

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 110 E Washington Street, Application Number HDC21-195

DISTRICT: Main Street Historic District

REPORT DATE: August 12, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 9, 2021

OWNER
Name: Main/Washington Associates

Address: 115 Depot Street
Ann Arbor, MI 48104

Phone: (734) 994-5850

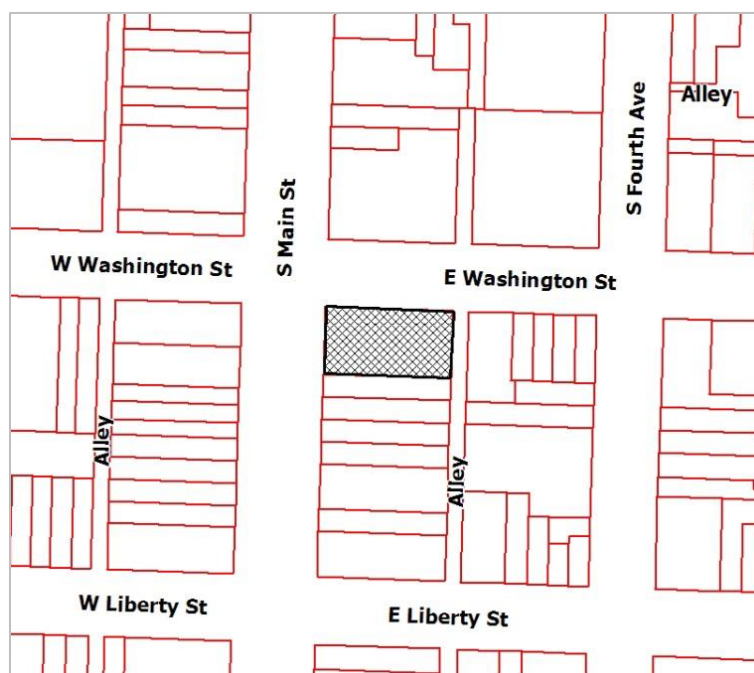
APPLICANT
Southfield Sign & Lighting
William Topping
18940 Eight Mile Rd
Southfield, MI 48075
(248) 450-3149

BACKGROUND: The First National Bank Building was constructed in 1929 to house the first bank chartered in Michigan under the National Bank Act of 1863. The building's exterior features broad vertical bands of terra cotta and banks of narrow windows separated by thin terra cotta mullions which give it strong vertical lines. Gargoyles are mounted below a decorative roof cornice. The building is listed in the National Register of Historic Places.

In 2007 and 2011 the HDC issued a certificate of appropriateness for the placement of antennas on the roof of the building.

LOCATION: The site is located at the southeast corner of South Main Street and East Washington Street.

APPLICATION: The applicant seeks HDC approval to install a 20" diameter pedestrian-scale blade sign for the storefront facing East Washington. Each sign face is slightly larger than 2.25 square feet.



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.

Installing signage that is subordinate to the overall building composition.

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.

Sized 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:

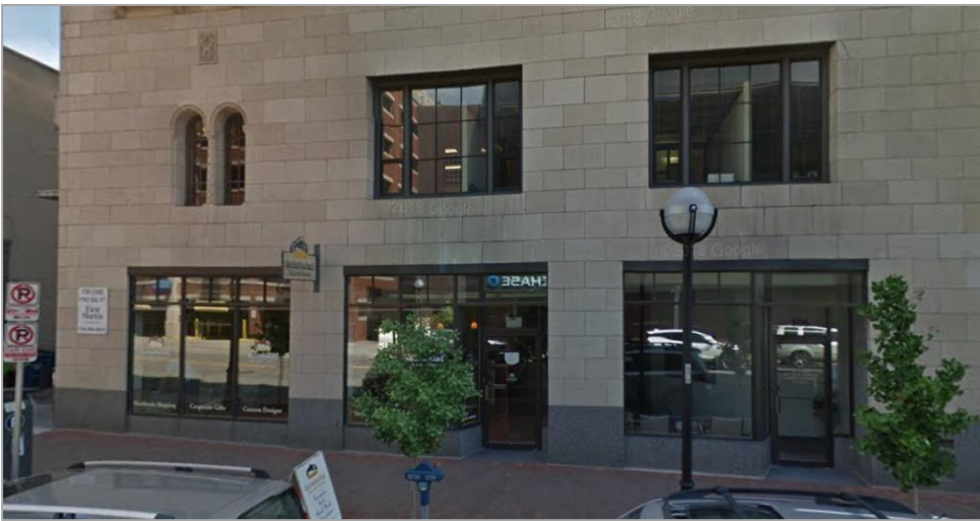
1. The pedestrian scale sign is shown at an appropriate height using an existing wall bracket. There are no nearby signs with which to align it. The aluminum sign is a 20" diameter circle with a large letter C and some decorative neon spilling over the edges that make the sign 28.5" at its widest. The sign is 4.5" thick and on a 7" arm which is attached to an existing plate bolted through mortar joints in the building's stone veneer in three places. Per the applicant, the electrical conduit for the neon will go through the wall behind the mounting bracket and the electrical switch box will be mounted at the back of the sign, making the electrical work essentially invisible.
2. The sign is changing from unlit to neon which requires HDC approval, not staff approval. The business has requested no other signage.
3. Staff believes the sign is appropriate and meets the *Ann Arbor Historic District Design Guidelines* for pedestrian scale signs, 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 110 East Washington Street, a contributing property in the Main Street Historic District, to install a new pedestrian scale sign on an existing bracket, 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 2, 9 and 10, and the guidelines for storefronts.

ATTACHMENTS: application, photo rendering, drawings

110 East Washington (July 2018, courtesy Google Street View)





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
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# 21-195
	BLDG#
DATE STAMP	
05-21-2021 hh	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER Main / Washington Associates		HISTORIC DISTRICT Main Street Historic Dc			
PROPERTY ADDRESS 110 E Washington St		CITY ANN ARBOR			
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 994-5650	EMAIL ADDRESS dunclinnon@firstmartin.com			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 115 Depot St		CITY Ann Arbor	STATE, ZIP MI, 48104		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE		PRINT NAME Darren McInnes	DATE 5.21.21		
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Southfield Sign - Lighting - William Topping					
ADDRESS OF APPLICANT 18940 S Wile Rd		CITY SFD			
STATE MI	ZIP CODE 48075	PHONE / CELL # (248) 450-3149	FAX No ()		
EMAIL ADDRESS infopermitsmi@gmail.com					
APPLICANT'S SIGNATURE (if different from Property Owner)					
SIGN HERE		PRINT NAME William Topping	DATE 4/21/2021		
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
PROPOSED WORK					
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). Custom Black Sign with white face capsule style neon led for commercial site @ 110 E Washington St. Sign #20(2)					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
Business located in Historic District we also seek approval for Black sign with neon led accompany with submitted wood sign located at 110 E Washington St.					
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

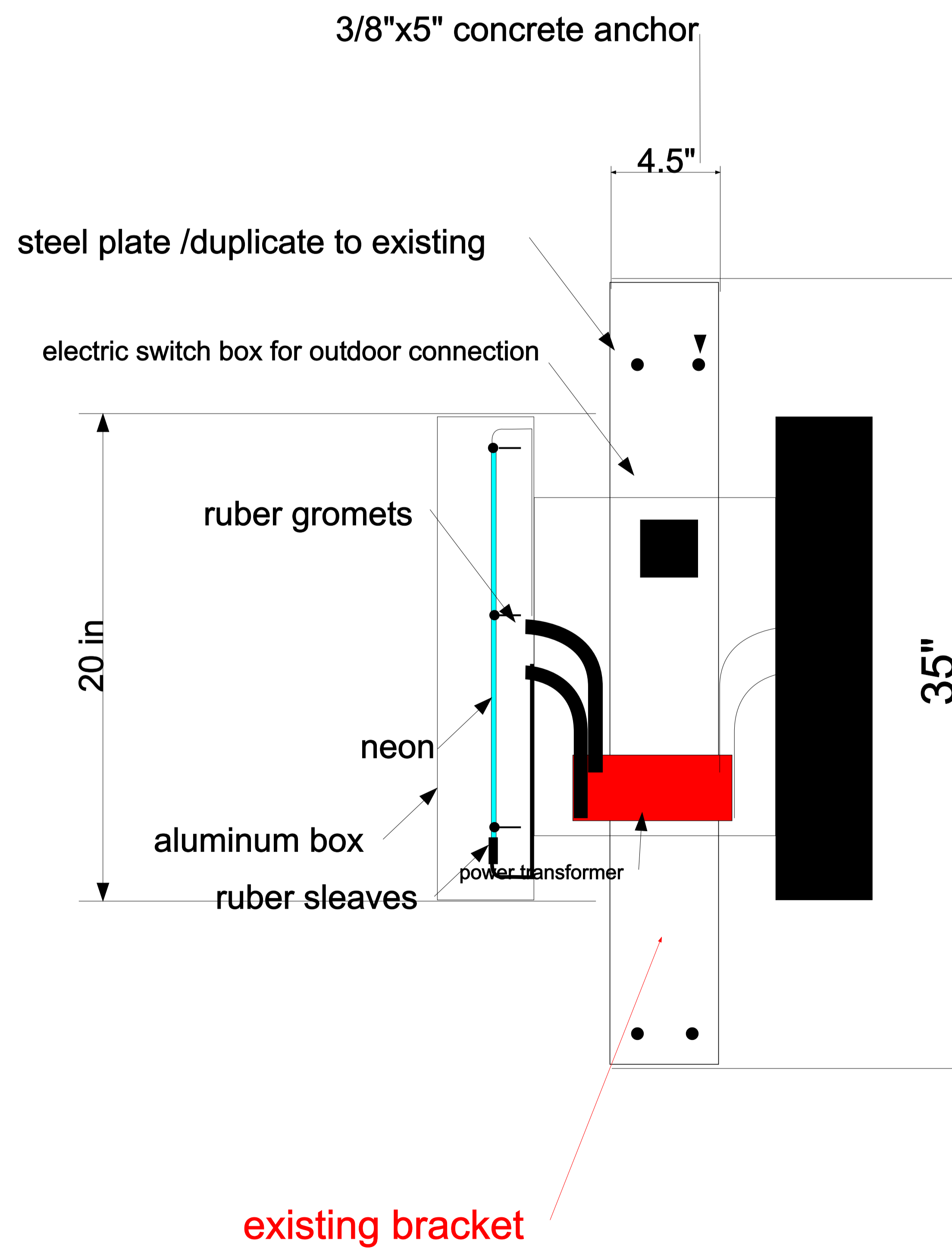
Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

36.51 ft

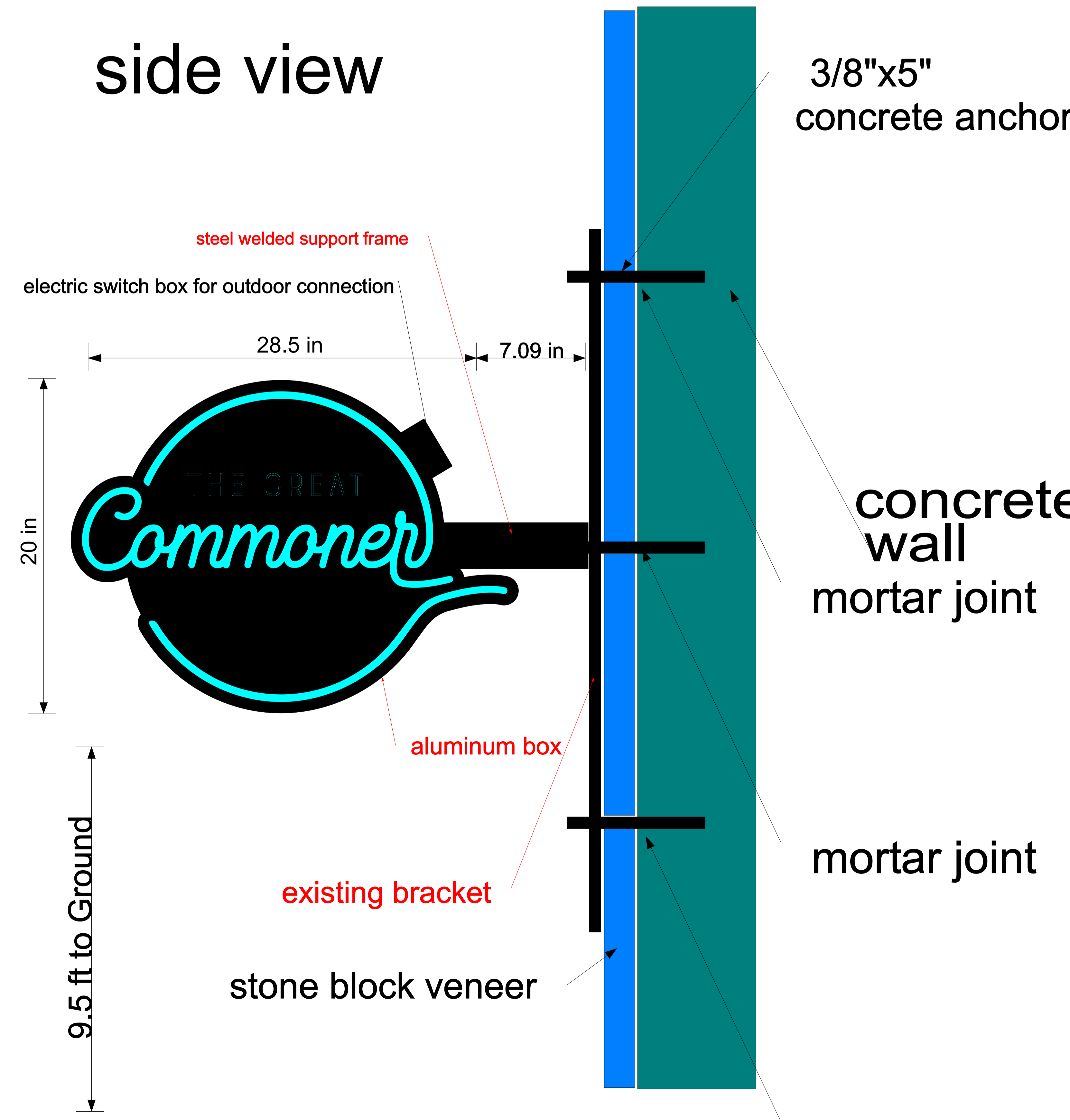
9.5' to the bottom



front view



side view



sign frame : steel welded frame
 sign can : aluminum welded channel can

lights : neon glass tube
 bracket : 4.5"x35" same existing

electrical connection : top middle of sign trying to hide the connection and keep it in center
 blade sign permit only
 no window signs

3/8"x5" concrete anchor
 concrete wall mortar joint
 mortar joint
 mortar joint