

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 214 S Main Street, Application Number HDC11-127

**DISTRICT:** Main Street Historic District

**REPORT DATE:** August 24, 2011, for the September 8, 2011 HDC Meeting

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

**REVIEW COMMITTEE DATE:** Monday, September 6, 2011

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Curtis Property Mgmt, LLC	RUB Ann Arbor, LLC
<b>Address:</b>	343 S Main, Suit 218 Ann Arbor, MI 48104	214 S Main, Suite 201 Ann Arbor, MI 48104
<b>Phone:</b>	(734) 761-6170	(734) 213-7600

**BACKGROUND:** This two story commercial building in the Art Moderne style was constructed in 1949. The original occupant was F.W. Woolworth Co. The storefronts, second floor windows, and two second floor window openings are not original.

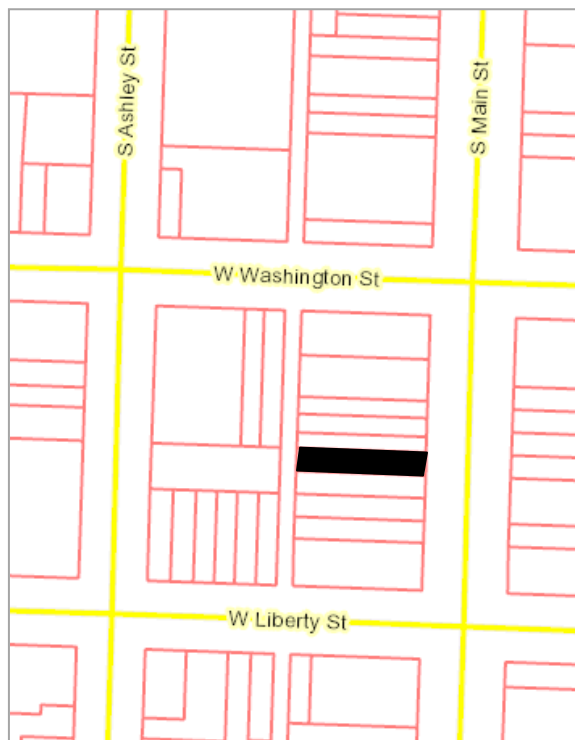
**LOCATION:** The site is located on the west side of Main Street, north of West Liberty and south of West Washington Street.

**APPLICATION:** The applicant seeks HDC approval to install a non-illuminated commercial storefront sign in the sign band near the doorway to the stairs leading to second floor businesses.

#### **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:* Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

**STAFF FINDINGS:**

1. The proposed business sign is appropriately scaled and its placement in the upper of two sign band areas is appropriate for a second-floor business. On the superimposed photo supplied on the drawing, the placement looks somewhat awkward and uncentered in relation to the large first floor storefront (formerly occupied by 16 Hands), but when viewed from the sidewalk it balances the Karate sign to the north with the Espresso Royale sign (see 2007 photo below – the Barclays sign is no longer on the building). For future signage on this building, staff believes the upper band is appropriate for signage for upstairs businesses, and ground-level business signs should be placed in the larger, lower band.
2. Staff recommends approval of the proposed sign since it meets the *Secretary of the Interior's Standards and Guidelines for Storefronts*.

**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 214 South Main Street, a contributing property in the Main Street Historic District, to install a business sign as documented in the owner's submittal. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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 214 S Main 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, drawing

April 2007 photo



# NON-ILLUMINATED DIMENSIONAL WALL SIGN



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FRONT ELEVATION

SCALE 1/4" = 1'



PMS PROCESS BLUE

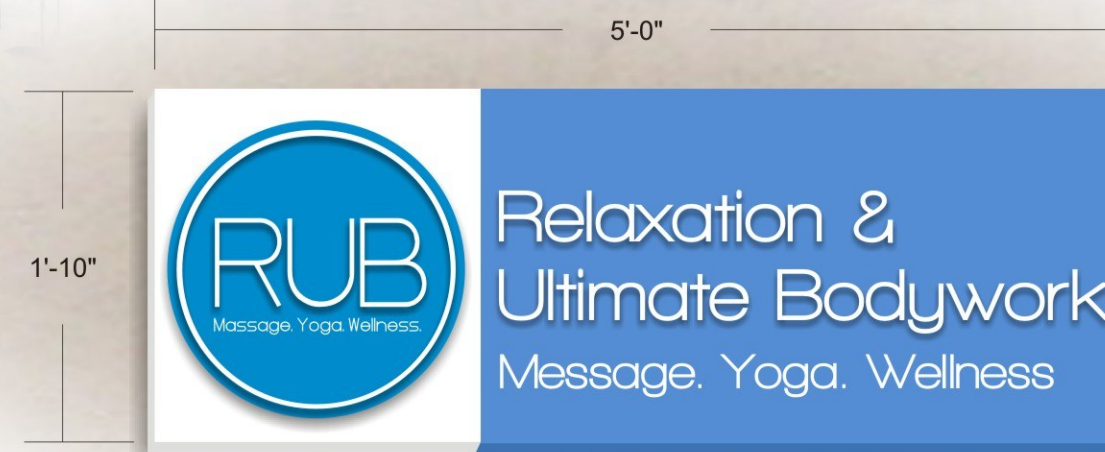
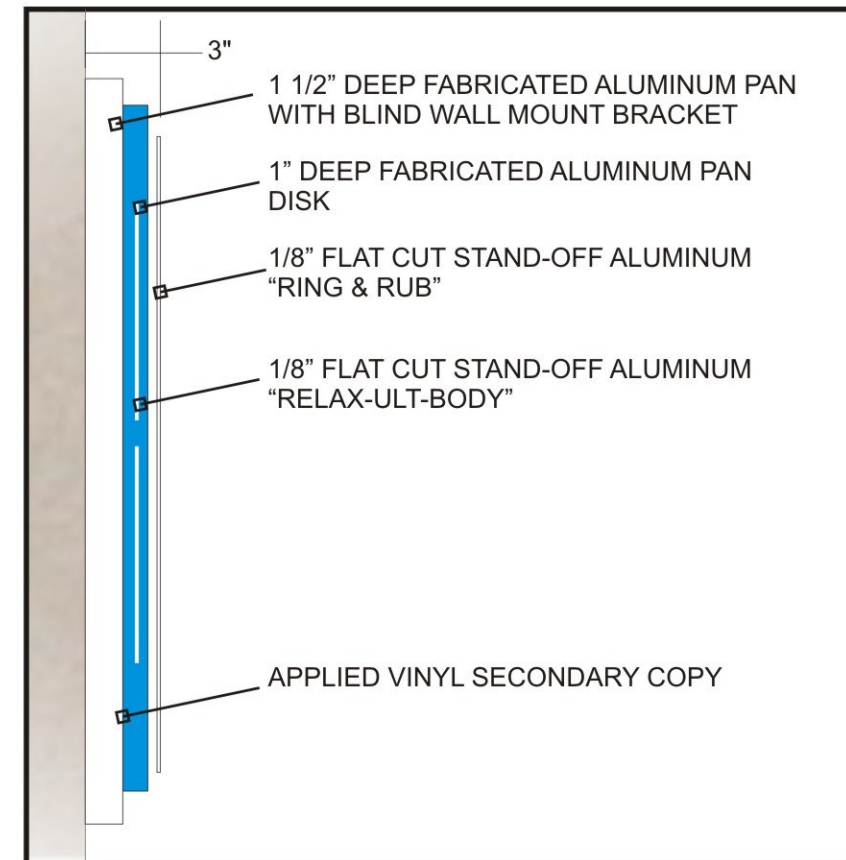


WHITE

NOTE: The colors called out in the rendering do not exactly match the print, to see actual color samples see your sales representative.

OPTION 2

**9.16 SQUARE FEET**



SCALE 1" = 1'  
PRINT ON 11X17



# OF SETS	1	RETURN DEPTH	3"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	HIDDEN BRACKETS	TRANSFORMER	N.A.	DATE	08/09/11
RETURN COLOR	SEE ABOVE	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	7989
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	RUB-7989-3
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	Kevin Short	ADDRESS:	214 S. MAIN ANN ARBOR, MI

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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**City of Ann Arbor**  
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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 214 S. Main St, Suite 201, Ann Arbor, MI 48104  
 Historic District: Main Street  
 Name of Property Owner (if different than the applicant):  
Curtis Property Management, Llc  
 Address of Property Owner: 343 S. Main St., Suite 218  
 Daytime Phone and E-mail of Property Owner: (734) 761-6170, jim@curtiscommercialllc.com  
 Signature of Property Owner: [Signature] Date: 8-19-11

**Section 2: Applicant Information**

Name of Applicant: RUB Ann Arbor, Llc  
 Address of Applicant: 214 S. Main St, Suite 201, Ann Arbor, MI 48104  
 Daytime Phone: (734) 213-7600 Fax: ( )  
 E-mail: info@rubannarbor.com  
 Applicant's Relationship to Property:  owner  architect  contractor  other  
 Signature of applicant: [Signature] Date: 8/19/2011

**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 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: [Initials]

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

9.16 Square feet non-illuminated dimensional wall sign.

2. Provide a description of existing conditions. \_\_\_\_\_

No existing sign.

3. What are the reasons for the proposed changes? \_\_\_\_\_

New business

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

N/A

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: 8/19-2011 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC 11-127 Fee Paid: 8/23-2011

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 9/8-2011

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

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

Comments: