ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 210 South Ashley Street, Application Number HDC13-012

DISTRICT: Main Street Historic District

REPORT DATE: February 8, 2013 for the February 14, 2013 HDC meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 11, 2013

OWNER APPLICANT

Name: Mark Hodesh Mitchell and Mouat Architects, Inc

Address: 210 S Ashley St113 South Fourth Ave Ann Arbor, MI 48103 Ann Arbor, MI 48103

Phone: (734) 662-8122 (734)662-6070

BACKGROUND: The two brick commercial vernacular buildings at 210 and 212-216 South Ashley were built in 1899 and 1910, respectively. Number 210 was originally occupied by Mann & Zeeb Agricultural Imports, and 212-216 by Hertler Brothers Agricultural Implements. They are contributing structures in the Main Street Historic District. The proposed project is in the Downtown Home & Garden parking lot at the corner of South Ashley and West Liberty Streets and formerly had the address 218 South Ashley. On the current parking lot portion of the 218 South Ashley site, a house appears on 1888 through 1925 Sanborn maps, but this part of the site was vacant by 1931.

LOCATION: The site is at the corner of South Ashley and West Liberty Streets.

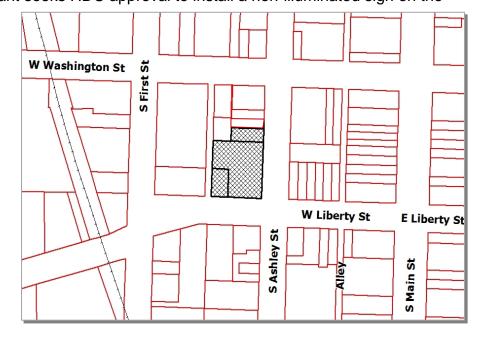
APPLICATION: The applicant seeks HDC approval to install a non-illuminated sign on the

black metal fence near the entrance to the parking lot/beer garden off South Ashley Street.

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 sign is not to exceed 2' by 6' and would be hung on the fence near the driveway entrance to the parking lot (see application attachment), which by evening serves as Bill's Beer Garden. It is not illuminated. The sign is painted wood.
- 2. The size, materials, and colors are compatible with the historic structure and neighborhood, and do not impact any character-defining feature of the site. It is easily removable and reversible.
- 3. Staff recommends approval of the application since the size, scale, design, materials, and color of the proposed sign are compatible with the historic character of the site and has no negative impact on the surrounding historic resources.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 210 South Ashley Street in the Main Street Historic District to install a sign on the metal fence near the South Ashley driveway, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the contributing structures on the site 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

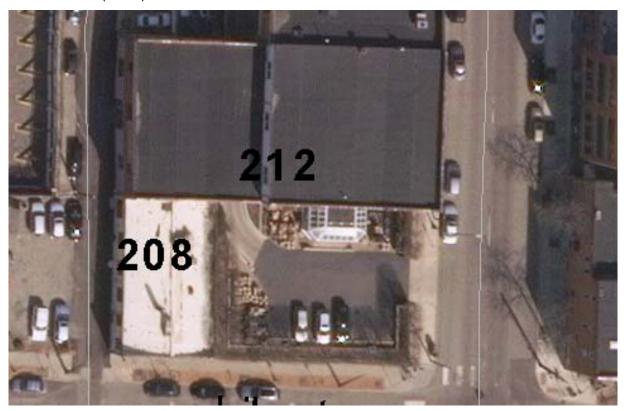
I move that the Commission issue a Certificate of Appropriateness for the work at <u>210 South</u> Ashley Street in the <u>Main Street</u> Historic District

____ 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, letter, drawings, photos

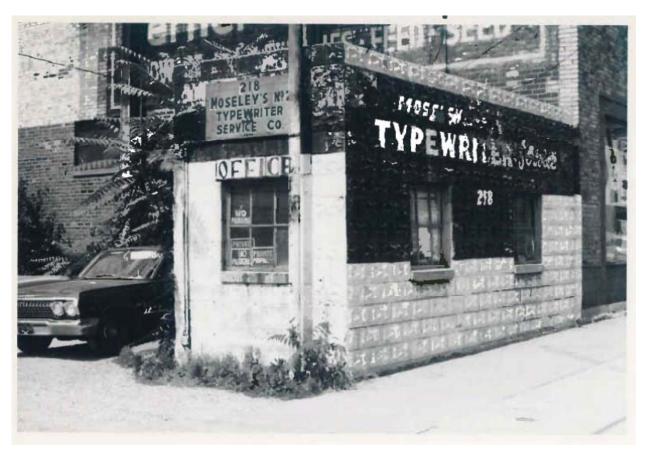
Aerial Photo (2009)



212-216 South Ashley Street (2007)



Moseley's N^0 2 Typewriter Service Co., 218 S Ashley (now part of 212-216 S Ashley) (1973 City Survey)







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: 210 S. ASHUEY		
Historic District: MAIN STPEET		
Name of Property Owner (If different than the applicant):		
Address of Property Owner: 210 S. ASHLEY		
Daytime Phone and E-mail of Property Owner: 662-8122 Merc Downows Hombard Control of Property Owner:		
Signature of Property Owner: Mark Hodesh Date: 01/25/13		
Section 2: Applicant Information		
Name of Applicant: MITCHEL AND MOST ARCHITETS, INC.		
Address of Applicant: 13 5. FOORTH ME.		
Daytime Phone: (734) 662-6070 Fax:(734) 662-3802		
E-mail: PMITATELC MITATEUND MORT.COM.		
Applicant's Relationship to Property: ownerownercontactorother		
Signature of applicant: Date: 01 24 13		
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 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 INSTAU A SIGH NOT TO E EXISTING STEEL TEHLE. THE WOOD AND WILL HOT BE	TREED 2' K 6') ON MY TE SIGH WILL BE PRONTED	
2. Provide a description of existing conditions. THE FENCE IS THE EXUT- ING ENCLOSUFE OF THE DHG PREMING SOLES AREA BY DAY AND BILLS BEER GARDEN BY HIGHT. ALL EXIST- ING COMPONENTS HAVE BEEN PREVIOUSLY APPRAISD BY HDC.		
3. What are the reasons for the proposed change the seasons for the proposed change th	es? BUSINESS [DENTITY	
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. SEE TWO ATTACHED PROPERIOS.		
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 toStaff orHDC	
Project No.: HDC HDC		
Pre-filing Staff Reviewer & Date:	Date of Public Hearing: 2/14/13	
Application Filing Date:	Action:HDC COAHDC Denial	
Staff signature:	HDC NTP Staff COA	
Comments:		



