

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 300 Detroit Street, Application Number HDC19-020

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: March 14, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: March 11, 2019

| | OWNER | APPLICANT |
|-----------------|---|---|
| Name: | WRE300 LLC | Detroit Street Filling Station |
| Address: | 230 Huronview Blvd Ann Arbor, MI 48103 | 300 Detroit Street Ann Arbor, MI 48104 |
| Phone: | (734) 369-2100 | (734) 224-2161 |

BACKGROUND: This one-story brick building with its hipped roof in multi-colored tile was built as the Staebler Oil Company filling station in 1925. By 1951 it was home to Radio Cab, and by 1967 it was converted to the Ann Arbor Fish market and the front drive-through area was enclosed with white stucco, leaving the original brick columns exposed on the corners. The building became Argiero's Italian Restaurant in 1977.

In 1992, the HDC approved an application to construct a one-story addition along Catherine Street.

LOCATION: The site is located on the northeast corner of Catherine Street and Detroit Street.

APPLICATION: The applicant seeks HDC approval to install a mural painted on aluminum composite panels on the east elevation of the building facing the alley. The mural would be 14' wide and 10' tall, with a 2' x 4' notch in the corner to work around existing mechanical equipment.



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.

- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Masonry

Recommended: Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

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

From the Ann Arbor Historic District Design Guidelines:

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.

STAFF FINDINGS:

1. The applicant is proposing to attach aluminum panels on which a mural is painted to a brick wall that faces north, perpendicular to Detroit Street. This is a secondary façade, visible only to pedestrians who are on Detroit or at the Farmer's Market. The applicant states that the attachments will be done through mortar joints only, not through the brick. Attaching through the brick would permanently damage it; mortar joints, however, can be repointed once the mural is removed and leave no lasting damage. The panels will be installed behind an existing downspout and vertical conduit.
2. The mural will be easily removable and leave the integrity of the building unimpaired. If the lettering is taller than 4", it counts as signage and will require a City of Ann Arbor sign permit. If it is a sign, the approximately 4.2 square foot circle shown is an appropriate size. In general, the addition of the mural should not negatively impact the neighborhood

or historic district, and should contribute positively to the character of Detroit Street.

3. The proposed mural is generally compatible in exterior design, massing, arrangement, texture, material and relationship to the site and the surrounding area, and meets *The Secretary of the Interior's Standards for Rehabilitation*, particularly standards 2 and 9, and the *Guidelines* for building site and masonry, and the *Ann Arbor Historic District Design Guidelines* for signs.

POSSIBLE MOTION: (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 issue a certificate of appropriateness for the application at 300 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to install a removable mural on the east façade of the building through mortar joints, not masonry units. The proposed work is 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 and 10, and the guidelines for building sites and masonry, and the *Ann Arbor Historic District Design Guidelines* for signs.

ATTACHMENTS: application, letter from applicant, drawing, panel information

300 Detroit, August 2017 (courtesy Google Streetview)







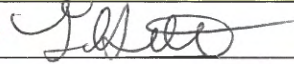
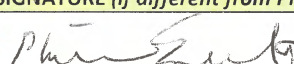
HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

| OFFICE USE ONLY | |
|-----------------|--------------------|
| Permit Number | HDC# <u>17-020</u> |
| | BLDG# _____ |
| DATE STAMP | |
| 2/20/17 | |

APPLICATION MUST BE FILLED OUT COMPLETELY

| PROPERTY LOCATION/OWNER INFORMATION | | | | | |
|--|---|---|--|--|--|
| NAME OF PROPERTY OWNER <u>WRF 300 LLC (Wickfield Properties)</u> | | | HISTORIC DISTRICT | | |
| PROPERTY ADDRESS <u>300 Detroit Street</u> | | CITY <u>ANN ARBOR</u> | | | |
| ZIP CODE <u>48104</u> | DAYTIME PHONE NUMBER <u>(734) 224-2161</u> | EMAIL ADDRESS <u>fgritter@wickfieldproperties.com</u> | | | |
| PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>230 Huronview Blvd.</u> | | CITY <u>Ann Arbor</u> | STATE, ZIP <u>MI 48103</u> | | |
| PROPERTY OWNER'S SIGNATURE | | | | | |
| SIGN HERE  | PRINT NAME <u>Thomas Coite</u> | DATE <u>2-20-17</u> | | | |
| APPLICANT INFORMATION | | | | | |
| NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Detroit Street Filling Station</u> | | | | | |
| ADDRESS OF APPLICANT <u>300 Detroit Street</u> | | | CITY <u>Ann Arbor</u> | | |
| STATE <u>MI</u> | ZIP CODE <u>48104</u> | PHONE / CELL # <u>734-660-4893</u> <u>(734) 1224-2161</u> | FAX No <u>() N/A</u> | | |
| EMAIL ADDRESS <u>detroitstreetfillingstation@gmail.com</u> | | | | | |
| APPLICANT'S SIGNATURE (if different from Property Owner) | | | | | |
| SIGN HERE  | PRINT NAME <u>x Phillis Engelbert</u> | DATE <u>2/20/17</u> | | | |
| BUILDING USE - CHECK ALL THAT APPLY | | | | | |
| <input type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> DUPLEX | <input type="checkbox"/> RENTAL | <input type="checkbox"/> MULTIPLE FAMILY | <input checked="" type="checkbox"/> COMMERCIAL | <input type="checkbox"/> INSTITUTIONAL |
| PROPOSED WORK | | | | | |
| Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). <u>see attached</u> | | | | | |
| DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES: <u>see attached</u> | | | | | |
| For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc | | | | | |



restaurant & bar

407 N 5TH AVE
ANN ARBOR, MI
48104



300 DETROIT ST
ANN ARBOR, MI
48104



bakery & cafe

2200 FULLER CT
ANN ARBOR, MI
48105

February 20, 2019

To the Historic District Commission:

We propose a mural, to be painted on metal panels and affixed to the north exterior wall of Detroit Street Filling Station. The wall is a new masonry wall and is not part of the original structure.

See attached: proposed mural design, material description sheet, and photo of wall.

The metal panels will be hung from the roof and affixed to the wall by drilling through the mortar joints. There will be space for water runoff. Installation will be completed by contractor Jeff Gearhart, with assistance from our landlord: Wickfied properties. The panels will be a removable, not permanent, structure.

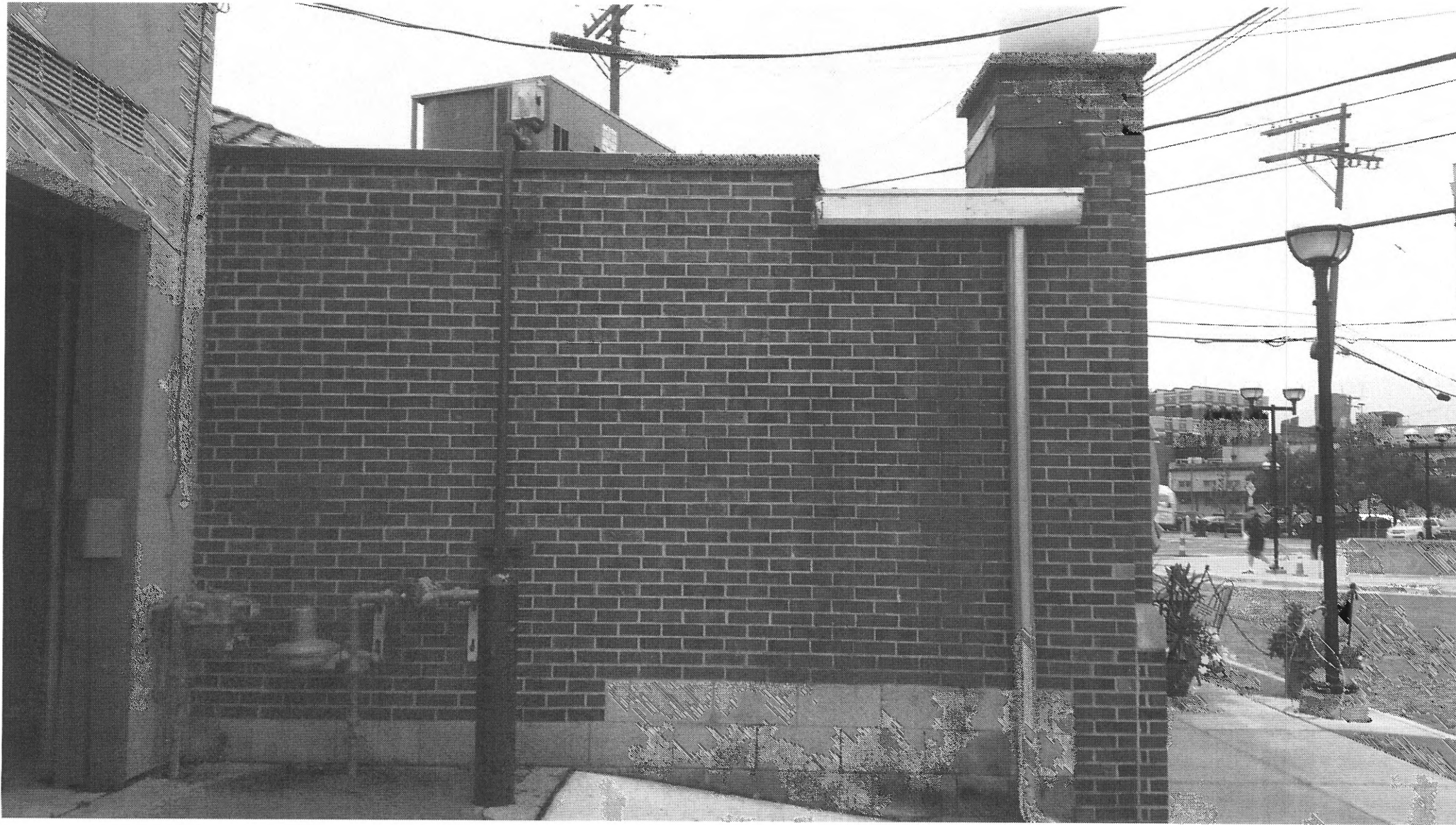
The mural, as you can see from the illustration, is a lively expression of art and music in our city. It is congruous with the mission and activities of Detroit Street Filling Station, as our restaurant hosts live music several times a week, a rotating art exhibit by Michigan prisoners, and occasional poetry readings and other performances. The mural artwork, by Treetown Murals, will beautify the building and enhance the experience of visitors to nearby Kerrytown and Farmer's Market.

We wish to be placed for consideration on your March 14 meeting agenda.

Please contact me with questions at 734-224-2161 or 734-660-4893 (cell).

Sincerely yours,

Phillis Engelbert
Co-owner





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- LED Products (555)
- Neon, Transformers & Accessories (508)
- Paint & Accessory Products (724)

Alpha ACM Panel



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- 3 year warranty, call for details

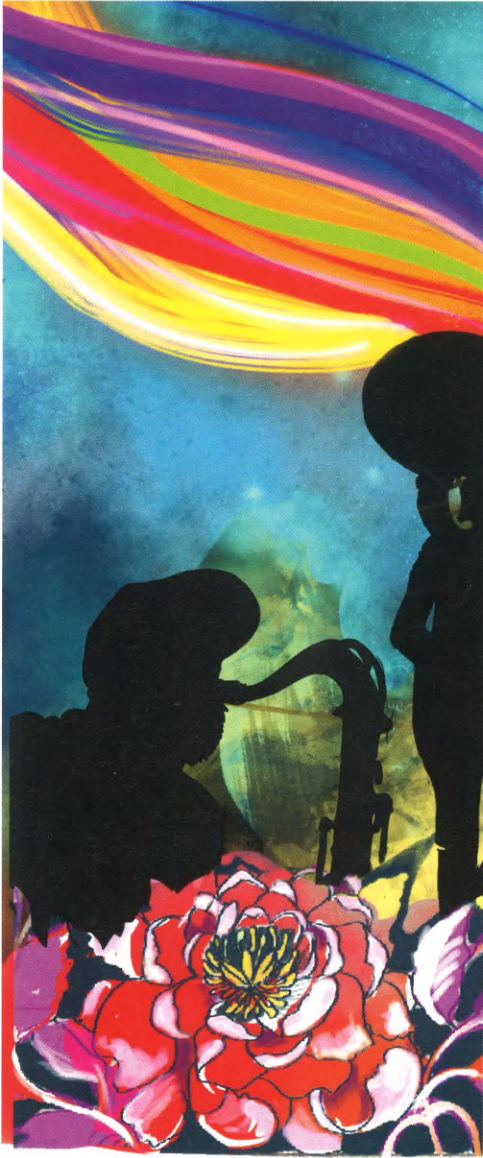
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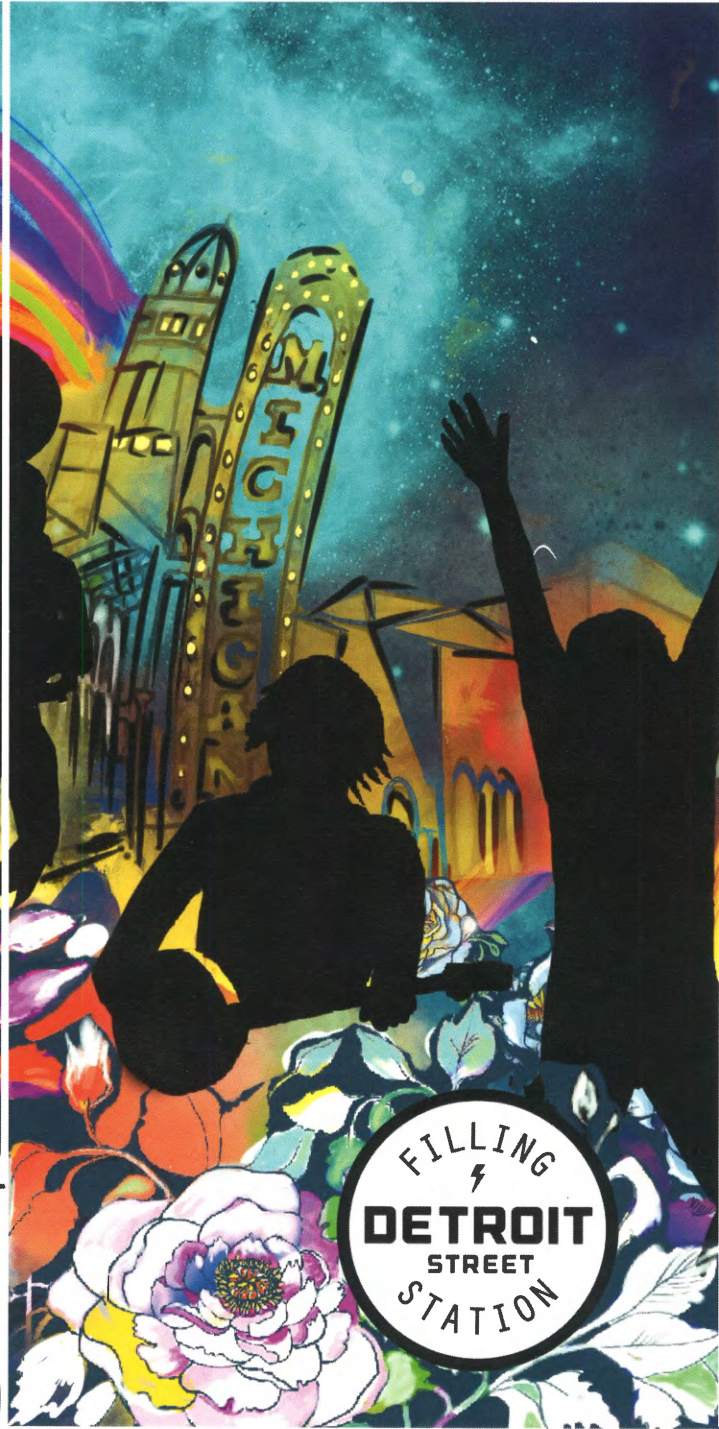


CANNOT BE SHIPPED VIA UPS!

8'



4'



FILLING
 ⚡
DETROIT
 STREET
 STATION



10

10'