

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 212 South Ashley Street, Application Number HDC12-083

**DISTRICT:** Main Street Historic District

**REPORT DATE:** June 4, 2012

**REPORT PREPARED BY:** Katie Remensnyder, Interim Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, June 11 for the Thursday, June 14, 2012 HDC Meeting

|                 | <b>OWNER</b>                           | <b>APPLICANT</b>                            |
|-----------------|--|---|
| <b>Name:</b>    | Mark Hodesh                            | Mitchell and Mouat Architects, Inc          |
| <b>Address:</b> | 210 S Ashley St<br>Ann Arbor, MI 48103 | 113 South Fourth Ave<br>Ann Arbor, MI 48103 |
| <b>Phone:</b>   | (734) 662-8122                         | (734)662-6070                               |

**BACKGROUND:** The two brick commercial vernacular buildings at 210 and 212-216 South Ashley were built in 1899 and 1910, respectively. Number 210 was originally occupied by Mann & Zeeb Agricultural Imports, and 212-216 by Hertler Brothers Agricultural Implements. They are contributing structures in the Main Street Historic District. The proposed project is in the Downtown Home & Garden parking lot at the corner of South Ashley and West Liberty Streets and formerly had the address 218 South Ashley. On the current parking lot portion of the 218 South Ashley site, a house appears on 1888 through 1925 Sanborn maps, but this part of the site was vacant by 1931.

The applicant received HDC permission to construct a 422-square foot accessory building and two freestanding pavilions in the southwest corner of the parking lot off South Ashley Street in January 2012. In May 2012 the applicant received HDC permission to change the proposed roof from standing seam metal to asphalt.

**LOCATION:** The site is at the corner of South Ashley and West Liberty Streets.

**APPLICATION:** The applicant seeks HDC approval to change a previously approved pyramidal roof design with a peak for two freestanding pavilions to a hipped roof



that slopes away from the Downtown Home & Garden building.

## **APPLICABLE REGULATIONS:**

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

- (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):**

#### ***Building Site - Alterations/Additions for the New Use***

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

## **STAFF FINDINGS**

1. The pavilions are 14 feet square and 15 feet square, each with wood 6-inch by 6-inch posts. They are intended for shade and shelter, and are freestanding.
2. The applicant stated that the redesigned roofs will create more symmetry between the pavilions and the existing greenhouse that is located adjacent to the proposed pavilions. The redesigned roof also slopes away from the existing building and will direct any water away from the building, rather than towards it as the previously proposed roofs did.
3. Staff recommends approval of the application since the size, scale, design, materials, and color of the proposed roofs are compatible with the historic character of the site.

**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 212 South Ashley Street in the Main Street Historic District to revise a previously approved pyramidal roof for two freestanding pavilions and install a hipped roof that slopes away from the existing building. The work is compatible in exterior design, arrangement, materials, and relationship to the contributing structures on the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and 10 and the guidelines for Building Site.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 212 South Ashley Street 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, letter, drawings, photos

Aerial Photo (2009)



212-216 South Ashley Street (2007)





**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 210 S. Ashley St., Ann Arbor, MI.  
Historic District: Main Street  
Name of Property Owner (If different than the applicant):  
Mark Hodesh  
Address of Property Owner: 210 S. Ashley St., Ann Arbor, MI.  
Daytime Phone and E-mail of Property Owner: (734) 662-8122 DowntownHG@gmail.com  
Signature of Property Owner: Mark Hodesh Date: 5/21/12

**Section 2: Applicant Information**

Name of Applicant: Mitchell and Movat Architects, Inc.  
Address of Applicant: 113 South Fourth Avenue, Ann Arbor, MI  
Daytime Phone: ( 734 ) 662-6070 Fax: ( 734 ) 662-3802  
E-mail: RMitchell@MitchellandMovat.com  
Applicant's Relationship to Property: owner  architect  contractor  other  
Signature of applicant: [Signature] Date: 5/21/12

**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 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: RH

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

1. Provide a brief summary of proposed changes. We are asking permission to redesign the previously-approved pavilion roof lines for Mark's Beer Garden. The new roof design will have flat ridge lines instead of a peak and will slope away from Downtown Home & Garden rather than partially sloping toward our exterior wall.

2. Provide a description of existing conditions. The existing area is used for outdoor sales, but our request is for a modest redesign of an element which has yet to be built.

3. What are the reasons for the proposed changes? We aim to create a reinforcing symmetry between the pavilions, our existing (adjacent) greenhouse, and the new Beer Shed (also previously-approved). We believe changing the peaked roofs to roofs with flat ridges will help us accomplish this.

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: 5/21-2012 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

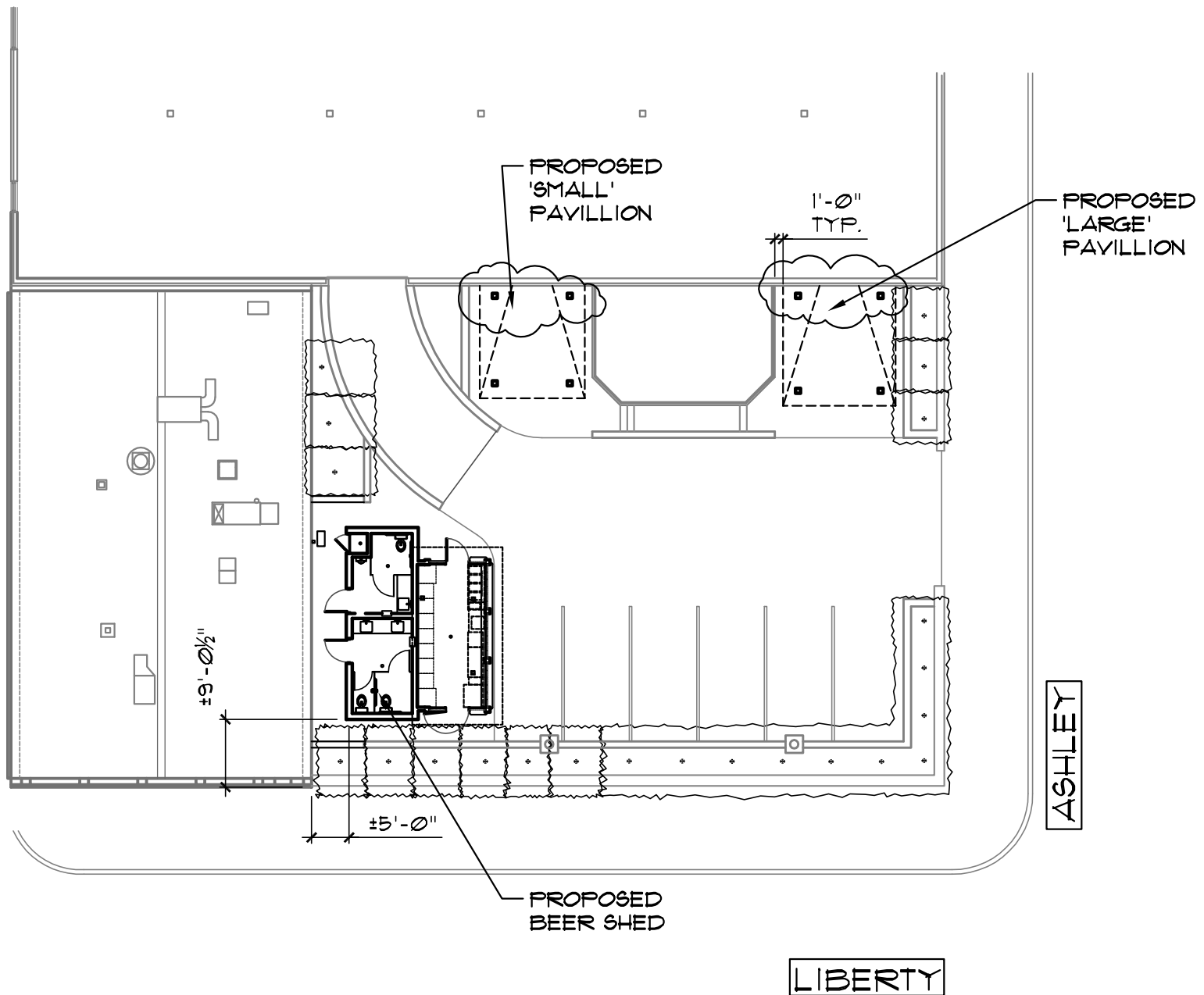
Project No.: HDC 12-083 Fee Paid: 100.00

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

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

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

Comments:



1  
A2

PROPOSED SITE PLAN

SCALE: 1"=20'-0"



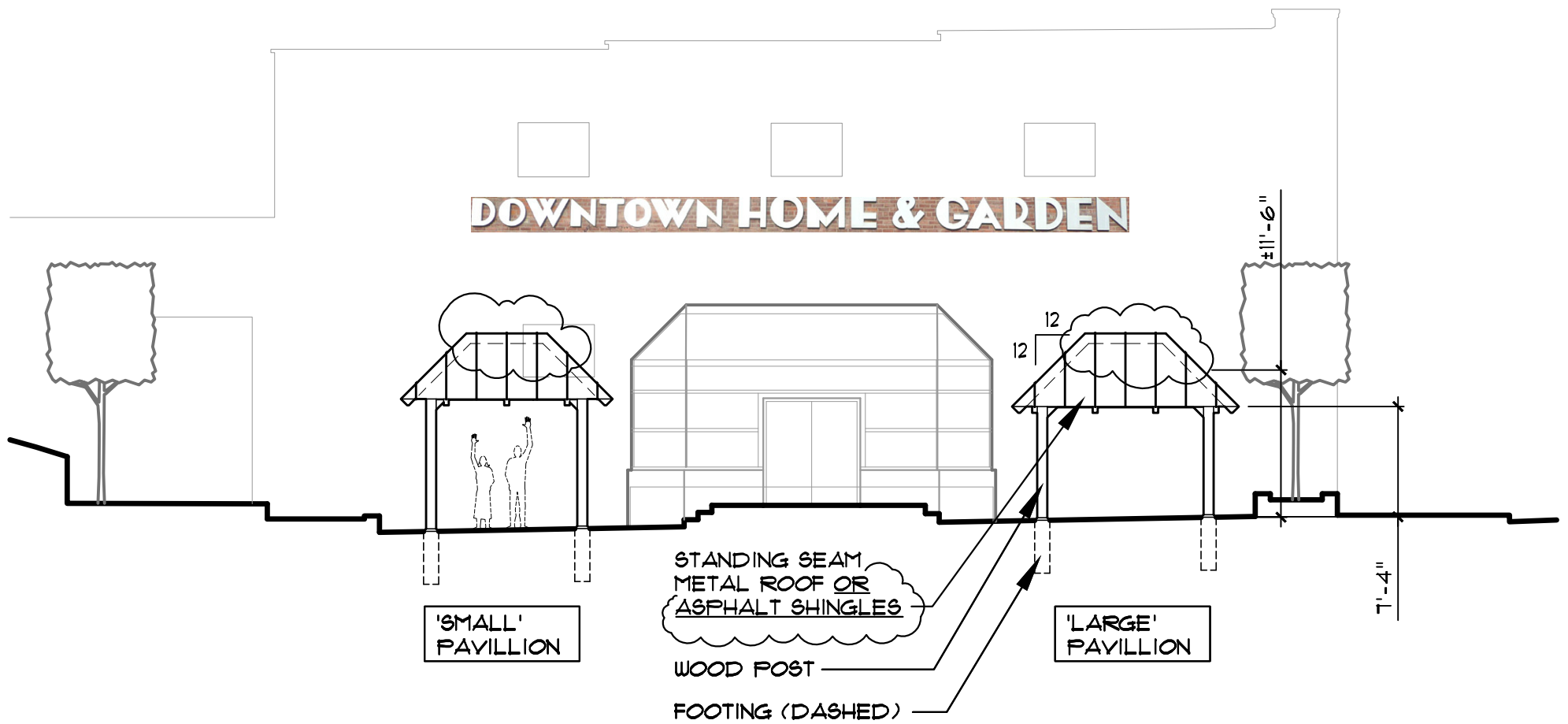
MARK'S BEER GARDEN

210 SOUTH ASHLEY

Mitchell  
and  
**Mouat**  
architects

12.20.11  
03.01.12  
05.01.12

A2



1 PROPOSED PAVILLIONS - SOUTH ELEVATION  
 A4 SCALE: 1"=10'-0"

**MARK'S BEER GARDEN**  
 210 SOUTH ASHLEY

|   |          |    |
|---|----------|----|
| Mitchell<br>and<br><b>Mouat</b><br>architects | 12.20.11 | A4 |
|   | 04.20.12 |    |
|   | 05.01.12 |    |



'LARGE' PAVILION FRONT

MARK'S BEER GARDEN

210 S. ASHLEY

05.01.12

TOWN HOME & GARDEN



# 'SMALL' PAVILION FRONT

MARK'S BEER GARDEN

210 S. ASHLEY

05.01.12

