

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 311 South Main St, Application Number HDC19-205

DISTRICT: Main Street Historic District

REPORT DATE: November 14, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 12, 2019

OWNER
Name: Wong Patricia Trust
Address: 326 Fifth St
 Ann Arbor, MI 48103
Phone: (734) 662-4290

APPLICANT
 Johnson Sign Co.
 663 S Mansfield St
 Ypsilanti, MI 48198
 (734) 483-2000

BACKGROUND: This two-story brick building in the commercial vernacular style was completed in 1928. The first tenant was Muehlig & Lamphear hardware in 1930. It features one-over-one windows, stone trim, and tapestry brick.

LOCATION: The site is on the east side of South Main Street, north of East William and south of East Liberty Streets.

APPLICATION: The applicant seeks HDC approval to install a pedestrian scale bracket sign on the front façade.

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:

Signs

Appropriate: Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

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.

Pedestrian Scale Signs

These signs are intended to help pedestrians find a business from the sidewalk. They are usually not a business's primary signage.

Appropriate: Locating pedestrian scale signs near the business's entry, at least 8' from the ground on the first floor.

Mounting pedestrian scale signs on an arm or arms or hanging from a bracket.

Aligning them with similar signs on the block.

The size should not 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. The proposed pedestrian scaled sign is 24” tall by 27” wide, for an area of 4.5 square feet. It is supported by two decorative arms that are attached to a 48” x 8” plate. The plate is attached through the wall using 4” expansion bolts in the mortar joints. The sign is lit with low output LEDs and would use an existing nearby electrical circuit.
2. There is one pedestrian scaled sign on the block at 10,000 Villages, four storefronts north, and one larger sign three storefronts north at Shalimar. Both are mounted at a compatible height with this Jolly Pumpkin sign.
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 311 South Main Street, a contributing property in the Main Street Historic District, to install a pedestrian scale sign on the front façade, 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 *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 Commission issue a Certificate of Appropriateness for the work at 311 S 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.

311 S Main Street (c2018 Google Maps)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

301 E. Huron Street | 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>311 S Main St</u>
Historic District: <u>Main Street</u>
Name of Property Owner (If different than the applicant): <u>WONG PATRICIA TRUST</u>
Address of Property Owner: <u>326 Fifth St</u>
Daytime Phone and E-mail of Property Owner: <u>734-662-4290; patwong97@gmail.com</u>
Signature of Property Owner: <u><i>Patricia Wong</i></u> Date: <u>10-8-19</u>
Section 2: Applicant Information
Name of Applicant: <u>Johnson Sign Co.</u>
Address of Applicant: <u>663 S Mansfield St</u>
Daytime Phone: (<u>734</u>) <u>483-2000</u> Fax: (<u>734</u>) <u>483-5164</u>
E-mail: <u>kevinshort@johnsonsign.com</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>Kevin Short VP Sales, <i>Kevin Short</i></u> Date: <u>10/14/2019</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 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: _____



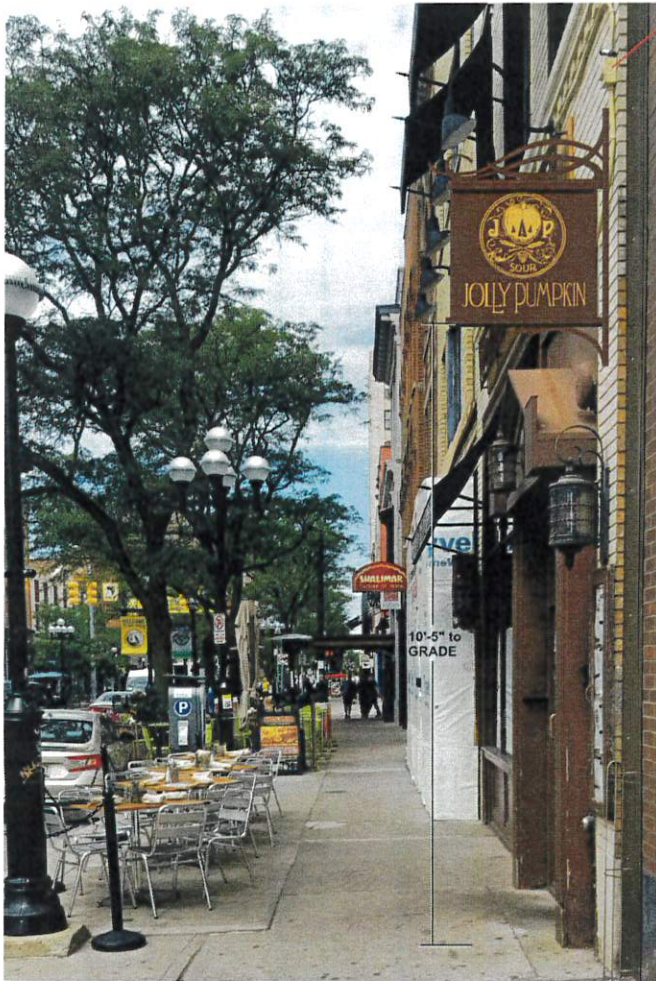
HURON
SIGN CO.

663 S. MANSFIELD
P.O. BOX 980423
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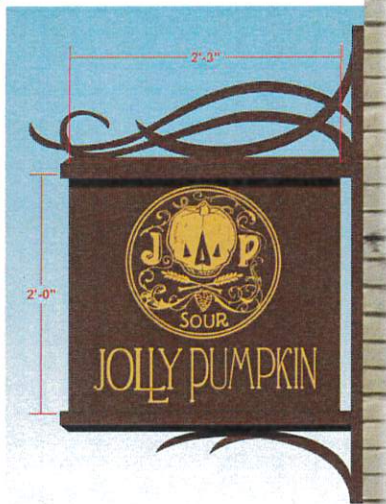
A Division of
Johnson Sign Co.



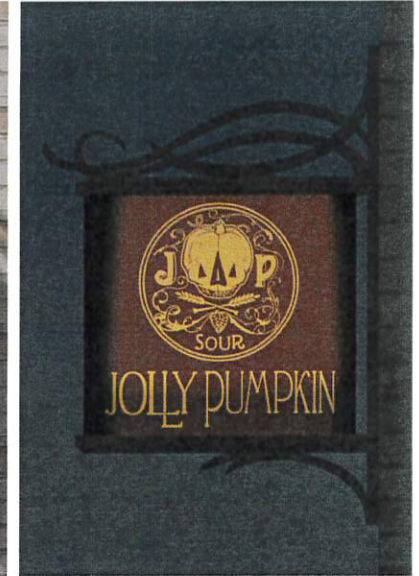
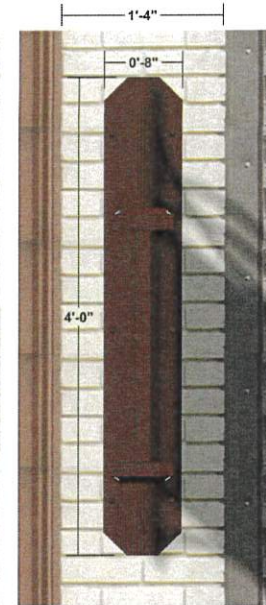
Double Sided Projecting Sign



NEW SIGN TO USE EXISTING CIRCUIT / SWITCH



4.5 SQFT



NIGHT SIMULATION

NEW CUSTOM FABRICATED PROJECTING SIGN WITH INDIRECT LIGHTING HOUSINGS INTEGRATED INTO MAST ARMS. LIGHTING IS CREATED BY LOW OUTPUT LEDS ANGLED TOWARDS THE FACES. THE SIGN UTILIZES DECORATIVE 1/4" ALUMINUM SCROLLS TO ACT AS GUSSET SUPPORT. THE POWER SUPPLY IS LOCATED WITHIN AN ACCESS COMPARTMENT IN THE FABRICATED WALL BASE. THE SIGN IS ATTACHED TO THE WALL WITH (6) 3/8" x 4" EXPANSION BOLTS THAT ARE ALIGNED TO THE MORTAR JOINTS.

THE SIGN WILL USE THE EXISTING ELECTRICAL CIRCUIT.



PMS 175



PMS 1355



# OF SETS	1 DOUBLE SIDED	RETURN DEPTH	8"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEEE ABOVE	TYPE OF INSTALL	WALL PLATE	TRANSFORMER	N.A.	DATE	09/09/19
RETURN COLOR	PMS 175	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L N.A.	COMMENTS:		JOB NAME	JLY-PMP-A2-090919-2
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	311 S. MAIN ST. ANN ARBOR, MI

APPROVED BY: _____ DATE: _____

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