

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 204 E Washington, Application Number HDC18-034

DISTRICT: Main Street Historic District

REPORT DATE: April 12, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 9, 2018

	OWNER	APPLICANT
Name:	206 Investments LLC	Lavanway Sign Co. Inc.
Address:	208 E Washington Ann Arbor, MI 48104	22124 Telegraph Rd Southfield, MI 48033
Phone:	(734) 355-0936	(248) 356-1600

BACKGROUND: Per the Downtown Historic Districts Survey, this building was originally built in 1868 and occupied by carpenter Conrad Krapf and J. Kettner's saloon. It is unclear whether the entire building or just the façade was rebuilt in the 1960s to its current appearance. It is a noncontributing structure.

LOCATION: The site is on the south side of West Washington Street, east of South Fourth Avenue and west of South Fifth Avenue.

APPLICATION: The applicant seeks HDC approval to install a new 72" tall by 24" deep two-sided banner sign, aligned with the second-floor window.

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 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: Attaching signage through masonry joints or through materials that can be easily repaired, such as wood, when signage is removed.

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

Placing signs to align with others along the commercial block face.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS:

1. The proposed banner sign is 72" tall and 24" deep. 10" x 10" mounting plates are secured in mortar joints at the top and bottom. Mounting the sign to the wall through masonry joints is appropriate. The sign reads "Drought" in large type and "Raw Juice" in small type.
2. The style of the sign is not traditional, but it is compatible with the style of this modern building façade without detracting from nearby historic structures. The height of the banner matches the height of and is aligned with the second floor window. There are two other signs on this half of the block: a Swisher Commercial wall sign and a T-Mobile bracket sign. The business in this bay, Drought, has no other wall signage, only lettering on the recessed glass of the storefront.
3. Staff believes the sign is appropriate and meets the *Ann Arbor Historic District Design Guidelines*, and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

POSSIBLE MOTIONS: (Note that the motions are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will visit the site and make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 204 E Washington Street, a contributing property in the Main Street Historic District, to install a new 72" x 24" banner sign, 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 storefronts and 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 204 E 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, photo, drawing

204 E Washington (August 2017 Google Streetview)





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 lhacher@a2gov.org
 Fax: 734.994.8460

SIGN 18-0025

OFFICE USE ONLY	
Permit Number	HDC# <u>18-034</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED MAR 08 2018	

APPLICATION MUST BE FILLED OUT COMPLETELY

PLANNING & DEVELOPMENT SERVICES

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>200 INVESTMENTS LLC</u>		HISTORIC DISTRICT	
PROPERTY ADDRESS <u>204 E. WASHINGTON</u>		CITY <u>ANN ARBOR</u>	
ZIP CODE <u>48104</u>	DAYTIME PHONE NUMBER <u>(734) 355-0936</u>	EMAIL ADDRESS <u>R.DANKERT@SWISHERCOMMERCIAL.COM</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>203 E. WASHINGTON</u>		CITY <u>AA</u>	STATE, ZIP <u>MI 48104</u>

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <u>R. DANKERT</u>	DATE <u>3/3/18</u>
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>LAVANWAY SIGN CO., LLC. LAWRENCE LAVANWAY</u>			
ADDRESS OF APPLICANT <u>22124 TELEGRAPH RD.</u>			CITY <u>SOUTHFIELD</u>
STATE <u>MI</u>	ZIP CODE <u>48033</u>	PHONE / CELL # <u>248 350-1600</u>	FAX # <u>()</u>
EMAIL ADDRESS <u>REDD@LAVANWAYSIGNS.COM</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <u>LAWRENCE K. LAVANWAY</u>	DATE <u>3/6/18</u>
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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 checked="" 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).

ADDING 1, DOUBLE SIDED, FLAG MOUNT SIGN.
ADD'L DETAILS ON DRAWINGS ATTACHED SEPARATELY

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

TENANT IS A COMMERCIAL BUSINESS THAT WOULD
LIKE IDENTIFYING SIGNAGE

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



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
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.

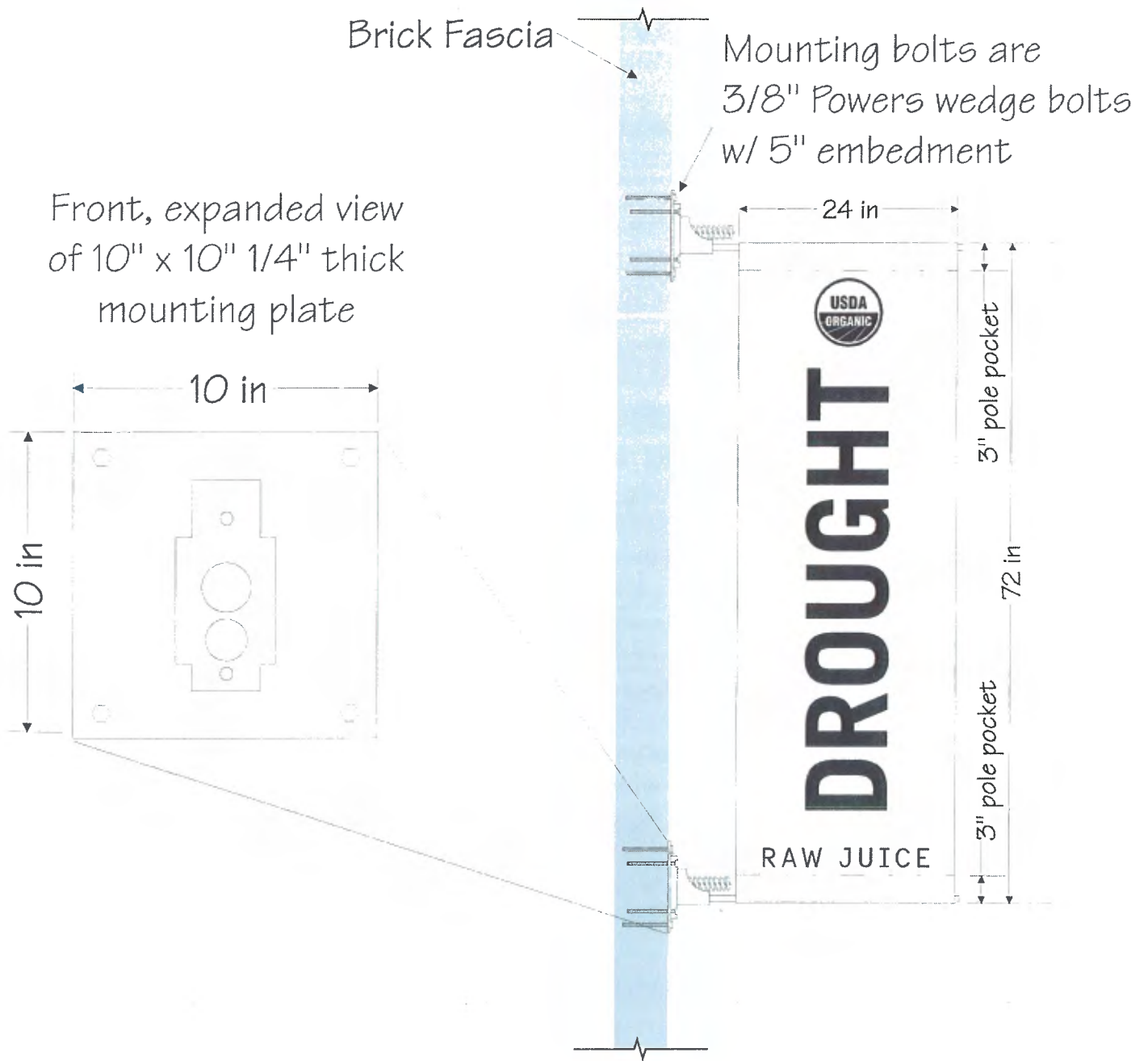
APPLICATION EXPIRATION

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:	\$ <u>35</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

Drought ~ 202 E. Washington St., Ann Arbor, MI 48104
Double-sided 72" vert. x 24" horiz. flag-mounted banner



Drought ~ Ann Arbor ~ 72" vert. x 24" horiz. ~ Bolts to be secured into mortar joints



DROUGHT
RAW JUICE

72 in

24 in

COLD-PRESSED
RAW JUICE

DROUGHT

M-F / 7A-7P
SAT / 8A-5P
SUN / 9A-5P
droughtjuice.com

21 ft. 4 in.

149" Bottom to Grade

Drought ~ 202 E. Washington St., Ann Arbor, MI 48104

Double-sided 72" vert. x 24" horiz. flag-mounted banner

Brick Fascia

Mounting bolts are

3/8" Powers wedge bolts

w/ 5" embedment. Bolts to

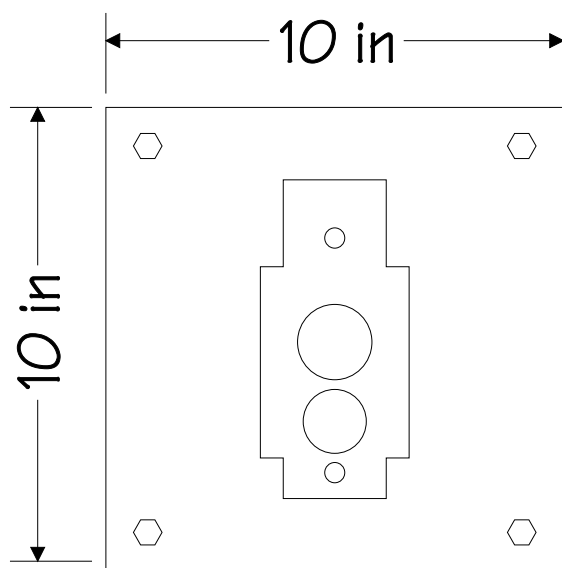
be secured into mortar joints

Front, expanded view

of 10" x 10" 1/4" thick

mounting plate. Bolts to

be secured into mortar joints



24 in

3" pole pocket

72 in

3" pole pocket



DROUGHT

RAW JUICE

