

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 314 E. Liberty, Application Number HDC16-043

DISTRICT: East Liberty Historic District

REPORT DATE: April 14, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 11, 2016

	OWNER	APPLICANT
Name:	Graf-O'Hara VFW Post 423	Ali Ramlawi
Address:	3230 S. Wagner Road Ann Arbor, MI 48106	314 E. Liberty Ann Arbor, MI
Phone:	(734)489-5582	(734)995-5060

BACKGROUND: This stone and brick building was constructed as a VFW hall in 1949. It is a noncontributing structure in the East Liberty Historic Block.

In 2010 the HDC issued a Certificate of Appropriateness to add a ramp along the east side of the building. In 2014 and 2015 staff issued Certificates of Appropriateness to reroof, move mechanical equipment on the roof, remove the non-original front deck, and install new business signage.

LOCATION: The site is located on the north side of E. Liberty Street, east of S. Fifth and west of S. Division Street.

APPLICATION: The applicant seeks HDC approval to construct a deck with a pergola and barrier-free ramp along the front elevation for outdoor dining. Three signs are also proposed on the front column at the base of the entry stairs: matching "Jerusalem Garden" name signs on both sides, and a small sign for a menu on the front (north) face of the column.

APPLICABLE REGULATIONS

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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):

Setting

Recommended: Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

Entrances and Porches

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

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:

All New Construction

Appropriate: Designing new sidewalks, entrances, steps, porches and canopies to be consistent with the historic rhythm established in the district.

New Construction in Historic Commercial Settings

Appropriate: New construction should be compatible with the context of its surrounding historic district.

Appropriate: Maintaining the setback and alignment pattern seen on surrounding historic properties should take precedence over the setback and alignment pattern of any surrounding properties that are not historic.

Design Guidelines for Signs

Appropriate: Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

Installing signage that is lit from external light fixtures above or below the sign.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS

1. The proposed front deck is the same footprint as the one removed in 2014, but the deck is lower than that one. This will help make it feel less imposing to pedestrians. The pergola is appropriately aligned with the eave of the front entry canopy.
2. The house to the west at 310 East Liberty is a contributing structure in the historic district, but the modern building to the east is not. The spacing between the deck and the front of 310 East Liberty is adequate to minimize the visual impact to the historic structure (see 2011 photo below) considering the transparency of the deck and pergola. In addition, the deck is removable and reversible.
3. The signs proposed are two 9" x 72" stainless steel vertical signs and one 14" x 20" menu sign. The column on which they will be mounted is part of the modern canopy. Currently, the restaurant's only signage is the stained glass "JG" sign hanging from the canopy. Staff feels the proposed signs are an appropriate size and placement.
4. Staff finds that the proposed work on this noncontributing building meets the *Ann Arbor Historic District Design Guidelines* and the *SOI Standards and Guidelines*, and does not negatively impact surrounding historic resources.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 314 E. Liberty, a contributing property in the East Liberty Historic District, to construct a deck with a barrier-free accessible ramp in front of the building; and add a menu sign and two vertical signs on an existing column in front of the building. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for new construction and 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 Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 314 E. Liberty Street in the East Liberty 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.

314 (left) and 310 E. Liberty Street (September, 2011 courtesy Google Streetview)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

HDC16-043
3/24

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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: 314 E. LIBERTY ST.

Historic District: _____

Name of Property Owner (If different than the applicant):
GRAF-O'HARA VFW POST 423

Address of Property Owner: 3230 S. WAGNER RD Ann Arbor, MI 48106

Daytime Phone and E-mail of Property Owner: 734 489-5582 / BERNABE.Cobase@gmail.com

Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: ALI RAMLAWI

Address of Applicant: 314 E. LIBERTY

Daytime Phone: (734) 995-5060 Fax: () N.A.

E-mail: ARAMLAWI@YAHOO.COM

Applicant's Relationship to Property: owner _____ architect _____ contactor other TENANT

Signature of applicant: [Signature] Date: 3-23-16

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 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: MKB

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

1. Provide a brief summary of proposed changes. • ADDITION OF A DECK AT FRONT (NORTH - LIBERTY ST.) ELEVATION FOR RESTAURANT SERVICE OUT OF DOORS

- ADDITION OF PERGOLA OVER PROPOSED DECK
- IMPROVED BARRIER FREE ACCESS TO FRONT DOOR
- ADDITIONAL SIGNAGE

2. Provide a description of existing conditions. A DECK HAD PREVIOUSLY BEEN LOCATED AT THE LIBERTY ST. SIDE OF THE BUILDING DURING PREVIOUS TENANT OCCUPANCY. DECK WAS REMOVED.

3. What are the reasons for the proposed changes? IMPROVED SERVICE TO THE PUBLIC AND RESTAURANT PATRONS.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. A PHOTO OF PREVIOUS DECK INSTALLATION (NOW DEMOLISHED) HAS BEEN PROVIDED VIA E-MAIL

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

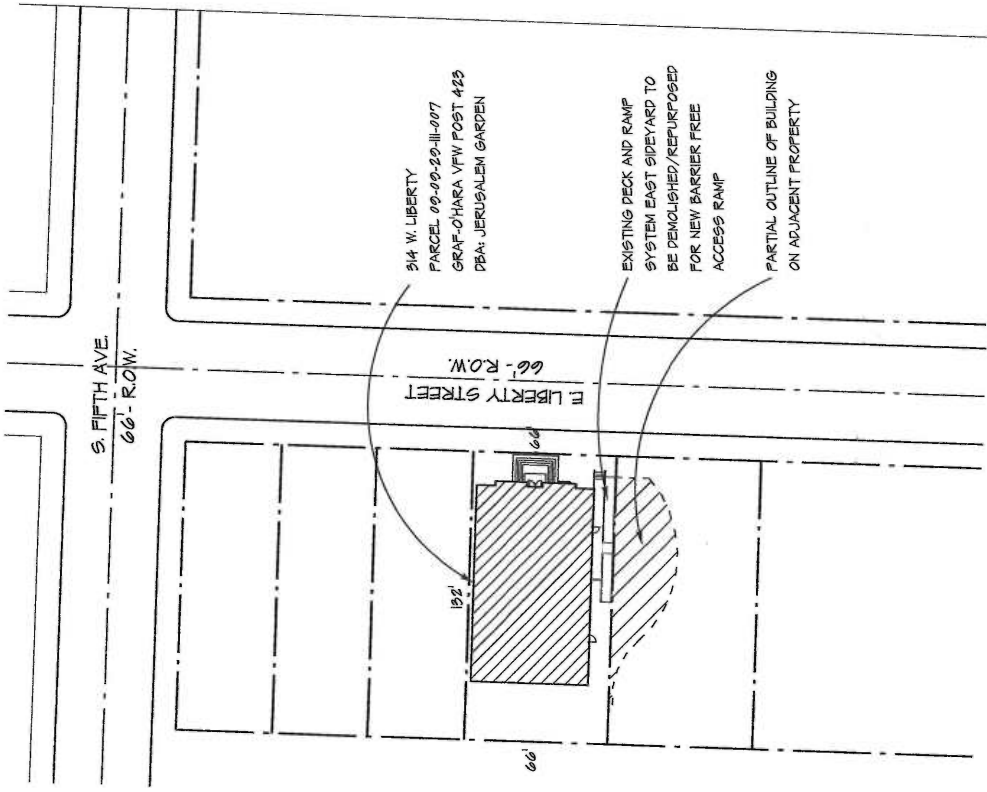
Project No.: _____ HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



SITE LOCATION MAP - 314 E. LIBERTY

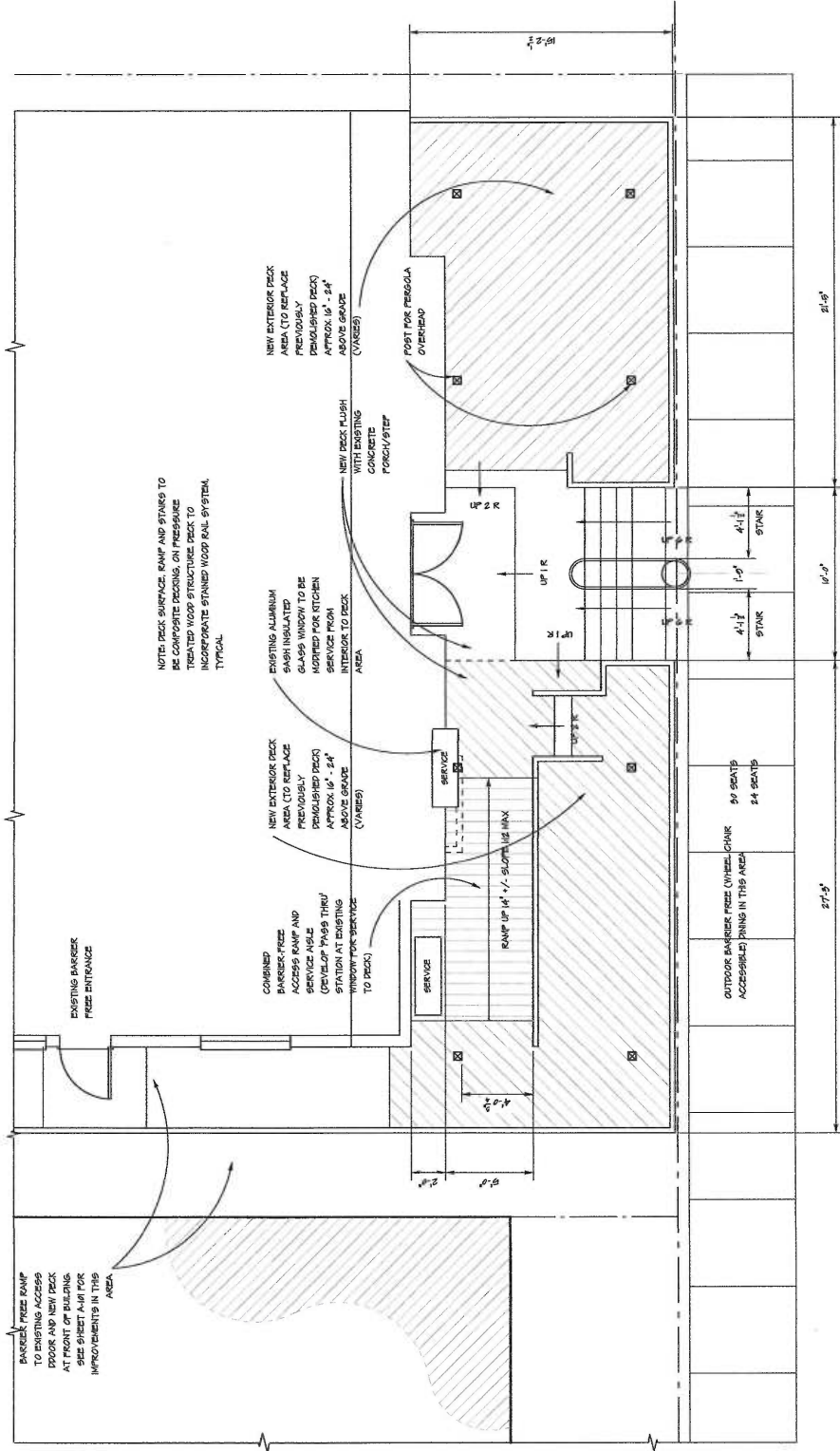
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HISTORIC DISTRICT COMMISSION
 SUBMITTAL FOR:
**JERUSALEM GARDEN
 RAMP AND DECK IMPROVEMENT**
 314 E. LIBERTY ST., ANN ARBOR, MI

MICHAEL BRUNER, ARCHITECT
 990 FIRST ST
 ANN ARBOR, MI 48103 734-223-3431
 SUBMITTAL: 3-24-2016

SKETCH I OF II



BARRIER FREE RAMP TO EXISTING ACCESS DOOR AND NEW DECK AT FRONT OF BUILDING. SEE SHEET A-101 FOR IMPROVEMENTS IN THIS AREA.

NOTE: DECK SURFACE, RAMP AND STAIRS TO BE COMPOSITE DECKING, ON PRESSURE TREATED WOOD STRUCTURE DECK TO INCORPORATE STAINER WOOD RAIL SYSTEM, TYPICAL.

NEW EXTERIOR DECK AREA TO REPLACE PREVIOUSLY PAVED DECK APPROX 16' x 24' ABOVE GRADE (VARIES)

EXISTING ALUMINUM SHAW INSULATED GLASS WINDOW TO BE MODIFIED FOR STITCHER SERVICE FROM INTERIOR TO DECK AREA.

NEW EXTERIOR DECK AREA TO REPLACE PREVIOUSLY PAVED DECK APPROX 16' x 24' ABOVE GRADE (VARIES)

NEW DECK FLUSH WITH EXISTING CONCRETE PORCH/STEP

POST FOR MESSUA OVERHEAD

COMBINED BARRIER-FREE ACCESS RAMP AND SERVICE AISLE (DEVELOP PASS THRU/STATION AT EXISTING WINDOW FOR SERVICE TO DECK)

RAMP UP 1/4" +/- SLOPE 1/8" MAX

UP 1 R

UP 2 R

STAIR

STAIR

STAIR

99 SEATS
24 SEATS

OUTDOOR BARRIER FREE (WHERE CHAIR ACCESSIBLE) TABLES IN THIS AREA

SITE PLAN - PROPOSED DECK IMPROVEMENTS AT NORTH (LIBERTY ST.) SIDE OF EXISTING BUILDING

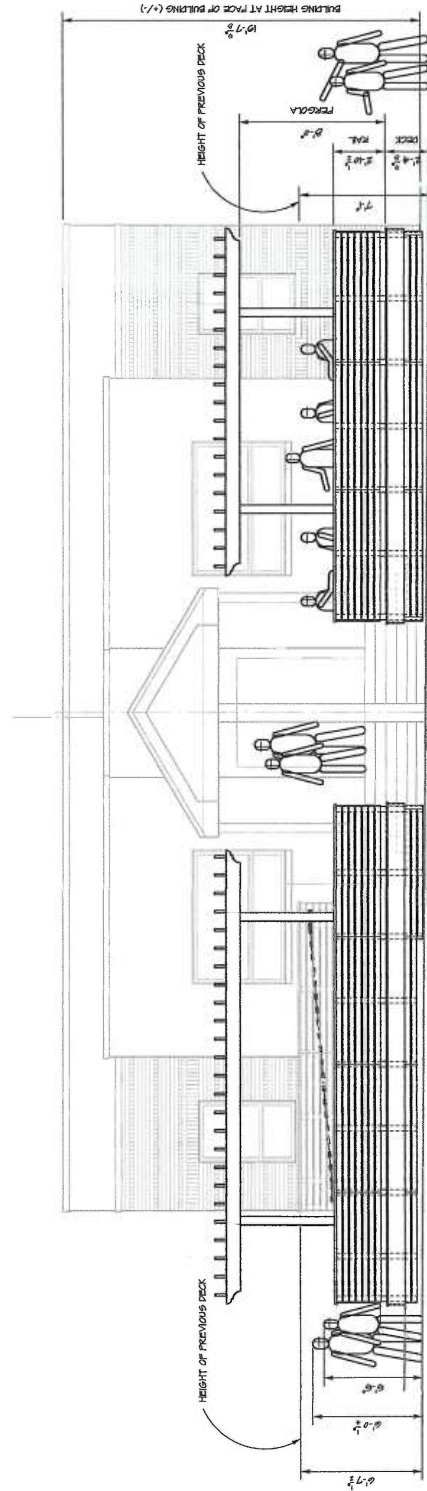
SCALE: 1/4" = 1'-0"



HISTORIC DISTRICT COMMISSION
SUBMITTAL FOR:
JERUSALEM GARDEN
RAMP AND DECK IMPROVEMENT
314 E. LIBERTY ST., ANN ARBOR, MI

MICHAEL BRODER ARCHITECT
200 ANN ARBOR MI 48109 734-229-3491
SUBMITTAL 9-24-2016

SKETCH 2 OF 11



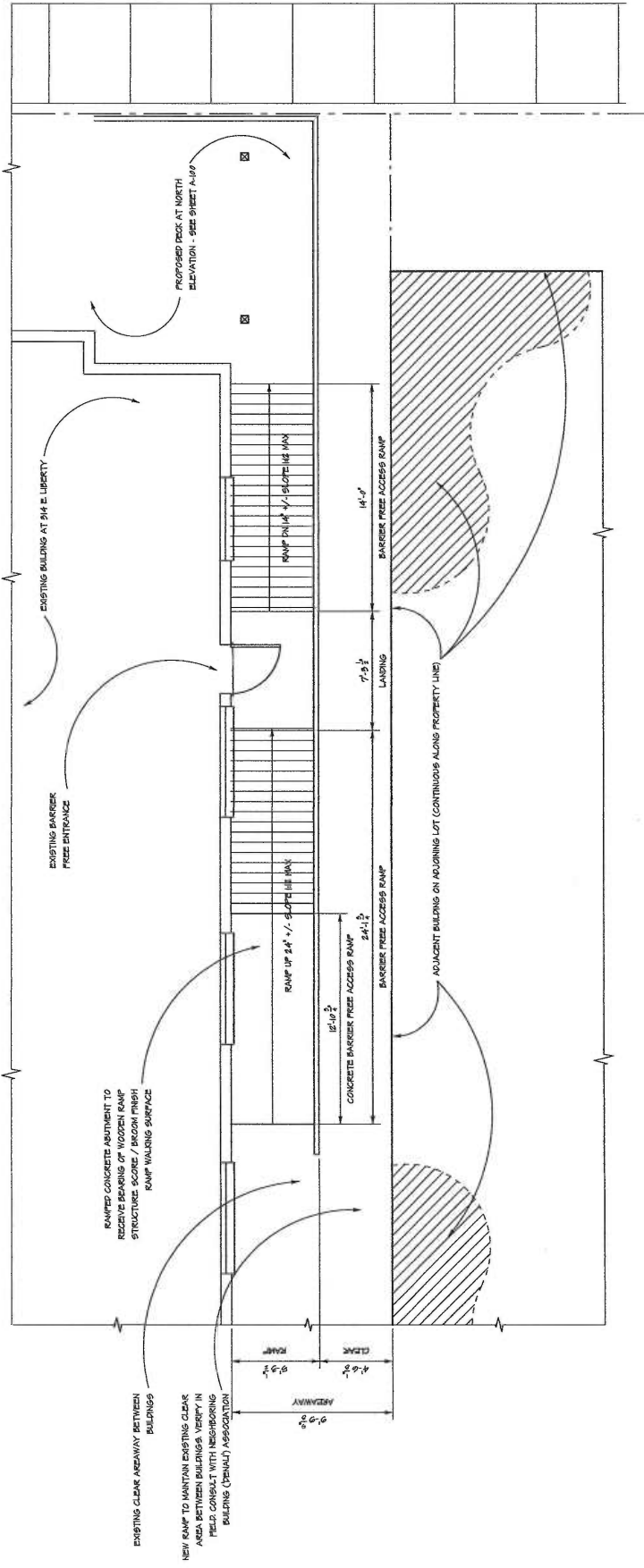
NORTH ELEVATION - DECK IMPROVEMENTS TO 314 E. LIBERTY

SCALE: 1/4" = 1'-0"



HISTORIC DISTRICT COMMISSION
 SUBMITTAL FOR
 JERUSALEM GARDEN
 RAMP AND DECK IMPROVEMENT
 314 E. LIBERTY, ST. ANN ARBOR, MI.

MICHAEL BRUNER, ARCHITECT
 250 FRONT ST.
 ANN ARBOR, MI 48105 734-225-3441
 SUBMITTAL: 2-24-2006



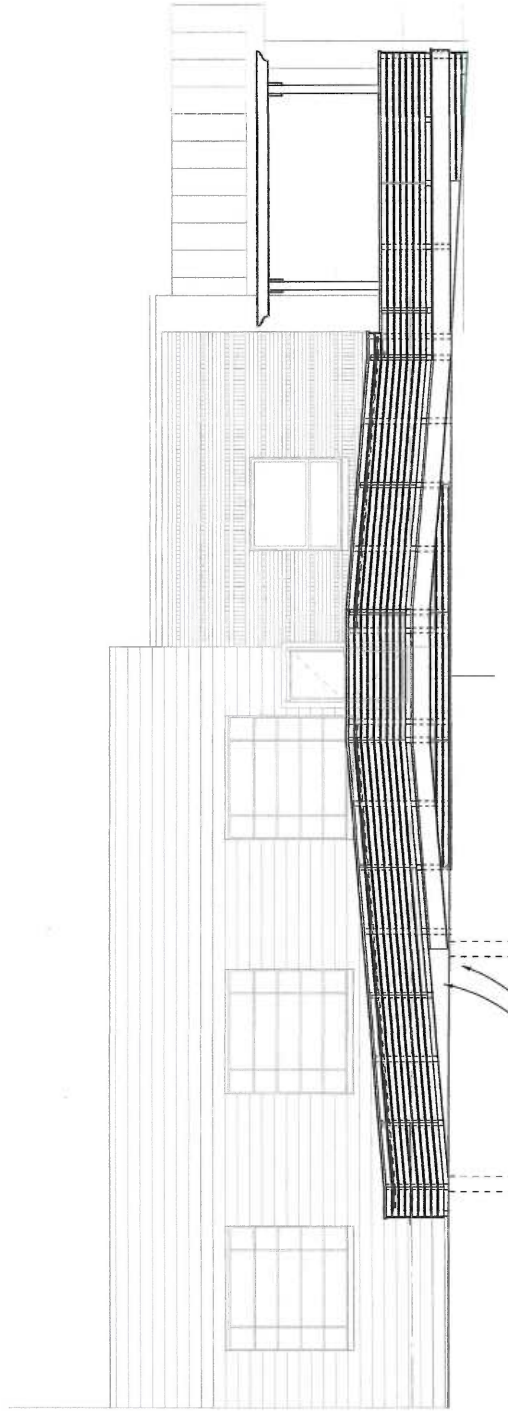
SITE PLAN - PROPOSED SIDEYARD DECK AND RAMP IMPROVEMENTS

SCALE: 1/8" = 1'-0"



HISTORIC DISTRICT COMMISSION
 SUBMITTED FOR
JERUSALEM GARDEN
 RAMP AND DECK IMPROVEMENT
 214 E LIBERTY ST., ANN ARBOR, MI

MICHAEL BURNER, ARCHITECT
 624 FIRST ST.
 ANN ARBOR, MI 48105 734-225-3443
 SUBMITTAL 2-24-2016



EAST ELEVATION - DECK IMPROVEMENTS TO 314 E. LIBERTY

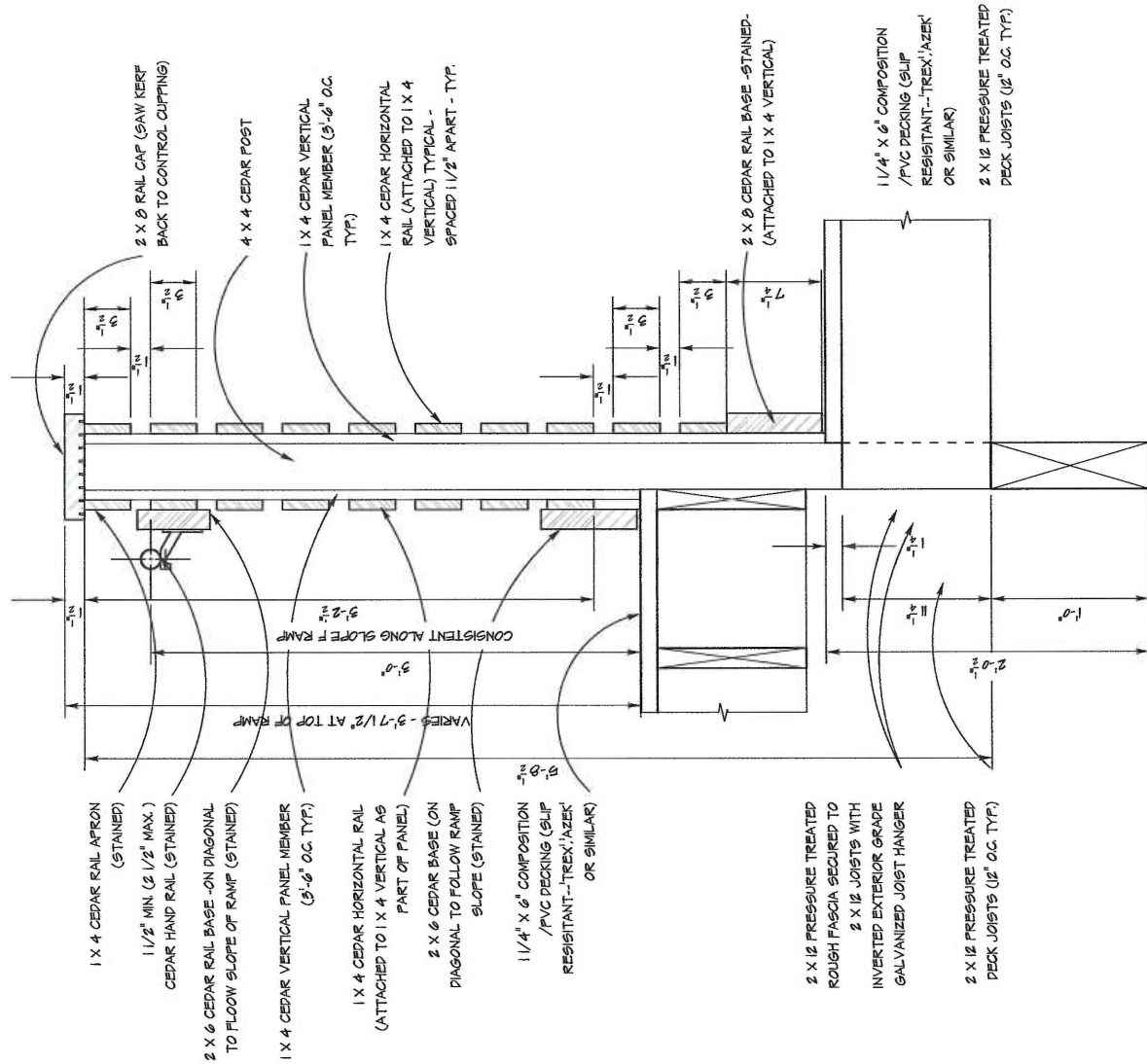
SCALE: 1/4" = 1'-0"



HISTORIC DISTRICT COMMISSION
SUBMITTAL FOR:
**JERUSALEM GARDEN
RAMP AND DECK IMPROVEMENT**
314 E. LIBERTY ST., ANN ARBOR, MI

MICHAEL BRUNER, ARCHITECT
230 FIRST ST
ANN ARBOR, MI 48103 734-225-9431
SUBMITTAL 3-24-2006

SKETCH 5 OF 11



1 X 4 CEDAR RAIL APRON (STAINED)

1 1/2" MIN. (2 1/2" MAX.) CEDAR HAND RAIL (STAINED)

2 X 6 CEDAR RAIL BASE - ON DIAGONAL TO FLOOR SLOPE OF RAMP (STAINED)

1 X 4 CEDAR VERTICAL PANEL MEMBER (3'-6" O.C. TYP.)

1 X 4 CEDAR HORIZONTAL RAIL (ATTACHED TO 1 X 4 VERTICAL AS PART OF PANEL)

2 X 6 CEDAR BASE (ON DIAGONAL TO FOLLOW RAMP SLOPE) (STAINED)

1 1/4" X 6" COMPOSITION /FVC DECKING (SLIP RESISTANT - TREX, AZEK OR SIMILAR)

2 X 12 PRESSURE TREATED ROUGH FASCIA SECURED TO INVERTED EXTERIOR GRADE GALVANIZED JOIST HANGER

2 X 12 PRESSURE TREATED DECK JOISTS (12" O.C. TYP.)

2 X 8 RAIL CAP (SAW KEEL BACK TO CONTROL CUPPING)

4 X 4 CEDAR POST

1 X 4 CEDAR VERTICAL PANEL MEMBER (3'-6" O.C. TYP.)

1 X 4 CEDAR HORIZONTAL RAIL (ATTACHED TO 1 X 4 VERTICAL) TYPICAL - SPACED 1 1/2" APART - TYP.

2 X 8 CEDAR RAIL BASE - STAINED - (ATTACHED TO 1 X 4 VERTICAL)

1 1/4" X 6" COMPOSITION /FVC DECKING (SLIP RESISTANT - TREX, AZEK OR SIMILAR)

2 X 12 PRESSURE TREATED DECK JOISTS (12" O.C. TYP.)

SECTION - RAMP GUARDRAIL AT SERVICE AREA - DECK RAIL 'C'

SCALE: 1 1/2" = 1'-0"

HISTORIC DISTRICT COMMISSION
SUBMITTAL FOR:
**JERUSALEM GARDEN
RAMP AND DECK IMPROVEMENT**
314 E. LIBERTY ST., ANN ARBOR, MI

MICHAEL BRUNER, ARCHITECT
550 FIRST ST
ANN ARBOR, MI 48103 734-223-3431
SUBMITTAL: 9-24-2016

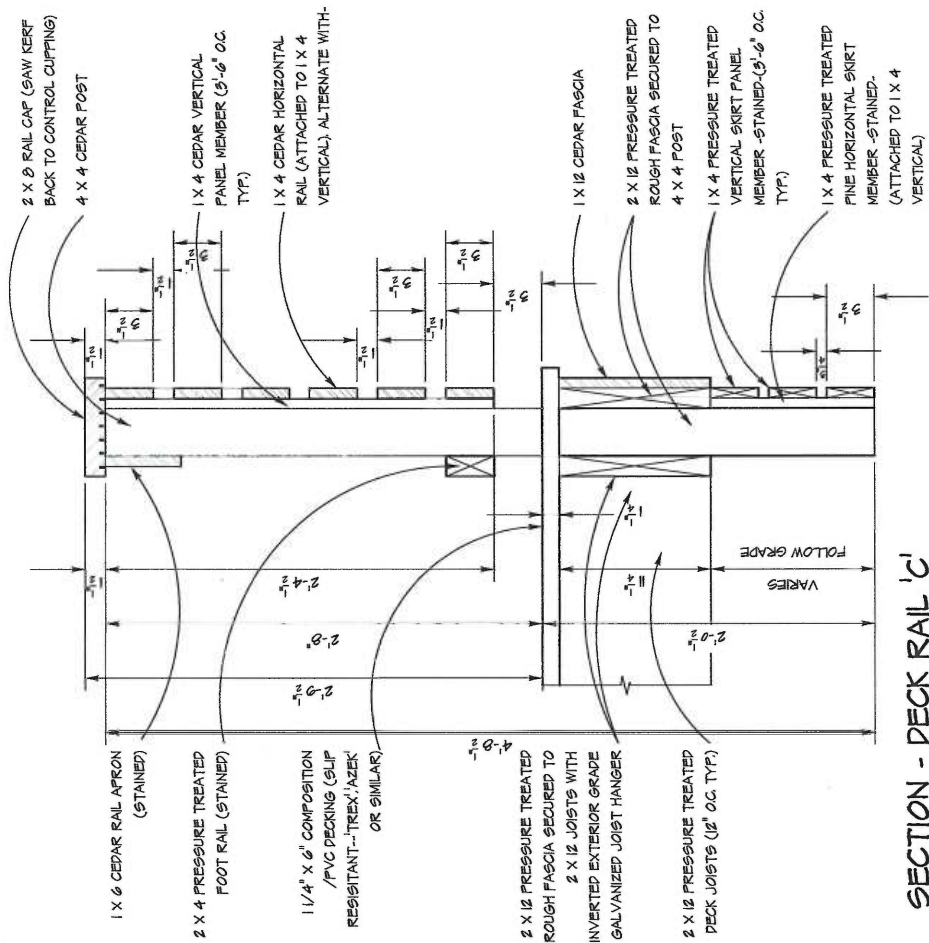
HISTORIC DISTRICT COMMISSION
SUBMITTAL FOR:

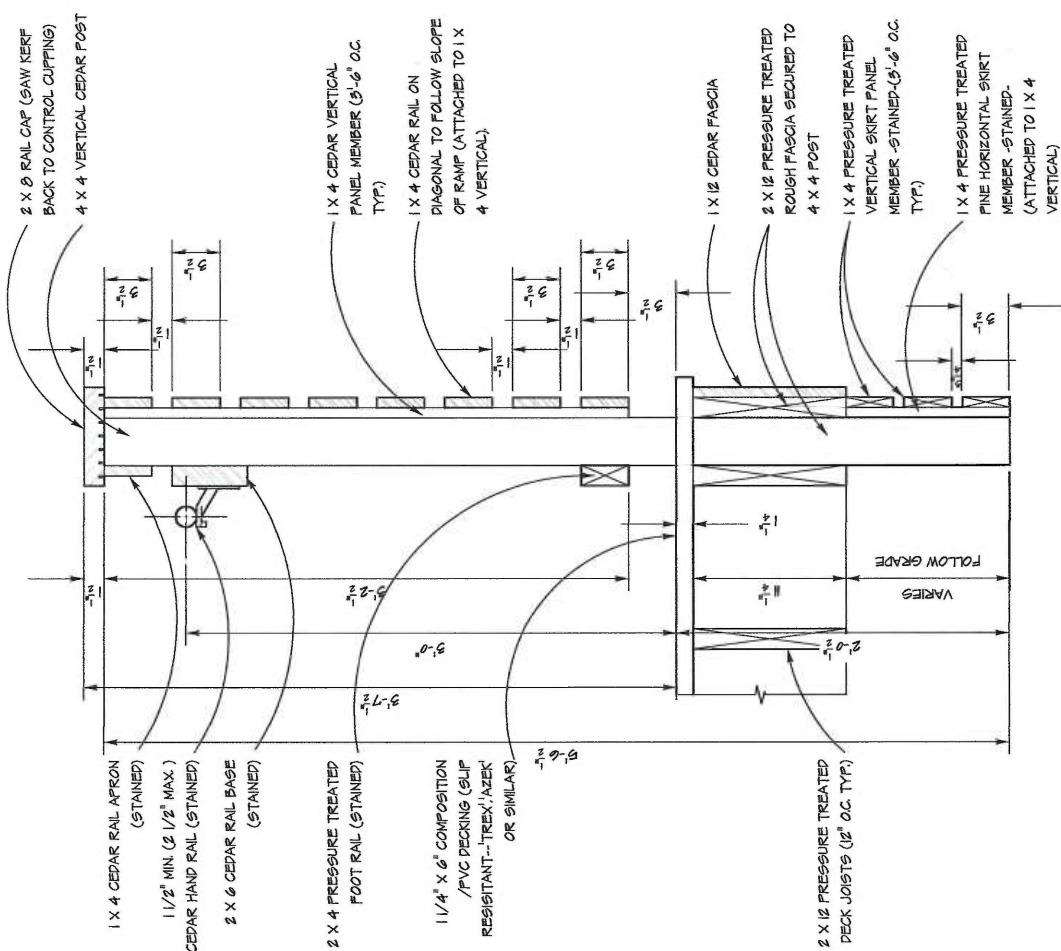
JERUSALEM GARDEN
RAMP AND DECK IMPROVEMENT
314 E. LIBERTY ST., ANN ARBOR, MI.

MICHAEL BRUNER, ARCHITECT
899 FIRST ST
ANN ARBOR, MI 48103 734-223-5431

SUBMITTAL: 3-24-2016

SKETCH 7 OF 11





2 X 8 RAIL CAP (SAW KERF
BACK TO CONTROL CLIPPING)
4 X 4 VERTICAL CEDAR POST

1 X 4 CEDAR VERTICAL
FASCIA MEMBER (3'-6" O.C.
TYP.)
1 X 4 CEDAR RAIL ON
DIAGONAL TO FOLLOW SLOPE
OF RAMP (ATTACHED TO 1 X
4 VERTICAL)

1 X 12 CEDAR FASCIA
2 X 12 PRESSURE TREATED
ROUGH FASCIA SECURED TO
4 X 4 POST
1 X 4 PRESSURE TREATED
VERTICAL SKIRT PANEL
MEMBER (3'-6" O.C.
TYP.)
1 X 4 PRESSURE TREATED
FINE HORIZONTAL SKIRT
MEMBER (ATTACHED TO 1 X 4
VERTICAL)

1 X 4 CEDAR RAIL AFRON
(STAINED)
1 1/2" MIN. (2 1/2" MAX.)
CEDAR HAND RAIL (STAINED)
2 X 6 CEDAR RAIL BASE
(STAINED)

2 X 4 PRESSURE TREATED
FOOT RAIL (STAINED)
1 1/4" X 6" COMPOSITION
/PVC PECKING (SLIP
RESISTANT--TREX/AZEK
OR SIMILAR)

2 X 12 PRESSURE TREATED
DECK JOISTS (12" O.C. TYP.)

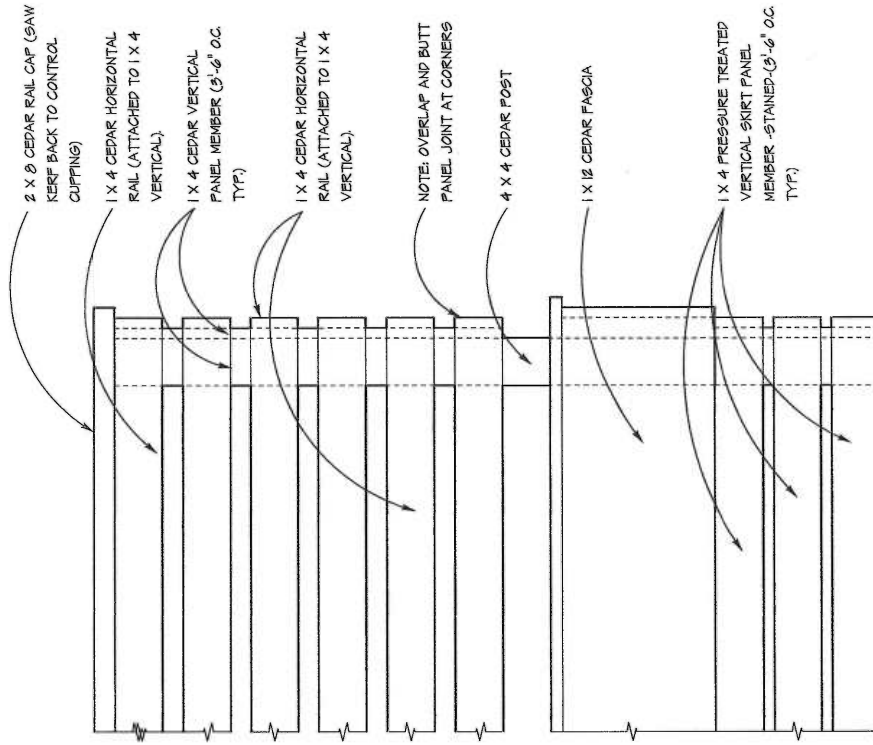
SECTION - SIDEYARD RAMP GUARD -DECK RAIL 'C'

SCALE: 1 1/2" = 1'-0"

HISTORIC DISTRICT COMMISSION
SUBMITTAL FOR:
**JERUSALEM GARDEN
RAMP AND DECK IMPROVEMENT**
314 E. LIBERTY ST., ANN ARBOR, MI.

MICHAEL BRUNER, ARCHITECT
820 FIRST ST
ANN ARBOR, MI 48103 734-223-3431
SUBMITTAL: 3-24-2016

SKETCH 8 OF 11



HISTORIC DISTRICT COMMISSION
SUBMITTAL FOR:

JERUSALEM GARDEN
RAMP AND DECK IMPROVEMENT
314 E LIBERTY ST., ANN ARBOR, MI

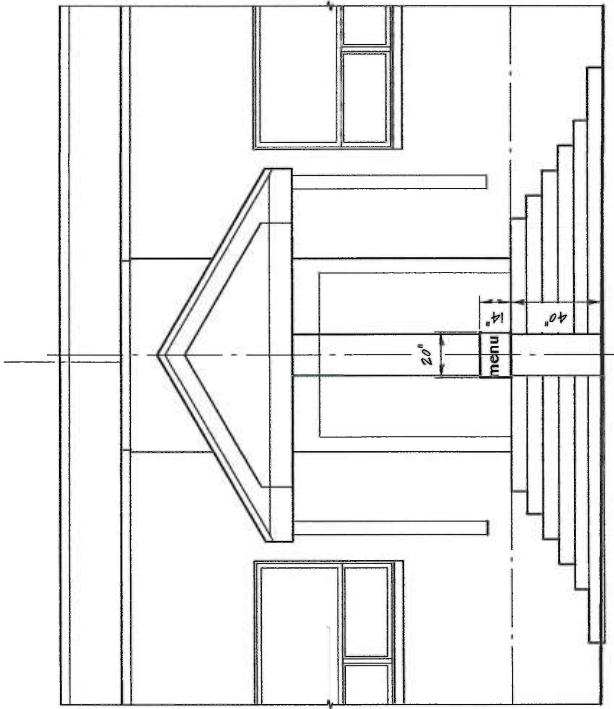
MICHAEL BRUNER, ARCHITECT
899 FIRST ST
ANN ARBOR, MI 48103 734-269-3421

SUBMITTAL: 9-24-2016

SKETCH 9 OF 11

CORNER ELEVATION - DECK RAIL 'C'

SCALE: 1/2" = 1'-0"



NORTH ELEVATION - PROPOSED MENU BOARD SIGN

SCALE: 1/2" = 1'-0"



SIGN AREA CALCULATION

LINEAR FEET OF BUILDING FRONTAGE: 54'-0"

ALLOWABLE SIGNAGE FOR EXTERIOR BUSINESS SIGNS: 2 SF. PER LINEAL FOOT = 108 SF.

TOTAL EXISTING SIGNAGE 21.87 SF X 2 SIDES = 43.74 SF.

TOTAL PROPOSED (NEW) SIGNAGE = 11.00 SF.

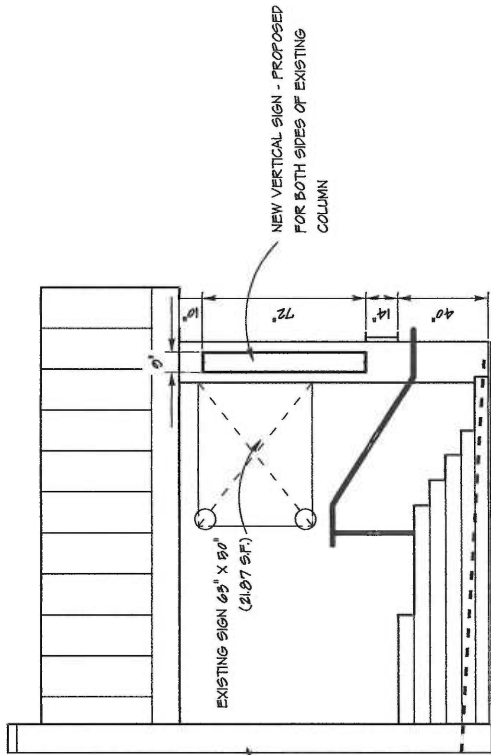
TOTAL SIGNAGE, EXISTING AND PROPOSED = 54.74 SF. < 108 SF ALLOWABLE

NOTE: SIGN DESIGN AND DETAILING BY
 MI ASSOCIATES / A & M CONSULTANTS
 19746 MICHIGAN AVE.
 DEARBORN MI. 48126
 313-802-7707

HISTORIC DISTRICT COMMISSION
 SUBMITTAL FOR:

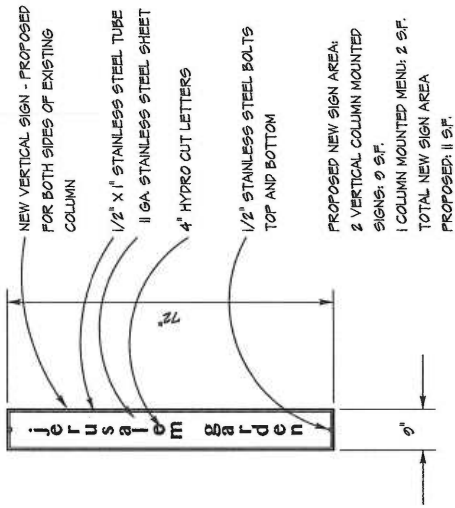
JERUSALEM GARDEN
 RAMP AND DECK IMPROVEMENT
 314 E. LIBERTY ST., ANN ARBOR, MI.

MICHAEL BRUNER, ARCHITECT
 839 FIRST ST
 ANN ARBOR, MI 48103 734-223-3431
 SUBMITTAL: 2-24-2016



EAST ELEVATION (WEST ELEV. SIMILAR)- PROPOSED VERTICAL SIGN

SCALE: 1/2" = 1'-0"



PROPOSED VERTICAL SIGN DETAIL

SCALE: 1/4" = 1'-0"

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SUBMITTAL: 3-24-2016

SKETCH II OF II