

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 115 W. Washington Street, Application Number HDC 16-182

DISTRICT: Main Street Historic District

REPORT DATE: September 8, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, September 6, 2016

OWNER	APPLICANT
Name: James Apostolakis Trust	Chalou Designs
Address: 152 Cheshire Way Naples, FL	3458 East Pineview Dexter, MI 48130
Phone:	(734) 320-1215

BACKGROUND: Fred Reimold's saloon was the first occupant of this two-story commercial vernacular building in 1897. It features one-over one double-hung windows, tapestry brick, stone trim, and a particularly interesting brick pattern on the upper floor. From around 1950 until 1995 it was the home of the Flame, Ann Arbor's predominant (and for two decades, only) gay bar. The current storefront was installed around the late 1990s, and replaced one that was probably from the 1940s.

LOCATION: The site is located on the south side of West Washington between South Main and South Ashley Streets.

APPLICATION: The applicant seeks HDC approval to install a new double-sided, 43" x 32" projecting sign. The sign would replace an existing one, and would be affixed to the brick wall in the same location but with a smaller bracket.

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 sign would replace an existing Logan sign that is 48” wide by 25” tall, in the same location (aligned with the transom, east of the front door). The proposed aluminum sign is 43” wide and 32” tall, and 14” deep. It features the word “Logan” made of 2” raised letters with halo lighting behind, and “Restaurant” in yellow-gold neon below. Both the existing and proposed are bracket signs with a 3” gap between the sign and the building. The bracket on the proposed sign would be considerably smaller than the one that’s there now (16” v. approx. 48”). No sign lighting is proposed other than the neon.
2. The motion is conditioned on the bracket being mounted through existing wall penetrations or mortar joints, not through masonry units.
3. The placement of the proposed sign is appropriate, as is the use of a significantly smaller bracket. The proposed sign is 9.6 square feet on each face, and the existing sign is 8.3 square feet. The slight overall size increase and the use of neon require HDC review of this application instead of staff. Staff has reservations about the sign growing larger overall than the one there now, though those reservations are tempered somewhat by the decrease in depth from the wall to the outer edge of the sign, and the fact that the business’s only other sign is painted on the front window glass (which is a historically appropriate approach, and encouraged by the *Ann Arbor Historic District Design Guidelines*).
4. The motion suggested by staff is conditioned on the business not adding more signage if

this one is installed. The larger-than-usual projecting sign on the first floor is acceptable to staff under this condition.

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 115 W. Washington Street, a contributing property in the Main Street Historic District, to install a new business sign on the following conditions: the mounting bracket is installed through existing masonry penetrations, or through mortar joints, not through masonry units; and no additional signage is added to the storefront. As conditioned, 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.

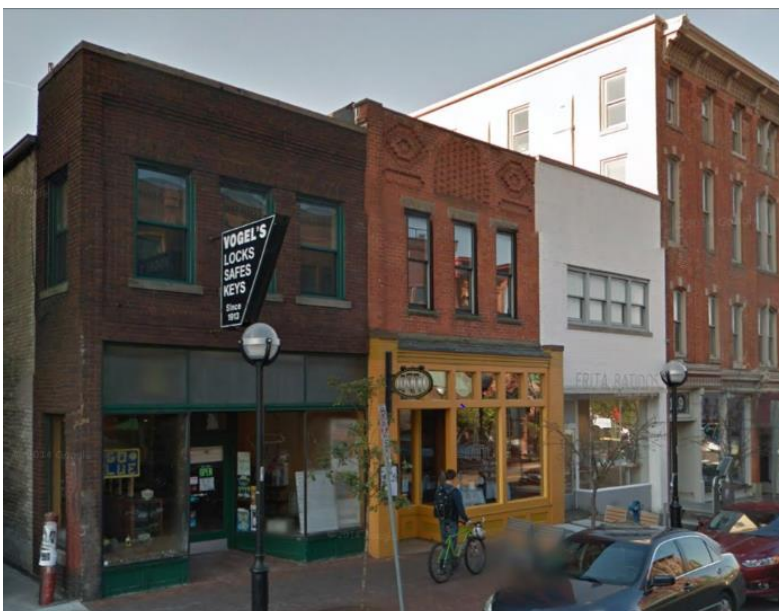
MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 115 W. 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



October 2014 Google Streetview



City of Ann Arbor

AD 216-182 8/19

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: 115 WEST WASHINGTON

Historic District: YES - Main Street Historic District

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

DOTCOM.COM LLC

Address of Property Owner: 944 NORTH MAIN

Daytime Phone and E-mail of Property Owner:

Signature of Property Owner: Date:

Section 2: Applicant Information

Name of Applicant: CHARLOU DESIGNS

Address of Applicant: 3458 EAST PINEVIEW

Daytime Phone: (734) 320 1215 Fax: () NA

E-mail: CHARLOUDESIGNS@ATT.NET

Applicant's Relationship to Property: owner architect [checked] contractor other

Signature of applicant: [Signature] Date:

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

[checked] 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: [Signature]

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

1. Provide a brief summary of proposed changes. _____

SEE ATTACHED

2. Provide a description of existing conditions. _____

SEE ATTACHED

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

*TO PROVIDE BETTER
VISIBILITY AND EXPOSURE FOR ~~THE~~ LOGANS
RESTAURANT*

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. _____

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

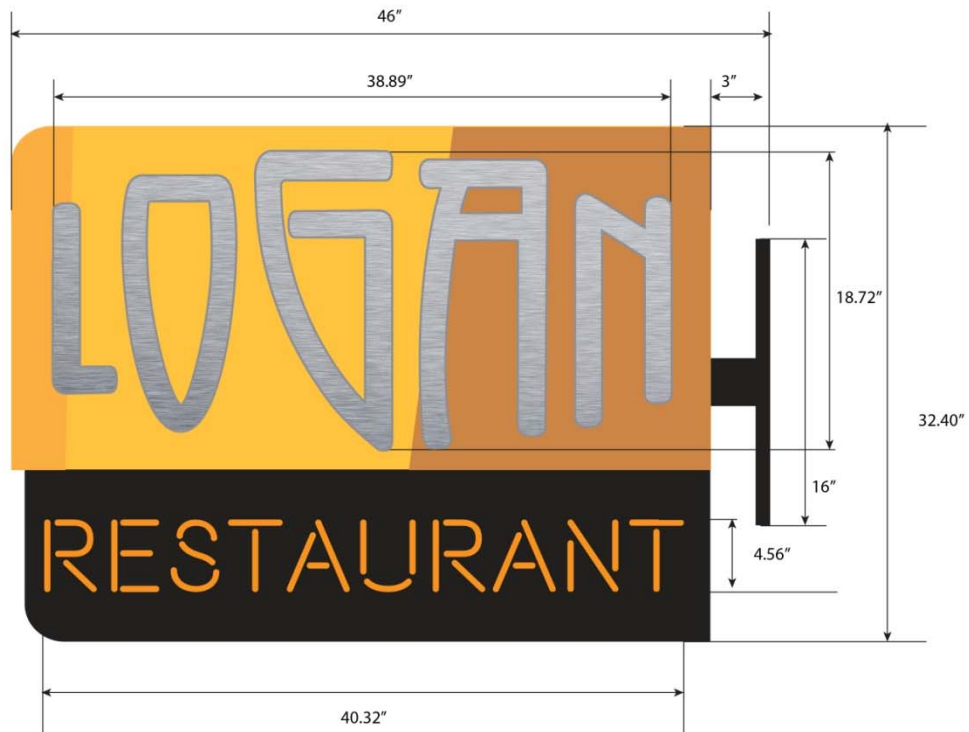
Project No.: _____ HDC Fee Paid: _____

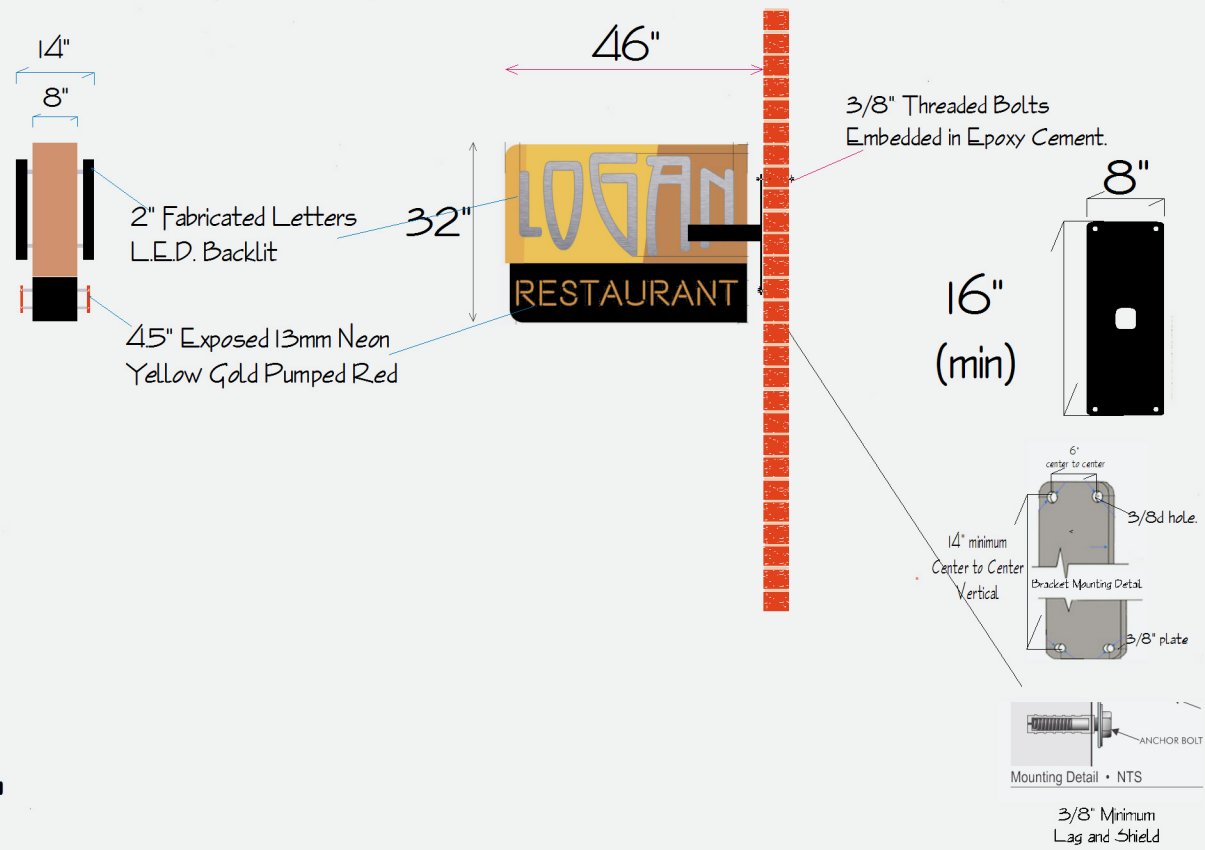
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

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

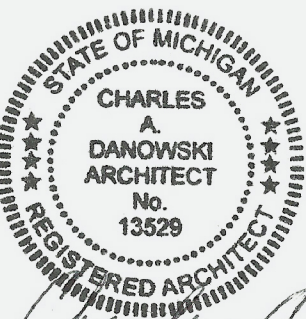
Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:





>/= 102"
From Grade to
Bottom of Sign



Charles A. Danowski

Customer Approval:

Date:

All Components used in the fabrication and installation of Signage from "Acme Architectural Signs" are listed and used "in accordance with manufacturers' instructions".
N.E.C. 2008; U.L. 48

CHALOU DESIGN
NOT TO BE DUPLICATED IN ANY WAY.
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**UL 2161 Compliant; NEC 600 Compliant;
Exceeds U.L. 48**

Original Art, Sketches, Mechanicals and materials originated by the designer are the property of the designer. Sketch Deposit covers minimal costs involved in developing a concept. The Sketch remains the property of the designer.

**CHALOU
DESIGN**

734-320-1215



25"
TALL

48"
WIDE



