

## 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

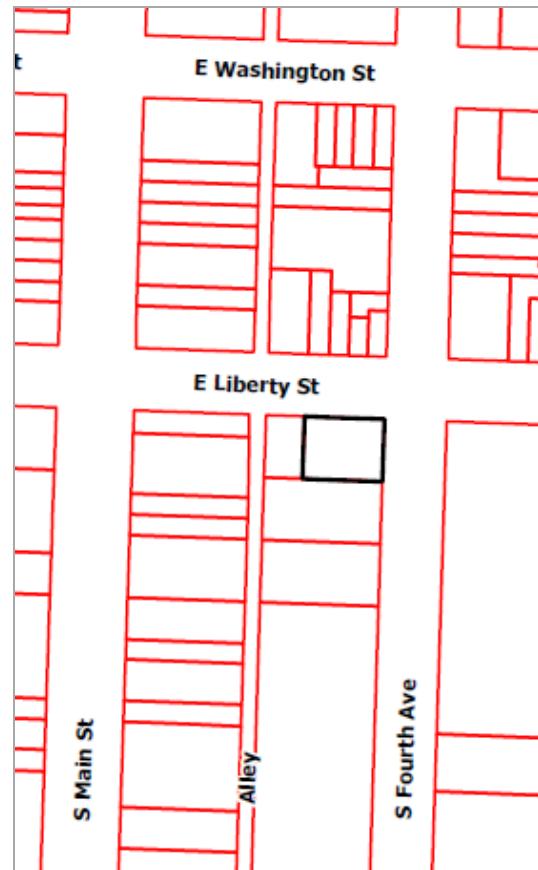
OWNER	APPLICANT
<b>Name:</b> Ed Shaffran	Michael C. Gibbons
<b>Address:</b> 209 S Fourth Ave, Suite 12 Ann Arbor, MI 48104	605 S Main St #2 Ann Arbor, MI 48104
<b>Phone:</b> (734) 226-6031	(734) 668-6062

**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





**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: 120 E LIBRARY ST

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

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

EJ SCHAFFNER

Address of Property Owner: 209 S. FOURTH AVE STE 10

Daytime Phone and E-mail of Property Owner: 734-226-6031 EDWARD.SCHAFFNER@A2GOV.ORG

Signature of Property Owner: [Signature] Date: 10/7/14

**Section 2: Applicant Information**

Name of Applicant: MICHAEL C GIBBONS FOR MICHIGAN

Address of Applicant: 605 J. MAIN ST #2 48104

Daytime Phone: (734) 668-6062 Fax: (734) 668-7261

E-mail: MICHAEL.C.GIBBONS@MICHIGAN23.NET

Applicant's Relationship to Property: owner architect contactor ✓ other

Signature of applicant: MICHAEL C GIBBONS Date: 10/7/14

**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: MCG

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

1. Provide a brief summary of proposed changes. We want to add

A sign to the business

2. Provide a description of existing conditions. A storeancy at

was had a sign but at some  
point, it was removed

3. What are the reasons for the proposed changes? The new

business 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](http://www.HARMONSIGN.com)

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419.841.7160 Fax  
248.348.4317 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  FACE  
 RACEWAY  SINGLE  
 DOUBLE

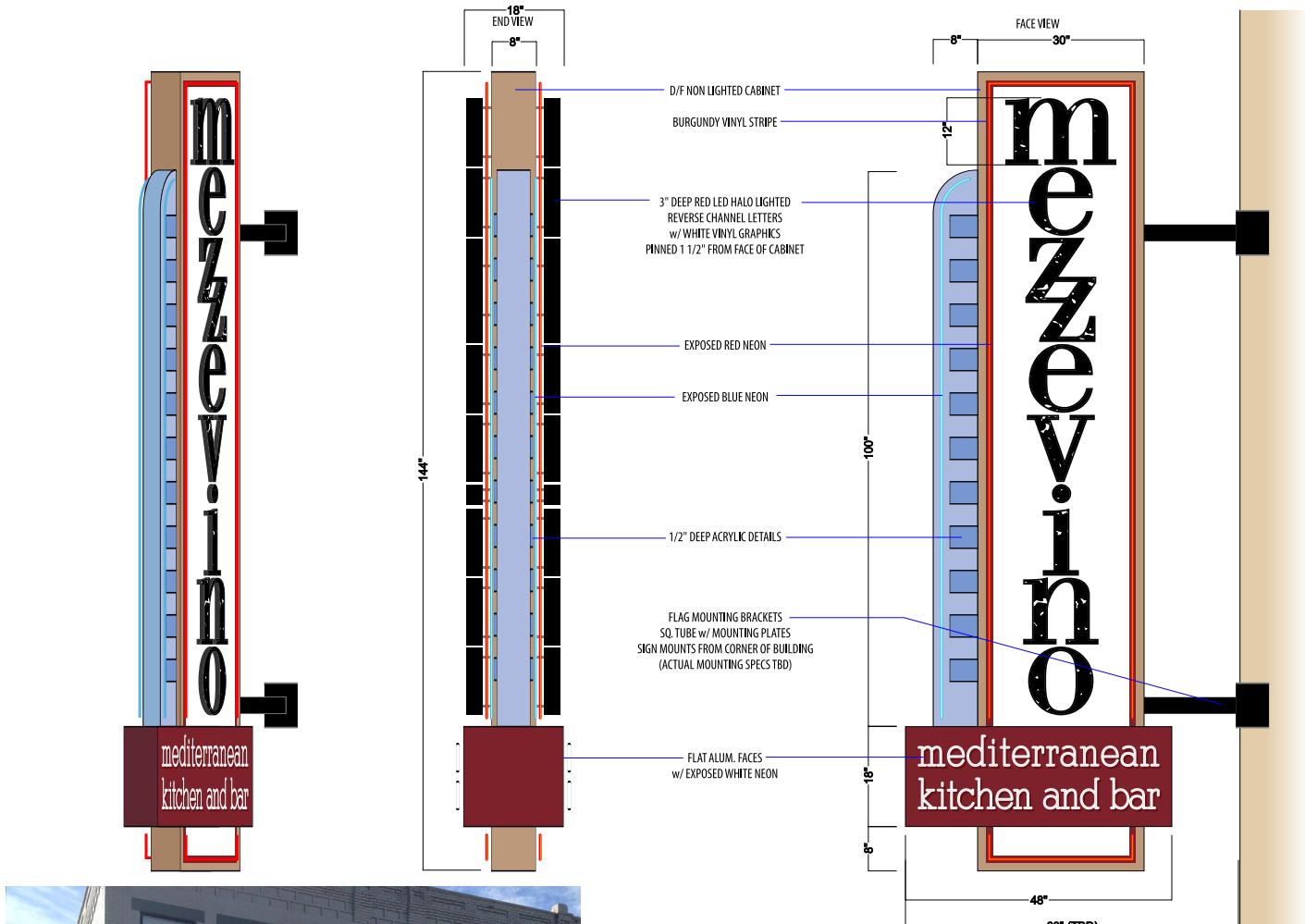
**LIGHTING**  LIGHTED  NON-LIGHTED  
**TYPE:** EXPOSED NEON

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

TYPICAL TOP VIEW  
SIGN FLAG MOUNTS FROM CORNER OF BUILDING

