

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 535 East Liberty Street, Application Number HDC12-088

DISTRICT: State 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	APPLICANT
Name:	Kevin Kajy	Kal Mansow Sign Emporium
Address:	535 E Liberty Ann Arbor, MI 48104	3773 Nutcracker Ct, Ste 200 Oxford, MI 48370
Phone:	(248) 866-0801	(734) 941-8215

BACKGROUND: This two-story brick 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.

In 2002, the HDC approved the installation of a new business sign in the same location.

LOCATION: The site is located on the north side of East Liberty Street between Maynard Street and Thompson Street.

APPLICATION: The applicant seeks HDC approval to install a new non-illuminated commercial storefront sign in the signboard above the entrance of the building. The sign measures eleven feet and one inch long, and three feet nine inches high at its highest point. The sign consists of pink and purple letters on a white background, and a line drawing of a dish of frozen yogurt.

APPLICABLE REGULATIONS:

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

- (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.

STAFF FINDINGS:

1. The proposed "yoggie's frozen yogurt" business sign consists of pink and purple letters on a white background and is accompanied by a simple line drawing of a dish of frozen yogurt. The letters measure two feet four inches high and seven feet eleven inches long. The frozen yogurt drawing measures three feet nine inches high and three feet two inches wide. The font is a modern serif style that is compatible with other signs located along Liberty Street. It is located at the same height as other neighboring signs on the signboard. It will be attached by rods bolted into the signboard.
2. The proposed business sign is appropriately scaled and its placement on the metal cornice the front entrance is appropriate. The sign will be externally illuminated by gooseneck lights, which are not part of this application. On the provided mock-up, the sign appears to be compatible in size, materials, and color to the building. The sign also appears to be well balanced and does not detract from the character defining features of the building.
3. The proposed sign 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*, in particular standards 9 and 10, 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 535 E Liberty Street, a contributing property in the State Street Historic District, to add one new exterior business sign 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 9 and 10 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 535 East

Liberty Street in the State 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.

535 East Liberty Street (April 2007 photo)





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>535 E. Liberty, Ann Arbor, MI 48104</u>	
Historic District: _____	
Name of Property Owner (If different than the applicant): <u>Kevin Kaju</u>	
Address of Property Owner: <u>535 E Liberty</u>	
Daytime Phone and E-mail of Property Owner: <u>248-866-0801, kewinkaju@yahoo.com</u>	
Signature of Property Owner: <u>[Signature]</u> Date: <u>5-1-12</u>	
Section 2: Applicant Information	
Name of Applicant: <u>Kal Mansaw / Sign Emporium</u>	
Address of Applicant: <u>3773 Nutcracker Ct, Ste 200</u>	
Daytime Phone: <u>(248) 941-8215</u> Fax: <u>(586) 693-9531</u>	
E-mail: <u>mysignemporium@aol.com</u>	
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>5-1-12</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 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. New sign (non-lit) for new business. Proposed Gooisneck lighting to be done by a third party electrician, Not involved with this signage.

2. Provide a description of existing conditions. No existing signage.

3. What are the reasons for the proposed changes? Tenant is opening up a new store.

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: 5/1-2012 Application to _____ Staff or _____ HDC

Project No.: HDC 12-088 Fee Paid: 100.00 -

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

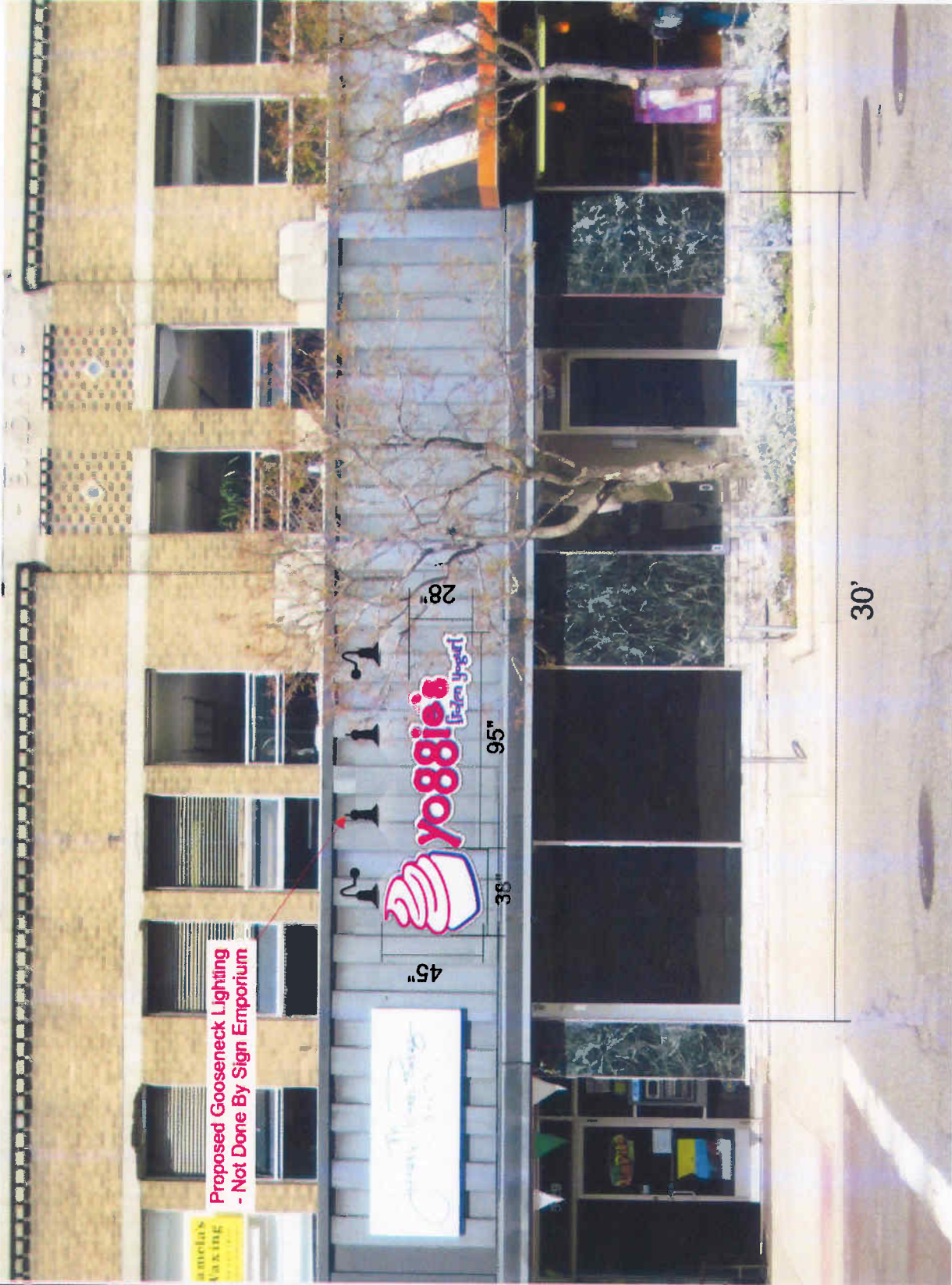
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

Outdoor Centra with 3D Letters - Nonlit

Proposed Gooseneck Lighting
- Not Done By Sign Emporium



Mounting Detail

After

Sign Description

Yoggie's Yogurt

Date:

5-1-12

Site Address:

535 E Liberty
Ann Arbor, MI

Contact Info:

Landlord info:

Photo of Suite:

Meas. of Suite:

Site Plan:

Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

SIGN EMPORIUM
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fax - 866-981-8182
3773 Nutcracker
Suite 200
Oxford, MI 48370
email - mysignemporium@aol.com

Approval: _____

Date: _____

Outdoor Centra with 3D Letters - Nonlit

Mounting Detail

After



Proposed Gooseneck Lighting
- Not Done By Sign Emporium

Sign Description

Yoggie's Yogurt

Date:

5-1-12

Site Address: 535 E Liberty
Ann Arbor, MI

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

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phone - 248.941.8215
fax - 866-881-8182
3773 Nutcracker
Suite 200
Oxford, MI 48370
email - mysignemporium@aol.com

SIGN
EMPORIUM

Approval: _____

Date: _____

Mounting Detail

Before

Sign Description

Yoggie's Yogurt

Date:

3-28-12

Site Address:

535 E Liberty
Ann Arbor, MI

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

.Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

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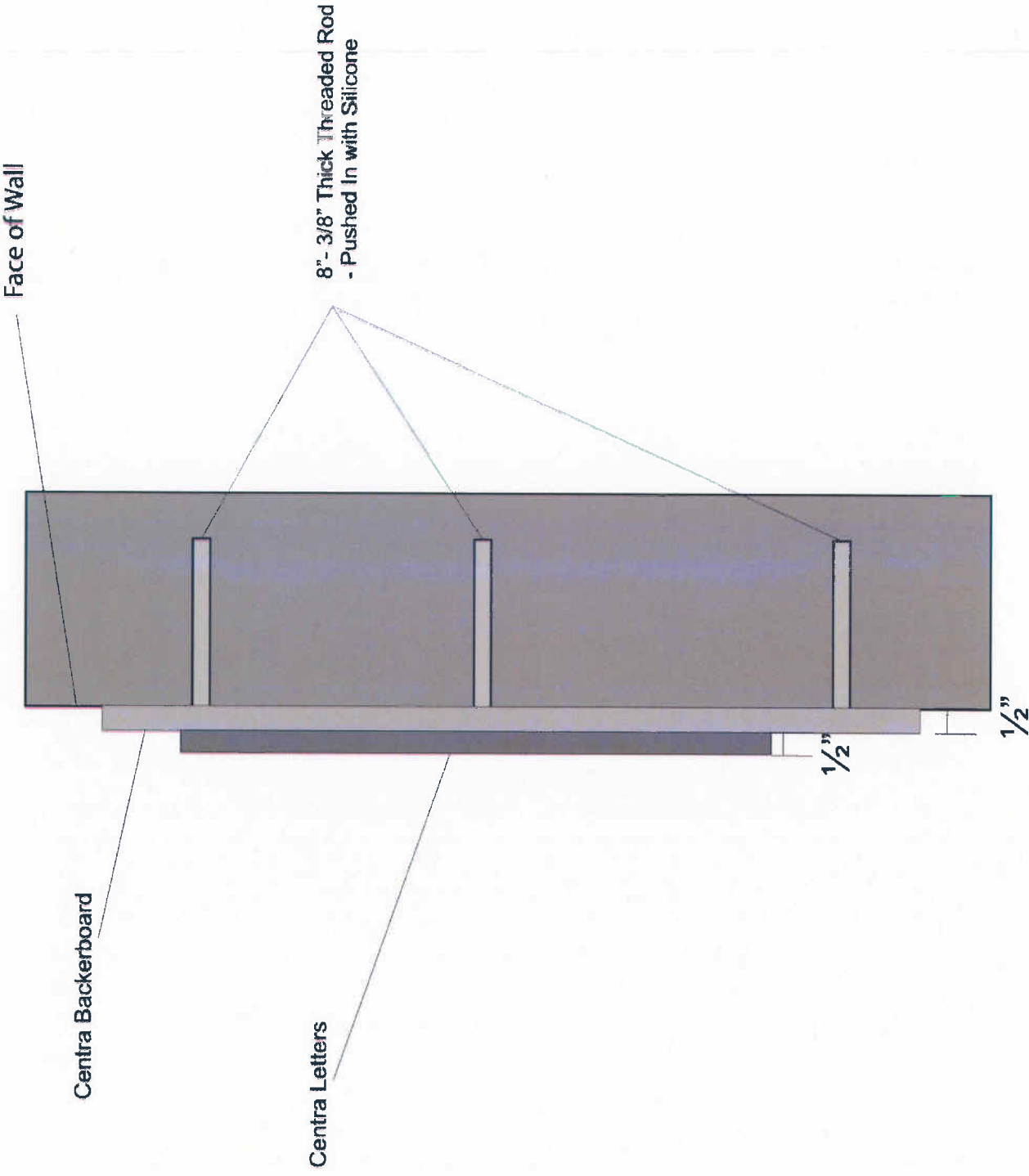
Approval: _____

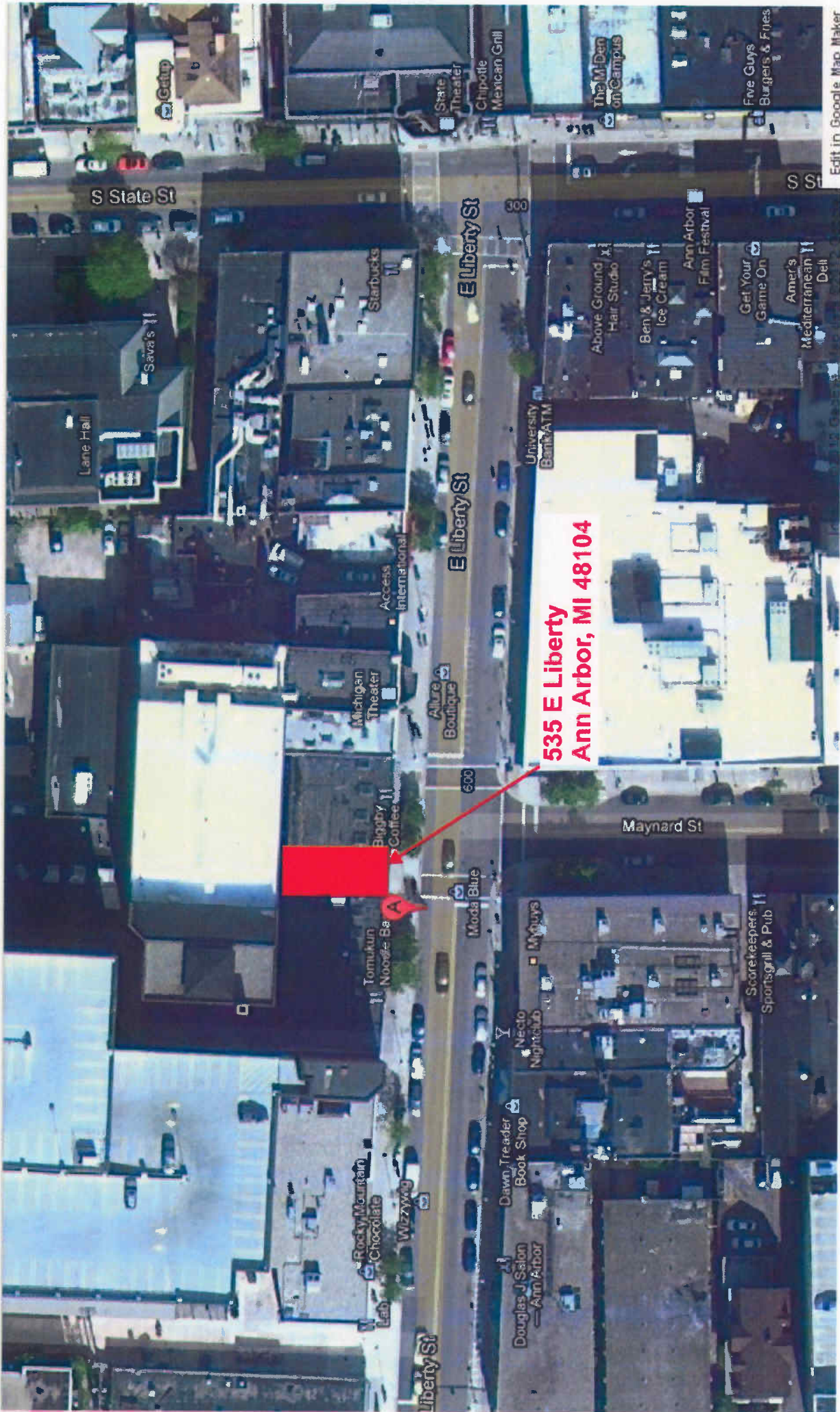
Date: _____

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Flush Mounted Centra Letters on Backerboard - Nonlit Sign Mounting Details





**535 E Liberty
Ann Arbor, MI 48104**