

**ANN ARBOR HISTORIC DISTRICT COMMISSION**

**Staff Report**

**ADDRESS:** 113 W Washington Street, Application Number HDC21-298

**DISTRICT:** Main Street Historic District

**REPORT DATE:** December 9, 2021

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

**REVIEW COMMITTEE DATE:** December 6, 2021

**OWNER**

**APPLICANT**

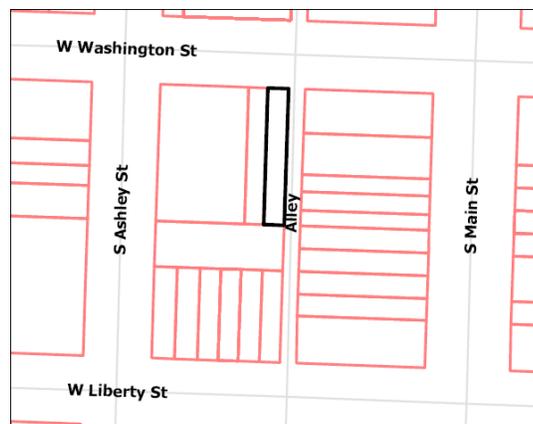
**Name:** 113 West Washington LLC  
**Address:** 113 West Washington  
 Ann Arbor, MI 48104  
**Phone:** (734) 657-2096

Ann Arbor Art Center  
 117 W Liberty Street  
 Ann Arbor, MI 48104  
 (734) 994-8004

**BACKGROUND:** The site is a public alley that runs between the east side of 113 East Washington and the rear of 200 South Main Street.

**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 nine 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 113 West Washington and 200 South Main Street. Nine fabric banners are hung between the alley walls on a metal rod attached to brackets mounted on the building walls. The bottoms of the banners are mounted 15' above ground (to provide clearance for vehicles), and the banners are 4'3 7/8" tall. (Conceptual color renderings are included in the application – please note that these are from a public art competition and are not to the scale proposed in this application.) There is a temporary art installation on the east wall of 113 West Washington that would presumably be removed. Signatures authorizing the application were provided from both of the property owners and the City of Ann Arbor, which owns the alley.

2. There is a red flag in a document in the application called Masonry Notes. It says:

Due to the irregularity in dimensions of the hand-pressed bricks and hand-laid masonry construction, the mortar joints between bricks range from ¼" to 5/8" wide. Therefore, anchoring within the mortar joints may cause more damage to the brick wall than anchoring

through the brickwork. Attempting to drill into thin mortar joints may cause damage to the edge conditions of the brickwork surrounding the drilling, while anchoring through the center of a face brick should not cause as much damage to the brick. When the anchors are removed, the center of the bricks can be easily patched with a mortar that can be tinted to blend into the surrounding masonry. We recommend that the contractor test the installation process of the anchors to determine which installation process will not harm the historic character and material of the walls. This can be completed during the anchor load testing (see note 3).

Proposing to drill through brick is not preserving masonry and not appropriate. If the mortar joints are too small, uneven, or otherwise unsuitable for this proposed project, or if the edges of bricks are endangered by the work, the project should not be installed.

3. Staff believes the work is inappropriate based on the proposed method of installing the steel brackets through bricks and should be denied. The Masonry Notes are clear that installing anchors in the masonry joints would likely damage the bricks; therefore, staff has not conditioned the motion on installation only in masonry joints.

**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 in the alley between 113 West Washington Street and 200 South Main, both contributing properties in the Main Street Historic District, to install nine banner rods on brackets mounted as described in mortar joints or 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*.

**ATTACHMENTS:** application, drawings, masonry notes, project information

113 W Washington and 200 South Main, November 2020 (courtesy Google Street View)







# 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](mailto:ithacher@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 113 West Washington, LLC		HISTORIC DISTRICT Main Street	
PROPERTY ADDRESS 113 West Washington St.			CITY ANN ARBOR
ZIPCODE 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 48107

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	DocuSigned by: <i>Faramarz Farahanchi</i> <small>1960F0540C384FD...</small>	<b>PRINT NAME</b>	Faramarz Farahanchi	<b>DATE</b>	11/16/2021
------------------	---	-------------------	---------------------	-------------	------------

### 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)

<b>SIGN HERE</b>	DocuSigned by: <i>MARIE KLOPF</i> <small>69668D527D7B484...</small>	<b>PRINT NAME</b>	MARIE KLOPF	<b>DATE</b>	11/16/2021
------------------	---	-------------------	-------------	-------------	------------

### 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).

See attached

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See attached

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://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](mailto: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	



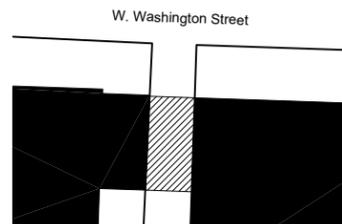
**Jefferson Lettieri Office**

1105 Taughannock Blvd.  
Ithaca, NY 14850  
T +1 317 370 4336 (Michael Jefferson)  
T +1 917 647 1491 (Suzanne Lettieri)

**Ann Arbor Art Center (A2AC)  
The Alleyway Project  
Ann Arbor, MI**

**Key Plan and Legend**

Alley located along W Washington St  
between 113 W Washington St  
and 200 South Main St



**Notes**

Above ground clearance of 15' required  
by the city

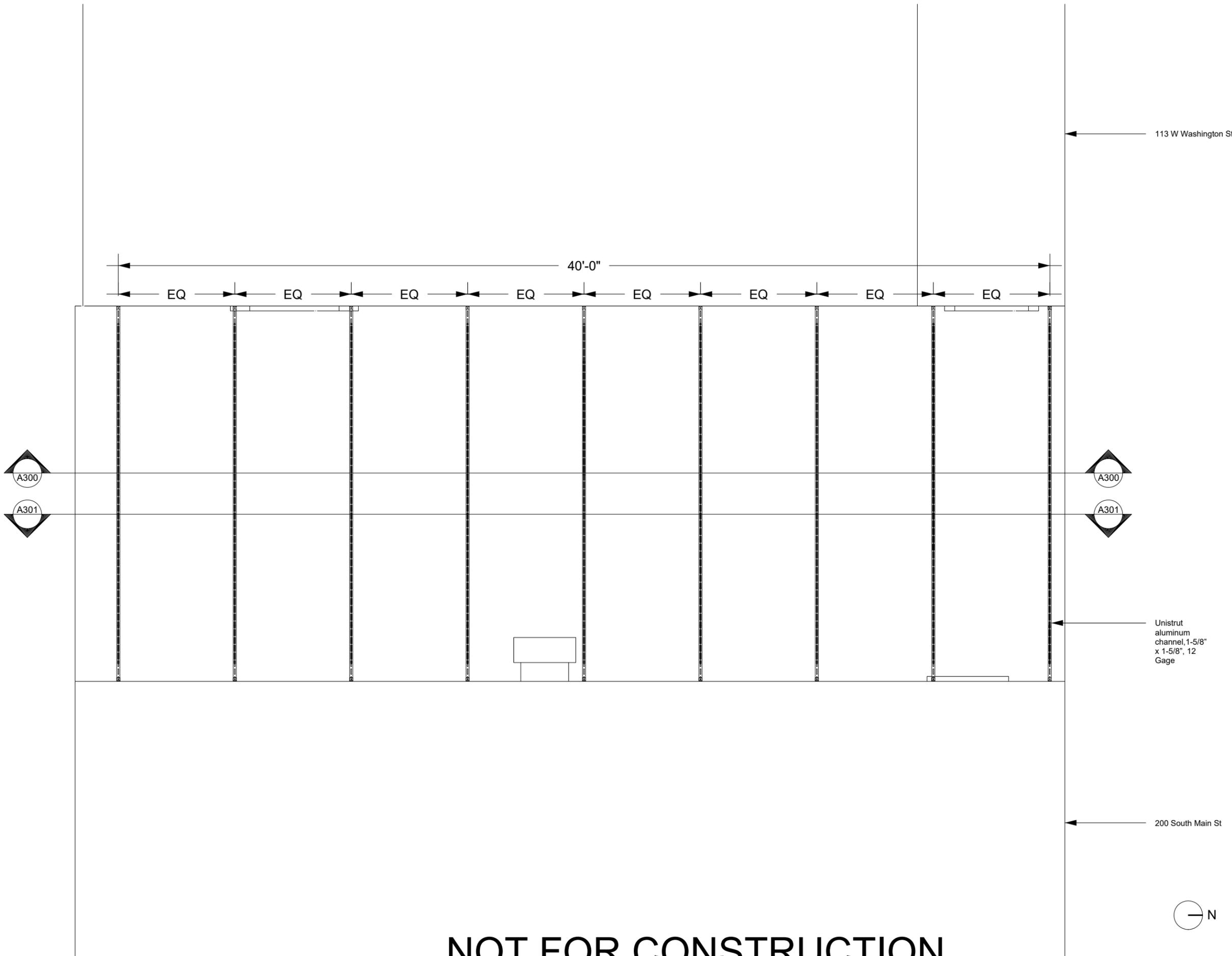
Not for construction

**Revisions**


**Roof Plan**

PROJ. NO.:	A2AC	DATE:	11/14/2021
DWG. BY:	MJ	PAGE:	1XX of 1XX
© Jefferson Lettieri Office 2021		SCALE:	1/4"=1'

**A101**



**NOT FOR CONSTRUCTION**



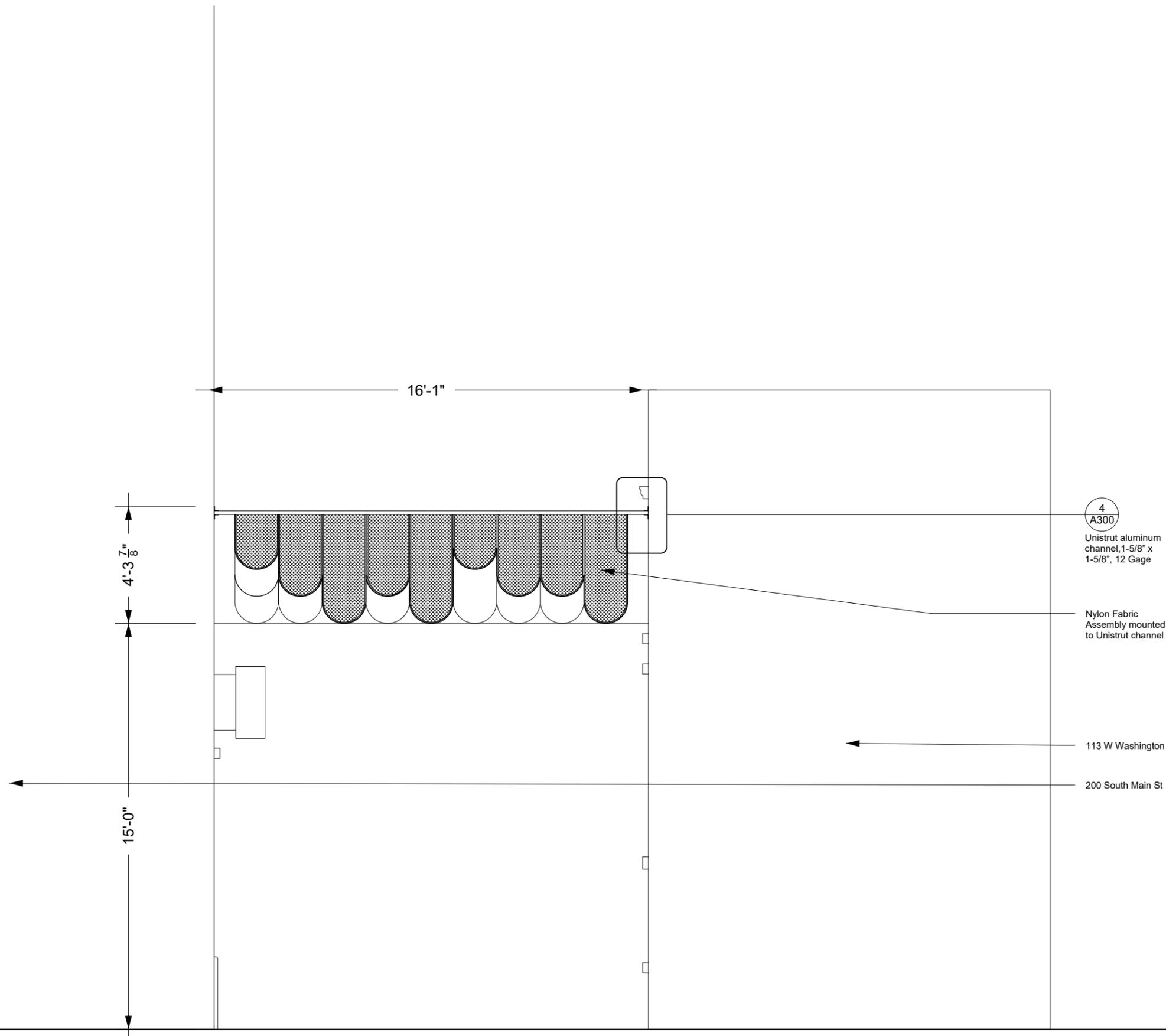
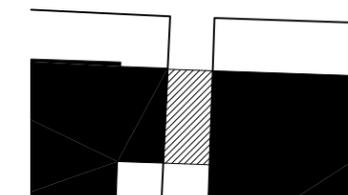
Jefferson Lettieri Office

1105 Taughannock Blvd.  
Ithaca, NY 14850  
T +1 317 370 4336 (Michael Jefferson)  
T +1 917 647 1491 (Suzanne Lettieri)

Ann Arbor Art Center (A2AC)  
The Alleyway Project  
Ann Arbor, MI

Key Plan and Legend

Alley located along W Washington St  
between 113 W Washington St  
and 200 South Main St



4  
A300  
Unistrut aluminum  
channel, 1-5/8" x  
1-5/8", 12 Gage

Nylon Fabric  
Assembly mounted  
to Unistrut channel

113 W Washington St

200 South Main St

Notes

Above ground clearance of 15' required  
by the city

Not for construction

Revisions


# South Elevation

PROJ. NO.:	A2AC	DATE:	11/14/2021
DWG. BY:	MJ	PAGE:	1XX of 1XX
© Jefferson Lettieri Office 2021		SCALE: 1/4"=1'	

# NOT FOR CONSTRUCTION

# A300

## Masonry Notes:

1. Prior to installation, contractor (or client, owner, etc.) is to review state of masonry wall to determine suitability and conditions of wall for intended installation. Notify EOR, client, and building owner should conditions warrant repair.
2. The masonry wall in which the artwork is to be installed is composed of hand-laid and hand-pressed bricks with a combination of traditional lime mortar and contemporary cementitious mortars. It is the intent of this project to install the artwork in a manner that is 1. reversible and 2. will not damage the appearance and stability of the wall.
3. Prior to installation, contractor is to identify the locations where anchors are to be installed in the wall. Contractor to review intended locations to determine whether localized areas require repair. Anchors shall not be installed in areas where mortar is missing or decomposed (resulting in a sand-like deposition), where mortar joints are opened (separated from the surrounding brickwork causing cavities) and where bricks are dislodged (movement is evident vertically and/or horizontally) or cracked.
4. The anchors chosen for installation are to be load tested in situ to determine capacity and suitability of installation in the masonry.
5. Due to the irregularity in dimensions of the hand-pressed bricks and hand-laid masonry construction, the mortar joints between bricks range from  $\frac{1}{4}$ " to  $\frac{5}{8}$ " wide. Therefore, anchoring within the mortar joints may cause more damage to the brick wall than anchoring through the brickwork. Attempting to drill into thin mortar joints may cause damage to the edge conditions of the brickwork surrounding the drilling, while anchoring through the center of a face brick should not cause as much damage to the brick. When the anchors are removed, the center of the bricks can be easily patched with a mortar that can be tinted to blend into the surrounding masonry. We recommend that the contractor test the installation process of the anchors to determine which installation process will not harm the historic character and material of the walls. This can be completed during the anchor load testing (see note 3).
6. The weights on the installation and its ability to collect lateral loads (wind, etc.) need to be confirmed prior to construction/installation.



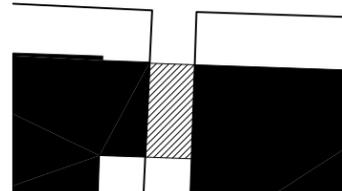
Jefferson Lettieri Office

1105 Taughannock Blvd.  
Ithaca, NY 14850  
T +1 317 370 4336 (Michael Jefferson)  
T +1 917 647 1491 (Suzanne Lettieri)

Ann Arbor Art Center (A2AC)  
The Alleyway Project  
Ann Arbor, MI

Key Plan and Legend

Alley located along W Washington St  
between 113 W Washington St  
and 200 South Main St



Notes

Above ground clearance of 15' required  
by the city

Not for construction

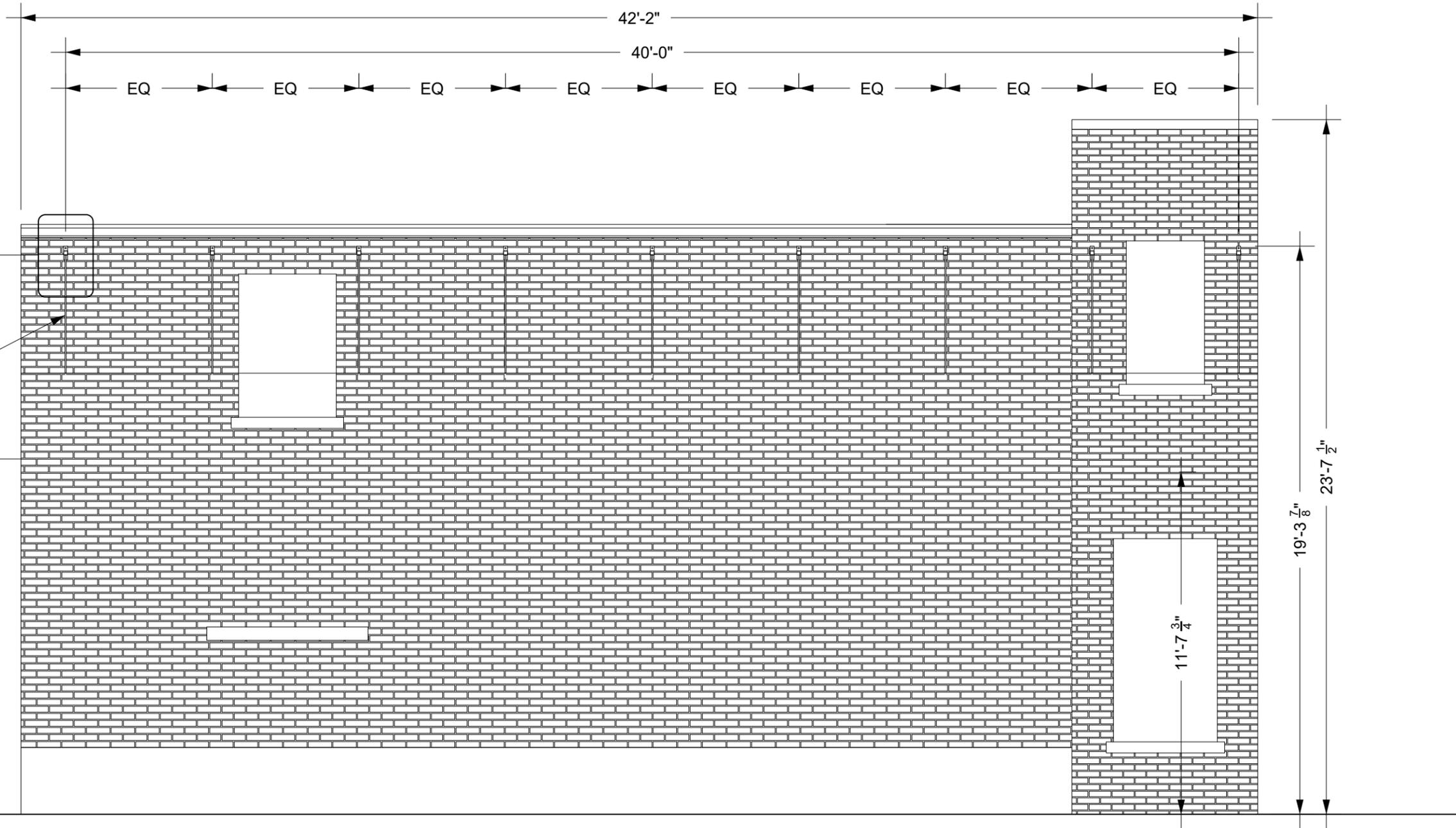
Elevation of 113 W Washington St  
visible

Revisions


Section

PROJ. NO.:	A2AC	DATE:	11/14/2021
DWG. BY:	MJ	PAGE:	1XX of 1XX
© Jefferson Lettieri Office 2021	SCALE:	1/4"=1'	

A300



NOT FOR CONSTRUCTION



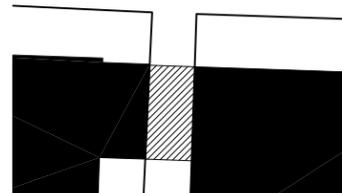
**Jefferson Lettieri Office**

1105 Taughanock Blvd.  
Ithaca, NY 14850  
T +1 317 370 4336 (Michael Jefferson)  
T +1 917 647 1491 (Suzanne Lettieri)

**Ann Arbor Art Center (A2AC)  
The Alleyway Project  
Ann Arbor, MI**

**Key Plan and Legend**

Alley located along W Washington St  
between 113 W Washington St  
and 200 South Main St



**Notes**

Above ground clearance of 15' required  
by the city

Not for construction

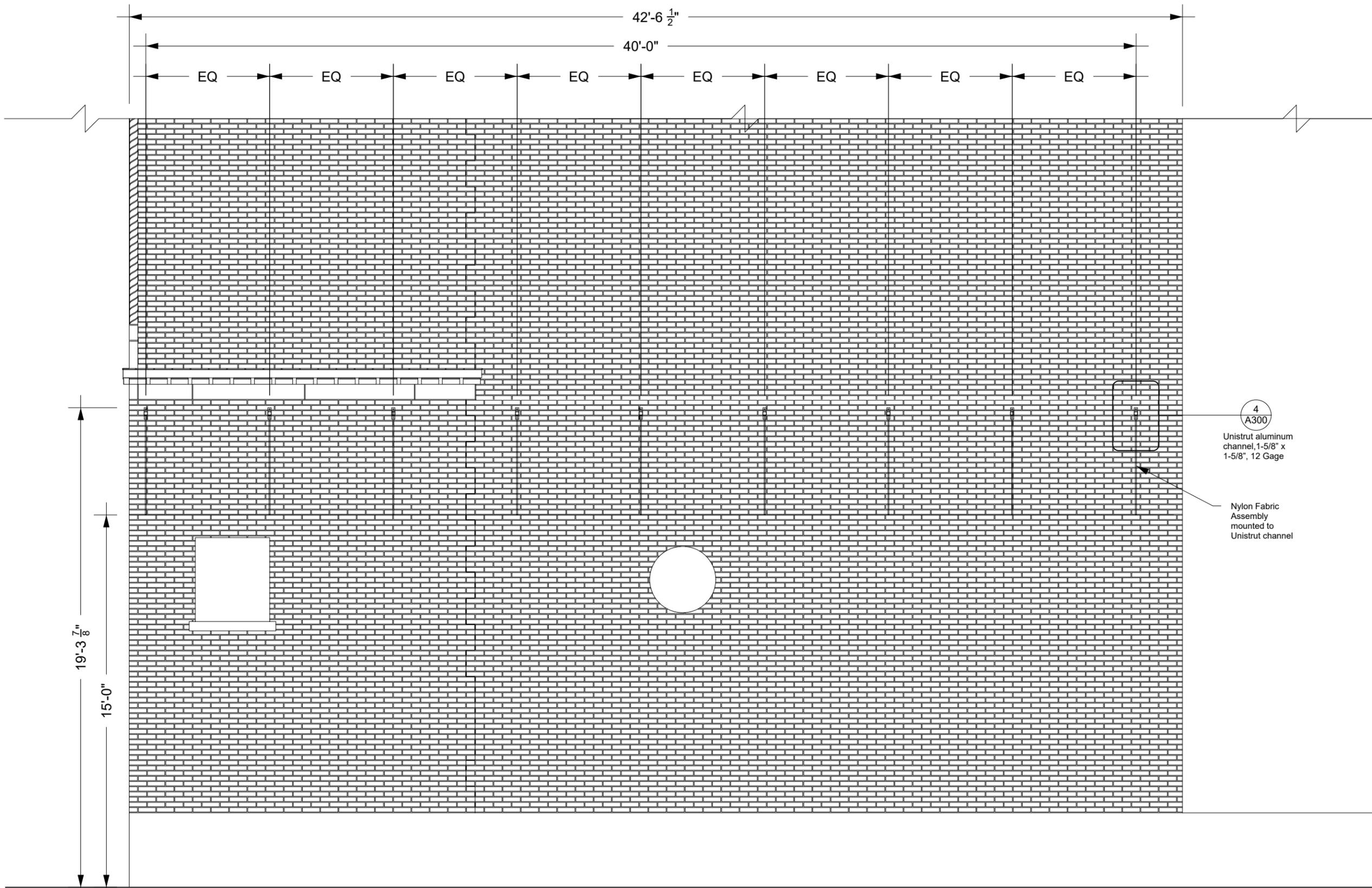
Elevation of 200 South Main St visible

**Revisions**


**Section**

PROJ. NO.:	A2AC	DATE:	11/14/2021
DWG. BY:	MJ	PAGE:	1XX of 1XX
© Jefferson Lettieri Office 2021		SCALE:	1/4"=1'

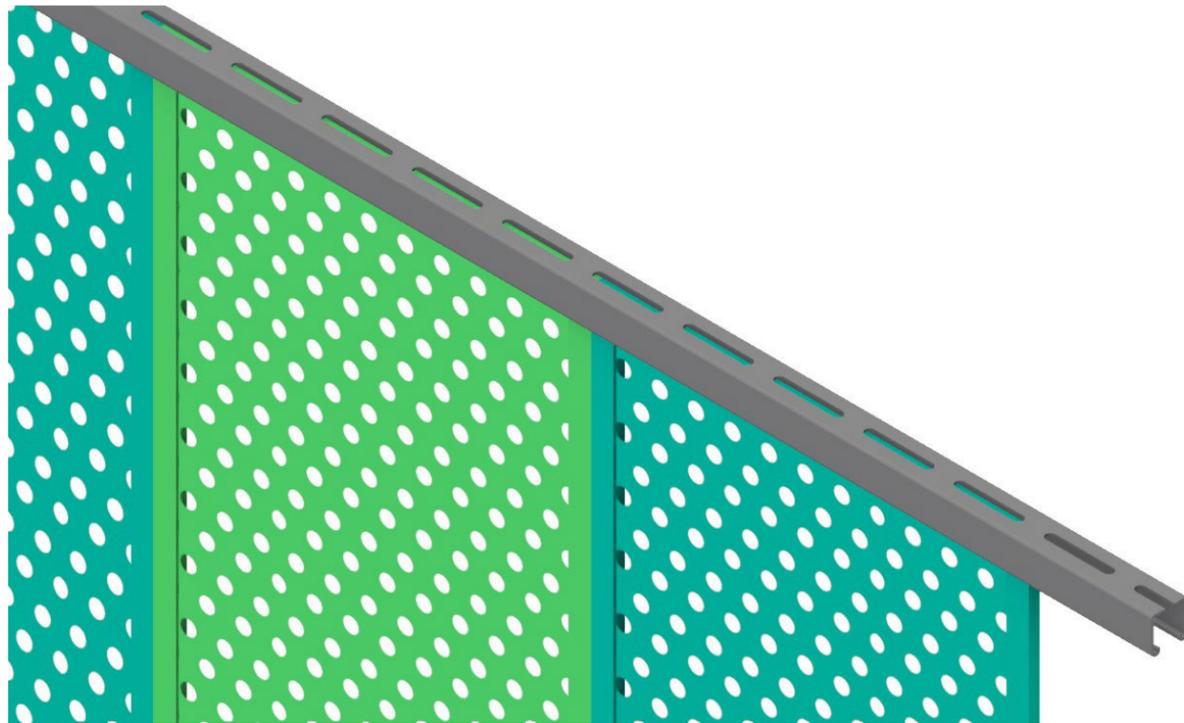
**A301**



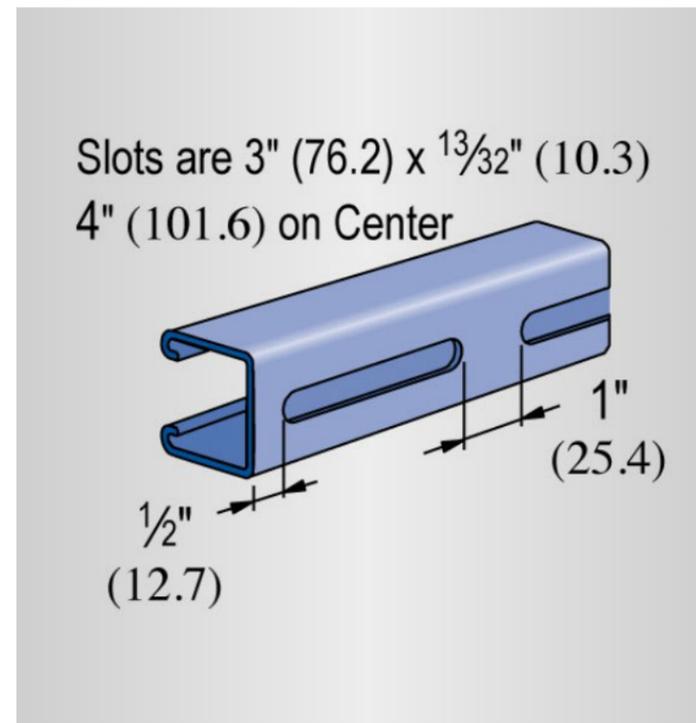
4  
A300  
Unistrut aluminum  
channel, 1-5/8" x  
1-5/8", 12 Gage

Nylon Fabric  
Assembly  
mounted to  
Unistrut channel

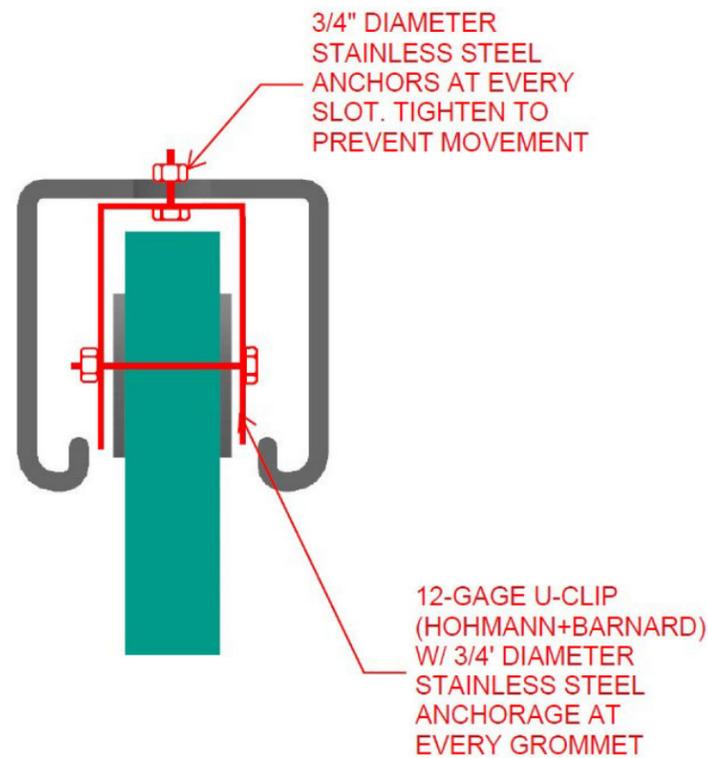
**NOT FOR CONSTRUCTION**



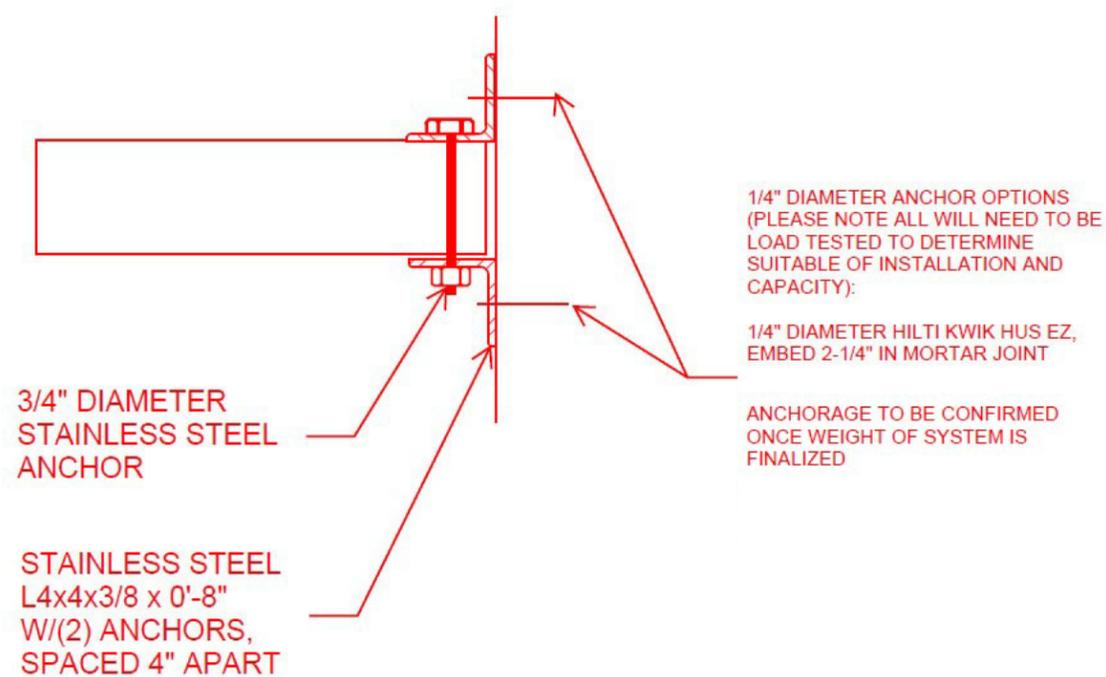
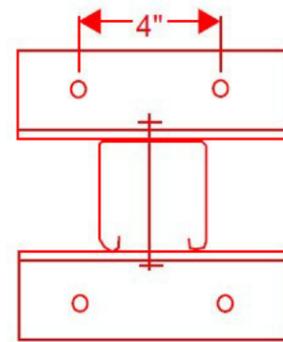
1 Detail Axonometric



2 Structural Member Axonometric (to be confirmed)



3 Fabric Panel Connection to Structure



4 Typical Masonry Structural Connection

**NOT FOR CONSTRUCTION**



Jefferson Lettieri Office

1105 Taughanock Blvd.  
Ithaca, NY 14850  
T +1 317 370 4336 (Michael Jefferson)  
T +1 917 647 1491 (Suzanne Lettieri)

Ann Arbor Art Center (A2AC)  
The Alleyway Project  
Ann Arbor, MI

Key Plan and Legend

Alley located along W Washington St  
between 113 W Washington St  
and 200 South Main St

**Notes**

Above ground clearance of 15' required  
by the city

Not for construction

**Revisions**


**Structural  
Details**

PROJ. NO.:	A2AC	DATE:	11/14/2021
DWG. BY:	MJ	PAGE:	1XX of 1XX
© Jefferson Lettieri Office 2021		SCALE: 1/4"=1'	

**A500**



Jefferson Lettieri Office

1105 Taughanock Blvd.  
Ithaca, NY 14850  
T +1 317 370 4336 (Michael Jefferson)  
T +1 917 647 1491 (Suzanne Lettieri)

Ann Arbor Art Center (A2AC)  
The Alleyway Project  
Ann Arbor, MI

Key Plan and Legend

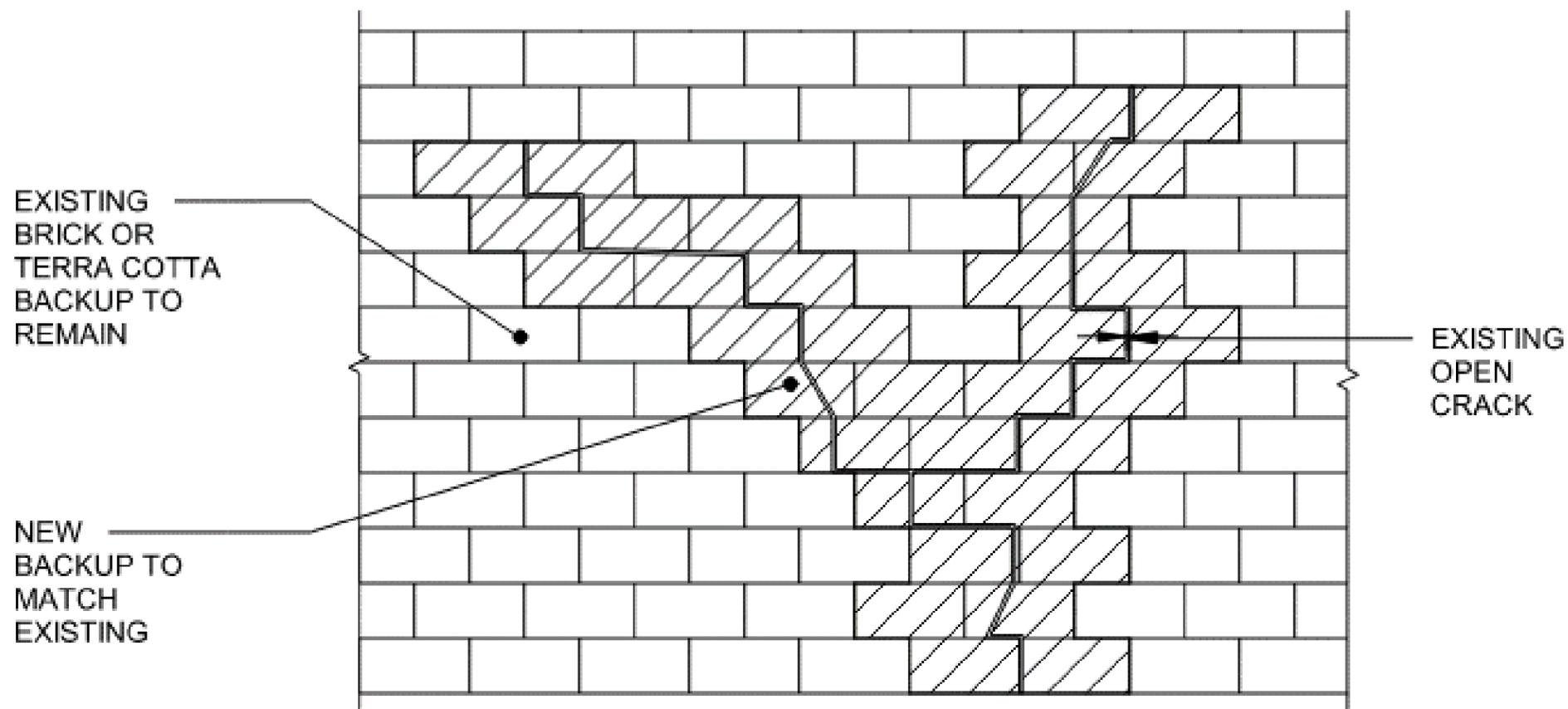
Alley located along W Washington St  
between 113 W Washington St  
and 200 South Main St

Notes

Comments from structural engineer  
regarding cracking in masonry. See  
attached notes on masonry repair  
suggestions.

Revisions


# Masonry Detail



**NOTES:**

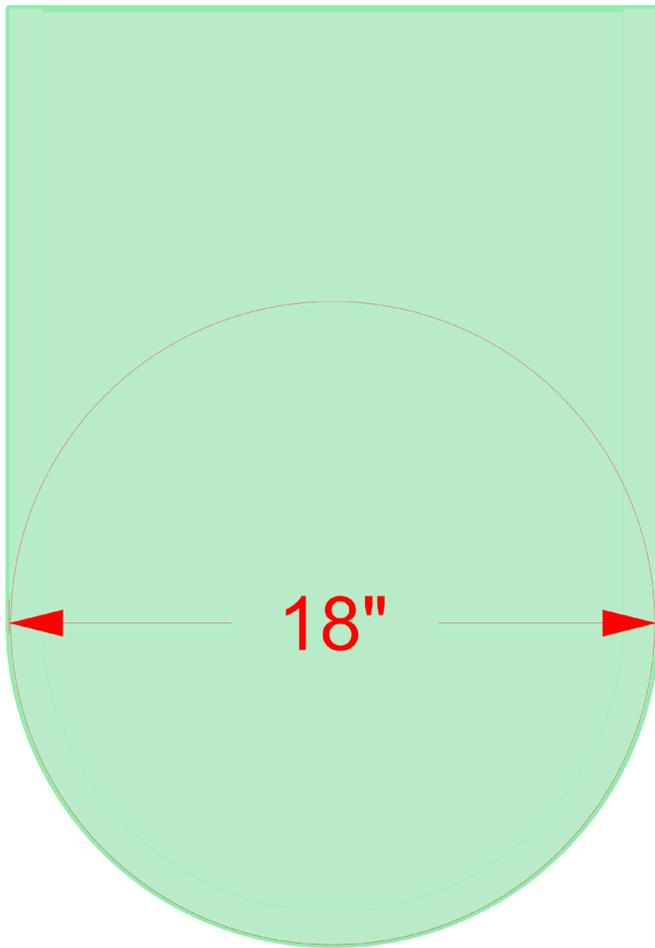
1.  DENOTES MASONRY UNITS TO BE REPLACED. WHERE CRACK IS THROUGH WALL, REPLACE ALL WYTHES ON EACH SIDE OF CRACK TO FIRST MORTAR JOINT. REPLACE EXISTING HEADERS WITH NEW HEADERS. WHERE CRACK IS ONLY IN OUTER WYTHE, REPLACE ONLY OUTER WYTHE. REPLACE ANY LOOSE AND CRACKED UNITS.
2. WHERE CRACK IS OPEN AND 1/4" OR LESS, AND IS PRESENT ONLY IN OUTER WYTHE AND ONLY IN JOINTS, RAKE AND REPOINT JOINTS ONLY.

# NOT FOR CONSTRUCTION

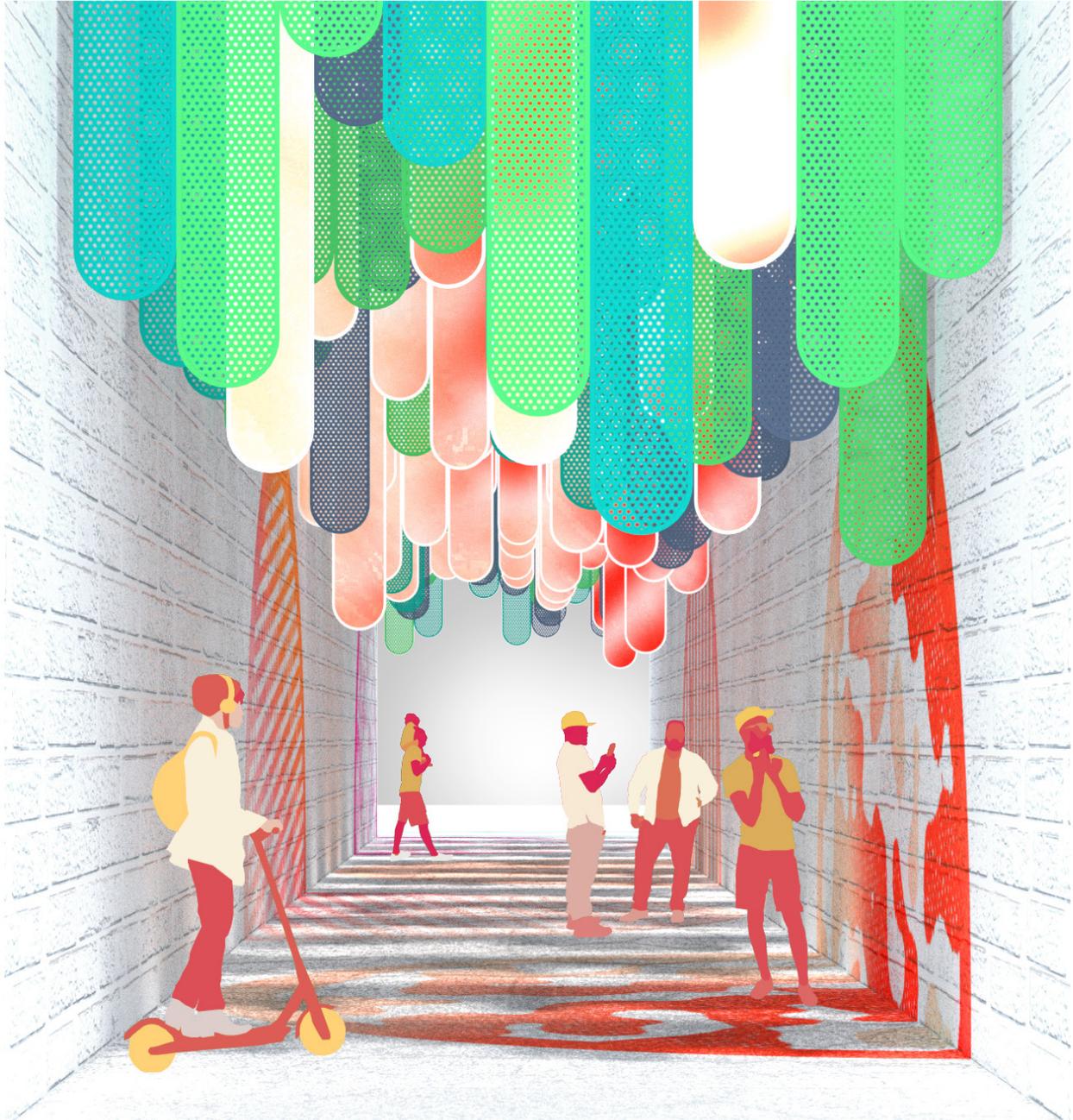
# A501

GROMMETS (NUMBER AND DIMENSION TBD)

HEM TBD

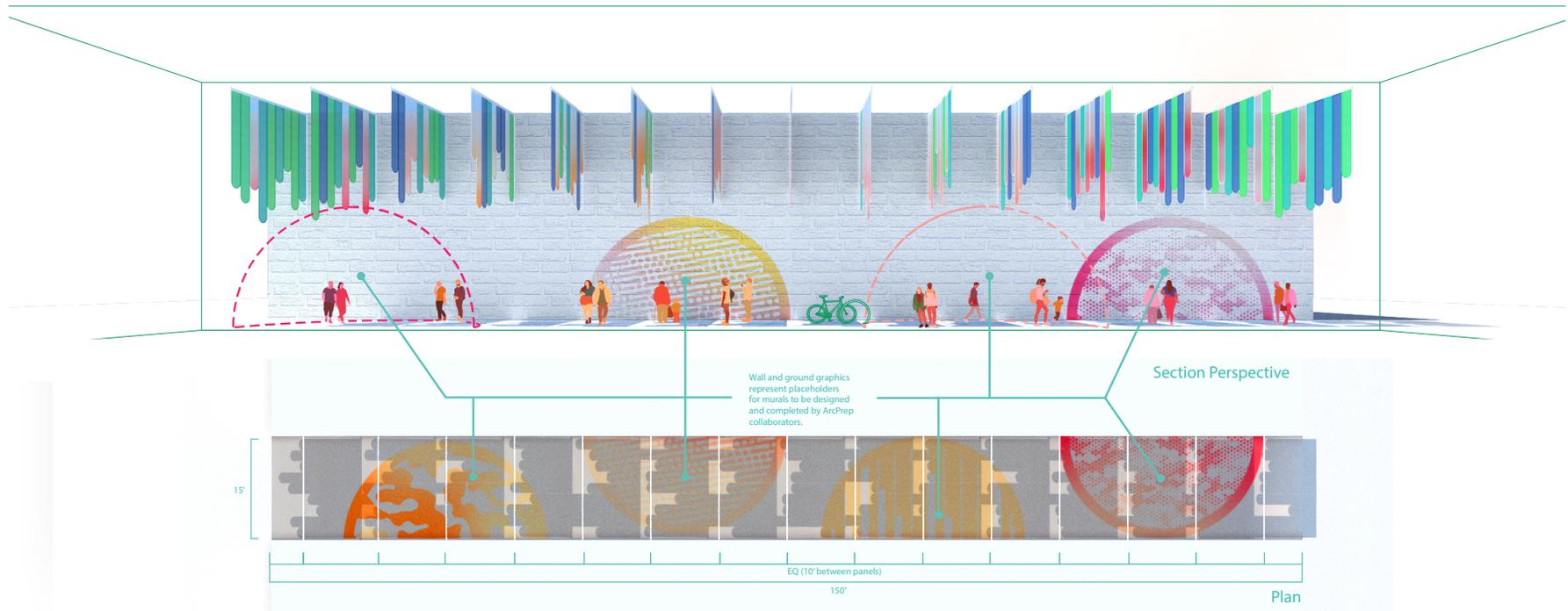


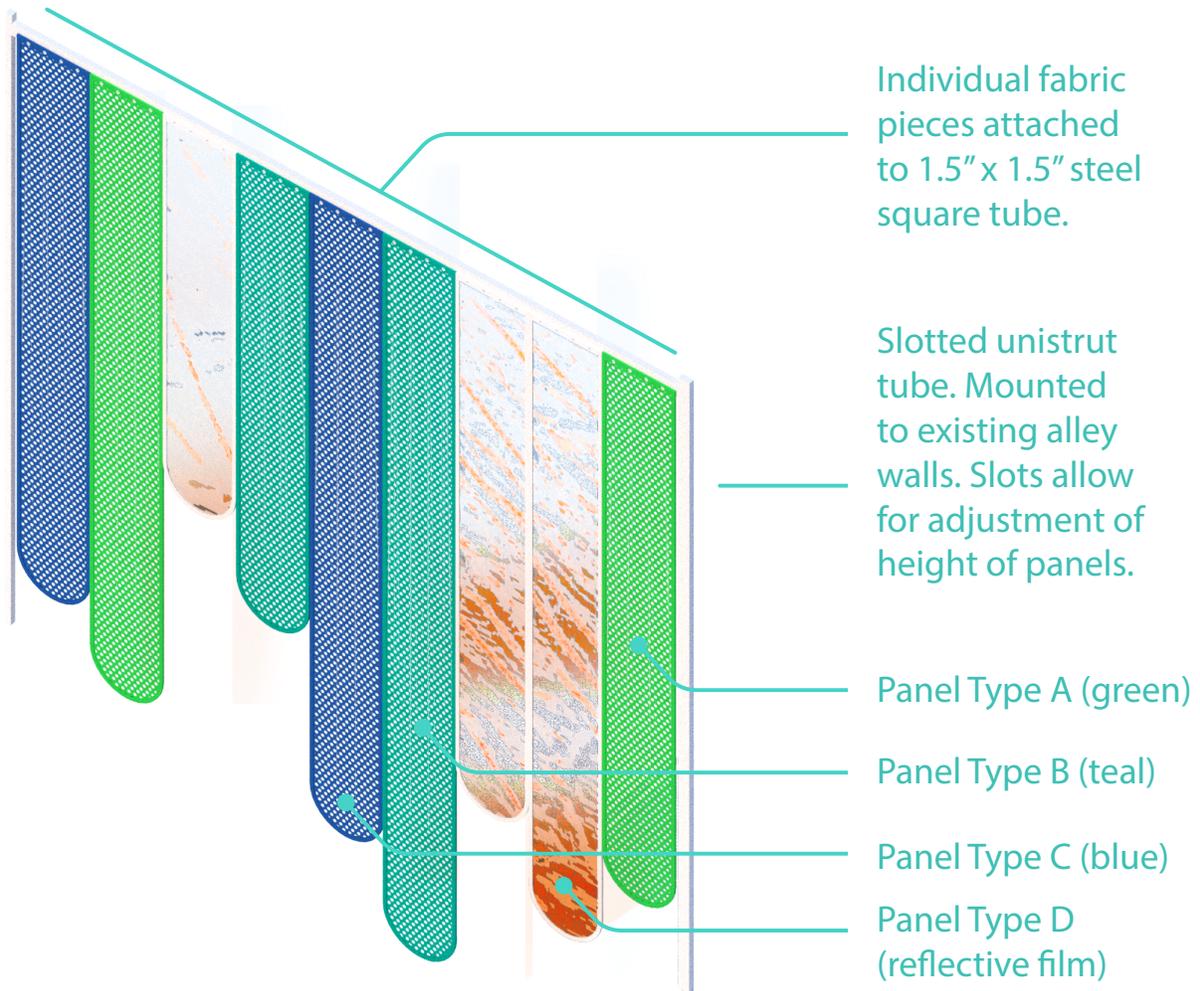
DETAIL (NOT TO SCALE)

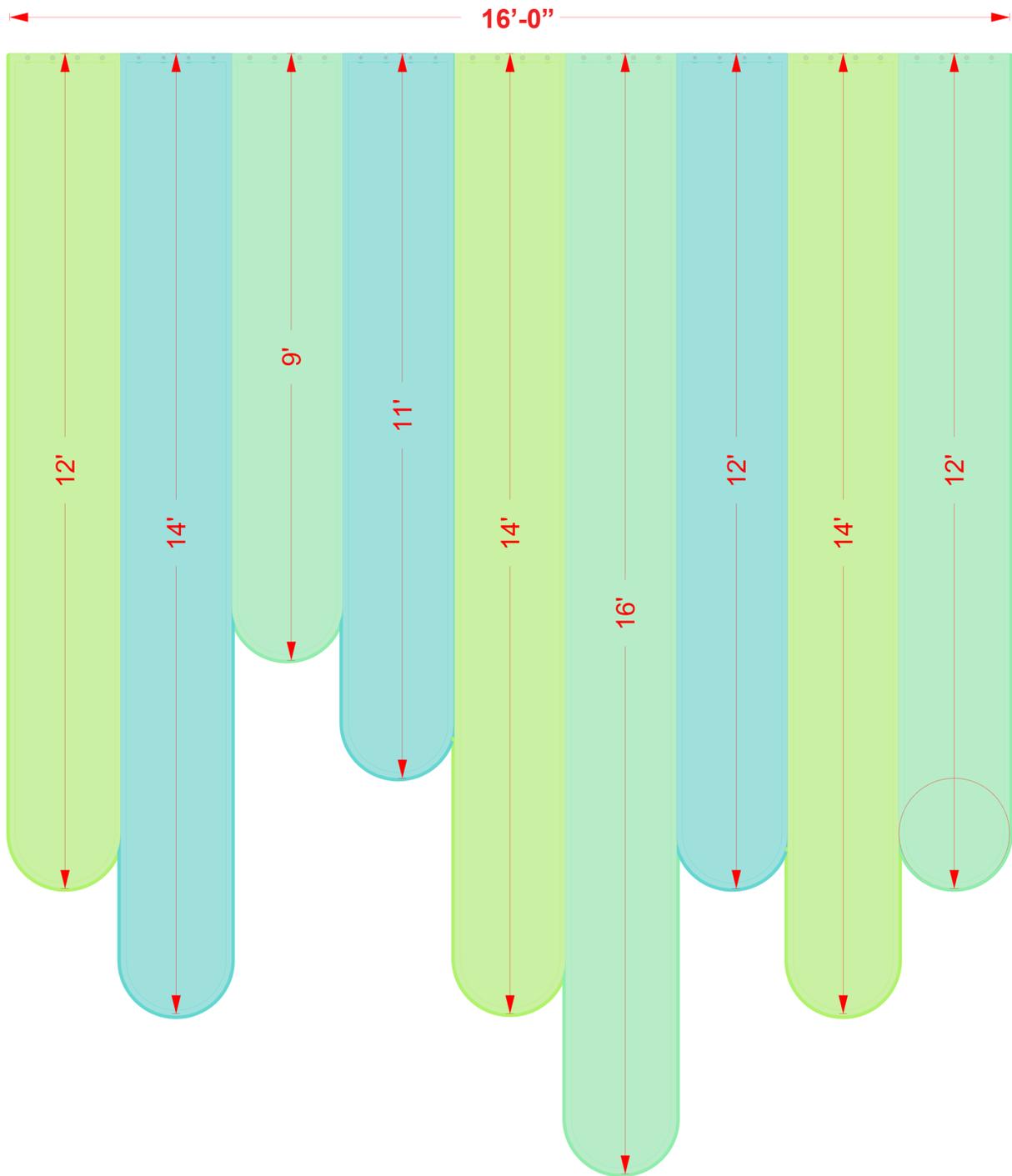


Jefferson Lettieri Office  
Ann Arbor Art Center Alleyway Project

COMPETITION IMAGES (SEE DRAWING SET FOR  
CURRENT DESIGN SCHEME)







ASSEMBLED PANEL (9 FABRIC STRIPS OF VARYING LENGTH, 3 COLORS)