

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 530 Elizabeth Street, Application Number HDC16-140

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: July 14, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2016

	OWNER	APPLICANT
Name:	St. Thomas the Apostle	Robert Hohler
Address:	Catholic Church 530 Elizabeth Street Ann Arbor, MI	Same
Phone:		(734) 761-8606

BACKGROUND: St Thomas' Catholic Church was built in the Romanesque Revival style in 1899. The St. Thomas Rectory was built next door in 1902 in the colonial revival style, with numerous significant architectural features.

LOCATION: The site is located on the east side of Elizabeth Street between High Street and East Kingsley. The sign location is behind the St. Thomas Rectory, which fronts on North State Street but is impressive from the back on Elizabeth Street, as well.

APPLICATION: The applicant seeks HDC approval to install a directional sign on the property in order to direct visitors to various facilities on-site.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (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.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Sites

Recommended: Retaining the historic relationship between buildings, landscape features, and open spaces.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Signs

Appropriate: Installing signage that is subordinate to the overall building composition.

Not Appropriate: Installing signs that are too large or that are made from a material that is incompatible with the historic building or district.

STAFF FINDINGS:

1. The proposed new directional sign measures 3 feet long by 2 feet high. The sign will be located in the front yard near the sidewalk to direct visitors to various locations on the church campus. Per the applicant via email, the sign posts and frame are PVC, and the sign is made of "dibond" aluminum covering a plastic material.
2. The applicant wanted to make sure a sign would be allowed before having a sign company prepare final design drawings. Staff felt enough information was presented on the appearance, placement, and general size of the sign to bring it to the Commission as a conceptual application, with details to follow via staff review at the sign permit stage.
3. Ground signs, while generally not acceptable in commercial or residential settings, can be appropriate on a campus (in this case, directing visitors to the church or various offices). The small size makes this sign minimally intrusive and it does not impact the significant historic resources on the St. Thomas property.
4. The proposed new sign is compatible with the area. Staff believes that the overall size, color, texture, and material are appropriate and meet *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2 and 9, and the guidelines for storefronts, and the *Ann Arbor Historic District Design Guidelines*.

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 530 Elizabeth Street, a contributing property in the Old Fourth Ward Historic District, to install a new directional sign on the condition that staff reviews the final specifications for consistency at the time of sign permit review. As conditioned, 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 2 and 9 and the guidelines for building sites, and the *Ann Arbor Historic District Design Guidelines* for signs.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 530 Elizabeth 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, conceptual drawing, photo.

520 Elizabeth (2014 Google Streetview)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>530 Elizabeth St.</u>
Historic District: _____
Name of Property Owner (If different than the applicant): <u>St. Thomas the Apostle Catholic Church</u>
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: <u>734-761-8606</u>
Signature of ^{Authorized Personnel} Property Owner: <u>[Signature]</u> Date: <u>6-3-16</u>
Section 2: Applicant Information
Name of Applicant: <u>Robert Hahler</u>
Address of Applicant: <u>530 Elizabeth St.</u>
Daytime Phone: <u>(734) 761-8606</u> Fax: (____) _____
E-mail: <u>r.hahler@sta2.org</u>
Applicant's Relationship to Property: ___ owner ___ architect ___ contactor <input checked="" type="checkbox"/> <u>Business Manager</u> other
Signature of applicant: <u>[Signature]</u> Date: <u>6/3/16</u>
Section 3: Building Use (check all that apply)
___ Residential ___ Single Family ___ Multiple Family ___ Rental
___ Commercial <input checked="" type="checkbox"/> Institutional <u>Church</u>
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>RH</u>

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

1. Provide a brief summary of proposed changes. Add a directional sign on property to enable people to know where they are going.

2. Provide a description of existing conditions. There is no directional sign.

3. What are the reasons for the proposed changes? To help visitors and members to locate the appropriate facility.

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

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 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:



36"

44"

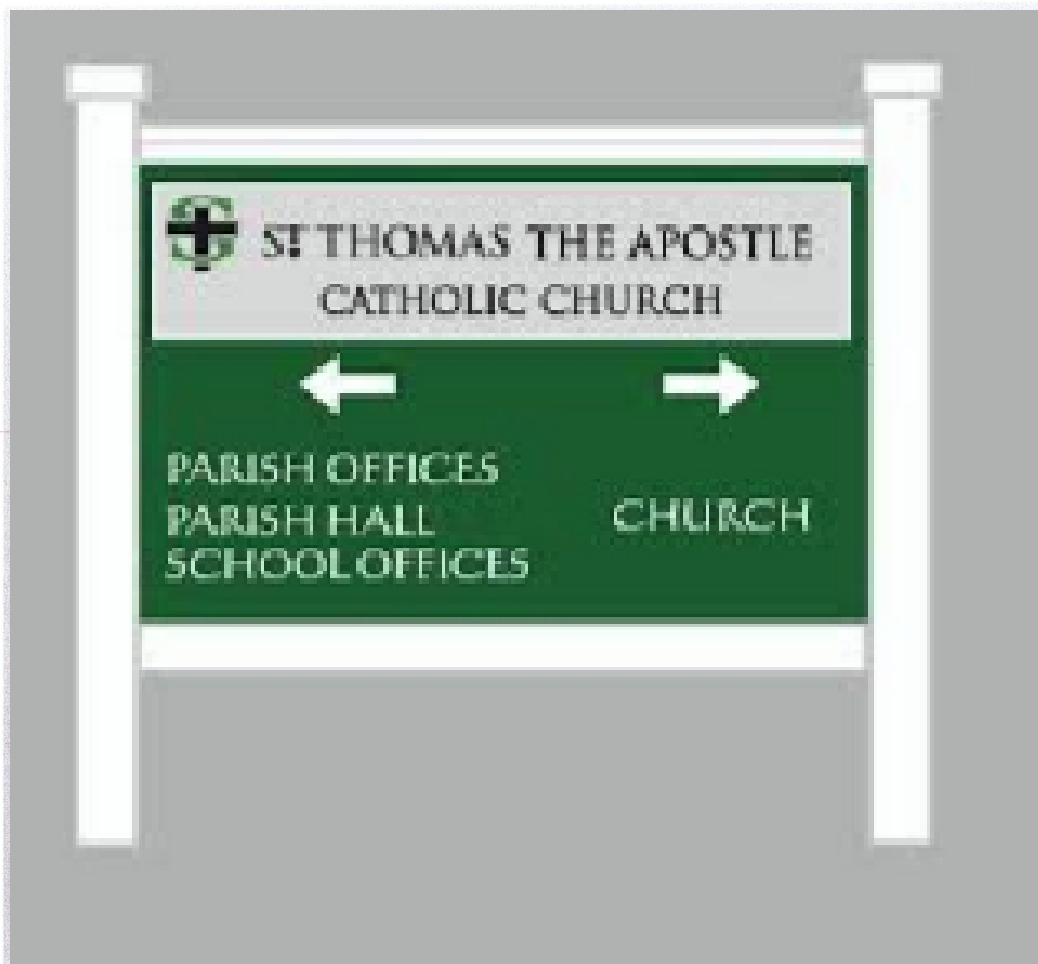
endeavor

LEARNING CENTER

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513-754-8284

Signatures A² 353927



Basic concept that will
be professionally designed



*Sign will be placed in the grass