

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 112 W Washington Street, Application Number HDC 16-302

**DISTRICT:** Main Street Historic District

**REPORT DATE:** January 12, 2017

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

**REVIEW COMMITTEE DATE:** Monday, January 9, 2017

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	WWSA LLC	Chalou Designs
<b>Address:</b>	31330 Schoolcraft Rd Livonia, MI 48150	3458 Pineview Dr Dexter, MI 48130
<b>Phone:</b>		(734) 320-1215

**BACKGROUND:** This two-story brick Italianate commercial building was constructed in 1869 and features original cornices, segmented arches, and stone trim. It was first occupied by William Herz painting and decorating.

**LOCATION:** The site is located on the north side of West Washington, between South Main Street and South Ashley.

**APPLICATION:** The applicant seeks HDC approval to replace an existing banner sign with a new "Café Zola" sign on the second floor.

### 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:**

**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 proposed blade sign consists of a 3' square cabinet with a white subway tile surface and a 3'8" arm in an upside down V shape on top. Overall, the sign is 6'8" tall and 3' deep, and is mounted 3" from the wall on two small arms. The stainless steel cabinet is 14" wide. The neon colors were clarified in an email to be ruby red and magenta.
2. The sign would replace an existing banner that is a 7' tall (9'6" total with the mounting brackets) by 3' deep canvas. The new sign is proportionate to the existing banner, and while the new sign will be much more substantial than the banner, the upper half with the arrow will make it less imposing. Future applications for signs in this location should not assume that a 7' x 3' x 1' solid rectangle sign would be appropriate.
3. Staff recommends approval of the application. The design and scale of the proposed projecting sign are appropriate, and the sign is compatible with the historic building and surrounding structures.

**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 Historic District Commission issue a certificate of appropriateness for the application at 112 West Washington Street, a contributing property in the Main Street Historic District, to install a new business sign as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines*, in particular the 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 Historic District Commission issue a Certificate of Appropriateness for the work at 112 West Washington 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, drawings, photos

112 W Washington (1982 photo of the previous storefront and Cracked Crab sign, courtesy Old News)





HDC 16-302  
12/22/16

**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street 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**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>112 WEST WASHINGTON</u>
Historic District:	<u>YES</u>
Name of Property Owner (If different than the applicant):	_____
Address of Property Owner:	<u>ALAN ZAKALIK</u>
Daytime Phone and E-mail of Property Owner:	<u>734 769 2020</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>12-22-16</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>CHALOU DESIGNS</u>
Address of Applicant:	<u>3458 E PINGUIE W DR</u>
Daytime Phone:	<u>(734) 320 1215</u> Fax: <u>( ) NA</u>
E-mail:	<u>CHALOUDESIGNS@ATT.NET</u>
Applicant's Relationship to Property:	owner _____ architect _____ <input checked="" type="checkbox"/> contactor _____ other _____
Signature of applicant:	<u>[Signature]</u> Date: _____
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential	<input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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: _____	

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

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

REMOVE EXISTING CANVAS BLADE SIGN AND  
REPLACE WITH NE RETRO STAINLESS STEEL, NEO  
DESIGN SIGN

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

CANVAS SIGN IS VERY FADED AND VERY DIFFICULT  
TO READ

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

BETTER EXPOSURE  
FOR BUSINESS AND ADD A CLASSY LOOK TO  
THE BUILDING

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

SEE ATTACHED

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. *SEE ATTACH*

**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

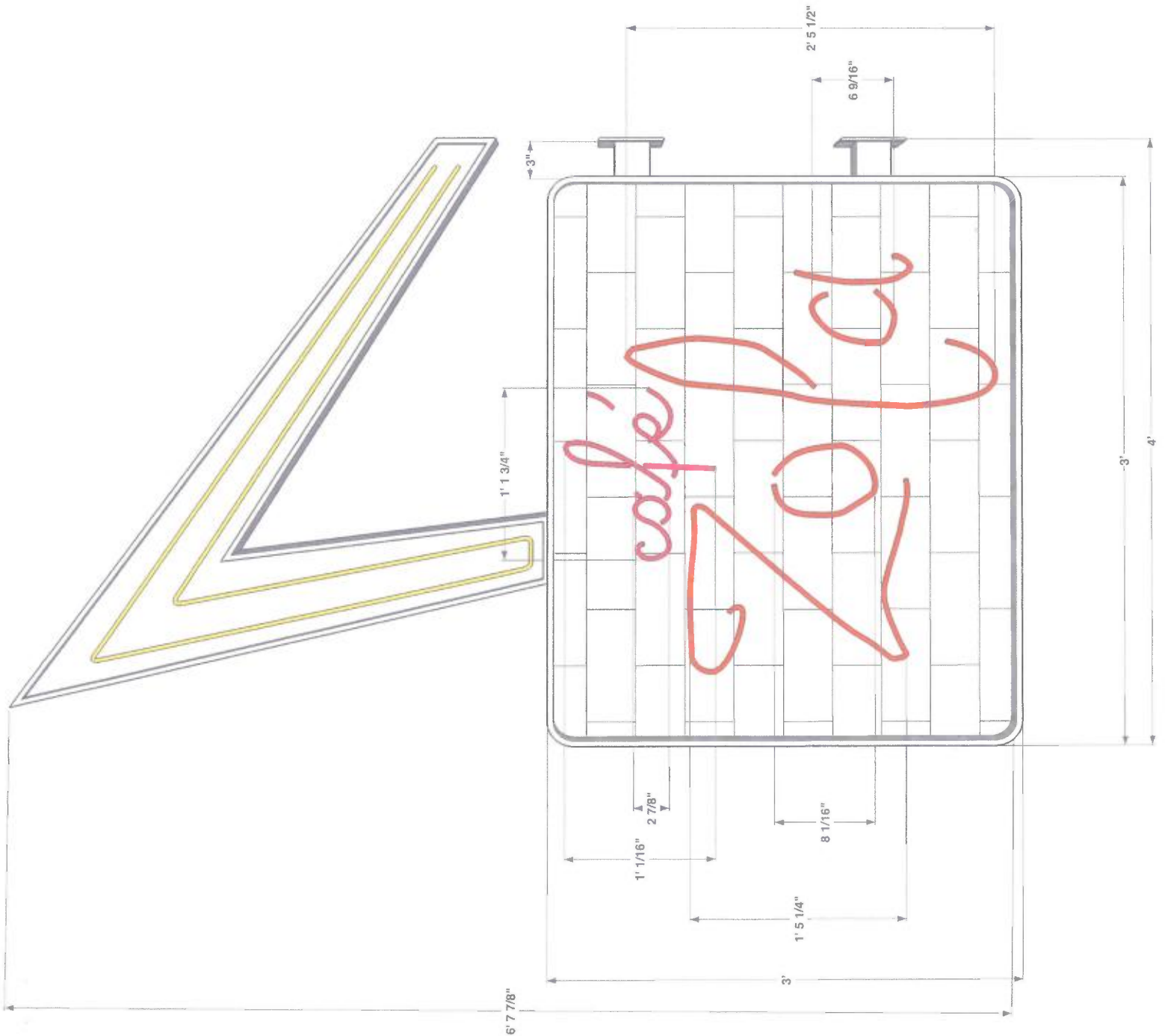
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

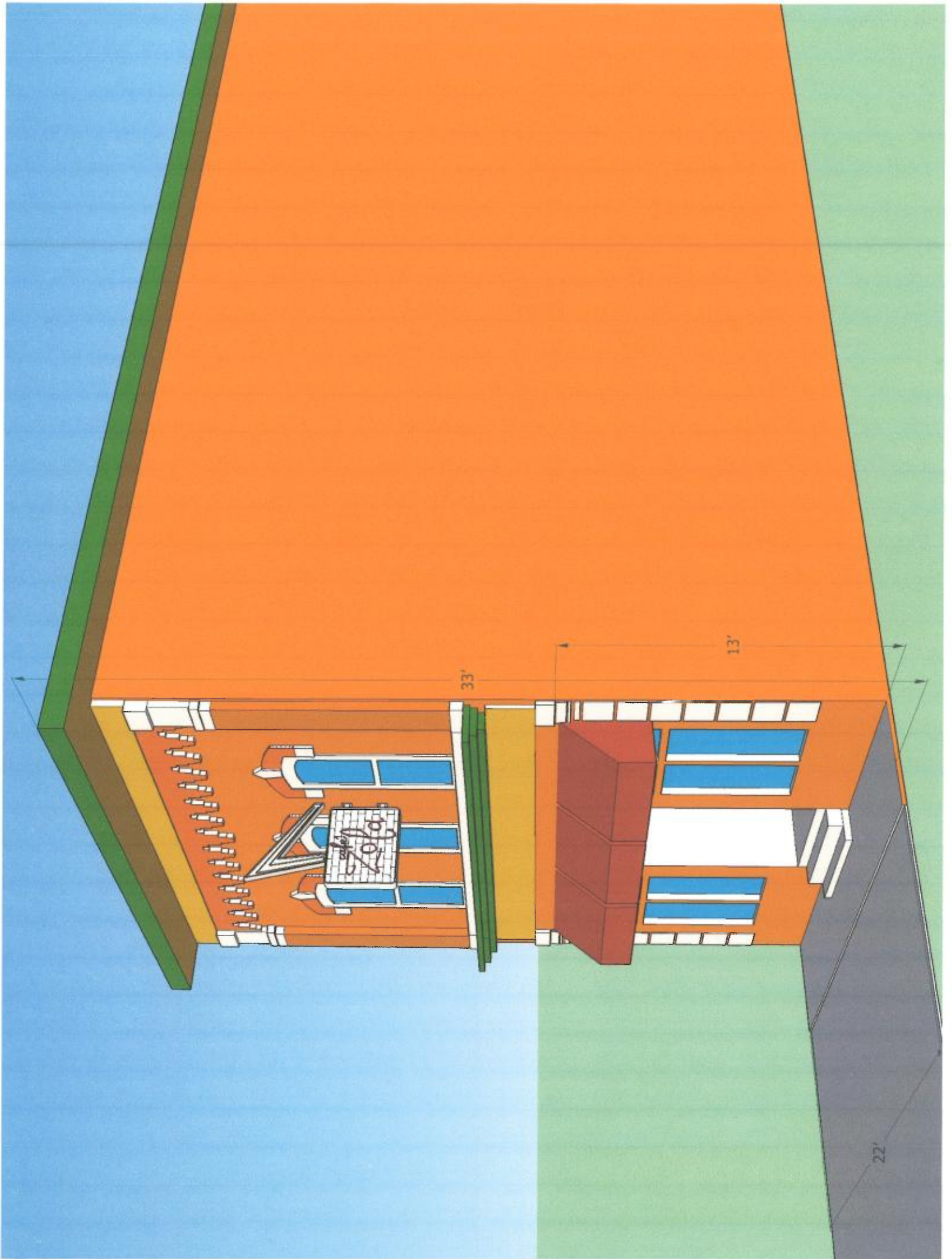
112 W. WASHINGTON

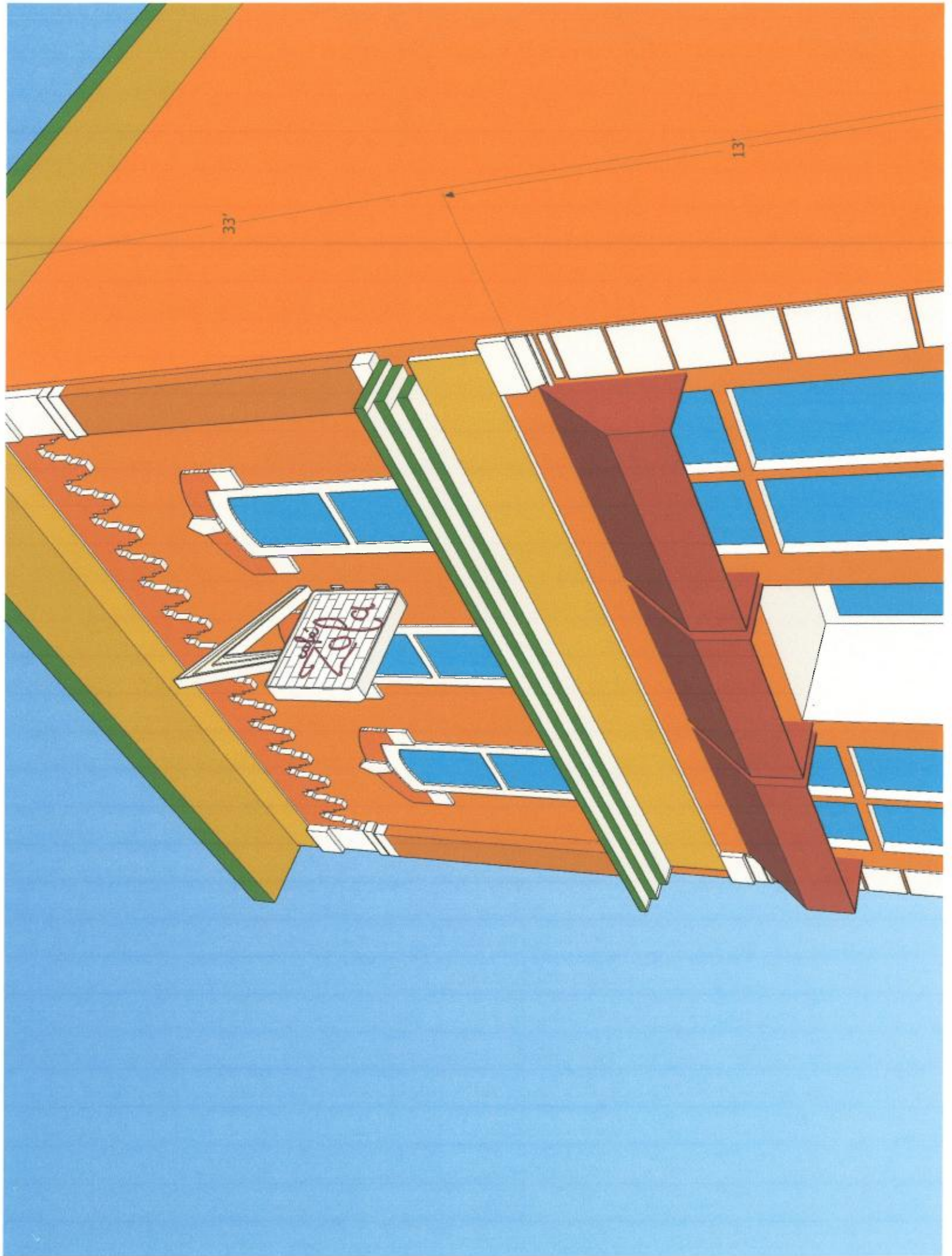
HDC16-302.

12-22-2016













From: Mark Chalou <chalouesigns@att.net>

Sent: Thursday, January 05, 2017 5:03 PM

To: Thacher, Jill

Subject:RE: Zola sign

Attachments: Zola revise drawing.pdf

Jill,

Good afternoon, I've attached a modified drawing showing the thickness of the sign to be 14' wide. Also there are going to be a total of four radius corners on the main sign. The sign will be through bolt mounted in the mortar joints of the brick, we will not penetrate the brick! The cabinet and the upper arrow portion are going to be stainless steel. The antique neon colors are going to be as follows: Zola, antique ruby red, café antique cobalt blue, with red gas which creates a magenta color, the upper arrow portion of the sign is going to be all stainless steel to be antique yellow gold, that will be mounted inside the upper arrow portion. I will bring neon color samples to the meeting.

Also I'm going to redo the drawing that is attached, I will send you a new one tomorrow. Can you please advise me when you're going to do a site survey, I would like to be present.

The two faces are going to be white ceramic tile. I assure you this will be the nicest design/sign that I've ever created!!!

Thanks for your patience,

Mark Chalou

Chalou DeSigns

Email [chalouesigns@att.net](mailto:chalouesigns@att.net)

Cell or Text 734 320 1215

Website [chalousigns.com](http://chalousigns.com)