

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 113 West Washington Street, Application Number HDC20-142

DISTRICT: Main Street Historic District

REPORT DATE: October 8, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: October 5, 2020

	OWNER	APPLICANT
Name:	113 W Washington, LLC	Ann Arbor Art Center
Address:	PO Box 8383 Ann Arbor, MI 48104	117 W Liberty Ann Arbor, MI 48104
Phone:		

BACKGROUND: This two-story commercial vernacular building was built around 1920 and was first occupied by Vogel's blacksmith shop. The front façade and about 4' turning the corner on the alley are dark brown brick. The upper floors have 1/1 windows with flat arches in a "modern" 1920s style and stone lintels. The steel storefront appears to be original, with a recessed center entry and full-width transom. The alley wall is yellow brick with only one second-floor window and one small infilled first-floor window. A one-story wing is located on the back, with a more modern garage attached behind. Vogel's locksmiths occupied the building for over 100 years.

LOCATION: The site is on the south side of West Washington Street, west of the midblock alley.

APPLICATION: The applicant seeks HDC approval to install a triptych mural on the alley side of the building, each consisting of four aluminum composite panels attached to a series of vertical steel studs mounted in mortar joints with horizontal steel cross bars. The mural area is 20' tall by 25' wide. There are no openings or obstructions on the yellow brick wall.

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 mortar joints and bricks are in good condition on this east elevation. Other than one window and one infilled window, the yellow brick wall is completely unobstructed. The applicant is proposing to attach steel vertical studs to the building's mortar joints, with steel cross-rails to support aluminum panels. Four aluminum panels are on each frame, and three different frames with small spaces between make up the installation. Room has been left on all four sides of the mural to separate it from windows, brick changes, the parapet, and ground.
2. The mural will be easily removable and leave the integrity of the building unimpaired. If lettering taller than 4" is included on the mural, it counts as signage and will require a City of Ann Arbor sign permit. In general, the addition of the mural should not negatively impact the neighborhood or historic district and should contribute positively to the multi-purpose public alley.
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 113 West Washington Street, a contributing property in the Main Street Historic District, to install a removable three-part mural on the east façade of the building through mortar joints, not masonry units. As proposed, the 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, panel information, elevation drawing

Front of 113 W Washington, 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
 Fax: 734.994.8460
jtthacher@a2gov.org

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER: 113 West Washington, LLC
 HISTORIC DISTRICT: MAIN ST HISTORIC DISTRICT

PROPERTY ADDRESS: 113 W Washington St
 CITY: ANN ARBOR

ZIP CODE: 48104
 DAYTIME PHONE NUMBER: (734) 657-2096
 EMAIL ADDRESS: info@ptpmgt.com

PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE): P.O. Box 8383
 CITY: Ann Arbor
 STATE, ZIP: MI 48107

PROPERTY OWNER'S SIGNATURE

SIGN HERE: *Teresa Farinelli*
 PRINT NAME: TERESA FARINELLI
 DATE: 8/21/20

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE): ANN ARBOR ART CENTER

ADDRESS OF APPLICANT: 117 W. LIBERTY ST
 CITY: ANN ARBOR

STATE: MI
 ZIP CODE: 48104
 PHONE / CELL #: (734) 926-4128
 FAX No: ()

EMAIL ADDRESS:

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE: *Marie E. Kopf*
 PRINT NAME: Marie E. Kopf
 DATE: 8/25/2020

BUILDING USE - CHECK ALL THAT APPLY

SINGLE FAMILY DUPLEX RENTAL MULTIPLE FAMILY COMMERCIAL INSTITUTIONAL

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Artist, Avery Williamson will be installing painted panels onto the alley wall of 113 W Washington. The paneled mural will protect the building, deter graffiti, and improve the look of the alley and the building.

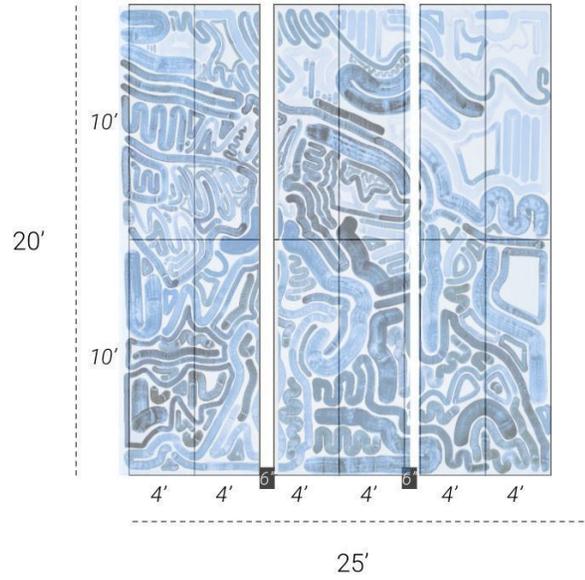
*Images of proposed improvements attached

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

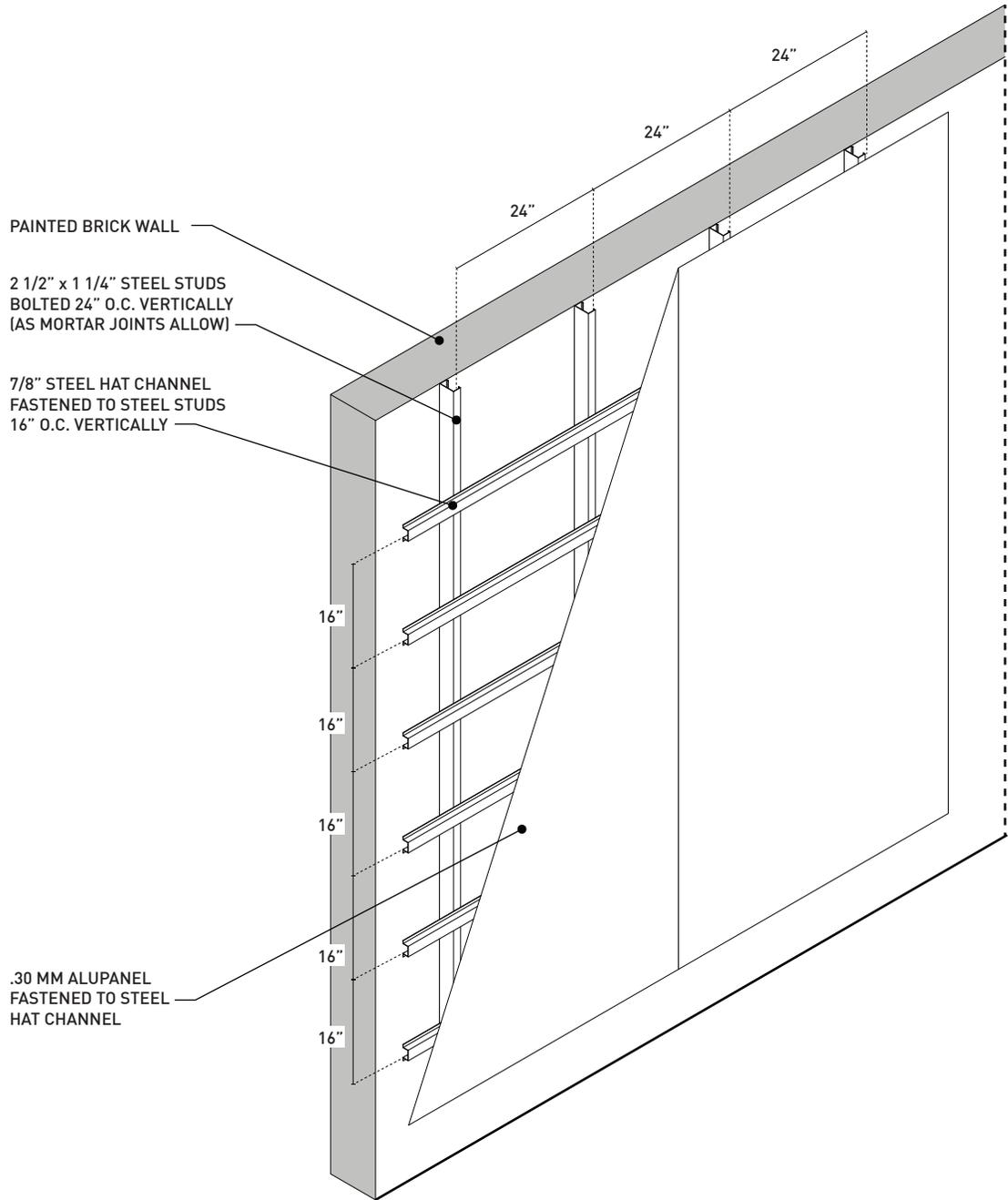
The brick is showing years of wear and tear from delivery trucks and weather.

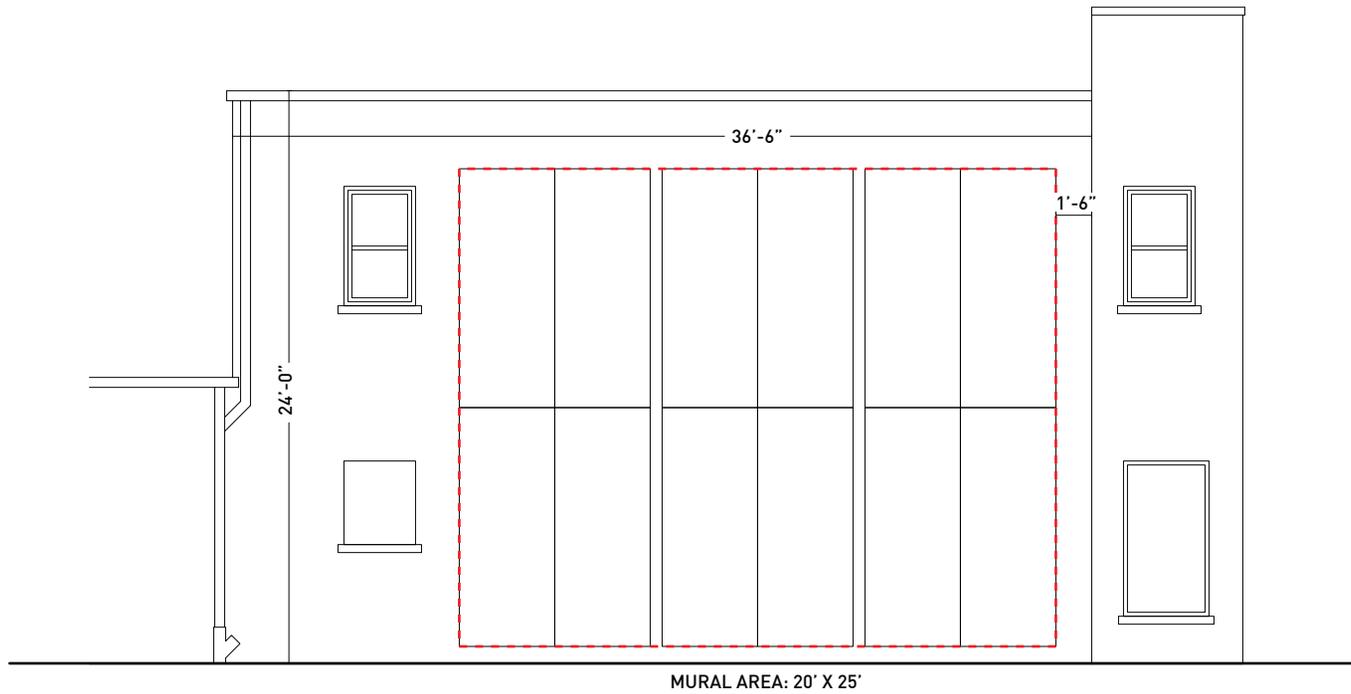
The mural will bring new life to the alley way and provide a welcoming work of art for residents and visitors to enjoy for years to come.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



- Proposed mural location is outlined in yellow in the image above.
- Artist sketch and panel dimensions shown in the image to the right.
- Artist will paint on panels that will be installed onto the brick wall.





MURAL AREA: 20' X 25'

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

113 W. WASHINGTON