

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 120 W Washington Street, Application Number HDC15-167

**DISTRICT:** Main Street Historic District

**REPORT DATE:** October 8, 2015

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

**REVIEW COMMITTEE DATE:** Monday, October 5, 2015

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	WWSA, LLC	Huron Sign Co
<b>Address:</b>	3075 Charlevoix Dr, Suite 10 Grand Rapids, MI 49546	663 S Mansfield St Ann Arbor, MI
<b>Phone:</b>	(734) 604-0977	(734) 483-2000

**BACKGROUND:** This three-story brick building was constructed in 1908 with five storefronts: 114, 116, 118, and 120 West Washington, and 117 South Ashley around the corner. The building wraps around two sides of 122 West Washington (formerly the Del Rio), which was constructed much earlier. The original occupant of 117 West Ashley and 120 West Washington was M. Staebler's grocery store. A major fire in 1975 gutted half of the building and took two years to rebuild. The front facades at 118-120 W Washington and 117 S Ashley were altered to their present appearance in 1976. That half of the building was occupied for 67 years by the Old German restaurant, until 1995 when the restaurant closed and the current occupant, Grizzly Peak, moved in. (See related articles at end of staff report.)

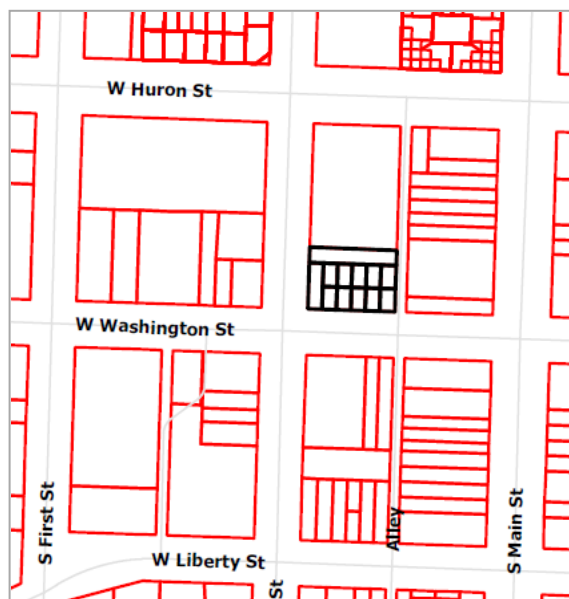
**LOCATION:** The site is near the corner of West Washington Street and South Ashley Street.

**APPLICATION:** The applicant seeks HDC approval to install a non-illuminated blade sign in place of an existing bracket sign.

#### **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.



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

Installing signage that is subordinate to the overall building composition.

**STAFF FINDINGS**

1. A new sign is proposed to replace an existing bracket sign. Because the proposed sign (38" wide x 44" tall) is larger than the current one (44" wide x 27" tall), it could not be considered for a staff approval.
2. The plans note that the sign will be mounted in mortar joints. Even though it's larger overall, the proposed sign would not project as far over the sidewalk as the current sign. The sign is mounted between two fixed brick canopies, so two aluminum arms are used to extend the sign beyond the canopies. The sign plus the arms may not exceed 4', per sign codes. The faces are wood with raised lettering and designs. No lighting is proposed on the sign.
3. Staff recommends approval of the new sign. It is an appropriate size, design, and material, and is compatible with the historic structure and neighborhood. No character-defining features of the building will be impacted, and the location on the building is appropriate.

**POSSIBLE MOTIONS:** (Note that the motion below 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 120 West Washington Street, a contributing structure in the Main Street Historic District, to install a wood blade sign on the front of the building, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of 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 9 and 10, and the guidelines for storefronts.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 120 West 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

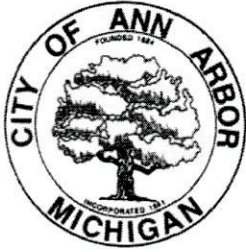
**ATTACHMENTS:** application, letter, drawings/photos

122 and 120 W Washington (2007 photo)



The Old German, 122 and 120 W Washington c.1930 (courtesy of aadl.org)





**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>120 W Washington St</u>
Historic District: <u>Main Street</u>
Name of Property Owner (If different than the applicant): <u>Grizzly Peak Brewing Company, WWSA, LLC</u>
Address of Property Owner: <u>3075 CHARLEVOIX DR SE SUITE 10, Grand Rapids, 49546</u>
Daytime Phone and E-mail of Property Owner: <u>Jon Calson (734) 604-0977, <a href="mailto:jon@2mission.com">jon@2mission.com</a></u>
Signature of Property Owner: <u>see attached</u> Date: _____
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Huron 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@huronsign.com</u>
Applicant's Relationship to Property: ___ owner ___ architect <input checked="" type="checkbox"/> contractor ___ other
Signature of applicant: <u>Kevin Short VP Sales, <i>Kevin Short</i></u> Date: <u>9/15/2015</u>
<b>Section 3: Building Use (check all that apply)</b>
<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
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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: _____

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

1. Provide a brief summary of proposed changes. We are installing a new projecting wood sign in the place of the existing one.

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2. Provide a description of existing conditions. The existing sign is made out of wood with steel brackets and attached to the masonry wall

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3. What are the reasons for the proposed changes? The new logo

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4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

The new sign is made with wood, steel brackets with anchors into the mortar joints.

The projection of the sign will not exceed 48" over the sidewalk per sign code

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:

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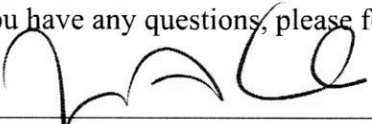
## Letter of Authorization

Date: 9/3/15

I, Jon Carlson, Owner of Grizzly Brewing Company  
approve the proposed signage located at 120 W. Washington St.

authorize Kevin Short from Huron Sign Co. to obtain appropriate  
(Representative)  
permits with the city of Ann Arbor and to proceed with the installation of such signage.

If you have any questions, please feel free to contact me at 7346040977  
(Agent's phone Number)

  
\_\_\_\_\_  
(Agent's signature)

120 W. Washington St.  
(Address)

Ann Arbor MI, 48104  
City State Zip

# New Dimensional Wood Projecting Sign

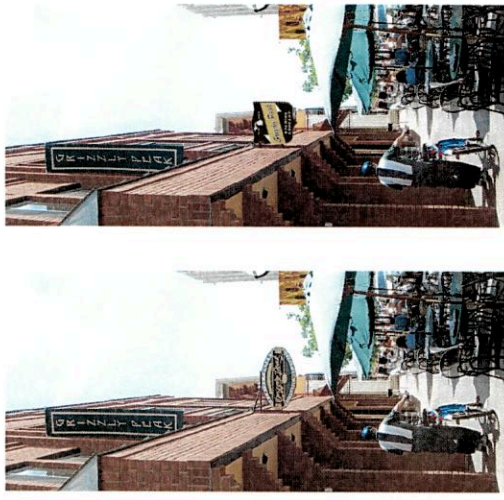


**HURON SIGN**

663 S. MANSFIELD  
P.O. BOX 980493  
YPSILANTI, MI 48198  
PHONE 734-483-9000  
1-800-783-0100  
FAX 734-483-5164  
www.huronsign.com



CROSS SECTION



EXISTING SIGN TO BE REPLACED

PROPOSED SIGN



ALL ELECTRICAL SIGNS TO BEAR THIS MARK

**UL** Underwriters Laboratories, Inc. LISTED FOR USE ON SIGNAGE MANUFACTURED BY ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	1 D/F	RETURN DEPTH	5 1/2"	DESIGNER	S WILKIE
FACE COLOR	BLK / GOLD / WHT	TYPE OF INSTALL	WALL PLATE	RACEWAY COLOR N.A.	TRANSFORMER N.A.
RETURN COLOR	BLACK	TYPE OF FACE	WOOD	DATE	09/14/15
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	JOB NO.	8764
LED COLOR	WHITE	HOUSINGS	N.A.	JOB NAME	GR-PEAK-8764-12
		SALESPERSON:	KEVIN SHORT	ADDRESS:	120 W. WASHINGTON ANN ARBOR, MI

APPROVED BY:

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DATE:

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