

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 209-211 S State Street, Application Number HDC10-106

**DISTRICT:** State Street Historic District

**REPORT DATE:** September 9, 2010

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

**REVIEW COMMITTEE DATE:** Tuesday, September 7, 2010

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Woodward Detroit CVS, LLC	Kelly Barber/SignArt, Inc
<b>Address:</b> One CVS Dr Woonsocket, RI 02895	5757 East Cork Street Kalamazoo, MI 49048
<b>Phone:</b>	(269) 216-5828

**BACKGROUND:** A two-story single-family frame dwelling is shown in this location on the 1899 Sanborn map. Additions were gradually built on the rear of the house and reached the rear lot line on the 1916 Sanborn. During this time it was used as a boarding house. On the 1925 Sanborn a large lot-width addition is shown on the front of the house, and a photo from 1930 shows the front façade that exists today.

The front of the current building is of yellow and grey brick with a simple cornice, decorative brickwork, five arched storefront windows/doors, and five pairs of second-floor windows above the arches. In June, 2009 the HDC issued a certificate of appropriateness to restore the front façade, demolish the remainder of the building, and build a new building behind the façade.

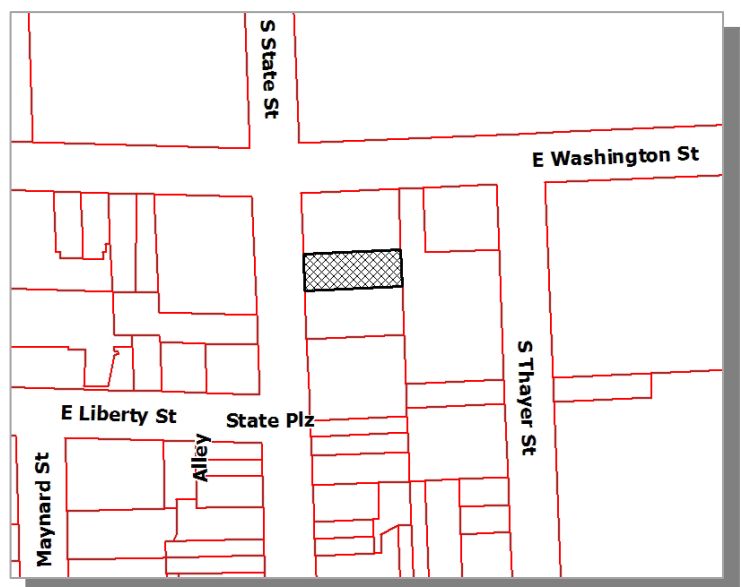
**LOCATION:** The site is located on the east side of South State Street, south of East Washington and north of East Liberty.

**APPLICATION:** The applicant seeks a Certificate of Appropriateness to install an 18" by 22" information sign for advertising circulars on the front elevation near the front door of the store.

#### **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.

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

**Storefronts**

*Not Recommended:* Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

**STAFF FINDINGS:**

1. The proposed sign is small and will not detract from character-defining features of the building. It is designed to hold changeable store information. The information panel details drawing says "Panel mounted to masonry column using ...threaded rods set in adhesive." Mounting the sign through masonry units is not appropriate; mounting through masonry joints is. On that condition, staff feels the application is appropriate.

**POSSIBLE MOTIONS:** (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 APPROVE WITH CONDITIONS and issue a Certificate of appropriateness for the application at 209-211 South State Street, a contributing property in the State Street Historic District, to install a changeable store information sign on the condition that the sign is mounted through masonry joints, not masonry units. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to 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 9, and the guidelines for storefronts.

**MOTION WORKSHEET:**

I move that the Commission

\_\_\_\_\_ Issue a Certificate of Appropriateness

\_\_\_\_\_ Deny the Application

For the work at 209-211 South State Street in the State Street Historic District

\_\_\_\_\_ As proposed.

\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

\_\_\_\_\_ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

**ATTACHMENTS:** application, drawings.

209-211 South State Street (May 2009)



209-211 S State (1971)





**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-8000, x42800 Fax: (734) 904-8312  
Historic Preservation Coordinator Email: [lhacher@a2gov.org](mailto:lhacher@a2gov.org); [www.a2gov.org](http://www.a2gov.org)

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 211 South State Street Ann Arbor MI

Historic District: State Street Historic District

Name of Property Owner (If different than the applicant):  
Woodward Detroit CVS, LLC

Address of Property Owner: CVS Caremark Corp., One CVS Dr., Woonsocket, RI 02895

Daytime Phone and E-mail of Property Owner:

Signature of Property Owner: Timothy S. Kramer date: 7/15/10  
Ass't Sec'y

**Section 2: Applicant Information**

Name of Applicant: Kelly Barber / SignArt, Inc

Address of Applicant: 5757 East Cork Street Kalamazoo Michigan 49048

Daytime Phone: ( 269 ) 216.5828

Fax: ( 269 ) 381.0999

E-mail: kbarber@signartinc.com

Applicant's Relationship to Property:  owner;  architect;  contractor;  other

Signature of applicant: Kelly Barber date: 7.27.10

**Section 3: Building Use (check all that apply)**

- Residential  Single Family  Multiple Family  Rental
- Commercial  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: T.K.

# CVS/pharmacy

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**Store # 03584**  
**209-211 S. State St.**  
**Ann Arbor, MI**

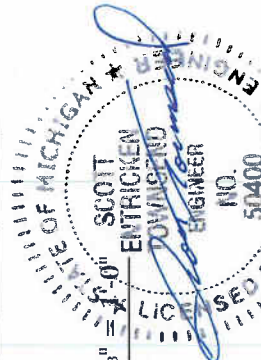




Front Elevation

Note: All dimensions are to be verified prior to sign installation.

Scale: 1/8" = 1'-0"



CVS/Pharmacy #03584 — 209-211 S. State St., Ann Arbor, MI

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AS 6-19-09  
6-23-09  
10-14-09  
2-15-10

Approved for:

By:

©2009

CVS03584

Date:

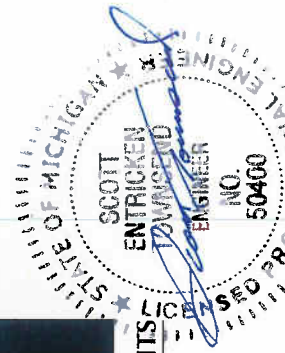
Lead #KB-9017903



**Night View of Elevation**

Scale: NTS

SignArt is not responsible for any misrepresented information contained within this document due to unknown setbacks, unforeseen site obstructions, and/or unknown building orientation.



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Lead #KB-9017903

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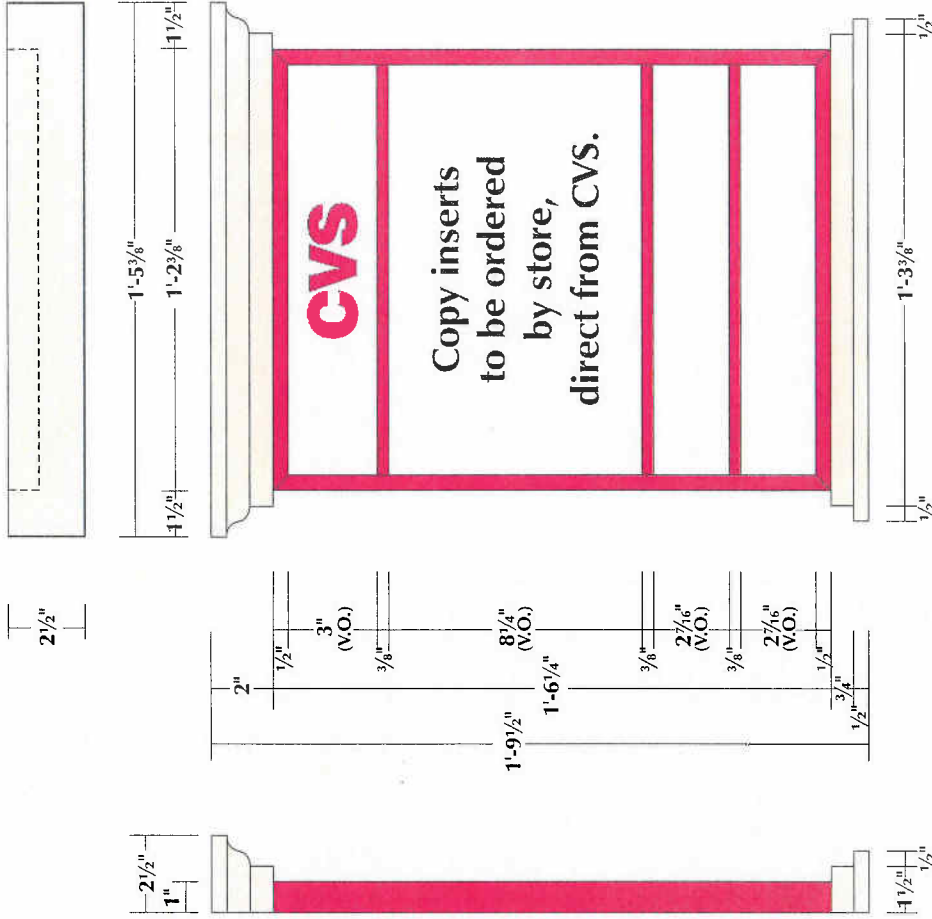
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Approved for:

By:

Date:

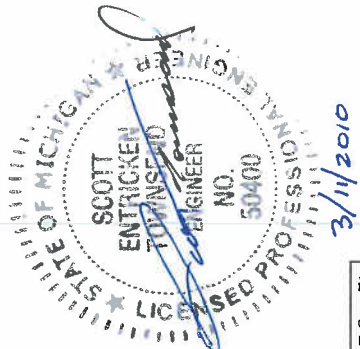
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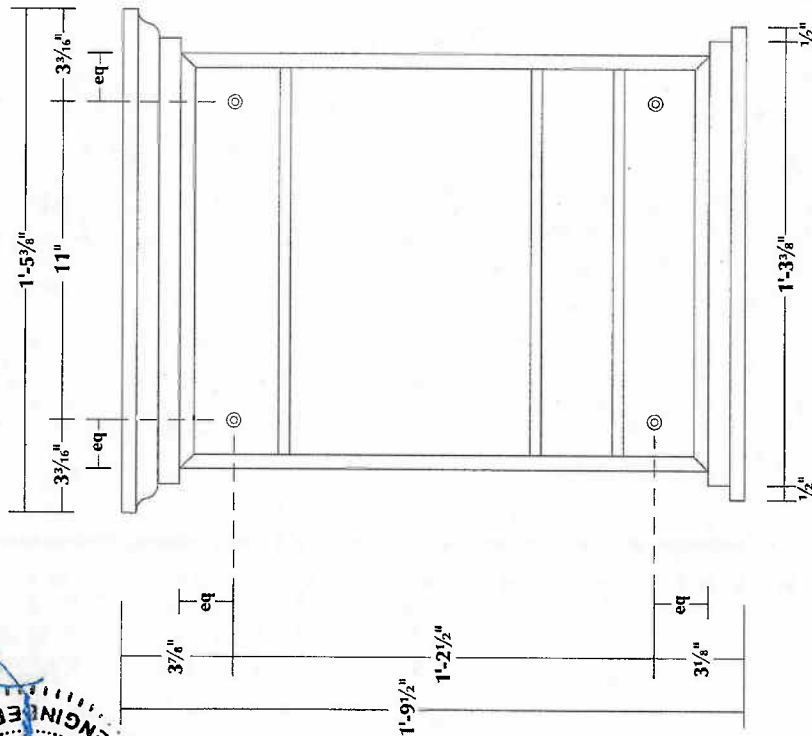
**Information Sign (#3)**

**Non-Illuminated Changeable Store Information Panel Scale: 2" = 1'-0" 1'-9 1/4" x 1'-2 3/8" = 2.17 Sq. Ft.**

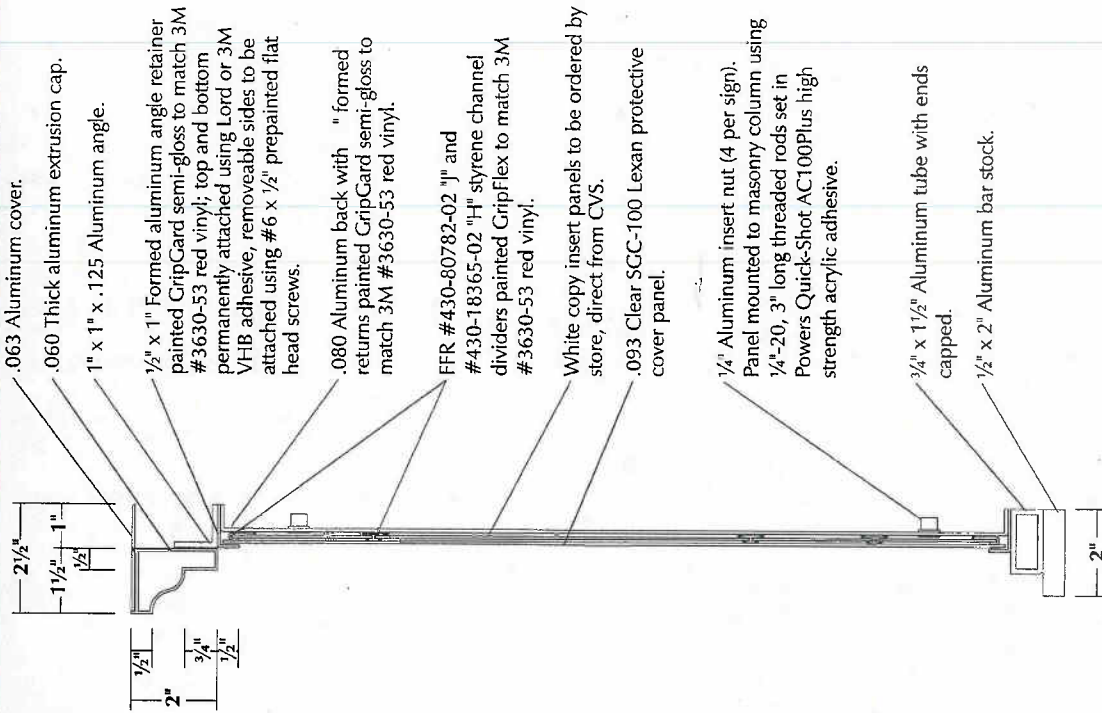
1 1/2" x 2" x .060" Aluminum top and 1 1/2" x 2 1/2" bottom molding to be painted GripCard semi-gloss to match STO#NA05-0001 raffetail (verify color at site). Retainers and divider bars to be painted GripCard semi-gloss to match 3M #3630-53 red vinyl.







**Store Information Panel Mounting Hole Locations Scale: 2" = 1'-0"**



**Side Section Detail Scale: 3" = 1'**

- .063 Aluminum cover.
- .060 Thick aluminum extrusion cap.
- 1" x 1" x .125 Aluminum angle.
- 1/2" x 1" Formed aluminum angle retainer painted GripCard semi-gloss to match 3M #3630-53 red vinyl; top and bottom permanently attached using Lord or 3M VHB adhesive, removable sides to be attached using #6 x 1/2" pre-painted flat head screws.
- .080 Aluminum back with " formed returns painted GripCard semi-gloss to match 3M #3630-53 red vinyl.
- FFR #430-80782-02 "I" and #430-18365-02 "H" styrene channel dividers painted Gripflex to match 3M #3630-53 red vinyl.
- White copy insert panels to be ordered by store, direct from CVS.
- .093 Clear SGC-100 Lexan protective cover panel.
- 1/4" Aluminum insert nut (4 per sign). Panel mounted to masonry column using 3/4"-20, 3" long threaded rods set in Powers Quick-Shot AC100Plus high strength acrylic adhesive.
- 3/4" x 1 1/2" Aluminum tube with ends capped.
- 1/2" x 2" Aluminum bar stock.

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CVS03584



Site Plan

Scale: NTS

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Lead #KB-9017903

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Date:

