

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 202 East Washington Street, Application Number HDC14-140

**DISTRICT:** Main Street Historic District

**REPORT DATE:** August 14, 2014

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

**REVIEW COMMITTEE DATE:** Monday, August 11, 2014

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Cameron Holdings, LLC	Same
<b>Address:</b>	300 N. Fifth Ave, Suite 100 Ann Arbor, MI 48104	
<b>Phone:</b>	(734) 627-1600	

**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.

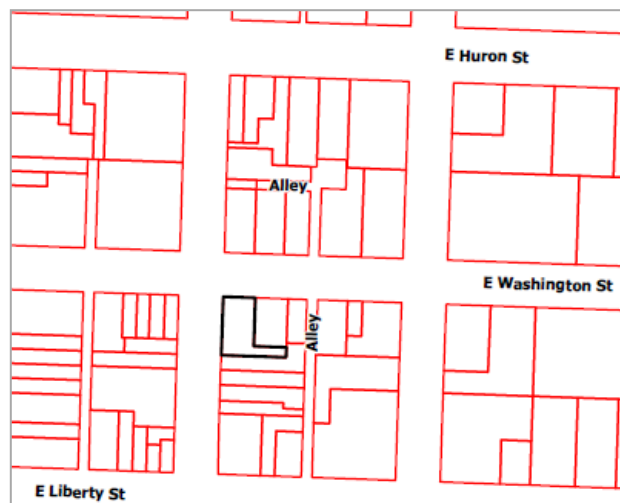
In May, 2014 the Historic District Commission denied an application to replace the existing storefronts with a new aluminum storefront system.

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

**APPLICATION:** The applicant seeks HDC approval to install four (4) 36" x 52" sign brackets, three on South Fourth Avenue and one on East Washington Street.

#### **APPLICABLE REGULATIONS:**

**From the Secretary of the Interior's Standards for Rehabilitation:**



- (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:**

**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 subordinate to the overall building composition.

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

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) The four sign brackets are 1 1/2" twisted steel with a 52" arm extending out and a 32" bracket against the wall. There is a diamond detail that picks up on the building's diamond motif, and two rings from which to hang the sign. The largest storefront at the corner would have one sign on each street, and the two smaller storefronts would each have one sign. This would be the primary signage for businesses occupying these spaces – Additional wall signs would not be allowed. This is a creative solution to the problem of where to hang signage on this building. The owner wants to prevent drilling into the stone band above the transom to mount new signs.
- 2) The sign brackets are mounted in the brick immediately above the stone on the first floor storefronts. Staff recommends conditioning the motion to limit the size of the signs so that they are located only in front of the stonework, and do not extend beyond the end of the bracket, or in front of the transom windows. This will allow a sign that is roughly the same size as the existing Sottini's sign on the building. Also, the bracket must be mounted in mortar joints, not through the brick.
- 3) If this application is approved, the round Sottini's sign will be re-hung from one of the new steel brackets.

- 4) Staff recommends approval of the application. The sign brackets end the need to drill into the stone above the transom, and the signs themselves will be easy to change when tenants turn over. The bracket design is compatible and complimentary to the building, and will result in more uniform signage.

**POSSIBLE MOTION** (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 Commission issue a certificate of appropriateness for the application at 202 East Washington Street, a contributing structure in the Main Street Historic District, to install four sign brackets on the following conditions: the brackets must be mounted through masonry joints, not masonry units; and the signs hanging from the brackets may not extend beyond the end of the bracket nor over the transom glazing. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of 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 9 and 10, and the guidelines for storefronts.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 202 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.

202 East Washington Street (2014)





**City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
SERVICES**

301 E. Huron Street 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**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>202 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>Cameron Holdings, LLC</u>	
Daytime Phone and E-mail of Property Owner: <u>(734) 627-1600 janevans@cameronholding.com</u>	
Signature of Property Owner: <u>[Signature]</u> Date: _____	
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>Cameron Holdings, LLC</u>	
Address of Applicant: <u>300 N 5th Ave, Suite 100 A<sup>2</sup></u>	
Daytime Phone: <u>(734) 627-1600</u> Fax: <u>(734) 585-5150</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: _____	
<b>Section 3: Building Use (check all that apply)</b>	
<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	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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 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: _____	

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

1. Provide a brief summary of proposed changes. Brackets to hold  
retail space signage. A total of 4 brackets-  
3 on 4th Street and 1 on Washington.

2. Provide a description of existing conditions. Current signs are  
bolted directly into stonework

3. What are the reasons for the proposed changes? Current stonework is  
being replaced and we would like to have some  
uniformity on the signs and maintain the clean  
lines of the stonework. New brackets will be  
installed into the brick not stonework

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

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

**STAFF USE ONLY**

Date Submitted: 7/23-14 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC 14-140 Fee Paid: 100<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 8/14-14

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:





PURA VIDA  
Color Studio

COTTAGE  
Sub Shop

Cottage

Copy a fresh slice  
of Cottage

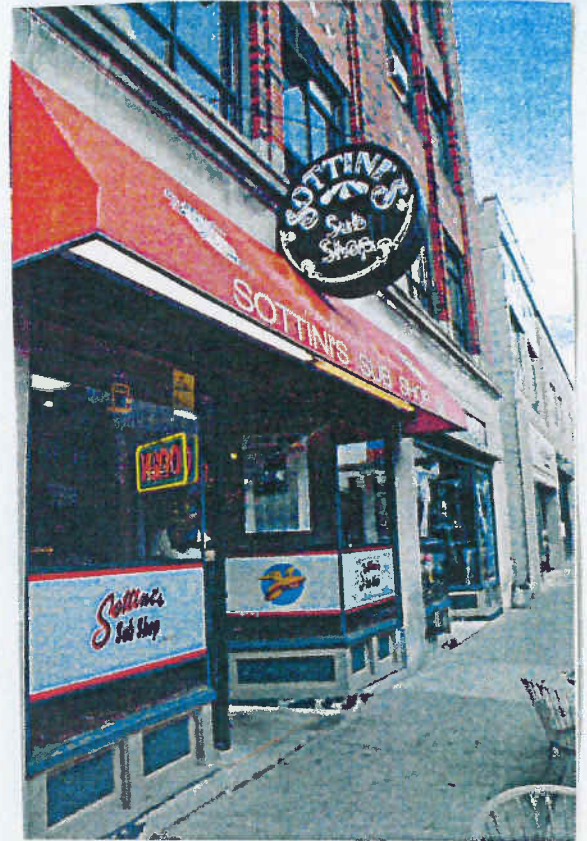
Only Sliced

THE ARCADE









MOUNTED TO WALL WITH  
1/2" x 6" ZINC PLATED WEDGE BOLTS

COLD STEEL 1/2" x 3" FLAT BAR

