

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 211 E Washington Street, Application Number HDC13-045

DISTRICT: Main Street Historic District

REPORT DATE: March 8, 2013 for the March 14, 2013 HDC meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 11, 2013

	OWNER	APPLICANT
Name:	Emaben Corporation	Huron Sign Co
Address:	903 John Woods Dr Ann Arbor, MI 48105	663 S Mansfield St Ann Arbor, MI
Phone:	(734)661-5943	(734) 483-2000

BACKGROUND: This three story brick Romanesque building was constructed in 1899 for the Ann Arbor Music Company. It features round arches, tapestry brick, and stone trim. The current storefront was in place by 1992, and replaced a truly horrible one that featured no windows except arrow slits similar to those found on castle walls, which is shown in survey photos from the 1970s and 1980s.

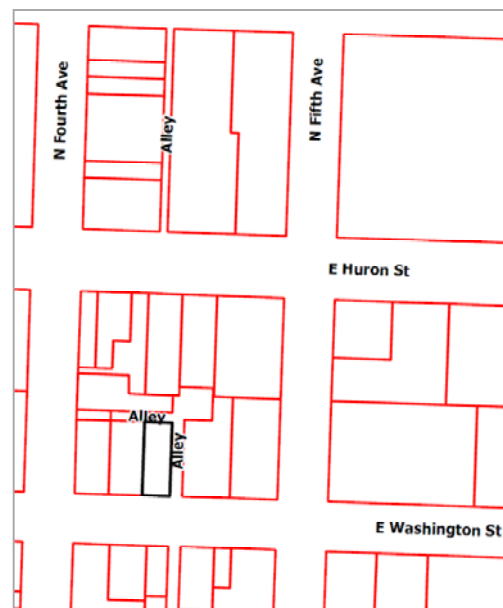
LOCATION: The site is on East Washington Street, between North Fourth and North Fifth Avenues. There is an alley immediately to the east of the building.

APPLICATION: The applicant seeks HDC approval to install a projecting sign on the second floor of the front elevation, near the corner of the building next to the alley.

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. Per the drawings provided, the proposed sign is aluminum with an applied wood face and the word "Mash" on each side. The sign is 13' 5 ½" tall, 1' 10 ¼" wide, and 16" deep.
2. At least two projecting signs of similar size (Shalimar, which was a little taller, and Habana, which was a little shorter) have preceded this one in the same spot on the building, and eight bolts in mortar joints (four each for the top and bottom mounting plates) are still left on the building from the last sign. The drawings submitted do not specify whether that existing hardware can be reused for the top plate, which is in approximately the same location. The lower plate of the Mash sign is quite a bit lower than the existing hardware. Staff suggests conditioning the motion to require that those bolts be removed and the mortar joints patched if they will not be utilized for this sign. Also, no stone trim or banding may be obscured by the installation.
3. The size, materials, and colors of the Mash sign are compatible with the historic building and neighborhood, and as conditioned, do not impact any character-defining feature of the building. The work is easily removable and reversible. The placement of the sign is generally aligned with the second floor windows, which is appropriate. The LED halo lighting is unobtrusive and minimizes the amount of light needed to make the sign visible at night.
4. Staff recommends approval of the application with the conditions listed below since the size, scale, design, materials, and color of the proposed sign are compatible with the historic character of the building and has no negative impact on the surrounding historic resources.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 211 East Washington Street in the Main Street Historic District to install a projecting "Mash" sign

on the second floor of the corner of the building, on the following conditions: 1) if existing mounting hardware on the building is not utilized for this sign, it must be removed and the mortar joints patched, and 2) all new mounting hardware must be installed through mortar joints, not masonry units, and no stone trim or banding may be obscured by the mounting plates. The work as conditioned 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 211 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

2007 photo





City of Ann Arbor
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: 211 E. Washington

Historic District: Main St

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

EMABEN CORPORATION

Address of Property Owner: 903 Johnwoods Dr., Ann Arbor 48105

Daytime Phone and E-mail of Property Owner: _____

Signature of Property Owner: See attached Date: _____

Section 2: Applicant Information

Name of Applicant: Huron Sign Co

Address of Applicant: 663 S. Mansfield St

Daytime Phone: (734) 483-2000 Fax: (_____) 483-5164

E-mail: kevinshort@huronsign.com

Applicant's Relationship to Property: ___ owner ___ architect contactor ___ other

Signature of applicant: Kevin Short VP Sales *Kevin Short* Date: 3/28/2013

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 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. We are installing one (1) new double sided projecting wall sign with letters, LED indirectly halo lit

2. Provide a description of existing conditions. There are no existing exterior signs since the Habana sign was relocated

3. What are the reasons for the proposed changes? To identify the business

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
Pictures of existing signage and sizes
Drawing of proposed new sign

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: 4/9-2013 Application to _____ Staff or _____ HDC

Project No.: HDC 13-045 Fee Paid: 100⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 5/9-2013

Application Filing Date: 4/9-2013 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Letter of Authorization

Date: 3/28/13

I, Jon Carlson, Owner of Blue Tractor and mash

(Title)

approve the proposed signage for mash located at

211 East Washington St.

and authorize Kevin Short from Huron Sign Co. to obtain appropriate

(Representative)

permits with the city of Ann Arbor and to proceed with the installation of such signage.

If you have any questions, please feel free to contact me at 7346615943

(Agent's phone Number)



(Agent's signature)

211 E. Washington
Ann Arbor, MI 48104

Custom Indirect Lit Projecting Sign



HURON SIGN CO.

663 S. MANSFIELD
P.O. BOX 980433
YPSILANTI, MI 48198
PHONE 734-483-9000
1-800-778-3-0100
FAX 734-483-5164
www.huronsign.com

Building Identifiers Since 1966



SIDE A

SCALE 1/2" = 1'



NIGHT SIMULATION



SIDE B



SIGN DESCRIPTION:
THIS IS A CUSTOM DIMENSIONAL PROJECTING SIGN WITH INDIRECT HALO LIT FABRICATED LETTERS. THE SIGN IS MADE OF ALUMINUM WITH STEEL SQUARE TUBE STRUCTURAL MAST ARMS WITH WELDED GUSSETED WALL PLATES. THE SIGN FEATURES NATURAL WOOD FACE SURFACES FINISHED WITH CLEAR POLYURETHANE EPOXY SEALANT.

THE SIGN IS INSTALLED WITH THROUGH BOLTS ALIGNED TO THE MORTAR JOINTS

38 SQUARE FEET

# OF SETS	1 D/F	RETURN DEPTH	16"	RACEWAY COLOR N.A.	DESIGNER	SCOTT WILKIE
FACE COLOR	MAHOGANY	TYPE OF INSTALL	PROJECTING	TRANSFERMER	DATE	03/28/13
RETURN COLOR	MAHOGANY / PMS	TYPE OF FACE	MAHOGANY	BALLAST	JOB NO.	8189
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:	JOB NAME	MASH-8189-5
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	ADDRESS:	211 E. WASHINGTON ANN ARBOR, MI



APPROVED BY: _____ **DATE:** _____
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SIGN CO.**

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RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	MASH-0189-5
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	211 E. WASHINGTON ANN ARBOR, MI



APPROVED BY:
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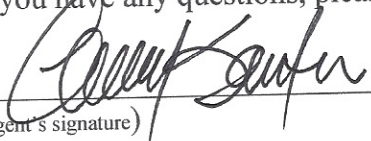
Letter of Authorization

Date: 5.2.2013

I, AARON KAUFER PRESIDENT of EMABEN CORP.
(Title)
approve the proposed signage for Mash located at
211 E. Washington St.

and authorize Kevin Short from Huron Sign Co. to obtain appropriate
(Representative)
permits with the city of Ann Arbor and to proceed with the installation of such signage.

If you have any questions, please feel free to contact me at (734) 995.3021
(Agent's phone Number)


(Agent's signature)

903 JOHN A. WOODS DR.
(Address)

ANN ARBOR MI. 48105
City State Zip