

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 203 East Washington Street, Application Number HDC17-098**DISTRICT:** Main Street Historic District**REPORT DATE:** June 8, 2017**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, June 5, 2017**OWNER****APPLICANT****Name:** Washington/Fourth Condo Assoc.**Address:** 6255 Ledgeway
West Bloomfield, MI 48552**Phone:**

BACKGROUND: This two-story Queen Anne commercial building was built in 1893 and originally had a finial on the corner turret with a cow on it advertising the Hoelzle Meat Market. It was the home of Harry's Army Surplus for many years, then in 1990 Metzger's expanded into the space from #203 next door. In 1999 Metzger's closed, and the space was used for several different restaurant/bars, recently the Arena and then the Curtain Call.

LOCATION: The site is located at the northeast corner of East Washington Street and North Fourth Avenue.

APPLICATION: The applicant seeks HDC approval to install 12 LED accent lights on the six windows along each building façade. Each would provide a narrow band of light flanking the windows along the first floor. The applicant also seeks approval to paint a 187 square foot logo directly on the brick along the Fourth Avenue façade, near the corner. New awnings are being proposed for ground level windows, which are black in color, with some featuring the business name along the valance. The storefront at 203 would have the modern wood shingles removed and the original steel beam exposed, and an awning installed at the same height as the awning on 201 immediately west. Finally, a wall sign and two projecting signs are proposed, one projecting from the second floor facing East Washington and an additional sign projecting over the entry door at the corner of the building.

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.

- (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:

Lighting

Appropriate: Attaching light fixtures so historic fabric is not damaged or destroyed.

When installing a new fixture where there is no historic light fixture, using a fixture that is inconspicuous or complements the style and character of the resource.

When introducing new site and street lighting using fixtures that are compatible with the scale and historic character of the district.

Not Appropriate: Introducing flood lighting on front or side building faces. All floodlights should have shields and be aimed down.

Cutting through character-defining features to install lighting.

Illuminating building facades in residential areas with harsh floodlights.

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 Ann Arbor Historic District Design Guidelines address floodlights, but not smaller, controlled areas of light. Several downtown buildings in this area have similar types of controlled façade lighting, including the Glazier Building and 110 South Main (occupied by Vinology). An application for uplighting at 209 South Main was approved several years ago (for Vellum restaurant) and after installation the HDC (at that time) considered the lighting too strong for the district.
2. Staff feels that the lighting is more unusual than lighting used strictly to emphasize architectural features of the building, but that its contained area within windows could add interest and positively accentuate this very historic downtown building. The lighting along

the cornice is dependant on the extrusion and its attachment to the building, as well as light levels. The petitioner will bring samples of the extrusion lights to the HDC meeting. Staff does not feel that approval of this application would set a precedent for downtown lighting since every application and situation is considered separately.

3. The placement of the sign on the corner is appropriate. The arrangement is unusual, with the curved face and dog head behind, but the size is relatively small and it fits within the sign band over the front door. If approved, staff would not consider this sign precedent setting for future staff approvals of projecting signs on this building (unless otherwise directed by the Commission).
4. The design and scale of the proposed blade sign are appropriate, and the sign is compatible with the historic building and surrounding structures. It replaces an "Arena" sign of similar proportions.
5. The awnings are compatible with the building, set within the window openings, and correctly proportioned. Removing the wood shingles to reveal the steel beam is appropriate. Once the shingles are off, staff will work with the contractor to determine the best course of action – restoration of what is found underneath, or infill with a compatible material. Based on old photos, staff thinks it is unlikely that a transom window will be found under the wood shingles.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 203 East Washington in the Main Street Historic District to install 12 LED accent lights, on the condition that all installation and new penetrations for hookup are done through mortar joints, not masonry units or stone, and to install new business signs and awnings as proposed. As conditioned, the work 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 lighting, 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 203 East Washington 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, photos of proposed installations

203 E. Washington Circa 2007



Haymaker Exterior Renovations 203 East Washington



LED lights within powdercoated aluminum extrusion up lights brick detail. No glare. Low voltage power brought from inside, no surface conduit

New Awnings

LED lights behind powdercoated aluminum extrusion will light the window trim, no glare. Lights on dimmer.

LED lights within powdercoated aluminum extrusion light lower bricks and sidewalk. No glare. Low voltage power brought from inside, no surface conduit

Logo painted directly on brick
Total Signage: 187 Sq ft, 7 message units

Haymaker Exterior Renovations 203 East Washington



Remove cedar shakes and restore / match old details

second story sign



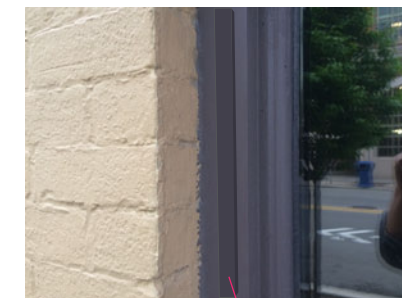
Match soffit mass and detail

Expose original steel beam

Match horizontal beam and awning height of next door



LED window detail



extrusion painted trim color

Plan View

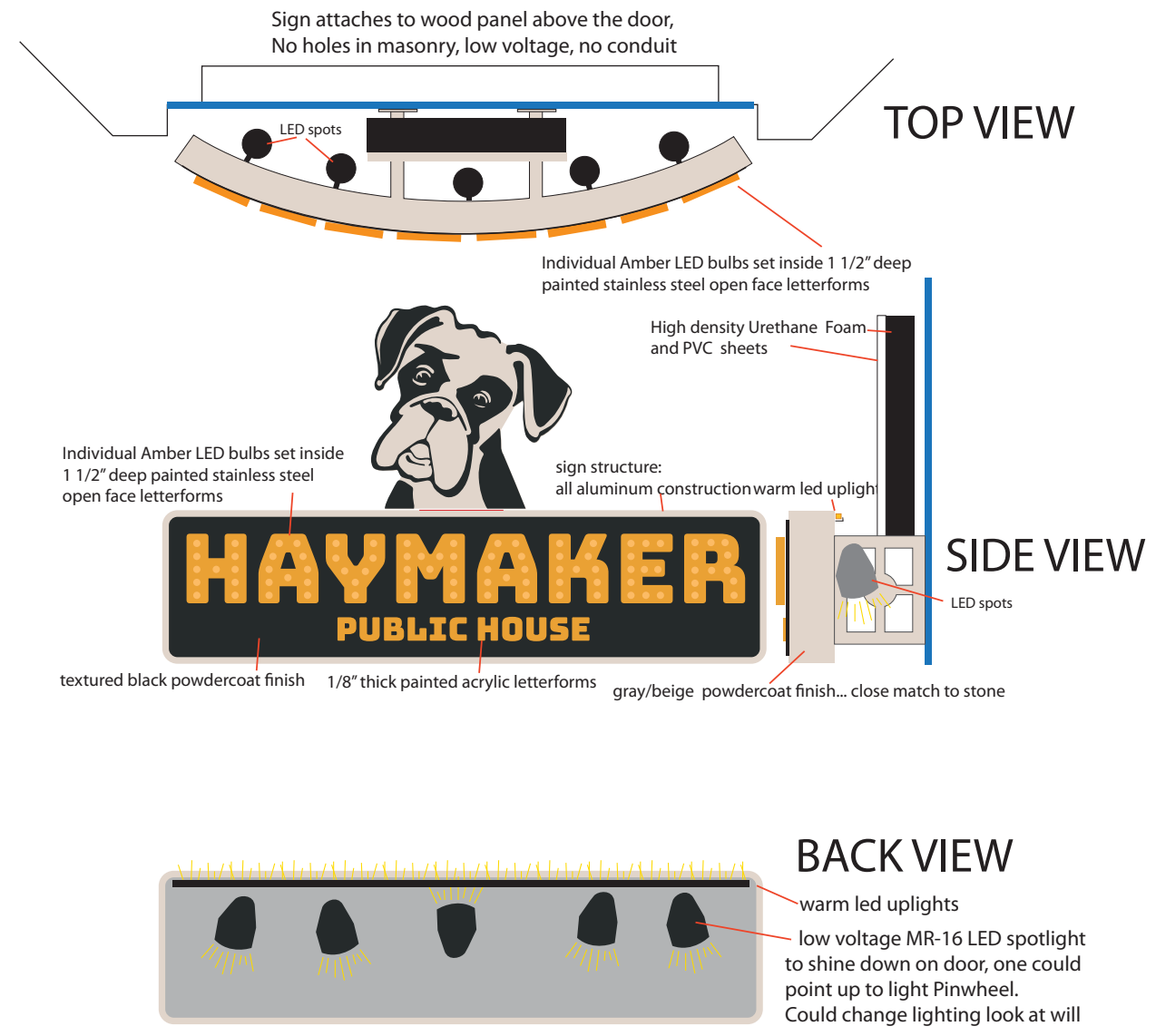


3000K LEDs

low voltage supplied through wood trim
no conduit

Haymaker Exterior Renovations 203 East Washington

Front Door Sign



2nd Floor Sign

NOTE: Fabricator will match openface letterform construction of door sign if approved by Historic Commission...

- Qty: 1 - LED Illuminated Cabinet with 1" Push Thru Acrylic Copy
- Digitally Printed Non-Illuminated Vinyl Border
- 090 Aluminum Cabinet
- 1" 7328 White Acrylic w/ Digitally Printed Vinyl Graphics
- Sylvania BOX LED PLUS Modules

