

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 216 South Main Street, Application Number HDC12-123

DISTRICT: Main Street Historic District

REPORT DATE: August 6, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 13 for the Thursday, August 16, 2012 HDC meeting

OWNER

Name: Curtis Commercial
Address: 343 S. Main Street, Suite 218
 Ann Arbor, MI 48104
Phone: (734) 761-6163

APPLICANT

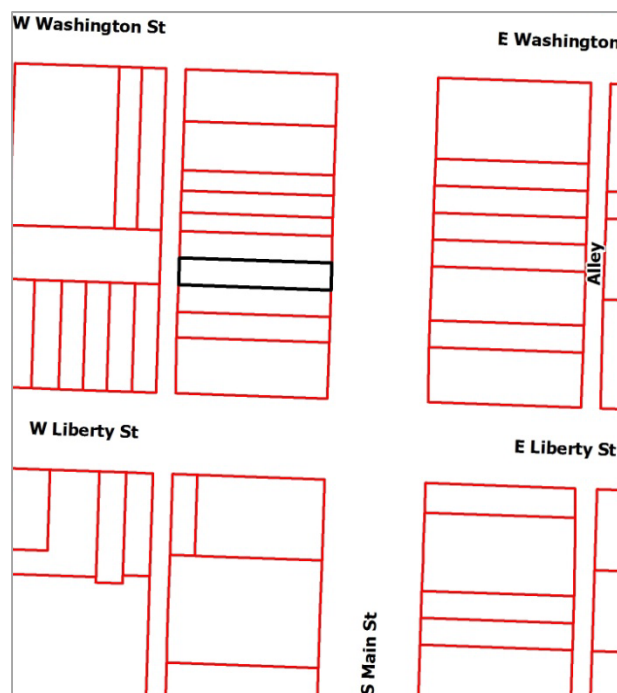
Lisa Roberts
 Rock Paper Scissors
 216 S Main Street
 Ann Arbor, MI 48104
 (773) 308-6007

BACKGROUND: This two story, brick Art-Moderne commercial building was built in 1949, and was first occupied by F. W. Woolworth Company. The storefronts, second floor windows, and two second floor window openings are not original.

LOCATION: The site is located on the west side of South Main Street between West Washington Street and West Liberty Street.

APPLICATION: The applicant seeks HDC approval to add two new non-illuminated exterior signs to the entablature above the front entrance. The proposed wall sign measures fifteen inches high, and eleven feet four inches long. The sign consists of three separate series of aluminum and polycarbonate letters with a traditional serif font style that will be mounted on the wood entablature.

A second projecting bracket sign has already been installed on the north end of the entablature and measures eighteen inches high and twenty-four inches deep, and is composed of medium density overlay plywood.



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 wall sign consists of three separate series of silver aluminum letters that are outlined with black polycarbonate. The signs will be mounted above the entrance in the wood entablature by steel studs set in silicone.
2. The projecting bracket sign has already been installed. It consists of medium overlay density plywood that is painted black with a red and white striped border, and white lettering. It is suspended from a metal bracket that measures approximately twelve inches high and thirty inches wide, and is installed in the entablature of the building.
3. The proposed wall sign and projecting bracket sign are appropriately scaled and the placement on the entablature above the front entrance is appropriate. The signs are not illuminated. On the provided mock-up, the signs appear to be compatible in size, materials, and color to the building. The signs also appear to be well balanced and do not detract from the character defining features of the building.
4. Staff recommends approval of the proposed non-illuminated exterior wall sign and projecting bracket sign. The proposed signs are generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meet *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 216 South Main Street, a contributing property in the Main Street Historic District, to add a new exterior wall sign and a projecting bracket 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 216 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.

216 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: <u>216 S. Main</u>
Historic District: <u>Main Street</u>
Name of Property Owner (If different than the applicant): <u>Curt's Commercial</u>
Address of Property Owner: <u>343 S. Main Suite 218 761-6163</u>
Daytime Phone and E-mail of Property Owner: <u>info@curt's Commercial LLC.com</u>
Signature of Property Owner: _____ Date: _____
Section 2: Applicant Information
Name of Applicant: <u>Rock Paper Scissor Lisa Roberts</u>
Address of Applicant: <u>216 S. Main</u>
Daytime Phone: <u>(734) 308-6007</u> Fax: (____) _____
E-mail: <u>info@rockpaper-scissorshop.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner _____ architect _____ contractor _____ other
Signature of applicant: _____ Date: _____
Section 3: Building Use (check all that apply)
<input type="checkbox"/> Residential _____ Single Family _____ Multiple Family _____ Rental
<input checked="" type="checkbox"/> 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. we are putting up signage to let people know where our business is

2. Provide a description of existing conditions. no signage from wall other businesses have signage in the same building

3. What are the reasons for the proposed changes? new business

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

Attached is a drawing

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: 7/10/12 Application to _____ Staff or X HDC

Project No.: HDC 12-123 Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 8/10/12

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



Relaxation &
Ultimate Bodywork
Massage Yoga Wellness

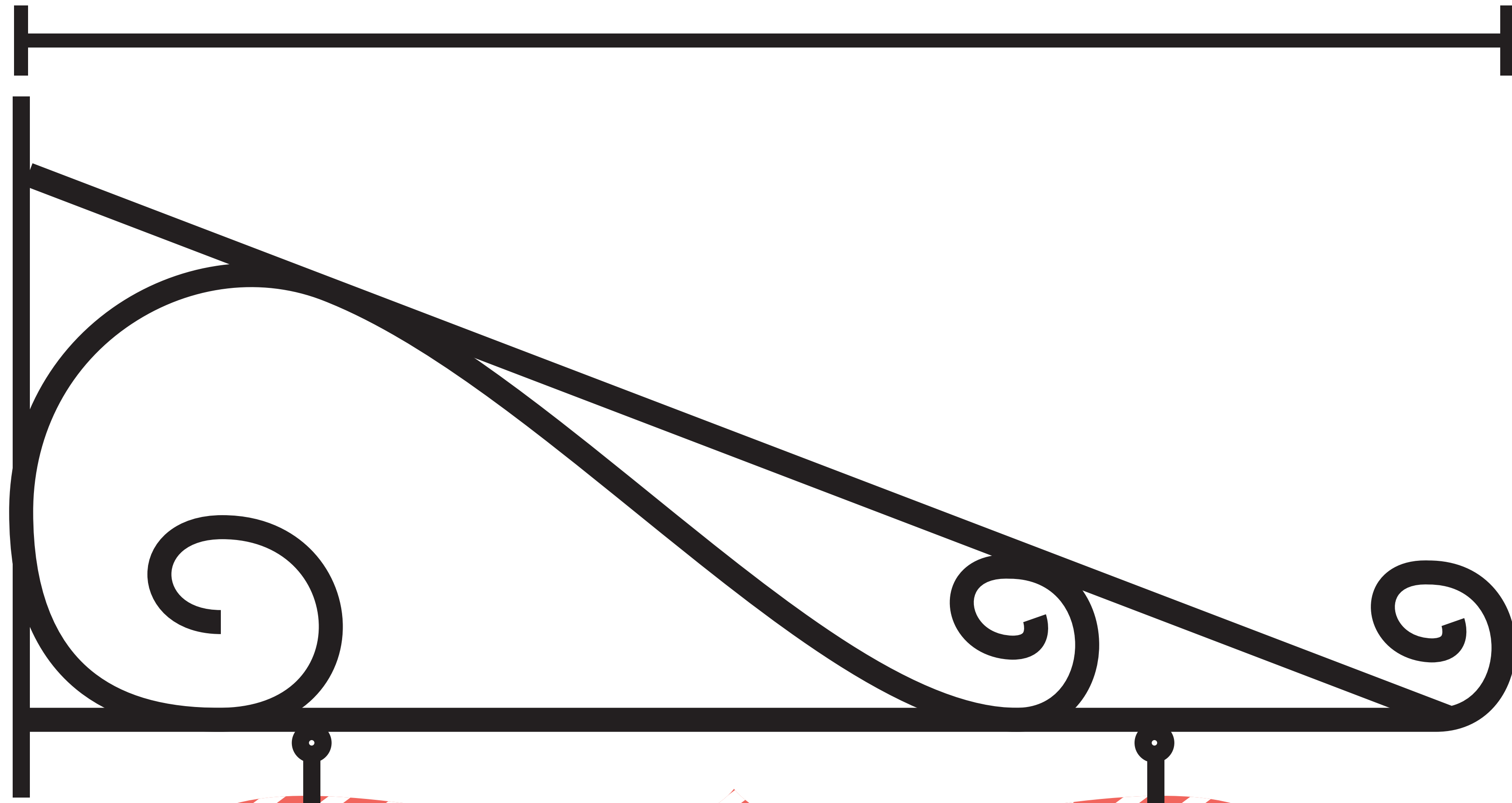


NO PARKING
PERMIT ONLY
FINE \$125 PER HOUR
4 AWAY ZONE

9023



30"



18"

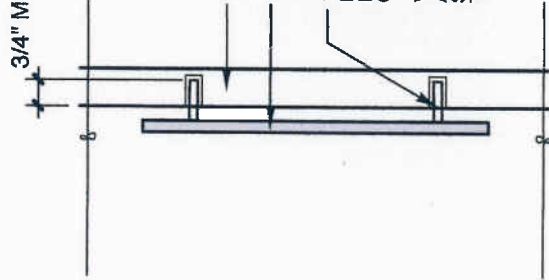


24"



ALUMINUM COMPOSITE AND POLYCARBONATE SIGN MOUNTED TO EXISTING WOOD BACKUP WITH METAL STUDS AND SILICONE.

3/4" MIN.



WOOD BACKUP

ALUMINUM COMPOSITE AND POLYCARBONATE SIGN

1/4" DIAMETER STEEL STUDS SET IN SILICONE -- MINIMUM (3) THREE PER EACH INDEPENDENT LETTER OR SERIES OF LETTERS.

VERIFY CONDITION OF SUBSTRATE AND REPORT ISSUES RELATED TO STABILITY TO ARCHITECT PRIOR TO INSTALLATION.

MOUNTING DETAIL
NO SCALE

SIDEWALK / GRADE

ELEVATION
NO SCALE

WALL MOUNTED SIGN

ROCK PAPER SCISSORS
ANN ARBOR, MICHIGAN

NOTE:

DAVID BONA ARCHITECT IS RESPONSIBLE FOR STRUCTURAL MOUNTING DETAILS ONLY. DESIGN AND LAYOUT OF SIGNAGE IS BY OTHERS.

A1.0



DAVID BONA • ARCHITECT
7910 ANN ARBOR STREET
DEXTER, MICHIGAN 48130
734.904.1868

06.28.12