

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 529 East Liberty Street, Application Number HDC15-003

DISTRICT: State Street Historic District

REPORT DATE: February 12, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 9, 2015

OWNER

Name: MTBU, LLC
Address: 50 Salem Street, Building B
 Lynnfield, MA 01940
Phone:

APPLICANT

Signarama - Flint
 G-3322 Miller Rd
 Flint, MI 48527
 (810) 230-6445

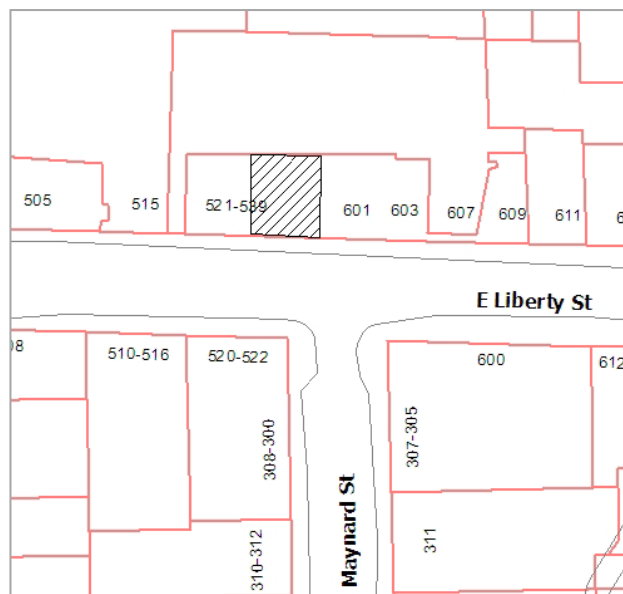
BACKGROUND: This two-story commercial building is part of the west wing of the Michigan Theater Building. It was built in 1927 in the 20th Century Romanesque style, but underwent significant alteration in the 1950s that destroyed much of its original exterior character. All of the original windows and 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. The original occupant of this storefront was Marilyn Shops, and the most recent occupant was Hommus Express.

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

APPLICATION: The applicant seeks HDC approval to install a canvas awning over the storefront display window. The awning is 15' long, 6 1/2' tall and extends 2' from the face of the building, with open ends. The color is royal blue with white lettering.

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 storefront entrance on this building is a modern design and does not contribute to the historic character of the building. The canvas awning would be mounted to the non-original aluminum sign band portion of the storefront façade. The design is very similar to the Tamake awnings a couple of storefronts down, and would be complementary to them. This awning had to work around two existing signs, so it isn't centered over the window, but it is centered on the entire storefront. The large letters are 16.6" tall, which can be compared to Tamake's 12" letters. The awning is not proposed to be illuminated.
2. Staff feels that the proposed awning sign is appropriate for this site, compatible with neighboring storefronts, and meets 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 529 East Liberty Street, a contributing structure in the Main Street Historic District, for the application to install a storefront awning with signage, as proposed. 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 529 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

529 East Liberty Street (April 2007 photo)





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: 529 E Liberty Rd Ann Arbor MI

Historic District: _____

Name of Property Owner (If different than the applicant):
Mike Traylor

Address of Property Owner: 529 E Liberty Rd Ann Arbor MI

Daytime Phone and E-mail of Property Owner: 734 484 2159

Signature of Property Owner: [Signature] Date: 1/14/2015

Section 2: Applicant Information

Name of Applicant: Signarama - Flint

Address of Applicant: G-3322 Miller Rd Flint MI 48507

Daytime Phone: (810) 230 0445 Fax: (810) 490-2667

E-mail: Sales@signarama-Flint.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 1-13-15

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

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: MT

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

1. Provide a brief summary of proposed changes. Install New
awning on to building front

2. Provide a description of existing conditions. Aluminum sign on
front of building.

3. What are the reasons for the proposed changes? New business
signs

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Pictures of location & Neighbor's awning
Spec sheet & cut work of awning.

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:

We cannot proceed without your approval!



This Design and Drawing submitted for your review and approval is the exclusive property of SIGN-A-RAMA. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole, by any individual inside or outside, without written consent of SIGN-A-RAMA.

Please check spelling of all verbage on this proof.

The sizes are noted on design/mock-up.

Please remember this drawing is not to scale.

The colors on the finished product may vary slightly from electronic proof.

By signing this proof, you agree to the layout and information below unless specified.

Sign and fax to 810.496.2607 or approve via e-mail to flint@signarama.com

PLEASE NOTE:
We cannot accept phone conversations as confirmation for artwork production.

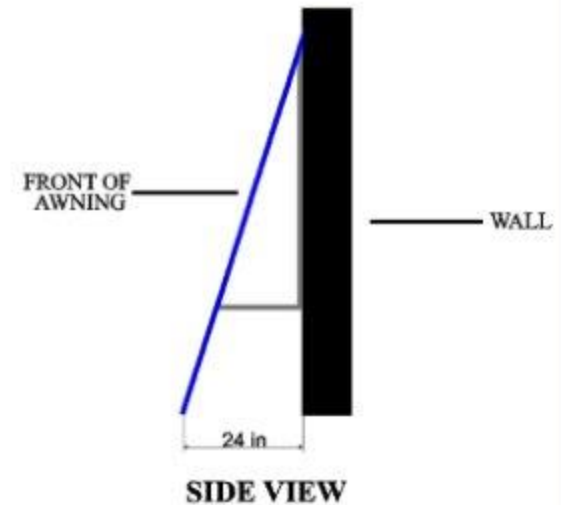
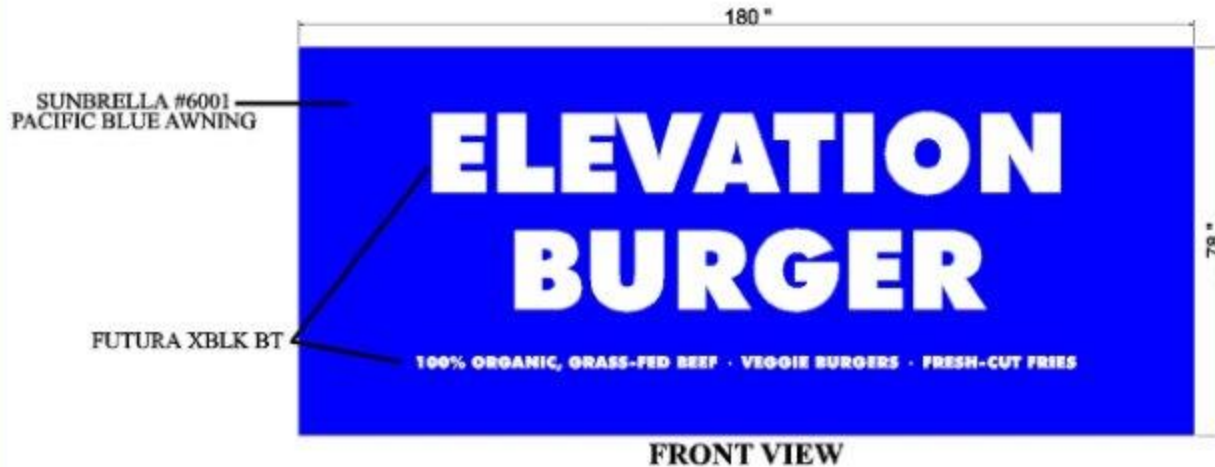


G-3322 Miller Road • Flint, Michigan 48507
 Phone: (810) 230-6445 Fax: (810) 496-2607
 E-mail: flint@signarama.com
 Website: www.signarama-flint.com

READY TO E-MAIL _____
 E-MAILED _____
 E-MAIL APPROVAL RECEIVED _____

Customer Approval

We cannot proceed without your approval!



This Design and Drawing submitted for your review and approval is the exclusive property of SIGN-A-RAMA. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole, by any individual inside or outside, without written consent of SIGN-A-RAMA.

Please check
spelling of
all verbage
on this proof.

The sizes are
noted on
design/mock-up.

Please remember
this drawing
is not to scale.

The colors on the
finished product may
vary slightly from
electronic proof.

By signing this proof,
you agree to the layout
and information below
unless specified.

Sign and fax to
810.496.2607 or
approve via e-mail to
flint@signarama.com

PLEASE NOTE:
We cannot accept
phone conversations
as confirmation for
artwork production.

G-3322 Miller Road • Flint, Michigan 48507
Phone: (810) 230-6445 Fax: (810) 496-2607
E-mail: flint@signarama.com
Website: www.signarama-flint.com

READY TO E-MAIL _____
 E-MAILED _____
 E-MAIL APPROVAL RECEIVED _____

Customer Approval

X



Neighbor of Elevation burger. We are going to install Elevation Burgers awning just like the picture above. The name of the restaurant is Taste Kitchen.