

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 209 East Liberty Street, Application Number HDC12-097

**DISTRICT:** Main Street Historic District

**REPORT DATE:** June 4, 2012

**REPORT PREPARED BY:** Katie Remensnyder, Interim Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, June 11 for the Thursday, June 14, 2012 HDC meeting

#### OWNER

**Name:** Wild Side Smoke Shop  
**Address:** 209 E Liberty  
 Ann Arbor, MI 48104  
**Phone:** (810) 449-9659

#### APPLICANT

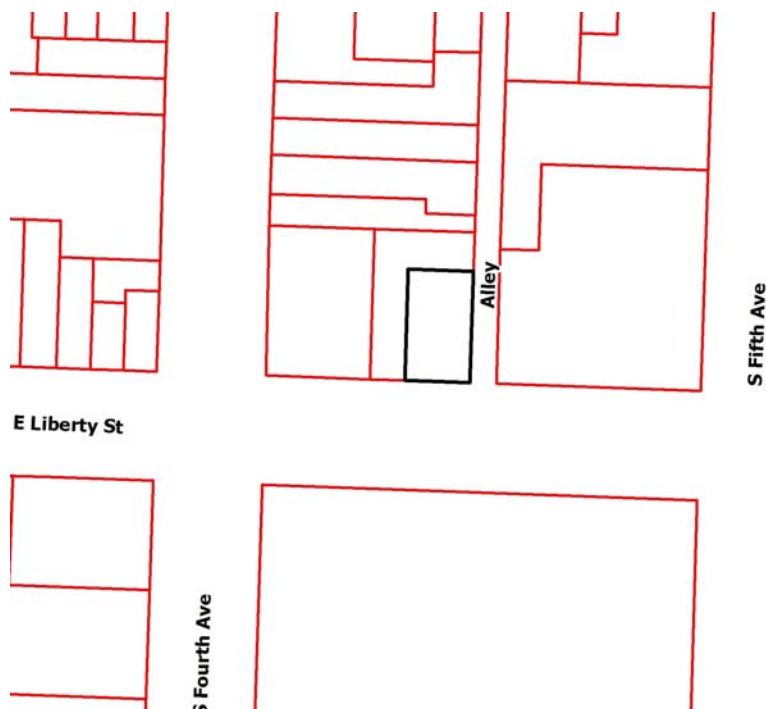
Signature Awing Company  
 12283 Merriman Road  
 Livonia, MI 48150  
 (734) 762-9200

**BACKGROUND:** This two-story brick commercial vernacular building was built in 1906 for the Washtenaw Home Telephone company, which also occupied the space that is currently 211 East Liberty. The building features double-hung one-over-one windows, a stone stringcourse, and a cornice with corbelling and ornamental brickwork. For many years, the building had an operable retracting awning, which was replaced in 1992 by a fixed triangular shaped vinyl awning.

The HDC previously approved the installation of a new awning in 1992, and an internally illuminated sign in 1995.

**LOCATION:** The site is located on the north side of East Liberty Street between Fourth Avenue and Fifth Avenue.

**APPLICATION:** The applicant seeks HDC approval to install one new fabric waterfall shaped awning over the storefront to identify the business. The proposed awning is rectangular and measures nineteen feet six inches long, by four feet eight inches high, by two feet four inches deep. The awning is red with black lettering that is outlined with white.



**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 (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.

**STAFF FINDINGS:**

1. The proposed awning measures nineteen feet six inches long, by four feet eight inches high, by two feet four inches deep. It will be constructed of a framework of steel tubes that will be covered in fabric. Based on submitted samples, the awning appears to have a high gloss finish. The awning will be red and contain the words "Wild Side Smoke Shop," which will be black letters outlined with white. The total length of the words will measure eleven feet three inches, and the largest letters measure one foot six inches high. The awning will also contain two small logos, one at each end, that measure one foot high and nine inches wide.
2. The building at 209 E Liberty previously had a triangular shaped awning installed over the entrance. The applicant proposes to install a new waterfall shaped awning. According to the Ann Arbor Historic District Design Guidelines, using waterfall-shaped awnings are not appropriate.
3. The awning is placed at an appropriate height for the building and adjacent buildings. There are many awnings on adjacent buildings located at approximately the same height, but the awnings on the adjacent buildings are triangular shaped and one is rectangular. In order to protect the exterior brick the awning should be mounted through mortar joints, which is not indicated on the provided drawings.
4. The proposed waterfall shaped awning does not convey the same visual appearance as the adjacent awnings and is a shape that is considered to not be appropriate by the Design Guidelines. Therefore, it is generally incompatible in exterior design and a triangular shape is more appropriate. It may also be more appropriate to use a less glossy material such as canvas, rather than the high gloss finish provided in the sample. However, staff believes that the overall size and color are appropriate and meet *The*

*Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2 and 9, and the guidelines for storefronts.

**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 209 East Liberty Street, a contributing property in the Main Street Historic District, to add one new storefront awning as proposed. The proposed work is 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 209 East Liberty 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, drawings, photos.

209 East Liberty Street (April 2007 photo)





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
 100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
 734.794.6265 734.994.8312 [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 209 E. Liberty

Historic District: \_\_\_\_\_

Name of Property Owner (if different than the applicant):  
WILD SIDE SMOKE SHOP

Address of Property Owner: 209 E. LIBERTY

Daytime Phone and E-mail of Property Owner: 810-449-9659

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Section 2: Applicant Information**

Name of Applicant: SIGNATURE Awning Co

Address of Applicant: 12283 MERRIMAN ROAD

Daytime Phone: (734) 762-9200 Fax: (734) 762-9500

E-mail: SALES@SIGNATUREAWNING.COM

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: [Signature] Date: 4-18-12

**Section 3: Building Use (check all that apply)**

Residential  Single Family  Multiple Family  Rental

Commercial  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: \_\_\_\_\_



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

1. Provide a brief summary of proposed changes.

INSTALL A NEW STOREFRONT AWNING W/LETTERING

2. Provide a description of existing conditions.

COMMERCIAL BLDG CURRENTLY WITHOUT AWNING

3. What are the reasons for the proposed changes?

INSTALL AN AWNING WITH GRAPHICS TO IDENTIFY THE BUSINESS

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

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 12-097 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:

12 in



# WILD SIDE SMOKE SHOP

18 in

28 in



9 in

135 in

234 in

<b>BUSINESS NAME:</b> Wild Side	<b>CONTACT PERSON:</b> Chad Haut
<b>ADDRESS:</b> 209 E. Liberty Ann Arbor	<b>BUSINESS FAX:</b>
<b>BUSINESS PH#:</b>	<b>DATE:</b> 3/28/2012
<b>SALESPERSON:</b> Chris Saxton	<b>ARTWORK BY:</b> Nicole Acosta
<b>COMMENTS:</b>	
<b>TEXT SQ. FT.:</b> 16 sq. ft.	<b>LOGO SQ. FT.:</b> 1.5 sq. ft.
<b>CUSTOMER APPROVAL SIGNATURE</b>	<b>TOTAL SQ. FT.:</b> 17.5 sq. ft.

This drawing is sole property of SIGNATURE AWNING. It may not be copied, transmitted or disclosed to anyone without the written permission of Signature Awning.

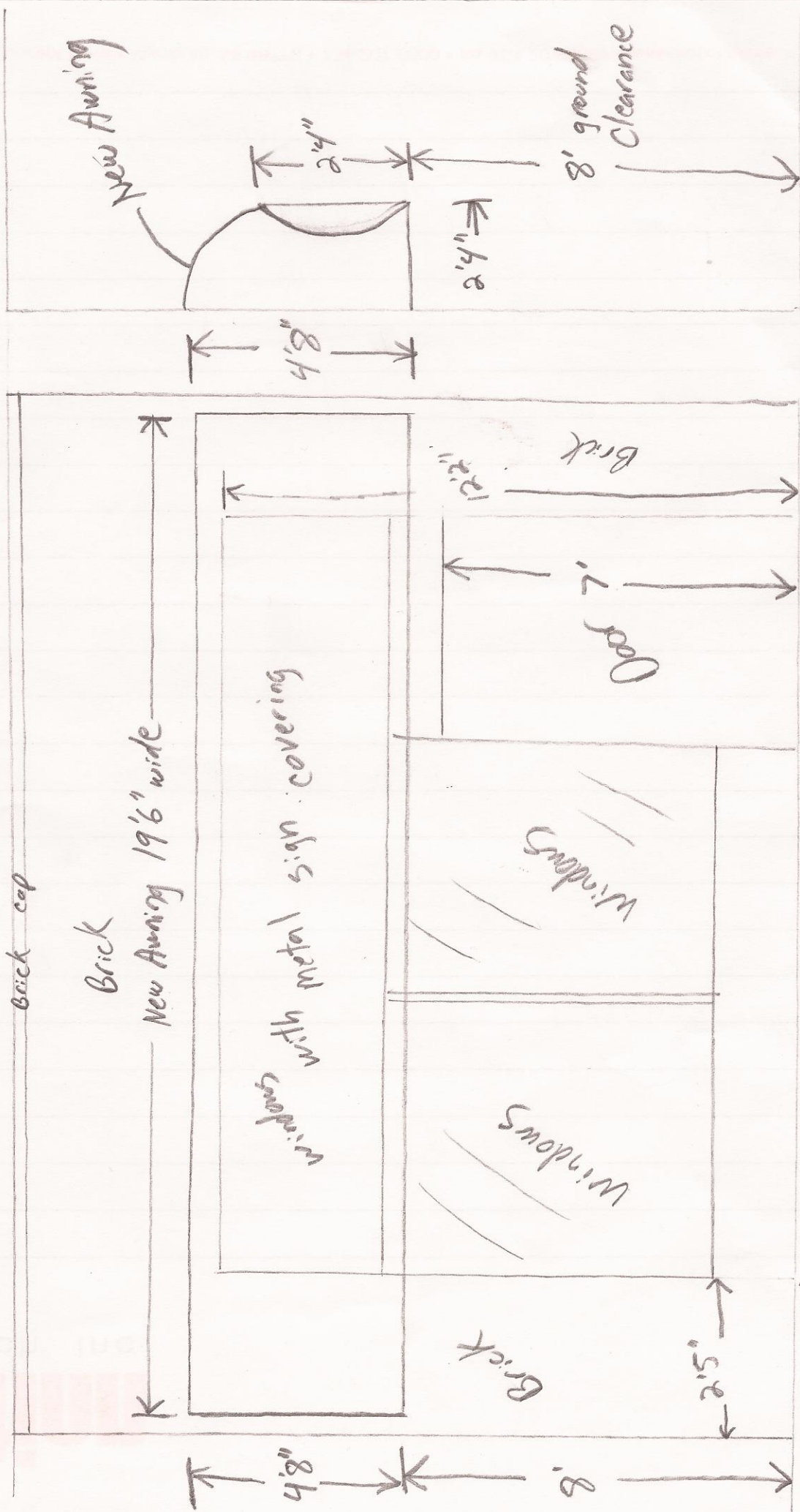
Thank You!

  
**Signature AWNING**  
**COMMERCIAL • RESIDENTIAL**  
**734-762-9200**  
**FAX: 734-762-9500**

Wild Side 209 E. Liberty

Ann Arbor

Front view



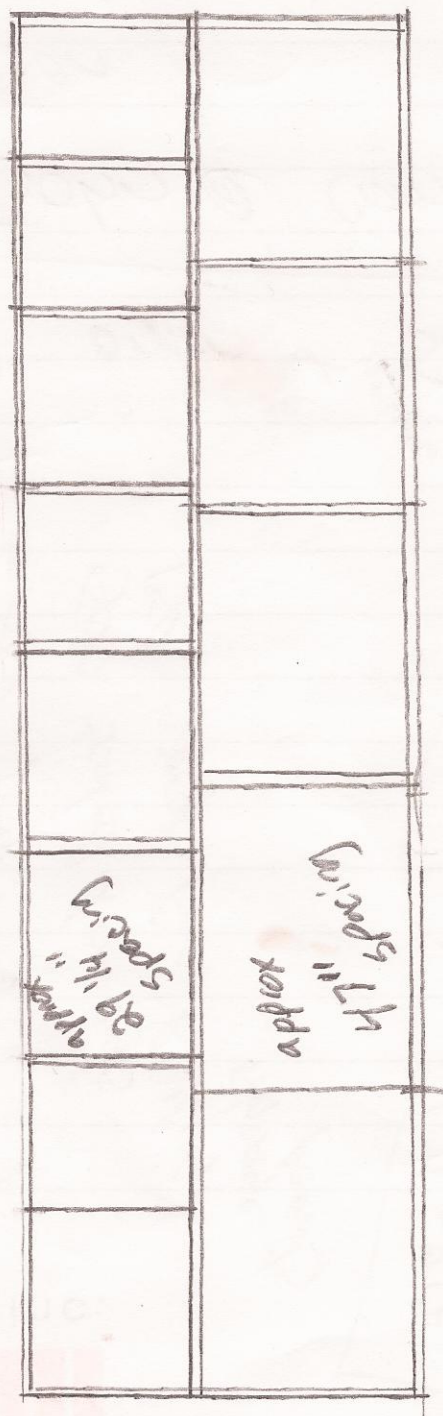
Side view

Side walk

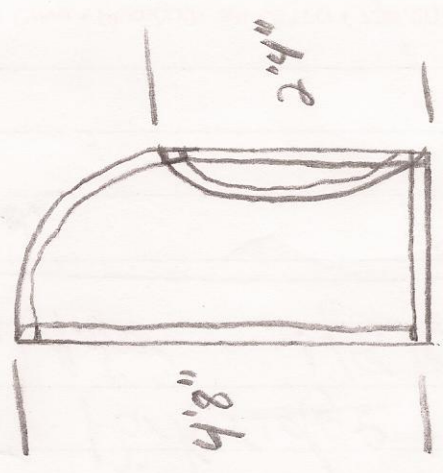


Wild Side 209 E. Liberty

Front View



Side view



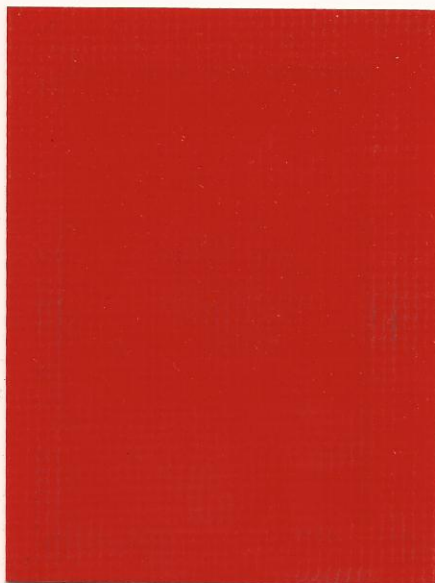
All 1x1" 18 gauge steel frame

# Brite Awn®

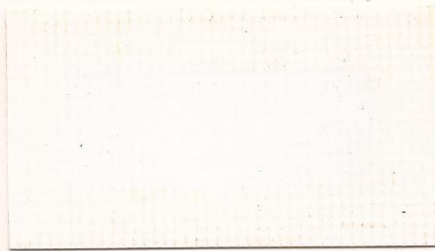
*Astrup*  
SINCE 1876

11872

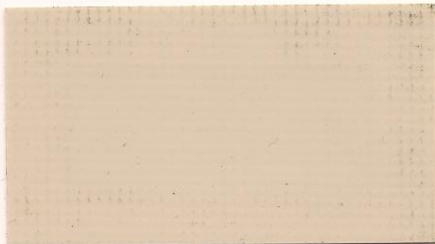
## Back-Lit Sign and Awning Fabrics



32 Classic Red  
#812695



10 White  
#812690



19 Putty  
#812698



17 Yellow  
#812700



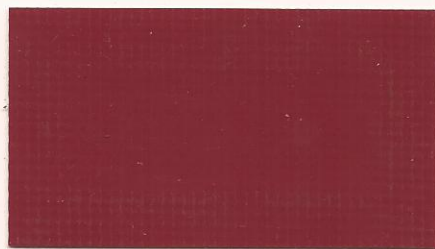
23 Tangerine  
#812701



26 Irish Green  
#812702



14 Forest Green  
#812694



37 Berry  
#812696



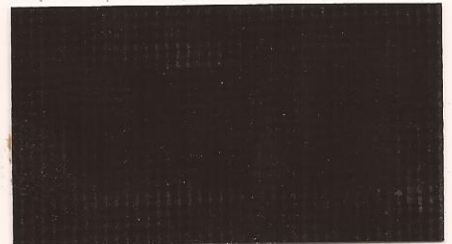
32 Classic Red  
#812695



12 Royal Blue  
#812691



41 Dark Blue  
#812697



25 Black  
#812703

- 61 inches wide, 15 oz. per sq. yd.
- High gloss finish.
- Flexible fabric enables ease of fabrication.
- Maximum mold, mildew, wick and ultraviolet resistance.
- High tear and tensile strength for lasting performance.
- Accepts high performance pressure sensitive graphics.
- Excellent cold crack.
- Flame Resistant.
- 5-year manufacturer's limited warranty.

Colors are representative only. Small variations in shade should be anticipated and are within commercial tolerances.  
Brite Awn® is a registered trademark of Herculite Products, Inc.



Wild Side

900

ROOY \$120  
Wild Side

SMOKE SHOP OPEN

Huge Sale All Summer!!



ROOY

209

STOP  
NO ID IN  
NO CASH HERE  
USE THE OTHER

BUSINESS HOURS

OPEN DAILY  
10:00 AM TO 10:00 PM







1946

50%

ROOM \$120

Wild Side

Sale All Summer

OPEN

ROOM

209