

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 311 East Liberty Street, Application Number HDC13-207

**DISTRICT:** Main Street Historic District

**REPORT DATE:** December 12, 2013

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

**REVIEW COMMITTEE DATE:** Monday, December 9, 2013

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Vahan Basmajian	Signature Awning Co.
<b>Address:</b>	315 E Liberty Street Ann Arbor, MI 48104	12283 Merriman Road Livonia, MI 48150
<b>Phone:</b>	(734) 662-7888	(734) 762-9200

**BACKGROUND:** This two story Queen Anne was built circa 1890, and moved to this site in 1907. It features wood clapboard siding and fan details in the gables. Modern alterations to the storefront occurred in 1987.

**LOCATION:** The building is located on the north side of East Liberty Street, between

**APPLICATION:** The applicant seeks HDC approval to install two canvas awnings, one on each storefront display window.

#### **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:**

###### **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.

**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.

**STAFF FINDINGS:**

1. The awnings are black canvas with a 7" valence and closed ends. They would project 1'6" from the face of the building. 5" lettering advertising Bead Gallery and Adorn Me would be located on the front valence and closed ends. The awnings would be mounted at the top edge of the display window and cover the transoms. The store owners are seeking to shade the goods on display in these southern-facing windows.
2. Staff feels that the proposed awnings are simple and appropriate for this site, compatible with neighboring storefronts, and meet the *Secretary of the Interior's Standards* and guidelines and the *Ann Arbor Historic District Design Guidelines*.

**POSSIBLE MOTIONS:** (Note that the motions are only suggested. 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 311 East Liberty Street, a contributing structure in the Main Street Historic District, for the application to install two storefront awnings. The work is generally 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.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 311 East Liberty 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, photographs

311 East Liberty Street (September 2011 photo courtesy of Google)





## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
 Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120  
 p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>311 EAST LIBERTY</u>
Historic District: _____
Name of Property Owner (If different than the applicant): <u>VAHAN BASMASIAN</u>
Address of Property Owner: <u>315 E. Liberty</u>
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: <u>Valan Basmasian</u> Date: <u>11-21-13</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>VAHAN BASMASIAN / SIGNATURE AWNING</u>
Address of Applicant: <u>315 E. Liberty Ann Arbor, MI 48104 / 14483 MERRIMAN</u>
Daytime Phone: <u>(734) 662-7888</u> Fax: <u>(734) 762-9200</u>
E-mail: <u>SIGNATUREAWNING.COM</u>
Applicant's Relationship to Property: ___owner___ architect ___contractor___ other
Signature of applicant: _____ Date: _____
<b>Section 3: Building Use (check all that apply)</b>
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> 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 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. REMODE SLEWS  
ADD TWO AWNINGS

2. Provide a description of existing conditions. SOUTHERN EXPOSURE  
THRU LARGE WINDOWS BLEACHING  
OUT PRODUCTS

3. What are the reasons for the proposed changes? \_\_\_\_\_

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: 11/21-2013 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC 13-207 Fee Paid: 100<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 12/2-2013

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

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

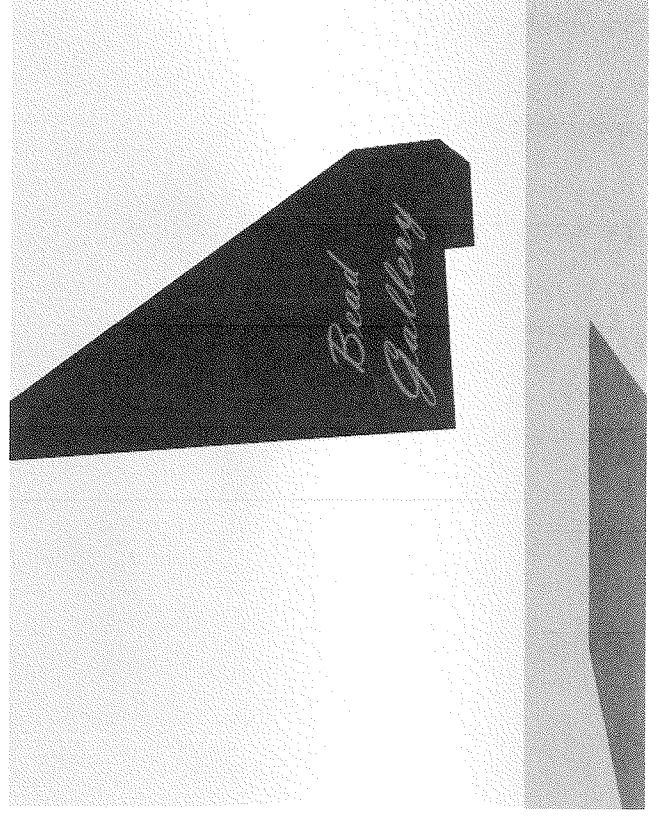
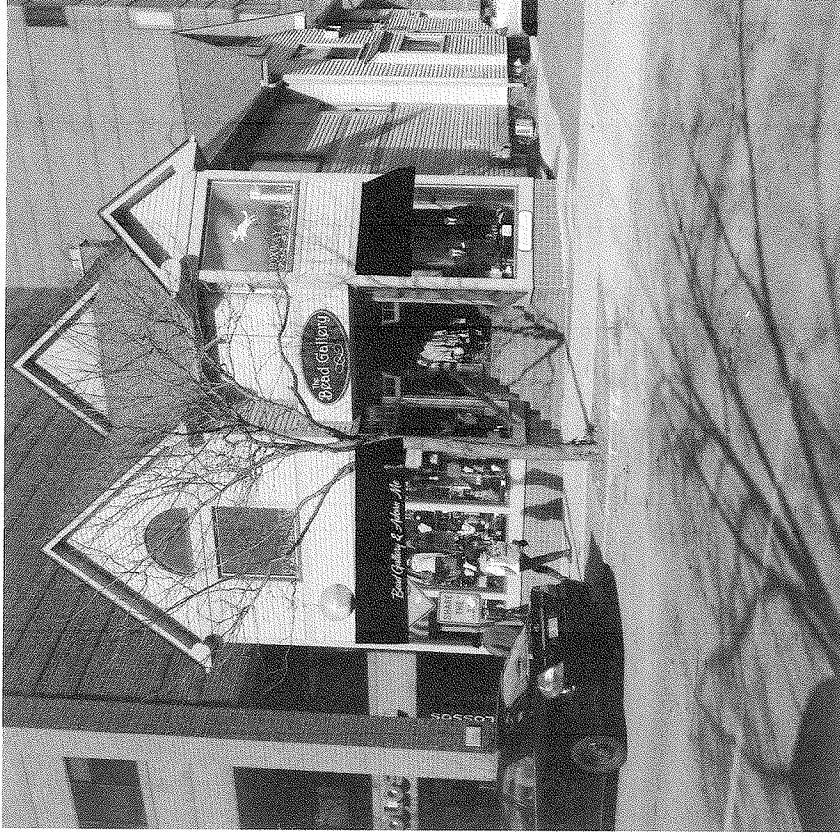
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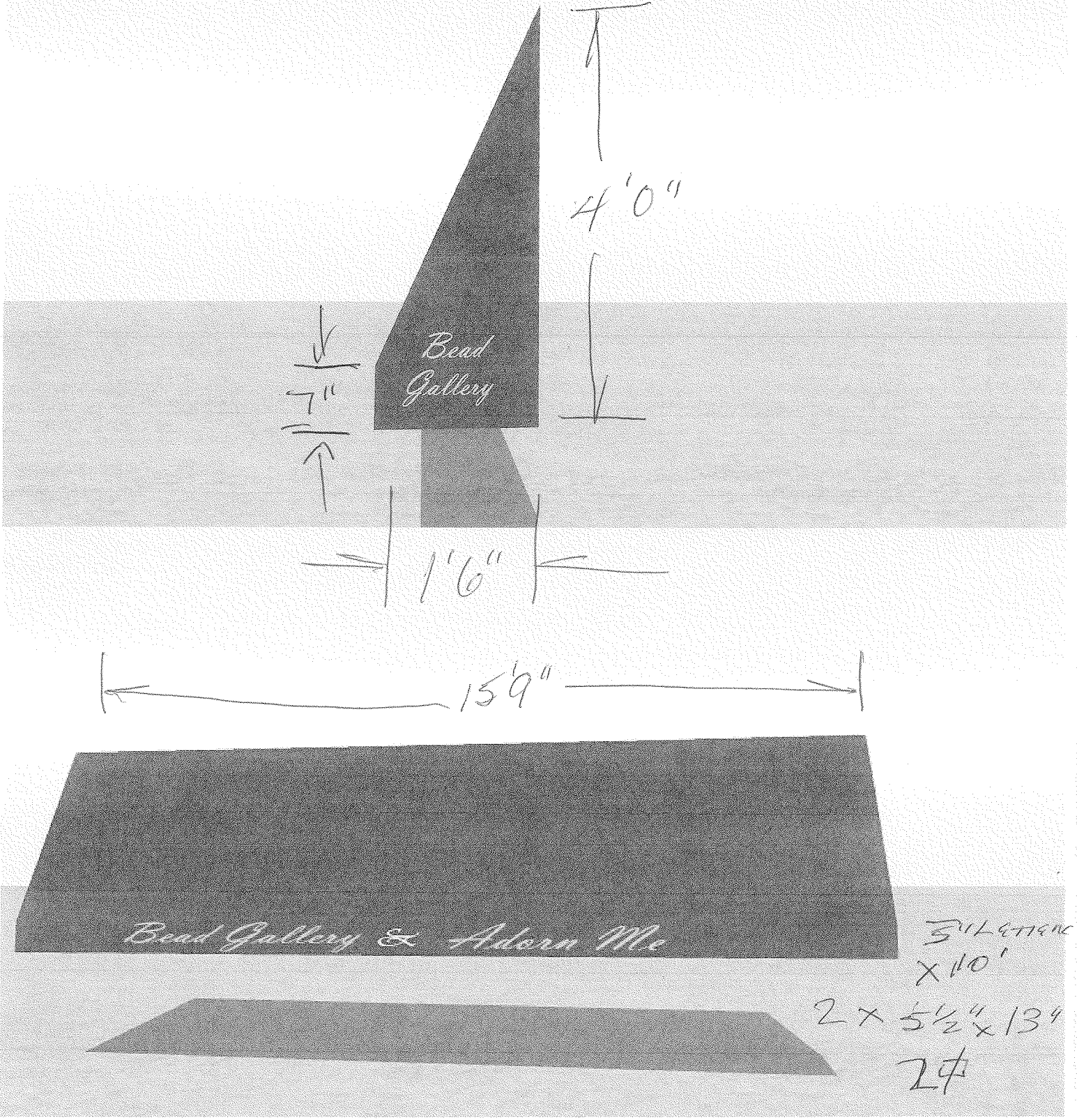


Bracket signs will be removed.  
 Awning will be mounted at top edge of display window, not as high as shown above.

: valance lettering 5.5" x 120"  
 h wings lettering 11" x 13"

white graphics on black Sunbrella fabric





BUSINESS NAME: bead gallery ADDRESS: BUSINESS PH#: ALEPERSON: COMMENTS: EXT SQ. FT. CUSTOMER APPROVAL SIGNATURE	CONTACT PERSON BUSINESS FAX: DATE: ARTWORK LOGO SQ. FT. TOTAL SQ. FT.
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Thank You!

**Signature AWNING**  
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 FAX: 734-762-9500

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