

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 117 E. Liberty Street, Application Number HDC 16-062

DISTRICT: Main Street Historic District

REPORT DATE: May 12, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 9, 2016

	OWNER	APPLICANT
Name:	Z Liberty Corporation	John Roos/RoosRoast Coffee
Address:	117 E. Liberty Street, Suite Z Ann Arbor, MI 48104	1155 Rosewood Street Ann Arbor, MI 48104
Phone:	(734)668-0550	(734)709-9565

BACKGROUND: This two-story brick commercial vernacular building with two storefronts was constructed from 1906 to 1908. It features a brick cornice, stone trim, and some six-over-six windows on the second floor. The first occupant of 117, the west storefront, was M. Gauss, shoemaker.

LOCATION: The site is located on the north side of East Liberty between South Main and South Fourth Streets.

APPLICATION: The applicant seeks HDC approval install a new double-sided, 10 square foot projecting sign. The sign will be affixed via a bracket to the center of the sign band panel.

APPLICABLE REGULATIONS

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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):

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. The proposed painted aluminum sign is 39" high and projects 37" from the face of the building. An internal mounting bracket is 20" wide where attached to the building, and the sign panels are presented at a 24° angle from each other, forming a triangle with the building. No sign lighting is proposed.
2. The placement of the sign within the sign band is appropriate. The triangular arrangement is unusual, but the size is relatively small, fits within the sign band, and its alignment is compatible with signs further east. If approved, staff would not consider this sign precedent setting for future staff approvals of projecting signs on this building (unless otherwise directed by the Commission).
3. The design and scale of the proposed projecting sign are appropriate, and the sign is compatible with the historic building and surrounding structures.

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 117 E. Liberty Street, a contributing property in the Main Street Historic District, to install a new business sign as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9, and 10, and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 117 E. 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, drawings, photos

November 2015 Google Streetview





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647

p 734.794.6265 f 734.994.8312 planning@a2gov.org

4.19.16

HDC 16.062 4/18/16

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 117 E Liberty St Ann Arbor 48104

Historic District: Yes

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

Z Liberty Corporation

Address of Property Owner: 117 E Liberty Suite Z Ann Arbor 48104

Daytime Phone and E-mail of Property Owner: 734 668 0550

Signature of Property Owner: [Signature] Date: _____

Section 2: Applicant Information

Name of Applicant: John Roos / RoosRoast Coffee

Address of Applicant: 1155 Rosewood St Ann Arbor MI 48104

Daytime Phone: (734) 709-9565 Fax: (____) _____

E-mail: roosart@gmail.com

Applicant's Relationship to Property: _____ owner _____ architect ☒ contractor ☒ other

Signature of applicant: [Signature] Cameron Meyer Date: _____

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: [Signature]

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

1. Provide a brief summary of proposed changes. add a sign ~~for~~ which matches the existing historic design. There are 7 square pannels and the proposed signs would fit into the middle fourth square from the right square.
2. Provide a description of existing conditions. There is no sign the sign could be bolted in to the wood and would add to the curb appeal of this vibrant downtown.
3. What are the reasons for the proposed changes? Previous business had no sign and in the competitive business climate of Liberty Street a sign is very important for our Roost Roast Brand.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. I have provided a design, a photograph and various other mock ups
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: _____

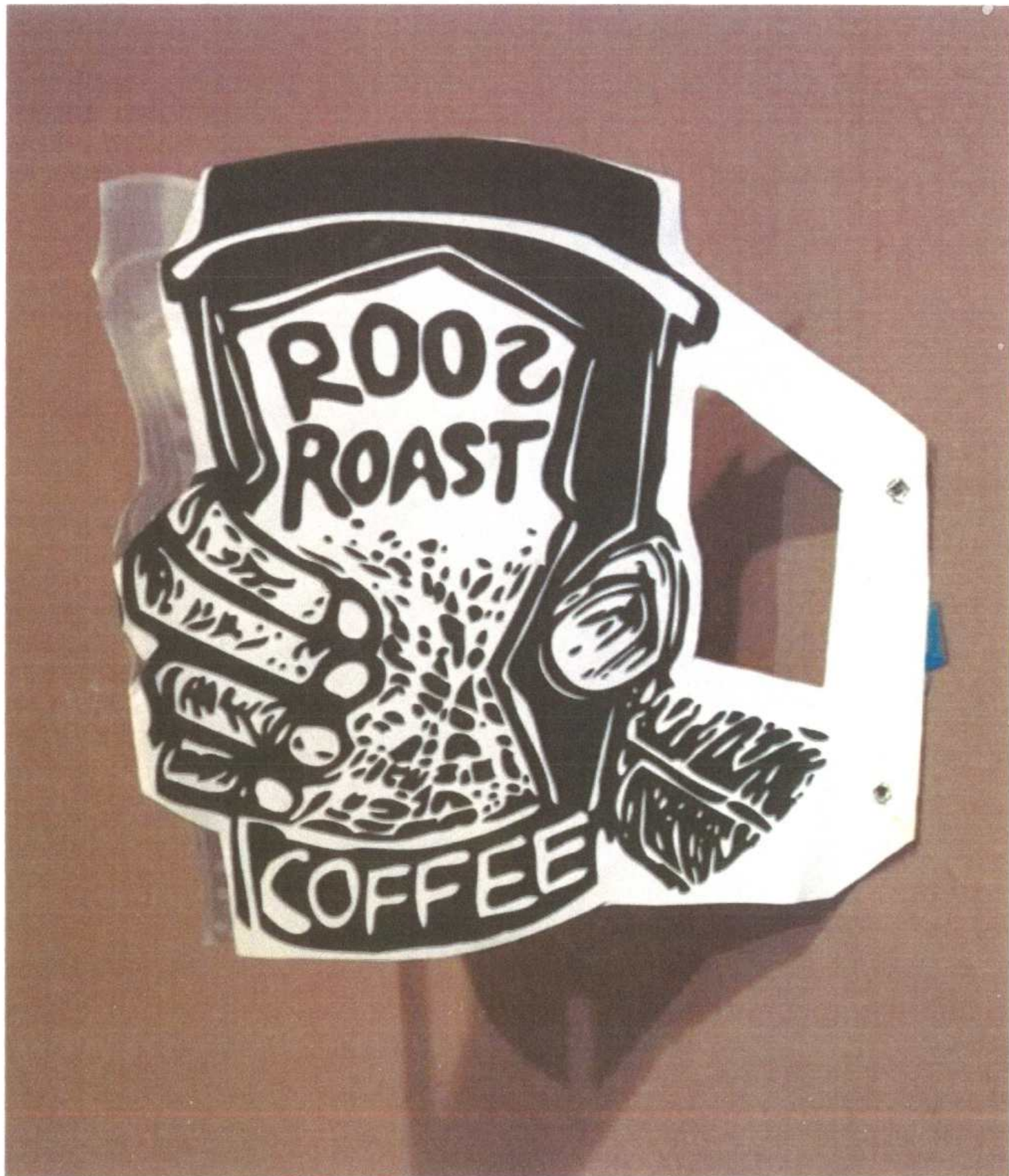
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:





Conversation with Lauri

150 labor
100

Still

1 1/2 2 hours
Aluminum

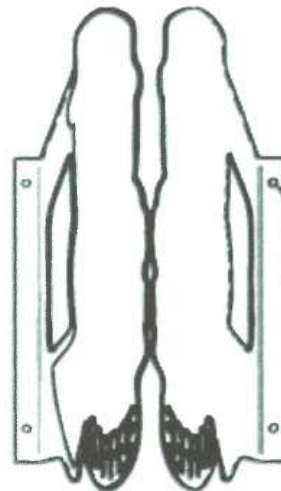




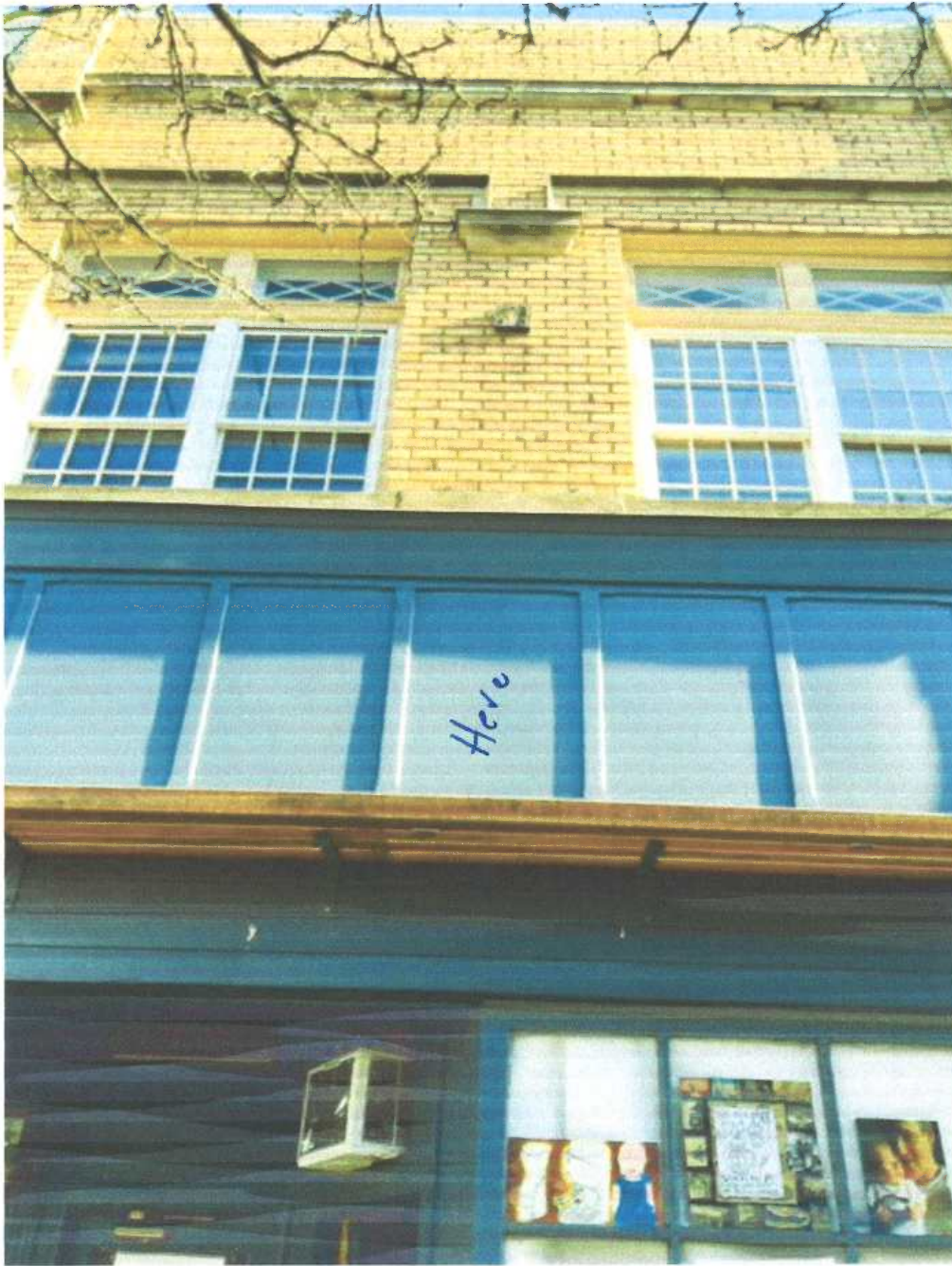
ROOS ROAST 117 E. LIBERTY

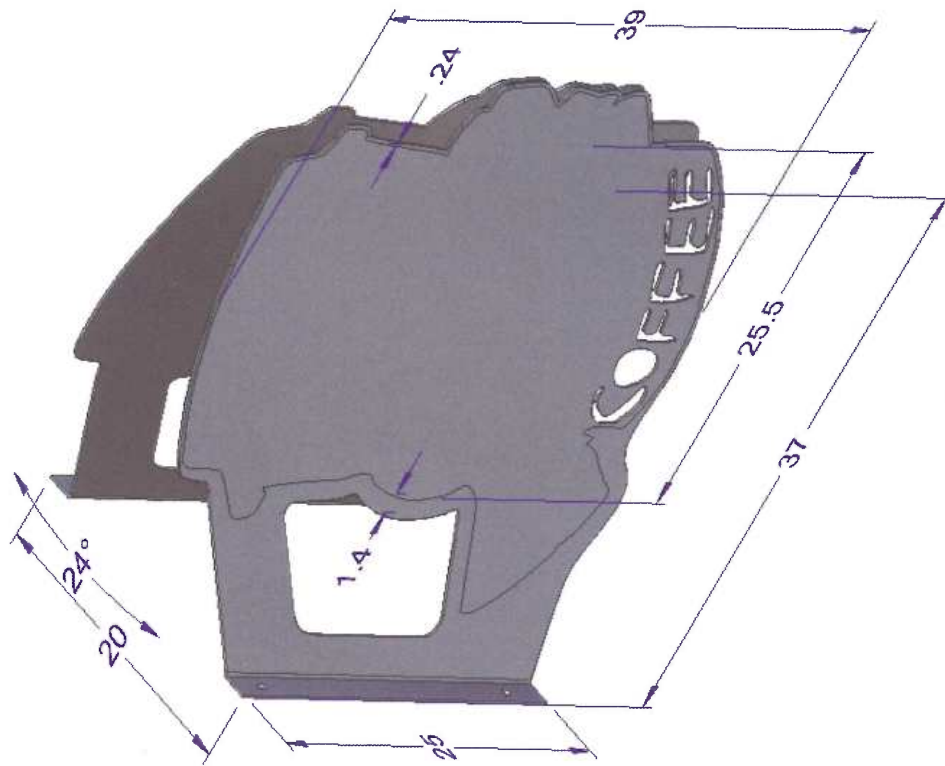


SIDE VIEWS



FRONT VIEW

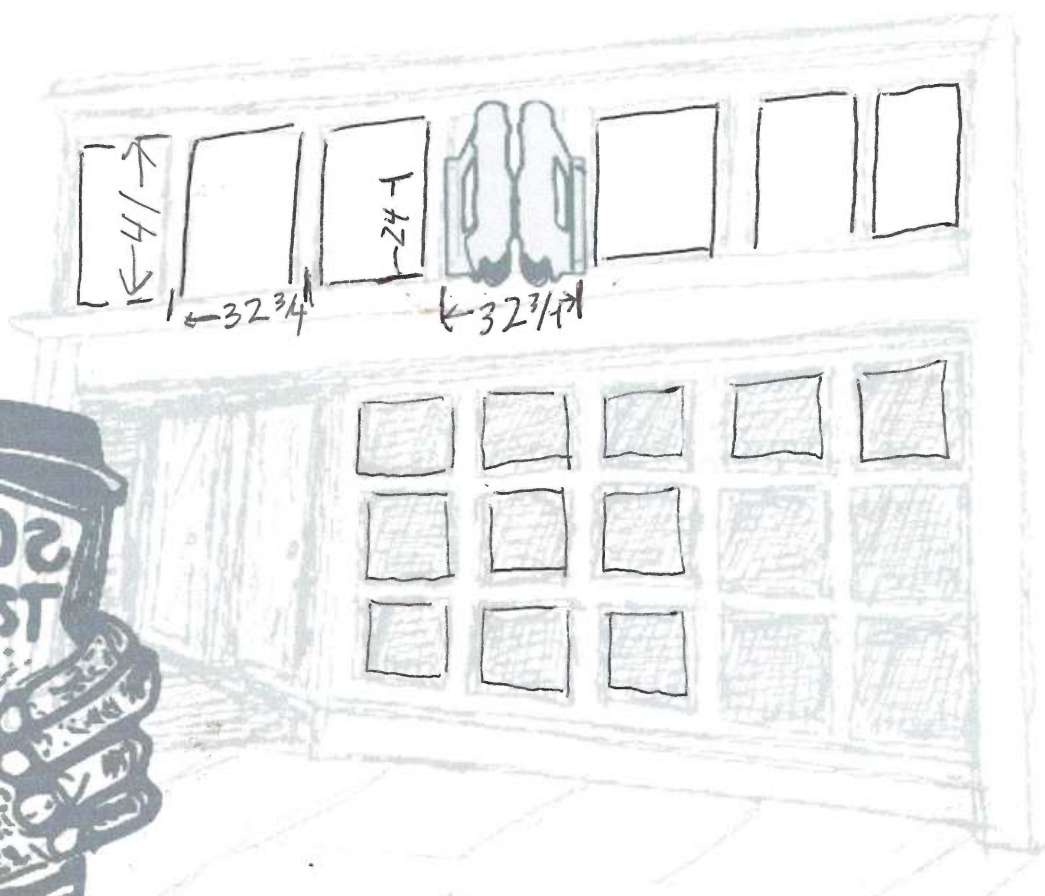




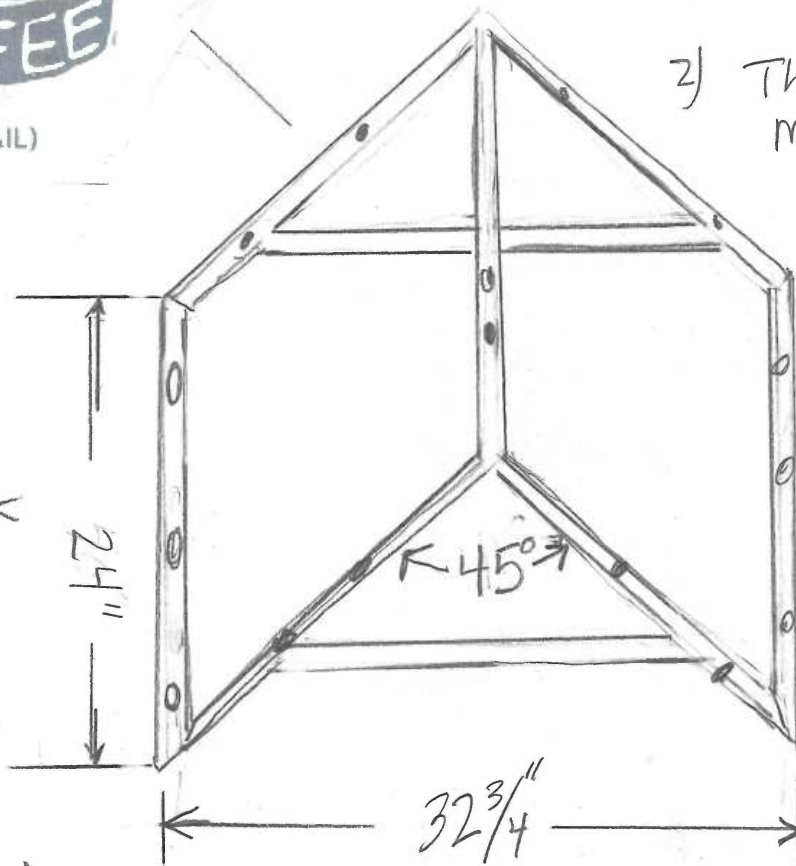
117 E. Liberty
Ann Arbor MI
48104.



(DETAIL)



1) Frame will be constructed of steel and painted Black with a Rust Preventative Paint.



2) This Frame will mount on the edges of the center most square and the aluminum sign will be mounted on to this frame.

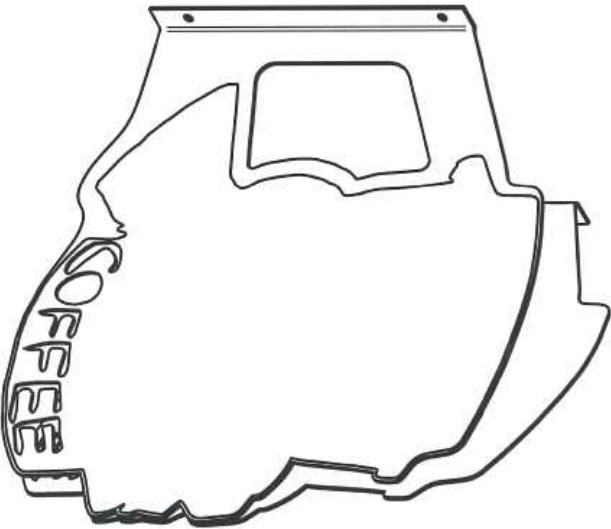
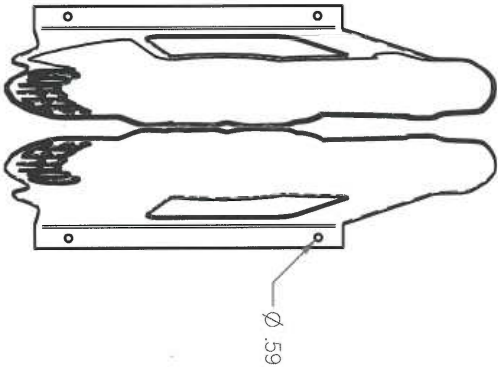
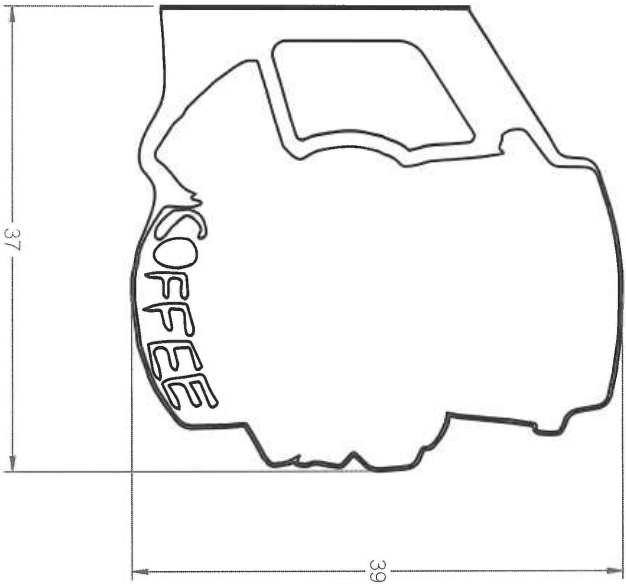
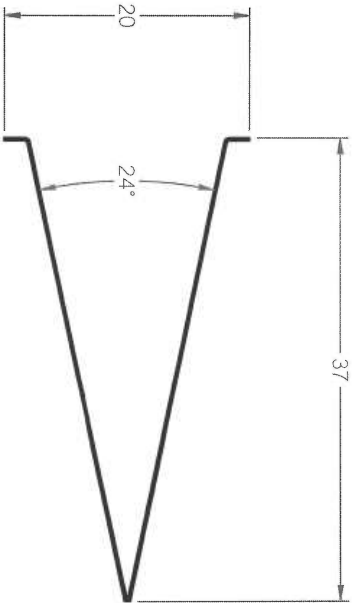
3) The beauty of this sign is that its design dovetails with the Historic Facade of this beautiful Ann Arbor Building

Historic ROOSROAST
COFFEE SIGN

117 EAST LIBERTY SIGN
ROOSROAST
FRAME DESIGN/ FOR
SIGN

JOHN ROOS
734-709-9565
April 22, 2016

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED



Drawn as 3/16 thick Aluminum Plate
Alloy 5052-H32

Total weight for Mirrored assembly 41.5 lbs
Not shown or accounted for is triangular internal
bracket for stiffness. Figure 50 pounds total with
brackets and hardware.

	NAME	DATE	Prototype Design, Inc.			
DRAWN	Lauri	04/06/16				
CHECKED						
ENG APPR						
MGR APPR			TITLE Roos Roast Liberty Street Sign			
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES ANGLES ±XX° 2 PL ±XXX 3 PL ±XXXX			SIZE B	DWG NO		REV
			FILE NAME: Sign.dft			
			SCALE	WEIGHT:	SHEET 1 OF 1	