

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 118 East Washington Street, Application Number HDC22-1096

DISTRICT: Main Street Historic District

REPORT DATE: June 9, 2022

REPORT PREPARED BY: Alexis DiLeo, City Planner

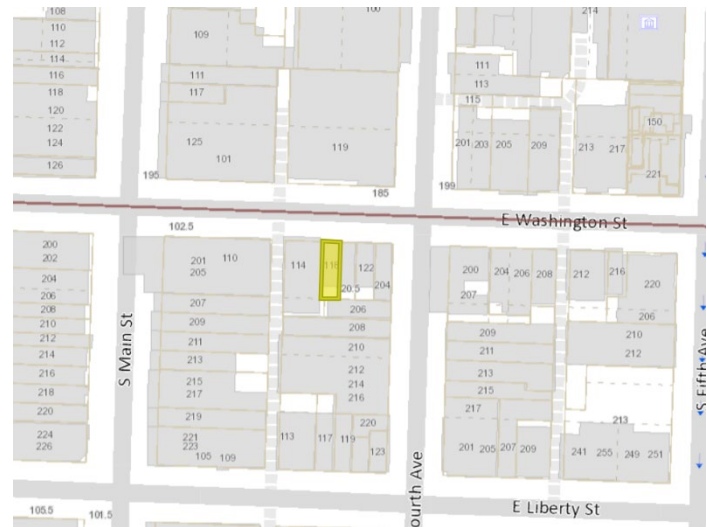
REVIEW COMMITTEE DATE: Monday, June 6, 2022

CONTACTS: Jess Johnsen; Johnson Sign Company – Applicant
Kevin Short; Johnson Sign Company - Applicant
Edward Shraffran, Third Mind Books – Property Owner

LOCATION: The site is located on the south side of East Washington Street between South Main Street and South Fourth Avenue.

BACKGROUND: This two-story, brick, commercial, Italianate building was constructed in 1876 and features segmented arches, stone trim, pilasters, and one-over-one windows. The first occupant was Ernestine Roehm millinery.

APPLICATION: The applicant seeks HDC approval to install a new, oval pedestrian-scale blade sign mounted on arm brackets measuring approximately 3 feet 1 inch wide and 1 foot 9 inches tall. The proposed sign is for the ground floor business and will be placed between the two storefront windows at 118 East Washington Street.



APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and the 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:

Signs

Appropriate: Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Installing signage that is subordinate to the overall building composition.

Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when signage is removed.

Not Appropriate: Installing signs that have interior illumination or are backlit.

Pedestrian Scale Signs

Pedestrian scale signs should be: Located near the business's entry, at least 8' from the ground on the first floor.

Mounted on an arm or arms or hung from a bracket.

Aligned with similar signs on the block.

Signs not to exceed 4.5 square feet per side. This is roughly a 28" diameter circle, or 25" square. Odd shapes are welcomed and will be reviewed on a case by case basis.

STAFF FINDINGS:

1. A pedestrian-scale blade sign was approved for an upper floor business in this building in November 2021 (HDC21-294).
2. The proposed sign is an oval blade sign, mounted on arm brackets between two storefront windows, measuring 3 feet 1 inch across and 1 foot 9 3/8 inches tall. Including the arm brackets, the sign extends slightly more than 3 feet 3 inches from the wall.
3. It is generally compatible in style, material, and appearance to the historic resource and district. It is subordinate to the overall building composition and will be attached to wood.
4. This oval sign is 4.5 square feet, the maximum recommended size for a pedestrian-scale sign.
5. Staff believes the new sign is appropriate and meets the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines*.

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 118 East Washington Street, a contributing property in the Main Street Historic District, to install a new oval pedestrian-scale blade sign measuring 3' 1" in width and 1' 9 3/8" in height, mounted in wood between two storefront windows, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for signs and pedestrian scale signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9, and 10 and the guidelines for storefronts.

MOTION WORKSHEET:

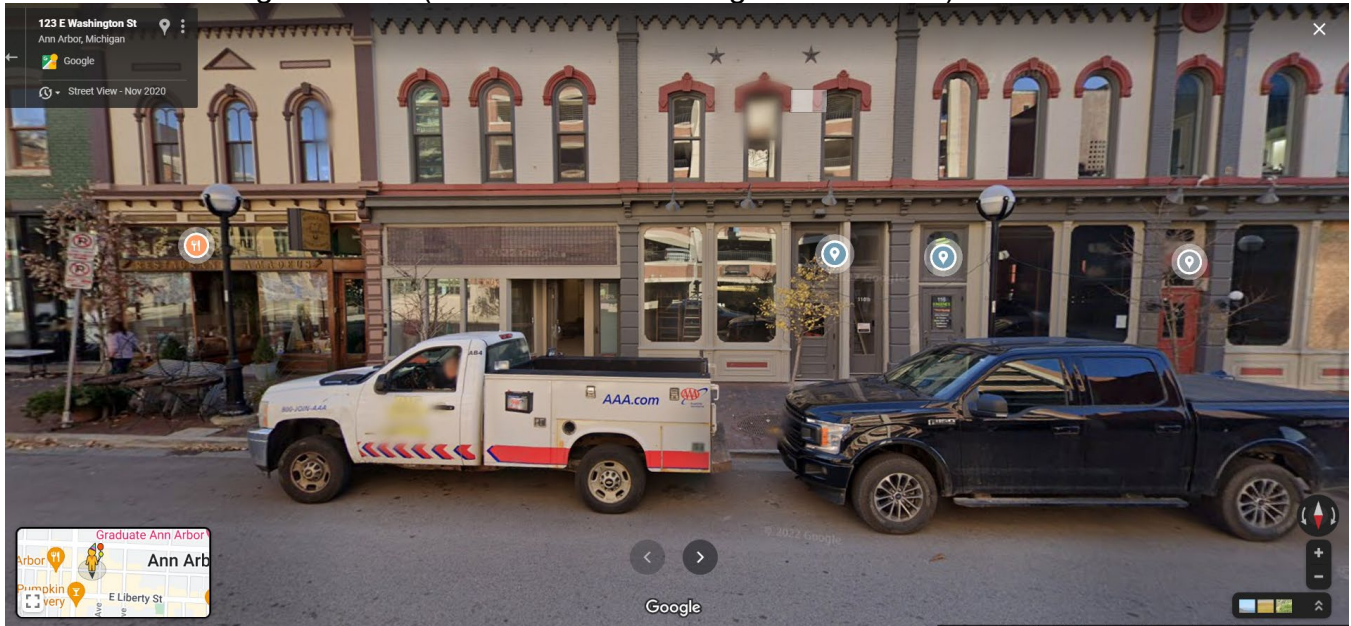
I move that the Commission issue a Certificate of Appropriateness for the work at 118 East Washington Street in the Main Street Historic District

_____ 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, photos, drawings

118 East Washington Street (November 2020 Google Street View)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER 118 E Washington Associates, LLC		HISTORIC DISTRICT Main Street	
PROPERTY ADDRESS 118 E Washington			CITY ANN ARBOR
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 994-3241	EMAIL ADDRESS Joe@thirdmindbooks.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 209 S. Fourth St., Ann Arbor,		CITY Ann Arbor	STATE, ZIP MI

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME EDWARD A SHAFFNER	DATE 3/21/22
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Johnson Sign Co			
ADDRESS OF APPLICANT 2240 Lansing Ave. Jackson, MI 49202			CITY
STATE	ZIP CODE	PHONE / CELL # (734) 216-9955	FAX No (734) 483-5164
EMAIL ADDRESS kevinshort@johnsonsign.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME X Kevin Short Senior Sales Executive	DATE 3/18/2022
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BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Fabricate and install one new D/F projecting sign at the entrance to the business, per our drawing details.

This sign structure will be fabricated with aluminum framing and plates. It will be through bolted to the existing vertical wood beam next to the door that is 5" thick x 6" deep. There are two (2) led flood lights on the top aiming downward on the sign panels

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

For Further Assistance With Required Attachments, please visit www.a2gov.org/ndc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

Custom Blade Sign

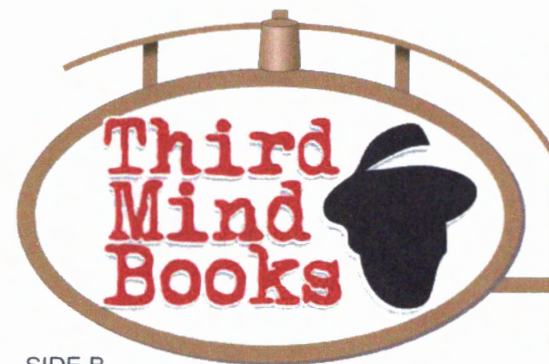


APPROXIMATE SIZE & POSITION

NEW DOUBLE SIDED NON-ILLUMINATED PROJECTING SIGN WITH (2) 1 1/2" DEEP SAND BLASTED / CARVED HIGH DENSITY URETHANE (HDU) SIMULATED REDWOOD FACES WITH CUSTOM ARCH TOP ALUMINUM WALL PLATE FRAME AND OVERHEAD DIRECT LIGHTING LED STALKS. SIGN IS ATTACHED TO WALL WITH (4) 3/8" Ø X 6" EPOXY SLEEVE ANCHORS THERE NO EXPOSED MORTAR JOINTS.

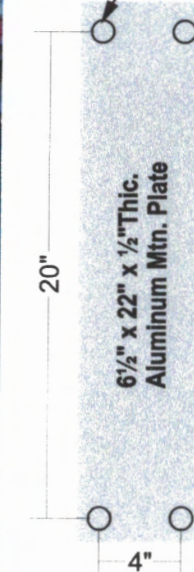


VOLT® Lusitano Spotlight
U.L. LISTED OUTDOOR
PN# VAL-2003-4-BBZ



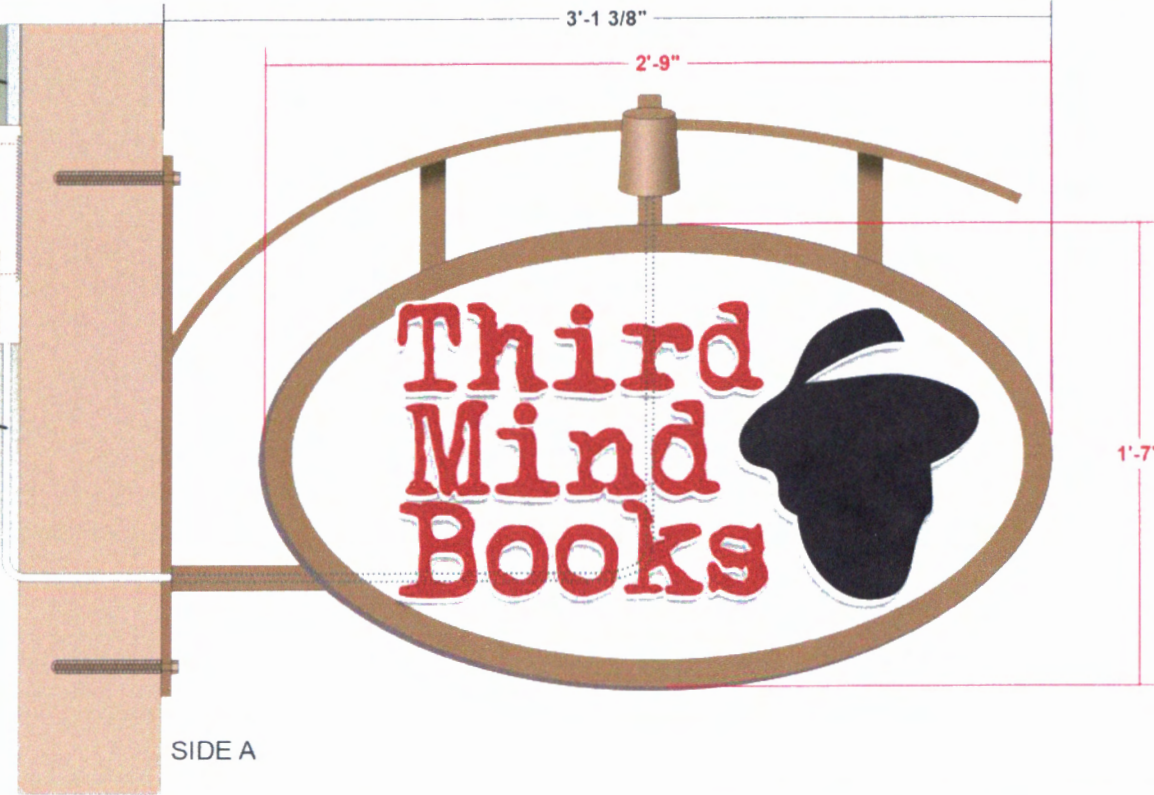
SIDE B

(4) 3/8"Ø x 6"Long Epoxy Sleeve Anchors



Mounting Plate Details

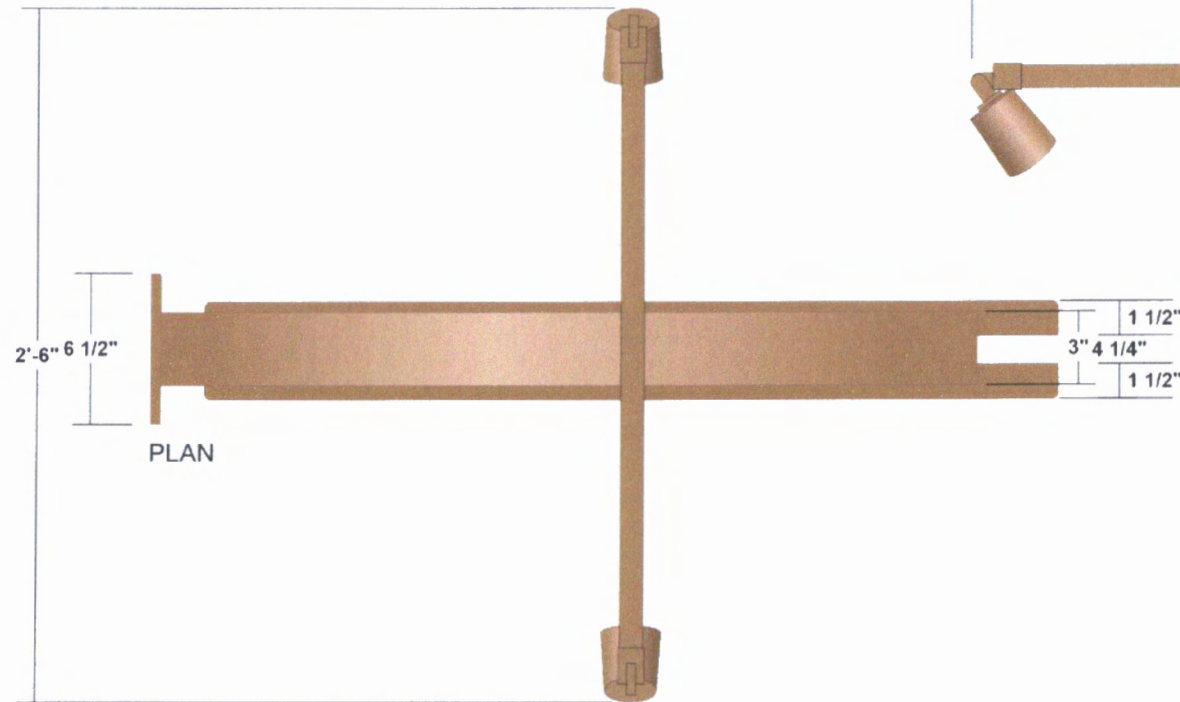
PRIMARY CIRCUIT CONDUIT
ENCLOSURE BOX FOR THE DISCONNECT SWITCH AND POWER SUPPLY
SECONDARY LOW VOLTAGE WIRES IN FLEXIBLE PASS-THRU TUBE ALIGNED TO MAST ARM (NO VISIBLE EXTERNAL CONDUIT)



SIDE A

4.35 SQFT

SCALE 1 1/2" = 1'



PLAN

SECTION

NOTES:
Approximate Sign Weight:
25 lbs maximum.
(including mounting hardware)

The Sign Mounting is designed for 115 mph, 3 sec. gust Wind Ultimate Speed for Risk Cat. II Structure per Fig. 1609 of 2015-MBC & ASCE-T.

Mounting Hardware shall be non-corrosive.



2240 Lansing Ave, Jackson, MI 49202
1800 S. Cedar St., Lansing, MI 48910
663 S. Mansfield, Ypsilanti, MI 48198
517 784 3720 | www.johnsonsign.com



INTERNATIONAL SIGN ASSOCIATION



THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES

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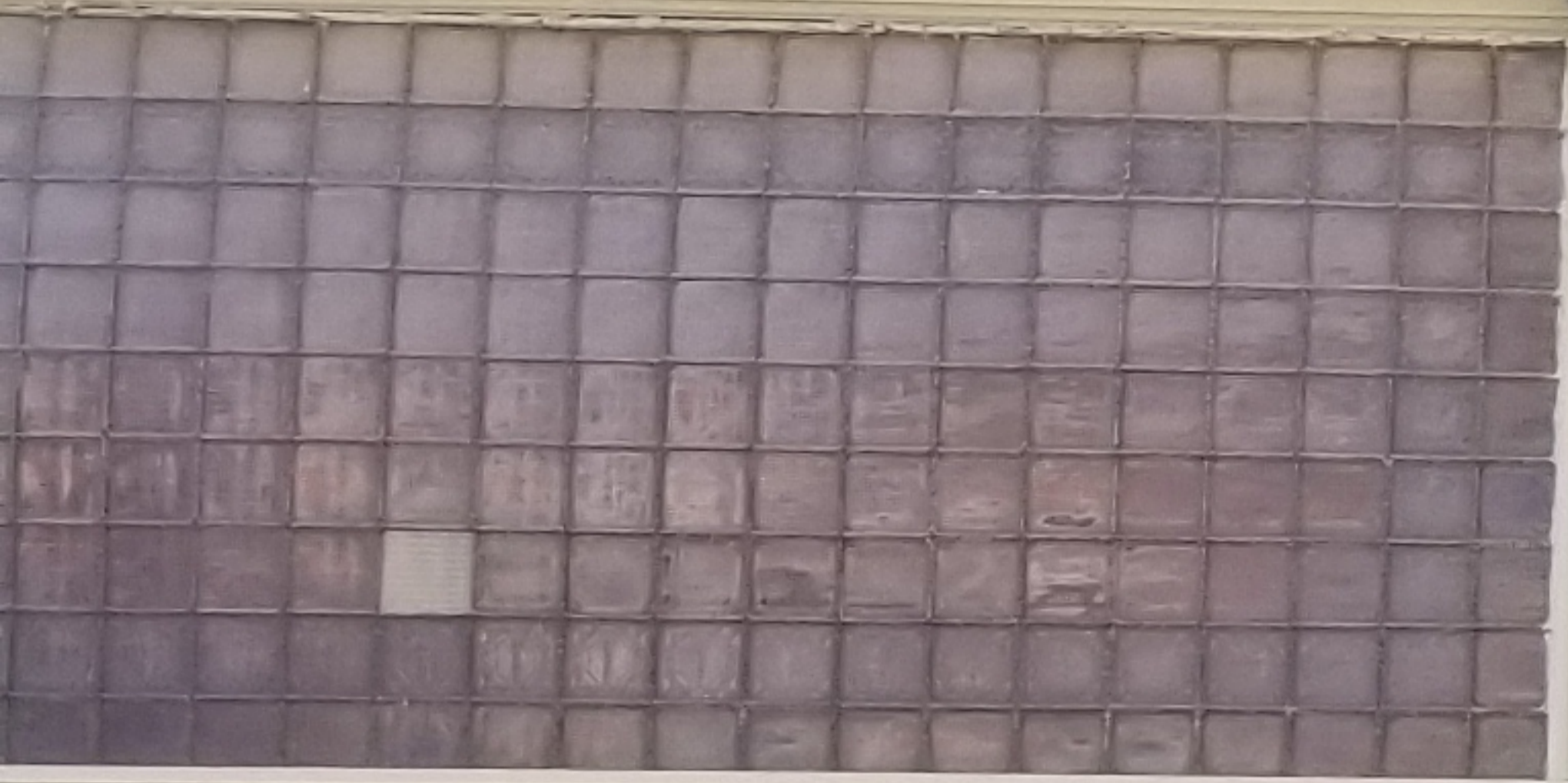


www.johnsonsign.com

# OF SETS	1 DOUBLE SIDED	RETURN DEPTH	6" OVA	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	WLL PLATE / ANCHORS	TRANSFORMER	N.A.	DATE	05/27/22
RETURN COLOR	TO MATCH - TBD	TYPE OF FACE	HDU / ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	3RD-MND-052722-5
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	118 East Washington Street, Ann Arbor, MI

APPROVED BY:

DATE: _____



120

120 1/2

STOP

OPEN
COME IN

118 1/2

States Farm

Ben Torres Agent
Insurance and
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