

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 527 E Liberty Street, Application Number HDC11-134

**DISTRICT:** State Street Historic District

**REPORT DATE:** October 7, 2011, for the October 13, 2011 HDC Meeting

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, October 10, 2011

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	James G. Baldini	Wilderness Construction Inc Steve Jedele
<b>Address:</b>	536 S Forest Ave Ann Arbor, MI 48104	4676 Freedom Dr Ann Arbor, MI 48108
<b>Phone:</b>	(734) 761-2680	(734) 662-5964

**BACKGROUND:** This two-story commercial building is part of the west wing of the Michigan Theater Building. It was built in 1927 in the 20<sup>th</sup> Century Romanesque style, but underwent significant alteration in the 1950s that destroyed much of its original exterior character. All of the original windows and storefronts were changed and a large aluminum signboard was added running the length of the building. The storefronts are now mainly glass, framed in mill finish silver aluminum, with a low ashlar limestone sill and a few vertical panels of dark marble. In 1993, the HDC approved the remodeling of the entrance to 529 by removing the existing single door and squared-off show window and replacing them with a double door and side window.

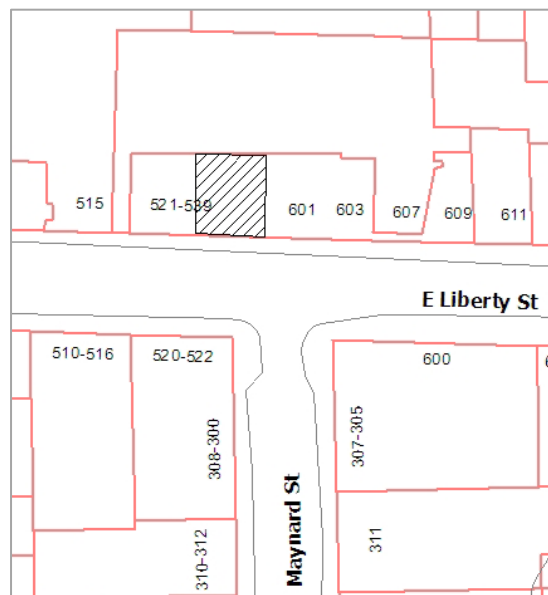
**LOCATION:** The site is located on the north side of East Liberty, between Maynard and Thompson.

**APPLICATION:** The applicant seeks HDC approval to install a non-illuminated commercial storefront sign in the signboard for a second-floor business, Authentic Art Tattoo.

#### **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:* Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

**STAFF FINDINGS:**

1. The proposed business sign is appropriately scaled and should be placed at the same height as neighboring signs to the east. No historic features will be obscured.
2. Staff emailed the applicant about concerns with new penetrations into the masonry behind the metal siding. The application was changed via an email to staff on October 4, 2011 to address the problem. The revision says "Inspect how and where the metal siding is attached to the building. Locate sign fasteners as near to those as possible and attach only to the metal siding. Use butterfly or expanding anchors to snug up the new sign to the existing metal siding." See attached email for the entire conversation. The applicant's attention to this detail is appreciated.
3. Staff recommends approval of the proposed sign since it meets the *Secretary of the Interior's Standards and Guidelines for Storefronts*.

**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 527 East Liberty Street, a contributing property in the State Street Historic District, to install the proposed business sign on the condition that the mounted sign aligns with signs to the east. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets *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 527 E Liberty Street in the State 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, email.



**City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
734.794.6265 734.994.8312 planning@a2gov.org

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>527 E. Liberty St., Suite 200 48104</u>	
Historic District: _____	
Name of Property Owner (If different than the applicant): <u>James G. Baldini</u>	
Address of Property Owner: <u>536 S. Forest Ave. Ann Arbor 48104</u>	
Daytime Phone and E-mail of Property Owner: <u>734-761-2680</u>	
Signature of Property Owner: <u>[Signature]</u>	Date: <u>9.13.11</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>Wilderness Construction Inc. (Steve Jedele)</u>	
Address of Applicant: <u>4676 Freedom Dr. Ann Arbor MI 48108</u>	
Daytime Phone: ( <u>734</u> ) <u>662-5964</u> Fax: ( <u>734</u> ) <u>944-7143</u>	
E-mail: <u>steve@wildernessconstruction.net</u>	
Applicant's Relationship to Property: _____ owner _____ architect <input checked="" type="checkbox"/> contactor _____ other	
Signature of applicant: <u>[Signature]</u>	Date: <u>9-12-11</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential _____ Single Family _____ Multiple Family _____ Rental <input checked="" type="checkbox"/> Commercial _____ Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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: _____	

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

1. Provide a brief summary of proposed changes. New wall sign for business identification purposes.

2. Provide a description of existing conditions. No current sign for space.

3. What are the reasons for the proposed changes? Identify business.

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 11-134 Fee Paid: 100<sup>00</sup> Pd c/c

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

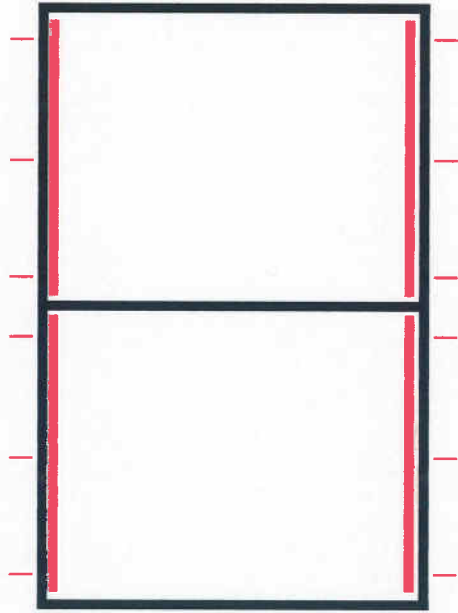
**Location:**  
 527 E. Liberty, Suite 200  
 Ann arbor MI 48104



Side profile  
 2" depth sign



6



**Sign face and sides:**

1/8" thickness Dibond material (aluminum and plastic composite)

**Internal structure:**

Aluminum frame 1" square stock welded

3'

**Mounting System:**

Aluminum frame 1" square stock lag bolted to building (8 - 1/4" X 4" lag bolts with washers)

Sign frame to be fastened to mounting stock with machine screws 1.5" length (12)



Phone: 734 662 5964  
 Fax: 734 944 7143  
 Email: signs@stevescustomsigns.com  
 www.stevescustomsigns.com

H. S C O T T D I E L S   ■   A R C H I T E C T   P. C.  
1414 Iroquois Pl. Ann Arbor, Michigan 48104 Tel & Fax 734-747-8252  
hscottdiels@att.net

2 September 2011

Steve's Custom Signs  
P.O. Box 799  
Saline, Michigan 48176

Re:    **527 E. Liberty, Suite 200 Ann Arbor - Signs**

**SIGN ANCHORING**

Adjust length of lag bolts to anchor into masonry 3". Given the age of the building it is reasonable to expect a masonry wall behind the metal siding that was added in the 1950s. Please contact me if a different condition is found under the metal siding and we can develop an appropriate anchoring system at that time.



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H. Scott Diels, A.I.A.  
President  
H. Scott Diels – Architect P.C.



From: Howard Diels [hscottdiels@att.net]  
Sent: Tuesday, October 04, 2011 4:28 PM  
To: Steve Jedele; Thacher, Jill  
Subject: Re: 527 E Liberty sign

Dear Jill & Steve:

Lets change the note to:

Inspect how and where the metal siding is attached to the building. Locate sign fasteners as near to those as possible and attached only to the metal siding.

Use butterfly or expanding anchors to snug up the new sign to the existing metal siding.

Call if you have any questions.

Scott Diels

From: Steve Jedele <steve@stevescustomsigns.com>  
To: Howard Diels <hscottdiels@att.net>  
Sent: Tue, October 4, 2011 3:19:55 PM  
Subject: FW: 527 E Liberty sign  
Hello Scott,

Can you let me know what you think about this (see below)?

Thank You,  
Steve Jedele

PH 734.662.5964  
FX 734.944.7143

[www.stevescustomsigns.com](http://www.stevescustomsigns.com)

From: Thacher, Jill [mailto:JThacher@a2gov.org]  
Sent: Tuesday, October 04, 2011 3:17 PM  
To: steve@wildernessconstruction.net  
Subject: 527 E Liberty sign

Hi Steve,

I'm working on the staff report for the Authentic Art Tattoo sign HDC application. I'm concerned that the lag bolts used to mount it will be driven 3" into the masonry behind the metal sign panel on the front of the building. Since this is a relatively lightweight

sign, is it possible to attach it to the metal without getting into the (historic) masonry? I realize other signs hung on the building have probably been installed into the masonry, but we try to avoid any unnecessary new penetrations. This is especially of concern because I don't know if the stone pilaster trim continues directly behind where the sign will be located, or if there is only brick behind the metal (behind the sign). Let me know what you think.

Best,

Jill

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Jill Thacher

City Planner/Historic Preservation Coordinator

City of Ann Arbor

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