

**ANN ARBOR HISTORIC DISTRICT COMMISSION**

**Staff Report**

**ADDRESS:** 120/112 W Washington Street, Application Number HDC21-338

**DISTRICT:** Main Street Historic District

**REPORT DATE:** January 13, 2022

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

**REVIEW COMMITTEE DATE:** January 10, 2022

**OWNERS**

**APPLICANT**

**Name:** WWSA, LLC  
**Address:** 120 W Washington  
 Ann Arbor, MI 48104  
**Phone:** (734) 604-0977

**Name:** Ann Arbor Art Center  
**Address:** 117 W Liberty Street  
 Ann Arbor, MI 48104  
**Phone:** (734) 994-8004

**Name:** 118-124 S Main Assoc, Inc.

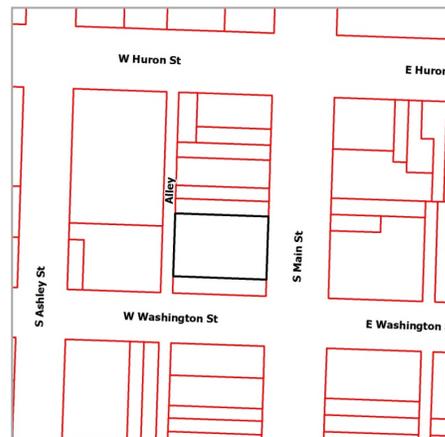
**Address:** 209 S. Fourth Avenue  
 Suite 1C  
 Ann Arbor, MI 48104

**Phone:** (734) 665-1200 ext. 2



**BACKGROUND:** 112 W Washington is a two-story brick Italianate commercial building that was constructed in 1869. It features original cornices, segmented arches, and stone trim. It was first occupied by William Herz painting and decorating.

The building that currently contains 120-124 South Main Street was built in 1866. The original occupant was the First National Bank. This three-story brick Italianate Commercial building features an elaborate cornice with large brackets, decorative stone pilasters, brick corbelling, and arched windows with stone window hoods.



**LOCATION:** The alley is east of 112 W Washington and west of 124 S Main, and runs between West Washington and West Huron Streets.

**APPLICATION:** The applicant seeks HDC approval to install four 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 was postponed at the request of the applicant from the December, 2021 HDC agenda in order to address installation issues.
2. Signatures were provided from both property owners and the City of Ann Arbor, which

owns the alley.

3. This application is for a public art installation called A2 Sunset in the alley between 112 West Washington (Café Zola) and the rear of the Goodyear Building at 126 South Main Street. Four fabric banners are strung between the alley walls about 25' back from the West Washington sidewalk, on wires attached to hooks mounted in mortar joints. The banners are 14'9" wide with a 10" gap on both sides between the banner and wall. The bottom of each banner is 15' above grade. The banners range in length from 7.2' to 9.6' per the drawings on page 4 (though the labels show inches instead of feet).
4. Page 5 of the attachments says "Fabric units will be attached to the mortar. Wall concrete brick expansion screws closed hook anchor bolts (M8x80mm) will be used for anchoring to the wall." There is no mention of removing the expansion screws or repairing the 3" x .3" holes after they're removed, so staff has included this language in the suggested motion. The mortar used to repair the joints must be an appropriate match for the building as described in National Park Service Preservation Brief #2, *Repointing Mortar Joints in Historic Masonry Buildings* (<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).
5. Speaking generally, the A2 Sunset installation will be easily removable and leave the integrity of the buildings unimpaired if the mortar joints are repaired. The project will add interest to the neighborhood and liven up an otherwise utilitarian alley.
6. Staff believes the work as conditioned is sensitive to the historic building and meets the standards and guidelines used by the Historic District Commission.

**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 four fabric panels on wires mounted through mortar joints, not masonry units, stretched across the alley on the following conditions: that all hardware is removed and the mortar joints repaired with an appropriate mortar match when the exhibit ends in a year. The 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

126 S Main and 112 West Washington at right. (November 2020 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

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

**APPLICATION MUST BE FILLED OUT COMPLETELY**

### PROPERTY LOCATION/OWNER INFORMATION

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

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> <b>Jon A. Carlson</b>	<b>DATE</b> <b>09/23/2021</b>
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### APPLICANT INFORMATION

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

### APPLICANT'S SIGNATURE (if different from Property Owner)

<b>SIGN HERE</b>	<b>PRINT NAME</b> <b>x Marie Klopf</b>	<b>DATE</b> <b>9/24/21</b>
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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](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	



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PROPERTY ADDRESS 118-124 S. Main St.			CITY ANN ARBOR
ZIPCODE 48104	DAYTIME PHONE NUMBER (734)2766031	EMAIL ADDRESS edward@shaffran.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> → Edward shaffran	<b>DATE</b> → 11/23/2021
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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>	<b>PRINT NAME</b> → MARIE KLOPF	<b>DATE</b> → 11/26/2021
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<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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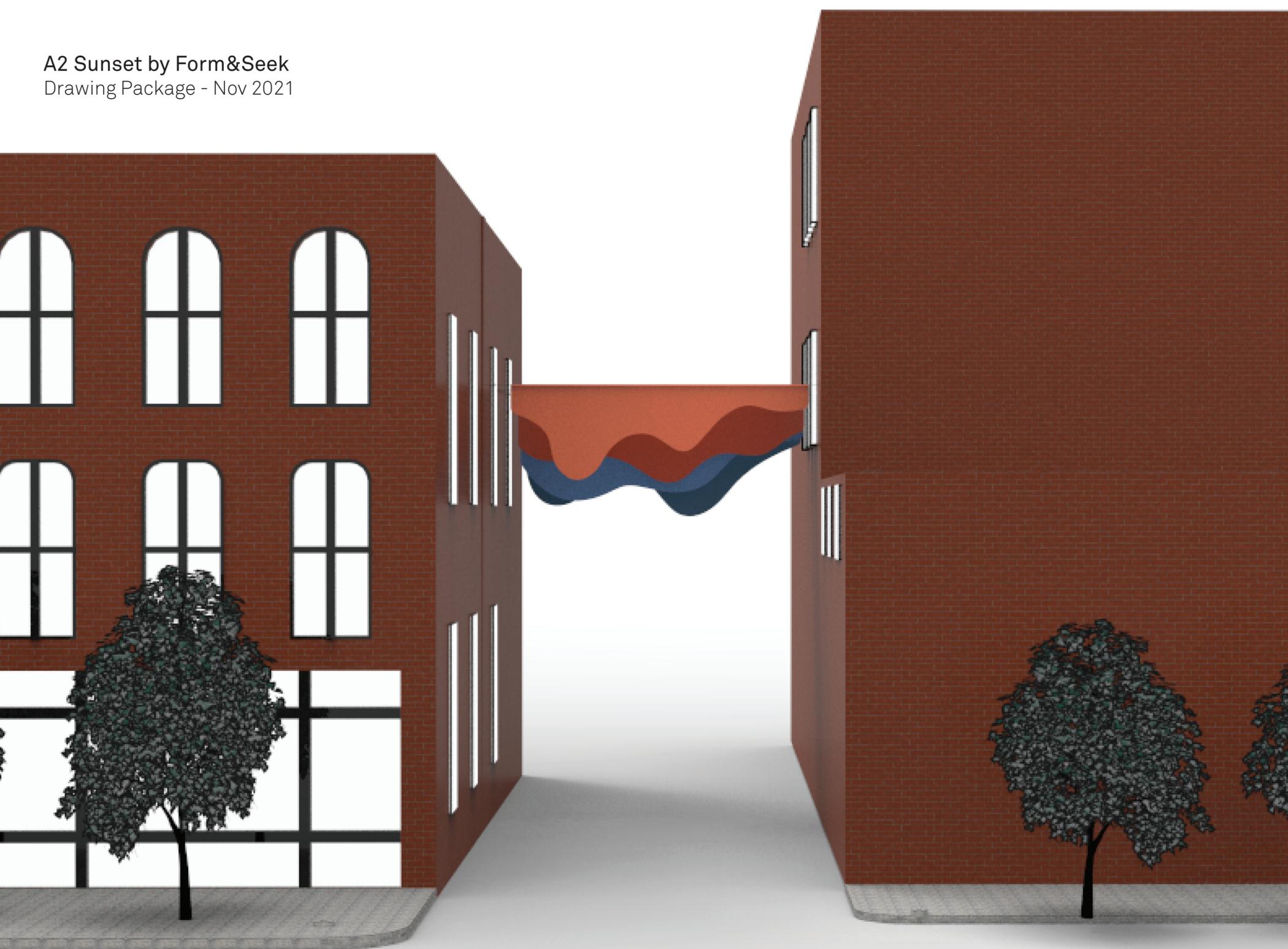
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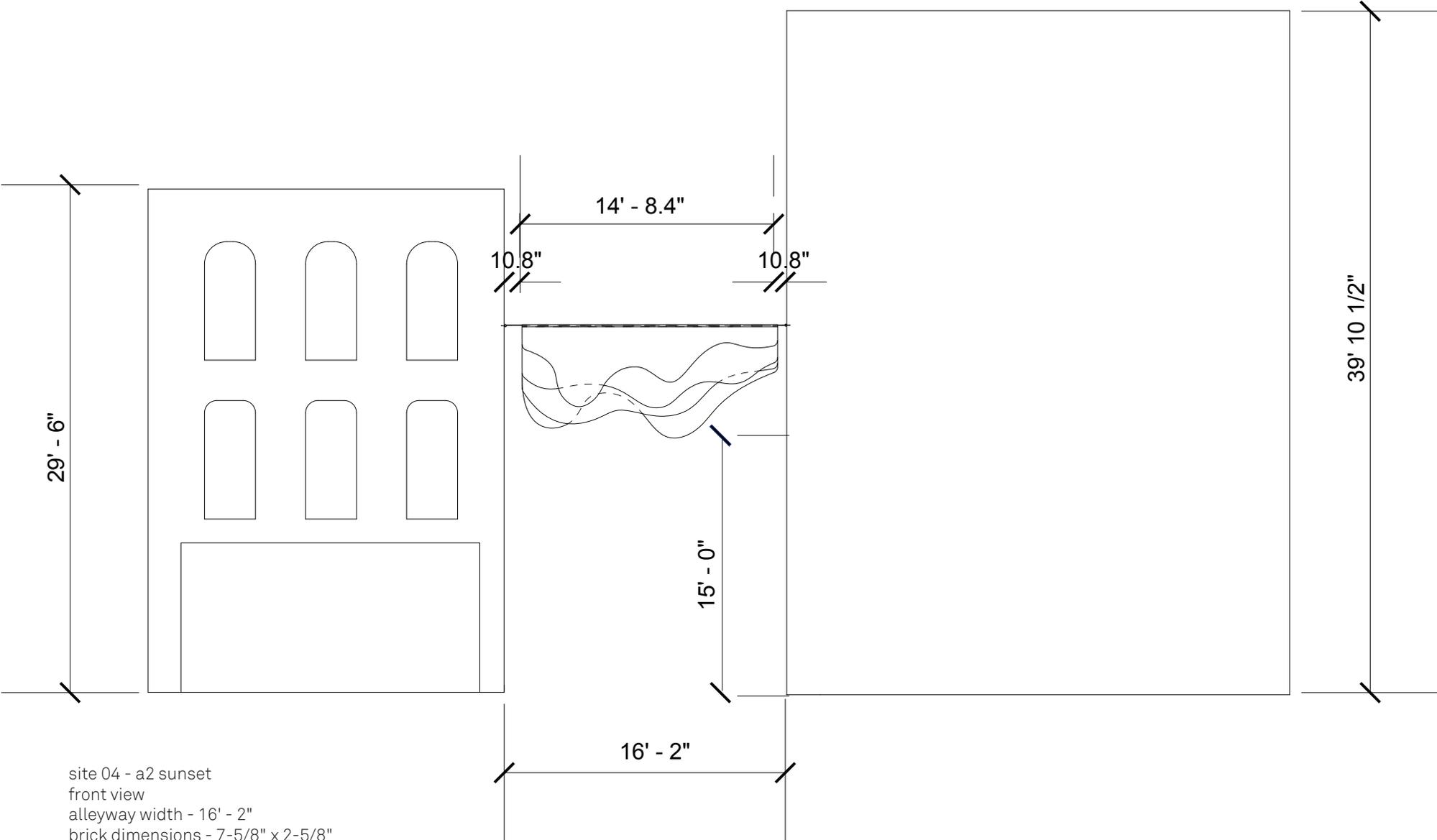
### OFFICE USE ONLY

Date of Hearing:		
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	<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	

A2 Sunset by Form&Seek  
Drawing Package - Nov 2021



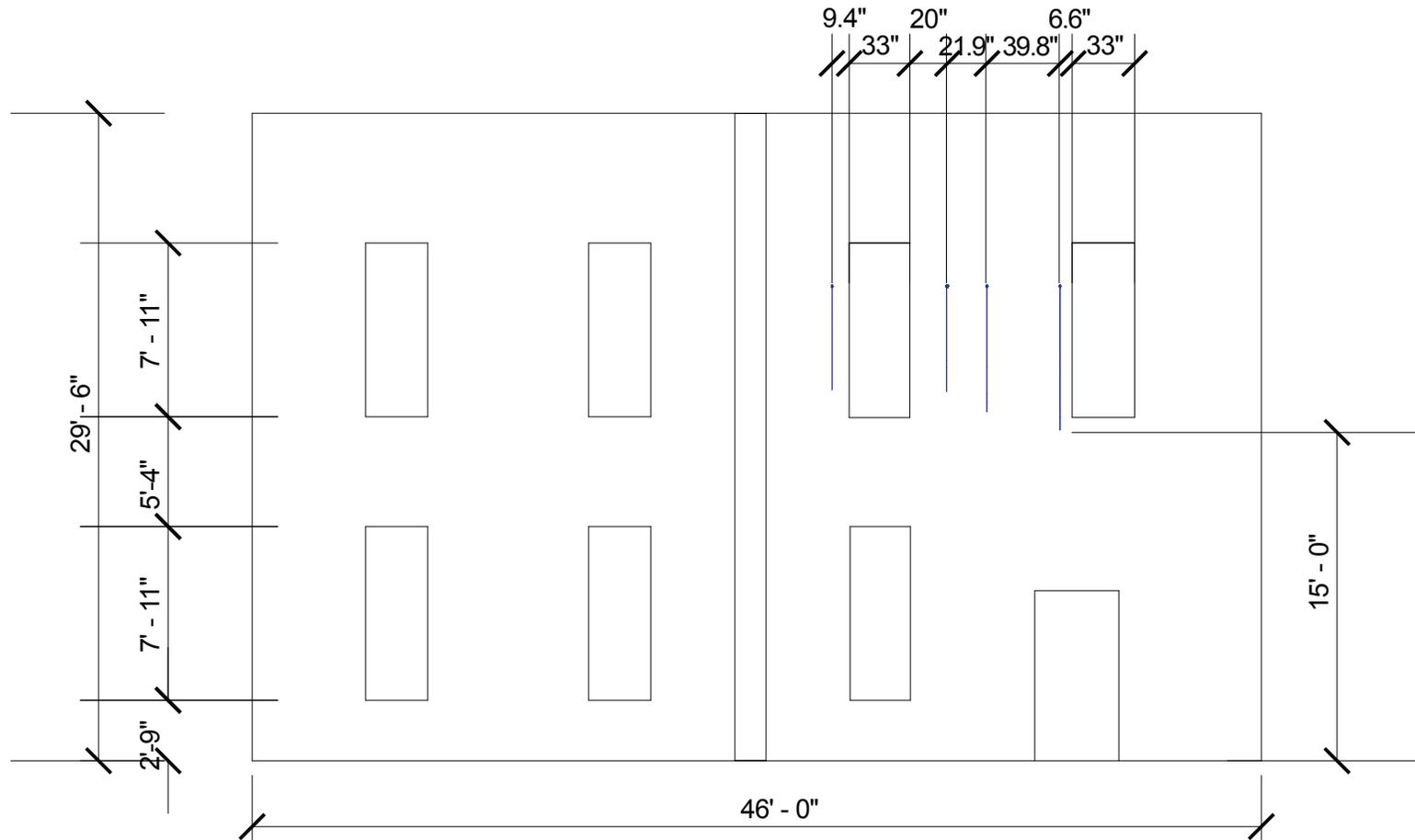
SITE 04 - A2 SUNSET



site 04 - a2 sunset  
 front view  
 alleyway width - 16' - 2"  
 brick dimensions - 7-5/8" x 2-5/8"  
 mortar joint width: 3/8"

SITE 04 - A2 SUNSET  
 SCALE: 1/8" = 1'-0"

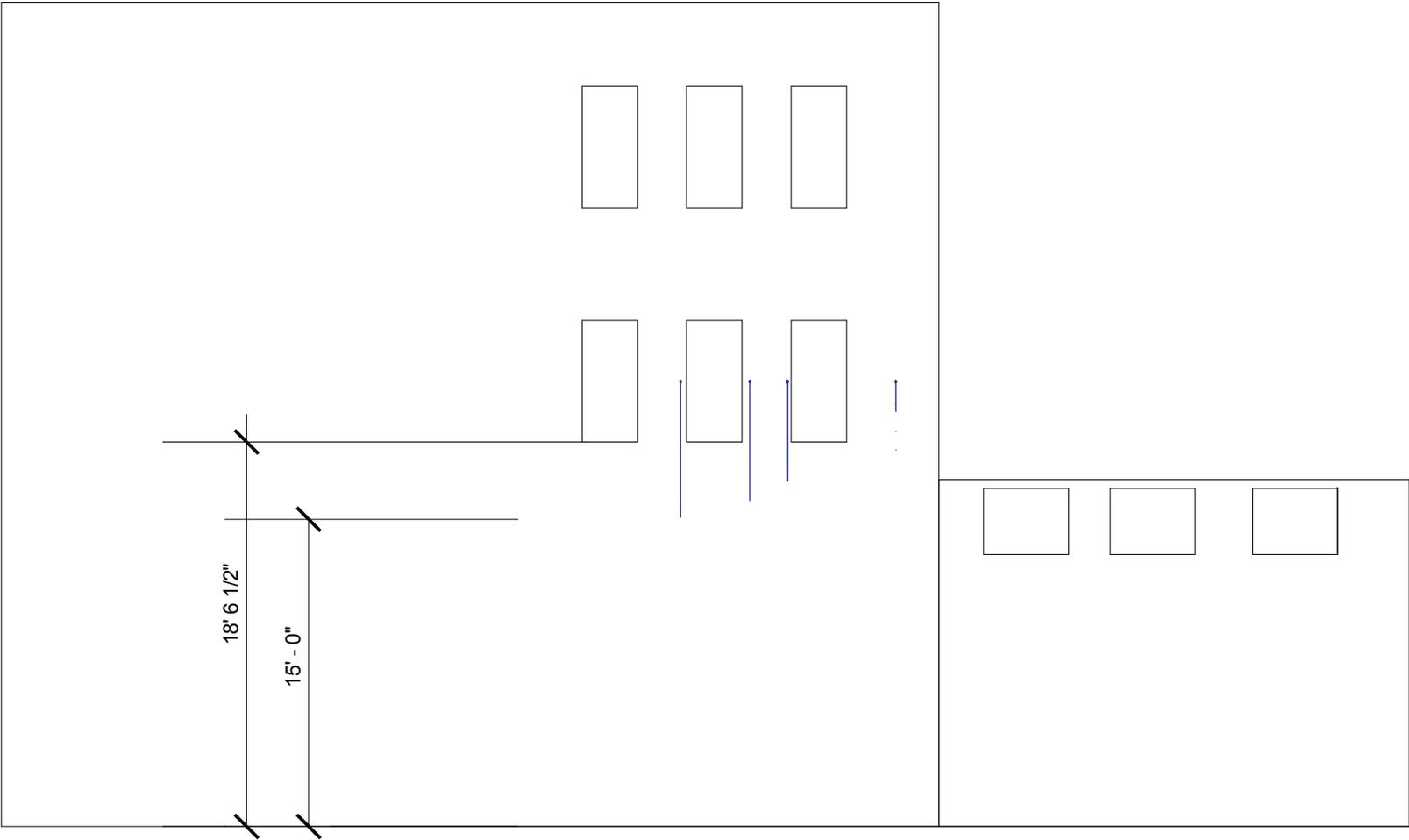
SITE 04 - A2 SUNSET



site 04 - a2 sunset  
 cafe zola  
 west building  
 alleyway width - 16' - 2"  
 brick dimensions - 7-5/8" x 2-5/8"  
 mortar joint width: 3/8"

SITE 04 - A2 SUNSET  
 SCALE: 1/8" = 1'-0"

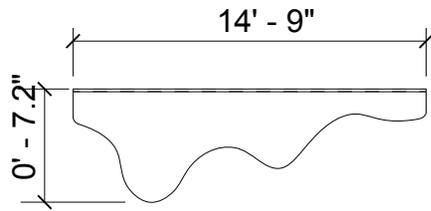
SITE 04 - A2 SUNSET



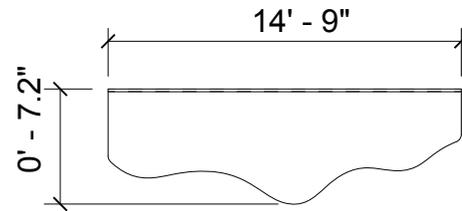
site 04 - a2 sunset  
goodyear building  
east building  
alleyway width - 16' - 2"  
brick dimensions - 8-1/8" x 2-1/2"  
mortar joint width: 1/2"

SITE 04 - A2 SUNSET  
SCALE: 1/8" = 1'-0"

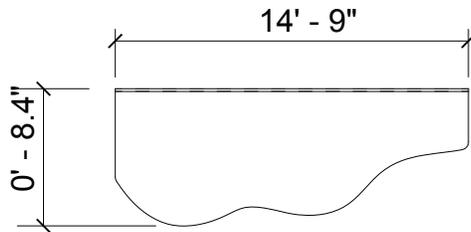
SITE 04 - A2 SUNSET



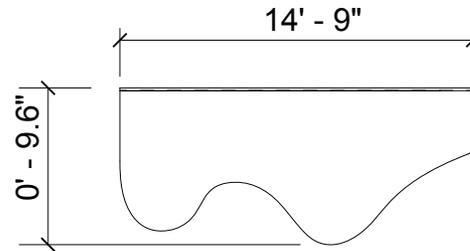
Fabric 01  
2.124 kg  
7.2 m2



Fabric 02  
1.940 kg  
6.57 m2



Fabric 03  
2.325kg  
7.88 m2



Fabric 04  
2.617 kg  
8.87 m2

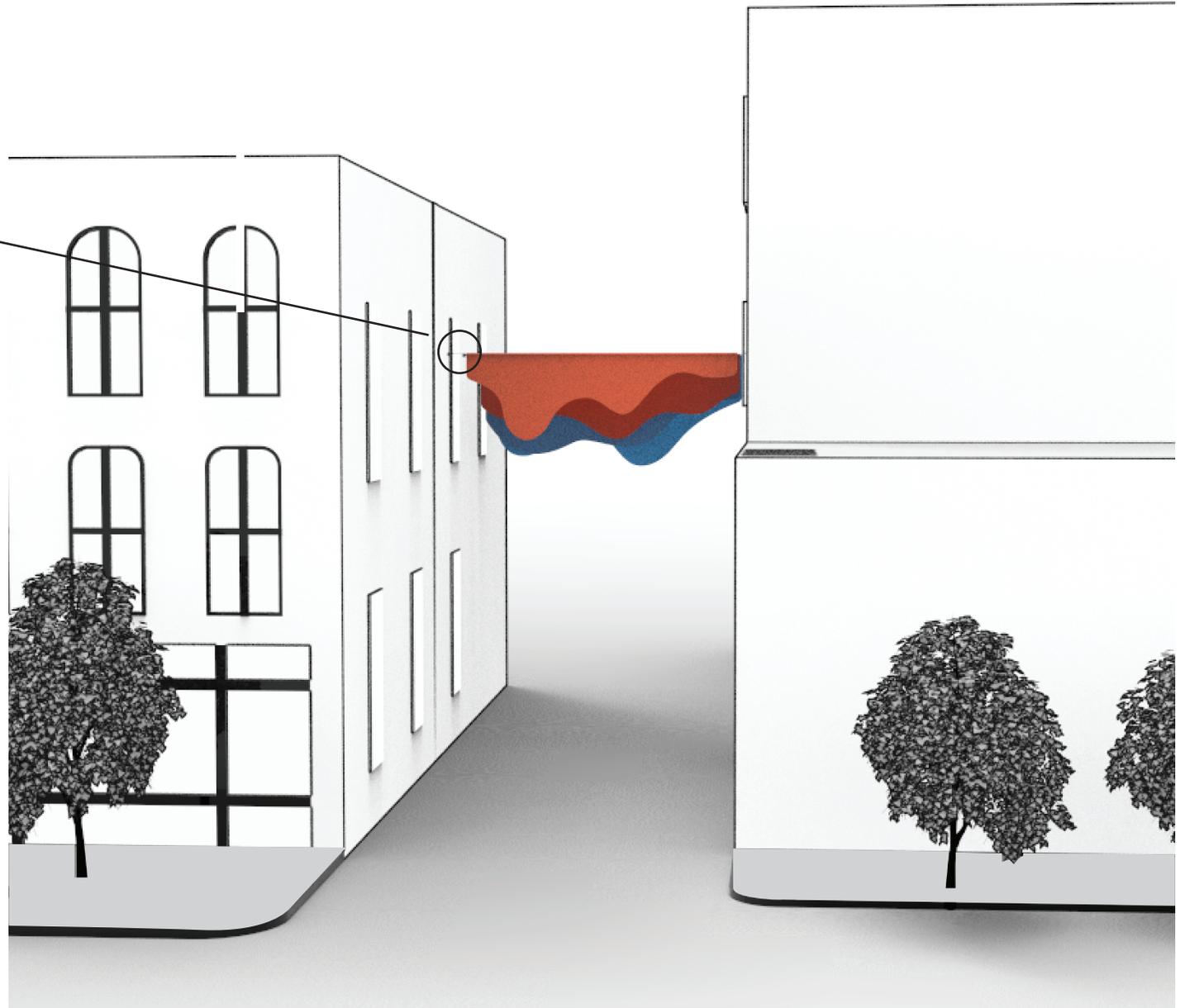
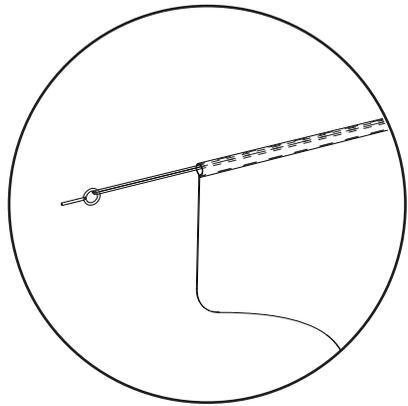
FABRIC PATTERN

Weight of steel wire is not calculated-

SITE 04 - A2 SUNSET

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

SITE 04 - A2 SUNSET



ATTACHMENT

Fabric units will be attached to the mortar.  
Wall concrete brick expansion screws closed  
hook anchor bolts (M8x80mm) will be used for  
anchoring to the wall.  
Please see page 4 for fabric unit weights.  
There will be approximately 1" of slack in the  
cables.

brick dimensions - 7-5/8" x 2-5/8"  
mortar joint width: 3/8"

[www.formandseek.com](http://www.formandseek.com)  
[studio@formandseek.com](mailto:studio@formandseek.com)  
+13133566404