

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 307 S Fifth Avenue, Application Number HDC13-037

**DISTRICT:** Main Street Historic District

**REPORT DATE:** April 5, 2013

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

**REVIEW COMMITTEE DATE:** Monday, April 8 for the April 11, 2013 HDC meeting

#### OWNER

**Name:** Young Ho Cho & Hyun Sim Cho  
**Address:** 5053 Okemos Rd  
 East Lansing, MI 48823  
**Phone:** (517) 902-4485

#### APPLICANT

Ali Ramlawi  
 307 S Fifth Avenue  
 Ann Arbor, MI 48104  
 (734)995-5060

**BACKGROUND:** This one-story building was constructed in 1914 as a Classical Revival style house and also served as an office for Dr. Louis Rominger. A concrete block storefront with a flat roof was added to the front of the house sometime before 1981.

**LOCATION:** The site is located on the east side of South Fifth Avenue, just south of East Liberty Street.

**APPLICATION:** The applicant seeks HDC approval to construct a 979 square foot single-story rear addition with a roof deck.

#### APPLICABLE REGULATIONS:

##### From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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.



- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

**Additions**

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

**Building Site**

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

**From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):**

**Guidelines for All Additions**

Appropriate: Placing a new addition on non-character-defining or inconspicuous elevations and limiting the size and scale in relationship to the historic property.

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Appropriate: Designing an addition that requires the removal of significant building elements or site features.

**STAFF FINDINGS:**

1. There are two buildings on this parcel, 307 South Fifth, occupied by Jerusalem Garden, and 311 South Fifth, an Italianate house to the south occupied by Earthen Jar. Behind the buildings is an informal parking lot bounded by several buildings on South Fifth Avenue and East Liberty Street.
2. The existing building is 1283 square feet, and the proposed addition is 979 square feet. This exceeds the 50% maximum suggested by the Historic District Design Guidelines, but staff feels it is warranted under this site's circumstances. The addition would have no visual impacts from South Fifth Avenue or East Liberty Street due to the configuration of surrounding buildings.
3. The addition would come close to the red bungalow located behind Earthen Jar, but staff feels its presence would be no worse than the existing dirt parking area that wraps around two sides. The stair enclosure will be roughly the same height as the bungalow, and the roofdeck will be lower. The bungalow shares a lot with 310 East Liberty.
4. The stair enclosure and exterior staircase begin approximately 90 feet from the front of the building. While the stair enclosure exceeds the height of the original structure's roof ridge, it is set so far back that it will not be visible from the street. Similarly, the secondary exterior stair will be located between the two buildings (307 and 311 S Fifth), but set back so far that the visual impact will be insignificant. The addition will be most visible from the Library Lot to the south, and will infill and activate a space that has no particular historic value.
5. The addition is proposed to be clad with stucco on the lower half and cementitious siding with 6" exposure on the upper half. This is compatible with the historic stuccoed structure. Windows are proposed only on the south facing wall. The flat roof preserves the rear gable of the existing structure and most of its eave (with the exception of where the new wall ties in), which helps make the work reversible.
6. Illustrative information on the height of the building and other details has been requested from the applicant and will be incorporated into staff's report at the April 11 meeting.
7. Staff believes the massing, materials, and design of the addition are compatible with the existing structure and neighboring buildings and meet both the Secretary of the Interior's standards and the *Ann Arbor Historic District Design Guidelines*.

**POSSIBLE MOTIONS:** (Note that the motion 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 307 South Fifth Avenue, a contributing property in the Main Street Historic District, to construct a 979 square foot addition with a roof deck, as proposed. 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for additions and building site.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 307 S Fifth Ave in the Main 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.

307 S Fifth Avenue (2009)



1999 Assessor's photo



307 S Fifth Avenue 2010 aerial photo



2010 Aerial close-up





DRAFT 3/21/13

City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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: 307 S. FIFTH AVE, ANN ARBOR, MI
Historic District: EAST LIBERTY STREET HISTORIC DISTRICT
Name of Property Owner (If different than the applicant):
5053 YOUNG HO CHO AND HYUN SIM CHO
Address of Property Owner: 5053 OKEMO RD., E. LANSING, MI 48823
Daytime Phone and E-mail of Property Owner: (517) 902-4485
Signature of Property Owner: [Signature] Date: 3/22/2013

Section 2: Applicant Information

Name of Applicant: ALI RAMLAWI
Address of Applicant: 307 S. FIFTH AVE.
Daytime Phone: (734) 995-5060 Fax: ( )
E-mail: WWW.JERUSALEMGARDEN.NET
Applicant's Relationship to Property: owner architect contactor X other
Signature of applicant: [Signature] Date: 3-22-13

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental
X 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: AR

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

1. Provide a brief summary of proposed changes. LEASE HOLDER AND OWNER PROPOSED TO EXPAND STRUCTURE TO EAST, ONTO PROPERTY ALSO HELD BY PROPERTY OWNER. FOR IMPROVED FACILITY AND SERVICES. PROPERTY OWNER IN PROCESS OF COMBINING PROPERTIES

2. Provide a description of existing conditions. A PREVIOUSLY RESIDENTIAL STRUCTURE OF INDETERMINATE PERIOD WITH MUCH IDENTIFYING CHARACTER REMOVED. ADDITIONS AT FRONT (STREET - WEST) ELEVATION FROM LATE 20TH CENTURY OF COMM. CHARACTER

3. What are the reasons for the proposed changes? TO IMPROVE AND EXPAND THE PREMISES OF AN EXISTING BUSINESS TO ENSURE THE CONTINUED CONTRIBUTION OF THIS BUSINESS TO ANN ARBOR

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: 3/22-2013 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC 13-037 Fee Paid: 650<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 4/11-2013

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:





REAR (EAST) ELEVATION WITH SERVICE ENTRANCE



SOUTH ELEVATION FROM EAST. NOTE COMMERCIAL ADDITION AT LEFT OF ORIGINAL STRUCTURE



FRONT (WEST) ELEVATION, SHOWING 20 TH CENTURY ADDITION ON EARLIER STRUCTURE, APPARENTLY RESIDENTIAL IN CHARACTER.



SOUTH ELEVATION FROM WEST.

DO NOT SCALE  
DRAWINGS. USE ONLY  
GIVEN DIMENSIONS

ISSUED:  
01-28-13 OWNER REVIEW  
01-28-13 OWNER REVIEW  
02-22-13 OWNER REVIEW  
03-19-13 OWNER REVIEW  
03-20-13 OWNER REVIEW  
03-21-13 HDC REVIEW  
00-00-00 BID AND PERMIT

MICHAEL BRUNER  
ARCHITECT  
530 FIRST ST. #3  
ANN ARBOR, MI 48103  
734-623-6420

PROJECT:  
ADDITION TO  
JERUSALEM GARDEN  
RESTAURANT  
307 S. FIFTH AVE.  
ANN ARBOR, MI  
PROJECT 13101

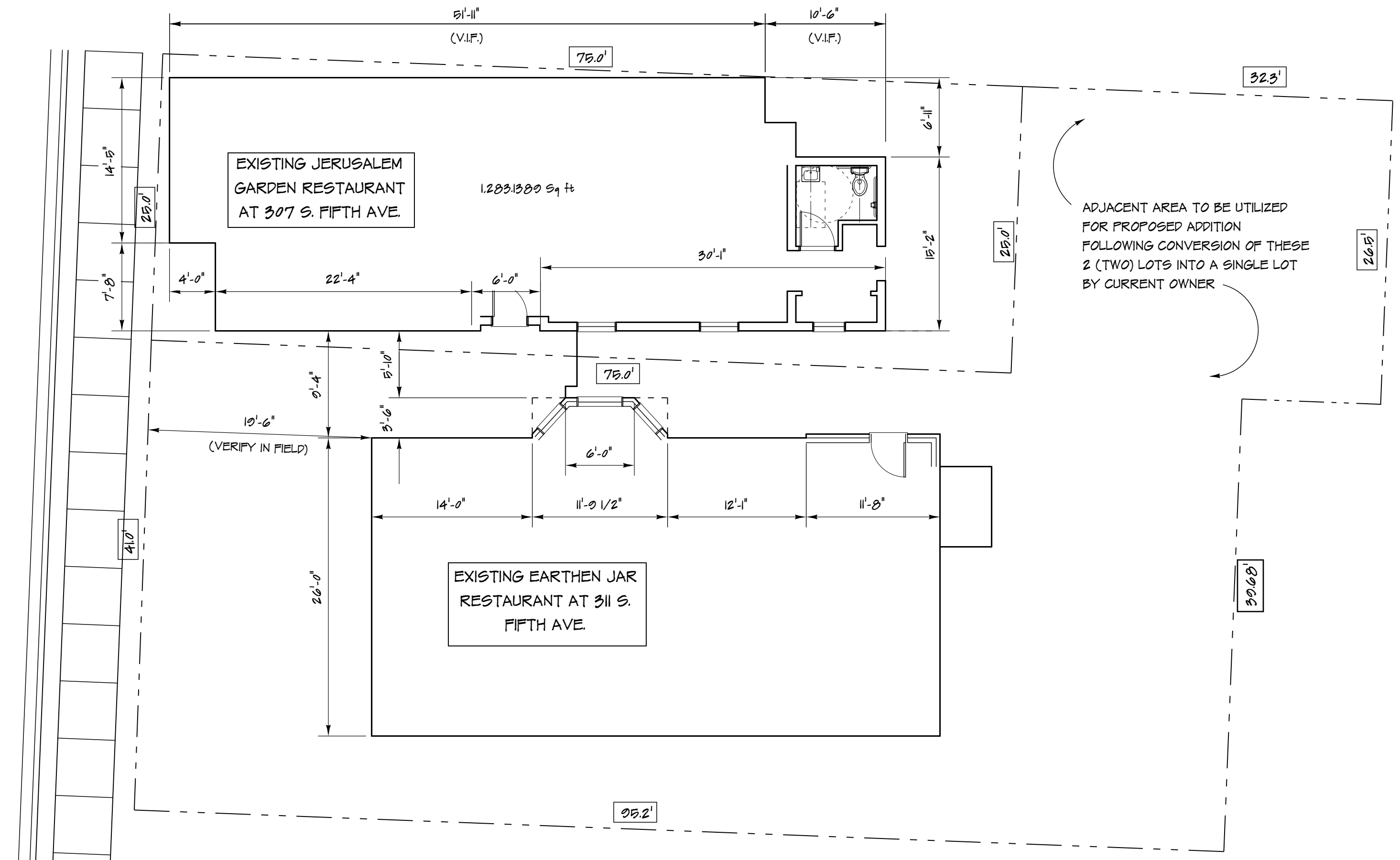
PHOTO  
REFERENCE

SCALE: NONE

P-100

DO NOT SCALE  
DRAWINGS. USE ONLY  
GIVEN DIMENSIONS

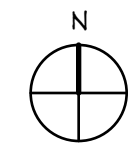
ISSUED:  
01-28-13 OWNER REVIEW  
01-28-13 OWNER REVIEW  
02-22-13 OWNER REVIEW  
03-19-13 OWNER REVIEW  
03-20-13 OWNER REVIEW  
03-21-13 HDC REVIEW  
00-00-00 BID AND PERMIT



ADJACENT AREA TO BE UTILIZED  
FOR PROPOSED ADDITION  
FOLLOWING CONVERSION OF THESE  
2 (TWO) LOTS INTO A SINGLE LOT  
BY CURRENT OWNER

**SITE (GROUND FLOOR) PLAN - EXISTING**

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

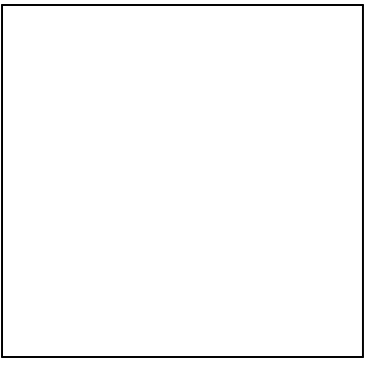


NOTE: ALL SITE AND BUILDING LOCATION INFORMATION IS TAKEN FROM WASHTENAW COUNTY AERIAL SUVEY AND PROPERTY LINE DATA FROM WASHTENAW COUNTY MAPPING WEBSITE. ALL SITE CONFIGURATION AND BUILDING INFORMATION IS APPROXIMATE AND IS FOR PURPOSE OF PRELIMINARY DESIGN. ALL SITE CONFIGURATION AND BUILDING INFORMATION SHOULD BE VERIFIED.

MICHAEL BRUNER  
ARCHITECT  
530 FIRST ST. #3  
ANN ARBOR, MI 48103  
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PROJECT:  
ADDITION TO  
JERUSALEM GARDEN  
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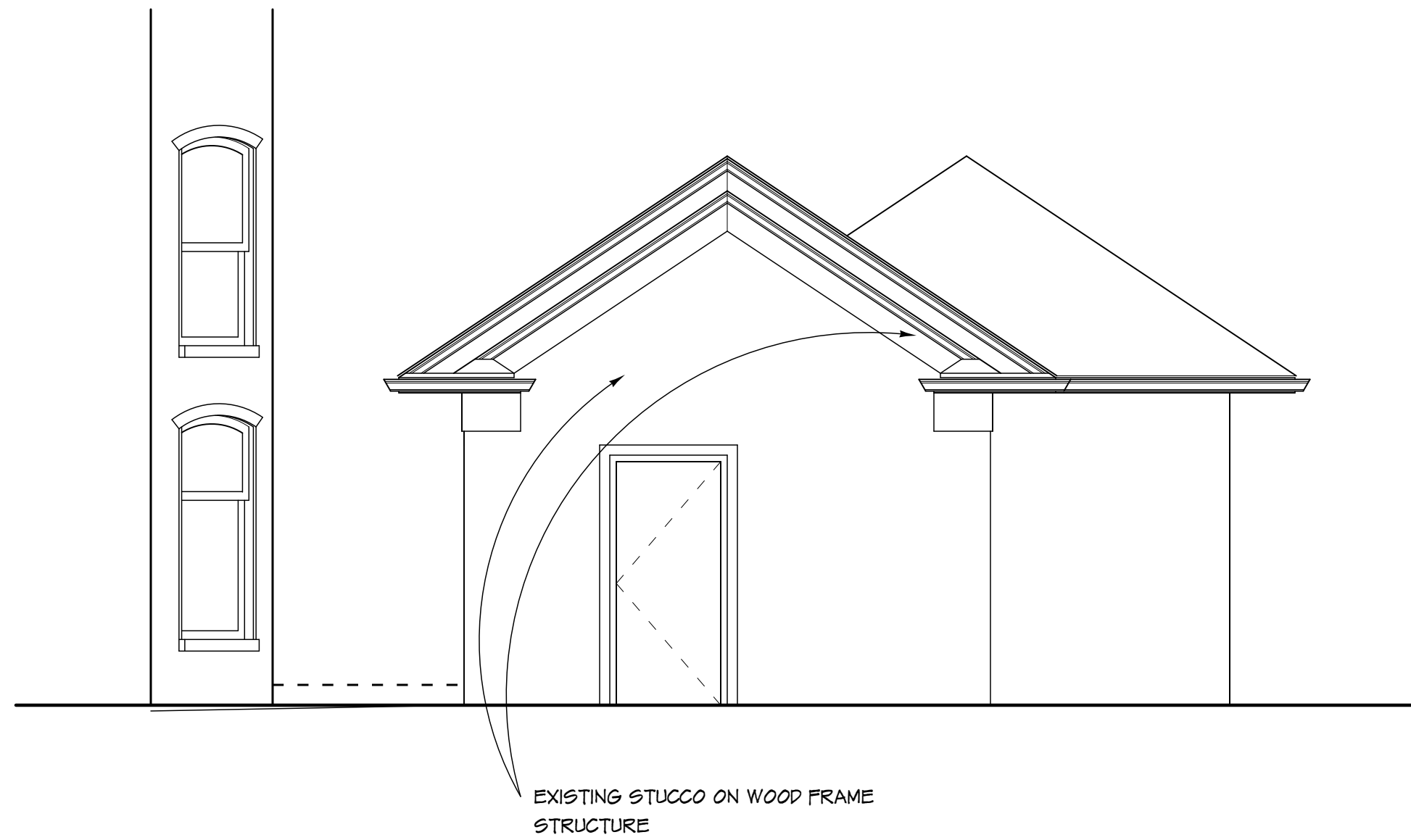
EXISTING SITE  
(GROUND FLOOR)  
PLAN  
SCALE: 1/8" = 1'-0"



**EX-100**

DO NOT SCALE  
DRAWINGS. USE ONLY  
GIVEN DIMENSIONS

ISSUED:  
01-20-13 OWNER REVIEW  
00-00-00 BID AND PERMIT



**EAST ELEVATION - EXISTING**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION - EXISTING**

SCALE: 1/4" = 1'-0"

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EXISTING  
EAST &  
WEST ELEVATIONS

SCALE: 1/4" = 1'-0"

**EX-200**

DO NOT SCALE  
DRAWINGS. USE ONLY  
GIVEN DIMENSIONS

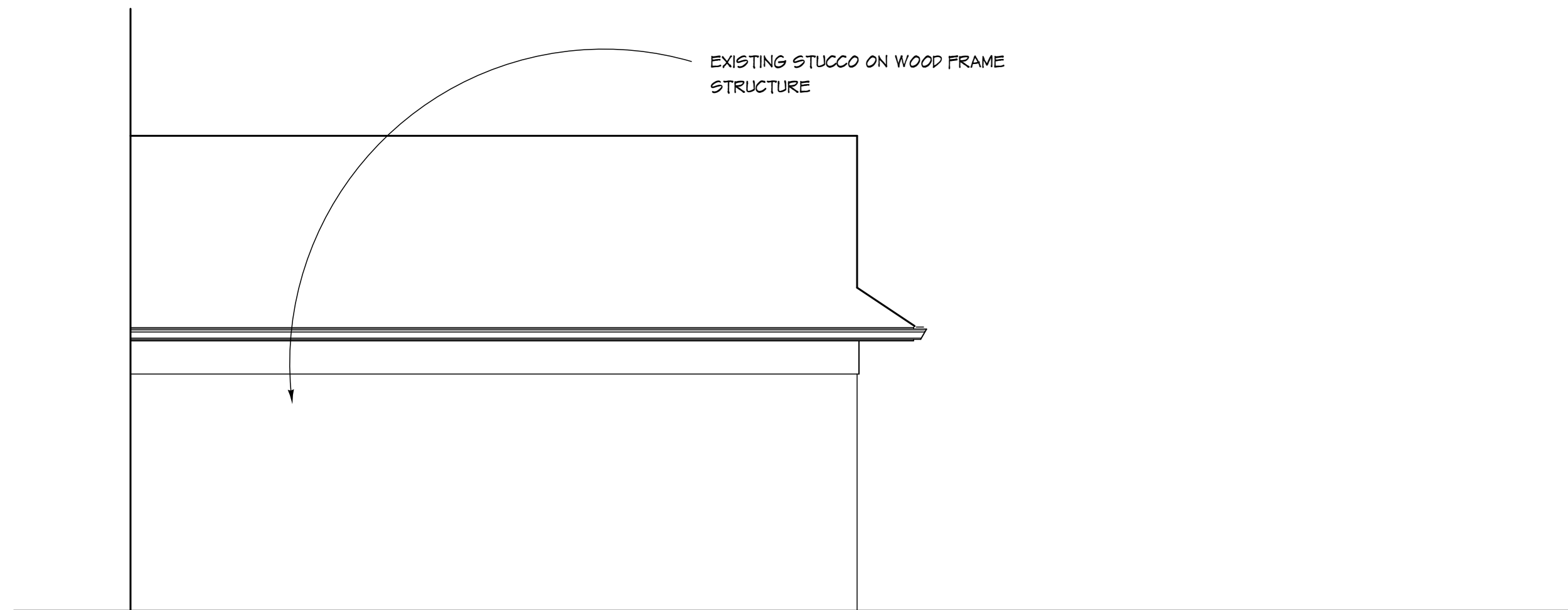
ISSUED:  
01-20-13 OWNER REVIEW  
00-00-00 BID AND PERMIT

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PROJECT:  
ADDITION TO  
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RESTAURANT  
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ANN ARBOR, MI  
PROJECT 13101

EXISTING  
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



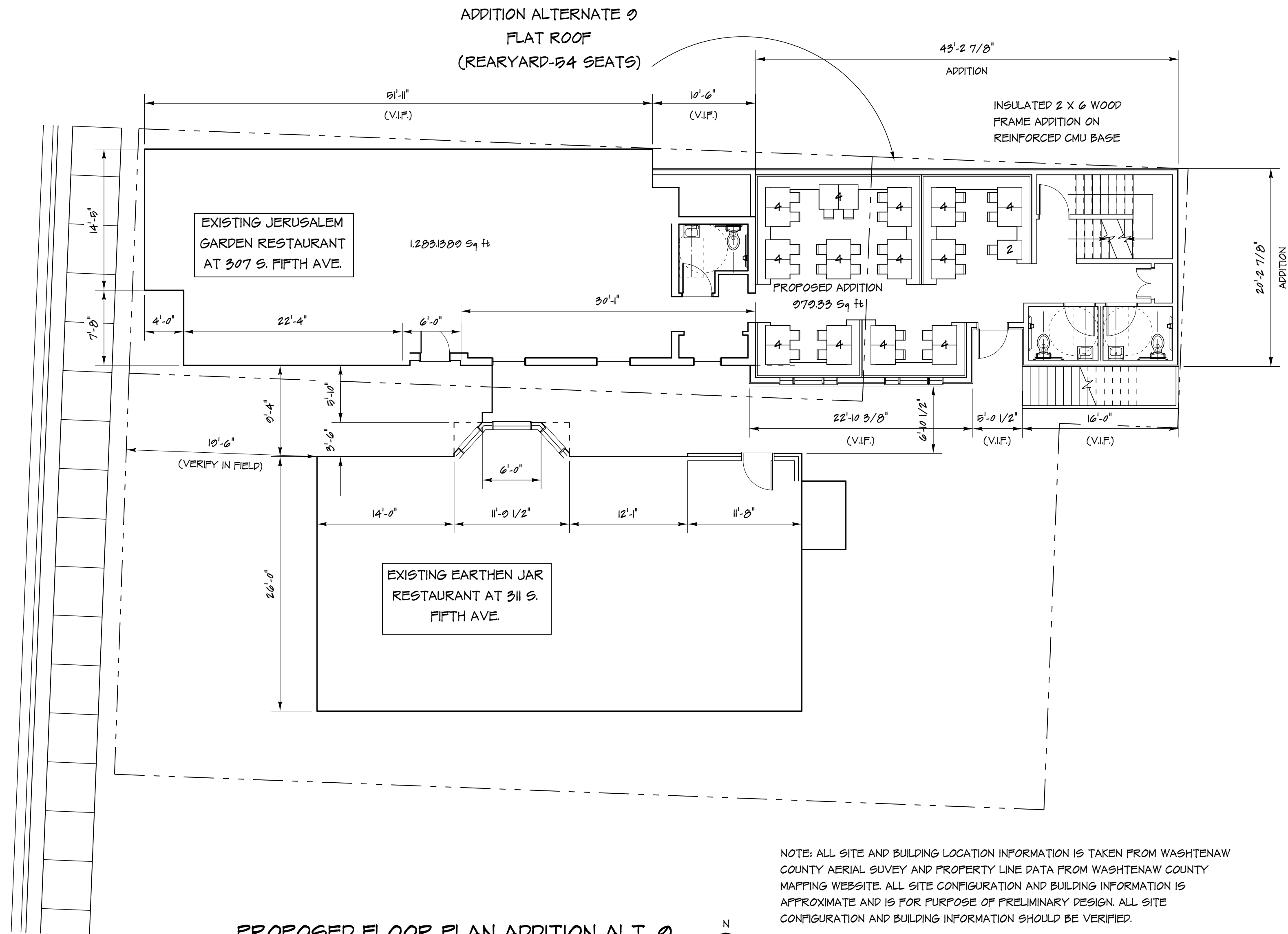
SOUTH ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"

**EX-201**

DO NOT SCALE  
DRAWINGS. USE ONLY  
GIVEN DIMENSIONS

ISSUED:  
01-20-13 OWNER REVIEW  
01-28-13 OWNER REVIEW  
02-22-13 OWNER REVIEW  
03-19-13 OWNER REVIEW  
03-20-13 OWNER REVIEW  
03-21-13 HDC REVIEW  
04-01-13 BID AND PERMIT



**PROPOSED FLOOR PLAN ADDITION ALT. 0**

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



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PROJECT:  
ADDITION TO  
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ANN ARBOR, MI  
PROJECT 13101

ADDITION  
ALTERNATE 0  
PROPOSED  
FLOOR (GROUND)  
PLAN  
SCALE: 1/8" = 1'-0"

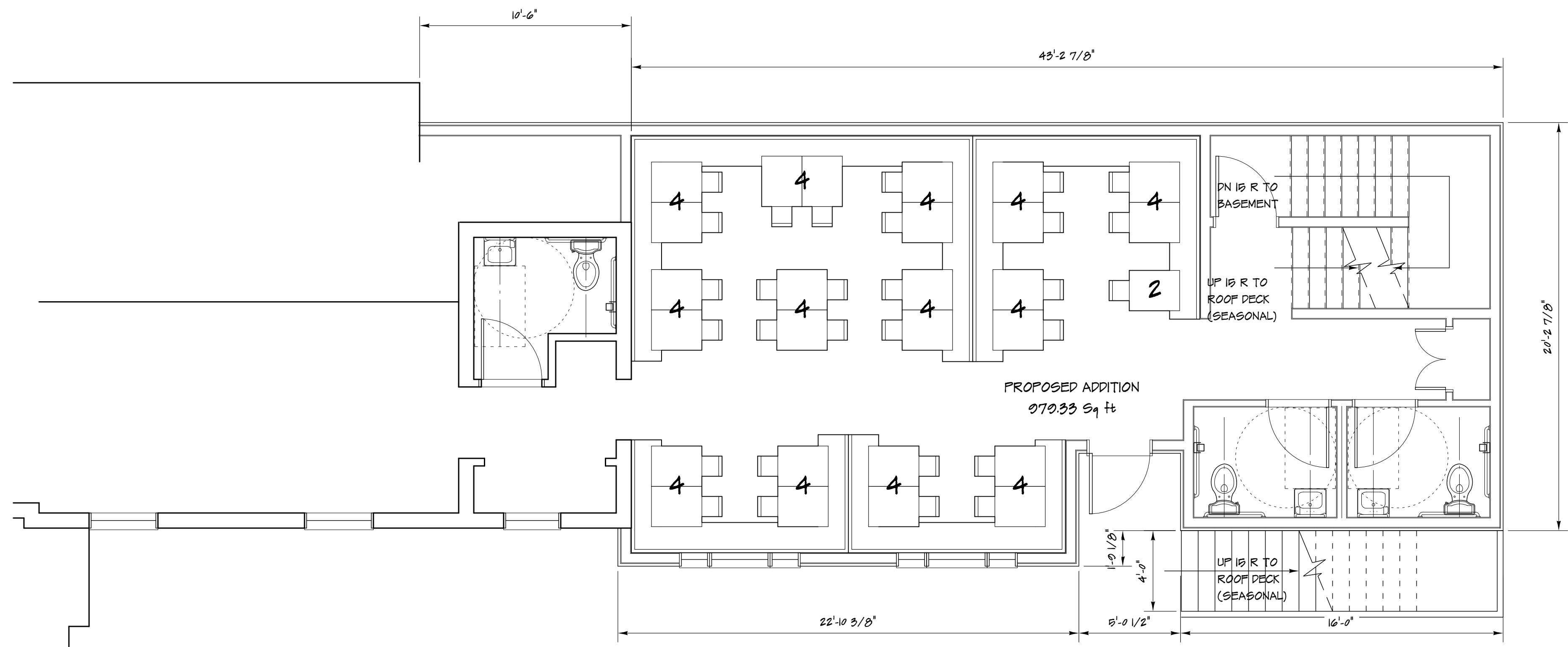
DO NOT SCALE  
DRAWINGS. USE ONLY  
GIVEN DIMENSIONS

ISSUED:  
01-28-13 OWNER REVIEW  
01-28-13 OWNER REVIEW  
02-22-13 OWNER REVIEW  
03-19-13 OWNER REVIEW  
03-20-13 OWNER REVIEW  
03-21-13 HDC REVIEW  
00-00-00 BID AND PERMIT

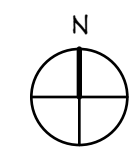
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PROJECT:  
ADDITION TO  
JERUSALEM GARDEN  
RESTAURANT  
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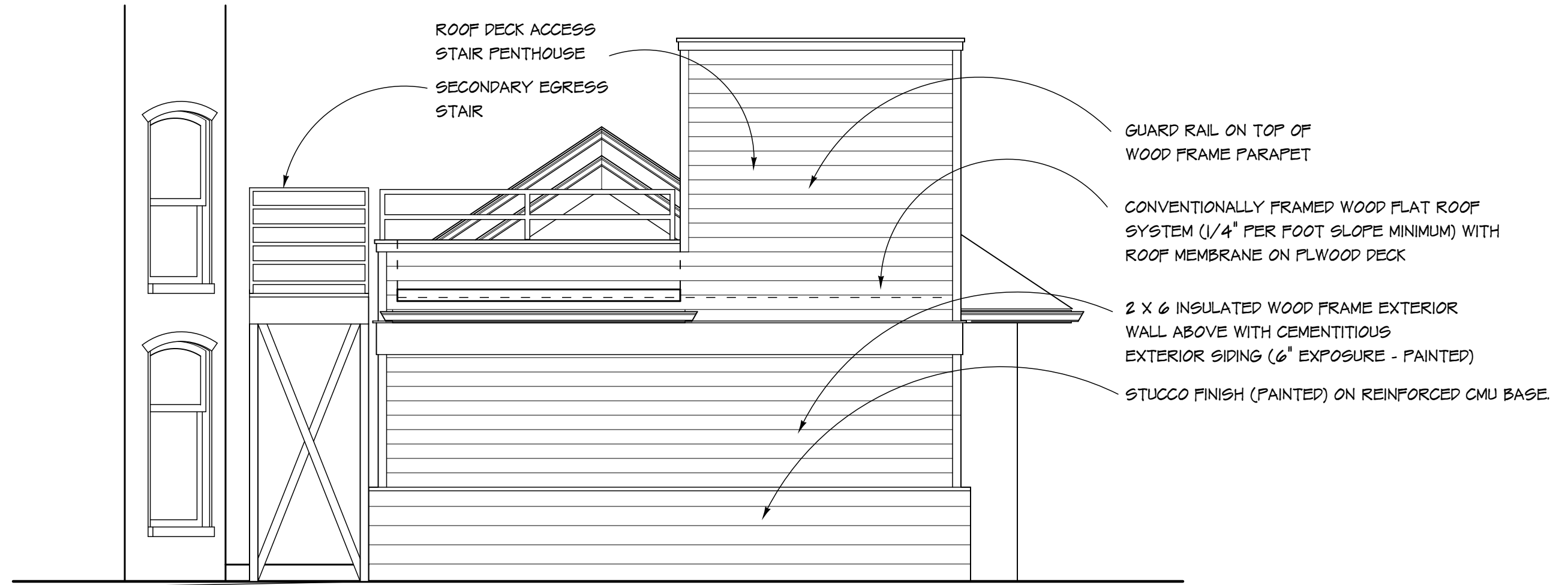
ADDITION  
ALTERNATE 0  
PROPOSED  
FLOOR (GROUND)  
PLAN  
SCALE: 1/4" = 1'-0"



**PROPOSED ADDITION - ALTERNATE 0**  
SCALE: 1/4" = 1'-0"



DO NOT SCALE  
DRAWINGS. USE ONLY  
GIVEN DIMENSIONS

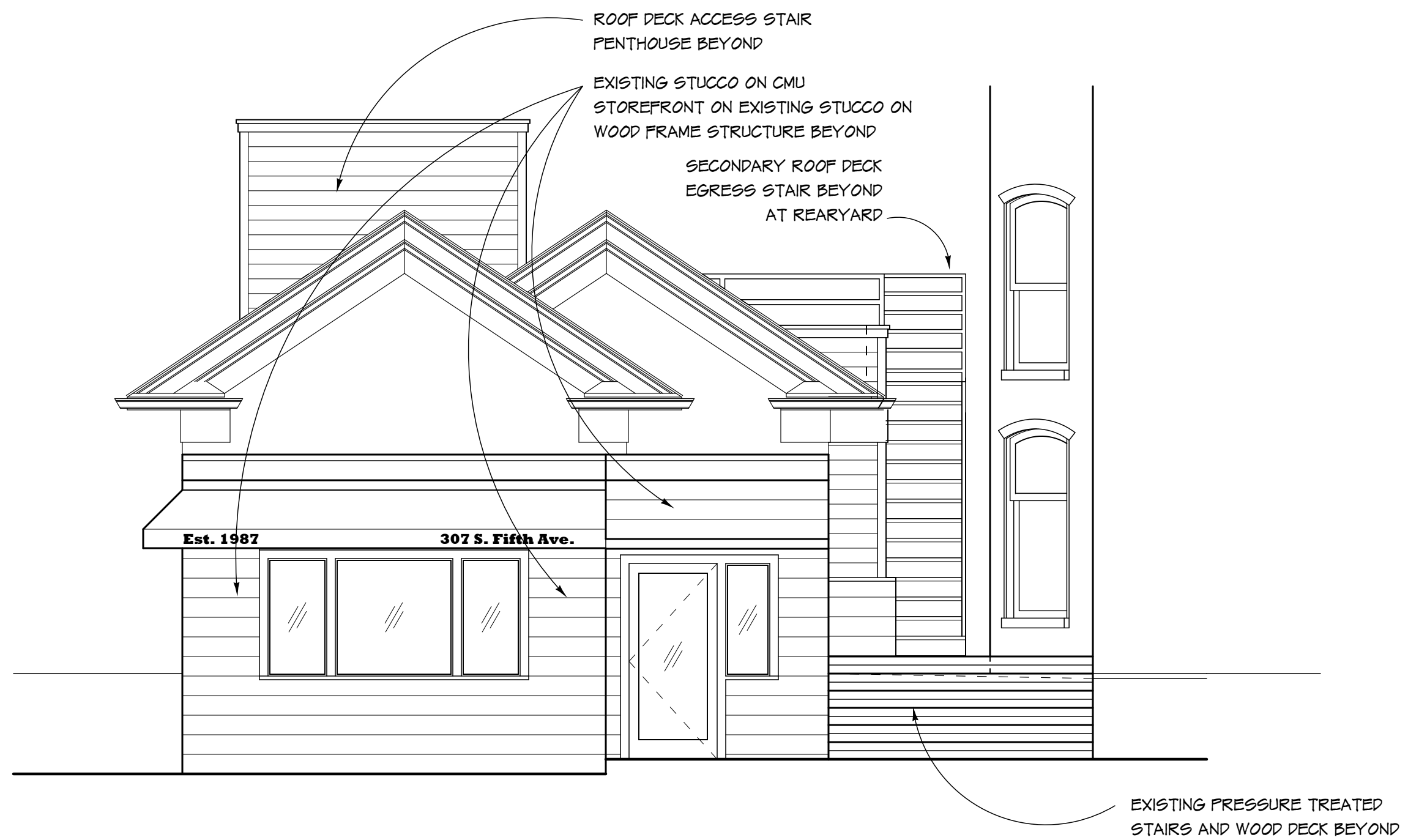


**EAST ELEVATION ADDITION ALT. 0**

SCALE: 1/4" = 1'-0"

ISSUED:

- 01-20-13 OWNER REVIEW
- 01-28-13 OWNER REVIEW
- 02-22-13 OWNER REVIEW
- 03-19-13 OWNER REVIEW
- 03-20-13 OWNER REVIEW
- 03-21-13 HDC REVIEW
- 00-00-00 BID AND PERMIT



**WEST ELEVATION ADDITION ALT. 0**

SCALE: 1/4" = 1'-0"

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ARCHITECT

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ADDITION TO  
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RESTAURANT  
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ANN ARBOR, MI  
PROJECT 13101

ALTERNATE 0  
EAST &  
WEST ELEVATION

SCALE: 1/4" = 1'-0"

**A-200**

DO NOT SCALE  
DRAWINGS. USE ONLY  
GIVEN DIMENSIONS

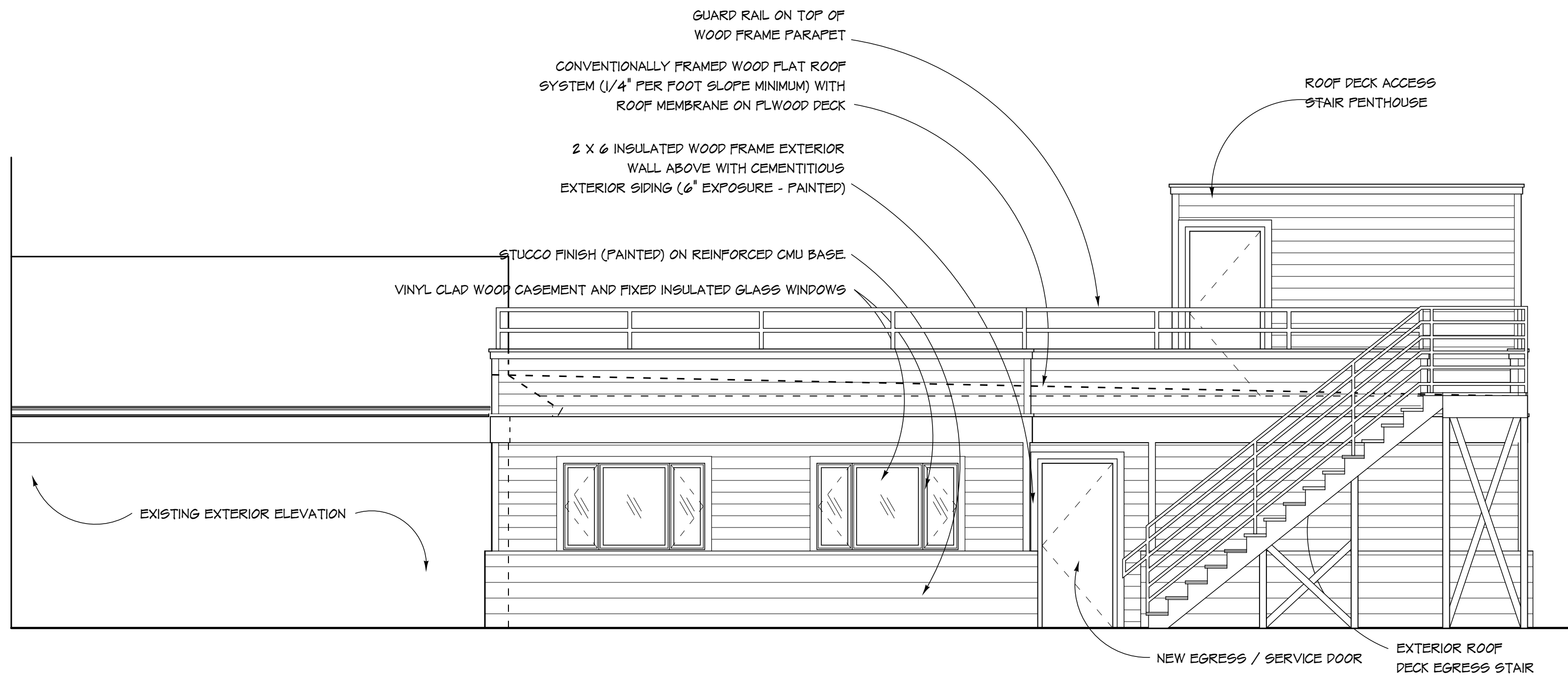
ISSUED:  
01-28-13 OWNER REVIEW  
01-28-13 OWNER REVIEW  
02-22-13 OWNER REVIEW  
03-19-13 OWNER REVIEW  
03-20-13 OWNER REVIEW  
03-21-13 HDC REVIEW  
00-00-00 BID AND PERMIT

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PROJECT:  
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ALTERNATE 0  
NORTH &  
SOUTH ELEVATIONS  
(BETWEEN BLDGS.)

SCALE: 1/4" = 1'-0"



**SECTION A-A**

SCALE: 1/4" = 1'-0"

**SOUTH ELEVATION ADDITION ALT. 0**

SCALE: 1/4" = 1'-0"