

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 301 N Fifth Avenue, Application Number HDC21-347

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: December 9, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 6, 2021

OWNER
Name: WRE300 LLC
 Jeffrey Starman
Address: 230 Huronview Blvd
 Ann Arbor MI 48103
Phone: (734) 369-2100

APPLICANT
 Mark Chalou
 3458 E. Pineview Drive
 Dexter, MI 48130
 (734) 320-1215

LOCATION: The site is located at the northwest corner of North Fifth Avenue and Catherine Street. It is part of a larger parcel that also has frontage on Detroit Street.

BACKGROUND: This two story, brick Italianate barn features a wood hayloft door in the second story, double-hung windows with stone sills and brick arched window hoods accented with stone, and bears the date 1887 in the front gable. Known as Baumgardner's Barn, it is the only remaining structure from John Baumgardner's Marble Works, which specialized in tombstones, sidewalks, and sills and lintels for buildings. The building later became the horse stable for the Wurster Dairy and in the 1950s was used for a used car dealership. In 1978, the garage door on the east elevation was replaced with a door and window after a car crashed into the southeast corner of the building.



On September 13, 2012 the HDC approved a sign mounted on the southeast corner of the building for the previous tenant, Jessica's Apothecary.

APPLICATION: The applicant seeks HDC approval to install a neon sign on the southeast corner of the building.

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.

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

Installing signage that is subordinate to the overall building composition.

Not Appropriate: Installing signs that have interior illumination or are backlit.

STAFF FINDINGS:

1. There is currently no signage on this building. The proposed sign is a 36" diameter circle that is 18" deep, with a 6.6" letter N (for north) on the top. Each face has a compass rose with two neon circles, a neon star, and neon music note. The sign is held by a metal arm and attached to the corner of the building by a bracket installed into mortar joints.
2. The drawings are not consistent. Staff is basing findings on the most recent drawing with the compass rose, and has requested updated drawings from the applicant.
3. This circular sign (not counting the N) is 7.1 square feet. This is smaller than the previous sign, which was closer to 9 square feet for the rectangular part (without the large J on the top). Because this sign has neon, it requires approval by the HDC.
4. Staff believes the new sign is appropriate and meets the *Secretary of the Interior's Standards and Guidelines*, 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 301 N Fifth Avenue, a contributing property in the Old Fourth Ward Historic District, to install a new neon business sign, mounted in mortar joints, 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 standard 9 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 301 N Fifth Avenue 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, photos, drawings

301 N Fifth Ave (November 2020 Google Street View)





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# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER WRE300 LLC		HISTORIC DISTRICT <i>YES</i>			
PROPERTY ADDRESS <i>302 NORTH 5TH AVE.</i>		CITY ANN ARBOR			
ZIPCODE 48104	DAYTIME PHONE NUMBER (734) 369-2100	EMAIL ADDRESS jstarman@wickfieldproperties.com			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 230 Huronview Blvd		CITY Ann Arbor	STATE, ZIP MI, 48103		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE	PRINT NAME Jeffrey S. Starman	DATE 12/21/21			
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <i>MARK CHARLOU / MR. NEON</i>					
ADDRESS OF APPLICANT <i>3458 E. PINEVIEW DR</i>			CITY <i>DEXTER</i>		
STATE <i>MI.</i>	ZIPCODE <i>48130</i>	PHONE / CELL # <i>(734) 320 1215</i>	FAX No <i>(N/A)</i>		
EMAIL ADDRESS					
APPLICANT'S SIGNATURE (if different from Property Owner)					
SIGN HERE	PRINT NAME x MARK CHARLOU	DATE 12-21-21			
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 type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
PROPOSED WORK					
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). <i>ADDING NEW NEON SIGN (PLEASE SEE ATTACHED DIMENSIONAL DRAWINGS)</i>					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES: <i>NEW SIGN TO SHOEN LOCATION (PLEASE SEE SUPERIMPOSED PICTURE & ATTACHMENT METHODS)</i>					

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



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

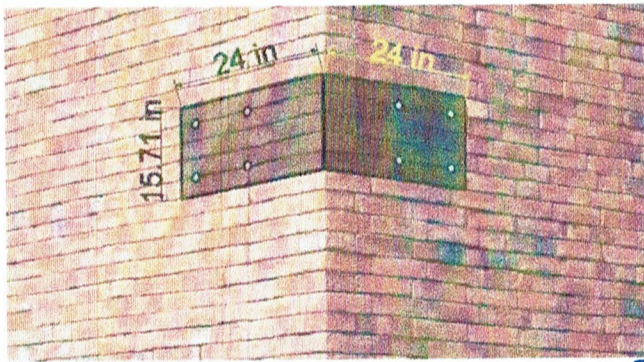
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

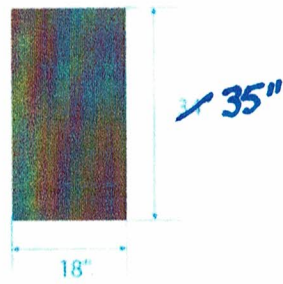
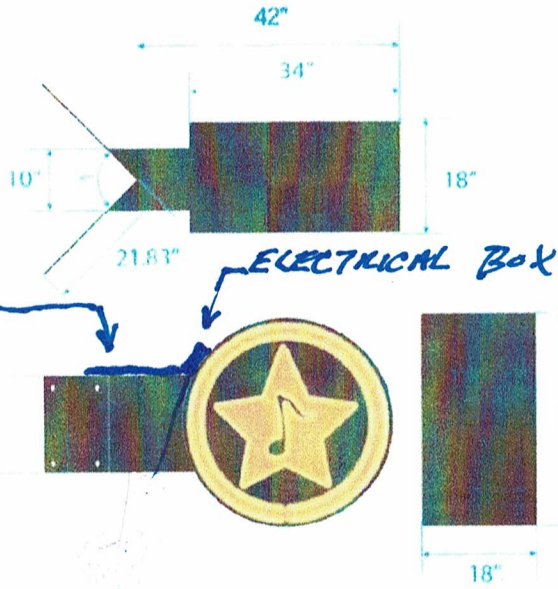
HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

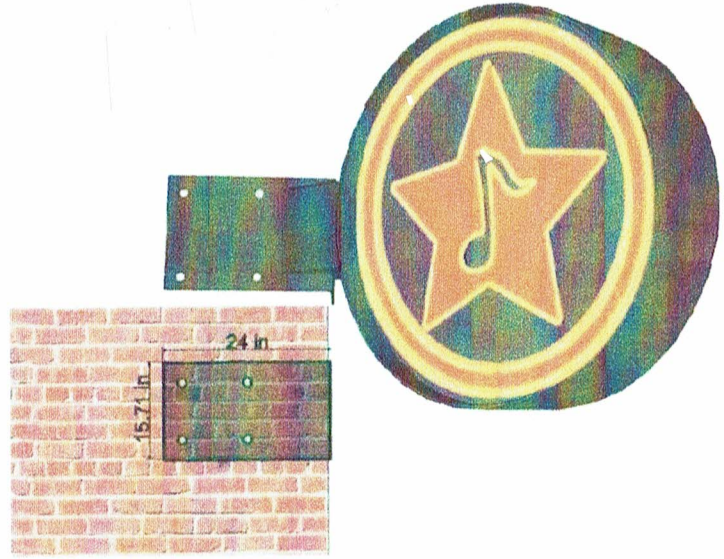
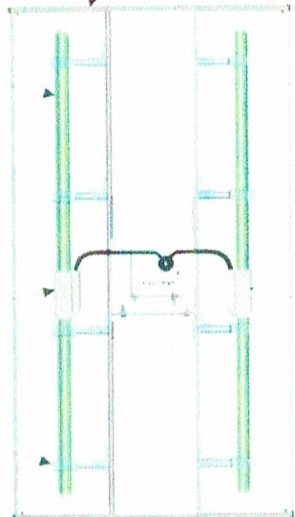
Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>100⁰⁰</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	



- Manufacturing & Installing (1) wall Sign
- Sign to be installed at the corner of the building using custom made bracket with holes to match the mortar joint
- 15.71"x24" Corner Bracket
- 3/8" Thru-Bolt
- Drilling only through mortar joint
- No drilling to the Brick



063 Aluminum Channel Letter Helarc Welded



Chalou Designs
 "National Award Winning Signage"
 Mark Chalou

File Name: North Star Lounge
Address: 302 N. 5th St.

"This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and

PLEASE REVIEW THOROUGHLY: Your approval of this proof marks your acceptance that this art is correct and approval is given to send this art for production. The client is responsible for any changes, edits or corrections of this proof. Please double check spelling, grammar, content, and for any errors. Any changes made after the approval can be made at customer's cost. Take special note of names, phone numbers, and addresses to ensure their accuracy.

This Product Complies with **UL48** & Bears the mark

