

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 124 East Washington Street, Application Number HDC15-25

DISTRICT: Main Street Historic District

REPORT DATE: March 12, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 9, 2015

	OWNER	APPLICANT
Name:	124 E Washington LLC	Hilary Gustafson/Literati Bookstore
Address:	6499 Saline Waterworks Saline, MI 48176	124 E Washington St Ann Arbor, MI 48104
Phone:		(734) 585-5567

BACKGROUND: This two-story, painted brick, commercial vernacular building was first occupied in 1906 by Taylor & Co., merchant tailors. In 1910 the Polk City Directory lists it as the Star Annex Theater. (The original Star Theater, which was located three doors down at 118 East Washington, was destroyed by student rioters in 1908.) It features double hung one-over-one windows, a brick cornice, and stone trim. The HDC gave a preservation award to the former owner, Herb Black, in 2009. New signage on the front façade and display window were approved by the HDC in 2013 when Literati moved into the ground floor.

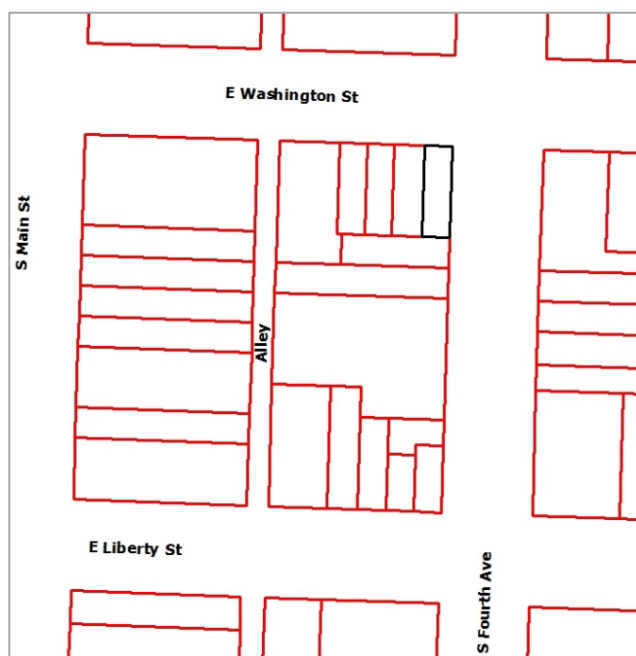
LOCATION: The site is at the corner of East Washington Street and South Fifth Avenue.

APPLICATION: The applicant seeks HDC approval to install two new awnings and additional signage on the east elevation to support the existing business as well as a new coffee shop on the second floor.

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.
- (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:

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.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Awnings

Appropriate: Mounting a standard storefront awning so that the bottom of the fixed frame is at least 7 feet above the sidewalk, although 8 feet is preferred. Consideration should be given to the height of neighboring awnings.

Projecting the awning from the face of the building no more than 4 feet.

Attaching the awning just below the storefront cornice and fitting it within the storefront opening.

Using canvas, vinyl-coated canvas, or acrylic fabrics for awnings and banners.

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.

Mounting signs to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

Not Appropriate: Installing several signs to advertise a single business.

STAFF FINDINGS:

1. The two black awnings would be located at the southeast corner of the building, one above the door to the upper level and the other over the large display window and ground-level door next to it. The awnings are 4'3" tall, and mounted 13' from grade. The bottom of each awning is therefore 8'9" from grade. Downtown awnings are more typically mounted 8' off the ground, but the proposed height covers the large header above the display window, and matches the awning immediately to the south on South Fourth Avenue.
2. The new signs consist of 15 linear quotes painted on the already-painted wall, each one brick high, and one word painted in each of the three panels of the second-floor bay window. The quotes proposal is creative and adds pedestrian interest to an otherwise blank wall. The single words painted in the bay window panels are an acceptable alternative to adding a sign on the second floor because the size is limited and, like the wall quotes, the work is completely reversible.
3. The size, materials, and colors are compatible with the historic structure and neighborhood, and do not impact any character-defining feature of the building. All of the proposed work is easily removable and reversible and meets the *Secretary of the Interior's Standards and Guidelines* and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motions are only suggested. 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 124 East Washington Street, a contributing structure in the Main Street Historic District, for the application to install two awnings and to paint signage on the east elevation and bay window, as proposed. The work is generally 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, 9, and 10 and the guidelines for storefronts, and the *Ann Arbor Historic District Design Guidelines* for awnings and signs.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 124 East Washington 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, photographs

124 E Washington Street (September 2014, courtesy Google Streetview)





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

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 124 E. Washington Street

Historic District: _____

Name of Property Owner (If different than the applicant):

Farahmarz Farahanchi

Address of Property Owner: 206 S. Fourth Ave, Ann Arbor, MI 48104

Daytime Phone and E-mail of Property Owner: 734.657.2096 / info@ptpmgt.com

Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Hilary Austafson / Literati Bookstore

Address of Applicant: 124 E. Washington Street

Daytime Phone: (734) 585.5567 Fax: (____) _____

E-mail: Hilary@literatibookstore.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 02/19/15

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: HG

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

1. Provide a brief summary of proposed changes. Installing awnings on Fourth Avenue side of building. Awnings include Literat and The Espresso Bar logos. Creating a limited mural that includes quotes from our store typewriter and painting panels below bay window to include "Books" and "Espresso".

2. Provide a description of existing conditions. Currently, no awnings on building. Paint is uniform of side of building and highlighted in cream color below bay window.

3. What are the reasons for the proposed changes? To heighten visibility of our business for Fourth Avenue foot traffic, including highlighting The Espresso Bar, which opened on the second floor in the Fall of 2014.

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: _____ Application to _____ Staff or _____ HDC

Project No.: HDC Fee Paid: _____

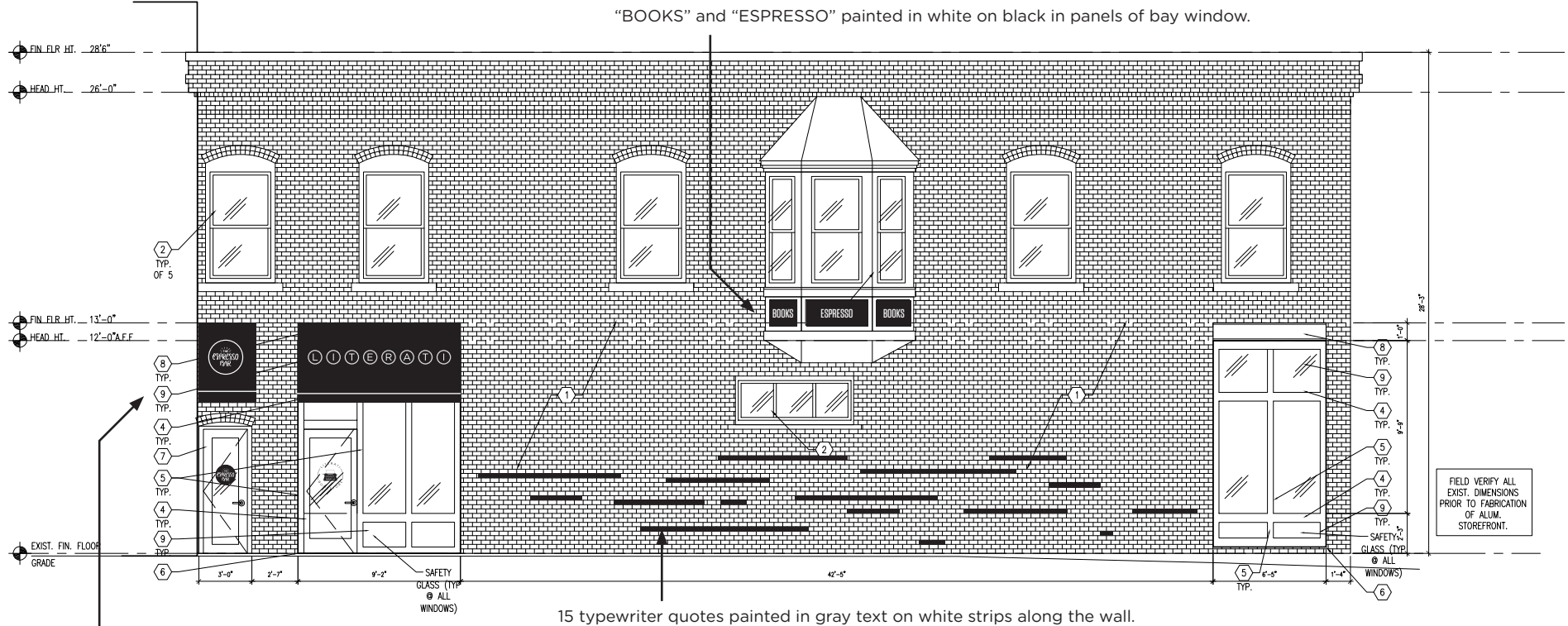
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

SITE OVERVIEW



2 black awnings. 1 above each door on South Fourth Avenue. Awnings will be attached in joints between masonry units.

APPROVED BY:
February 17, 2015
PAGE: 1 TOTAL: 6

PROJECT:
Literati Awnings
124 E. Washington St.
Ann Arbor, MI

DESIGNED BY:
oliver uberti
CREATIVE
Oliver Uberti
515 Gott Street, Ann Arbor, MI 48103
703.965.4739 • oliver@oliveruberti.com

TO BE FABRICATED + INSTALLED BY:
Signature AWNING
Gordon Strachan, Signature Awning
12283 Merriman Rd, Livonia, MI 48150
734.692.9200 • artdept@signatureawning.com

PHOTOS OF EXISTING SITE



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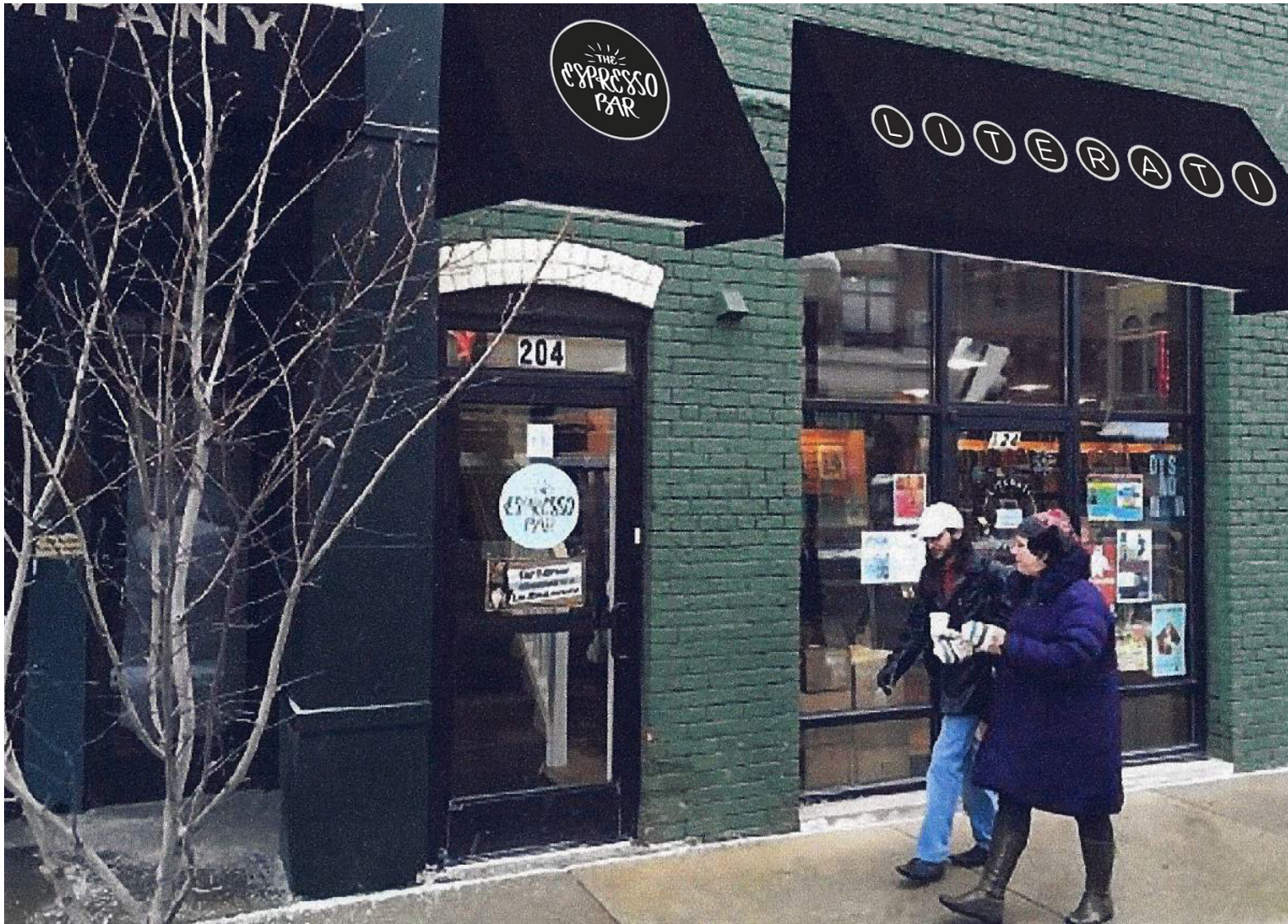


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February 17, 2015

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AWNING DESIGNS



DESCRIPTION OF WORK

Fabricate and install two traditional-style awnings:

- 1 = 3'10" x 4'3" x 3'0"
- 2 = 10'8" x 4'3" x 3'0"

White/silver screenprinted logos on black fabric with black steel frames.

Drill and attach awning hardware into mortar-joint only!

APPROVED BY:

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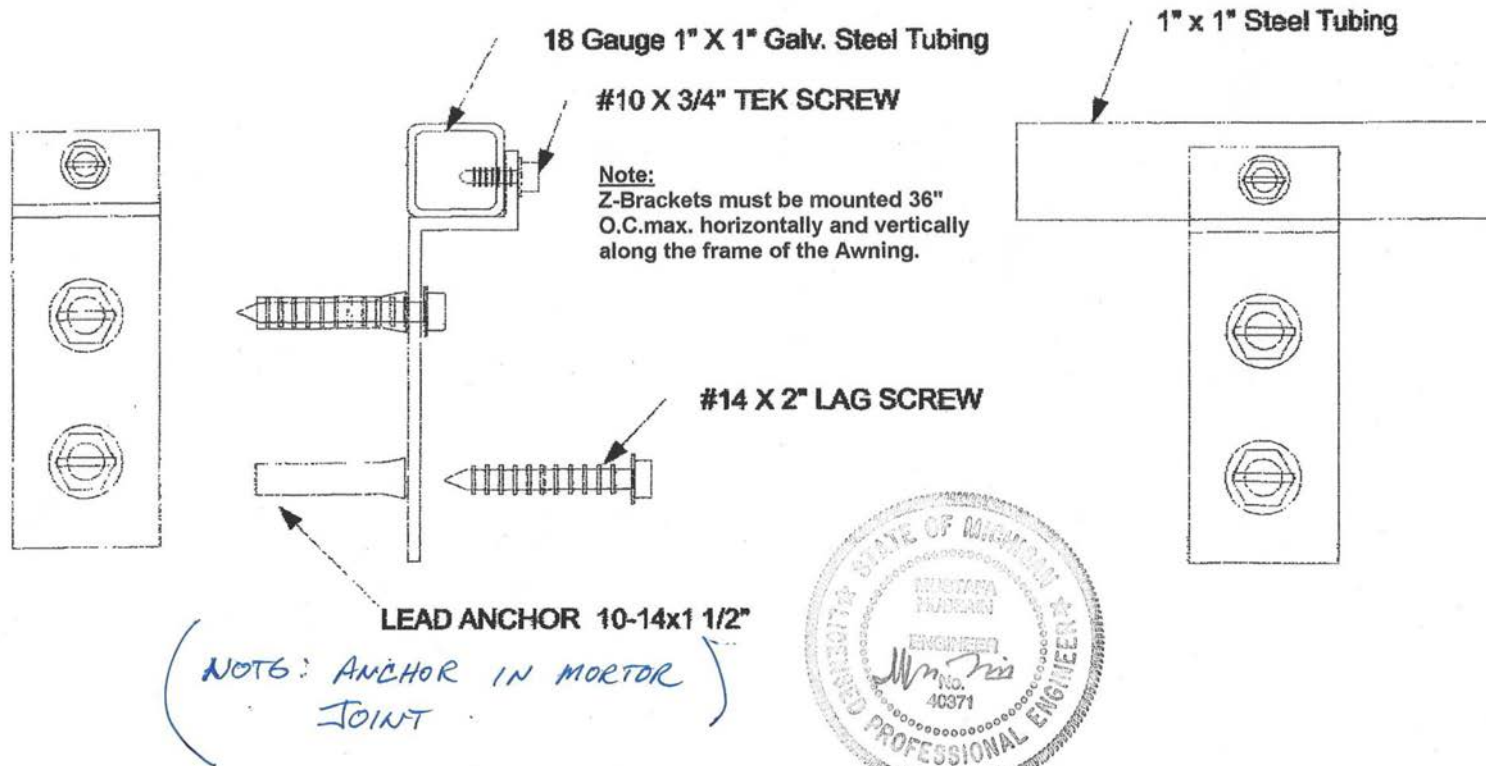


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PAGE: 3 TOTAL: 6

Z-Bracket Diagram



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February 17, 2015

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PHOTOS OF EXISTING SITE



PROJECT:

Literati Mural
124 E. Washington St.
Ann Arbor, MI

DESIGNED AND TO BE EXECUTED BY:

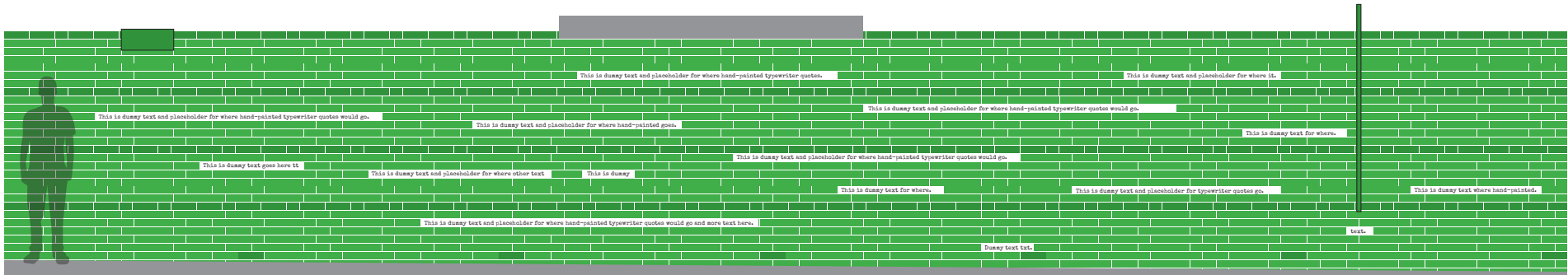


Oliver Uberti
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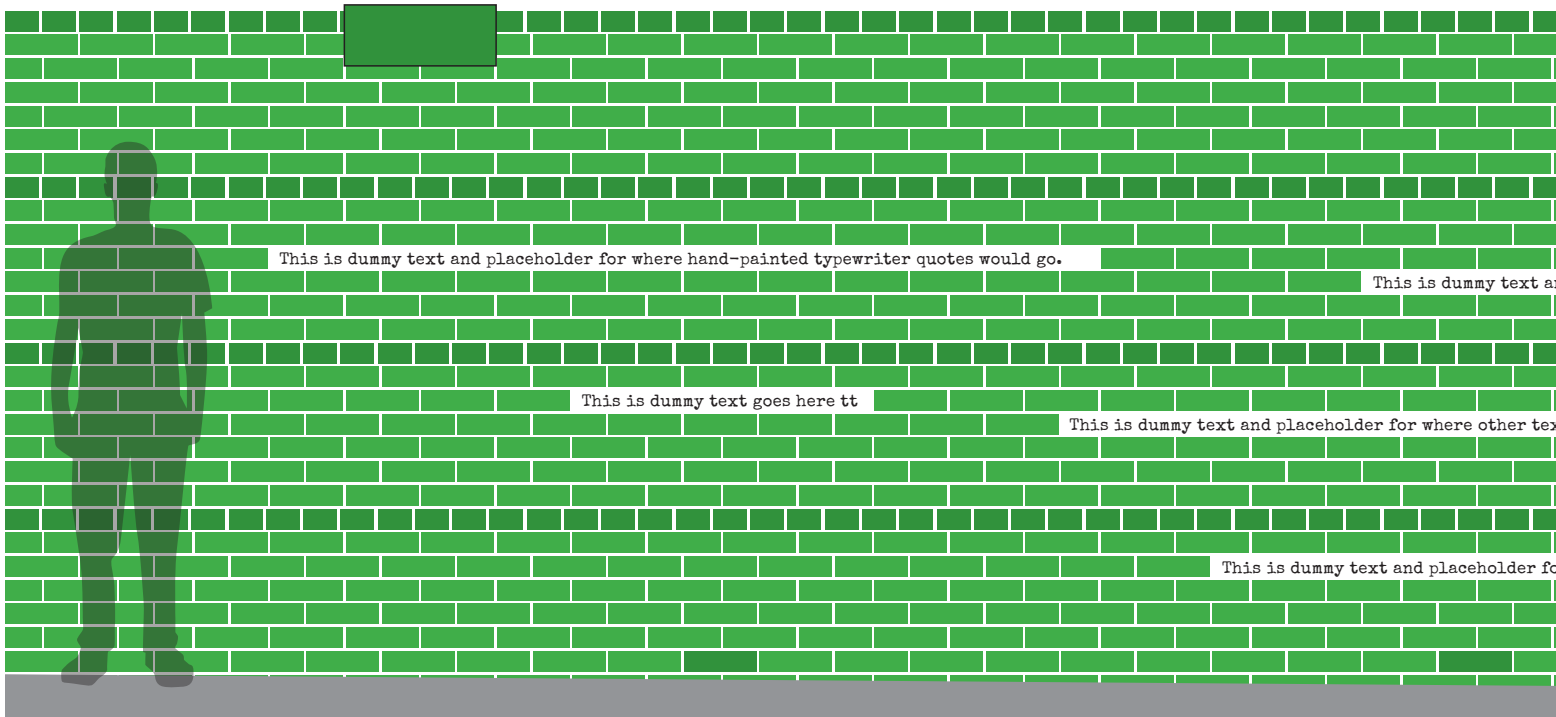
January 22, 2015

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MURAL DESIGN



Detail



DESCRIPTION OF WORK

Clean and prime only the bricks to be painted.

Hand-paint 15 quotes from Literati's typewriter on these areas.

APPROVED BY:

February 17, 2015

PAGE: 6 TOTAL: 6

PROJECT:

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Ann Arbor, MI

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