#### ANN ARBOR HISTORIC DISTRICT COMMISSION

#### Staff Report

ADDRESS: 118 E Washington Street, Application Number HDC21-294

**DISTRICT:** Main Street Historic District

**REPORT DATE:** October 14, 2021

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

**REVIEW COMMITTEE DATE:** Tuesday, October 12, 2021

OWNER APPLICANT

Name: Edward Shaffran Reuben Torres, Ben Torres Agency LLC

Address: 209 S Fourth Ave 118 ½ E Washington Ann Arbor, MI 48104 Ann Arbor, MI 48104

**Phone:** (734) 665-1200 (734) 646-4912

**BACKGROUND:** This two-story, brick, commercial, Italianate building was constructed in 1876 and features segmented arches, stone trim, pilasters, and one-over-one windows. The first occupant was Ernestine Roehm millinery.

**LOCATION:** The site is located on the south side of East Washington Street, between South Main Street and South Fourth Avenue.

**APPLICATION:** The applicant seeks HDC approval to install a 20" by 28" pedestrian-scale bracket sign at the entrance to the upper level business.

#### **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 of the compatible with the massing.



E Washington St

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

<u>Appropriate:</u> 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**

<u>Pedestrian scale signs should be</u>: 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 and is aligned appropriately to the Amadeus sign, the only other projecting sign on the block. It is metal with vinyl graphics, hanging form a steel bracket, and is 3.9 square feet. The location, on one of the wood columns flanking the door, is appropriate.
- 2. 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 118 East Washington Street, a contributing property in the Main Street Historic District, to install a new pedestrian scale sign, 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.

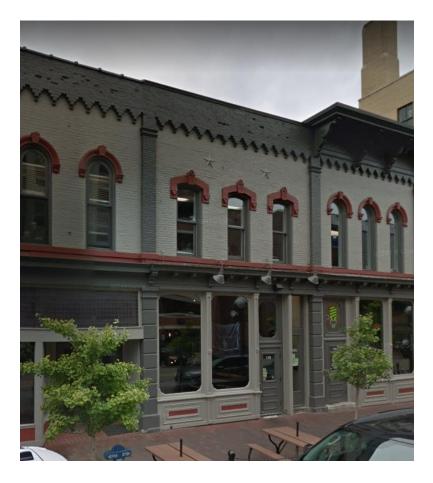
#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at <u>118 E</u> <u>Washington Street</u> in the <u>Main Street</u> 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, lighting information.



118 E Washington (2017 Google Street View)

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# **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 ithacher@a

Fax: 734.994.8460

ithacher@a2gov.org

## APPLICATION MUST BE FILLED OUT COMPLETELY

HDC#
BLDG#
DATE STAMP
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PROPERTY LOCATION/OWNER INFORMATION	L	
NAME OF PROPERTY OWNER	Lucrono	
PROPERTY ADDRESS PROPERTY ADDRESS 11BE Washington Associ	HISTORIC DISTRICT	
118/2 E Washington ST.  ZIPCODE DAYTIME PHONE NUMBER EMAIL ADDRESS	<u> </u>	CITY
ZIPCODE DAYTIME PHONE NUMBER EMAIL ADDRESS		ANN ARBOR
48104 (734) 665 1200 Coward C Sha	Afran. Com	
209 S. Fourth toe 16	Han Arbar	STATE, ZIP
PROPERTY OWNER'S SIGNATURE	11 Mary Harbor	MI, 48104
SIGN HEPE PRINT NAME FAMILY	es 4. SHAGAN	27
APPLICANT INFORMATION	W 4-3114914W	DATE 8/22/2
NAME OF APPLICANT (IF DIFFERENT FROM AROVE)	2 (VIX.0) - 1 (WO.1)	
ADDRESS OF APPLICANT Ben Tomes Ay.	ency LLC	
118 2 E Washington STATE ZIPCODE PHONE/CELL#	/	Han Arber
WT LEB.	FAX No	110000 711 000
EMAIL ALBORESS	4912 1734	1 4575878
Ben & Ben Torres Agent. com APPLICANT'S SIGNATURE (if different from Property Owner)		
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SIGN HERE X Reuba	u Tomes	DATE 03/19/202
BUILDING USE - CHECK ALL THAT APPLY		
□ SINGLE FAMILY □ DUPLEX □ RENTAL □ MULTIPLE FAMILY	COMMERCIAL	INSTITUTIONAL
PROPOSED WORK		and the second of the second of the second
Describe in detail each proposed exterior alteration, improvement and/or repair (use additi	onal paper, if necessary).	
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For Further Assistance With Required Attachments, please visit <a href="https://www.a2gov.org/hdc">www.a2gov.org/hdc</a>		
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## HISTORIC DISTRICT COMMISSION APPLICATION

DESCRIPTION	
STAFF REVIEW FEES	FEE
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	9
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 structures	more unit)
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
elocation of a non-contributing structure	\$250.00
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#### 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 <a href="mailto:building@a2gov.org">building@a2gov.org</a>.

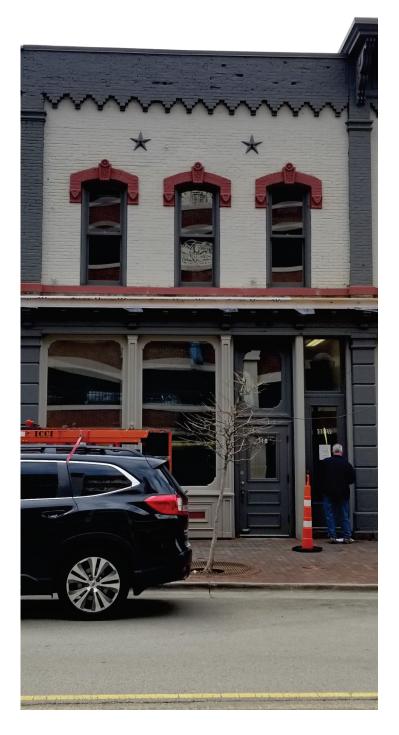
We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

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 thre	e (3) years after the date of approval
OFFICE USE ONLY	

Date of Hearing	g:	
Action	☐ HDC COA	☐ HDC Denia
Action	☐ HDC NTP	☐ Staff COA
Staff Signature		
Comments		
Comments		
Fee:	\$	





**Existing Conditions** 

