

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 414 Detroit Street, Application Number HDC11-084

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: July 8, for the July 14, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2011

OWNER	APPLICANT
Name: Janet Chin	Harriet Held
Address: 414 Detroit St Ann Arbor, MI 48104	414 Detroit St Ann Arbor, MI 48104
Phone: (734) 678-2693	(734) 678-2693

BACKGROUND: This house is a one and three-quarter story Italianate with gables facing the front and north, a pair of four-over-four double hung windows in the front gable, and single four-over-four windows on the rest of the house. The windows have elaborately carved hoods and there is a small gabled roof over the front door. It first appears in the 1883 City Directory as the home of John McComb, an engineer with the Luick Brothers lumber mill across the street. There was an earlier structure on the site, but it is not known whether this is the same building. McComb was followed in 1886 by laborer Henry Kauffmann, whose daughter Louise, a dressmaker, continued to live here until 1920, sharing the house with piano tuner Stephen Schaible. (From the Old Fourth Ward study committee report.)

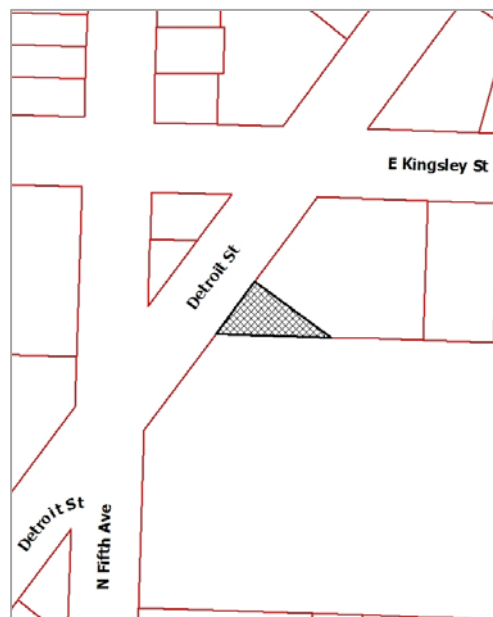
LOCATION: The site is located on the west side of Detroit Street between North Fifth Avenue and East Kingsley Street. Zingerman's Next Door is immediately to the north, and Community High is to the south.

APPLICATION: The applicant seeks HDC approval to hang an oval-shaped business sign off the gabled wood roof over the front door of the building.

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: Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

STAFF FINDINGS:

1. The proposed wood business sign is appropriately scaled and complimentary to the historic structure.
2. Staff recommends approval of the proposed sign since it meets the *Secretary of the Interior's Standards and Guidelines*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 414 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to install a business sign as documented in the owner's submittal. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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 414 Detroit 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, drawing

414 Detroit (1999 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:	<u>414 Detroit Street</u>
Historic District:	<u>Kerrytown</u>
Name of Property Owner (If different than the applicant):	<u>Janet Chin</u>
Address of Property Owner:	<u>Same</u>
Daytime Phone and E-mail of Property Owner:	<u>734.678.2693</u>
Signature of Property Owner:	<u>Janet Allen Chin</u> Date: <u>6/24/11</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Harriet Held</u>
Address of Applicant:	<u>414 Detroit Street</u>
Daytime Phone:	<u>(734) 663.2693</u> Fax: ()
E-mail:	<u>lilysgarden@sbcglobal.net</u>
Applicant's Relationship to Property:	owner architect contactor <input checked="" type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>6/24/11</u>
Section 3: Building Use (check all that apply)	
<input checked="" 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 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: <u>[Initials]</u>	

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

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

2. Provide a description of existing conditions. Was vacant until purchase on 6/1/11

3. What are the reasons for the proposed changes? Moving existing business into lower level of building. Building is zoned D2 with residence on 2nd floor

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 11-084 Fee Paid: _____

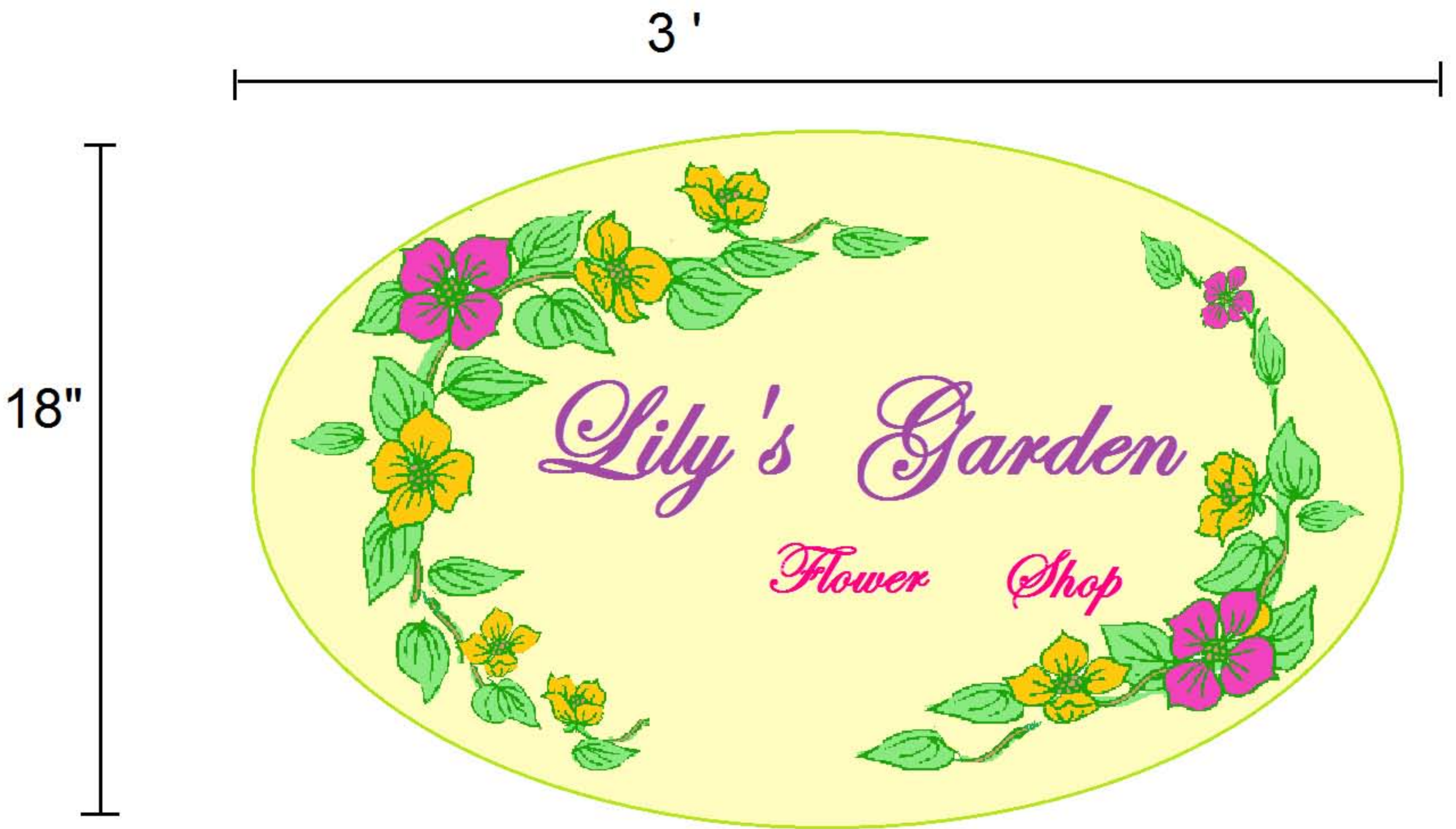
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:





1/4" oak with hand-painted design
Attached with metal hook and eye to bottom of front
of porch over hang.