts.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 301 N Fifth Avenue, a contributing property in the Old Fourth Ward Historic District, to add a new exterior sign as proposed. The proposed 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 9 and 10 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 301 North Fifth Avenue 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.

301 N Fifth Avenue (attached to 300 Detroit Street, Argieros)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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: 301 N. Fifth Ave.
Historic District: Old 4th Ward
Name of Property Owner (If different than the applicant):
Franca Rose Argiero Trust
Address of Property Owner: 300 Detroit St Ann Arbor 48104
Daytime Phone and E-mail of Property Owner: 734-605-0444 SD Argiero @ Yahoo
Signature of Property Owner: [Signature] Date: 8/20/12

Section 2: Applicant Information

Name of Applicant: Jessica Elkins
Address of Applicant: 227 E. Main St. Milan MI 48160
Daytime Phone: (734) 604-5971 Fax: ()
E-mail: contact@jessicapothecary.com
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: [Signature] Date: 8-20-12

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: [Initials]

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

1. Provide a brief summary of proposed changes. Adding a sign

2. Provide a description of existing conditions. No sign currently

3. What are the reasons for the proposed changes? Business Exposure

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

size and materials list attached

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: 8/23/12 Application to _____ Staff or X HDC

Project No.: HDC 12-148 Fee Paid: \$100⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 9/13/12

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

Staff signature: _____ HDC NTP _____ Staff COA

Comments:



JESSICA'S
SKIN & BODY
APOTHECARY

Sign Details

The sign is a flat cut 1/4" aluminum plate with welded mounting brackets & mast arms for the two (2) low voltage light fixtures. These lights will require a power supply to be in the building. Two (2) small wires will pass through the wall to the fixtures.

The text & logo will be stand-off mounted 1/2" above the background surface. The text will have small stencil tabs allowing Huron Sign to install it as one piece.

The background, frame & light assemblies will be painted with a faux "oil rubbed" bronze finish. There will be a printed "parchment" surface behind the text. The "seal" will be printed as well.

The sign will attach to the wall with mounting plates & bolts in the mortar joints.





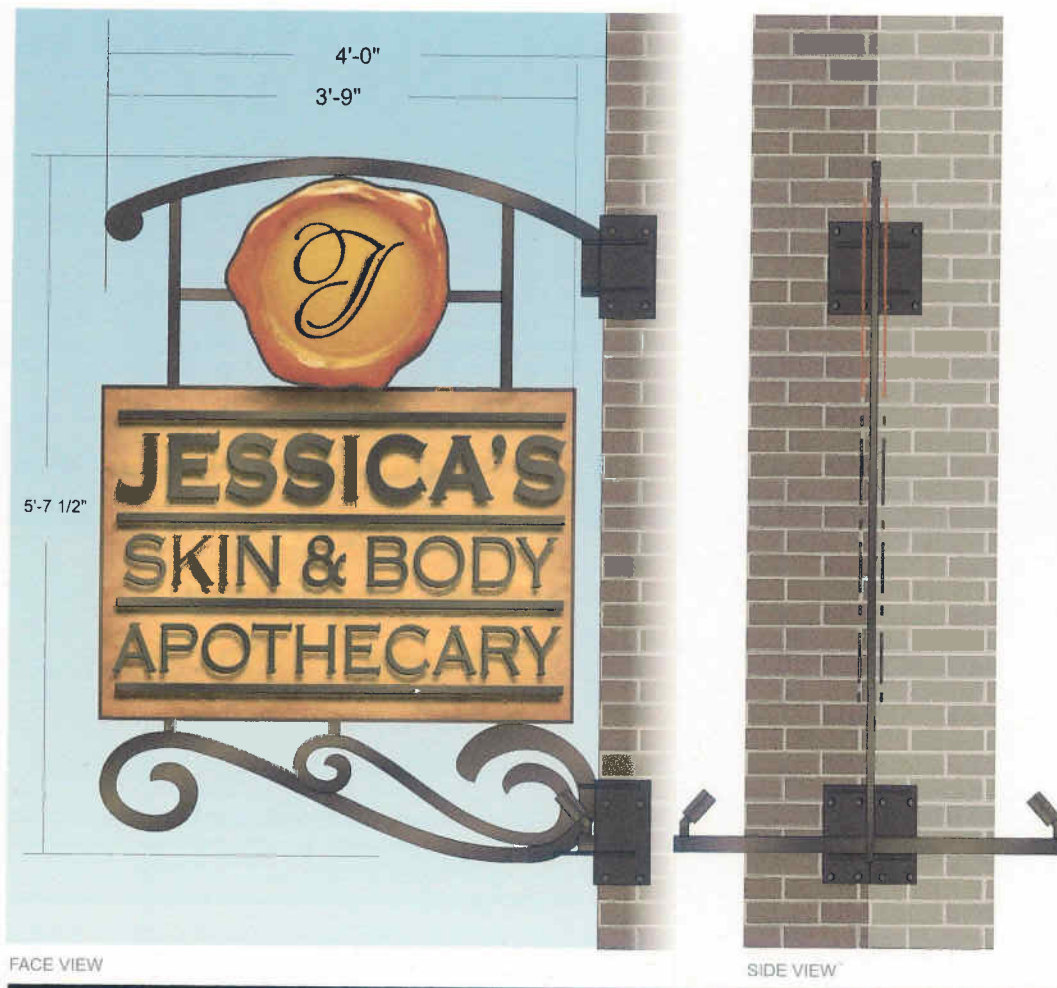
**HURON
SIGN Co.**

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YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

Building Identities Since 1966™



Corner Mounted Custom Direct Lit Projecting Sign



FACE VIEW

SIDE VIEW

SCALE 1" = 1'



Sign Description:
Build & install (1) new custom corner mounted projecting sign with (2) low voltage direct light fixtures. Sign has flat cut stand-off copy & logo seal. All mounting plate hardware positions are aligned to mortar joints, as well as secondary low voltage wiring locations.

22.5 SQFT PER SIDE



# OF SETS	1	RETURN DEPTH	4"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR		TYPE OF INSTALL	CORNER MOUNT	TRANSFORMER	N.A.	DATE	08/13/12
RETURN COLOR	OILED BRONZE	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	JESSICA-APOTH-4
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	SCOTT WILKIE	ADDRESS:	301 N. FIFTH ANN ARBOR, MI

APPROVED BY: _____ DATE: _____

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