

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 112 West Liberty Street, Application Number HDC 16-032

DISTRICT: Main Street Historic District

REPORT DATE: April 14, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 11, 2016

	OWNER	APPLICANT
Name:	Adam Lowenstein	Mark Chalou Designs + R & B Walters
Address:	112 W. Liberty Street Ann Arbor, MI	3458 E. Pineview Drive Dexter, MI 48130
Phone:		(734)320-1215

BACKGROUND: This three-story brick Italianate commercial building features double-hung four-over-four windows and round and segmented arches over the windows. It is part of a matching six-storefront row with 114, 116, 118, 120, and 122 West Liberty. The row was built by Adam and Anton Schaeberle beginning in 1866. 112 was remodeled to match the other five in the row in 1883. 112's original occupant was Charles Binder's Saloon in 1866 (see photo at end of report), which was referred to in City Directories also as #4 and #6 West Liberty. Mr. Binder lived upstairs.

LOCATION: The site is located on the north side of West Liberty between South Ashley and South Main Streets.

APPLICATION: The applicant seeks HDC approval install a new double-sided, 7.3 square foot projecting sign with antique yellow gold neon lighting. The sign will be affixed via a bracket into the existing masonry of the structure.

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:

Design Guidelines for Signs

Appropriate: Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

Installing signage that is lit from external light fixtures above or below the sign.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS

1. The proposed sign is a 30” diameter circle with a 35” wide banner across the bottom. The sign, with mounting bracket, projects 41” from the face of the building. It will be illuminated with “antique yellow gold neon” around the circumference of the sign and within the “AB” lettering (which stands for Alley Bar).
2. The sign is proposed at an appropriate height and is a size compatible with the historic structure and neighboring structures and two other nearby pedestrian-scaled signs (at Pacific Rim and Grange). The business currently has no signage.
3. The design and scale of the proposed projecting sign are appropriate, and the sign is compatible with the historic building and surrounding structures.

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 Historic District Commission issue a certificate of appropriateness for the

application at 112 W. Liberty Street, a contributing property in the Main Street Historic District, to install a projecting sign with neon illumination as proposed, on the condition that the sign is mounted into masonry joints, not through masonry units. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for 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 Historic District Commission issue a Certificate of Appropriateness for the work at 112 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

112 West Liberty Street c.1885





3.16.16

HDC 16-032
3/15

City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property: <u>112 WEST LIBERTY ST</u>	
Historic District: <u>YES</u>	
Name of Property Owner (If different than the applicant): <u>ADAM LOWENSTEIN</u>	
Address of Property Owner: <u>112 WEST LIBERTY ST</u>	
Daytime Phone and E-mail of Property Owner: <u>ALOWENST1@GMAIL.COM</u>	
Signature of Property Owner: <u>Adam Lowenstein</u> Date: <u>3/12/16</u>	
Section 2: Applicant Information	
Name of Applicant: <u>MARK CHAROU CHAROU DESIGNS - R+B Walters</u>	
Address of Applicant: <u>3458 E. PINEVIEW DR DEXTER MI 48130</u>	
Daytime Phone: <u>(734) 320 1215</u> Fax: <u>() NA</u>	
E-mail: <u>CHAROUDDESIGNS@ATT.NET</u>	
Applicant's Relationship to Property: <u>owner</u> architect <input checked="" type="checkbox"/> contactor <input type="checkbox"/> other <input type="checkbox"/>	
Signature of applicant: <u>[Signature]</u> Date: _____	
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> 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: _____	

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

1. Provide a brief summary of proposed changes. ADD NEW SMALL ANTIQUE TYPE (SEE ATTACHED PICTURE)

2. Provide a description of existing conditions. SEE ATTACHED PICTURE

3. What are the reasons for the proposed changes? TO IDENTIFY BUSINESS NO CURRENT SIGN

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
① LAYOUT OF NEW SIGN ② LOCATION OF NEW SIGN ③ PICTURES OF EXISTING BUILDING (NO SIGN)

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: _____

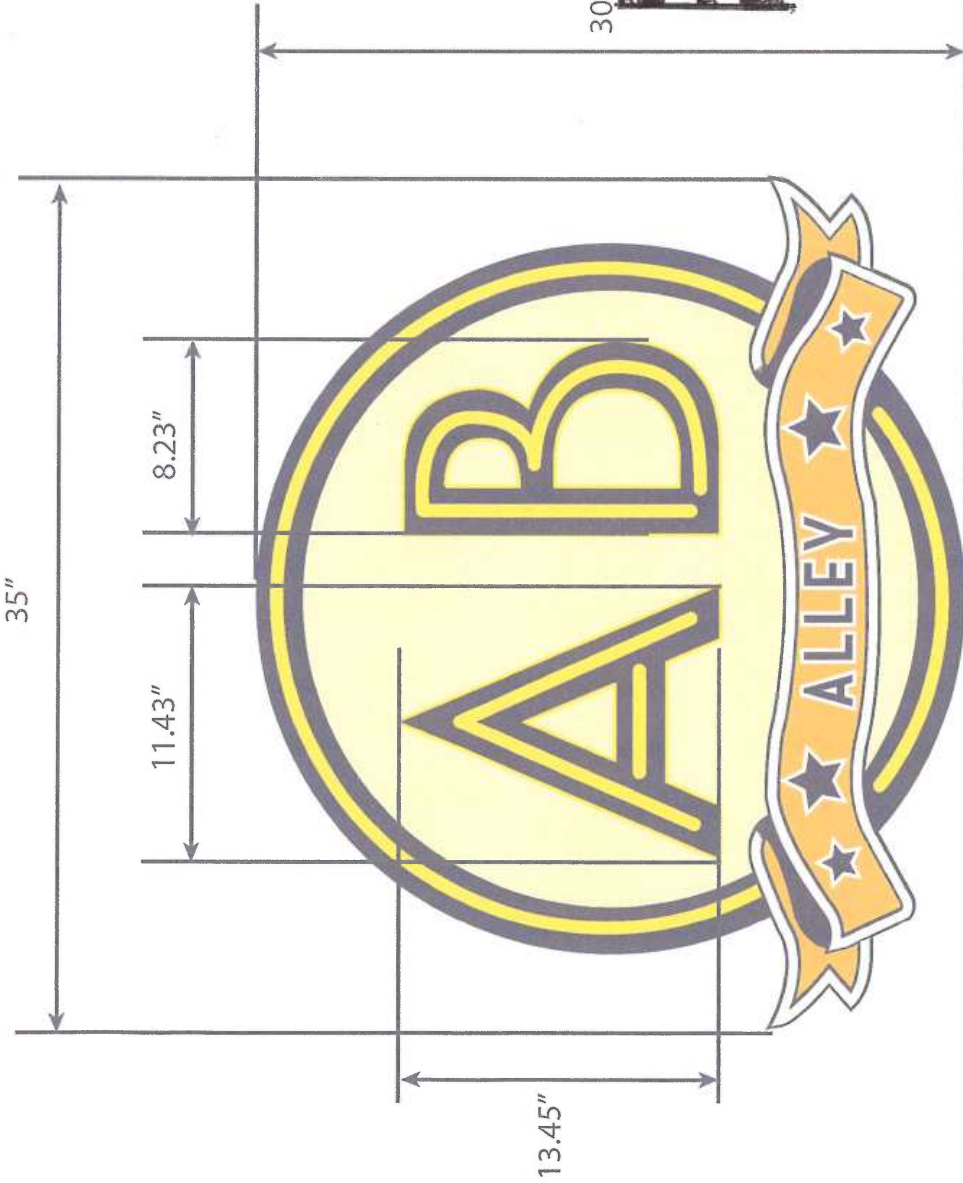
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

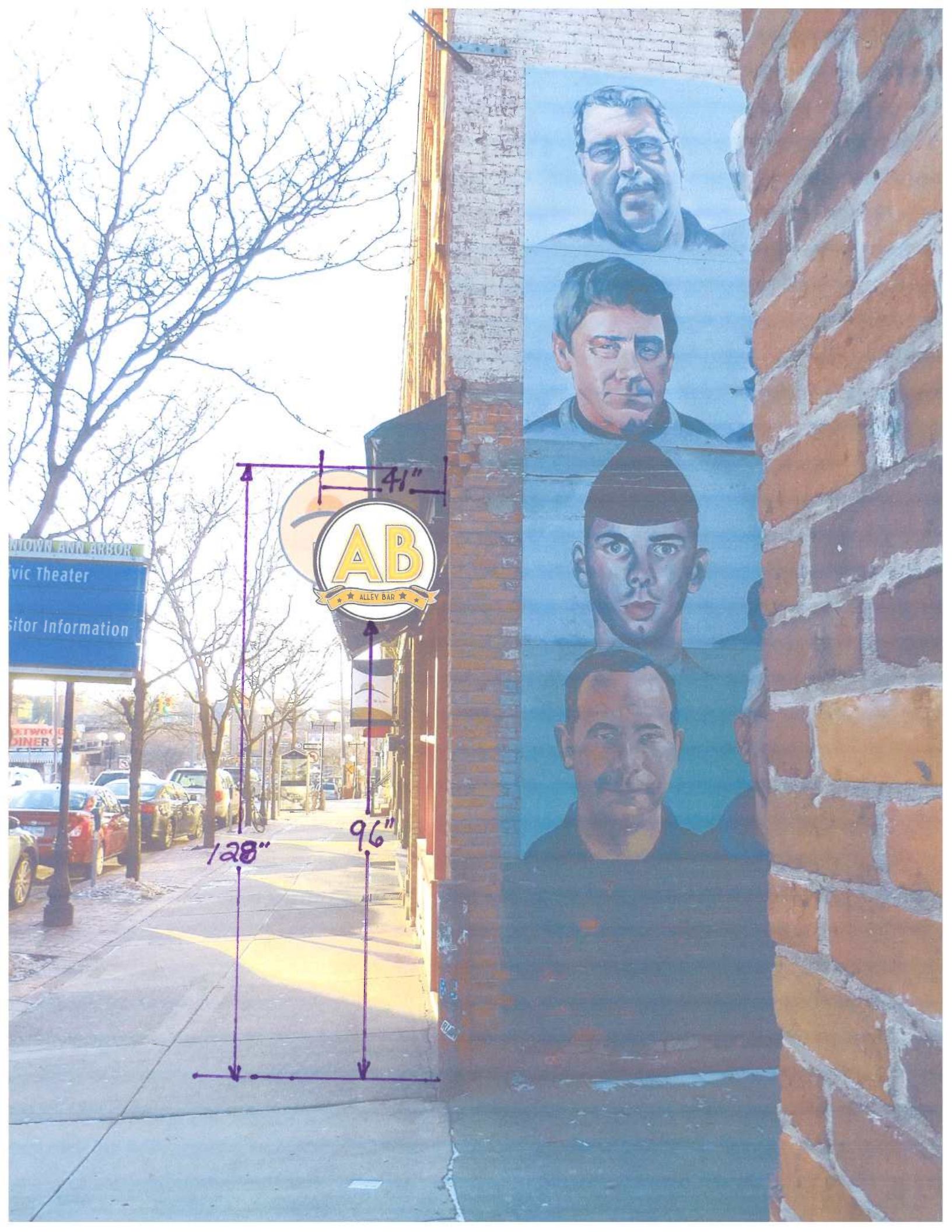
DOUBLE SIDED SIGN

ANTIQUY YELLOW GOLD,
NEON



SIGN BRACKET

30"



AB
ALLEY BAR

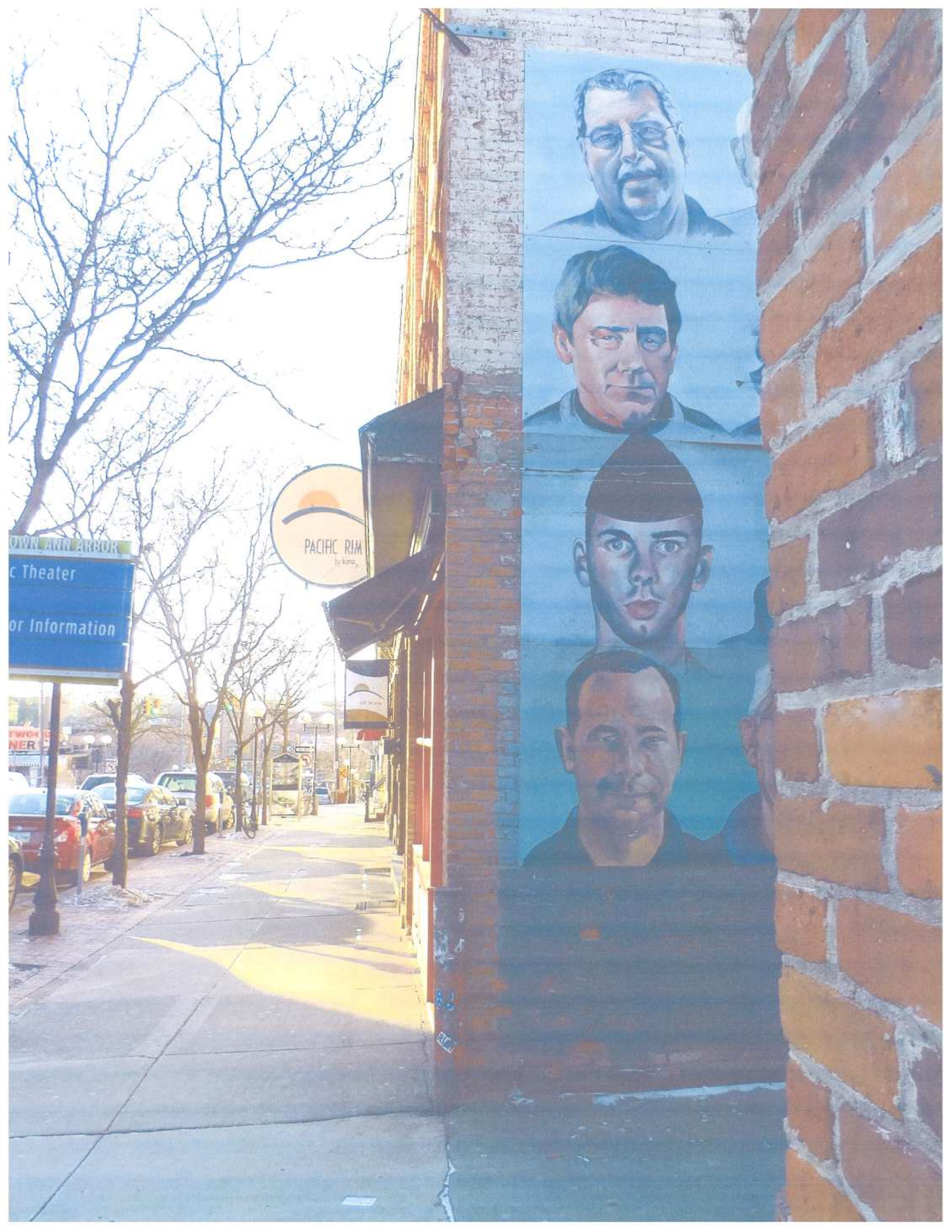
41"

128"

96"

TOWN ANN ARBOR
Civic Theater
Visitor Information

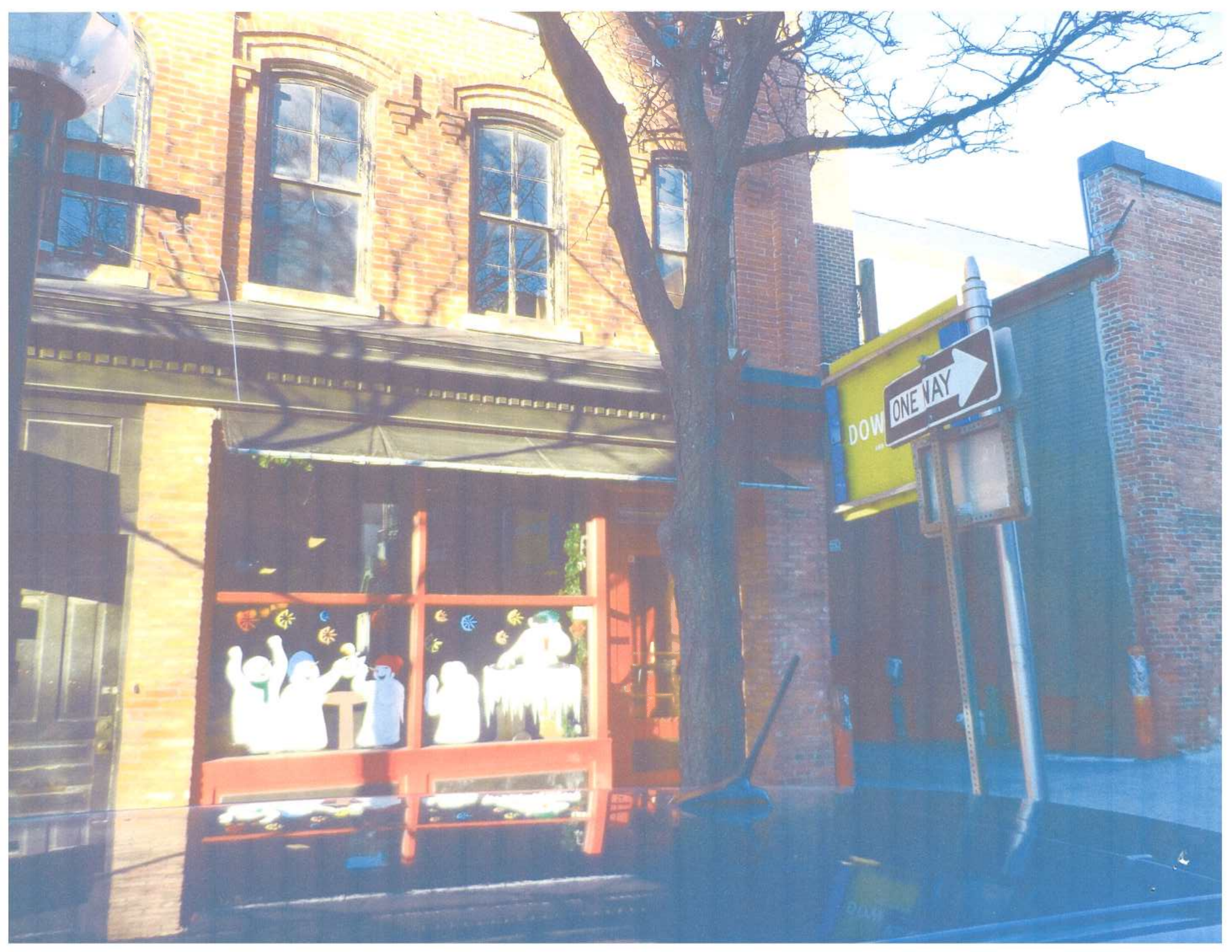
NETWOOD
DINER



TOWN ANN ARBOR
Theater
or Information

PACIFIC RIM
by kino

TWO
NER



ONE WAY

DOW