

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 112 W Washington Street, Application Number HDC21-298

DISTRICT: Main Street Historic District

REPORT DATE: October 14, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: October 12, 2021

	OWNER	APPLICANT
Name:	WWSA, LLC	Ann Arbor Art Center
Address:	120 W Washington Ann Arbor, MI 48104	117 W Liberty Street Ann Arbor, MI 48104
Phone:	(734) 604-0977	(734) 994-8004

BACKGROUND: This two-story brick Italianate commercial building was constructed in 1869 and features original cornices, segmented arches, and stone trim. It was first occupied by William Herz painting and decorating.

LOCATION: The site is located on the north side of West Washington, between South Main Street and South Ashley Street.

APPLICATION: The applicant seeks HDC approval to install five banners that span the alley as part of a one-year public art installation.

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. This application is for a public art installation in the alley between 112 West Washington (Café Zola) and 126 South Main Street (Hooper Hathaway). Five fabric banners are strung between the alley walls on a wire attached to hooks mounted in mortar joints. When the installation is removed, the application states that the mortar joints will be tuckpointed. Signatures were provided from both property owners and the City of Ann Arbor, which owns the alley.
2. Speaking generally, the A2 Sunset installation will be easily removable and leave the integrity of the buildings unimpaired after the mortar joints are repaired. The project will add interest to the neighborhood and liven up an otherwise utilitarian alley.
3. Some important details are lacking in the application. The height of the mounting wires is not indicated, and the drawings show a three-story building at 112 W Washington, not a two-story building. That building has very significant architectural features on the alley side, and it is important that they are not harmed or obscured. The building across the

alley (the back of 126 S Main) is a lofted single story, and it's not clear where those wires would be installed. It would also be helpful to know the clearance height being required by the City for service vehicles like trash and recycling trucks, and for delivery trucks.

4. Staff believes the work is conceptually approveable and has conditioned the motion upon the applicant submitting installation details to be reviewed by the officers of the HDC. If the Commission is uncomfortable with this approach, the application will either need to be approved without conditions, denied (because there is no November HDC meeting and the 60-day limit will be reached), or postponed to December 9 with the applicant's permission. The motion also conditions the work upon the project's removal and mortar joint repair within 13 months of installation.

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 112 West Washington Street and 126 South Main, both contributing properties in the Main Street Historic District, to install five fabric panels on wires mounted through mortar joints, not masonry units, stretched across the alley, on the following conditions: that final installation details are submitted and approved by the officers of the HDC before the project is installed; and that the art is removed and all mortar joints are restored within 13 months of installation. The proposed work as conditioned 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*.

ATTACHMENTS: application, project information

112 W Washington and 126 South Main, November 2020 (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

jthacher@a2gov.org

Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER WWSA, LLC		HISTORIC DISTRICT Main Street	
PROPERTY ADDRESS 120 West Washington Street		CITY ANN ARBOR	
ZIPCODE 48104	DAYTIME PHONE NUMBER (734) 604-0977	EMAIL ADDRESS jon@2mission.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE 	PRINT NAME Jon A. Carlson	DATE 09/23/2021
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Ann Arbor Art Center			
ADDRESS OF APPLICANT 117 W Liberty Street			CITY Ann Arbor
STATE Michigan	ZIPCODE 48104	PHONE / CELL # (734) 994-8004	FAX No ()
EMAIL ADDRESS mklopf@annarborartcenter.org			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE 	PRINT NAME x Marie Klopff	DATE 9/24/21
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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
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PROPOSED WORK

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

SEE ATTACHED

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

SEE ATTACHED

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



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

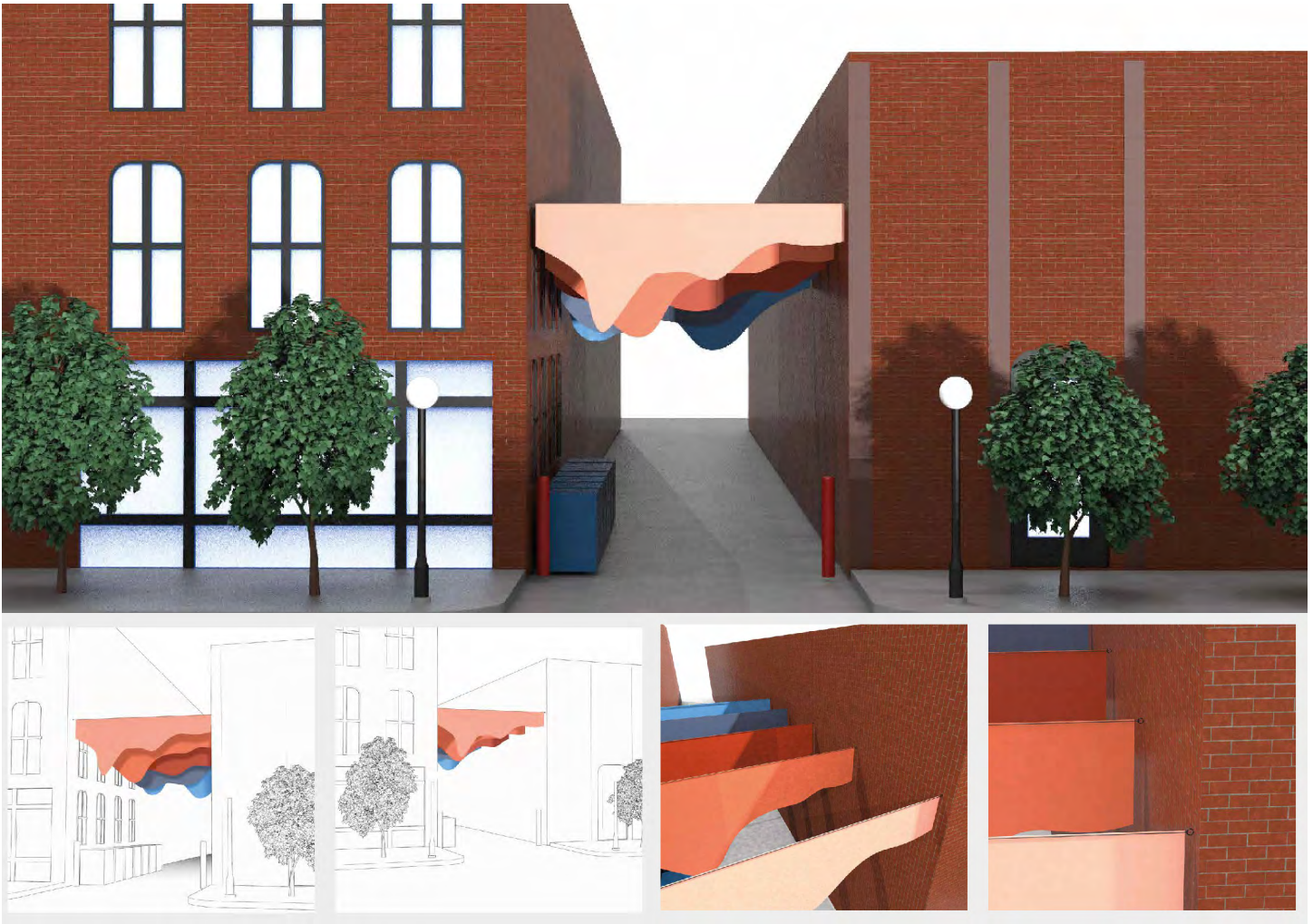
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



General Notes

This public art project is anticipated to be temporary and last for the duration of one year. All anchors will be masonry-appropriate anchors, to be signed off by a structural engineer, and will be placed within the mortar bed of the existing wall. They will be removed after the project duration and repaired by tuck pointing after de-installation.

A2 Sunset Project Statement

The Sunset installation focuses on bringing light and attraction to unused alleyways of Ann Arbor. The sequential structure floats multi-colored fabrics in different saturations to depict sunset. Each unit will connect with steel wires to the sidewalls and create a lightweight structure for the hanging fabric. The project is suggested for the alleyway on W. Washington St.(No:4 on the map) and is planned with durable fabric that can withstand harsh weather conditions. It is a fresh, whimsical and appealing installation that will fit in with the fun Ann Arbor spirit.

Statement of constructibility

The Sunset installation will include 5 fabric units hung in a sequential pattern. The weatherproof fabric will be cut and sewn in shape. Each fabric unit will be hung with steel wire from both sides of the alley with utility hooks mounted on the walls. Wooden dowels will be added to hidden pockets of the fabric structure to create stability. Pieces will be prepared before installation and the sight installation is expected to take a day.