

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 211 East Liberty Street, Application Number HDC19-126

DISTRICT: Main Street Historic District

REPORT DATE: August 15, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 12, 2019

	OWNER	APPLICANT
Name:	LSPAA, LLC	Galaxy Sign and Hoisting
Address:	PO Box 7887 Ann Arbor, MI 48107	12372 Moers Sterling Heights, MI 48313
Phone:	(734) 383-6547	(586) 246-8225

BACKGROUND: This two-story, two-bay, brick commercial vernacular building was built in 1906 for the Washtenaw Home Telephone company, which also occupied the space that is currently 209 East Liberty. The building features double-hung one-over-one windows, a stone stringcourse, and a cornice with corbelling and ornamental brickwork.

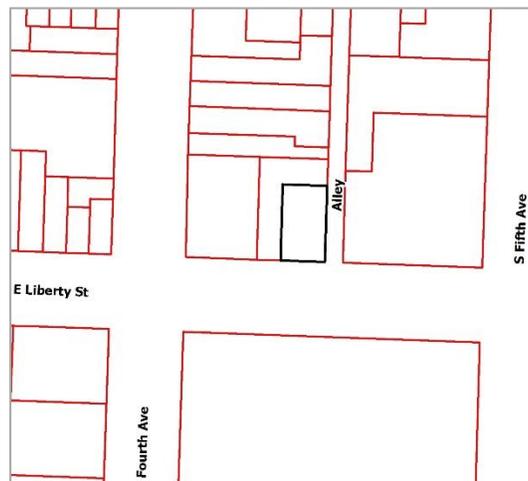
LOCATION: The site is located on the north side of East Liberty Street between Fourth Avenue and Fifth Avenue.

APPLICATION: The applicant seeks HDC approval to install a fabric awning with an aluminum frame on the storefront.

APPLICABLE REGULATIONS:

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

- (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.



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 (other Guidelines may apply):

Awnings

Appropriate: Mounting a standard storefront awning so that the bottom of the fixed frame is at least 7 feet above the sidewalk, although 8 feet is preferred. Consideration should be given to the height of neighboring awnings.

Projecting the awning from the face of the building no more than 4 feet.

Attaching the awning just below the storefront cornice and fitting it within the storefront opening.

Using canvas, vinyl-coated canvas, or acrylic fabrics for awnings and banners.

Mounting the awning on masonry structures through the mortar joints and not through brick, stone, or terra cotta.

Not appropriate: Using translucent, backlit awnings.

Using “box” or curved or “waterfall” shaped awnings.

Signs

Appropriate: Installing signage that is subordinate to the overall building composition.

Mounting signs to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

Not Appropriate: Installing several signs to advertise a single business.

STAFF FINDINGS:

1. The proposed new awning measures 200” wide by 55” tall by 28” deep. The flat front panel is 25” tall, and the words “Fine Jewelry & Piercing Services” are 186” x 11” tall.

The awning is dark green fabric, with gold letters. It is on an aluminum frame. The drawings do not specify that the awning must be mounted through masonry joints, not masonry units. The suggested motion is contingent upon this. If passed, the applicant must submit a revised drawing for the building permit showing attachment through mortar joints.

2. The design and proportions of the awning, with an oversized front panel, matches the one installed on 209 E. Liberty, the other bay in this building. They should be mounted at the same height. Triangular awnings are preferred, and box awnings are not appropriate. This design falls somewhere in between. Speaking generally, installing an awning will help distinguish this very minimal modern storefront.
3. The proposed new awning and signage are compatible with the building and adjacent awnings. The awning does not detract from the historic character of the building.

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 211 East Liberty Street, a contributing property in the Main Street Historic District, to install a new awning in the design proposed, on the condition that the frame is mounted through mortar joints, not through masonry units. As conditioned, 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 2 and 9 and the guidelines for storefronts, and the *Ann Arbor Historic District Design Guidelines*.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 211 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, photo.

207, 209 and 211 E Liberty (Google Streetview, July 2018))



209 and 211 E Liberty (staff photo April 2007)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8547, Ann Arbor, MI 48107-8647

Phone: 734.794.6265 ext. 42608

ithacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# 19-1210
	BLDG#
CITY OF ANN ARBOR	
RECEIVED	
JUL 11 2019	
PLANNING & DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER LSPAA, LLC		HISTORIC DISTRICT Main Street			
PROPERTY ADDRESS 211 E Liberty St		CITY ANN ARBOR			
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 383-6547	EMAIL ADDRESS michaeltyi@gmail.com			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) PO Box 7887, Ann Arbor, MI		CITY Ann Arbor	STATE ZIP MI 48107		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE		PRINT NAME Joshua Campbell	DATE 7/10/19		
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Galaxy Sign and Hoisting					
ADDRESS OF APPLICANT 12372 Moers		CITY STERLING HEIGHTS			
STATE MI	ZIP CODE 48313	PHONE / CELL # (586) 246-8225	FAX No		
EMAIL ADDRESS galaxysign@wowway.com					
APPLICANT'S SIGNATURE (If different from Property Owner)					
SIGN HERE		PRINT NAME Greg Weber	DATE 7/11/19		
BUILDING USE - CHECK ALL THAT APPLY					
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
PROPOSED WORK					
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). Installation of new awning with business name printed on w/ logo.					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
No current business signage					
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc					



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

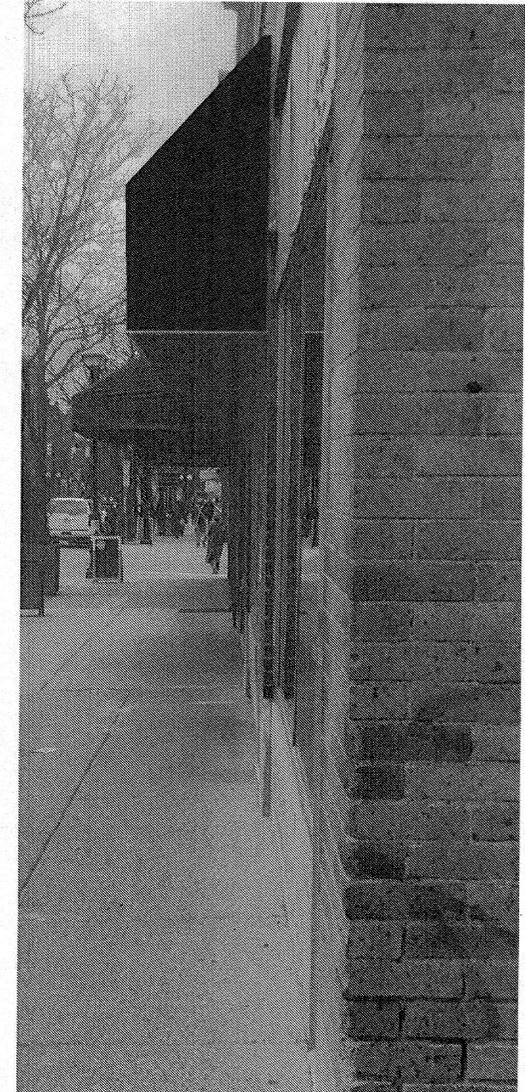
OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>100-</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	

Awning:
200"w x 55"h x 28"d
Front flat part: 25"h

Sign/Text: 186"w x 11"h

Side View



disoswaydesign@gmail.com

AVINASH B. VEERESHA, PE
163 SW Midtown Pl, Ste 103
Lake City, Florida 32025
386-754-5419

MIPE-6201060322



11-06-2019

This seal for structural engineering
per scope of work (Fasteners only)

SCOPE OF WORK

ENGINEERING: Calculation of minimum fasteners, ONLY. (See equation)
THIS SEAL IS NOT: architecture, electric, or structure of awning and wall.
By using this engineering awning installer, manufacturer, and owner agree to:
1. Select fastener from table based on wall structure. 2. Install fasteners per fastener manufacturer instructions in locations required by awning manufacturer; this may mean more fasteners are required than shown in table. 3. Make sure awning and wall meets building code, awning code, and UL. Verify stated wind (speed, risk, exp, topo), awning (size, area, location on wall, max weight), wall (materials and construction).

PASTED IMAGES, DETAILS, DRAWINGS, AND NOTES ON THIS SHEET ARE NOT ENGINEERED OR REVIEWED.

They were pasted in at customer's request to help relate fastener engineering to the job.

SIGNARAMA

JOB #190055.3

AWNING ATTACHMENT

IDEAL BODY PIERCING

211 E LIBERTY ST, ANN ARBOR MI 48104

For 1 awning each type at this location

2015 INTERNATIONAL BUILDING CODE

ref 2012 IBC, ASCE7-10

II	Risk Category	II, Normal hazard to human life; III, Substantial hazard to human life; IV, Essential, emergency, critical
105	Wind Speed 115 w/o fabric	Basic Wind Speed, Ultimate, mph, from ASCE7-10, Fig26.5-1A, Risk II; or Fig.26.5-1B, Risk III&IV
C	Exposure	Wind Exposure C, No unobstructed area within 1200ft; Wind Exposure D, Unobstructed area upwind
20	Height Above Grade	Awning Height Above Ground, ft, H; Building cannot be higher than 60ft (90' if building height < width).

WIND LOAD CALC: ASCE 7-10, Section 30.4, PART 1: Low-Rise Bldg

There is no specific awning wind pressure in code. A conservative method is ASCE7-10, Fig 30.4.2 C&C wind pressure. (Zone 4 wall GCp horizontal, Zone 2 overhang GCp uplift)

-15	Wall Pressure; Pasd = Qhasd*Gcp, ASD, C&C, Zone 4 Wall (GCp=1.1)
-29 psf	Overhang Pressure; Pasd = Qhasd*Gcp, ASD, C&C, Zone 2 O'hang
13 psf	Velocity Pressure; Qhasd=.00256*Kz*Kzt*Kd*Vasd^2, ASCE7-10,Eq.30.3-1
81 mph	Wind Speed; Vasd = sqrt(Vult^2*.6), for allowable stress design
0.90	Veloc Pres Expos Coeff; Kz=2.01*(H/900)^(2/9.5)ExpC, (700&11.5),T30.3-1
-2.2	External Pressure Coeff; GCp = -2.2, Zone 2 gable/hip roof overhang. (-1.7 for flat roof)
0.85	Wind Direction Factor; Kd = .85 for attached signs, ASCE7-10, Table26.6-1
0.0	Internal Pressure Coeff; Cpi = 0, sign flat against wall, ASCE7-10,Sec29.4.2
1.0	Topographic Factor; Kzt = 1 for flat ground, no hill, ridge, or escarpment >15'
3 psf	Awning Weight; must be less than 3 pounds per sq.ft.

The awning attachments shown in table are adequate for 105 mph wind loads as stated in table with fabric installed and full windspeed loads with fabric removed and light tubular frame exposed to wind. Awning owner, manufacturer, and installer must make sure awning meets 2010 Section FBC 3105.

INSTALLER INSTRUCTIONS

1. Verify awning size, shape, and bottom frame location.
2. Select fastener for wall structure.
3. Evenly space fasteners over top and bottom awning frame.

ONLY ATTACH TO STRUCTURAL WALL MATERIAL, NOT EIFS, FOAM, OR BRICK VENEER. USE MORE IF THE AWNING NEEDS IT! Shape and strength of awning may require more fasteners. Example: Frame may need more fasteners to avoid bending. Follow awning manufacturer's instructions and code requirements for placement of fasteners. At least put one in each corner top and bottom. Follow fastener manufacturer's instructions and code requirements for installation. This calculation is based on fasteners spaced evenly along top and bottom frame members, see detail. Fasteners must be corrosion resistant or protected from moisture.

CALCULATION: Spacing of Fasteners (inches O.C.) (Evenly Spaced Along Top and Bottom Frame Members)

Fastener	Fastener Spacing (inches O.C.)	Wall Structure	Pull	Fastener Installation
3/8" Thru Bolt	48	Structural Wall	1000	3/8" bolt, nut, 2" washer thru wall; CMU, concrete, frame w/2x4 backer
3/8" Titen HD	48	CMU Grouted or Concrete	690	1/2" Simpson Titen HD. 4" embed in face of fully grouted CMU 1500psi
3/8" Hilti Kwik Bolt 3	48	CMU Grouted or Concrete	604	3/8" Hilti Kwik Bolt 3 Expansion, 2.5" embed, grouted or concrete
3/8" Hilti HLC-HX	48	Concrete Wall 4000psi	600	3/8" Hilti HLC 304SS Sleeve Anchor, 1.5" embed, 4000psi Concrete
3/8" Hilti HLC-HX	48	CMU Hollow or Concrete	470	3/8" Hilti HLC Sleeve Anchor, 1.5" embed, CMU face or Concrete
1/2" Liberty Toggle	48	Thru Hollow CMU	360	DFS Liberty Anchor, 1/2" steel rod, 1/2" retaining rod, thru wall.
Simpson DMSA37	48	Concrete 3000psi	920	3/8"-16 Simpson DMSA, 2.25" embed, 4.5" edge, Reinforced Concrete
Simpson SDWH19	48	Wood Framing, SPF, SYP	445	Simpson SDWH19DB Wood Screw .194" shank, .75" head, 2.75" thread penetration
Simpson SMSA37	48	CMU Hollow Lightwt 1900psi	250	3/8" Simpson SMSA Machine Screw Anchor, 1900psi CMU face shell
3/8" Lag Shield	48	Concrete	265	3/8 - 16 screw in 5/8" hole, tap anchor flush.
3/8" Lag Shield	48	CMU Hollow Medium Weight	198	3/8 - 16 screw in 5/8" hole, tap anchor flush.
3/8" Bolt	48	Wood Sheathing	200	3/8" bolt, nut, 2" washer thru 3/4" OSB or plywood sheathing

48 MAX OC SPACING

3105.3.2 Supports and fabric-covered frame shall be of metal or similar durable material.
3105.4.1 Design of the framing members shall not be based on removal or repositioning of parts, or the whole, during periods of 75 mph wind velocity.
3105.4.2 Design of the structural framing members shall be based on rational analysis, using the applicable wind loads of Chapter 16 as shown below:
3105.4.2.1 The wind design loads for any fabric or membrane-covered structure designed with a quick removal or breakaway membrane or fabric at wind velocities of 75 mph, shall be based on the following criteria: 1. Min. wind speed 105 mph, 2. Exp. Category B, C or D as defined in Ch. 16.
3105.4.3 The fabric portions of awnings fabric covered frames shall be securely laced, tied or otherwise fastened to the frame; no rafter or front bar will be permitted in pockets; and in no case shall a rolling curtain be caused to operate over a canopy frame.

THIS AWNING IS ADDING LOAD TO THE BUILDING. IT IS THE RESPONSIBILITY OF THE AWNING INSTALLER TO HAVE THE BUILDING DESIGNER VERIFY THAT THE BUILDING CAN SUPPORT THE ADDITIONAL LOAD

