

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 124 E Washington Street, Application Number HDC13-027

**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

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	124 E Washington LLC	Huron Sign Co
<b>Address:</b>	6499 Saline Waterworks Saline, MI 48176	PO Box 980423 Ann Arbor, MI
<b>Phone:</b>		(734) 483-2000

**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. New ground-floor display windows replaced non-original ones in 2012. The HDC gave a preservation award to the former owner, Herb Black, in 2009.

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

**APPLICATION:** The applicant seeks HDC approval to install an externally illuminated blade sign on the corner of the building on the second floor.

#### **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 aluminum sign is 6 feet 10 inches tall and projects 2 feet 9 inches from the building. At its widest, the sign's edge is 6 ½ inches thick. Two single mast-mounted flood light fixtures are located above the sign. The corner brackets to support the sign would be mounted through mortar joints. The sign is black and white.
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. The placement of the sign is generally aligned with the second floor windows, which is appropriate.
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**

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 blade sign on the second floor of the corner of the building, 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

2008 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**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>124 E. WASHINGTON</u>	
Historic District: _____	
Name of Property Owner (If different than the applicant): <u>124 E. Washington, LLC</u> <u>HILLARY LOWE</u> <u>Tommy Fairbanks</u> <u>Manager</u>	
Address of Property Owner: <u>123 FIELDCREST ANN ARBOR 48103</u>	
Daytime Phone and E-mail of Property Owner: <u>909-921-9242 literature@kstore@gmail.com</u>	
Signature of Property Owner: <u>[Signature]</u> Date: <u>02/21/13</u>	
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>HURON SIGN Co. % JIM ANDERSON</u>	
Address of Applicant: <u>P.O. Box 980423</u>	
Daytime Phone: <u>(734) 483-2000</u> Fax: <u>( ) 483-5164</u>	
E-mail: <u>JIMANDERSON@HURONSIGN.COM</u>	
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contactor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>2-21-13</u>	
<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: <u>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. INSTALLATION OF A NEW  
DOUBLE SIDED CORNER MOUNT PROJECTION WALL  
SIGN. ILLUMINATION FROM 2 SINGLE MAST  
MOUNTED FLOOD LIGHT FIXTURES ABOVE THE  
SIGN.
2. Provide a description of existing conditions. NO WALL SIGN AT  
THIS LOCATION. PAINTED BRICK.
3. What are the reasons for the proposed changes? IDENTIFICATION  
OF NEW BOOK STORE.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.  
PLEASE SEE COLOR RENDERING OF THE  
PROPOSED WALL SIGN AND PHOTO'S OF THE  
BUILDING.
5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**Staff Use Only**

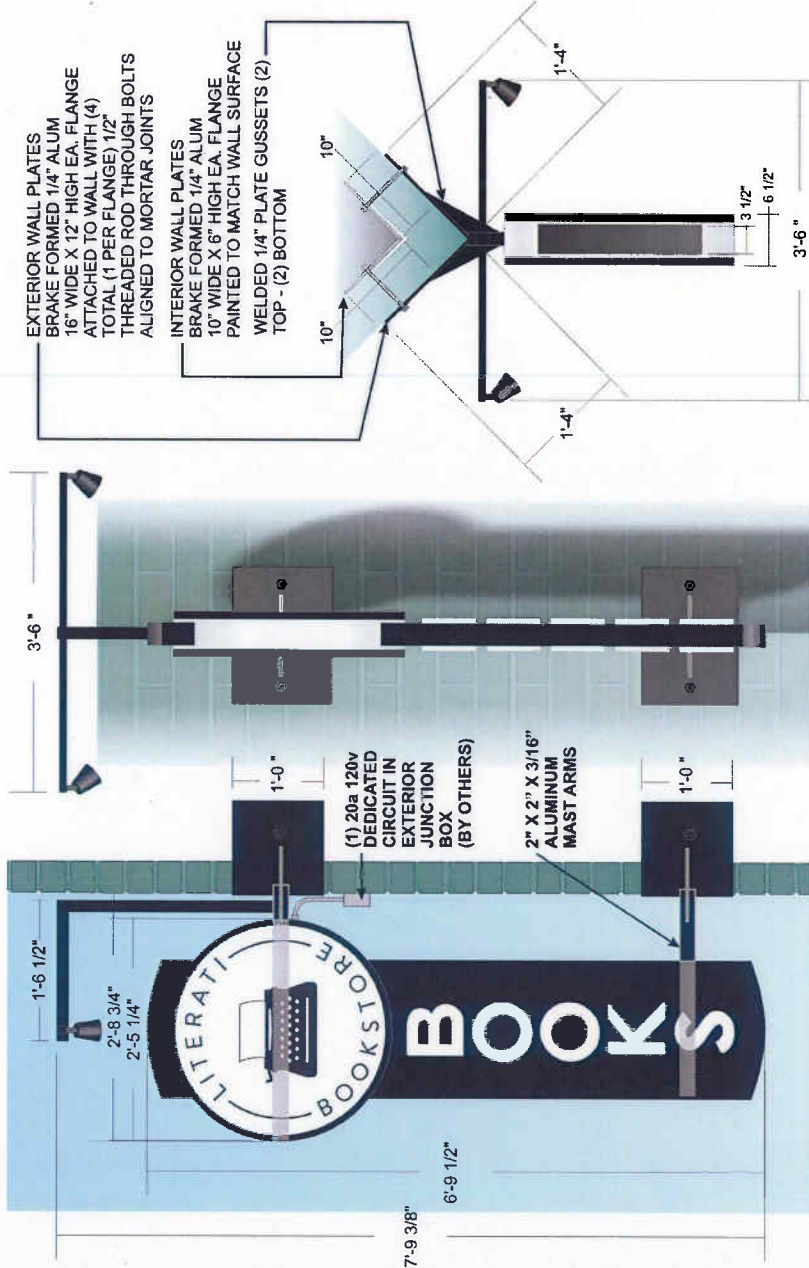
Date Submitted: 2/21-2013 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC  
Project No.: HDC 13-027 Fee Paid: 100<sup>00</sup>  
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 3/14-2013  
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA; \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP; \_\_\_\_\_ Staff COA  
Comments:



# Corner Mounted Projecting Sign



**HURON SIGN CO**  
 663 S. MANSFIELD  
 P.O. BOX 980493  
 YPSILANTI, MI 48198  
 PHONE 734-483-2000  
 1-800-783-0100  
 FAX 734-483-5164  
 www.huronisign.com



E. WASHINGTON - SIGN (CORNER MOUNTED)

Scale 3/4" = 1'

PROPOSED SIGN:  
 CUSTOM FABRICATED ALUMINUM FLAG MOUNTED DIMENSIONAL PROJECTING SIGN.  
 SIGN FEATURES A DIMENSIONAL LOGO WITH FLAT CUT 3/4" THICK "BOOKS" LETTERS.  
 SIGN IS ATTACHED TO WALL WITH PLATE BRACKETS & EXPANSION BOLTS ALIGNED TO THE MORTAR JOINTS.

NOTE:  
 DESIGN BASED UPON 80 MPH, 3 SECOND GUST WIND SPEED AS PER 2011 IBC.  
 INSTALLATION SHALL CONFORM TO NATIONAL ELECTRIC CODE & U.L. REQUIREMENTS.  
 THIS INSTALLATION WAS DESIGNED TO BE INSTALLED AT THE ADDRESS SHOWN ON THE LEFT AND SHOULD NOT BE USED AT OTHER LOCATIONS UNLESS DEEMED SUITABLE BY A LICENSED ENGINEER.

ENGINEER'S SEAL

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

# OF SETS	1	RETURN DEPTH	6 1/2"	DESIGNER	S WILKIE
FACE COLOR	WHITE / BLACK	TYPE OF INSTALL	CORNER FLAG MOUNT	TRANSFORMER	N.A.
RETURN COLOR	WHITE / BLACK	TYPE OF FACE	ALUMINUM	BALLAST	N.A.
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	JOB NO.	8507
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON
				ADDRESS:	124 E. WASHINGTON ANN ARBOR, MI



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