

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 206 East Huron Street, Application Number HDC22-1084

DISTRICT: Main Street Historic District

REPORT DATE: June 9, 2022

REPORT PREPARED BY: Alexis DiLeo, City Planner

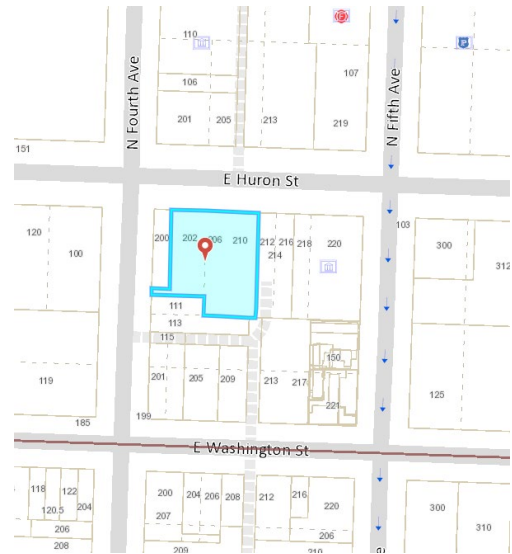
REVIEW COMMITTEE DATE: Monday, June 6, 2022

CONTACTS: Jess Johnsen; Johnson Sign Company – Applicant
Kevin Short; Johnson Sign Company - Applicant
Felix Nicol, Cahoots Café – Property Owner

LOCATION: The site is located on the south side of East Huron Street, between North Fourth and North Fifth Avenues.

BACKGROUND: The following information is per the Downtown Historic District Survey. 202-204 East Huron was constructed in 1905, and the first occupant was Eschelbach's Meat Market. It is a brick, two-story, commercial vernacular building with a brick cornice and stone trim. 206 East Huron was constructed in 1931 for the Ann Arbor Tribune. It is an Art Moderne jewel, with steel casement windows, tapestry brick, stone trim, and bronze work. It was the home of Kleinschmidt Insurance for many years. 208-210 East Huron is a non-contributing structure built in 1965 for architects Colvin, Robinson & Wright. Its modern façade was originally brick punctuated only by a two-story glass center entry; in 1996, accent courses of brick and modifications to the glass center column on the second floor were approved by the HDC, along with another window that was never constructed. In 2007, a conference room on the back portion of the roof was approved and constructed.¹

Further façade changes and minor work was approved in 2015 including expanding the storefront and installing a second floor window at 208-210 E Huron, replacing fixed windows with double hung windows at 202-204 E Huron, and adding an elevator shaft, stairs, and mechanical units to the roof, as well as a vertical blade sign. There are no signs currently installed.



¹ From the November 12, 2015 Staff Report for 202-206-210 East Huron Street, Application Number HDC15-211

APPLICATION: The applicant seeks HDC approval to install a new 36” diameter custom dimensional projecting sign of fabricated aluminum. Letters are applied vinyl. The sign is attached to the wall by a welded aluminum plate into the mortar joints. It will be located to the right and slightly above the main door at 206 E Huron.

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. There is currently no signage on this building. The proposed sign is a 36" diameter double-sided blade sign projecting approximately 3 ½ feet from the face of the building using arm mounts.
2. 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 through masonry joints.
3. This circular sign is 7.1 square feet, which exceeds the maximum recommendation for pedestrian scale signs. However, it is not clear if the proposed sign should be pedestrian scale. East Huron Street is a motor vehicle-oriented street (despite recent, much needed, significant streetscape improvements to increase pedestrian amenities) and, thus, the proposed sign may be viewed as a hybrid sort of sign, scaled for both motorists and pedestrians.
4. 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 206 East Huron Street, a contributing property in the Main Street Historic District, to install a new 36" diameter blade sign, mounted in mortar joints, 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 standard 2, 9 and 10 and the guidelines for storefronts.

MOTION WORKSHEET:

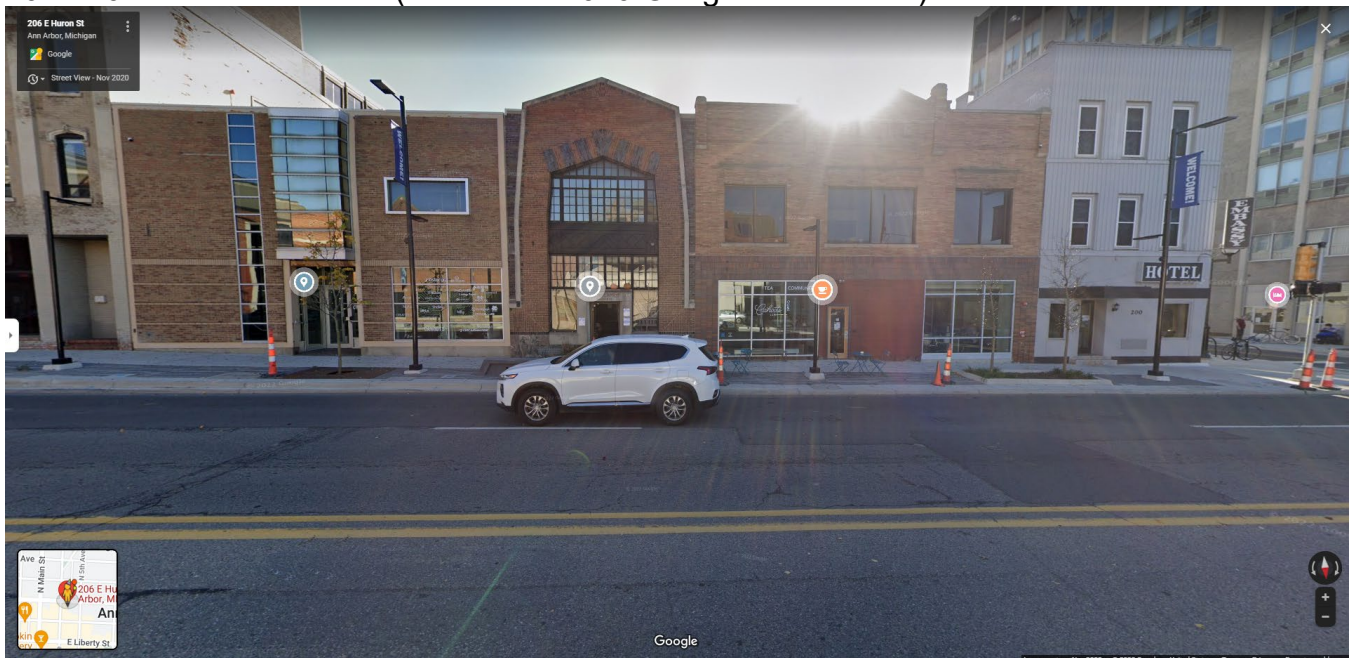
I move that the Commission issue a Certificate of Appropriateness for the work at 206 East Huron Street in the Main Street Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

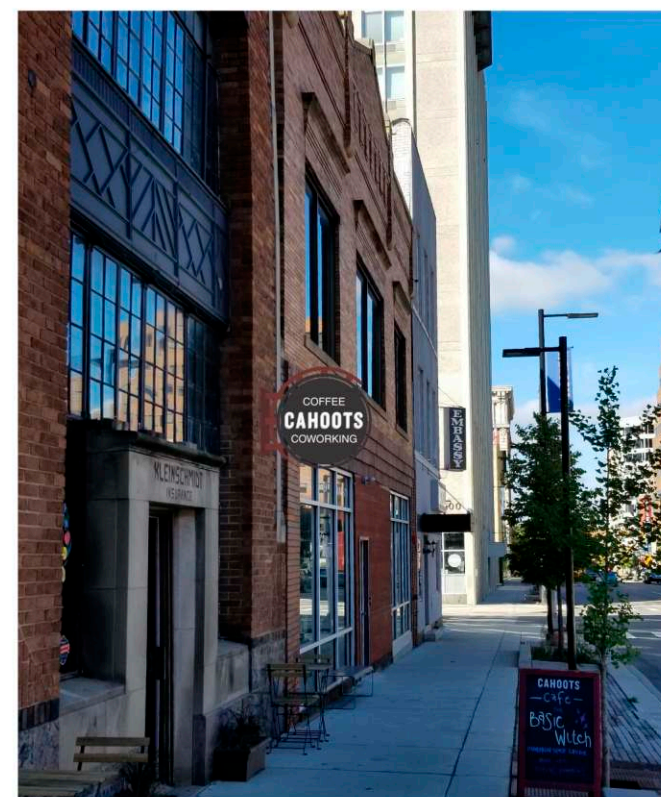
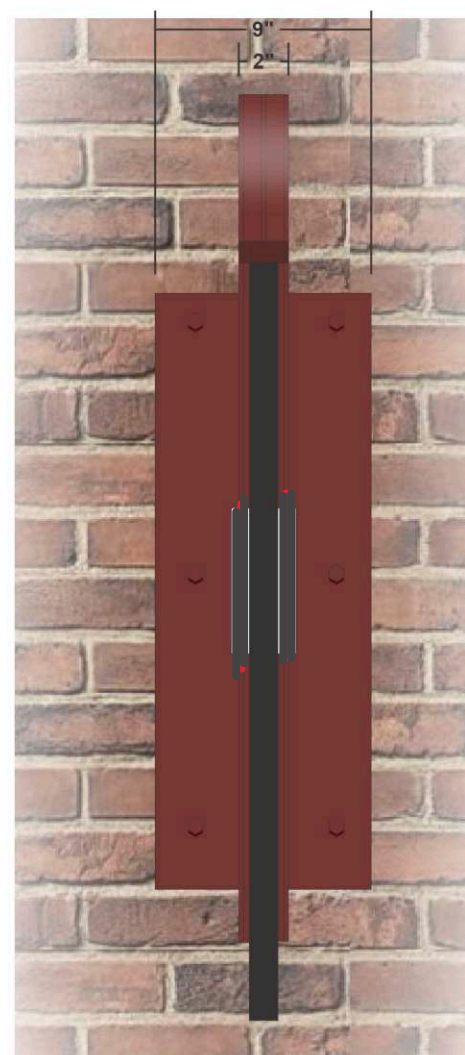
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, photos, drawings

202-210 East Huron Street (November 2020 Google Street View)



Double Sided Projecting Sign



APPROXIMATE SIZE & LOCATION



3 DIMENSIONAL VIEW

NEW CUSTOM DIMENSIONAL PROJECTING SIGN WITH FABRICATED ALUMINUM. "CAHOOTS" LETTERS ARE 1/2" THICK DIMENSIONAL, "COFFEE & COWORKING" ARE APPLIED VINYL. THE SURFACES & AND BRACKET ARE DIMENSIONAL. THE SIGN IS ATTACHED TO THE WALL WITH WELDED ALUMINUM PLATE WITH (6) EXPANSION BOLTS ALIGNED TO THE MORTAR JOINTS.



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



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

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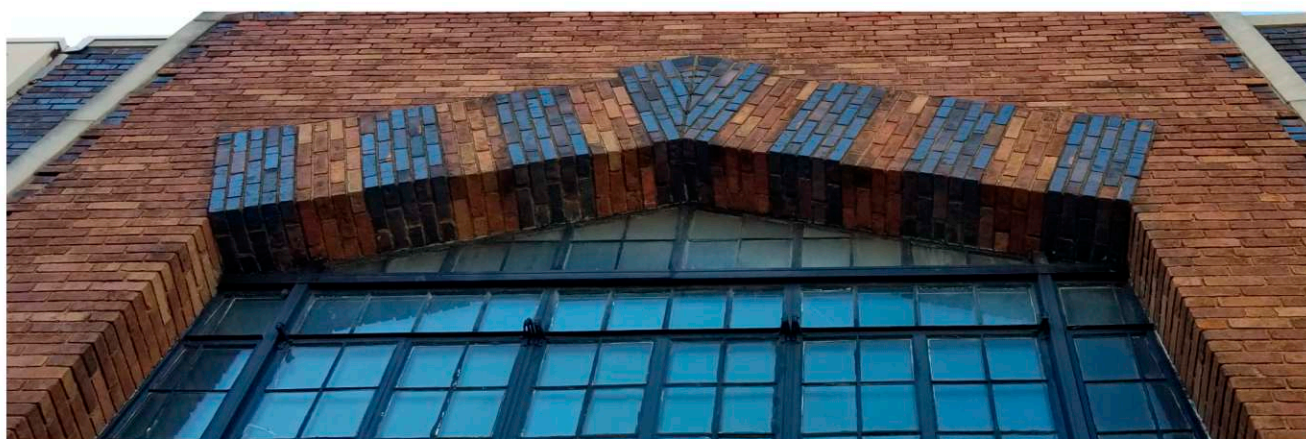
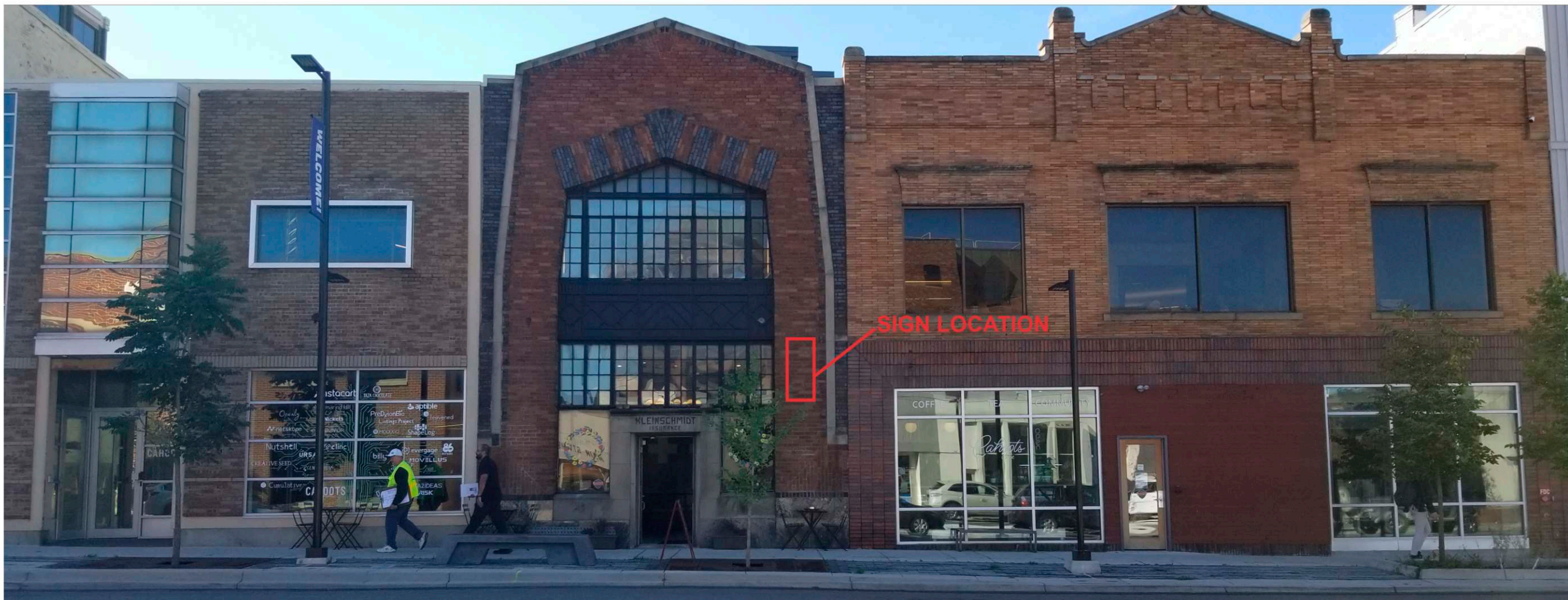
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# OF SETS	1 DOUBLE SIDED	RETURN DEPTH	2"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	WALL PLATE	TRANSFORMER	N.A.	DATE	03/20/22
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A. (BLIND)	RACEWAY D. H.	L. N.A.	COMMENTS:		JOB NAME	CAHOOT-032022-4
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	202 E Huron St, Ann Arbor, MI 48104

APPROVED BY: _____
DATE: _____

Double Sided Projecting Sign

SITE IMAGES



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INTERNATIONAL SIGN ASSOCIATION



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