

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 106 South Main Street, Application Number HDC12-169

**DISTRICT:** Main Street Historic District

**REPORT DATE:** October 1, 2012

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, October 8 for the Thursday, October 11, 2012 HDC meeting

#### OWNER

**Name:** Dahlman Florida Corp.  
**Address:** 300 S Thayer  
 Ann Arbor, MI 48104  
**Phone:** (734) 668-2824

#### APPLICANT

Angie Lane  
 106 S Main St.  
 Ann Arbor, MI 48104  
 (734) 998-0098

**BACKGROUND:** This seven-story, Beaux-Arts commercial building features an elaborate entablature; stone escutcheons, quoins, and window trim; and fluted columns. The ornate cornice was recently restored. This contributing building in the Main Street Historic District is known as the Glazier Building. It was built in 1906 and was originally occupied by the First National Bank of Ann Arbor. The proposed new business sign is in a three story addition that was added to the southern elevation in 1908 and was first occupied by the W. Goodyear & Co. dry goods store.

In May 2012, the HDC approved the removal of the first floor infill and construction of a new storefront.

**LOCATION:** The site is located on the west side of S Main Street between West Huron Street and West Washington Street.

**APPLICATION:** The applicant seeks HDC approval to add a new blade sign in the sign band above the entry way. The sign will be illuminated by two small spotlights, one on each side of the proposed sign, and are attached to the sign band.

#### 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 circular high density urethane panel. The sign will be dark brown in color with gold text. The proposed sign measures two feet eight-and-one-quarter inches in diameter and will project three feet seven inches from the building. The sign will be attached to the sign band above the front entrance by a painted steel frame. In order to protect the exterior masonry the sign should be mounted through the mortar joints, which is not indicated on the provided drawings.
2. The applicant proposes illuminating the sign with two small spotlights. One spotlight will be located on each side of the proposed blade sign. The spotlights should be mounted through the mortar joints to protect the masonry, which is not indicated on the provided drawings.
3. The proposed business sign is appropriately scaled and its placement in the sign band 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 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 106 S 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 106 South Main Street 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.



**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>106 S. MAIN ST</u>
Historic District:	<u>MAIN STREET</u>
Name of Property Owner (If different than the applicant):	<u>DAHLMANN Florida Corp.</u>
Address of Property Owner:	<u>300 S. Thayer Ann Arbor, MI</u>
Daytime Phone and E-mail of Property Owner:	<u>(734) 1608-2824 kelli@annarboroffice.com</u>
Signature of Property Owner:	<u>Kelli D. Marra</u> Date: <u>9-21-12</u> Owner's Agent - Property Manager
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>MOMUS INC (ANGIE LANE, ARCHITECT)</u>
Address of Applicant:	<u>106 S. MAIN ST</u>
Daytime Phone:	<u>(734) 998 0098</u> Fax: <u>(734) 996 8899</u>
E-mail:	<u>angie@momusinc.com</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>9/21/12</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input 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	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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: <u>AL</u>	

**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. EXISTING STOREFRONT WITH NO SIGNAGE

3. What are the reasons for the proposed changes? SIGN FOR NEW TENANT

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

SEE ATTACHED DETAILS & ELEVATIONS OF PROPOSED SIGN

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: 9/21/12 Application to \_\_\_\_\_ Staff or  X  HDC

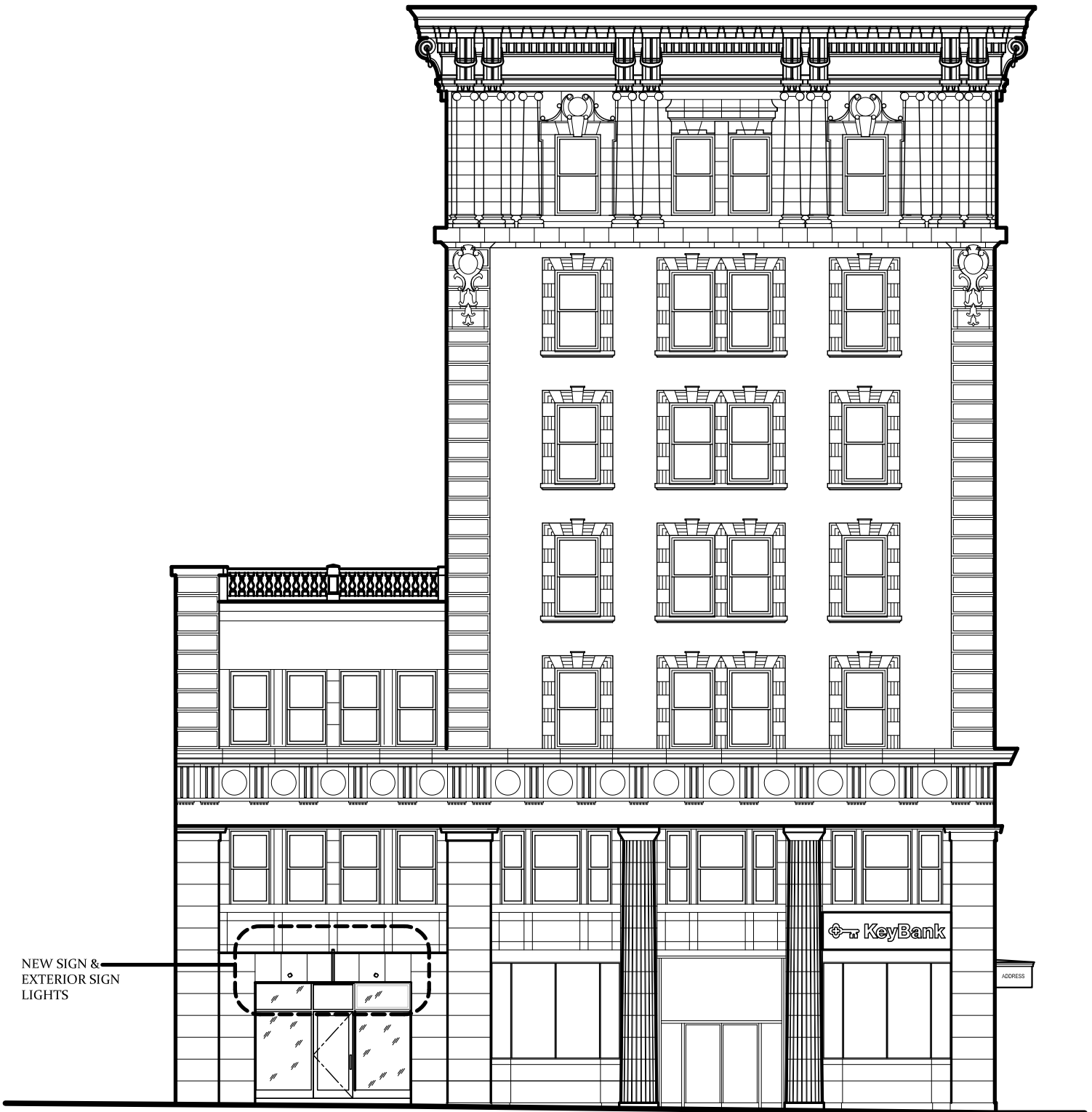
Project No.: HDC 12-169 Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 10/11/12

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial


Staff signature: \_\_\_\_\_  HDC NTP  Staff COA

Comments:



# BUILDING ELEVATION

N.T.S

<b>PROJECT</b>	106 S. MAIN, ANN ARBOR, MI	<b>DATE</b>	SEPTEMBER 20, 2012
		211 S. FOURTH AVENUE, SUITE 1A ANN ARBOR, MICHIGAN 48104	



NEW STEEL FRAMED  
HIGH DENSITY  
URETHANE SIGN,  
PERPENDICULAR TO  
BUILDING FACE

NEW 'ACCESS  
LIGHTING' MYRA  
COLLECTION BRONZE  
OUTDOOR HALOGEN  
SPOTLIGHTS



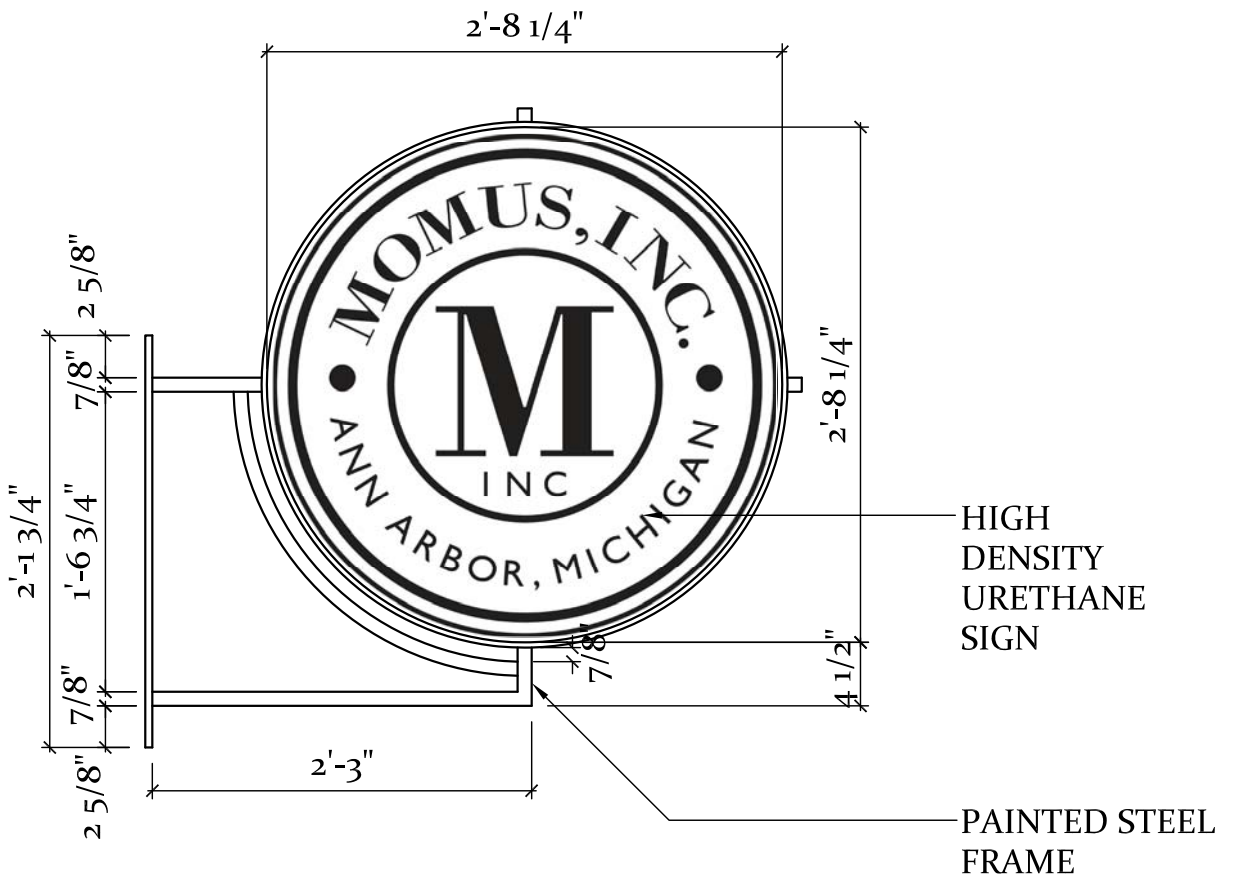
SIGNAGE:	
ALLOWABLE AREA	
2s.f. x 18'-5" (lineal foot of frontage)	= 36.83
S.F.	
PROPOSED SIGN AREA	= 5.7 S.F.
MAX. MESSAGE UNITS	= 10
PROPOSED MESSAGE UNITS	= 2

## PROPOSED STOREFRONT ELEVATION W/ SIGN

SCALE 3/16" = 1'-0"

<b>PROJECT</b> 106 S. MAIN, ANN ARBOR, MI	<b>DATE</b> SEPTEMBER 20, 2012
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	211 S. FOURTH AVENUE, SUITE 1A ANN ARBOR, MICHIGAN 48104
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## SIGN DETAIL

SCALE 1" = 1'-0"

PROJECT

106 S. MAIN, ANN ARBOR, MI

DATE

SEPTEMBER 20, 2012



211 S. FOURTH AVENUE, SUITE 1A  
ANN ARBOR, MICHIGAN 48104





## SIGN RENDERING

**PROJECT**

106 S. MAIN, ANN ARBOR, MI

**DATE**

SEPTEMBER 20, 2012



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