

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 200 East Washington Street, Application Number HDC14-027

DISTRICT: Main Street Historic District

REPORT DATE: March 13, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 10, 2014

OWNER	APPLICANT
Name: Cameron Holdings, LLC	Same
Address: 4121 Okemos Rd, Suite 17 Okemos, MI 48864	
Phone: (517) 351-5400	

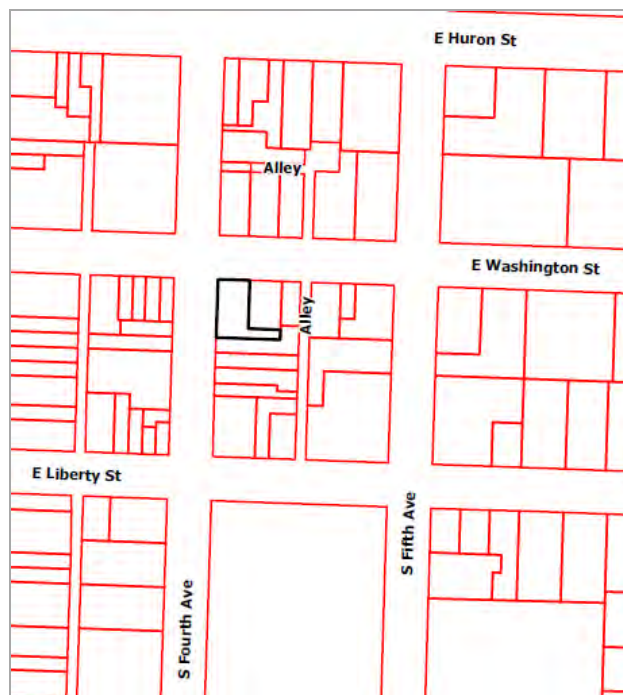
BACKGROUND: 200-202 East Washington was constructed as the Ypsi-Ann Building in 1927-28 and first occupied in 1928. The Betty Shop at 200 East Washington is prominently displayed in the 1928 City Directory. This seven-story commercial vernacular was designed by Ralph S. Gerganoff, a prolific Ypsilanti architect who designed several Ann Arbor commercial buildings, such as the Beer Depot (before it was altered almost beyond recognition), the elegant art-deco Kingsley Apartments, and St. Nicholas Greek Orthodox Church on North Main (recently demolished). The building features red tapestry brick on floors two through seven, and stone on the first floor and cornice. The architect's signature inset limestone diamonds are prominent. At some point the building became known as the Wolverine Building, and in the 1980s, the upper story windows and the East Washington Street fixed canopy were replaced and the building was renamed Washington Square.

LOCATION: The site is located on the southeast corner of East Washington and South Fourth.

APPLICATION: The applicant seeks HDC approval to replace the storefront glazing, framing, and kickplates (which are windows into the basement, some of which still function as such) with an aluminum storefront system with 2" wide by 6" deep frames and an aluminum panel in place of the current beam dividing the transoms from the display windows.

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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Storefronts

Recommended: Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind--or with compatible substitute materials--of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

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

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Removing a storefront that is un-repairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

From the Ann Arbor Historic District Design Guidelines:

Storefronts

Appropriate: Protecting, maintaining and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures using recognized preservation methods

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as reinforcement of historic materials, cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Repairing storefronts as needed, which may include replacing parts that are deteriorated beyond repair or that are missing with matching or compatible substitute materials. Missing parts must be appropriately documented.

Replacing an entire storefront when repair is not possible.

Not Appropriate: Installing a new storefront that is incompatible in size and material with the historic building and district.

Removing or radically changing storefronts and their features which are important in defining the overall historic character of the building so that the character is diminished.

STAFF FINDINGS

1. Based on the style and appearance of its components, the existing storefront is believed to be from the period of significance (pre-1943) for the Main Street Historic District. It features plate glass set in steel, with a metal trim piece surrounding the edges. Some of the windows are divided by 2" steel muntins, but others are a single pane. Below the glazing is a wood kickplate (or bulkhead) made up of decorative panels with windows into the basement. Some of the windows still exist and function as windows, some have been painted over, and some have been boarded up. Staff has not been able to find any early photographs of this building, though renderings from around the time it was built in 1928 show a similar window arrangement, and transoms with eight lights instead of two, but a different arrangement of doors. It is not known whether the renderings were of the building as proposed, or as constructed.
2. Staff is pleased to report that the new owner of the building is undertaking expensive deferred maintenance not addressed by the previous owner, such as re-pointing the entire building and repairing the aging elevators .

3. Parts of the metal window framing have rusted away completely. The building manager told staff that the wood beams dividing the windows from the transoms are also heavily deteriorated. The wood kickplates, which rest on a limestone base, have shifted as a result of construction in the street, and show some signs of visible deterioration.
4. On East Washington, the east window has two large display panes, with six small windows in the kickplate. The west window is one large piece of glass with four windows in the kickplate. In the corner entry on either side is a single pane of glass plus one kickplate window. On South Fourth, the north window is one piece of glass with five windows in the kickplate, and the south window is four panes of glass with seven kickplate windows. All of the transoms contain two panes of equal size. At this time, the storefront containing Sottini's and Pura Vida salon are not proposed to be replaced, though the intent is to come back to the HDC for their approval at a later date. All of the windows have awning gutters (or hoods) that appear in the early renderings of the building.
5. The application proposes to install a new aluminum window system with 2" frames. The two larger windows would be divided into three panes, and the inner windows (next to the corner door) would be divided into two panes. Each window's transoms would be divided into three parts instead of two. The wood beams and awning gutters that currently divide the transoms from the display windows are proposed to be removed. A metal panel of the same width is proposed to simulate the beam. The wood kickplate is proposed to be removed and the drawings submitted show aluminum infill. The building manager has proposed to replicate the kickplate in Azek and apply it to the new aluminum frame, though drawings have not been provided.
6. The division of the windows into three panes, as shown on the drawings, is not appropriate. Each storefront bay is flanked by heavy stone columns which continue up the side of the building as even heavier brick columns. The middle of each bay, and every transom, aligns with a more slender brick column above. This vertical element needs to be retained in the new windows. That means either a single sheet of glass or a sheet with one centered division is appropriate for the two larger display windows, and a single pane for the smaller ones closer to the door. The transoms should remain in two equal sections.
7. The use of a 2" aluminum window system instead of the current steel is appropriate if the divisions above are applied. The use of insulated glass instead of a single sheet of plate glass is appropriate. The use of an aluminum panel to cover the header beam may be appropriate, but a sample must be reviewed by the commission to ensure that it replicates the appearance of the original.
8. The complete loss of the wood kickplate and its detailing is not appropriate. The kickplate is important in defining the overall historic character of the building. Replicating it in Azek or a similar material might be appropriate, since hardwood installed today won't last nearly as long as this wood from 90 years ago. A sample window panel constructed of the material will be necessary for the HDC to review. Matching the detailing of the kickplate includes matching not only the dimensions, but the number of panels currently below each storefront. While staff would prefer to see glass restored in each panel, it may be acceptable to use a solid panel, but this must be reviewed by the HDC.
9. It is staff's opinion that the application does not meet the *Ann Arbor Historic District*

Design Guidelines and the *SOI Standards and Guidelines*. In order to meet all three, staff believes the following changes to the application would be necessary:

- a. The transoms must be two panes of glass of equal size.
- b. The two larger, outer display windows must be two equally sized panes of glass, or one single pane.
- c. The two inner display windows closest to the door must be a single pane of glass.
- d. The entire kickplate must be restored, or if the wood is deteriorated beyond repair, its appearance from the exterior of the building must be replicated.
- e. All glazing and framing must match the inset of the current glazing and framing on the exterior of the building.

Material changes to the kickplate (from wood to Azek) and kickplate windows (from glass to wood or Azek) must be added to the motion below, if the HDC finds them appropriate.

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 220 South Main Street, a contributing property in the Main Street Historic District, to replace the storefront glazing and framing under the following conditions:

- a. The transoms must be two panes of glass of equal size.
- b. The east display window on East Washington and the south display window on South Fourth must be two equally sized panes of glass, or one single pane.
- c. The west display window on East Washington and the north display window on South Fourth must be a single pane of glass.
- d. The entire kickplate must be restored, or if the wood is deteriorated beyond repair, its appearance from the exterior of the building must be replicated.
- e. All glazing and framing must match the inset of the current glazing and framing on the exterior of the building.

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* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 5, and 6, and both sets of guidelines for storefronts.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 200 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, drawings

200-202 East Washington Street (photo courtesy of Jim Rees, 2006, www.Flickr.com)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
100 North Fifth Avenue 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>200 E Washington</u>	
Historic District: <u>Main Street Historic District</u>	
Name of Property Owner (if different than the applicant): _____	
Address of Property Owner: <u>4121 Okemos Road, Suite 17</u>	
Daytime Phone and E-mail of Property Owner: <u>(517) 351-5400</u>	
Signature of Property Owner: <u>[Signature]</u> Date: <u>2-26-14</u> <u>Jan Evans</u>	
Section 2: Applicant Information	
Name of Applicant: <u>Cameron Holdings, LLC</u>	
Address of Applicant: <u>4121 Okemos Road, Suite 17 Okemos, 48864</u>	
Daytime Phone: <u>(517) 351-5400</u> Fax: <u>(517) 347-4048</u>	
E-mail: <u>janevans@cameronholding.net</u>	
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
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: <u>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. Please see attached

2. Provide a description of existing conditions. Please see attached

3. What are the reasons for the proposed changes? Please see attached

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Please see attached

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

Please see attached

STAFF USE ONLY

Date Submitted: 2/28-2014 Application to _____ Staff or _____ HDC

Project No.: HDC 14-027 Fee Paid: 500⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 3/13-2014

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

1. Provide a brief summary of proposed changes.

Replace existing windows and support structures, (which are not original), with Tubelite 14650 Series Deep Flush Glaze, dark bronze anodized with clear insulating glass (double or triple paned glass). These new 4-sectioned windows will better match the two sets of 2-sectioned windows in the building on floors 2 through 7, and will match the existing doors on the three retail spaces on Washington & Fourth Streets, (which are not original, either).

We are proposing the 4-sectioned window because we believe that gives us the greatest structural stability (using the double or triple pane glass will need more support than single pane glass) and will complement the existing windows on the upper floors. However, we are open to a 3-sectioned design in a worse case scenario.

2. Provide a description of existing conditions.

Existing windows are large 8' X 10' Plate Glass Windows, in a 2" x 6" wooden base structure which sits on a limestone base. There is rusted steel, glass stops between panes, outer edges and, top edges. Wooden structure is breaking down and the western set of windows exists in a dangerous condition.

3. What are the reasons for the proposed changes?

The current windows are no longer serviceable, are not insulated and, dangerous conditions exist (in that the unstable structure could result in the glass breaking, smashing onto the sidewalks and any pedestrians in that area at the time). The structure is obsolete.

The proposed 4-sectioned windows will be more secure in their framing- therefore safer; will be more energy efficient and, will enhance the appearance of the building.

Our goal is to increase the energy efficiency of the windows, secure the structure of the windows while preserving the integrity and beauty of the building, with one word, sustainability.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Tenants are requesting upgrades of window structure to enhance their commercial retail space and ensure their customer's safety (large plate glass), which will reduce their liability.

5. Attach photographs of the existing property, including at least one general photo and photos of proposed work.

The attached photos show the structural damage and instability of 200 Washington as well as examples of other buildings in the area that have multi-paned updated windows and doors that enhance and compliment the beauty of the historic buildings, while allowing energy efficiency and structural stability.



200 Washington – existing structure. Note structural instability close to the entryway.



OFFICE BUILDING FOR YPSI-ANN LAND CO., ANN ARBOR, MICH.

R. S. GERSHOTT
ARCHITECT



200 Washington – the Fourth Street side of corner retail space – structural damage



200 Washington – close up of structural instability.



200 Washington – close up of structural damage.



200 Washington – close up of structural damage.



Washington St. Frame 1

Washington St. Frame 2A



4th Ave. Frame 1A

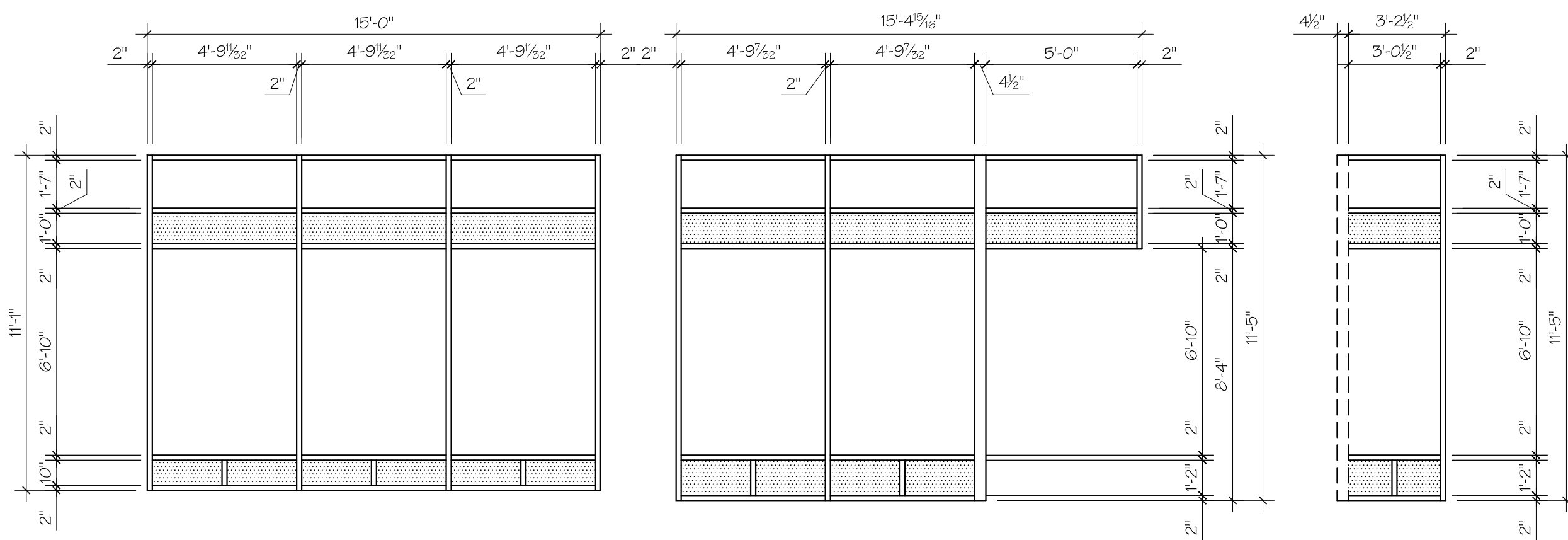
4th Ave. Frame 2

Notes

Remove existing storefront and entry.

New storefront system to be Tubelite 14650 Series Deep Flush Glaze, dark bronze anodized with clear insulating glass.

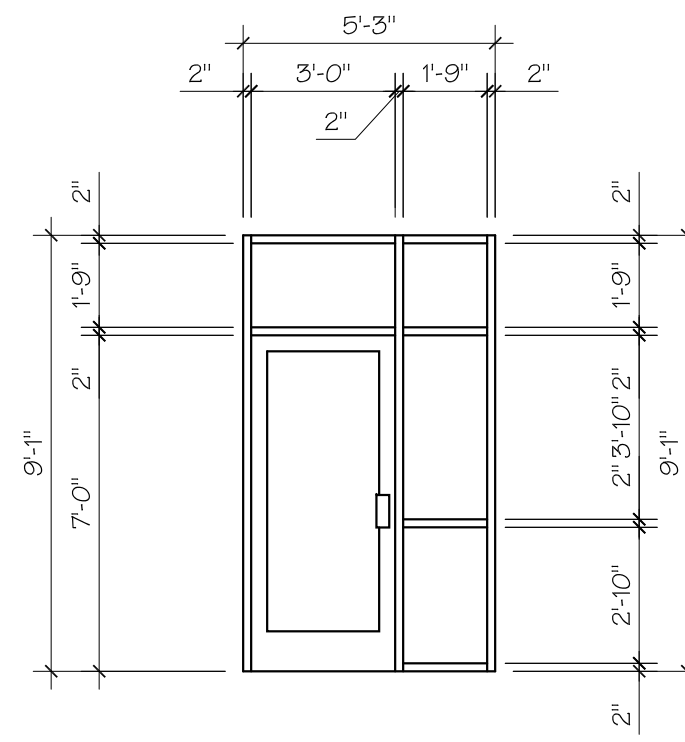
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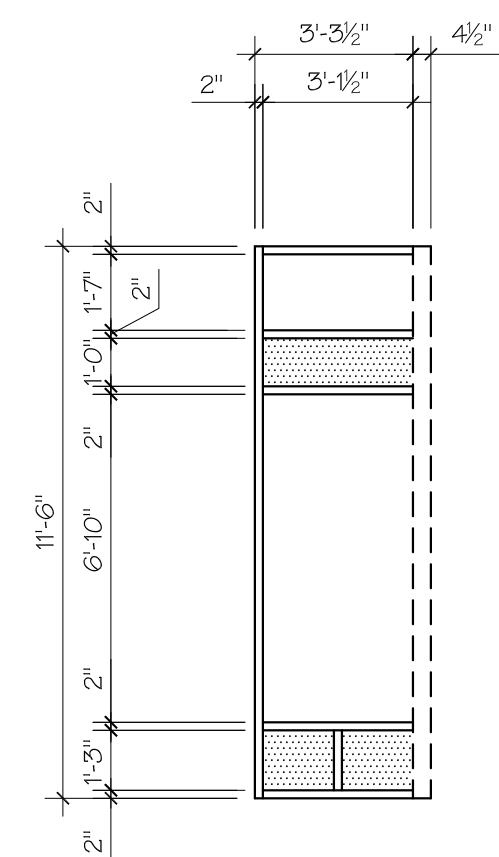
Washington St. Frame 1

Washington St. Frame 2A

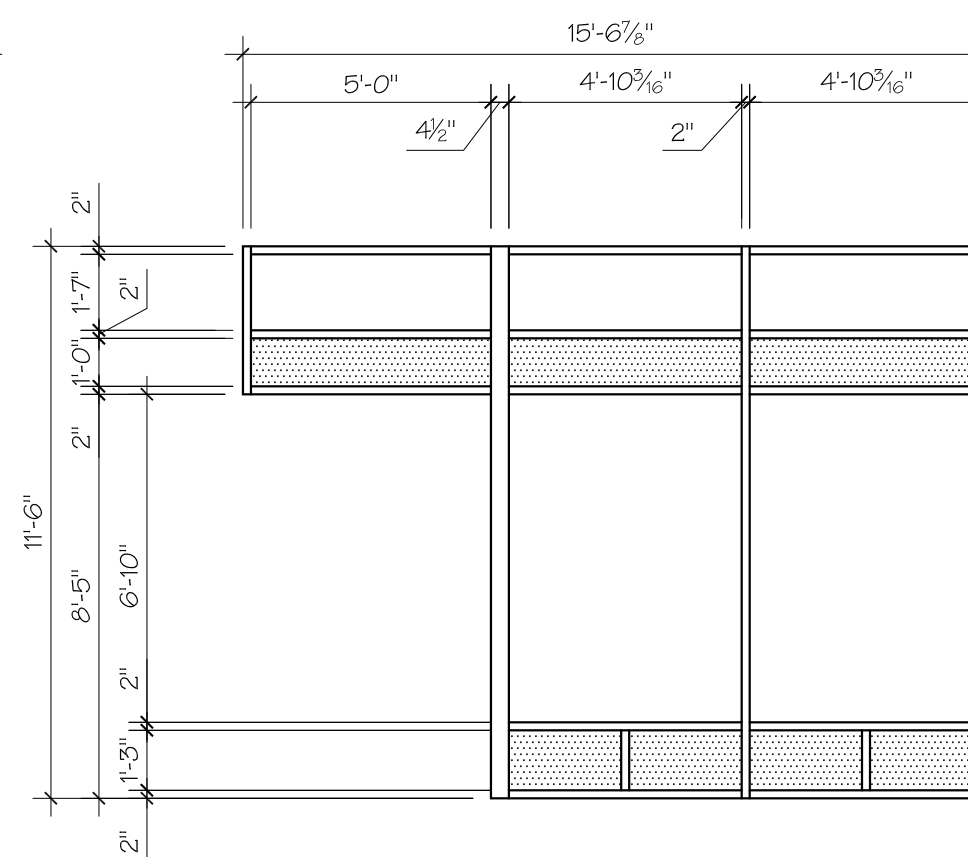
Washington St. Frame 2B
at side of entry recess



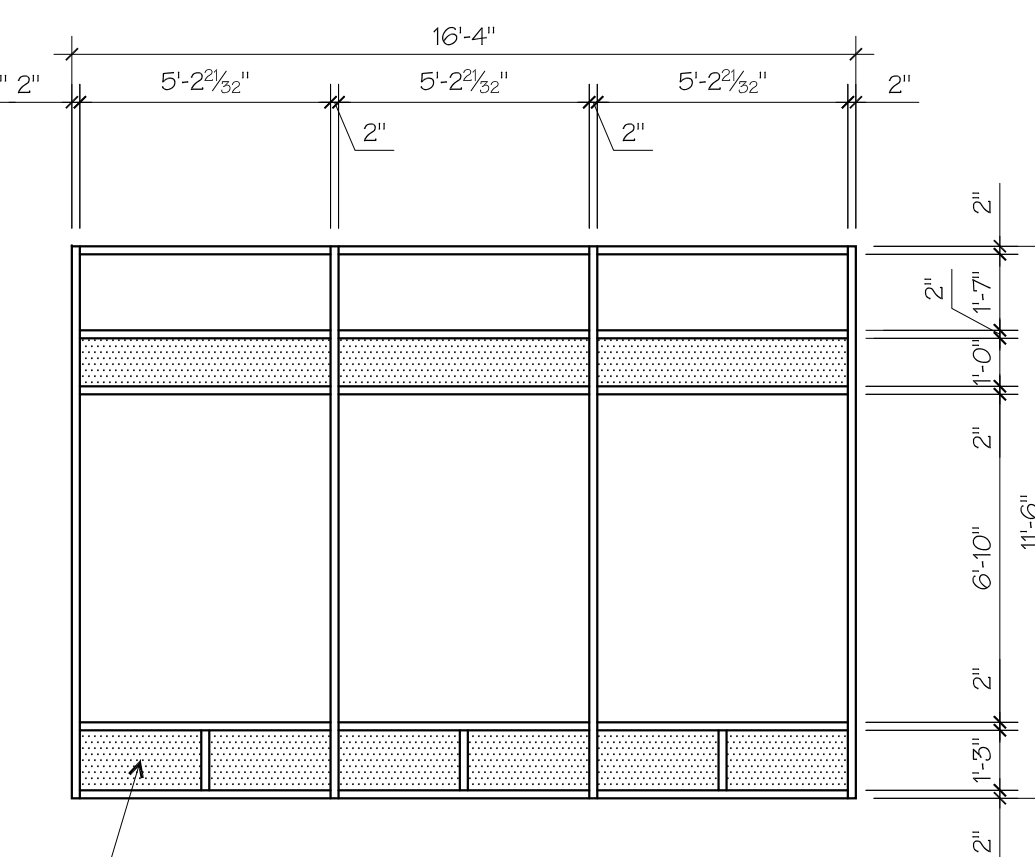
Corner Entry



4th Ave. Frame 1B
at side of entry recess



4th Ave. Frame 1A



4th Ave. Frame 2

ISSUED

REVISED

1072 Baker Road
Dexter, MI 48130
Office (734) 426-5600
Fax (734) 426-5319
Cell (734) 216-1504

Moore Glass, Inc.

Storefront / Entry Replacement

200 E. Washington
Ann Arbor, Michigan

Elevations

Michael McKelvey Architect
5500 Creechview Court
Ann Arbor, Michigan 48106
Phone: (734) 418-2554 Fax: (734) 418-2191

February 17, 2014

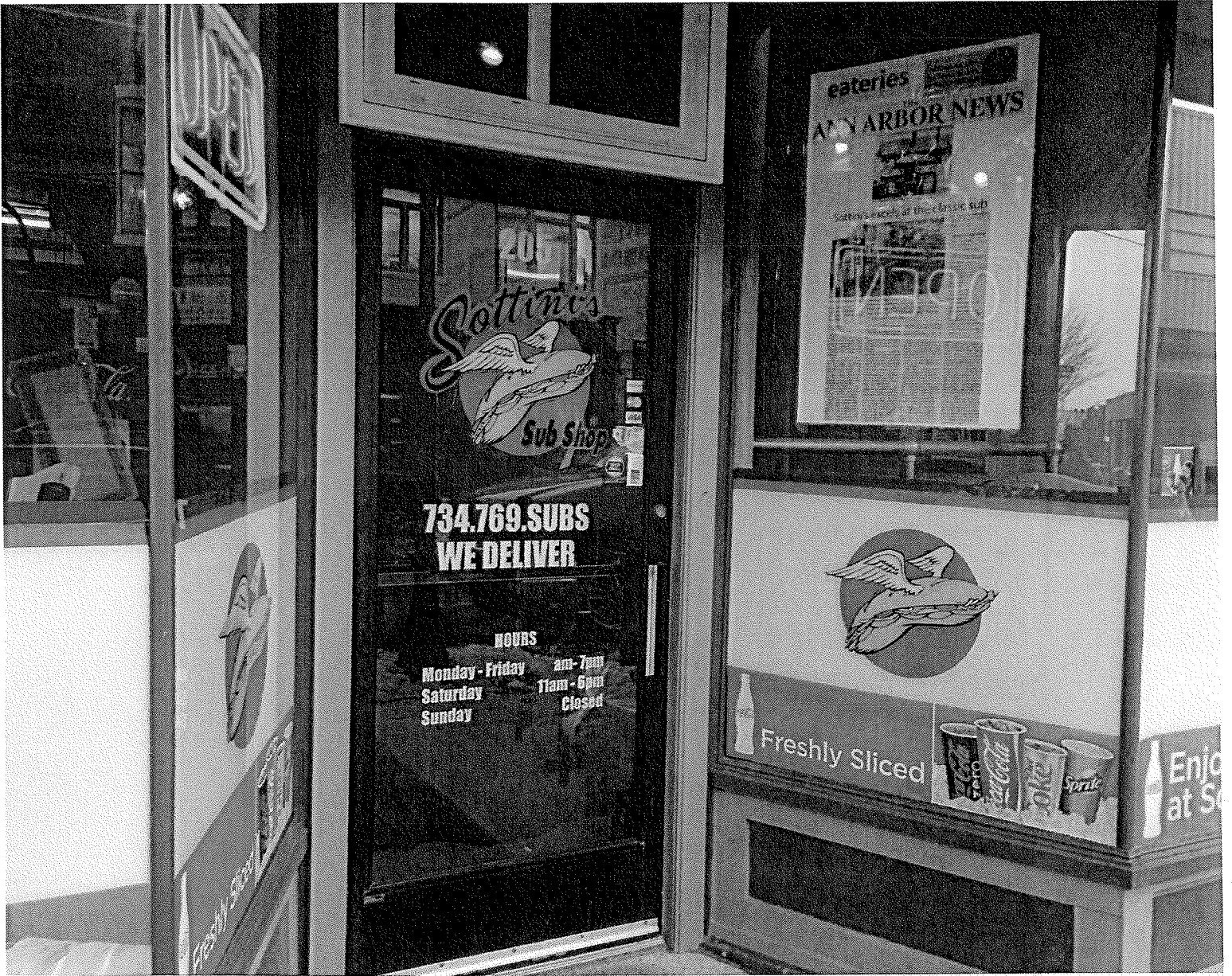
1/4" = 1'-0"

312BC

A-1



200 Washington – upgraded door (not original)



Sottini's Deli – upgraded door (not original)



New Tappas Restaurant with sectioned windows in historical building



Close up of Tappas Restaurant with 2-sectioned window installed.



Close up of Tappas Restaurant with aluminum framing



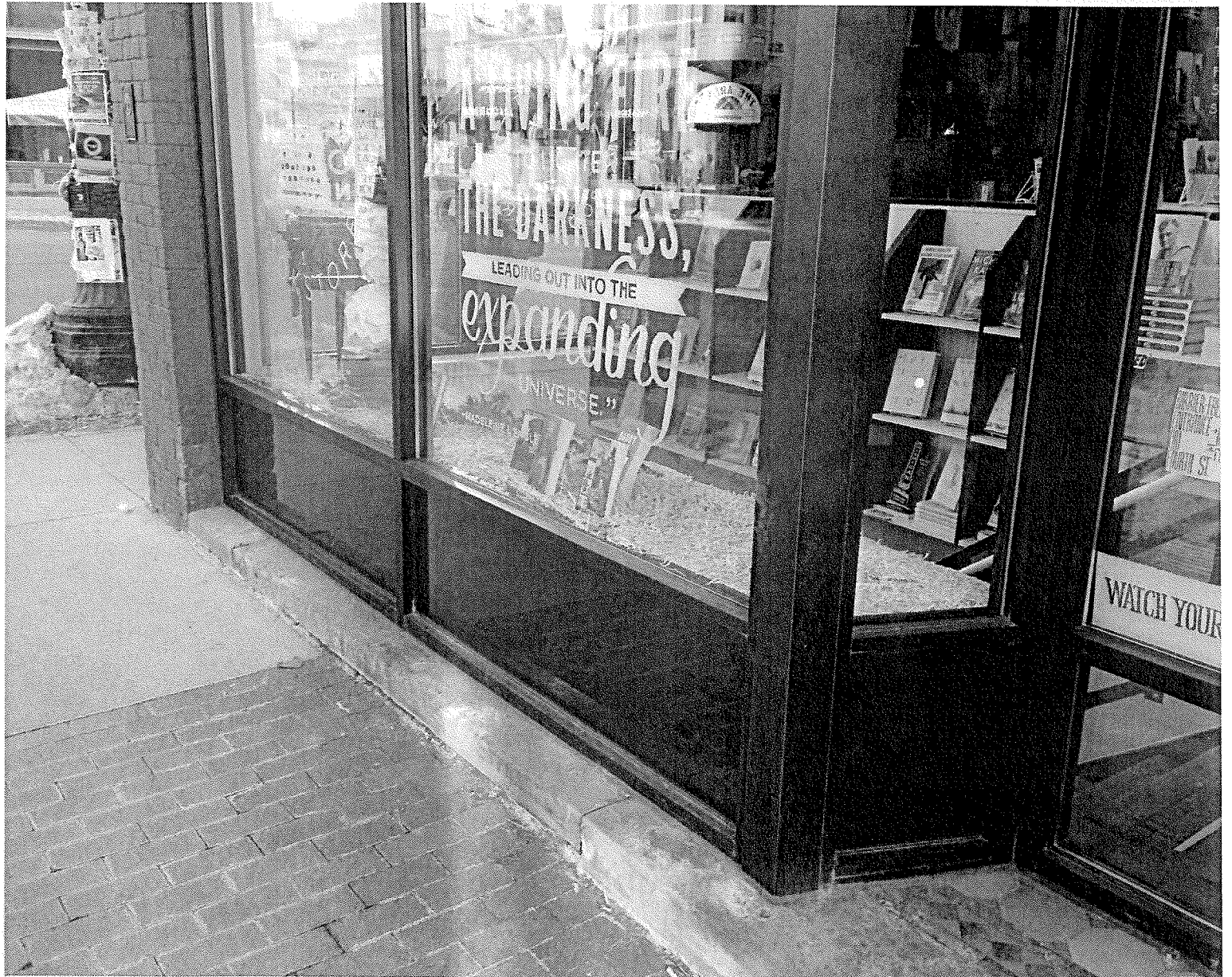
Literati Bookstore – recently renovated with multi-paned windows in historical building



Literati Bookstore – recently renovated modern door (not original)



Literati Bookstore – recently renovated modern door (not original)



Literati Bookstore – recently renovated with multi-paned windows in historical building



Schokolad Chocolate Shop in Michigan National Tower Building (built same year as Washington Square Building) with 2-sectioned windows (not original)



Schokolad Chocolate Factory – upgraded door (not original)



Schokolad Chocolate Factory with multi-paned windows (not original)



Law offices of Hom, Killeen, Siefer, Arene & Hoehn in Michigan National Tower with upgraded door (not original)



Law offices of Hom, Killeen, Siefer, Arene & Hoehn in Michigan National Tower 2-sectioned windows (not original)



Law offices of Hom, Killeen, Siefer, Arene & Hoehn in Michigan National Tower multi-paned windows (not original)