

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 611 East Liberty Street, Application Number HDC14-150

**DISTRICT:** State Street Historic District

**REPORT DATE:** August 14, 2014

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

**REVIEW COMMITTEE DATE:** August 11, 2014

### OWNER

**Name:** Harold Groves Trust  
**Address:** PO Box 8200  
 Ann Arbor, MI 48107  
**Phone:** (616) 221-3636

### APPLICANT

Chalou Designs  
 3458 East Pineview Drive  
 Dexter, MI 48130  
 (734) 426-7780

**BACKGROUND:** This single-story, brick, modern commercial building was constructed in 1949. The Budget Shop occupied the space from 1949 until at least the early 1980s.

**LOCATION:** The site is located on the north side of East Liberty Street, west of South State Street.

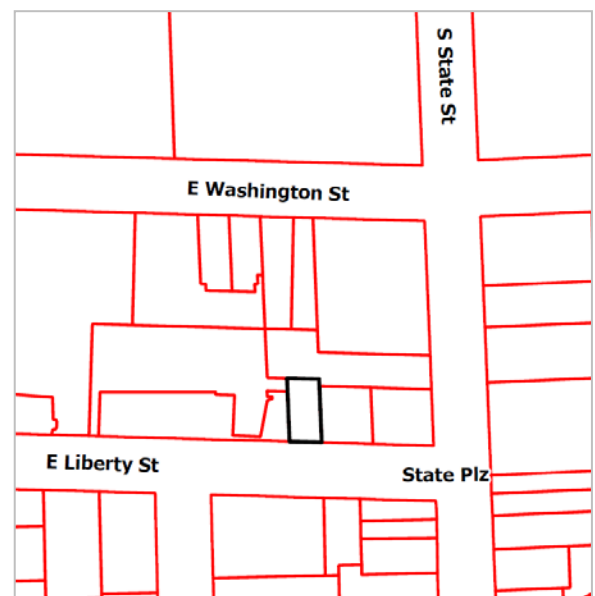
**APPLICATION:** The applicant seeks HDC approval to install new signage and lighting to the storefront.

### 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.

**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, materials, 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:

#### Design Guidelines for Storefronts

*Appropriate*: Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historic, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building. New designs should be flush with the façade and be kept as simple as possible.

*Not Appropriate*: Installing a new storefront that is incompatible in size and material with the historic building and district.

Removing or radically changing storefronts and their features which are important in defining the overall historic character of the building so that the character is diminished.

#### 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 subordinate to the overall building composition.

Placing signs to align with others along the commercial block face.

## STAFF FINDINGS

- 1) This building is a non-contributing structure in the State Street Historic District. For many years the occupying businesses have had only an awning showing advertising.
- 2) The Salads Up wall sign consists of individual aluminum pin mounted letters. The sign artist has indicated to staff that he can hit the mortar joints with the pins. A round, aluminum, 2' diameter projecting sign is also proposed to draw the attention of pedestrians.
- 3) Lighting via orange-finished angled barn lights is attractive and acceptable as a design feature of the storefront since it is a non-contributing structure and will not detract from any historic structures.
- 4) Staff believes that the design of the signage is simple, compatible, and appropriate with the State Street Historic District.

**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 Historic District Commission issue a certificate of appropriateness for the application at 611 East Liberty Street, a contributing property in the State Street Historic District, to install signage as proposed. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for signs and storefronts, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9, and the guidelines for storefronts.

### **MOTION WORKSHEET:**

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 611 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

611 East Liberty Street (Google Street View 2012)





HDC 14-150  
SALADS UP

**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING**  
**SERVICES**

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: 611 EAST LIBERTY ST.

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

Name of Property Owner (If different than the applicant):  
\_\_\_\_\_

Address of Property Owner: 611 EAST LIBERTY

Daytime Phone and E-mail of Property Owner: 616 221 3636

Signature of Property Owner: [Signature] Date: 7/25/14

**Section 2: Applicant Information**

Name of Applicant: CHALOU DESIGNS

Address of Applicant: 3458 EAST PINEVIEW DR, DEXTER, MI 48130

Daytime Phone: (734) 320 1215 Fax: (734) 426 7780

E-mail: CHALOUDESIGNS@ATT.NET

Applicant's Relationship to Property: ☐ owner ☐ architect ☒ <sup>516N</sup>contactor ☐ other

Signature of applicant: [Signature] Date: 7-25-14

**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. ADDING NEW SIGNAGE
2. Provide a description of existing conditions. SEE ATTACHED
3. What are the reasons for the proposed changes? TO ADD NEW SIGNAGE
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. SEE ATTACHED
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: 7/25/14 Application to \_\_\_\_\_ Staff or ☒ HDC

Project No.: HDC 14-150 Fee Paid: 100<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 8/14-14

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



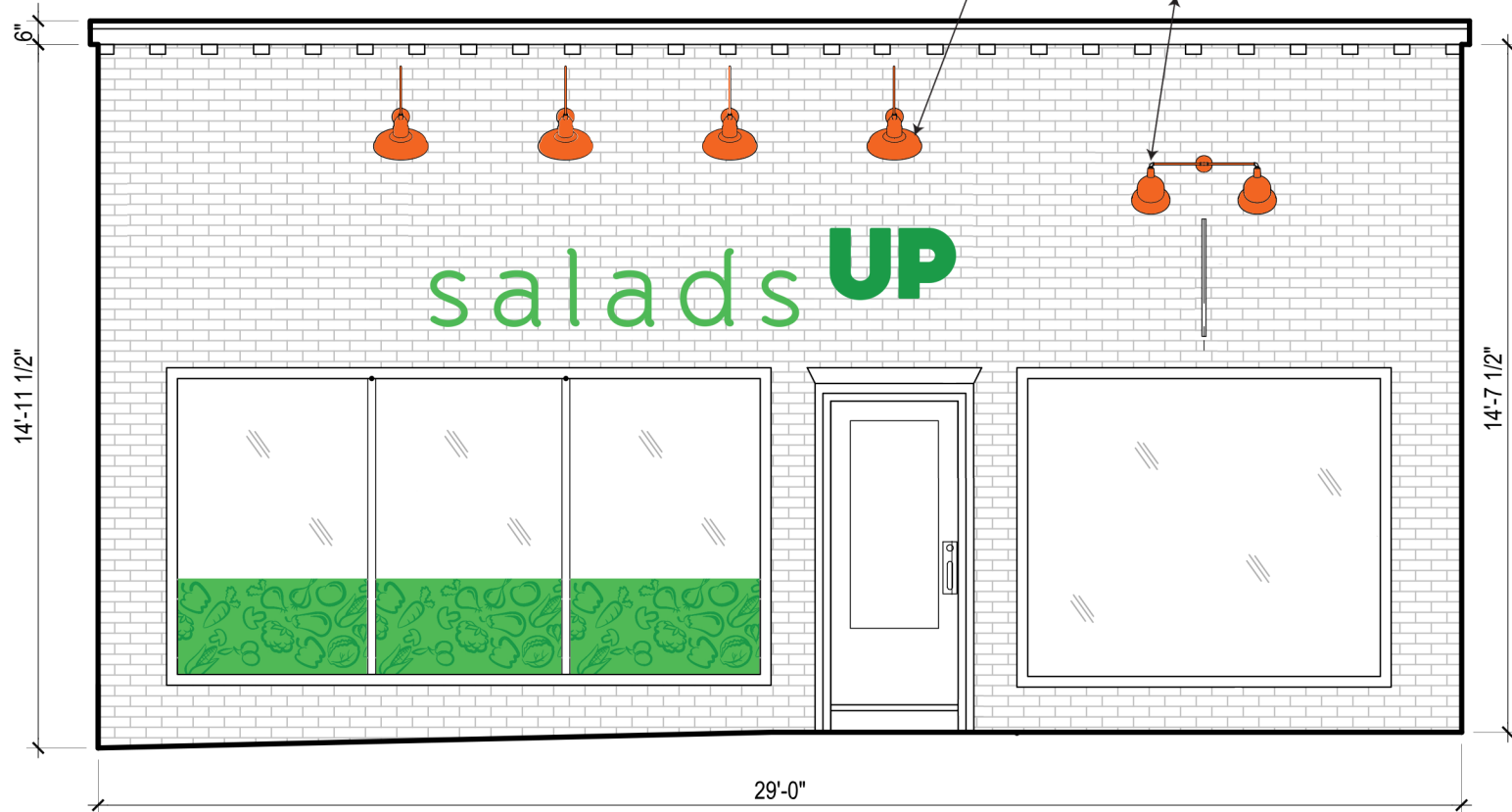
3in pins  
mounted .25in  
from brick  
surface.



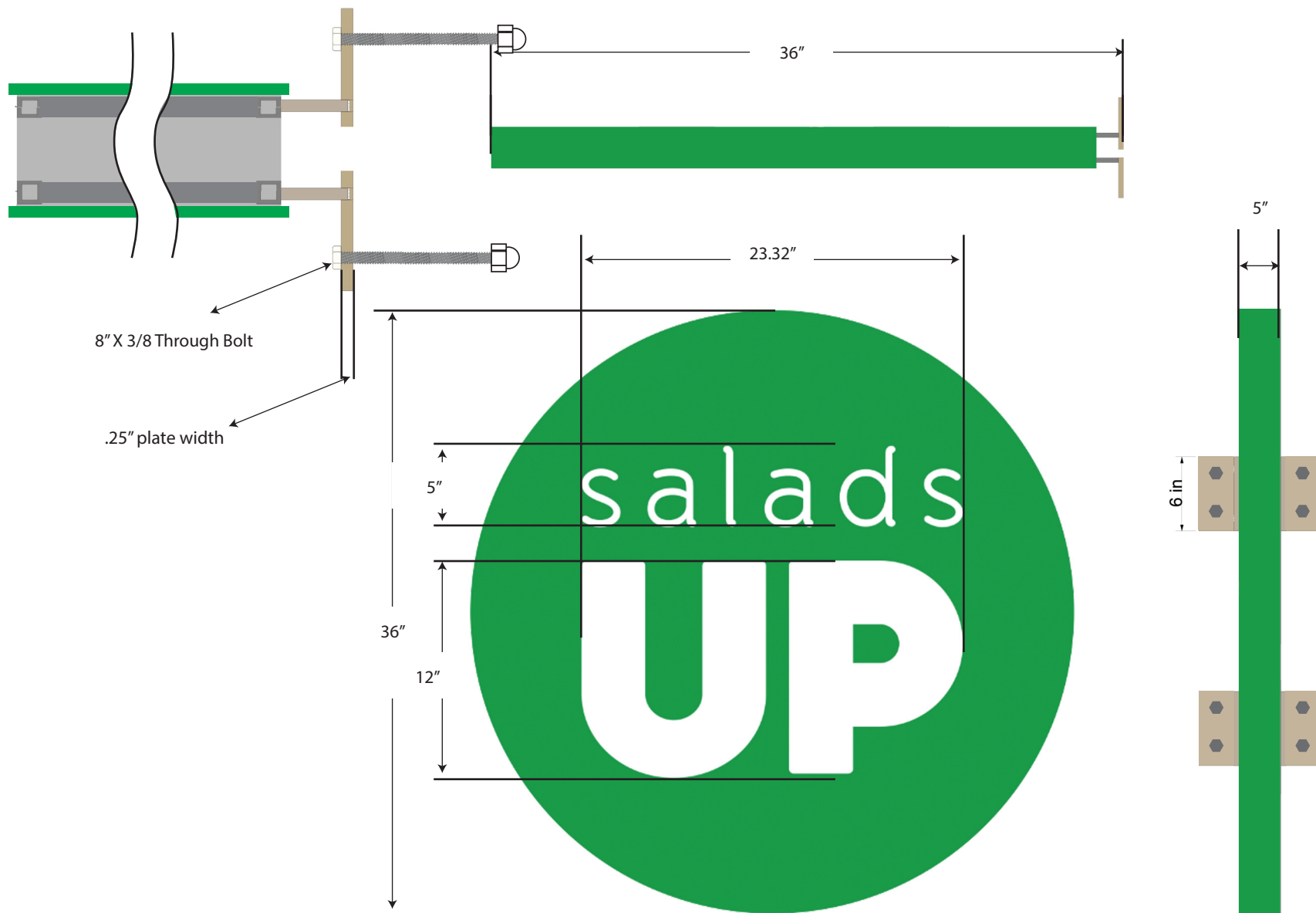
Pin mounted  
on pad

14" The Frontier Angle Shade

12" The Dual Arm Emblem Sign Light







# OF SET: 1	RETURN DEPTH: N/A	RACEWAY COLOR: N/A	DESIGNER: FREDERIC CULPEPPER
FACE COLOR: Green/white	TYPE OF INSTALL: Bracket mount	TRANSFORMER: N/A	DATE: 7/28/14
RETURN COLOR: N/A	TYPE OF FACE: ALUMINUM/ / VINYL	BALLAST: N/A	JOB NO.: 12015
RETAINER COLOR: N/A	RACEWAY: D, H, L, N/A	COMMENTS: N/A	JOB NAME: Salads UP
LED COLOR: N/A	HOUSING: N/A	SALS ERSON: MARK CHALOU	ADDRESS: 611 E. Liberty

**Zingerman's Roadhouse**  
really good american food

**BOUMAGROUP**  
ASSOCIATED WITH

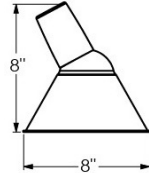
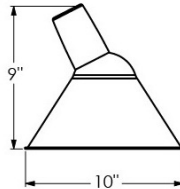
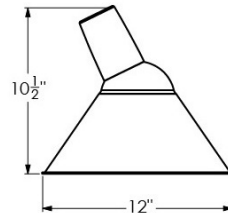
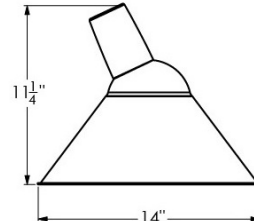
**Chalou Designs**  
"National Award Winning Signage"

**Mark Chalou**

Tel 734.426.5575  
Fax 734.426.7780  
Cell 734.320.1215  
chaloudesigns@att.net  
www.chaloudesigns.com



Item #	Diameter	Height
ASFC08-PC	8"	8"
ASFC10-PC	10"	9"
ASFC12-PC	14"	10 ½"
ASFC14-PC	16"	11 ¼"

SIGN LIGHT COLLECTION: The Aligned Angle Sign Light			
ASFC08-PC	ASFC10-PC	ASFC12-PC	ASFC14-PC
			

Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	Wattage/Lamp Options	Ballast	Voltage
S- Stem Mount	<b>ASFC08-PC</b>	<i>Other:</i> <b>975</b> -Galvanized	<i>Stem:</i> <b>ST</b> _____ ^Specify stem model	<i>Stem and Gooseneck:</i> <i>Other</i> <b>975</b> -Galvanized	<b>CGG</b> -Cast Guard and Glass <sup>1</sup>	<i>Other</i> <b>975</b> -Galvanized	200 Watt maximum		
	<b>ASFC10-PC</b>	<i>Powder Coat:</i> <b>100</b> -Black <b>200</b> - White <b>300</b> -Dark Green <b>600</b> -Bronze <b>605</b> -Rust  <i>For additional colors, see color chart</i>	<i>Gooseneck:</i> <b>G</b> _____ ^Specify gooseneck model  <i>For additional mounting options and details, see mounting spec sheet</i>	<b>980</b> -Brushed Aluminum  <i>Powder Coat:</i> <b>100</b> -Black <b>200</b> - White <b>300</b> - Dark Green <b>600</b> - Bronze <b>605</b> - Rust  <i>For additional colors, see color chart</i>	<b>WGG</b> -Wire Guard and Glass <sup>1</sup>  <b>WC</b> -Wire Cage  <b>HSC</b> -Hang Straight Canopy  <b>HDSM</b> - Heavy Duty Stem Mount Canopy  <b>HDBP</b> - Heavy Duty Square Backing Plate	<i>Powder Coat:</i> <b>100</b> -Black <b>200</b> - White <b>300</b> - Dark Green <b>600</b> - Bronze <b>605</b> - Rust  <i>For additional colors, see color chart</i>  <i>Vapor Proof Glass</i> <sup>1</sup> <b>CLR</b> - Clear <b>FST</b> - Frosted			
<b>ASFC12-PC</b>	<b>ASFC14-PC</b>								
BLE-G	SAS08-PC	605	G22	605					
ORDER SPECIFICS									
BLE-	-PC								

Notes:

<sup>1</sup> Guard/Glass option reduces wattage to 100 W

Suitable for Wet Location





For commercial or residential lighting solutions that assure your wall decor will shine, turn to the angle shades that can handle the job! The Dual Arm Emblem Sign Light mounts to walls to provide extra lighting with two gas-station style angle shades. This double arm sign light is American Made and crafted to perform in the most inclimate of weather conditions. Customize this exterior light fixture to suit your business from our wide selection of powdercoat finishes and shade sizes or hang it as industrial gallery lighting!

**Shade Sizes:**

10" Shade: W 10" x H 7"

Total Horizontal Width: W 37"

12" Shade: W 12" x H 8 ½"

Total Horizontal Width: W 39"

14" Shade: W 14" x H 9 ½"

Total Horizontal Width: W 41"

**Additional Information**

**Mounting:** Straight Arm (Multiple Projection Lengths Available)

**Backplate Dimensions:** 4 ¾" Diameter

**Finish:** Multiple (See Finish Chart)

**Max Wattage Per Socket:** 200W Standard Incandescent (Bulb Not Included)

**Number Of Sockets:** 2

**Use:** CSA Listed For Wet Locations

**Manufactured in the U.S.A.** This light fixture is made-to-order to suit your custom specifications.