

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 122 West Washington Street, Application Number HDC21-155

**DISTRICT:** Main Street Historic District

**REPORT DATE:** May 13, 2021

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, May 10, 2021

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Del Rio de los Suenos, LLC	Johnson Sign Co
<b>Address:</b>	1296 Newport Rd Ann Arbor MI 48103	2240 Lansing Ave Jackson, MI 49202
<b>Phone:</b>		(734) 216-9955

**LOCATION:** The site is located at the northeast corner of West Washington and South Ashley.

**BACKGROUND:** 122 W Washington was built in 1869 and the first business occupying the space was a locksmith. This three story brick Italianate building features four over four arch-topped windows with fancy brick hoods, a bracketed cornice with brick dentils and corbels, and brick pilasters. It is currently occupied by Grizzly Peak; the former tenant was the Del Rio.

The sign under review received a Certificate of Appropriateness from the HDC prior to 2007.

**APPLICATION:** The applicant seeks HDC approval to reface an existing projecting sign by removing neon words and replacing them with edge-lit halo letters.

#### **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.

##### **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.

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

### STAFF FINDINGS:

1. The current Grizzly Peak sign features neon letters and a GP logo at the top. The proposed sign replaces the neon with edge-lit channel letters (halo lighting behind opaque letters with translucent side walls). The letters would be mounted on a new black face panel to cover the holes left by the neon letters. A small oval at the bottom says "brewpub". This is present on the current sign and is not lit. On the new sign it is proposed to be internally lit, which does not meet the design guidelines.
2. With the exception of the small brewpub oval, which is excluded from the proposed motion below, staff believes the reface 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 122 West Washington Street, a contributing property in the Main Street Historic District to reface a projecting sign on the corner of the building, with the following condition: that the oval BREWPUB portion of the sign is not illuminated. The work as conditioned 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 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the guidelines for storefronts.

### MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 122 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, photos, drawing

122 W Washington (2007 Staff Photo)





# 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 [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
 Fax: 734.994.8460

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

**APPLICATION MUST BE FILLED OUT COMPLETELY**

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <b>WWSA, LLC</b>		HISTORIC DISTRICT <b>Main Street</b>	
PROPERTY ADDRESS <b>120 W Washington</b>			CITY <b>ANN ARBOR</b>
ZIPCODE	DAYTIME PHONE NUMBER <b>( 734 ) 604-0977</b>	EMAIL ADDRESS <b>jon@3missionpartners.com</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <b>3075 Charlevoix Dr., Ste 10</b>		CITY <b>Grand Rapids</b>	STATE, ZIP <b>49546</b>

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> <b>Jon Carlson</b>	<b>DATE</b> <b>April 14, 2021</b>
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### APPLICANT INFORMATION

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

### APPLICANT'S SIGNATURE (if different from Property Owner)

<b>SIGN HERE</b>	<b>PRINT NAME</b> <b>X Kevin Short Senior Sales Executive</b>	<b>DATE</b> <b>4/14/2021</b>
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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).

Refacing the existing projecting wall sign from neon letters to halo lit letters

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Changing the High voltage neon to low LED lighting

The LED's are 205 LM/ft. However, the LED's will be diffused by the opaque faces, only the edges will be lighting.

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://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](mailto: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	



# Retro-Fit Existing Projecting Sign



**H·U·R·O·N  
S·I·G·N·C·O**

663 S. MANSFIELD  
P.O. BOX 980423  
YPSILANTI, MI 48198  
PHONE 734-483-2000  
1-800-783-0100  
FAX 734-483-5164  
www.JohnsonSign.com

A Division of  
**Johnson Sign Co.**



Click Here!



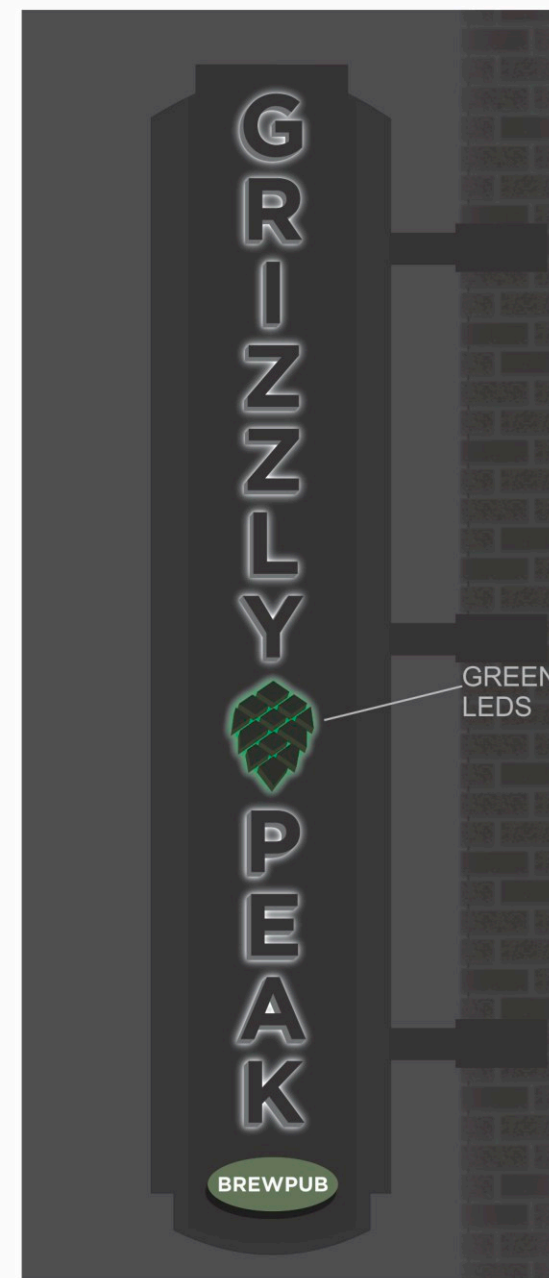
www.johnsonsign.com



SCALE 3/4" = 1'



SCALE 3/4" = 1'



**NIGHT SIMULATION**

*\*DESIGNERS NOTE\* HALO LIGHTING DOES NOT WORK WELL WITH BLACK BACKGROUNDS*

**JOB DESCRIPTION:**  
REMOVE SIGN FROM WALL AND RETURN TO SHOP FOR RECONFIGURATION / REPAINT. REMOVE EXISTING EXPOSED NEON & LETTERS. BUILD & INSTALL NEW FABRICATED ALUMINUM LETTERS STAND OFF MOUNTED WITH LED HALO LIGHTING. NEW "BREW PUB" CHANNEL SIGN WITH INTERNAL LED LIGHTING. SIGN WILL REQUIRE NEW FACE PANELS TO COVER OLD NEON HOUSING HOLES. REINSTALL SIGN ON EXISTING MOUNTING ANCHORS.

SATIN BLACK

PMS 431

PMS 5777

PMS 7498

NOTE: The colors called out in the rendering do not exactly match the print, to see actual color samples see your sales representative.

# OF SETS	1	RETURN DEPTH	16"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	EXISTING	TYPE OF INSTALL	REUSE EXISTING	TRANSFORMER	N.A.	DATE	02/02/21
RETURN COLOR	EXISTING	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	4190
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	GRZ-PK-A2-020221-2
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	120 West Washington St, Ann Arbor, MI

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

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BREW PUB