

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 226 South Main Street, Application Number HDC12-064

DISTRICT: Main Street Historic District

REPORT DATE: April 30, 2012

REPORT PREPARED BY: Katie Remensnyder, Interim Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 7 for the Thursday, May 10, 2012 HDC meeting

	OWNER	APPLICANT
Name:	Curtis George J Trust	Kevin Short
Address:	343 S. Main Street Ann Arbor, MI 48104	PO Box 980423 Ypsilanti, MI 48198
Phone:		(734) 483-2000

BACKGROUND: This one story, brick Art Moderne commercial building features a corner entrance with a rounded canopy that has porcelain enamel panels and stainless steel trim, vertical fluted columns between concave panels above the entrance, and large single pane windows. The building was built in 1860 as a three-story Italianate commercial building and was first occupied by the Mack and Company department store. In 1899 a fire damaged the upper stories and it was reduced to a single story. In 1939 the Art Moderne façade was installed by Cunningham's Drugs, which opened in 1940. In 1975 the building became the Parthenon Restaurant, which remained until 2012.

LOCATION: The site is located on the northwest corner of the South Main and West Liberty intersection.

APPLICATION: The applicant seeks HDC approval to remove the existing internally illuminated sign and install a new externally illuminated sign on the roof of the canopy above the entrance. The sign measures nine feet and eight inches long, and four feet high. The sign is white in color and consists of individually-cut aluminum letters that will be individually mounted on the canopy.

The applicant also seeks HDC approval to install the existing "Café Habana" sign that was formerly located at 211 E. Washington Street. The sign will be installed on the southern elevation of the building to the west of the main entrance. The sign measures seven feet and eight-and-five-eighths inches tall, would project



out four feet from the building, and will be mounted to the mortar joints between the bricks by steel brackets.

The “Café Habana” sign was previously approved by the Historic District Commission in October 2007 (HDC 07-116).

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.

STAFF FINDINGS:

1. The proposed “Lena” sign consists of individually-cut aluminum letters that will be attached to the canopy by aluminum stanchions, which will be bolted into the existing canopy. The sign measures nine feet and eight inches long, and four feet high. The font is a modern sans-serif style that is compatible with the Art Moderne style façade.
2. The proposed “Lena” business sign is appropriately scaled and its placement on the canopy above the front entrance is appropriate. The sign is externally illuminated. On the provided mock-up, the sign appears to be compatible in size, materials, and color to the building. The sign also appears to be well balanced and does not detract from the character defining features of the building.
3. The “Café Habana” sign was previously approved by the Historic District Commission in October 2007. It measures seven feet and five and five-eighths inches high, and would project out four feet from the building. The proposed location is on the southern elevation towards the front and would be mounted to projecting brick pilaster. The sign would be mounted by steel plate corner brackets bolted into the mortar joints. The sign is internally illuminated by open faced neon channel letters.
4. The “Café Habana” sign is appropriately scaled and its placement on the southern elevation is appropriate. The sign appears to be compatible in size, materials, and color to the building. The sign also appears to be well balanced and does not detract from the

character defining features of the building. Although the sign is internally illuminated, staff recommends approval of the sign because it was previously approved by the Commission at a different location in the Main Street Historic District.

5. Staff recommends approval of the proposed exterior signs. The proposed signs are 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 9 and 10, and the guidelines for storefronts.

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 226 South Main Street, a contributing property in the Main Street Historic District, to add two new exterior 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 9 and 10 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 226 South Main 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.

226 South Main Street (April 2007 photos)







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: <u>226 South Main St.</u>
Historic District: <u>Main Street</u>
Name of Property Owner (If different than the applicant): <u>Curtis George J Trust</u>
Address of Property Owner: <u>343 South Main Street</u>
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: <u>See Attached letter</u> Date: _____
Section 2: Applicant Information
Name of Applicant: <u>Huron Sign Co.</u>
Address of Applicant: <u>PO Box 980423 Ypsilanti, MI 48198</u>
Daytime Phone: <u>(734) 483-2000</u> Fax: <u>(734) 483-5164</u>
E-mail: <u>kevinshort@huronsign.com</u>
Applicant's Relationship to Property: <u>owner</u> <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>Kevin K. Short VP Sales</u> Date: <u>4/20/2012</u>
Section 3: Building Use (check all that apply)
<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
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: <u>KS</u>

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

1. Provide a brief summary of proposed changes. Removing the existing internally lit signs "Parthenos Restaurant" (56SF) off of the wall.
Installing one (1) set of "LENA" non lit aluminum letters attached to the canopy structure
Installing the existing "Habana" neon sign from 211 E. Washington

2. Provide a description of existing conditions. The existing signs are bolted to the formed steel wall. We will bolt the new aluminum wrap and stanchions that hold the new "LENA" letters to the steel wall.

The "Habana" sign will be anchored throught the mortar joints

3. What are the reasons for the proposed changes? Change of name

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: _____ 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:

Letter of Authorization

Date: 4/20/12

I, Jon Carlson, Manager, of Habana on Main, LLC

(Title)

approve the proposed signage for Lena and Habana located
at

226 S. Main 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 7346614720_.



116 West Washington #F
(Address)

Ann Arbor MI 48104



**HURON
SIGN CO.**

663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-0000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com
Building Identifiers Since 1966



Custom Channel Letter Sign



NEW BASE TO SUPPORT LETTERS

AS SEEN FROM ABOVE



NIGHT SIMULATION - WITH DIRECT LIGHTING



WHITE LETTERS

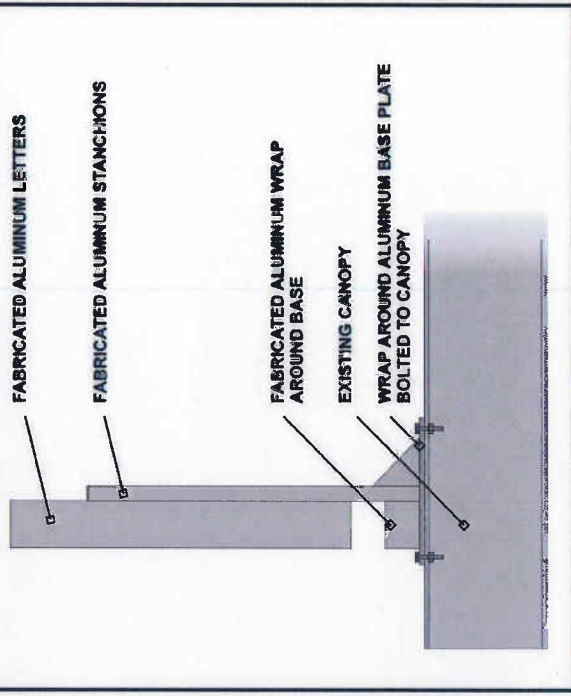


MAP WHITE - LETTERS



MAP SILVER - STRUCTURE

SECTION SCHEMATIC - COMPONENTS



# OF SETS	1	RETURN DEPTH	RACEWAY COLOR N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	TRANSFORMER N.A.	DATE	04/17/12
RETURN COLOR	TBD	TYPE OF FACE	BALLAST N.A.	JOB NO.	
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	COMMENTS:	JOB NAME	HABAN-LENA-3
LED COLOR	N.A.	HOUSINGS	SALESPERSON: KEVIN SHORT	ADDRESS:	ANN ARBOR, MI

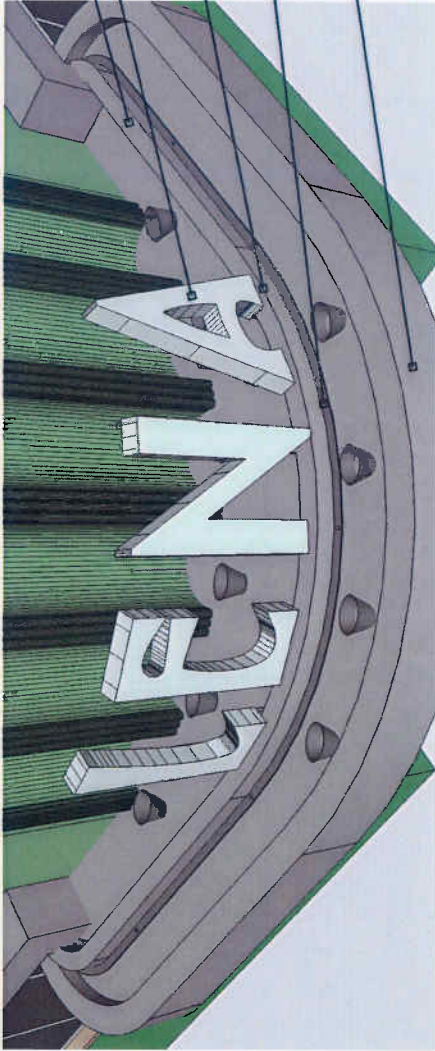
APPROVED BY:

DATE:

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Custom Channel Letter Sign



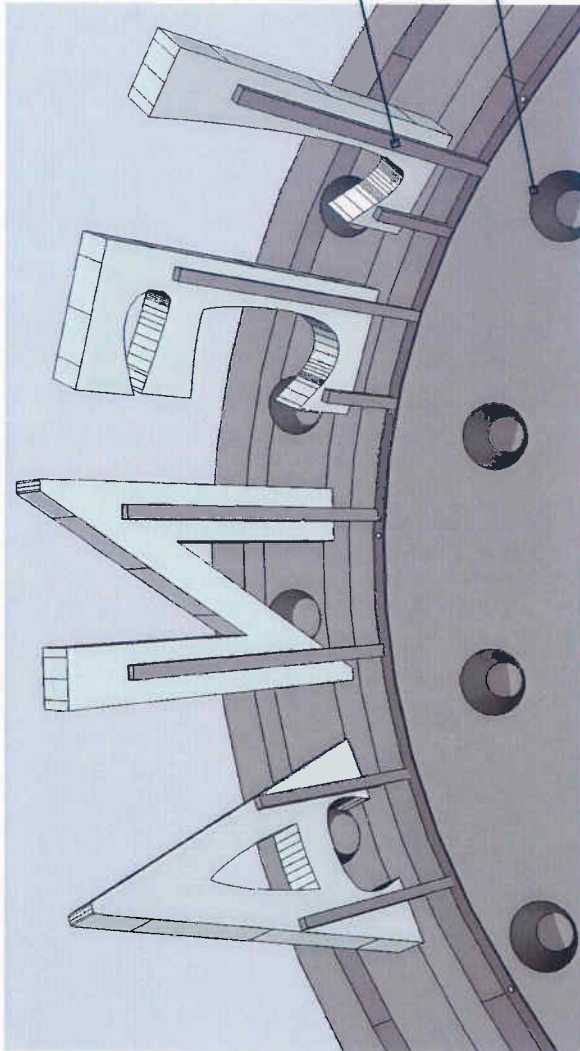
EXISTING CANOPY
FABRICATED ALUMINUM LETTERS

FABRICATED ALUMINUM WRAP
AROUND BASE

WRAP AROUND ALUMINUM BASE PLATE
BOLTED TO CANOPY

EXISTING CANOPY

TOP VIEW



FABRICATED ALUMINUM STANCHIONS

NEW DIRECT LIGHT FIXTURES - (BY OTHERS)

TOP VIEW - FROM BEHIND

# OF SETS	1	RETURN DEPTH		DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	CANOPY MOUNT	TRANSFORMER	N.A.
RETAINER COLOR	N.A. (BLIND)	TYPE OF FACE	ALUMINUM	DATE	04/17/12
LED COLOR	N.A.	RACEWAY D.	H. L. N.A.	JOB NO.	
		HOUSINGS	N.A.	COMMENTS:	HABAN-LENA-3
		SALESPERSON:	KEVIN SHORT	ADDRESS:	ANN ARBOR, MI

APPROVED BY:

DATE:

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DESIGN COMPETITION

Award Winner



ELLECTRIC SIGN CERTIFIED MANUFACTURER



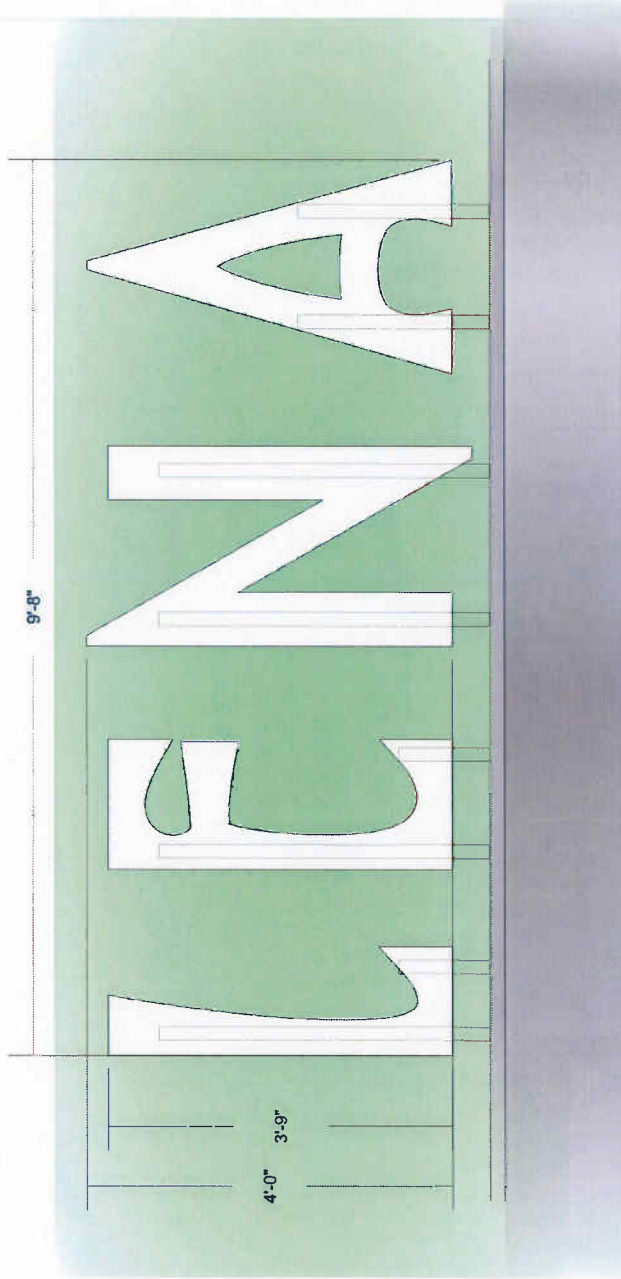
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Building Materials Since 1966



Custom Channel Letter Sign



FLATTENED ELEVATION VIEW

38.66 SQUARE FEET

SCALE 3/4" = 1'

# OF SETS	1	RETURN DEPTH		RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR		TYPE OF INSTALL	CANOPY MOUNT	TRANSFORMER	N.A.	DATE	04/17/12
RETURN COLOR	TBD	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	HABAN-LENA-3
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	ANN ARBOR, MI

APPROVED BY:

DATE:

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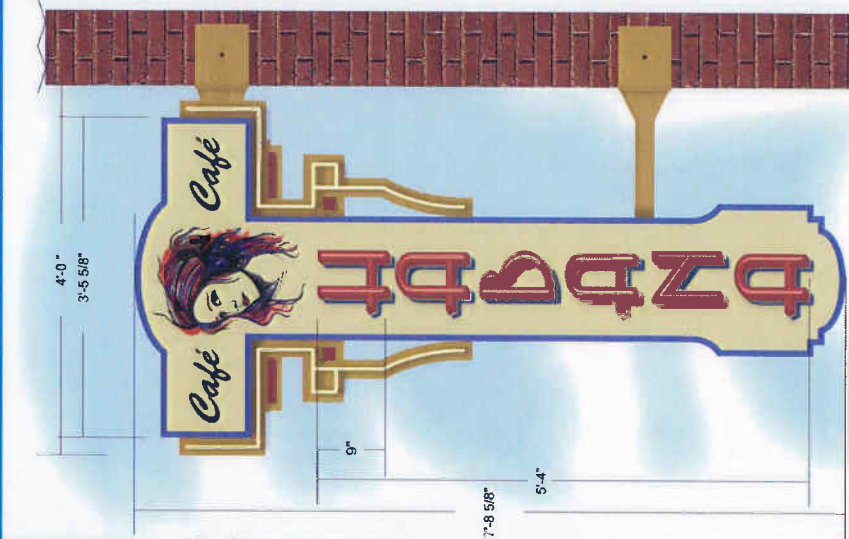


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Custom D/F Projecting Sign

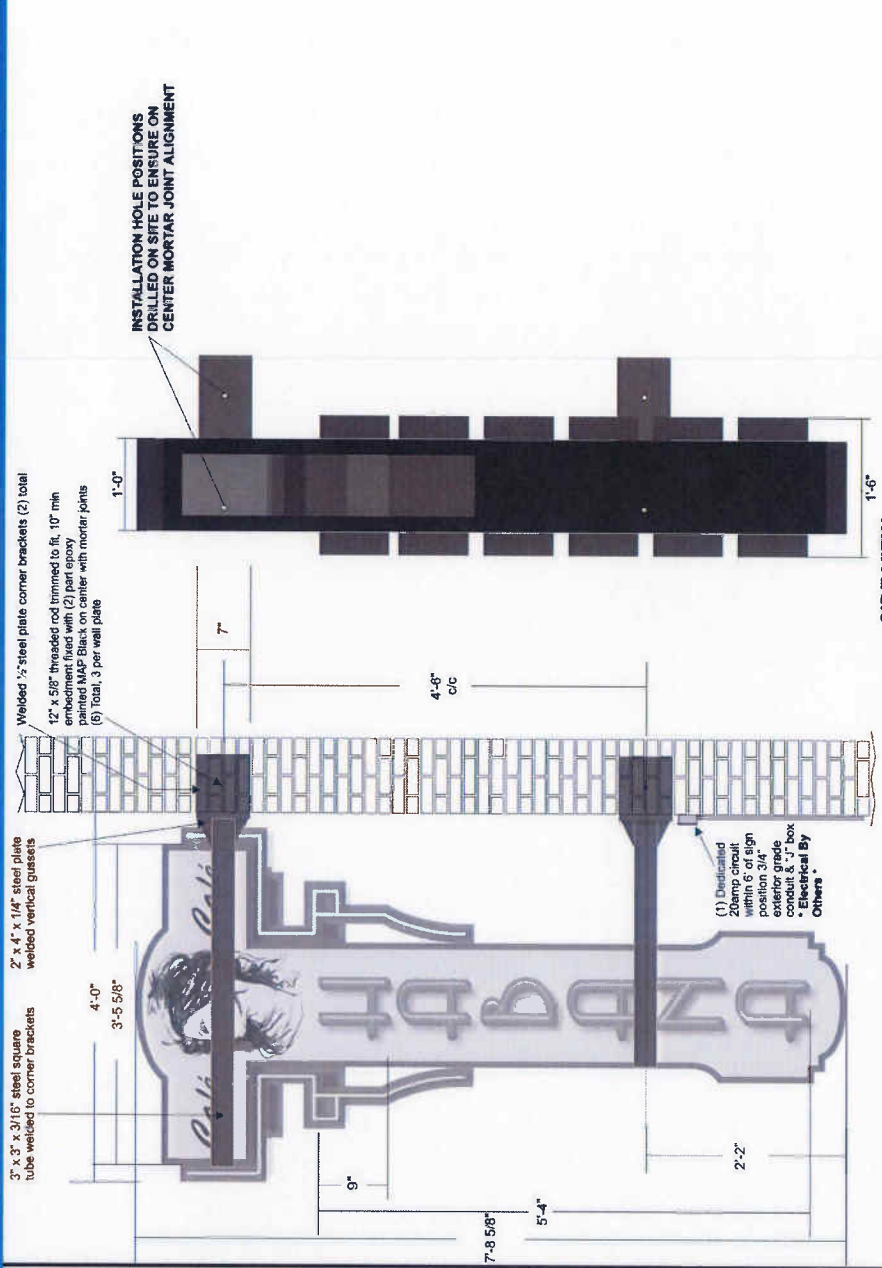


SCALE 3/4" = 1'

NOTE:
Design based upon 90 MPH, 3 second gust wind speed as per 2003 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.

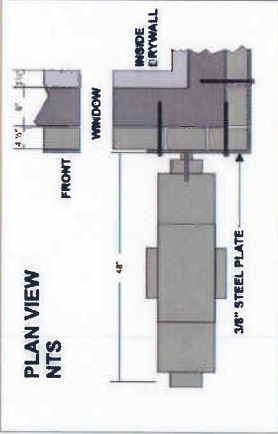
# OF SETS	1	RETURN DEPTH	12' / 8"
FACE COLOR	See Above	TYPE OF INSTALL	WALL MOUNT PROJECTION
RETURN COLOR	See Above	TYPE OF FACE	ALUMINUM
RETAINER COLOR		RACEWAY D. H.	L N.A.
NEON COLOR		HOUSINGS	N.A.

FABRICATED ALUMINUM PROJECTING SIGN WITH EXPOSED NEON, ACCENTS & CHANNEL LETTERS



SIDE VIEW

SIGN DESCRIPTION:
DOUBLE SIDED DIMENSIONAL PROJECTING SIGN WITH EXPOSED NEON ACCENTS OPEN FACED NEON CHANNEL LETTERS. THE SIGN IS FABRICATED 1/8" ALUMINUM SKIN WITH INTERNAL ANGLE ALUMINUM FRAME. ALL SURFACES & FASTENERS ARE PAINTED WITH MATHEWS ACRYLIC POLYURETHANE. THE SIGN IS ATTACHED TO THE CORNER OF THE BUILDING WITH STEEL MAST ARMS & GUSSETED STEEL WALL PLATES. THE SIGN WILL REQUIRE (1) 30a 120v DEDICATED PRIMARY CIRCUIT WITH 6' OF THE LOWER MAST ARM (BY OTHERS)



PLAN VIEW

3" x 3/16" steel square tube welded to corner brackets
2" x 4" x 1/4" steel plate welded vertical gussets
Welded 1/2" steel plate corner brackets (2) total
12" x 5/8" threaded rod trimmed to fit, 10' min
spacers (2) per gusset
Painted MAP Black after with mortar joints
(6) Total, 3 per wall plate

INSTALLATION HOLE POSITIONS
DRILLED ON SITE TO ENSURE ON
CENTER MORTAR JOINT ALIGNMENT

(1) Dedicated 20amp circuit within 6' of sign position 3/4" exterior grade conduit & 3' box labeled by Others

APPROVED BY: _____

DATE: _____

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ENGINEER'S SEAL



