

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 207 South Fourth Avenue, Application Number HDC13-151

DISTRICT: Main Street Historic District

REPORT DATE: September 6, 2013 for the September 12, 2013 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, September 9, 2013

	OWNER	APPLICANT
Name:	206 Investments LLC	Walter Reggans
Address:	550 Galen Circle Ann Arbor, MI 48103	3160 Baylis Drive Ann Arbor, MI (734)717-0128
Phone:		

BACKGROUND: This seven story commercial vernacular building was constructed of brick and stone in 1928. It features four bays along South Fourth Avenue, and the storefront in this application is the most southerly one. The building is tapestry brick with limestone diamonds and stone trim, and was originally occupied by a company called Ypsi-Ann Building.

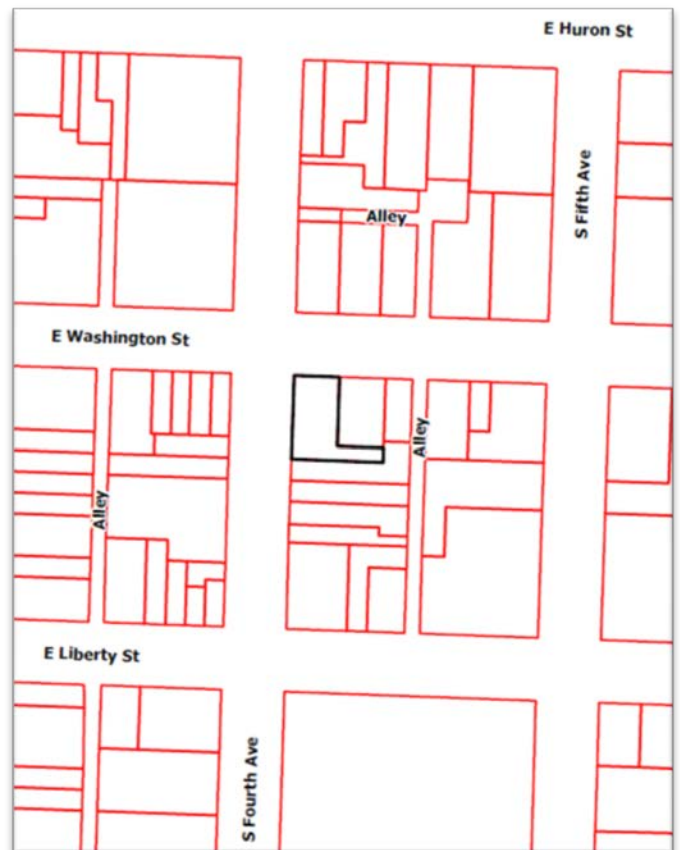
LOCATION: The site is on the east side of South Fourth Avenue, south of East Washington and north of East Liberty.

APPLICATION: The applicant seeks HDC approval to install a 23" high by 19" wide aluminum blade sign ten feet above grade. The sign would be mounted to a ½" thick vertical plate, 4" wide by 29" high that is attached to the building through mortar joints.

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.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Signs

Appropriate: Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

Installing signage that is lit from external light fixtures above or below the sign.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS

1. The business at this address currently has signage only in the transom over the storefront, where "Pura Vida" is adhered to the glass with vinyl lettering. Both the proposed sign's size and placement, with the top arm aligned with the top of the transom, are appropriate. Mounting a vertical plate into the stone storefront's mortar joints and then bolting the sign to the plate is an appropriate way to attach the sign to the building.
2. The size, materials (aluminum), and colors (black/white/silver) are compatible with the historic structure and neighborhood, and do not impact any character-defining feature of the building. 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

Note that all motions are worded in the affirmative, and are only suggested.

I move that the Commission issue a certificate of appropriateness for the application at 207 South Fourth Avenue in the Main Street Historic District to install a blade sign, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of 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 9 and 10, and the guidelines for Storefronts.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 207 South 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, photos

1999 City Assessor's Photo





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120
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: 207 S. Fourth Ave
Historic District: Main Street Historic District
Name of Property Owner (If different than the applicant):
206 Investments LLC
Address of Property Owner: 550 Galen Circle, A² MI 48103
Daytime Phone and E-mail of Property Owner: robertevens@nanr.net
Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Walter Reggans
Address of Applicant: 3160 Boylston Drive
Daytime Phone: (734) 777-0128 Fax: () N/A
E-mail: wreggans@gmail.com
Applicant's Relationship to Property: ___owner___ architect ___contactor___ other
Signature of applicant: Walter Reggans Date: 8/23

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: WR

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

1. Provide a brief summary of proposed changes. Install a 1'-11" wide by 1'-7" sign on the exterior of my store front. The bottom of the sign will be 10' from grade.

2. Provide a description of existing conditions. Currently there is no sign, but there is evidence of one existing in the past. For example there are flood lights that would of lit up a sign and there are holes where it was attached.

3. What are the reasons for the proposed changes? To assist current and future clients to be able to find our location easier.

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

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

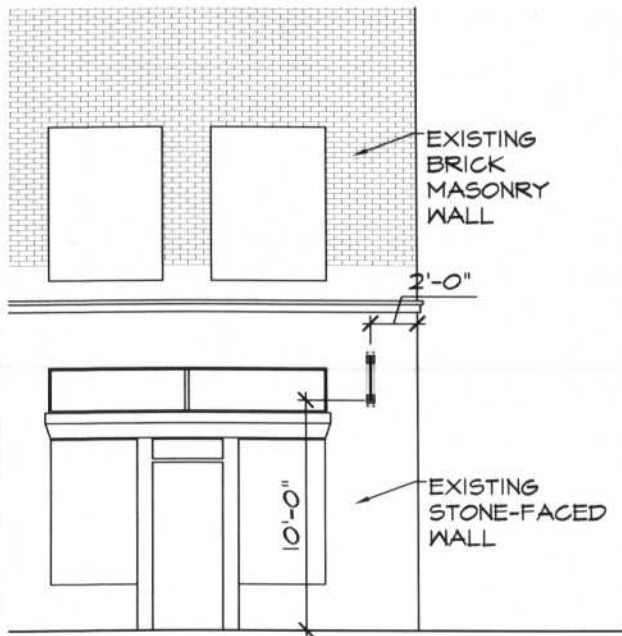
Project No.: HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

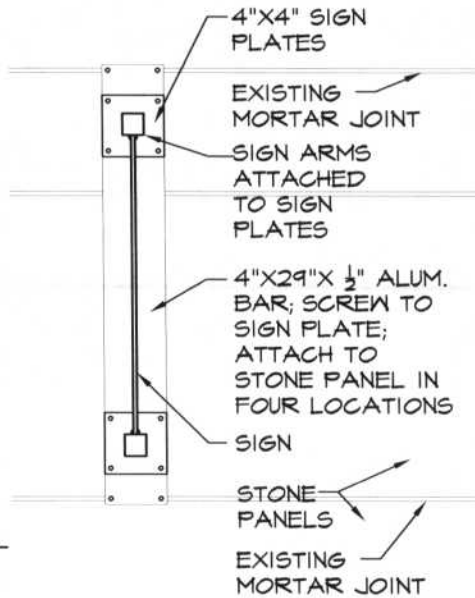
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

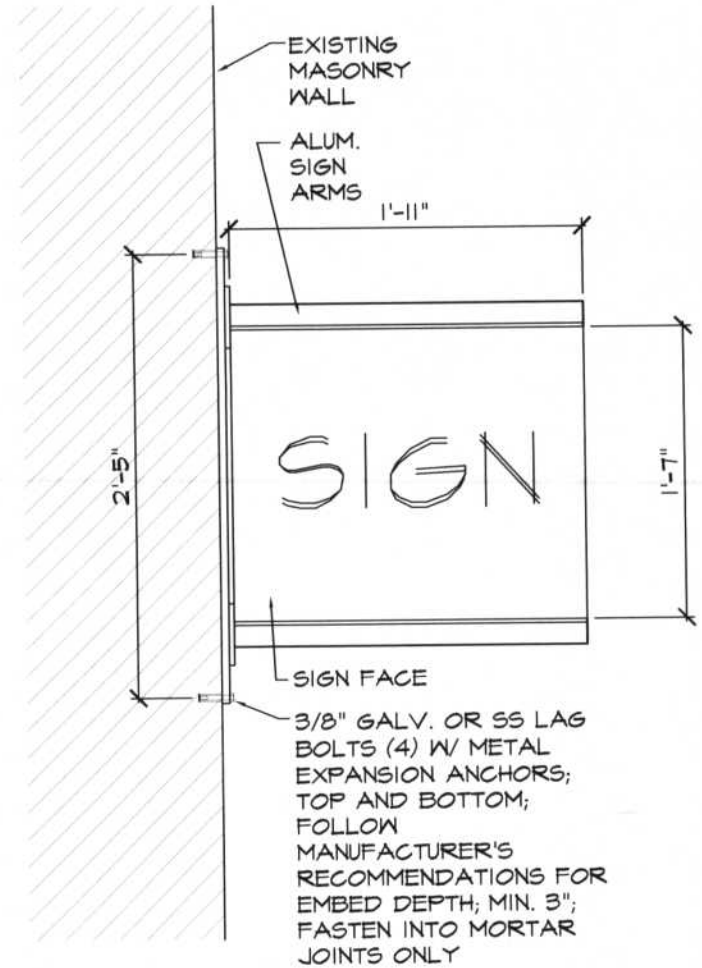
Comments:



BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



SIGN FRONT ELEVATION
SCALE: 1" = 1'-0"



SIGN SIDE ELEVATION
SCALE: 1" = 1'-0"

EXISTING BUILDING MATERIALS TO WHICH THE SIGN IS BEING ATTACHED ARE TO BE IN SOUND CONDITION AND SUITABLE FOR SPECIFIED CONNECTORS. SIGN INSTALLER TO NOTIFY ARCHITECT IF EXISTING CONDITIONS DO NOT MEET THIS REQUIREMENT.



Cornerstone Design Inc
ARCHITECTS

310 Depot St. • Ann Arbor • Michigan • 48104
734.663.7580 Fax 734.663.1180

PURA VIDA
207 S. Fourth Ave.
Ann Arbor, MI 48104

Wall Sign Installation

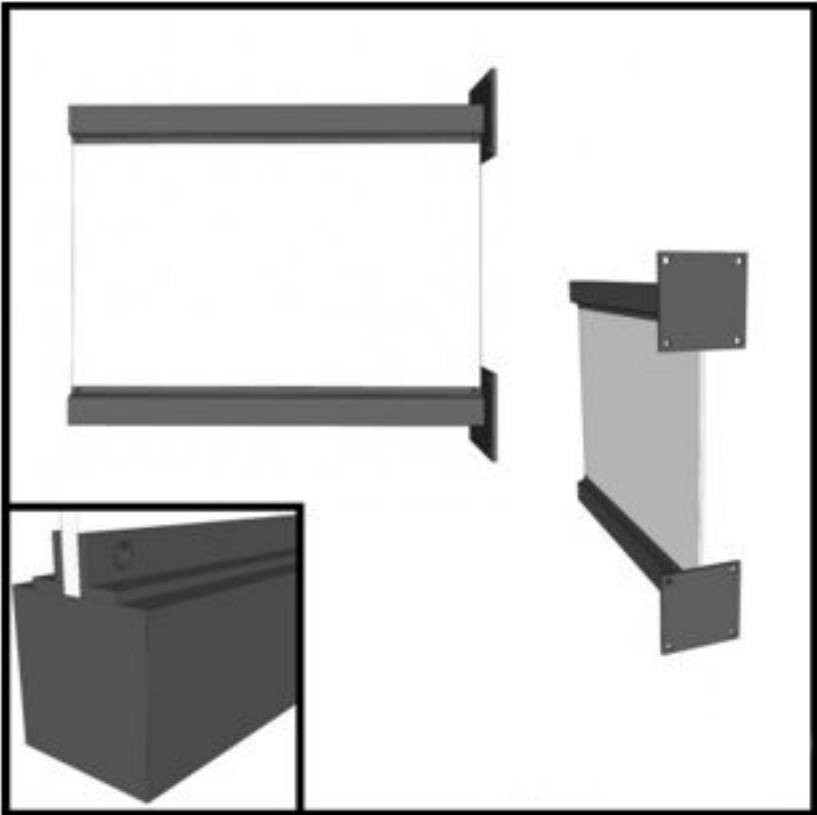
Date
8-22-13
Scale
AS NOTED

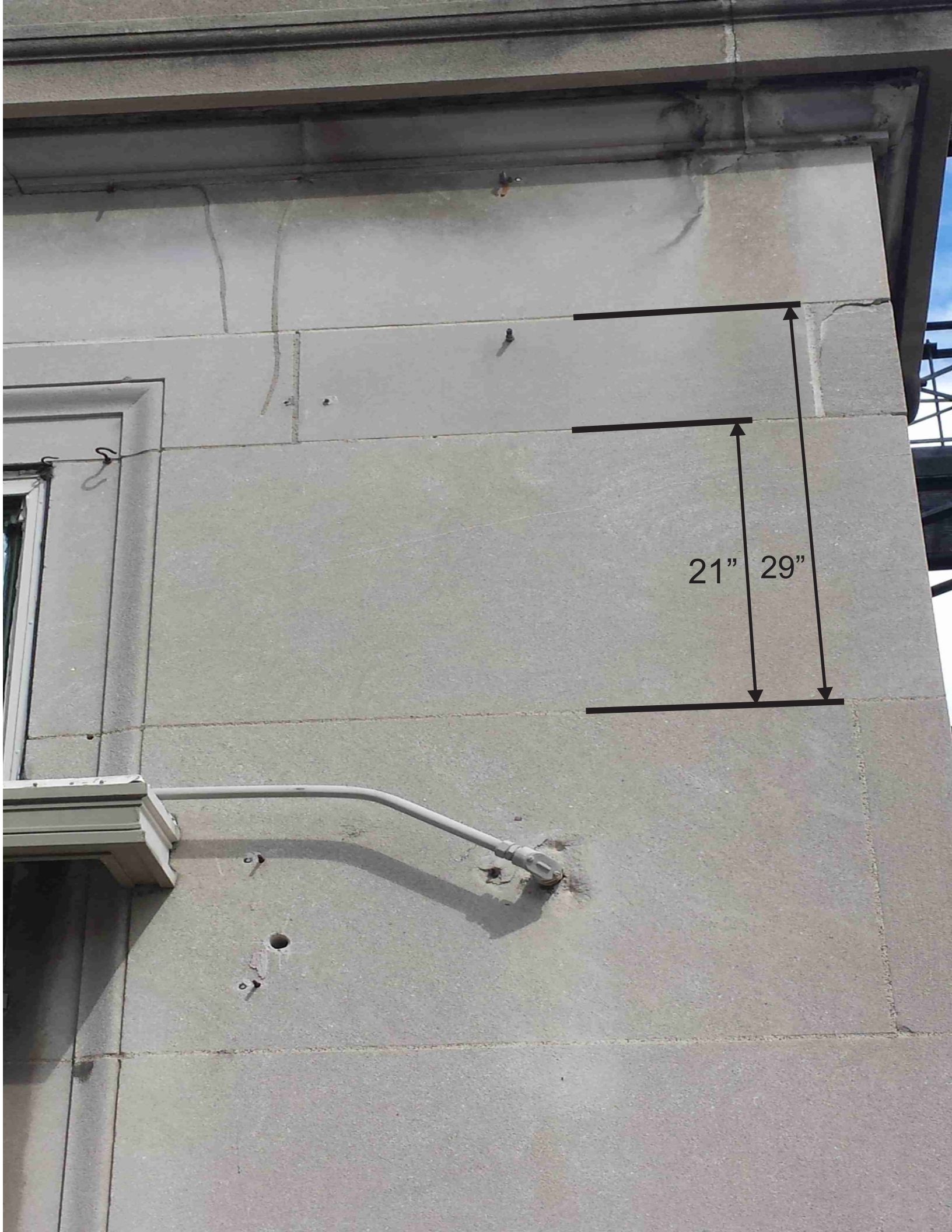
A-1

PURA VIDA

Color Studio

Fixed Mount Sign Bracket





21" 29"

PURA VIDA Color Studio

207



ARTIST CUTTING





PURA VIDA
Color Studio

SOTTINI'S
Sub Shop

Eco-Friendly