

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 521 East Liberty Street, Application Number HDC13-160

DISTRICT: Main Street Historic District

REPORT DATE: October 10, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 7, 2013

OWNER

Name: MTBU, LLC
Address: 536 S. Forest Ave
 Ann Arbor, MI
Phone: (734)761-2680

APPLICANT

Signature Awning Co.
 12283 Merriman Road
 Livonia, MI 48150
 (734) 762-9200

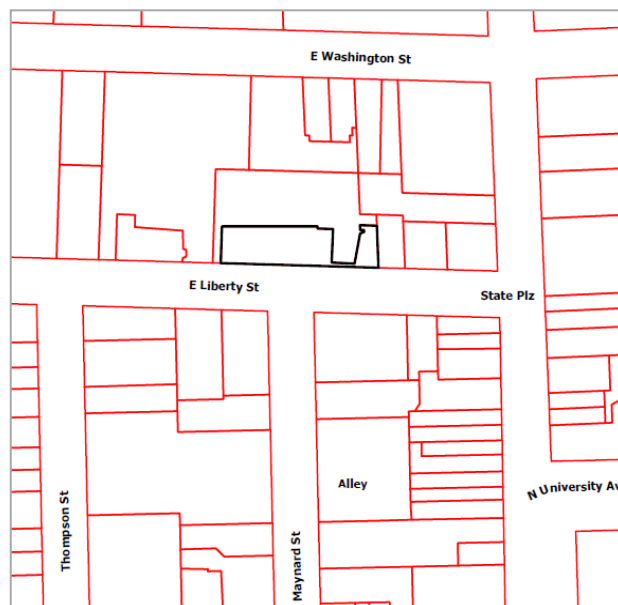
BACKGROUND: This two-story commercial building is part of the west wing of the Michigan Theater Building. It was built in 1927 in the 20th Century Romanesque style, but underwent significant alteration in the 1950s that destroyed much of its original exterior character. All of the original windows and storefronts were changed and a large aluminum signboard was added running the length of the building. The storefronts are now mainly glass, framed in mill finish silver aluminum, with a low ashlar limestone sill and a few vertical panels of dark marble. The original occupant of this storefront was Michigan Cleaners & Pressers, and the most recent occupant was the Rocky Mountain Chocolate Factory.

LOCATION: The building is located on the north side of East Liberty Street, between Thompson Street and Maynard Street. This storefront is at the west end of the building.

APPLICATION: The applicant seeks HDC approval to install two canvas awnings, one on each storefront display window. Both awnings are 6' tall and extend 2' from the face of the building, with open ends. One is 12' wide and the other 12'8", to match the width of each window. The color is "Tuscan", a muted orange.

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.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

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.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Awnings

Appropriate: Mounting a standard storefront awning so that the bottom of the fixed frame is at least 7 feet above the sidewalk, although 8 feet is preferred. Consideration should be given to the height of neighboring awnings.

Projecting the awning from the face of the building no more than 4 feet.

Attaching the awning just below the storefront cornice and fitting it within the storefront opening.

Using canvas, vinyl-coated canvas, or acrylic fabrics for awnings and banners.

STAFF FINDINGS:

1. The four storefront entrances on this building are a modern design and do not contribute to the historic character of the building. The awnings would be mounted to the non-original aluminum sign band portion of the storefront façade. The awning would be 8' off the ground, per submitted drawings. Signage on the awnings would consist of 12" letters – "Tamake Noodles & Wraps" on one, and "Tamake Sushi Rice" on the other. The awnings and signage are not proposed to be illuminated.
2. Staff feels that the proposed awnings are appropriate for this site, compatible with neighboring storefronts, and meet the *Secretary of the Interior's Standards* and guidelines and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motions are only suggested. 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 521 East Liberty Street, a contributing structure in the Main Street Historic District, for the application to install a storefront awning. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 521 East Liberty in the Main Street Historic District

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

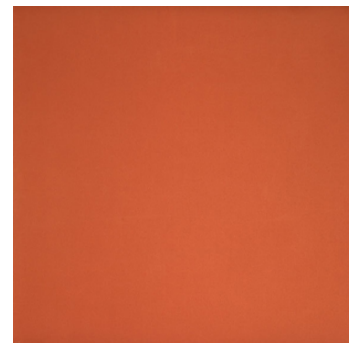
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photographs

521 East Liberty Street (April 2007 photo)



Fabric color sample "Tuscan" (from sunbrella.com)





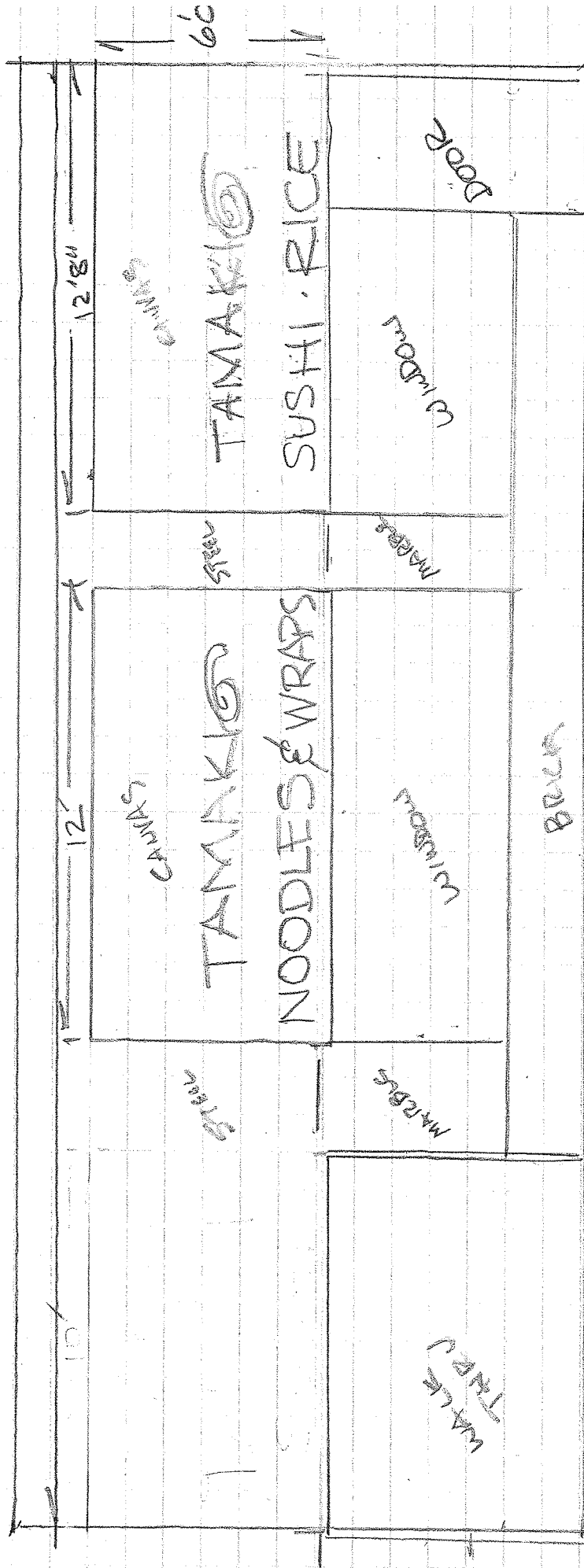
City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
 Location: Larcom City Hall First Floor 301 E. Huron St. Ann Arbor, MI 48104-6120
 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>521 EAST LIBERTY</u>	
Historic District: _____	
Name of Property Owner (If different than the applicant): <u>MTBU, LLC</u>	
Address of Property Owner: <u>536 S. Forest Ave</u>	
Daytime Phone and E-mail of Property Owner: <u>734 761 2680 Info@U-Towers.com</u>	
Signature of Property Owner: <u>[Signature]</u>	Date: <u>9-17-13</u>
Section 2: Applicant Information	
Name of Applicant: <u>SIGNATURE AWNING Co.</u>	
Address of Applicant: <u>12283 MORRISON RD.</u>	
Daytime Phone: <u>(734) 762-9200</u> Fax: <u>(734) 762-9500</u>	
E-mail: <u>WWW.SIGNATUREAWNING.COM</u>	
Applicant's Relationship to Property: _____ owner _____ architect <input checked="" type="checkbox"/> contactor _____ other	
Signature of applicant: <u>Felix Breda Felix Breda</u>	Date: <u>9-12-13</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: <u>[Signature]</u>	



FRONT VIEW

TAMAKI (3 CANVAS AWNINGS)
 521 EAST LIBERTY

A2, ml

NEW CANVAS
AWNINGS

OPEN ENDS

6'0"

2'0"

BUILDING

8'0" GR

SIDWALK

STREET

SIDE VIEW

TAMAKI

521 E. LIBERTY

Ave, MI