

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 208 West Liberty Street, Application Number HDC18-280

DISTRICT: Main Street Historic District

REPORT DATE: January 10, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 7, 2019

	OWNER	APPLICANT
Name:	Jeanie Properties	Mark Chalou
Address:	208 W. Liberty Ann Arbor, MI 48103	3458 East Pineview Drive Dexter, MI 48130
Phone:		(734) 320-1215

BACKGROUND: The single-story Labor Hall was constructed in 1930. It features a deep brick cornice, arched transoms, steel casement windows, and brick and stone trim.

A job ad in the Saline Observer on October 3, 1946 seeks carpenters who should inquire at Labor Hall (at this address). In 1973, John Sinclair's Rainbow Multi-Media Corporation (RMM) consolidated its offices in the building. Per survey notes, the brick and CMU building was painted in 1976. By the late 1980s, Architects Four Inc. and several other businesses had offices here. It was most recently used as the Union Hall Kitchen, where cooking was done for the former Mark's Carts. When the carts closed in 2017, a new restaurant use was developed.

In 2010 the HDC approved the lowering of an egress door on the west elevation leading to the alley, eliminating the need for steps.

LOCATION: The site is on the north side of West Liberty Street, just west of the Downtown Home & Garden parking lot.

APPLICATION: The applicant seeks HDC approval to install a new double-sided neon CHOW sign for a new restaurant, directly above the front door.

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:

Signs

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

Attaching signage through masonry joints or through materials that can be easily repaired, such as wood, when signage is removed.

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.

STAFF FINDINGS:

1. The proposed/preferred sign is 44" wide by 20" high. The thickness is not indicated. The sign is mounted on two 4" arms. Only the letters CHOW are outlined in neon; no additional lighting is proposed.
2. The sign is mounted on the raised brick trim of the cornice. This location is appropriate, directly above the front door, and the building lacks a traditional sign band area. The size of the footprint of the mounting brackets is not indicated. Mounting the brackets through mortar joints is appropriate, and the proposed motion is conditioned upon this. The sign is larger than a typical pedestrian scaled sign, but it is the only signage proposed on the building. There is no other comparable business signage on the block.
3. An additional sign (sign #2) is included in the packet. This sign is an appropriate scale for pedestrian signs. The applicant asks that it be considered if sign #2 is determined to be inappropriate.
4. Staff believes that sign #1 is appropriate if it is the only sign on the building and is

mounted in mortar joints. As such it meets the *Ann Arbor Historic District Design Guidelines*, and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

POSSIBLE MOTIONS: (Note that the motions are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will visit the site and make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 208 W Liberty Street, a contributing property in the Main Street Historic District, to install a new 44" by 20" business sign, on the following conditions: that the sign be mounted through mortar joints, not masonry units, and that it is the only business signage on the front elevation of the building. As conditioned, 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 storefronts and 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 Commission issue a Certificate of Appropriateness for the work at 208 W 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.

208 West Liberty, 1973 Survey Photo



1981 Survey Photo





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 jthacher@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>18-280</u>
	BLDG# _____
DATE STAMP	
CITY OF ANN ARBOR	
RECEIVED	
DEC 20 2018	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>Jeanie Properties</u>		HISTORIC DISTRICT	
PROPERTY ADDRESS <u>208 W. Liberty</u>			CITY <u>ANN ARBOR</u>
ZIPCODE	DAYTIME PHONE NUMBER <u>(734) 320 1215</u>	EMAIL ADDRESS <u>chalon@designs2art.net</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)			CITY <u>Ann Arbor</u> STATE, ZIP <u>MI 48103</u>

PROPERTY OWNER'S SIGNATURE		
SIGN HERE	PRINT NAME	DATE

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Mark Chalou</u>			
ADDRESS OF APPLICANT <u>3458 East Pineview Drive</u>			CITY <u>Dexter</u>
STATE <u>MI</u>	ZIPCODE <u>48130</u>	PHONE / CELL # <u>(734) 520 1215</u>	FAX No ()
EMAIL ADDRESS <u>same as above</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)		
SIGN HERE	PRINT NAME <u>X</u>	DATE

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).

We would like sign option #1 but if refused we would like #2. Color is to be determined!

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See Attached.

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>35.00</u>	
Payment Type	<input checked="" type="checkbox"/> Check: # <u>3856</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



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

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>208 W. Kirby</u>
Historic District: _____
Name of Property Owner (If different than the applicant): <u>Jeanne Propedies</u>
Address of Property Owner: <u>210 S. Arden St</u>
Daytime Phone and E-mail of Property Owner: <u>734-255-0280</u>
Signature of Property Owner: <u>Mark Chalou</u> Date: <u>11-14-18</u>
Signature of Property Owner: _____
Section 2: Applicant Information
Name of Applicant: <u>Mark Chalou, Chalou Designs</u>
Address of Applicant: <u>3458 East Pineview Drive</u>
Daytime Phone: <u>(734) 320 1215</u> Fax: () <u>N/A</u>
E-mail: <u>chalodesigns@aatt.net</u>
Applicant's Relationship to Property: ___ owner ___ architect <input checked="" type="checkbox"/> contractor ___ other
Signature of applicant: _____ Date: <u>11/20/18</u>
Section 3: Building Use (check all that apply)
___ Residential ___ Single Family ___ Multiple Family ___ Rental
<input checked="" type="checkbox"/> 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: <u>MC</u>

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

1. Provide a brief summary of proposed changes. Please see attached drawings for proposed changes. We would like to have drawing #1 as the sign. If sign #1 is refuse we want #2.

2. Provide a description of existing conditions. See attached.

3. What are the reasons for the proposed changes? New business advertisement, and directional sign. This is to show the location of the business as well as advertise.

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 _____ 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:

VIII. APPLICANT INFORMATION

APPLICANT IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND CHARGES APPLICABLE TO THIS APPLICATION AND MUST PROVIDE THE FOLLOWING INFORMATION.

NAME <i>Mark Chalon</i>		TELEPHONE NO. <i>734-320-1215</i>	
ADDRESS <i>3458 East Pineview Dr.</i>	CITY <i>Dexter</i>	STATE <i>MI</i>	ZIP CODE <i>48130</i>

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

SECTION 23A OF THE STATE CONSTRUCTION CODE ACT OF 1972, ACT NO. 230 OF THE PUBLIC ACTS OF 1972, BEING SECTION 125.1523A OF THE MICHIGAN COMPILED LAWS, PROHIBITS A PERSON FROM CONSPIRING TO CIRCUMVENT THE LICENSING REQUIREMENTS OF THIS STATE RELATING TO PERSONS WHO ARE TO PERFORM WORK ON A RESIDENTIAL BUILDING OR A RESIDENTIAL STRUCTURE. VIOLATIONS OF SECTION 23A ARE SUBJECT TO CIVIL FINES.

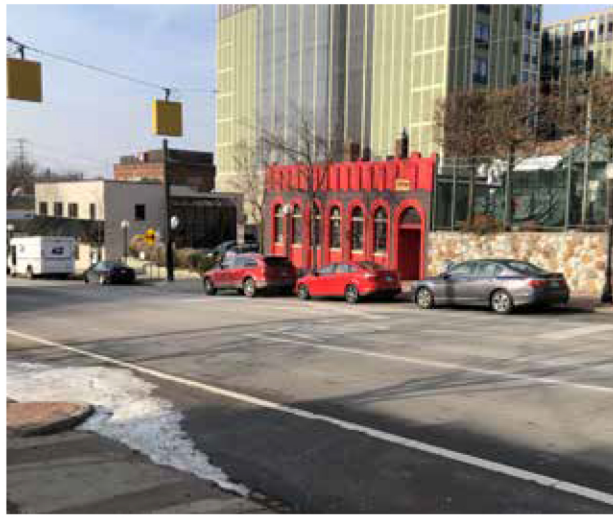
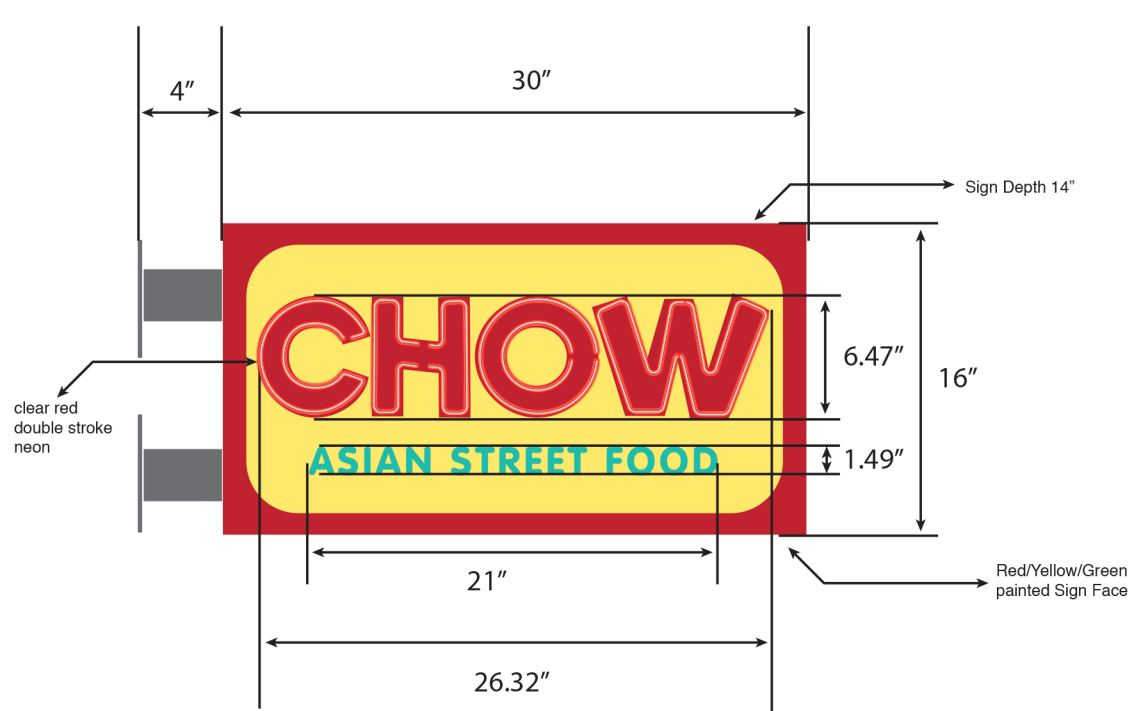
SIGNATURE OF APPLICANT



DATE

12-3-18





Sign Comparison

Size 44" inch sign, versus 30" inch sign

