

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 213 S Fourth Ave, Application Number HDC19-060

DISTRICT: Main Street Historic District

REPORT DATE: May 9, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 6, 2019

	OWNER	APPLICANT
Name:	Ed Shaffran/HWGA Limited Partnership	Kevin Rocheleau
Address:	209 S Fourth Ave Ann Arbor, MI 48104	8200 Grand River Road Brighton, MI 48114
Phone:	(734) 665-1200	(810) 588-4703

BACKGROUND: This two-story commercial vernacular building was constructed in 1888 as the Ann Arbor Steam Laundry, along with 215 South Fourth. It features a narrow brick cornice and inset tile diamonds above the second-floor windows. The windows and storefront have been altered since the 1989 study committee report, though staff believes they were not original at that time. The front facades of 211 and 213 currently match, though the buildings were built eleven years apart. 213 and 215 were built at the same time with the same original tenant, probably as one building. The most recent occupant of 213 was Aunt Agatha's Mystery Bookstore.

LOCATION: The site is on the west side of South Fourth Avenue, south of East Washington Street and north of East Liberty Street.

APPLICATION: The applicant seeks HDC approval to install a new wall sign in the sign band, and a new pedestrian scale bracket sign.

APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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.
- (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.

From the Ann Arbor Historic District Design Guidelines:

Signs

Appropriate: Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

Attaching signage through masonry joints or through materials that can be easily repaired, such as wood, when signage is removed.

Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Placing signs to align with others along the commercial block face.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS:

1. The proposed wall sign fits within the existing sign band, which is wide but not tall. The proportions of the words are compatible in size and appearance with the historic building and neighboring buildings. The plastic formed letters are stud mounted to the wood sign band. "Real Irish" is 17" x 100" and "Gifts & Travel" is 12" x 92".
2. The proposed pedestrian scaled sign hangs from a metal wall bracket that is mounted in mortar joints. The sign is 24" in diameter, and 3.14 square feet. It is compatible in size, mounting height and location with the "Dear Golden" sign on the adjacent north storefront of this two-bay building. It meets the HDC's guidelines for pedestrian scaled signs.
3. Staff believes both signs are appropriate and meet the *Ann Arbor Historic District Design Guidelines*, and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

POSSIBLE MOTIONS: (Note that the motions are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will visit the site and make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 213 South Fourth Avenue, a contributing property in the Main Street Historic District, to install two new business signs, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10, and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 213 S Fourth Avenue 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.

213 S Fourth Avenue, July 2018 (courtesy Google Streetview)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 jthacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>19-060</u>
	BLDG#
DATE STAMP CITY OF ANN ARBOR RECEIVED APR 19 2019	
PLANNING AND DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION / OWNER INFORMATION

NAME OF PROPERTY OWNER <u>Stuart Marley - Real Right</u>		HISTORIC DISTRICT
PROPERTY ADDRESS <u>213 S. 4th Ave</u>		CITY ANN ARBOR
ZIP CODE <u>48104</u>	DAYTIME PHONE NUMBER <u>(734) 846-2025</u>	EMAIL ADDRESS
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME	DATE
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Kevin Rocheleau - W4 signs</u>			
ADDRESS OF APPLICANT <u>8200 Grand River Rd.</u>			CITY <u>Brighton</u>
STATE <u>MI</u>	ZIP CODE <u>48114</u>	PHONE / CELL # <u>(810) 1588-4703</u>	FAX No
EMAIL ADDRESS <u>Kevin@w4signs.com</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME	DATE
<u>[Signature]</u>	<u>Kevin Rocheleau</u>	<u>4/18/19</u>

BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Install new building projection sign and individual letters within designated area on facade.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

New Business - needs adequate signage.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



p: 810-588-4703
f: 810-588-4706

8200 Grand River Road
Brighton, MI 48114

Customer Name:	Job Number:
Company:	Order Taken By:
Street:	Order Date:
City:	Delivery Date:
State:	Shipping:
Zip:	File Name: BuildingSign_0219.fs
Country:	Comments:
Phone:	Description:
Fax:	
E-mail:	

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees. %50 deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, Inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials as indicated. After the 3rd proof, each additional revision will incur an additional \$20 fee. Proof approval authorizes W4 Signs to proceed with production of the design selected. Call for specific estimated completion time, otherwise jobs will be completed within the production schedule and/or notified for installation.

All Balances due upon completion / installation.

Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.

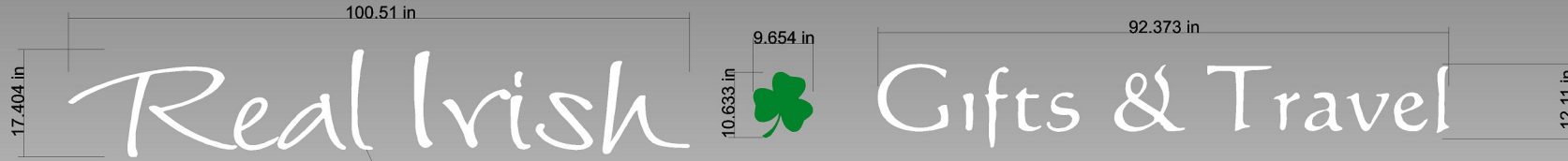
Approval Signature: _____

Date: _____

NOT APPROVED:

APPROVED:

APPROVED W/ REVISIONS:



1" Formed Plastic Letters - stud mounted to facade w/ 4" studs & clear silicone

