

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 124 E Washington Street, Application Number HDC13-165

DISTRICT: Main Street Historic District

REPORT DATE: October 10, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 7, 2013

	OWNER	APPLICANT
Name:	124 E Washington LLC	Literati Bookstore
Address:	6499 Saline Waterworks Saline, MI 48176 Ann Arbor, MI	124 E Washington St
Phone:	(734) 657-2096	(734) 585-5567

BACKGROUND: This two-story, painted brick, commercial vernacular building was first occupied in 1906 by Taylor & Co., merchant tailors. It features double hung one-over-one windows, a brick cornice, and stone trim. A new business sign was granted a certificate of appropriateness in March, 2013, but that sign was not installed. Painted window signs were approved by staff later that month.

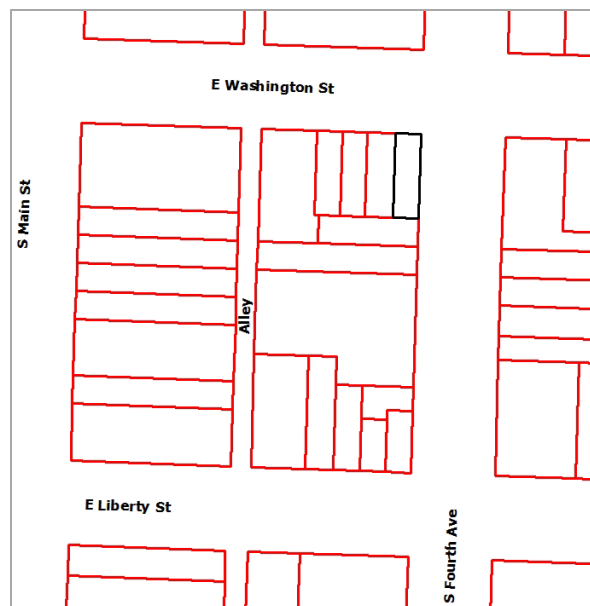
LOCATION: The site is at the corner of East Washington Street and South Fifth Avenue.

APPLICATION: The applicant seeks HDC approval to install a 10'7" by 4'1" sign over the front display windows. The aluminum sign is designed to look like typewriter keys, with 11" disks hanging from straight arms attached to a 10'7" by 12" band installed above the storefront windows.

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 subordinate to the overall building composition.

STAFF FINDINGS

1. The design of the sign is clever and interesting, and its location on the building is appropriate and compatible with its neighbor to the west (Amadeus). No lighting is proposed on the sign. The aluminum sign would be mounted to a steel header beam via three brackets welded onto the header.
2. The size, materials, and colors 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 this building or the surrounding historic resources.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 124 East Washington Street in the Main Street Historic District to install a business sign above the storefront display windows, 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*, 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 124 East 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, drawing, photos

March, 2013 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

734.794.6265

734.994.8312

planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 124 E. Washington St

Historic District: _____

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

Faramarz Fahraneh

Address of Property Owner: 124 E. Washington St Unit # 2

Daytime Phone and E-mail of Property Owner: 734-657-2096

Signature of Property Owner: please call for approval - verbal consent Date: received 9/10

Section 2: Applicant Information

Name of Applicant: Literati Bookstore

Address of Applicant: 124 E Washington St.

Daytime Phone: (734) 585-5567 Fax: ()

E-mail: literatibookstore@gmail.com

Applicant's Relationship to Property: ☐ owner ☐ architect ☐ contractor ☒ other

Signature of applicant: [Signature] Date: 09/10/13

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: HG

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

1. Provide a brief summary of proposed changes. _____

Manufacture & install one (2'-1" x 10'-7") non-illuminated
single-sided storefront sign as shown on drawing.

2. Provide a description of existing conditions. _____

No structural signage. Signs on windows currently

3. What are the reasons for the proposed changes? _____

New business no prior signage

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: 9/19/13. Application to _____ Staff or ☒ HDC

Project No.: HDC 13-165 Fee Paid: _____

Pre-filing Staff Reviewer & Date: (BA) 9/19/13. Date of Public Hearing: _____

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

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

PHOTOS OF EXISTING SITE



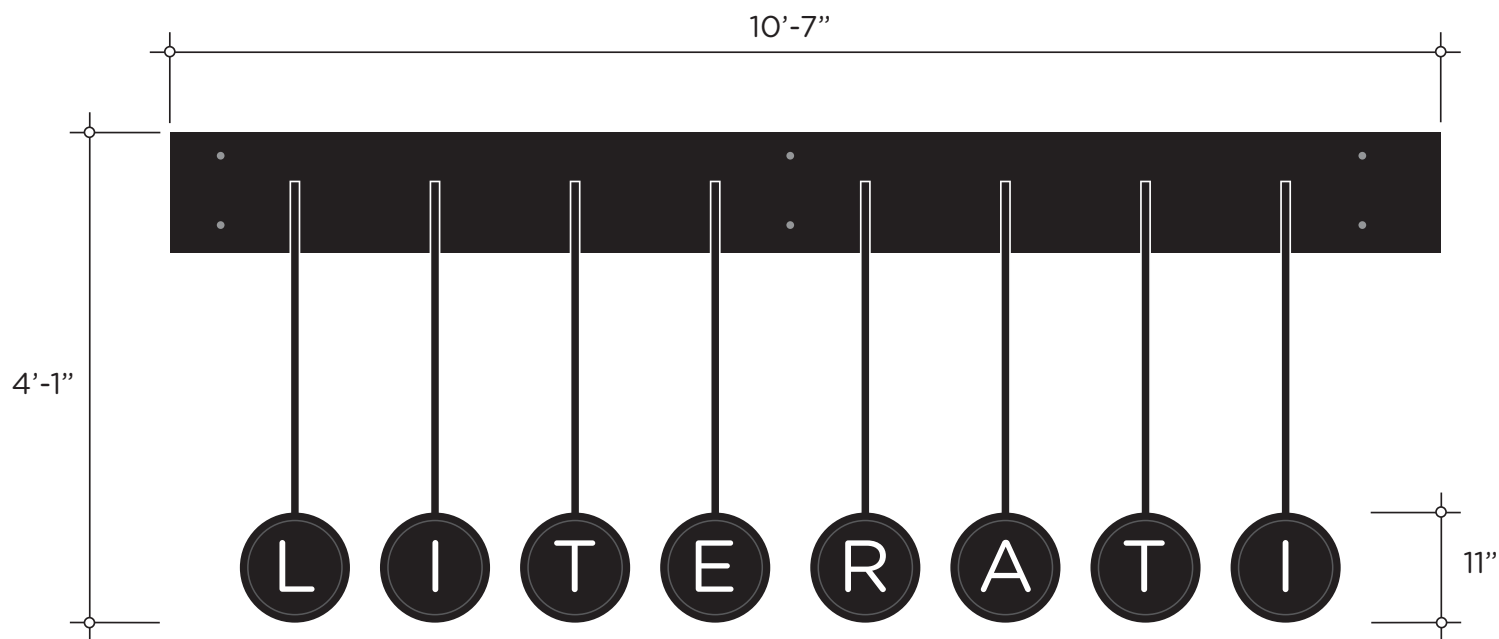
PROJECT:	DESIGNED BY:	TO BE FABRICATED + INSTALLED BY:	
Literati Storefront Sign 124 E. Washington St. Ann Arbor, MI	<div>oliver uberti</div> <div>CREATIVE</div> <div>Oliver Uberti 515 Gott Street, Ann Arbor, MI 48103 703.965.4739 • ouberti@gmail.com</div>	<div></div> <div>W. A. P. John, Grafaktri, Inc. 1200 N. Main Street, Ann Arbor, MI 48104 734.665.0717 • wapjohn@grafaktri.com</div>	<div>September 5, 2013</div> <div>PAGE: 1 TOTAL: 8</div>

PHOTOS OF EXISTING SITE



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SIGN OVERVIEW



DESCRIPTION
OF WORK

Manufacture and install
one (4' - 1" x 10' - 7")
non-illuminated, single-
sided storefront sign as
shown on our drawing

APPROVED BY:	
<div></div>	
September 5, 2013	
PAGE: 3	TOTAL: 8

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Literati Storefront Sign 124 E. Washington St. Ann Arbor, MI	<div><i>oliver uberti</i> CREATIVE</div> <div>Oliver Uberti 515 Gott Street, Ann Arbor, MI 48103 703.965.4739 • ouberti@gmail.com</div>	<div> GRAFAKTRI</div> <div>W. A. P. John, Grafaktri, Inc. 1200 N. Main Street, Ann Arbor, MI 48104 734.665.0717 • wapjohn@grafaktri.com</div>	

FRONT ELEVATION



DESCRIPTION OF WORK

Remove 10' - 7" length of existing pre-finished aluminum sheet above store window

Manufacture and install one (4' - 1" x 10' - 7") non-illuminated, single-sided storefront sign as shown on our drawing

APPROVED BY:

PROJECT:

Literati Storefront Sign
124 E. Washington St.
Ann Arbor, MI

DESIGNED BY:

oliver uberti
CREATIVE

Oliver Uberti
515 Gott Street, Ann Arbor, MI 48103
703.965.4739 • ouberti@gmail.com

TO BE FABRICATED + INSTALLED BY:



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PROJECT:

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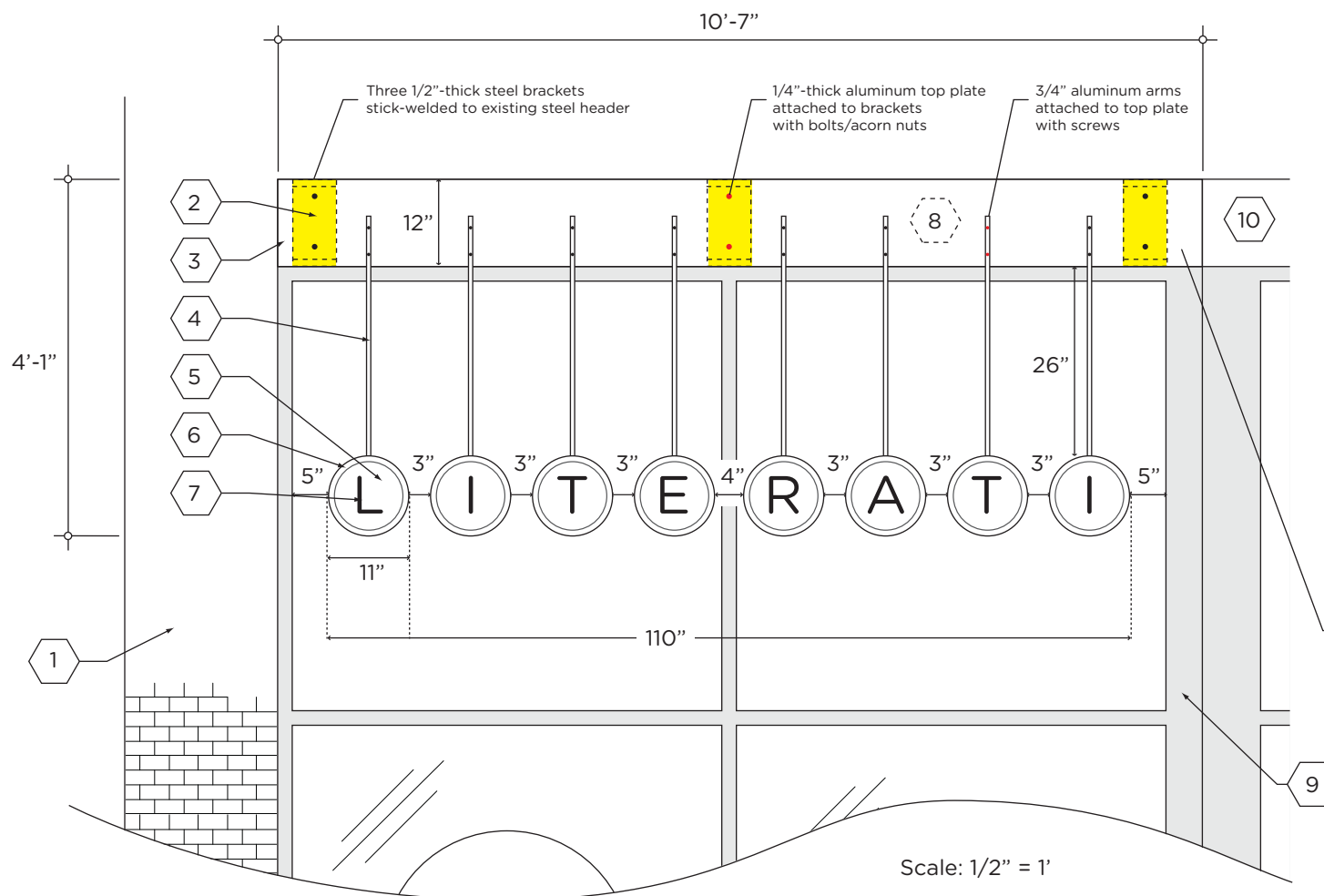
oliver uberti
CREATIVE



GRAFAKTRI

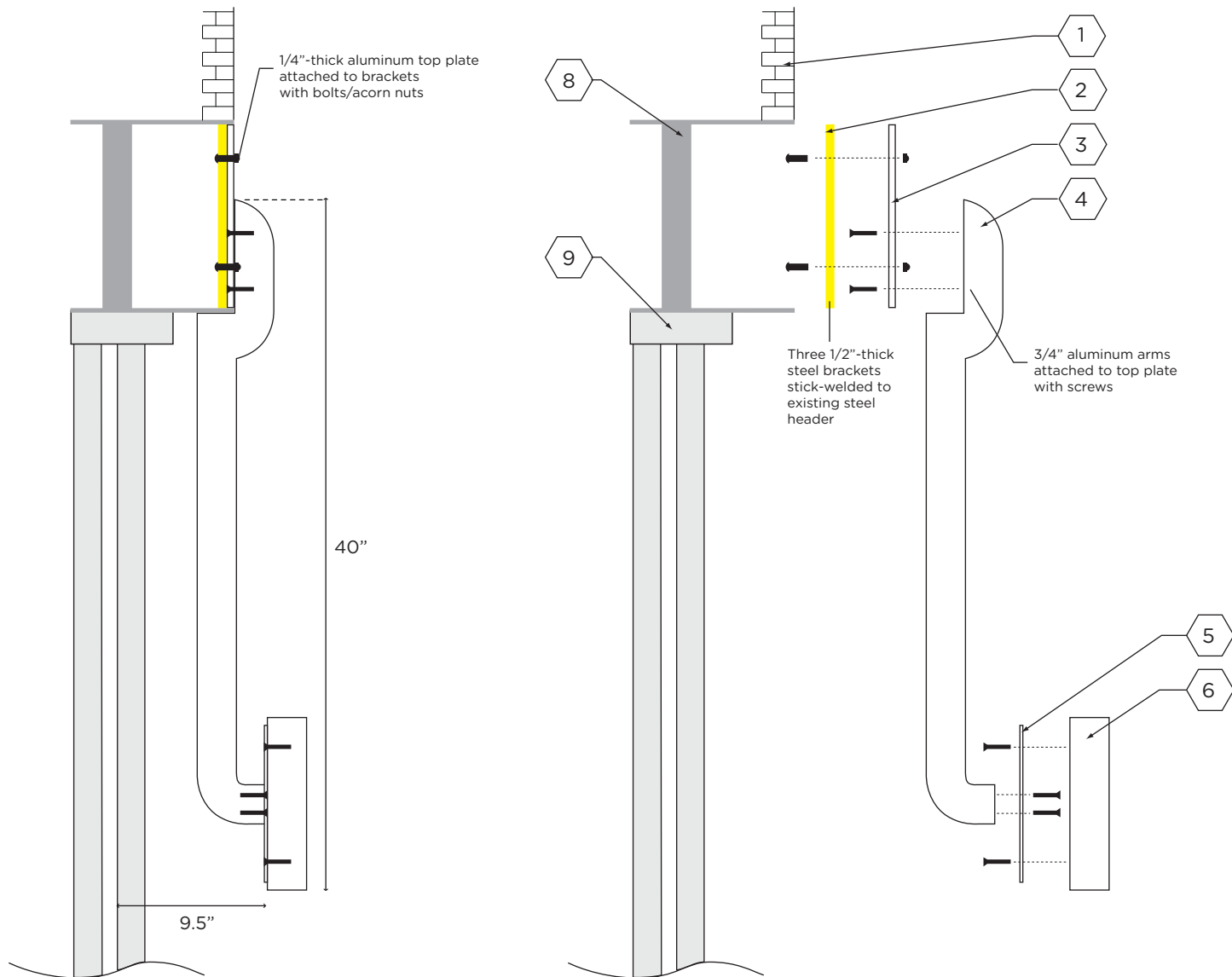
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MATERIALS		
1	Exist. brick	Green
2	New steel brackets	
3	New alum. top plate	Black
4	New alum. arms	Black
5	New alum. front plates	Gloss Black
6	New HDU key rims	Black
7	New vinyl lettering	White
8	Exist. steel header	
9	Exist. alum. frame	
10	Exist. alum. sheet	Black

STRUCTURAL DETAILS, SIDE VIEW



MATERIALS			(X)
1	Exist. brick	Green	
2	New steel brackets		
3	New alum. top plate	Black	
4	New alum. arms	Black	
5	New alum. back plate	Black	
6	New HDU key rims	Black	
8	Exist. steel header		
9	Exist. alum. frame	Bronze anod.	

Note: 10'-7" length of existing pre-finished aluminum sheet that covers the steel header will be removed prior to sign installation

APPROVED BY:

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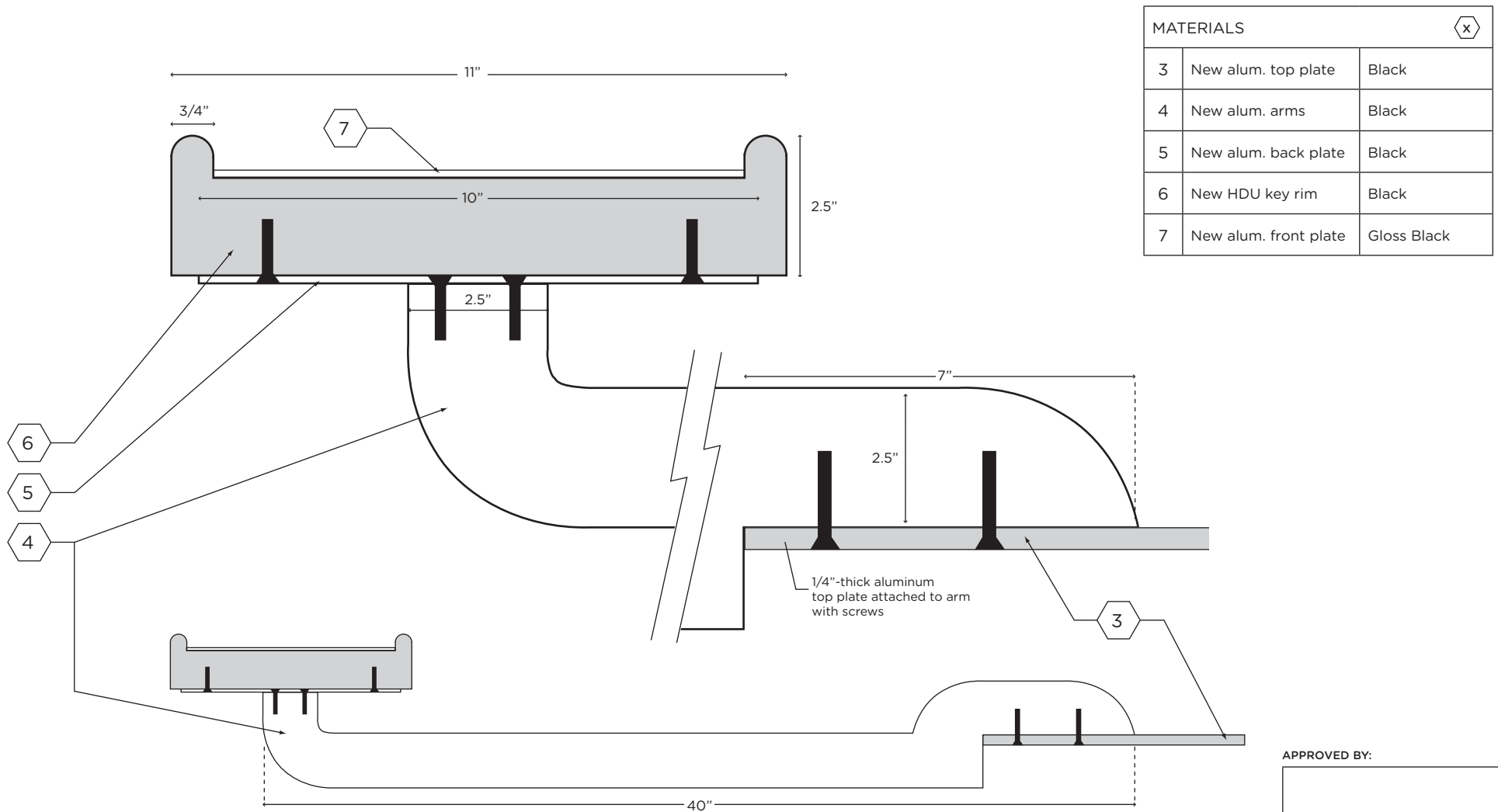


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STRUCTURAL DETAILS: TYPEWRITER ARM



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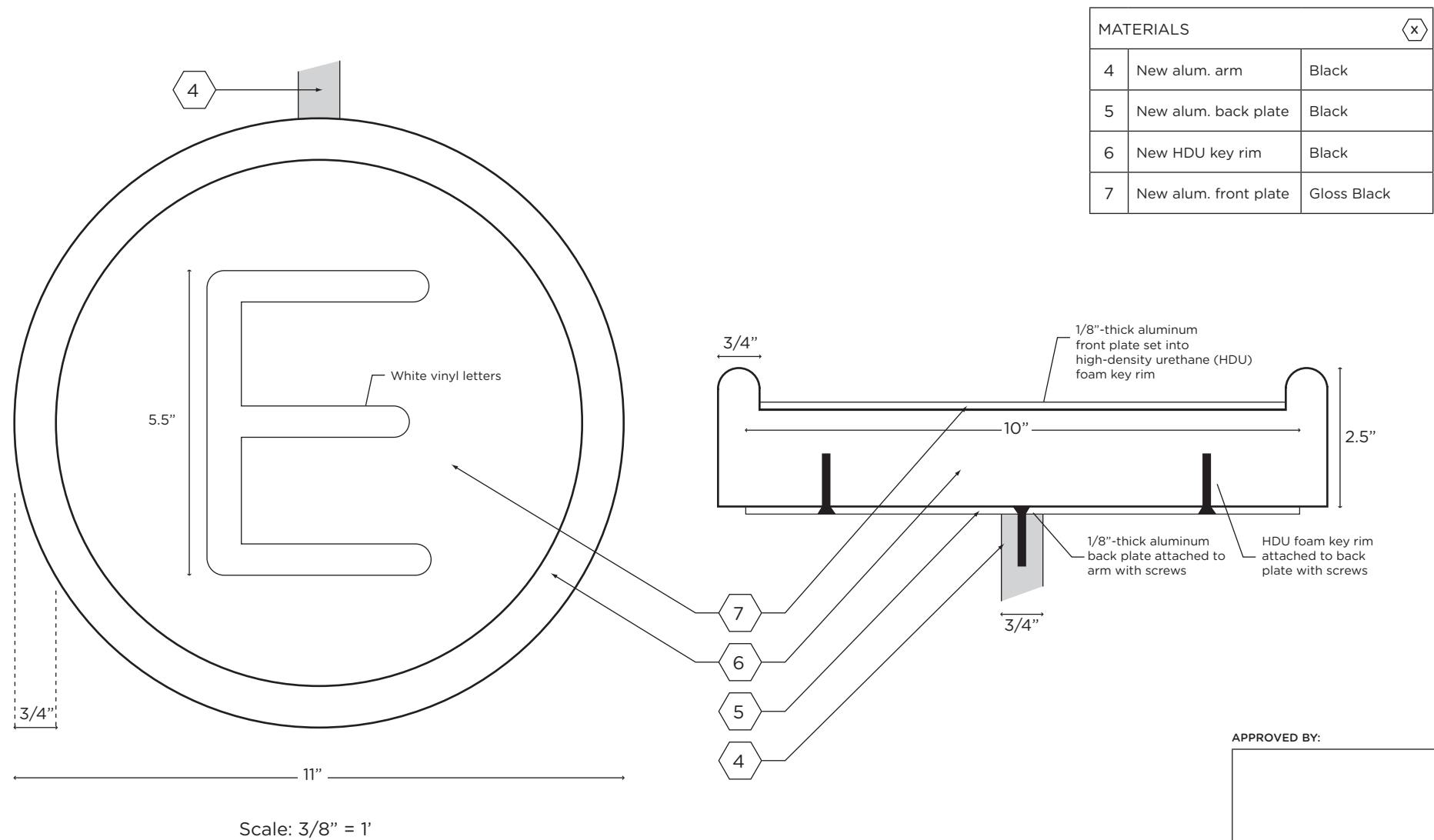


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STRUCTURAL DETAILS: TYPEWRITER KEY



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