

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 126 South Main Street, Application Number HDC12-020

DISTRICT: Main Street Historic District

REPORT DATE: March 1, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 5 for the Thursday, March 8, 2012 HDC meeting

OWNER

Name: 126 South Main Associates

Address: 126 S. Main Street
Ann Arbor, MI 48104

Phone: (734) 662-4426

APPLICANT

Hooper, Hathaway, Price, Beuce & Wallace, c/o Heather Conway-Visser
Same

BACKGROUND: This three story, brick Italianate commercial building features three bays in the front elevation, arched window hoods on the second and third stories, a large cornice with wide eaves featuring modillions and dentils, an entablature above the front entrance, and stone quoins on the corners. It was first occupied in 1866 by Philip Bach Dry Goods. In 1981, the building was fully renovated by the law firm Hooper, Hathaway, Price, Beuce & Wallace.

LOCATION: The site is located on the northwest corner of the South Main and West Washington intersection.

APPLICATION: The applicant seeks HDC approval to add a new non-illuminated exterior sign to the entablature above the front entrance. The signage measures eleven-and-seven-eighths inches high, and fourteen feet eight inches long. The sign is metallic bronze in color and consists of individually-cut acrylic letters with a traditional serif font style that will be individually mounted on the entablature.

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 is appropriately scaled and its placement on the entablature above the front entrance is appropriate. The sign is not illuminated. 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.
2. Staff recommends approval of the proposed non-illuminated exterior 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 126 South Main Street, a contributing property in the Main Street 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 126 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.

126 South Main Street (April 2007 photos)





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: 126 South Main Street, Ann Arbor, MI 48104

Historic District: Yes

Name of Property Owner (If different than the applicant):

126 South Main Associates PC

Address of Property Owner: 126 South Main Street, Ann Arbor, MI 48104

Daytime Phone and E-mail of Property Owner: 734-662-4426 / jbeuche@hooperhathaway.com

Signature of Property Owner:  Date: 2/9/12

Section 2: Applicant Information

Name of Applicant: Hooper, Hathaway, Price, Beuche & Wallace, c/o Heather Conway-Visser

Address of Applicant: 126 South Main Street

Daytime Phone: (734) 662-4426 Fax: (734) 662-9559

E-mail: heather@hooperhathaway.com

Applicant's Relationship to Property: owner architect contractor other employee

Signature of applicant:  Date: 2/13/12

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: 

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

1. Provide a brief summary of proposed changes. The firm would like to add exterior signage to the entablature above the building entrance. The proposed sign will be simple metal pin-mount lettering in a traditional serif font style.

2. Provide a description of existing conditions. Currently the entablature above the bldg. entrance features no decorative elements and the building currently has no identifying signage on the facade, other than a small brass nameplate on the front door.

3. What are the reasons for the proposed changes? The firm would like to make the building more easily identifiable; there has been no signage on the facade since the firm first renovated the structure in 1981.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. Please find attached our proposed signage mock-up photo from Huron Sign co.

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: 2/14/2012 Application to _____ Staff or X HDC

Project No.: HDC 12-020 Fee Paid: \$100

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 3/8/2012

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

Staff signature: _____ HDC NTP _____ Staff COA

Comments:



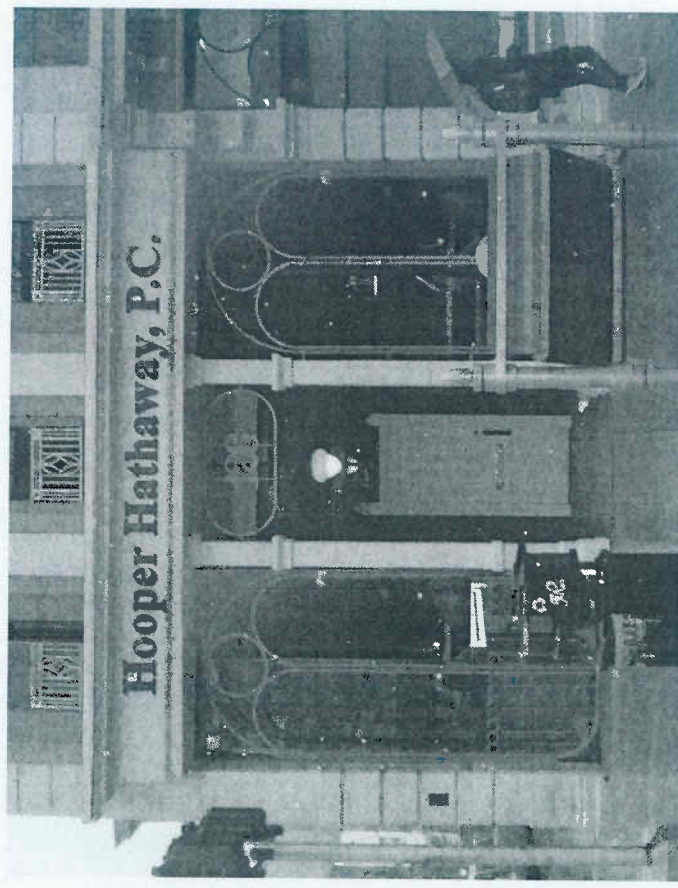
**HURON
SIGN CO.**

663 S. MANFIELD
P.O. BOX 950493
YPSILANTI, MI 48198
PHONE 734-483-8000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

Building Identifies Since 1966™



Custom Flat Cut Letters Painted Metallic Bronze



FRONT ELEVATION VIEW

SCALE 1/4" = 1'



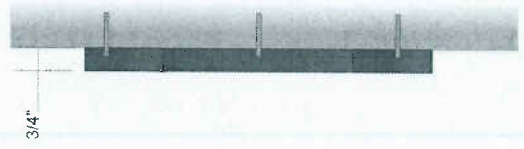
MAP DARK CHARCOAL
TO MATCH WINDOW FRAME
TBD

NOTE: The colors called out in the rendering do not exactly match the print, to see actual color samples see your sales representative.

19.09 SQFT

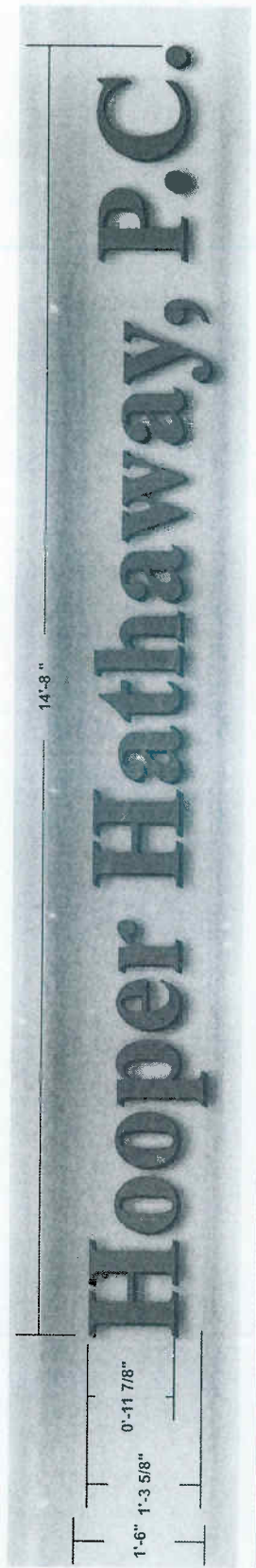
SIGN DESCRIPTION:

3/4" FLAT CUT ACRYLIC LETTERS WITH THREADED STUDS FIXED WITH SILICON ADHESIVE. LETTERS ARE PRIMED & PAINTED WITH MATHEWS ACRYLIC POLYURETHANE METALLIC BRONZE.



3/4"

SIDE VIEW



FRONT ELEVATION VIEW

SCALE 3/4" = 1'

# OF SETS	1	RETURN DEPTH	3/4"
FACE COLOR	BRONZE	TYPE OF INSTALL	PIN MOUNT
RETURN COLOR	BRONZE	TYPE OF FACE	ACRYLIC
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.
LED COLOR	N.A.	HOUSINGS	N.A.



RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
TRANSFORMER	N.A.	DATE	02/08/12
BALLAST	N.A.	JOB NO.	8186
COMMENTS:		JOB NAME	HOOP-HATH-8186-3
SALESPERSON:	Jim Anderson	ADDRESS:	126 S. MAIN ST., ANN ARBOR, MI

APPROVED BY:

DATE:

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