

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 120 East Liberty Street, Application Number HDC14-242

DISTRICT: Main Street Historic District

REPORT DATE: November 13, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, November 10, 2014

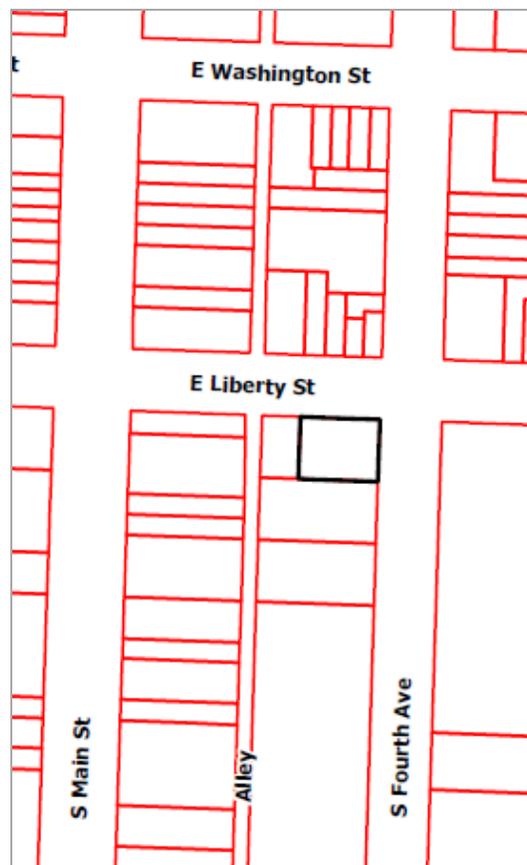
	OWNER	APPLICANT
Name:	Ed Shaffran	Michael C. Gibbons
Address:	209 S Fourth Ave, Suite 12 Ann Arbor, MI 48104	605 S Main St #2 Ann Arbor, MI 48104
Phone:	(734) 226-6031	(734) 668-6062

BACKGROUND: This three-story brick commercial vernacular building was built in 1906 and is commonly known as the Pretzel Bell Building. Its original occupant was Martin Haller Furniture. The building features fixed double-pane windows, stone label molding and window sills, and a decorative brick cornice with corbelling. Sometime between 1981 and 1992 it appears that the first floor of the north (front) elevation was modified, with the window openings at 120 and 122 E Liberty decreasing in size. It appears that the sills were raised and the openings below were infilled with brick. Three windows were added and a doorway was relocated in the first floor of the east (side) elevation during this time period (see attached photos).

In April of 2013, the HDC issued a certificate of appropriateness (CofA) for new awnings, replacement windows, downlighting, and other work for the opening of the current restaurant. In 2012, they received a CofA to add three additional ground floor windows on the South Fourth Avenue elevation and modify the three windows on the east end of the East Liberty elevation.

LOCATION: The building is located on the southwest corner of South Fourth Avenue and East Liberty Street.

APPLICATION: The applicant seeks HDC approval to install a projecting sign on the second floor of the northeast corner of the building (at South Fourth Avenue and East Liberty).



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.

From the Ann Arbor Historic District Design Guidelines:**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. Per the drawings provided, the proposed sign is 12' tall, 2 ½' wide at the top and 4' wide at the base, and 1 ½' deep. Staff was initially concerned that the sign may be too big, but a comparison to existing signs puts the scale in a better perspective. For example, the Mash sign at 211 East Washington is 13 ½' tall and about 2' wide, and the Tapas sign on Aventura at 212 East Washington is 12 ½' by about 3 ½' (and installed on a two-story building, not a three-story building). It may be that the large number of letters in "Mezzavino" gives the impression that the sign is taller than it really is.
2. The sign is aluminum and vinyl, with exposed neon lighting. The location on the corner of the building is very prominent, but staff feels it doesn't impact any other historic resources. Neither the Federal Building across South Fourth Avenue, nor the building to the south of this one (formerly Maude's, soon to be Ruth's Chris) are in a historic district.
3. The size, materials, and colors of the Mezzavino sign are compatible with the historic building and neighborhood, and as conditioned, do not impact any character-defining

feature of the building. The work is easily removable and reversible. The placement of the sign is generally aligned with the second floor windows, which is appropriate. The LED halo lighting and neon trim is interesting without being ostentatious.

4. Staff recommends approval of the application, with the condition listed below, since the size, scale, design, materials, and color of the proposed sign are compatible with the historic character of the building and has no negative impact on the surrounding historic resources.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 120 East Liberty Street in the Main Street Historic District to install a projecting “Mezzavino” sign on the second floor of the corner of the building, on the following condition: all new mounting hardware must be installed through mortar joints, not masonry units. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines*, and *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 120 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, drawing, photos

September,
2014 (Photo
courtesy of
Google)





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: <u>120 E LIBERTY ST</u>	
Historic District: _____	
Name of Property Owner (if different than the applicant): <u>ED SHERMAN</u>	
Address of Property Owner: <u>209 S. FORTWIN AVE STE 10</u>	
Daytime Phone and E-mail of Property Owner: <u>734-276-6031 EDWARD@SHERMAN.COM</u>	
Signature of Property Owner: <u>[Signature]</u> Date: <u>10/2/14</u>	
Section 2: Applicant Information	
Name of Applicant: <u>MICHAEL C GIBBONS FOR MERVINO</u>	
Address of Applicant: <u>605 D. MAIN ST #2 48104</u>	
Daytime Phone: <u>(734) 668-6062</u> Fax: <u>(734) 668-7261</u>	
E-mail: <u>M.GIBBONS@MSVENTURES.NET</u>	
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input checked="" type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>10/7/14</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>[Initials]</u>	

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

1. Provide a brief summary of proposed changes. WE WISH TO ADD
A SIGN TO THE BUILDING

2. Provide a description of existing conditions. HISTORICALLY IT
HAS HAD A SIGN BUT AT SOME
POINT, IT WAS REMOVED

3. What are the reasons for the proposed changes? THE NEW
RESTAURANT IS DIFFICULT TO
SEE FROM PASSING TRAFFIC

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 _____ 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:



HARMONSIGN
 800.338.9773 Toll Free
 www.HARMONSIGN.com

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 419.841.6656 Phone 419.841.7160 Fax

DETROIT 46593 Grand River Ave. Novi, Mi 48374
 248.348.8150 Phone 248.348.4317 FAX

CUSTOMER MEZZEVINO
LOCATION ANN ARBOR, MI
ADDRESS

SALESPERSON JEFF KASPER
DRAWING # 003203

SCALE 3/8" = 1'-0"
FILENAME MEZZE-AAM-14-LS-R1
DRAWN BY GARY ALUMBAUGH
DATE 10-2-14
REVISION# GA 10-13-14 GA 10-14-14
 GA 10-22-14

SIGN TYPE LIGHTED FLAG MOUNTED SIGN

QUANTITY 1

GRAPHICS

- DIGITAL PRINT
- VINYL
- PAINTED

ARTWORK

- PRODUCTION READY
- PRESENTATION ONLY
- NETWORK

COLORS:

- WHITE
- BLACK
- BURGUNDY
- DARK BLUE
- LIGHT BLUE
- BEIGE

MOUNTING

- FLUSH
- RACEWAY
- SINGLE
- DOUBLE

LIGHTING

- LIGHTED
- NON-LIGHTED

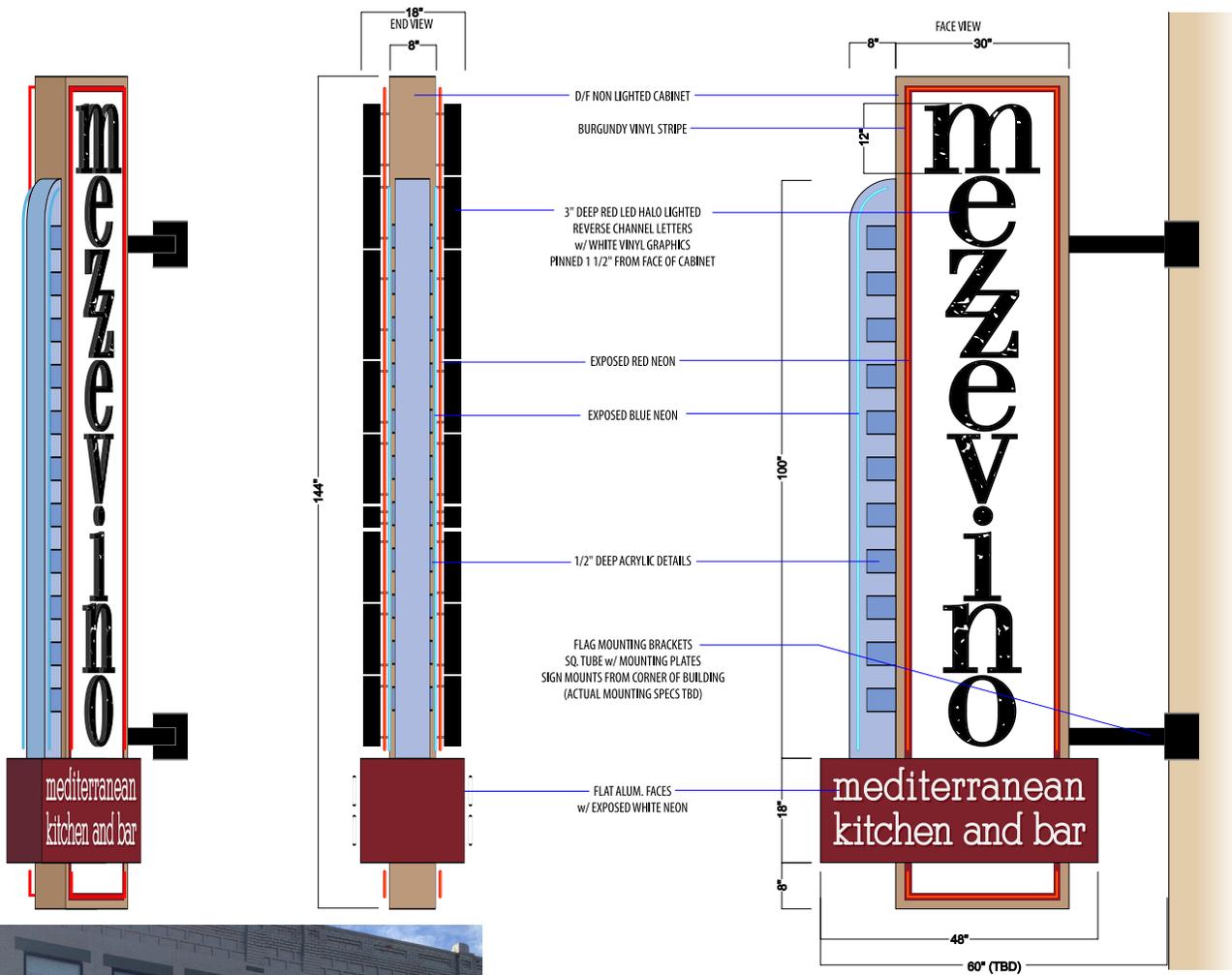
TYPE: EXPOSED NEON

SQ. FTG. ALLOWANCE N/A

SITE MEASUREMENTS
 SURVEY REQUIRED FOR EXACT
 MOUNTING SPECS

ADDITIONAL NOTES
 N/A

This Design & Engineering is submitted as our proposal and is to remain our property exclusively until accepted and approved by purchase.
 © Copyright 2013 Harmon Sign



NOTE: SIGN TO BE BOLTED AND LAGGED THROUGH MORTAR JOINTS SUBJECT TO ENGINEERS APPROVAL

TYPICAL TOP VIEW
 SIGN FLAG MOUNTS FROM CORNER OF BUILDING

