

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 400 West Washington Street, Application Number HDC12-066

DISTRICT: Old West Side Historic District

REPORT DATE: June 4, 2012

REPORT PREPARED BY: Katie Remensnyder, Interim Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 11 for the Thursday, June 14, 2012 HDC meeting

OWNER

Name: YMCA
Address: 350 S Fifth Avenue
 Ann Arbor, MI 48104
Phone:

APPLICANT

ASI Signage Innovations
 1119 Wheaton
 Troy, MI 48083
 (248) 680-8970

BACKGROUND: The YMCA building is a non-contributing building in the Old West Side Historic District that was constructed in 2005. The site has been in use since 1888, when The Ann Arbor Engine & Boiler Works constructed several buildings, including two forges, a foundry, a machine shop, and a pattern shop. In the following decades, several residential houses and companies were also constructed on the property, including the American Broach and Machine Company, Huron Valley Chevrolet, and Cushing Motor Sales. At the time the YMCA acquired the site, a 60,000 square foot building consisting of over one dozen additions, possibly dating back to the 1920s, was the only remaining building on the site. Due to its poor condition and structural instability, this structure was planned to be demolished. However, a fire occurred just prior to its scheduled demolition that destroyed most of the structure and the remaining debris was removed to make way for the new YMCA.

The HDC approved the demolition of the existing building and construction of a new building in 2003.

LOCATION: The site is located on the north side of West Washington Street between First Street and Third Street.

APPLICATION: The applicant seeks HDC approval to install a new illuminated commercial storefront sign above the awning covering the entrance of the building. The sign measures eight feet and eight inches wide, and eight feet eight inches high. The sign consists of stainless steel lettering on an aluminum background and is lit by small LED lights located around the letters.

APPLICABLE REGULATIONS:**From the Secretary of the Interior's Standards for Rehabilitation:**

- (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.

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 YMCA business sign consists of a large "Y" surrounded by smaller letters spelling the words "the" and "YMCA," mounted on a square aluminum background. Sign is a square shape with rounded edges and measures eight feet and eight inches on each side. The font is a modern sans-serif style that is compatible with the modern building. It is located above the awing that marks the entrance to the building. It will be attached to steel beams that are bolted into the brick façade of the building.
2. The proposed business sign is appropriately scaled and its placement is appropriate. On the provided mock-up, the sign appears to be compatible in size, materials, and color to the building. However, the proposed sign will be illuminated from behind by small LED lights that line the large "Y" and the word "the" creating a halo effect around these letters. It would be more appropriate to illuminate the sign with small external spotlights.
3. The proposed sign is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2 and 9. The sign meets the guidelines for storefronts, except that it is internally illuminated.

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 400 West Washington Street, a non-contributing property in the Old West Side Historic District, to add one new exterior business sign as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest

of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 400 West Washington Street in the Old West Side 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.

400 West Washington Street (April 2008 photo)



HDC 12-066



City of Ann Arbor

4-24-12

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: 400 WEST WASHINGTON

Historic District:

Name of Property Owner (If different than the applicant):

YMCA

Address of Property Owner: 350 S. FIFTH AVE, ANN ARBOR, MI 48104

Daytime Phone and E-mail of Property Owner:

Signature of Property Owner: Date:

Section 2: Applicant Information

Name of Applicant: ASI STORAGE INNOVATIONS

Address of Applicant: 1119 WHEATON

Daytime Phone: (248) 680-8970 Fax: (248) 680-9061

E-mail:

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Date: 4/18/12

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: am

FWO No.: 98275 **Date:** 3/12/12
Client: YMCA - Ann Arbor
Project: YMCA - Ann Arbor

Sign Type: 20.1•Main ID
Description: Aluminum Pans
Product Code: ALM
Size: 104" x 104" x 2"d

Quantity: 2 (For double sided sign)
Graphics Process: LPS
Typography:
 72" x 3"d per artwork - "y"
 15.44" x 3"d per artwork - "the"
 4-3/4"h x 1"d per artwork - "YMCA"

Graphics Color:
 LPS - Stainless Steel with Polished #8 faces and returns*

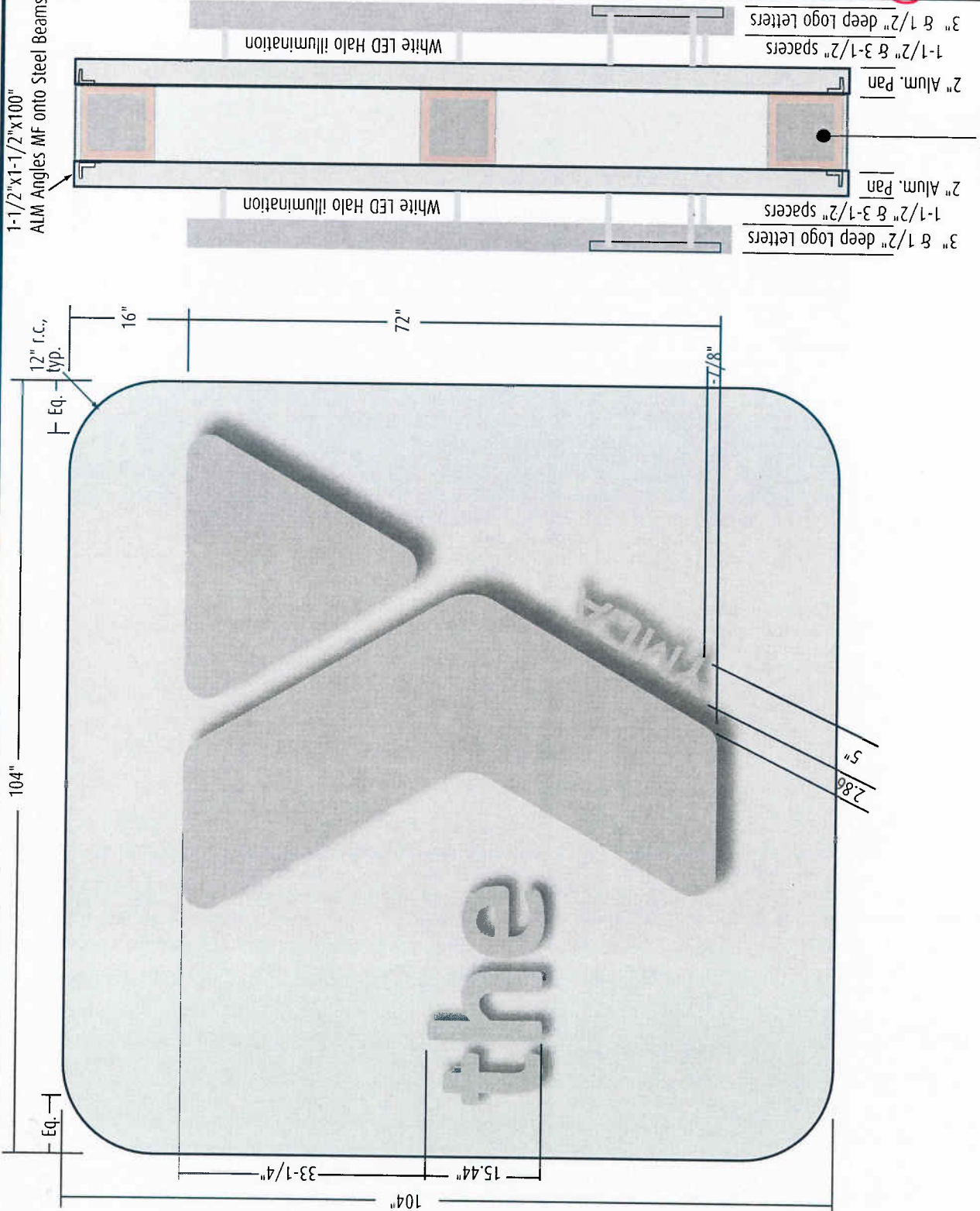
Frames & Fixtures:
 N/A

Background Color:
 Pan & end enclosure: MX 15 Satin Aluminum

Installation Method:
 Mechanical Fasten pans to posts with angles

Notes:
 Only "y" & "the" Logo are to be halo lit with white LED

asi
 Signage Innovations
 1119 Wheaton
 Troy, MI 48063
 ph 248.680.8970
 fx 248.680.9061



Actual Copy: (As Shown, Qty. 2 Sets)

FWO No.: 98275 **Date:** 3/12/12
Client: YMCA - Ann Arbor
Project: YMCA - Ann Arbor

Sign Type: 20.1•Main ID

Description: Aluminum Pans

Product Code: ALM
Size: 104" x 104" x 2"d

Quantity:

LED & Installation Detail Drawing

Graphics Process:

Typography:

Graphics Color:

Frames & Fixtures:

Background Color:

Installation Method:

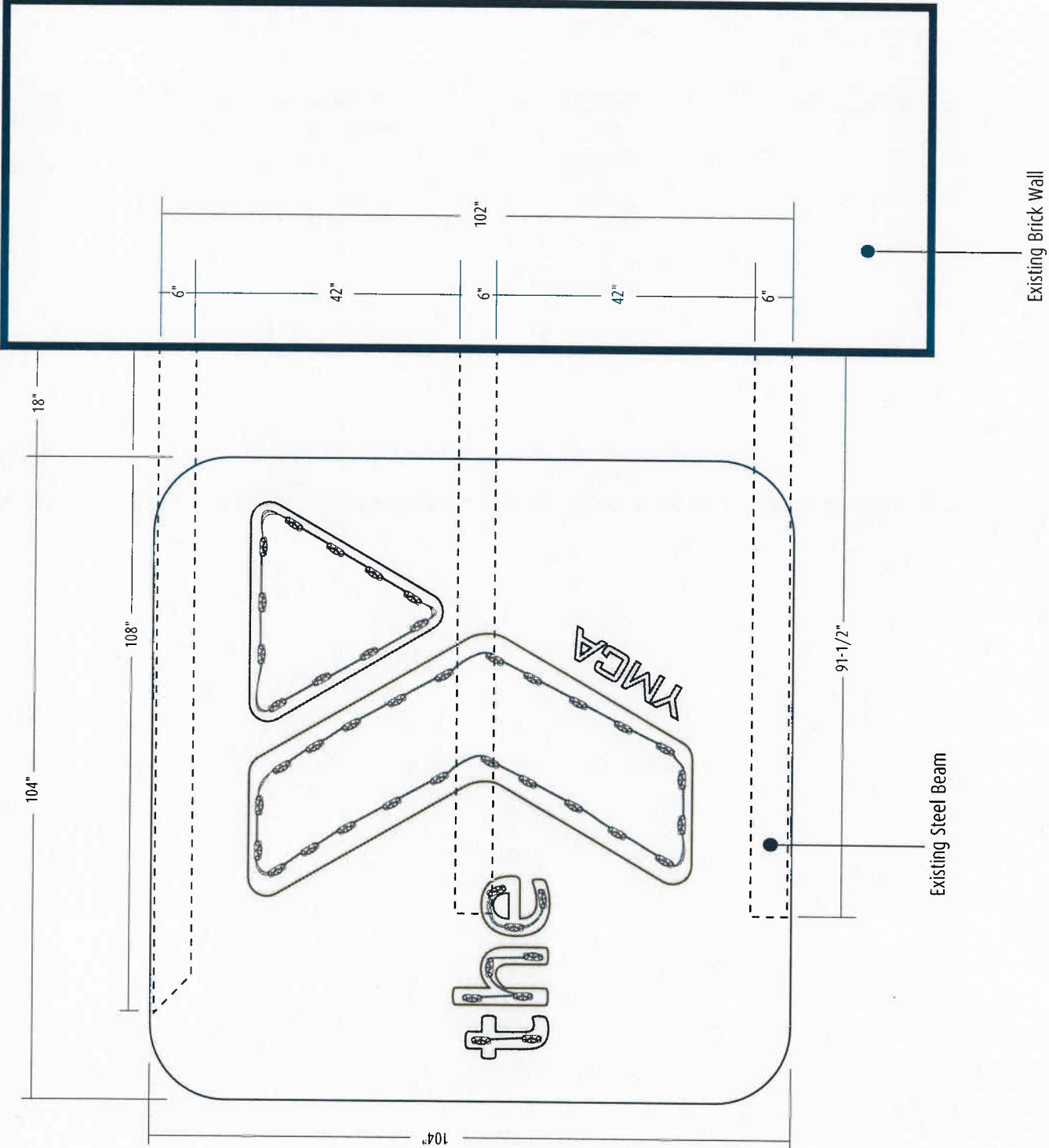
Notes:



1119 Wheaton
Troy, MI 48063
ph 248.680.8970
fx 248.680.9061

Drawings Shown In Proportion But Not To Scale

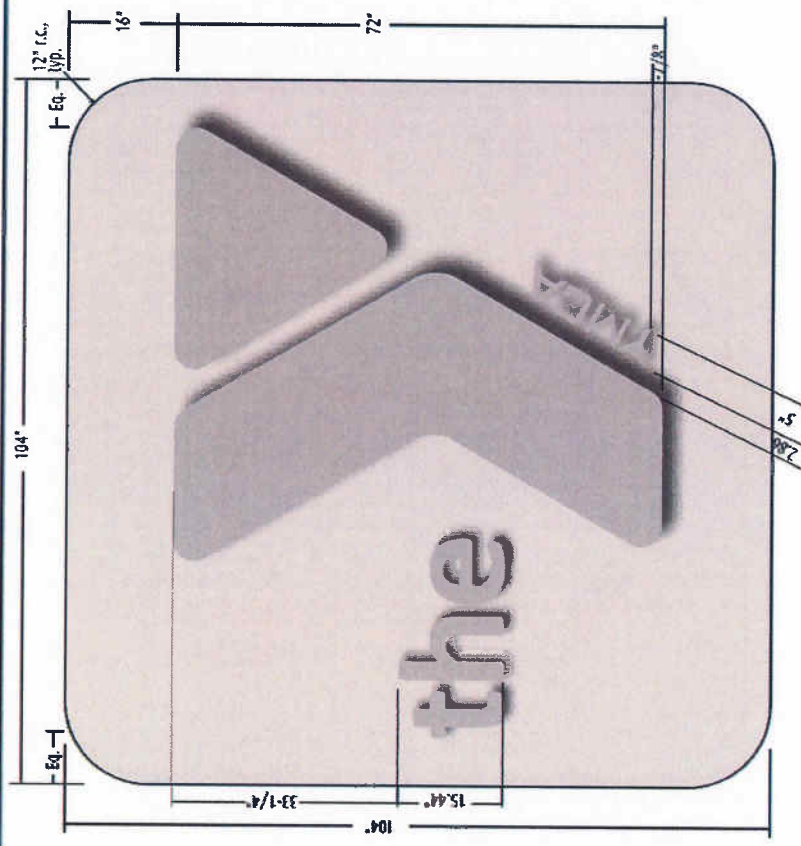
Page 2 of 2 Dwg: OM Proofed:



Actual Copy: (As Shown, Qty. 2 Sets)







1-1/2" x 1-1/2" x 108"
ALUM ANGLE MF onto Steel Beams

White LED Halo Illumination

3" h 1/2" deep Logo letters
1-1/2" B 3-1/2" spaces
2" Alum. Pan

.04 aluminum
banding, covering all
ends/posts, painted
Silver to match pans

3" h 1/2" deep Logo letters
1-1/2" B 1-1/2" spaces
2" Alum. Pan

White LED Halo Illumination

FWD No.: 98275 **Date:** 3/12/12
Client: YMCA - Ann Arbor
Project: YMCA - Ann Arbor
Sign Type: 20.1-Main ID
Description: Aluminum Pans
Product Code: Size: 104" x 104" x 2"d
Quantity: 2 (For double sided sign)
Graphics Process: LPS
Typography: 72" x 3"d per artwork - "Y"
 15.44" x 3"d per artwork - "the"
 4-3/4" h x 1"d per artwork - "YMCA"
Graphics Color: LPS - Stainless Steel with Polished #8 faces and returns
Frames & Fixtures: N/A
Background Color: Pan & end enclosure: ANX 15 Satin Aluminum
Installation Method: Mechanical Fasten pans to posts with angles
Notes: "Only "Y" & "the" Logo are to be halo lit with White LED
asi 1119 Whelan Troy, MI 48063 ph 248.680.9370 fx 248.680.9061
 Drawings Shown in Proportion But Not To Scale
 Page 1 of 2 Dwg: OIM_Protect

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Submital Comments

Please Check One:

Approved As Submitted

Approved As Noted

Revise And Resubmit

Reviewed By:

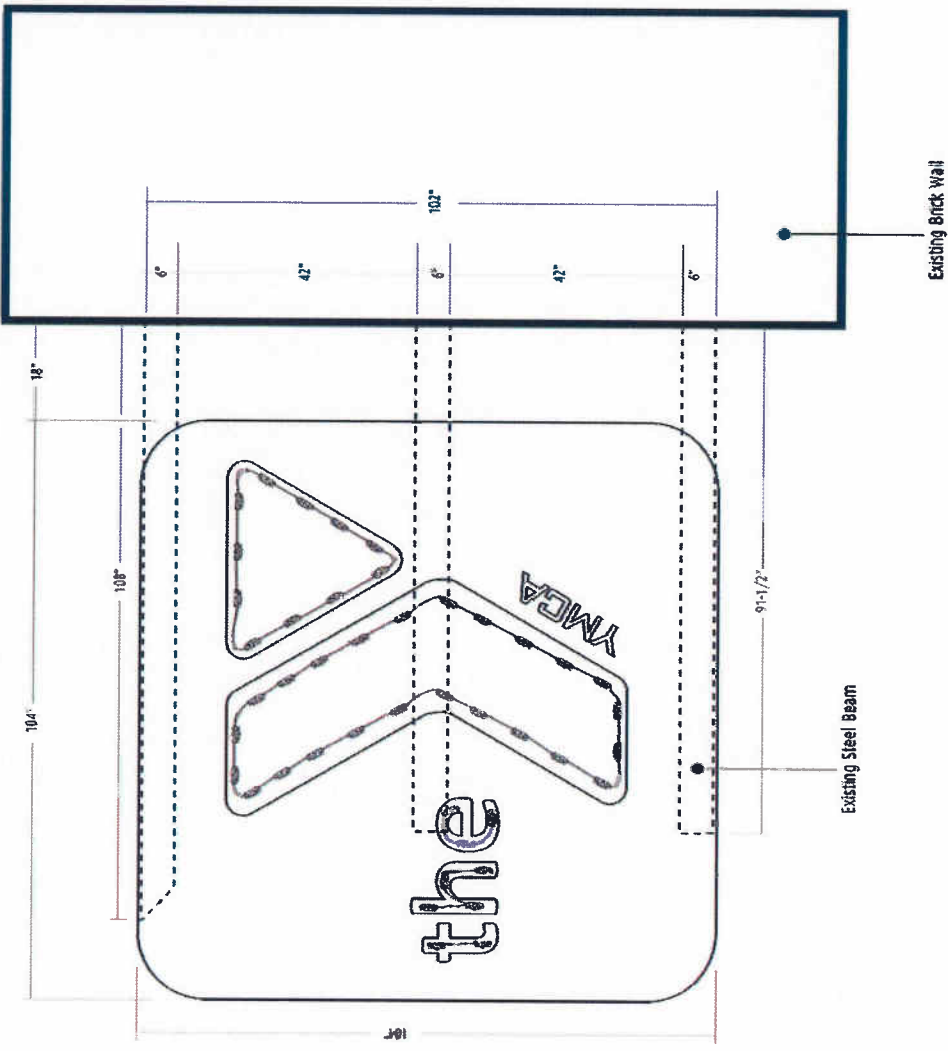
Date:

Additional Notes:

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Please Fax or Mail Drawings To The Address Above

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FWO No.: 98275 **Date:** 3/12/12
Client: YMCA - Ann Arbor
Project: YMCA - Ann Arbor

Sign Type: 20.1>Main ID
Description: Aluminum Pans
Product Code: ALM1
Size: 104" x 104" x 2"d

Quantity:
LED & Installation Detail Drawing:
Graphics Process:
Typography:

Graphics Color:

Frames & Fixtures:

Background Color:

Installation Method:

Notes:

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Drawings Shown in Proportion Not To Scale
 Page 2 of 2 Dwg. QM Proofed:

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Submittal Comments

Please Check One:
 Approved As Submitted
 Approved As Noted
 Revise And Resubmit

Reviewed By:

Date:

Additional Notes:



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