

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 120 W Liberty, Application Number HDC19-029

**DISTRICT:** Main Street Historic District

**REPORT DATE:** March 14, 2019

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

**REVIEW COMMITTEE DATE:** Monday, March 11, 2019

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Pawlicki Jerome & Innocentia Trust	Huron Sign Co
<b>Address:</b>	3300 Forshee Ln Dexter, MI 48130	663 Mansfield St Ypsilanti, MI 48197
<b>Phone:</b>	(734) 355-3964	(734) 483-5164

**BACKGROUND:** 120 West Liberty is part of the Adam and Anton Schaeberle Block built soon after the Civil War. The oldest buildings, from 1866, are the easternmost four. 120 and 122 were built successively in 1868 and 1870. City Directory listings indicate that these were both the homes and businesses of the city's solid middle class: boots and shoes, harnesses, flour and feed, and saloons. Adam Schaeberle himself is listed as the first occupant of 120 for his residence and his harness business.

Each of the six buildings in this Italianate commercial block is three stories tall and made of red brick. The windows are all double-hung (except those at 122) with the typical round arches on the top story and segmented arches on the second floor. Most of the original upper sash have been replaced – those at 120 are now one-over-one instead of the original four-over-four. The rear portion of 122 along Ashley is two-stories.

120 was the first real downtown rehabilitation project when Ned Duke opened Mr. Flood's Party in 1969. During the Mr. Flood's era the storefront windows were shortened and the rounded first floor cornice added, but the proportions and original iron columns remain intact. Jerry Pawlicki, owner of the Old Town next door, bought Mr. Flood's shortly before 1990 and reopened it as Pawley's Tavern. It has been home to the West End Grill since 1995.

In 1990, the HDC approved an application for three window awnings for Pawley's. There have been no applications for work to the exterior of the building since.

**LOCATION:** The site is on the north side of West Liberty Street, between South Ashley and South Main.

**APPLICATION:** The applicant seeks HDC approval to install a new double-sided, 36.5" x 17.4" projecting sign with spot lighting, on the brick column to the right of the storefront.

**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 lit from external light fixtures above or below the sign.

Placing signs to align with others along the commercial block face.

Installing signage that is subordinate to the overall building composition.

**STAFF FINDINGS:**

1. The proposed aluminum sign is 36.5" wide, 17.4" high and 4.5" thick, mounted on two arms of about 4". It is illuminated by two spot lights, one on each side, and the spotlight arm is decorative and resembles a bracket. It is mounted on a metal plate approximately 36" x 8", and the plate is attached to the brick through mortar joints.
2. The location is appropriate. It is scaled for pedestrians, and mounted at a height and location compatible with other small projecting signs nearby ("Grange" next door, then Pacific Rim and Alley Bar).
3. Staff believes the sign is appropriate and 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 120 West Liberty Street, a contributing property in the Main Street Historic District, to install a new 36.5" by 17.4" business sign, as proposed. 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 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 120 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.

120 W Liberty, 1975 (AADL Old News photo)



120 W Liberty, 2018 (courtesy Google Streetview)





# 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 [lhacher@a2gov.org](mailto:lhacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <b>PAWLICKI JEROME &amp; INNOCENTIA TRUST</b>		HISTORIC DISTRICT <b>Main Street</b>
PROPERTY ADDRESS <b>120 W Liberty</b>		CITY <b>ANN ARBOR</b>
ZIP CODE <b>48104</b>	DAYTIME PHONE NUMBER <b>(734) 355-3964</b>	EMAIL ADDRESS <b>cpawllicki@comcast.net</b>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <b>3300 FORSHEE LN Dexter, MI 48130</b>		CITY 
PROPERTY OWNER'S SIGNATURE <i>[Signature]</i>		DATE <b>2/20/19</b>

### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <b>Johnson Sign Co. d/b/a Huron Sign Co</b>			
ADDRESS OF APPLICANT <b>663 S Mansfield St</b>			CITY <b>Ypsilanti</b>
STATE <b>MI</b>	ZIP CODE <b>48197</b>	PHONE / CELL # <b>( 734 ) 483-2000</b>	FAX No <b>( 734 ) 483-5164</b>
EMAIL ADDRESS <b>kevinshort@johnson sign.com</b>			
APPLICANT'S SIGNATURE (if different from Property Owner) <i>[Signature]</i>			DATE <b>2/22/2019</b>

### 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 type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

We are fabricating and installing a new projecting wall sign.

The sign cabinet will be D/F, fabricated out of aluminum with routed aluminum faces and halo/edge lit letters and highlights. Penetrations for the anchors will be in the mortar joints

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:


For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



## HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	FEE
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](mailto: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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

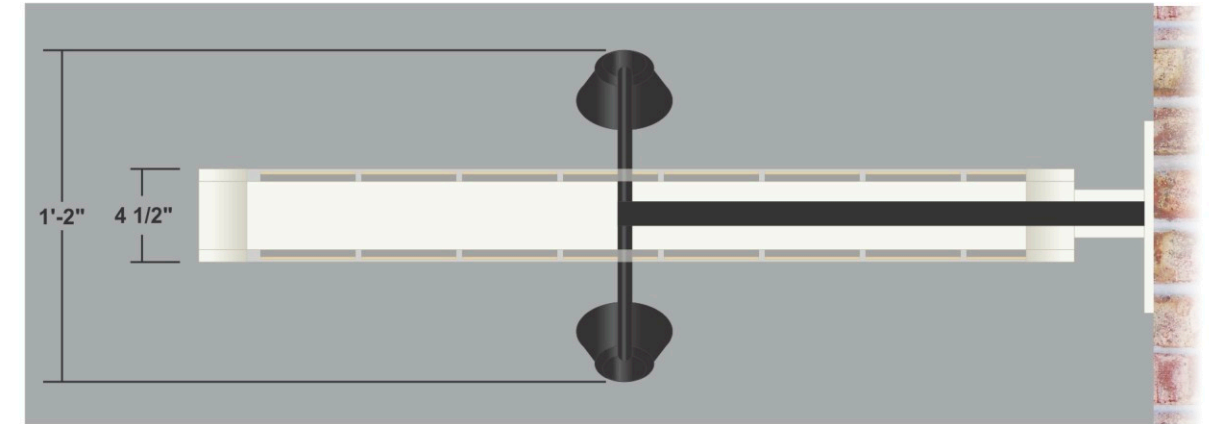


# Double Sided Projecting Sign



APPROXIMATE SIZE & LOCATION - 23' FACADE FRONTAGE

**SIGN DESCRIPTION:**  
 BUILD & INSTALL THIS NEW CUSTOM DIMENSIONAL ALUMINUM WALL SIGN WITH GRAPHICS THAT ARE 3/4" THICK WITH BRUSHED BRASS FACES. THE SIGN IS FITTED WITH TWO INTEGRATED DIRECT LIGHT FIXTURES AND ALUMINUM SCROLL BRACKET. THE SIGN IS ATTACHED TO WALL WITH A CONTOURED ALUMINUM WALL PLATE & MAST ARMS. THE WALL PLATE IS BOLTED TO THE WALL WITH (6) 5/16" X 4" EXPANSION BOLTS **ALIGNED TO MORTAR JOINTS.**



TOP VIEW



**4.4 SQFT**

SCALE 1 1/2" = 1'



**HURON SIGN CO.**

663 S. MANSFIELD  
 P.O. BOX 980423  
 YPSILANTI, MI 48198  
 PHONE 734-483-2000  
 1-800-783-0100  
 FAX 734-483-5164  
 www.huronsign.com

A Division of  
**Johnson Sign Co.**



TO MATCH FACADE  
 TBD



SATIN BLACK



HORIZONTAL GRAIN  
 BRUSHED BRASS



# OF SETS	1	RETURN DEPTH	8"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	WALL BRACKET	TRANSFORMER	N.A.	DATE	03/04/19
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	N/A
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	WST-END-030419-6
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	120 W Liberty St. Ann Arbor, MI 48104

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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