

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 121 E Liberty St, Application Number HDC21-332

DISTRICT: Main Street Historic District

REPORT DATE: December 9, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 6, 2021

	OWNER	APPLICANT
Name:	Fourth & Liberty Associates, LLC Ed Shaffran	Fractal Designs LLC
Address:	209 S Fourth Ave Ann Arbor MI 48104	3411 Geddes Rd Ann Arbor, MI 48105
Phone:	(734) 276-6031	(248) 946-1622

LOCATION: The site is located one storefront west of the northwest corner of East Liberty and South Fourth Ave.

BACKGROUND: This non-contributing building located at 121-123 East Liberty and 220 South Fourth Avenue was built as two storefronts on East Liberty in 1897 or earlier. The 1901 City Directory lists Gilbert W. Snow as the occupant of 121. In 1912, the City Directory lists the store as a machine shop. Originally a two-story (121) and a three-story (123) building, a fire in the 1950s damaged both. The upper floors were removed, creating a one-story building, and the building was refaced with enameled steel panel siding.



In 2020, staff approved HDC20-085 for the removal of enameled steel panels on the exterior.

In March of 2021, the HDC approved HDC21-034 to replace the storefront.

APPLICATION: The applicant seeks HDC approval to install a projecting sign above the storefront display windows.

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, 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:

Signs

Appropriate: Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Installing signage that is subordinate to the overall building composition.

Not Appropriate: Installing signs that have interior illumination or are backlit.

STAFF FINDINGS:

1. There is currently no signage on this new storefront. The proposed new sign consists of two aluminum composite panels that are 48" x 33" mounted to form a triangle with the wall. The plans specify that fasteners (type to be determined) will be set in mortar joints. If approved, staff will review the building permit application to confirm that the number and type of fasteners is not excessive for the project.
2. Lighting is included in the packet, but since mounting details could not be obtained in time and since the proposed lights do not meet the requirements of the city's outdoor lighting ordinance, the applicant has agreed to withdraw the lighting portion of the application and apply for a staff approval once appropriate lighting has been identified.
3. Staff believes the new sign is appropriate and meets the *Secretary of the Interior's Standards and Guidelines*, and the *Ann Arbor Historic District Design Guidelines*.

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 121 East Liberty Street, a contributing property in the Main Street Historic District, to install a new non-illuminated business sign, mounted in mortar joints, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for signs, 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 Commission issue a Certificate of Appropriateness for the work at 121 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, photos, drawing

121 E Liberty (November 2020 Google Street View)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Doug Moeller - A2 Kitchen LLC (DBA: Cinnaholic)		HISTORIC DISTRICT	
PROPERTY ADDRESS 121 E. Liberty			CITY ANN ARBOR
ZIPCODE 48104	DAYTIME PHONE NUMBER (415) 264-7983	EMAIL ADDRESS dmoeller@pobox.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 3588 Plymouth Rd. #334		CITY Ann Arbor	STATE, ZIP MI, 48105

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME → Doug Moeller	DATE → Sep 24, 2021
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT 3411 Geddes Road			CITY Ann Arbor
STATE MI	ZIPCODE 48105	PHONE / CELL # (248-946-1622	FAX No ()
EMAIL ADDRESS David@Fractal-Designs.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME → x David Murphy	DATE → 09/24/21
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BUILDING USE – CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Adding a dual sided triangular building sign measuring 4'-0" x 2'-9 3/4" to front elevation @ +/- 10'-6" above grade. The sign hardware will be mounted into the mortar joints (see details below). The sign will be lit using (2) small 4 1/2" x 4 3/4" wall mounted spot lights.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The space will occupied by a new tenant

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



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119

HEADY HEALINGS
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Specialty Glass & Vape Shops

KRATOM
CBD
KRAMON
CBD



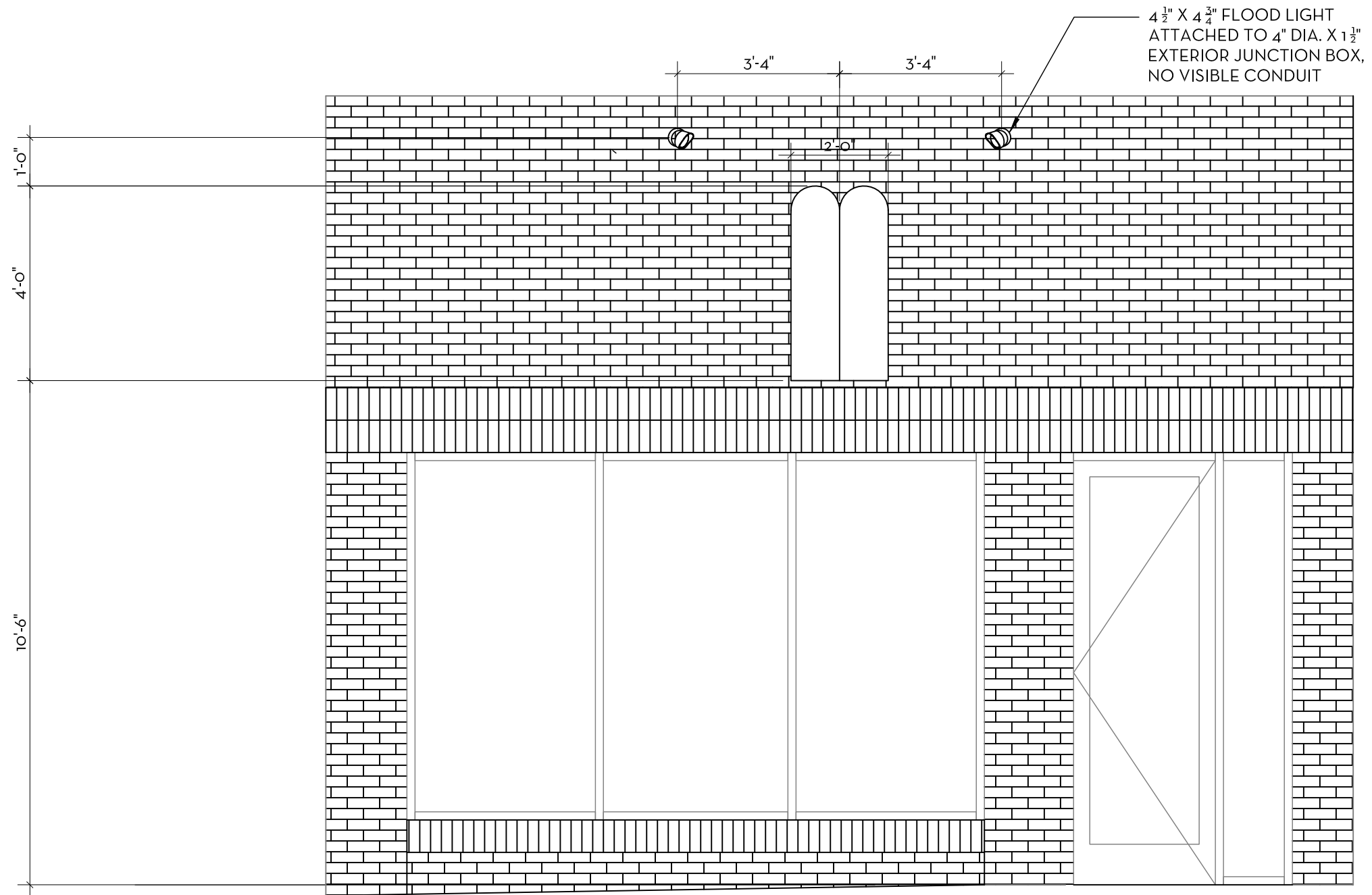


126" height to bottom of sign

Sign panels will be attached to wall 24" apart and will project out to a point 33.75" from the wall surface. See mounting details.

Each sign panel is 11 square feet, total proposed signage is 22 square feet.





GENERAL NOTE: ALL FASTENERS TO BE SECURED THROUGH MORTAR JOINTS

1 EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

PRELIMINARY, NOT FOR CONSTRUCTION

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Northville, MI 48167
Phone: (248) 880-6523
DNecci@DRNarchitects.com

CINNAHOLIC

121 E. LIBERTY STREET
ANN ARBOR, MI 48104

SHEET NAME

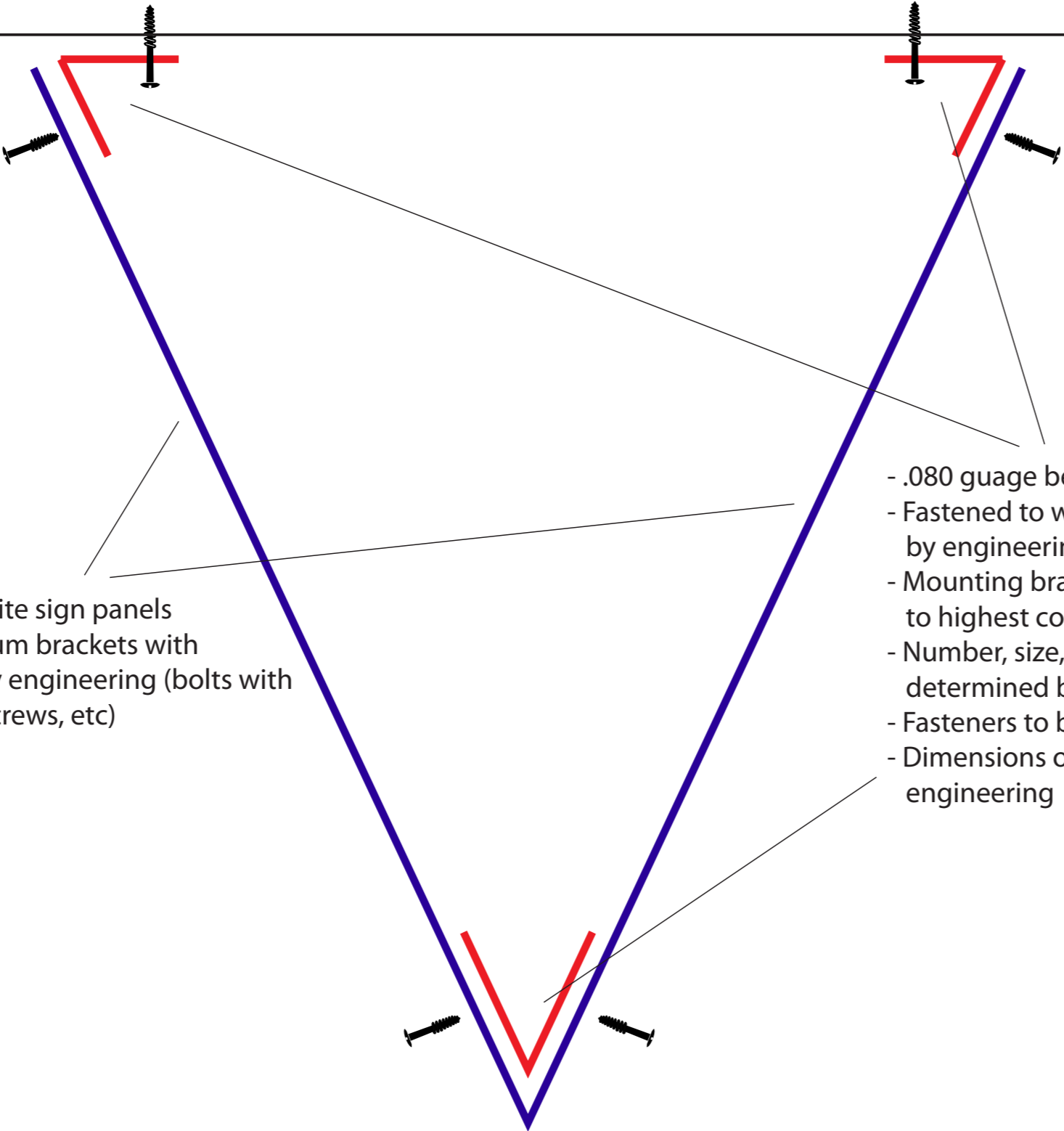
EXTERIOR ELEVATION

12/06/21

SHEET NUMBER

A2-02

Cinnaholic - Projecting Sign Mounting Details



- 3mm aluminum composite sign panels
- Fastened to .080 aluminum brackets with fasteners, as specified by engineering (bolts with lock nuts, self-tapping screws, etc)

- .080 guage bent aluminum brackets
- Fastened to wall with fasteners, as specified by engineering (tapcons, lag bolts with anchors)
- Mounting brackets to run from bottom of sign to highest concealed point behind sign panels
- Number, size, and type of fasteners to be determined by engineering
- Fasteners to be installed in mortar joints
- Dimensions of brackets to be determined by engineering

33.75" projection



24" width at wall

Scott Mellinger



12W LED equivalent to 75W BR30/halogen/wide flood. Available in black, white, bronze and verde green.

Color: Black

Weight: 1.7 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.10A
208V	N/A
240V	N/A
277V	N/A
Input Watts	13.2W

LED Info

Watts	12W
Color Temp	3000K (Neutral)
Color Accuracy	84 CRI
L70 Lifespan	100,000 Hours
Lumens	1,264
Efficacy	95.8 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 feet of the ground.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Electrical

Driver:

Innovative integrated driver technology with 120V TRIAC and ELV dimming

THD:

11.7% at 120V

Power Factor:

99.3% at 120V

Note:

All values are typical (tolerance +/- 10%)

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

Thermal Management:

Superior heat sinking with external Air-Flow fins

Housing:

Die-cast aluminum housing, lens frame and mounting plate

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Lens:

Microprismatic diffusion lens for smooth and even light distribution

Technical Specifications (continued)

Construction

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screws

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Optical

NEMA Type:

NEMA Beam Spread of 6H x 6V

Other

Equivalency:

75W PAR30

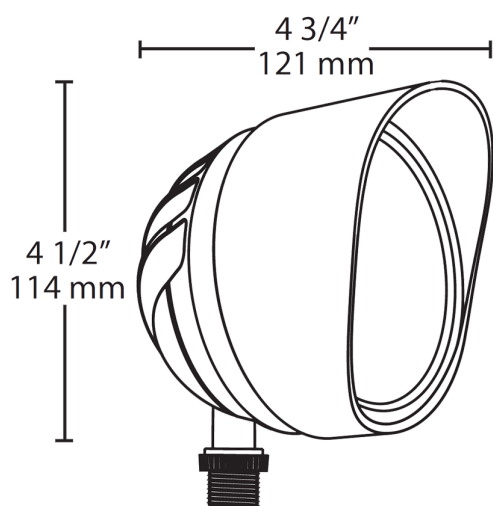
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

12W LED equivalent to 75W BR30/halogen/wide flood

Mount as an uplight or downlight on a RAB Mighty Post or junction box

Microprismatic diffusion lens for smooth and even light distribution

100,000-hour LED Lifespan

Ordering Matrix

Family	Wattage	Color Temp	Finish	Other Options
BULLET	12	Y	B	
	12 = 12W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	A = Bronze B = Black VG = Verde Green W = White	Blank = Standard