

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 112 W Liberty Street, Application Number HDC21-297

DISTRICT: Main Street Historic District

REPORT DATE: October 14, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: October 12, 2021

	OWNER	APPLICANT
Name:	WWSA, LLC	Ann Arbor Art Center
Address:	120 W Washington Ann Arbor, MI 48104	117 W Liberty Street Ann Arbor, MI 48104
Phone:	(734) 604-0977	(734) 994-8004

BACKGROUND: 112 W Liberty is a three-story brick Italianate commercial building featuring 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 W 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 the Charles Binder Saloon in 1866 (see photo at end of report).

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

APPLICATION: The applicant seeks HDC approval to install colorful aluminum bars on the east (alley) elevation of 112 W Liberty as part of a one-year public art installation.

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.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Masonry

Recommended: Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

Not Recommended: Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

From the Ann Arbor Historic District Design Guidelines:

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.

STAFF FINDINGS:

1. This application is for a public art installation called Urban-fetti on the east elevation of 112 West Liberty (Alley Bar) and on the ground in the alley between 112 West Liberty and 226 South Main Street (Pretzel Bell). The project consists of powder-coated aluminum bars that will be "CNC-milled and bent to create an integrated mounting bracket for installation with basic fasteners" in mortar joints. When the installation is removed, the application states that the mortar joints will be tuckpointed. The colored bars on the ground are foil-based decals that are slip resistant and suited for outdoor installation. They are designed to last one year. Signatures were provided from 112 W Liberty property owner and the City of Ann Arbor, which owns the alley.
2. This alley elevation is the former location of a panelized mural that was inappropriately installed through bricks in addition to mortar joints. On the Review Committee site visit the wall will be assessed. Staff recommends that if this project is installed and removed all mortar joints be repaired at the time of removal, not just the ones from this project.

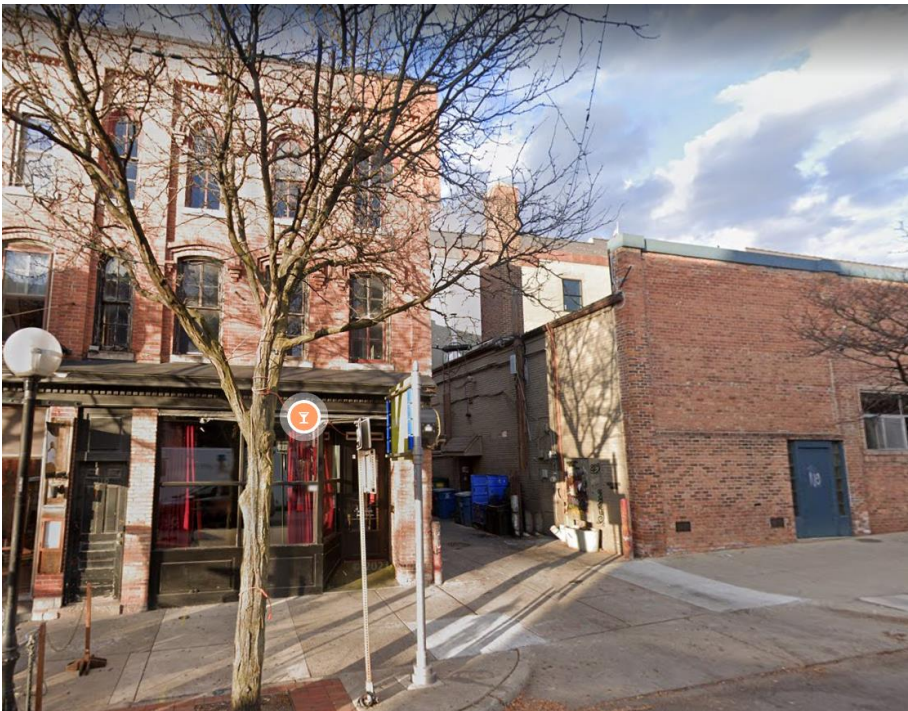
3. Speaking generally, if properly installed, the Urban-fetti installation will be easily removable and leave the integrity of the buildings unimpaired after the mortar joints are repaired. The project will add interest to the neighborhood and liven up an otherwise utilitarian alley.
4. Some important details are lacking in the application. The area of installation is shown on a building across the street, not on 112 West Liberty. While similar, the drawing needs to reflect the extent of the installation on this building. Also, the design of the aluminum bars and method of installation has not been provided.
5. Staff believes the work is conceptually approveable and has conditioned the motion upon the applicant submitting installation details to be reviewed by the officers of the HDC. If the Commission is uncomfortable with this approach, the application will either need to be approved without conditions, denied (because there is no November HDC meeting and the 60-day limit will be reached), or postponed to December 9 with the applicant's permission.

POSSIBLE MOTION: (Note that the motion supports staff findings and 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 Commission issue a certificate of appropriateness for the application at 112 West Liberty Street, a contributing property in the Main Street Historic District, to install colorful aluminum bars on the east (alley) elevation that are mounted through mortar joints, not masonry units, on the east wall of the building on the following conditions: that final installation details are submitted and approved by the officers of the HDC before the project is installed, and that the project is removed and all mortar joints within the vicinity of the project are repaired within 13 months of installation. As conditioned, the proposed work is 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 10, and the guidelines for building sites and masonry, and the *Ann Arbor Historic District Design Guidelines*.

ATTACHMENTS: application, project information

112 W Liberty, November 2020 (courtesy Google Street View)



Charles Binder's Saloon with Northern Brewery Beer Wagon at 112 W Liberty, c.1880-1890
(courtesy Sam Sturgis Photograph Collection)





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

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP _____	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER 24 Liberty LLC - Robben Schulz		HISTORIC DISTRICT Main Street	
PROPERTY ADDRESS 112 & 114 W. Liberty		CITY ANN ARBOR	
ZIPCODE 48104	DAYTIME PHONE NUMBER (734) 845-0005	EMAIL ADDRESS Robben.Schulz@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 573 Dellwood Dr Ann Arbor MI		CITY Ann Arbor	STATE, ZIP MI 48104

PROPERTY OWNER'S SIGNATURE

SIGN HERE		PRINT NAME	Robben Schulz	DATE	9/23/2021
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Ann Arbor Art Center			
ADDRESS OF APPLICANT 117 W Liberty Street			CITY Ann Arbor
STATE Michigan	ZIPCODE 48104	PHONE / CELL # (734) 994-8004	FAX No ()
EMAIL ADDRESS mklopf@annarborartcenter.org			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE		PRINT NAME	x Marie E. Klopff	DATE	9/24/21
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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
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PROPOSED WORK

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

SEE ATTACHED.

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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



General Notes

This public art project is anticipated to be temporary and last for the duration of one year. All anchors will be masonry-appropriate anchors, to be signed off by a structural engineer, and will be placed within the mortar bed of the existing wall. They will be removed after the project duration and repaired by tuck pointing after de-installation.

Urban-Fetti Project Statement

Urban-fetti is a temporary installation that will transform the alleyways of Ann Arbor with colorful bursts of confetti-like elements that playfully occupy the neighborhood's pavement and building facades. By adding an element of surprise and joy to the urban environment, it will inspire wonder and uplift the spirits of residents and visitors alike. The installation is designed to appear random at first, but is in fact installed and orchestrated using a precise pattern. It can be adapted to suit several conditions and potential sites. Furthermore, it engages both the ground plane and vertical surfaces of buildings to create an immersive environment that will draw pedestrians through alleyways to discover exciting works of art. Urban-fetti is meant to provide a joyful experience that will add to the cultural vibrancy of downtown Ann Arbor!

Statement of constructibility

Two simple materials will be used for the installation. The first is a foil-based decal, which is typically used for commercial applications, but is ideal for temporary public art. Decals last one year and are slip resistant, impervious to water and temperature changes, can be installed without specialized tools, and work on smooth or uneven surfaces. The second material is powder-coated aluminum for the vertical portion of the installation. Each shape will be CNC-milled and bent to create an integrated mounting bracket for installation with basic fasteners.