

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 318 West Liberty Street, Application Number HDC17-218

DISTRICT: Old West Side Historic District

REPORT DATE: November 16, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, November 13, 2017

	OWNER	APPLICANT
Name:	318 W Liberty, LLC	Image 360 - Brighton
Address:	318 W Liberty Ann Arbor, MI 48103	2150 Pless Dr Brighton, MI 48114
Phone:	(314) 210-2471	(810) 225-4667

BACKGROUND: This infill building, called The Mark, was approved by the HDC and constructed in 2014.

LOCATION: The site is on the north side of West Liberty Street, between South First and Second Streets.

APPLICATION: The applicant seeks HDC approval to add an 11 square foot address sign on the front elevation of the building.

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.

From the Ann Arbor Historic District Design Guidelines:

Signs

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



Appropriate: Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS:

1. The sign consists of three lines of individual pin-mounted aluminum letters that say The Mark, 318, and W. Liberty on the front façade between the first and second floor windows. Per the sign permit application, the sign is 49” wide and 33” tall.
2. Locating the building’s address on the front of the structure is appropriate. To meet the City of Ann Arbor Design Guidelines for Signs, the letters must be mounted in masonry joints, not through masonry units. The suggested motion is conditioned upon this.
3. Staff believes that the size, materials, and general appearance of the sign is appropriate and compatible with the modern structure and does not detract or negatively affect any historic structures on the street or in the Old West Side Historic District.

POSSIBLE MOTIONS: (Note that the motions are 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 Commission issue a certificate of appropriateness for the application at 318 West Liberty Street, a contributing property in the Old West Side Historic District, to install a 49” by 33” address sign on the following condition: that the sign is mounted through masonry joints, not masonry units. The work as conditioned 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 signs and *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9.

ATTACHMENTS: application, photo, drawing.

318 W. Liberty, October 2016 (photo courtesy Google Streetview)



16N17-0102



HISTORIC DISTRICT COMMISSION

PLANNING DEPARTMENT

City Hall: 301 E. Huron St. Ann Arbor, MI 48107-6120
Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
Phone: 734.794.6263 ext. 0 www.planning@ci2gov.org
Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY
Approved HDC Applications Expire Three (3) Years After Date Submitted

OFFICE USE ONLY	
Permit Number	HDC# <u>17-218</u>
DATE STAMP	
CITY OF ANN ARBOR RECEIVED OCT 17 2017	

PROPERTY LOCATION/OWNER INFORMATION			PLANNING & DEVELOPMENT SERVICES	
NAME OF PROPERTY OWNER Paul Newhouse <u>Paul Newhouse</u>			HISTORIC DISTRICT	
PROPERTY ADDRESS <u>318 W. Liberty</u>			CITY <u>Ann Arbor</u>	
ZIP CODE <u>48107</u>	DAYTIME PHONE NUMBER <u>(314) 210-2471</u>	EMAIL ADDRESS <u>pnewh@gmail.com</u>		
PROPERTY OWNER'S ADDRESS <u>318 W. Liberty</u>				
PROPERTY OWNER'S SIGNATURE				
<u>Paul Newhouse</u>			<u>Paul Newhouse</u>	

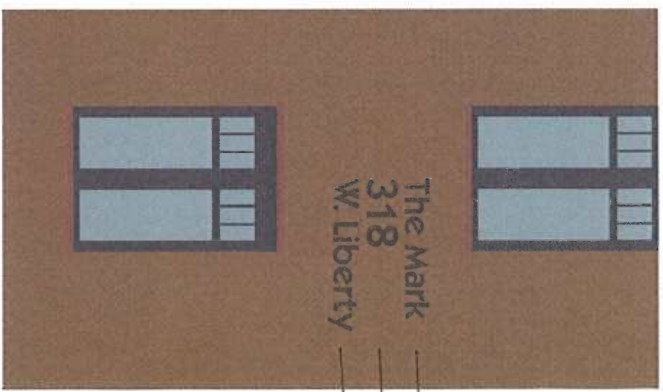
APPLICANT INFORMATION				
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Nathan Bertan</u>				
ADDRESS OF APPLICANT <u>2150 Pines Dr</u>				CITY <u>Brighton</u>
STATE <u>MI</u>	ZIP CODE <u>48114</u>	PHONE / CELL # <u>(810) 225-4667</u>	FAX No <u>()</u>	
EMAIL ADDRESS <u>nathan.bertan@Image360.com</u>				
APPLICANT'S SIGNATURE				
<u>Nathan Bertan</u>			<u>Nathan Bertan</u>	

BUILDING USE - CHECK ALL THAT APPLY				
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input 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)
<u>Stud Mounted Address and Building Name</u>



210" from the ground



The Mark
318
W. Liberty

8"
10"
8"

3/8" Thick
Flat Cut Aluminum Letters
w/ Stud Mount
Standard Paint Color
w/ Mounting Drill Template:
(.5" standoffs)



Customer: _____
 Company: _____
 Address: _____
 City: _____ State/ZIP: _____
 Phone: _____
 Fax: _____



Formerly Brighton Signs by Tomorrow
 2150 Pless Rd. Ste. 3A Brighton, Michigan 48114
 810-225-7446
signsbytomorrow.com/brighton

Scale: 0.775 Date: 10/4/2017
 Folder Location: T:\JOBS BY CUSTOMER
 File Name: _____

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