

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 209 South State Street, Application Number HDC13-126

DISTRICT: State Street Historic District

REPORT DATE: August 7, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 12, 2013 for the Thursday, August 15, 2013
HDC meeting

OWNER

Name: CVS Pharmacy
Address: 1 CVS Drive
Woonsocket, RI 02895
Phone: (401)770-3047

APPLICANT

Araneae, Inc
28785 Haas Rd
Wixom, MI 49393
(248)344-8840

BACKGROUND: A two-story single-family frame dwelling is shown in this location on the 1899 Sanborn map. Additions were gradually built on the rear of the house and reached the rear lot line on the 1916 Sanborn. During this time it was used as a boarding house. On the 1925 Sanborn a large lot-width addition is shown on the front of the house, and a photo from 1930 shows the front façade that exists today. In 2009 the HDC issued a certificate of appropriateness to restore the front façade, demolish the remainder of the building, and build a new building behind the façade.

LOCATION: The site is located on the east side of South State Street, south of East Washington Street and north of East Liberty.

APPLICATION: The applicant seeks HDC approval to remove the existing “photo” sign to the center bay and replace it with a 4’10” x 2’ “minute clinic” sign. The applicant also seeks approval to add a non-illuminated window box sign that says “minute clinic” and is 31” x 43.5”.

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.

From the Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Storefronts

Recommended: Identifying, retaining, and preserving storefronts – and their functional and decorative features – that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

Not Recommended: Introducing a new design that is incompatible in size, scale, material, and color.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Signs

Appropriate: Installing signage that is subordinate to the overall building composition.

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

Painting signs on window glass, or using vinyl decal letters, that can be removed without damaging historic materials.

Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

STAFF FINDINGS:

1. Existing signage on the site includes a 4’7” x 10’ blade sign on the second floor and vinyl 11” or 17” letter signs in three of the five arches above the window bays on the first floor. These signs were presented as a package and conceptually approved by the HDC in 2009. They were later reviewed by staff for consistency with that certificate of appropriateness.
2. The proposed replacement of the “photo” sign with a “minute clinic” sign is appropriate. Though it is twice as tall because it is two lines instead of one, the proposed lettering size is consistent with the lowercase lettering found on the other arch signs. The blue color will attract attention to the otherwise red-themed façade.
3. The proposed window sign is a standard light box with the lights turned off. It is the width

of the center window and placed at a pedestrian's head height. Its opacity blocks views into the store.

4. Staff's opinion is that the window box sign does not meet the *City of Ann Arbor Historic District Design Guidelines*. The sign's appearance, boxy style, large size, and lack of transparency are not compatible with this restored storefront. It detracts from the historic façade, and the amount of signage on the storefront has been previously discussed by the commission and is at its maximum. If the "minute clinic" sign in the arch is approved, that store feature will already be prominently displayed. There is also a changeable sign panel immediately to the right of the front door that may be used to promote the "minute clinic" or anything else available inside the store.
5. The proposed "minute clinic" sign in the center arch 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*, in particular standards 2 and 9. The proposed "minute clinic" window box sign does not meet the *Secretary of the Interior's Guidelines* or the *City of Ann Arbor Historic District Design Guidelines* and therefore does not meet standards 2 and 9.

POSSIBLE MOTIONS: (Note that the motions are 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.)

For the arch signage:

I move that the Commission issue a certificate of appropriateness for the application at 209 South State Street, a contributing property in the State Street Historic District, to remove the existing "photo" sign and install in its place a "minute clinic" sign from the center bay of the storefront. 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 *Ann Arbor Historic District Design Guidelines* for signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9 and the guidelines for storefronts.

For the window signage:

I move that the Commission issue a certificate of appropriateness for the application at 209 South State Street, a contributing property in the State Street Historic District, to add a non-illuminated window sign that says "minute clinic." 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 *Ann Arbor Historic District Design Guidelines* for signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 209 South State Street in the State 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/photos.



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120
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: 209 S. State St.

Historic District: State St. Historic District

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

CVS Pharmacy

Address of Property Owner: One CVS Dr. Woonsocket RI 02895

Daytime Phone and E-mail of Property Owner: 401-770-3047

Signature of Property Owner: see attached letter Date: 7/24/13

Section 2: Applicant Information

Name of Applicant: Araneae, Inc

Address of Applicant: 28785 Haas Rd

Daytime Phone: (248) 344-8840 Fax: (248) 344-8841

E-mail: mcostakes@araneae-group.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 7/24/13

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: [Initials]

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

1. Provide a brief summary of proposed changes. Remove one "photo" sign and install one "minute clinic" sign in its place.

Lowercase letters to be same size as those removed.

Add one non-illuminated window sign to read "minute clinic"

2. Provide a description of existing conditions. Current wall signs include "Beauty", "Photo", and "CVS Pharmacy"

Currently there is no existing window sign.

3. What are the reasons for the proposed changes? CVS is making the sign change due to the addition of a Minute Clinic within the store. Minute Clinic provides easily accessible healthcare services to the residents of Ann Arbor. The purpose of the Minute Clinic signage is to ensure the residents have knowledge that there is a quick response healthcare center right inside their local CVS.

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:



One CVS Drive, Woonsocket RI 02895 – 401-765-1500

DATE:

TO WHOM IT MAY CONCERN:

This letter authorizes Icon Identity Solutions and their subcontractor to manufacture service and install or remove signs at the location seen below.

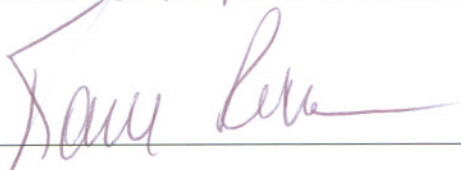
Location: **CVS/Pharmacy (Store #3584)**
 209 South State St.
 Ann Arbor, MI 48103

Araneae Inc. is also authorized to secure permits and variances by the local governing body on behalf of CVS.

Karen Rezuke
Construction Program Specialist

Phone: 401.770.3047
Email: Karen.Rezuke@CVSCaremark.com

PRINT NAME: Karen Rezuke

SIGNATURE: 

TITLE: Authorized Signatory

CVS/pharmacy®

i-minute clinic®

209 S State St
Ann Arbor, M 48104I



Existing Location Overview

Loc: 3584

Site Signage Summary	
EXISTING	PROPOSED
<ul style="list-style-type: none"> (1) 11" F.C.O. Letterset (2) 11" F.C.O. Letterset (3) None Existing (4) Custom Blade Sign (5) 19" Stacked Letterset 	<ul style="list-style-type: none"> (1) Leave Existing As Is (2) 11" Stacked F.C.O. "MC" Letterset (3) LED Window Box Sign (4) Leave Existing As Is (5) Leave Existing As Is
	PRICING: \$



Proposed Signage Overview

Overview Photos



Photo 1



Photo 2

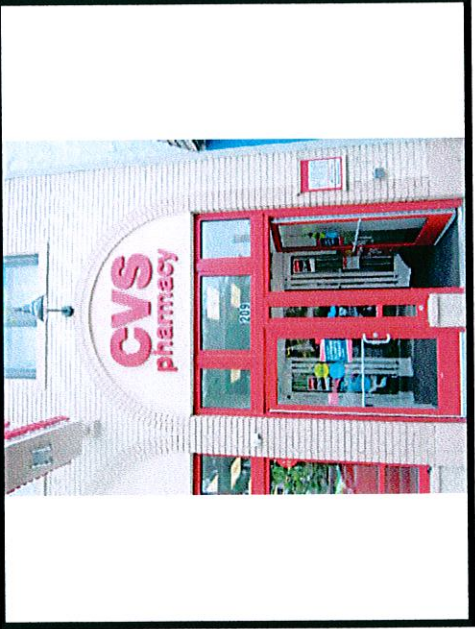


Photo 3



Photo 4



Photo 5



Photo 6

NOTES:



OVERVIEW PHOTOS

Location: 209 S. State St.
Ann Arbor MI 48104

Proj #: 3018 Loc #: 3584 Date: 06/06/13
Req #: 149194 Drawn By: KRK

Revision Description:

Rev #	Req #	Date	Reg. Bv.	Drawn By	Revision Description
Rev 1	153215	07/23/13	DS	NLR	Sign #1: Existing "Beauty" Letterset - Leave as is
Rev 2	000000	00/00/00	XXX	XXX	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

FILE PATH: Active\ACCOUNTS\CVS\Locations 2013\Project 3018\3584 Ann Arbor MI.cdr



Existing Signage - Elevation

Existing Sign #1

11" Letterset
Illuminated

S/F D/F
Yes No

Existing Sign #2

11" Letterset
Illuminated

S/F D/F
Yes No



Proposed Signage - Elevation

Proposed Signage

**LEAVE EXISTING
AS IS
NO CHANGES**



Not To Scale Unless Noted

1 EXISTING 11" NON-ILLUM. LETTERSET

2 11" CUSTOM F.C.O. LETTERSET Scale: 3/16"=1'-0"

QTY: 1



RECOMMENDATION
Location: 209 S. State St.
Ann Arbor MI 48104
Proj #: 3018 Loc #: 3584 Date: 06/06/13
Reg #: 149194 Drawn By: KRK Page #: 3

Rev #	Date	Req. By	Drawn By	Revision Description
Rev 1	15/32/15	07/23/13	DS	MLR Sign #1: Existing "Beauty" Letterset - Leave as is
Rev 2	00/00/00	00/00/00	XXX	XXX
Rev 3	00/00/00	00/00/00	XXX	XXX
Rev 4	00/00/00	00/00/00	XXX	XXX
Rev 5	00/00/00	00/00/00	XXX	XXX
Rev 6	00/00/00	00/00/00	XXX	XXX



Existing Signage - Elevation

Existing Sign #3

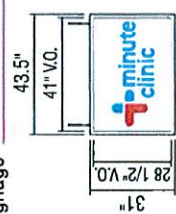
None Existing
Illuminated

S/F D/F
Yes No



Proposed Signage - Elevation

Proposed Signage



9.36 SQ.FT.

QTY: 1

3 STANDARD WINDOW BOX SIGN Scale: 3/16" = 1'-0"

Not To Scale Unless Noted



RECOMMENDATION

Location: 209 S. State St.
Ann Arbor MI 48104

Proj #: 3018 Loc #: 3584 Date: 06/06/13
Req #: 149194 Drawn By: KRK Page #: 4

Rev #	Rev #	Date	Rev. By	Drawn By	Revision Description
Rev 1	155215	07/23/13	DS	NLR	Sign #1: Existing "Beauty" Letterset - Leave as is
Rev 2	000000	00/00/00	XXX	XXX	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	



Sign #: 1

Photo #: 00
(Indicates facing)

CVS Store: CVS

Building:
(when applicable)



SITE PLAN
Location: 209 S. State St.
Ann Arbor MI 48104

Proj #: 3018 Loc #: 3584 Date: 06/06/13
Req #: 149194 Drawn By: KRK Page #: 1

Rev #	Rev #	Date	Req. By	Drawn By	Revision Description
Rev 1	153215	07/23/13	DS	NLR	Sign # 1: Existing "Beauty" Letterset - Leave as is
Rev 2	000000	00/00/00	XXX	XXX	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

FILE PATH: Active\ACCOUNTS\CVS\Locations 2013\Project 3018\3584 Ann Arbor MI.cdr