

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 301 South Main Street, Application Number HDC14-147

**DISTRICT:** Main Street Historic District

**REPORT DATE:** August 14, 2014

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

**REVIEW COMMITTEE DATE:** August 11, 2014

|                 | <b>OWNER</b>                                       |  | <b>APPLICANT</b>                          |
|-----------------|--|--|---|
| <b>Name:</b>    | Dr Reza Rahmani                                    |  | Aaron Vermeulen                           |
| <b>Address:</b> | 19727 Allen Road, Suite 11<br>Brownstown, MI 48183 |  | 302 S. State Street<br>Ann Arbor, MI 4104 |
| <b>Phone:</b>   | (734) 657-3000                                     |  | (734) 929-9801                            |

**BACKGROUND:** Henry Binder tore down his home to build this three-story brick commercial building, which was completed in 1871. It was then in the Italianate style with elaborate carved window hoods and a bracketed cornice. The Binder family and its eleven children lived on the second floor, and Binder's Orchestration Hall (a saloon with a large mechanical instrument) was located on the third floor. In 1877, S. and J. Baumgartner's Bakery and Grocery was located on the first floor, which was replaced by the Ann Arbor Organ Company in 1892.

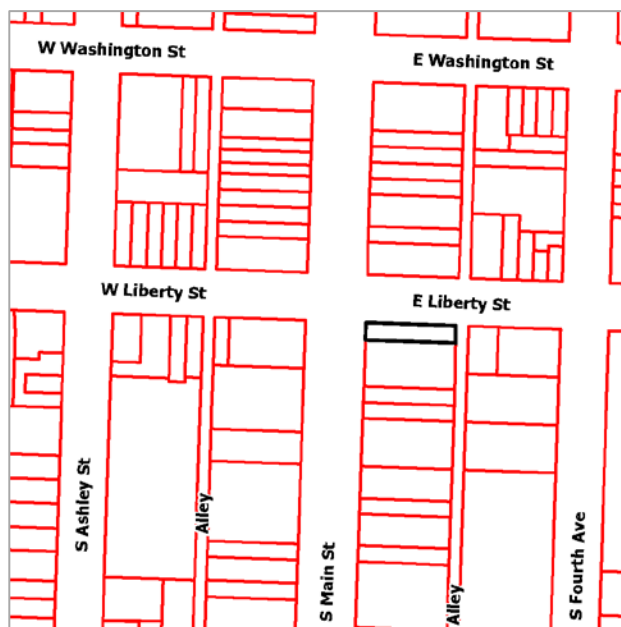
A 1908 remodeling kept the same floor height and window openings (except for the three bay windows) but changed all the details to the more fashionable Roman style for the German-American Bank. From 1916 to 1986 Hutzel's Ladies Apparel occupied the main floor. In 1990 the Selo-Sheval gallery purchased the building, which they sold to the current owner in March of 2014.

The windows on the second and third floors were replaced in 1994 with vinyl windows (though the star transoms are applied wood), with the HDC's approval. Records of the dimensions of the original windows are on file.

The applicant applied previously for several alterations to the building including storefront reconstruction, new windows, sign refurbishments, skylights, and changes to the building entrances.

**LOCATION:** The site is located on the southeast corner of South Main Street and East Liberty Street.

**APPLICATION:** The applicant seeks HDC



approval to (1) install a new 250 square foot roof deck and 8' x 8' roof deck access penthouse on the southwest portion of the roof in lieu of skylights previously approved by the HDC. Another request to move the front door forward was not accepted as part of the application because the Commission already made a decision on this work at an earlier meeting. The application also requests that staff be given the discretion to approve a replacement for the bay window systems. The previously approved window system is cost prohibitive. This is not an action item, since no specific work is being requested, but may be discussed at the meeting at the Commission's discretion.

## **APPLICABLE REGULATIONS**

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

#### **Alterations/Additions for the new use**

*Recommended:* Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

#### **Additions**

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

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

*Not Recommended:* 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.

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.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

### **District or Neighborhood Setting**

*Recommended:* Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

*Not Recommended:* Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

### **From the Ann Arbor Historic District Design Guidelines:**

#### **Guidelines for All Additions**

*Appropriate:* Placing a new addition on a non-character-defining or inconspicuous elevation 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 overpowers or dramatically alters the original building through size or height.

### **STAFF FINDINGS**

1. The proposed roofdeck is 250 square feet, and roughly 18' x 20', though irregularly shaped. It would be constructed of pressure treated wood, with a wood bench enclosing the north and west edges. The bench would be 8'5" from the west (front) parapet, and 5' from the north (side) parapet. The south and east sides would have a 42" minimum guardrail or screenwall. The stair enclosure has an 8' x 8' footprint, and is located on the south edge of the roof, 29'9" back from the front parapet. The north and east elevations are largely glazing, and the remainder is grey vertical fiber cement siding and trim. The roof is nearly flat to minimize the height.
2. Per two-dimensional drawings provided, the work will not be visible at all to a person standing in the center of the Liberty/Main intersection.
3. Per the SOI *Guidelines* for additions, no character-defining features of the historic building are obscured, damaged, or destroyed by this proposal. The stair enclosure's height is low, and is set back from the two street frontages in order to minimize the line of sight from pedestrians on Main Street and Liberty. The materials and methods of construction clearly delineate what is historic and what is new. The design is contemporary.

4. The design and scale of the proposed addition does not detract from the existing building and uses distinct materials to further differentiate it from the historic structure. Overall, staff feels that the historical integrity and character-defining features of the building will not be harmed. Staff recommends approval of the stair enclosure and deck as proposed.

**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 Historic District Commission issue a certificate of appropriateness for the application at 301 South Main Street, a contributing property in the Main Street Historic District, to construct a roof deck and stair enclosure in the configuration proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 5, and 6, and the guidelines for additions and district/neighborhood setting.

**MOTION WORKSHEET:**

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 301 South Main 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, drawings, photos

301 South Main Street

(2007)



(1908, Library of Congress photo)





**City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
SERVICES**

301 E. Huron Street 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**

|   |   |
|---|---|
| <b>Section 1: Property Being Reviewed and Ownership Information</b>   |   |
| Address of Property:  | <u>301 S. MAIN ST., ANN ARBOR, MI 48104</u>   |
| Historic District:  | <u>MAIN STREET</u>  |
| Name of Property Owner (If different than the applicant):   | <u>DR. REZA RAHMANI</u>   |
| Address of Property Owner:  | <u>19727 ALLEN ROAD, SUITE 11, BROWNSTOWN, MI 48183</u>   |
| Daytime Phone and E-mail of Property Owner:   | <u>734-657-3000 / irahmani@comcast.net</u>  |
| Signature of Property Owner:  | <u>[Signature]</u> Date: <u>7/24/14</u>   |
| <b>Section 2: Applicant Information</b>   |   |
| Name of Applicant:  | <u>AARON VERMEULEN</u>  |
| Address of Applicant:   | <u>302 S. STATE ST., ANN ARBOR, MI 48104</u>  |
| Daytime Phone:  | <u>(734) 929-9012</u> Fax: <u>(734) 929-9801</u>  |
| E-mail:   | <u>aaronv@oxstudioinc.com</u>   |
| Applicant's Relationship to Property:   | <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other |
| Signature of applicant:   | <u>[Signature]</u> Date: <u>7-25-14</u>   |
| <b>Section 3: Building Use (check all that apply)</b>   |   |
| <input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental  |   |
| <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional   |   |
| <b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b><br>(This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )   |   |
| 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: <u>[Initials]</u>  |   |

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

1. Provide a brief summary of proposed changes.

SEE ATTACHED SHEET

2. Provide a description of existing conditions.

SEE ATTACHED SHEET

3. What are the reasons for the proposed changes?

SEE ATTACHED SHEET

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

SEE ATTACHED SHEET

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:



Ms. Jill Thacher  
City of Ann Arbor  
Historic District Commission  
100 North Fifth  
Ann Arbor, MI 48104

25 July, 2014

RE: **301 S. Main St (Hutzel Building)**  
**Ann Arbor Historic District Commission Application**

Please find enclosed the following continuation sheets for the HDC application form.

### Section 5: Description of Proposed Changes

1. *Provide a brief summary of proposed changes.*

We are requesting approval to:

-Install a new 250sf roof deck and 8'x8' roof deck access penthouse on the south west portion of the roof in Lieu of the HDC approved skylights.

-Amend previously reviewed and approved west entrance recess ~~depth~~. Originally, the HDC approved installing a pair of double doors set back at the existing pocket depth (approx 8'-6"). The owner is requesting the recess be reduced to 4' deep.

-The cost of the approved steel window system for the three display windows is \$30,000.00/Unit. The quotes range from \$100,000-\$128,000.00 for all three. Request staff approval to review alternate narrow profile design options with insulated glass units.

2. *Provide a description of existing conditions.*

The existing roof is EPDM and the location of the proposed roof deck is clear of obstructions.

3. *What are the reasons for the proposed changes*

-The roof deck is being added to give the third floor tenant a small exterior space.

-The entrance recess is being reduced to give the tenant more usable floor area in an already compressed tenant space. The shallower recess

Not accepted,  
HDC already  
acted on  
this. 8/6/14  
JST

For HDC  
discussion only,  
not plans  
submitted.  
8/6/14  
JST



is also more in line with many other existing entrances up and down Main Street in the vicinity.

4. *Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.*

-See attached perspective comparisons between existing and proposed.

-See attached elevations, Level 1 floor plan, roof plan and enlarged details

5. *Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.*

Photos are attached as part of the formal submittal.

Scale factors on this sheet are accurate only if Print Scale: 1 Inch = 1 Foot is correct.

Title Sheet

Job Name: Hutzel Building Development  
 Owner (Client): DRR

Job Address: 301 S. Main St. Ann Arbor, MI 49104

Job #: HB013

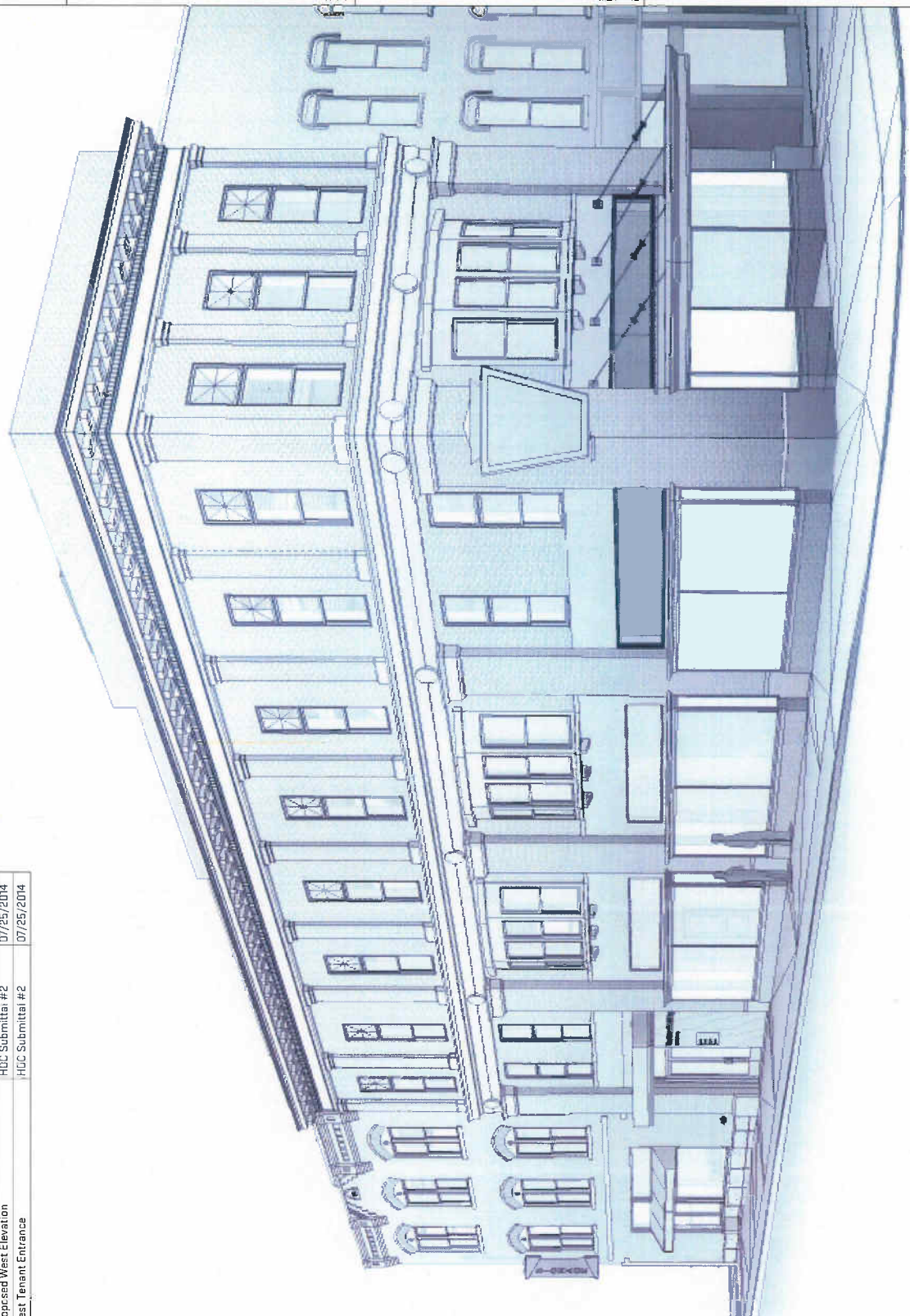
Latest Revision Date: 07/25/2014

Original Issue Date: 05/23/2014

Released For: HDC Submittal #2

Drawing Number: HDC-1

Reference Number:



Drawing List

|         |                                  |                  |            |
|---------|----------------------------------|------------------|------------|
| F-DC-1  | Title Sheet                      | HDC Submittal #2 | 07/25/2014 |
| F-DC-2  | Existing & Proposed Conditions   | HDC Submittal #2 | 07/25/2014 |
| F-DC-3  | Existing & Proposed Conditions   | HDC Submittal #2 | 07/25/2014 |
| F-DC-4  | Existing & Proposed Conditions   | HDC Submittal #2 | 07/25/2014 |
| F-DC-5  | Existing & Proposed Conditions   | HDC Submittal #2 | 07/25/2014 |
| F-DC-6  | Existing & Proposed Conditions   | HDC Submittal #2 | 07/25/2014 |
| F-DC-7  | Level 1 B Roof Level Floor Plans | HDC Submittal #2 | 07/25/2014 |
| F-DC-8  | Proposed North Elevations        | HDC Submittal #2 | 07/25/2014 |
| F-DC-9  | Proposed West Elevation          | HDC Submittal #2 | 07/25/2014 |
| F-DC-10 | West Tenant Entrance             | HDC Submittal #2 | 07/25/2014 |



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# Existing & Proposed Conditions

Sheet Title:

Job Name: Hutzel Building Development  
Owner (Client): DRR

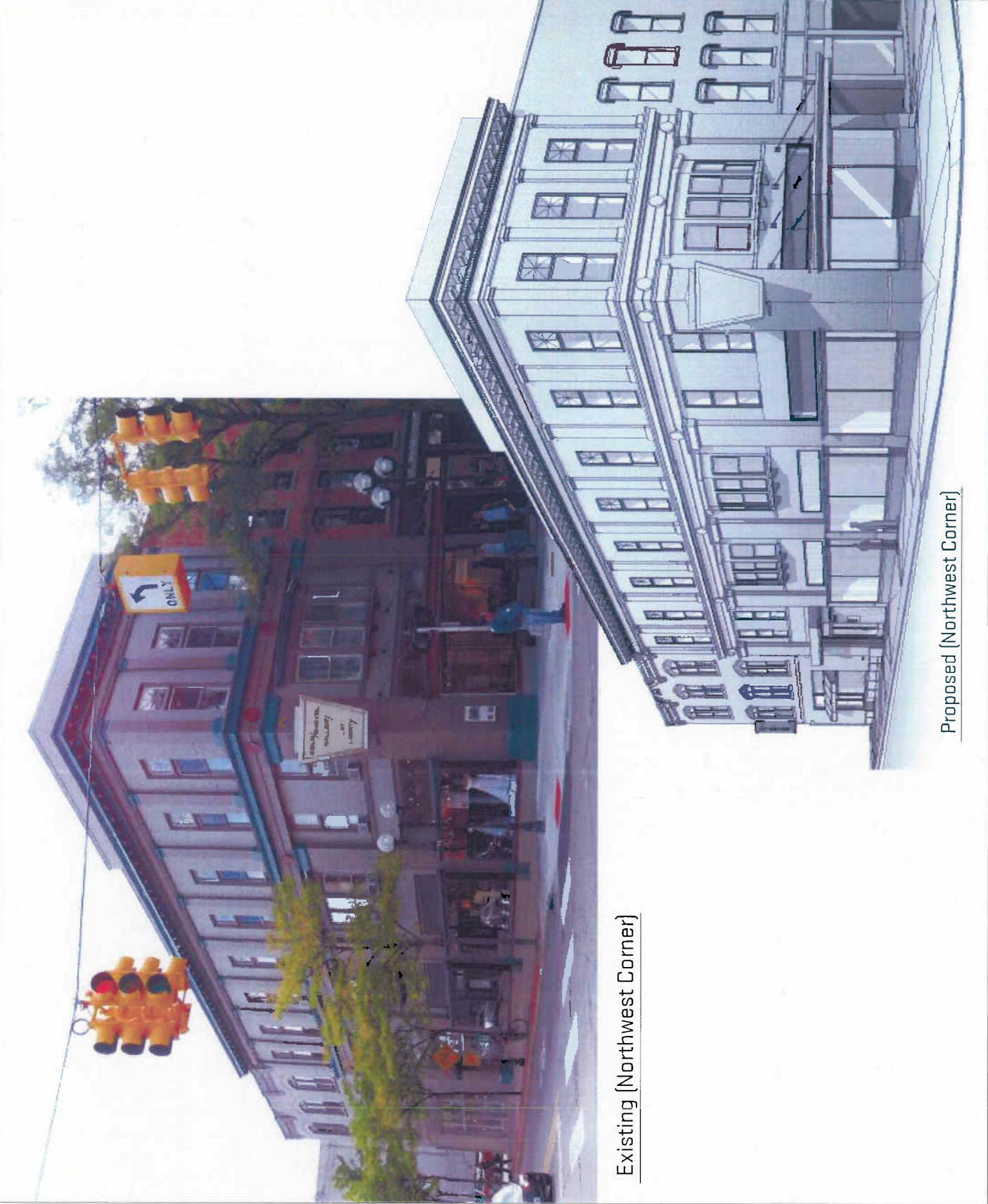
Job Address: 301 S. Main St. Ann Arbor, MI 48104

Job #: HB013

Drawing Number: HDC-2

Reference Number:

Latest Revision Date: 07/25/2014  
Released For: HDC Submittal #2  
Original Issue Date: 05/23/2014



Existing (Northwest Corner)

Proposed (Northwest Corner)

Scale factors on this sheet are accurate only if Print Scale: 1 inch = 1 foot



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Scale factors on this sheet are accurate only if Print Scale dimension is correct.

### Existing & Proposed Conditions

Job Name: Hutzel Building Development  
Owner (Client): DRR

Job Address: 301 S. Main St. Ann Arbor, MI 48104  
Job # #: HB013

Released For: HDC Submittal #2  
Original Issue Date: 05/23/2014

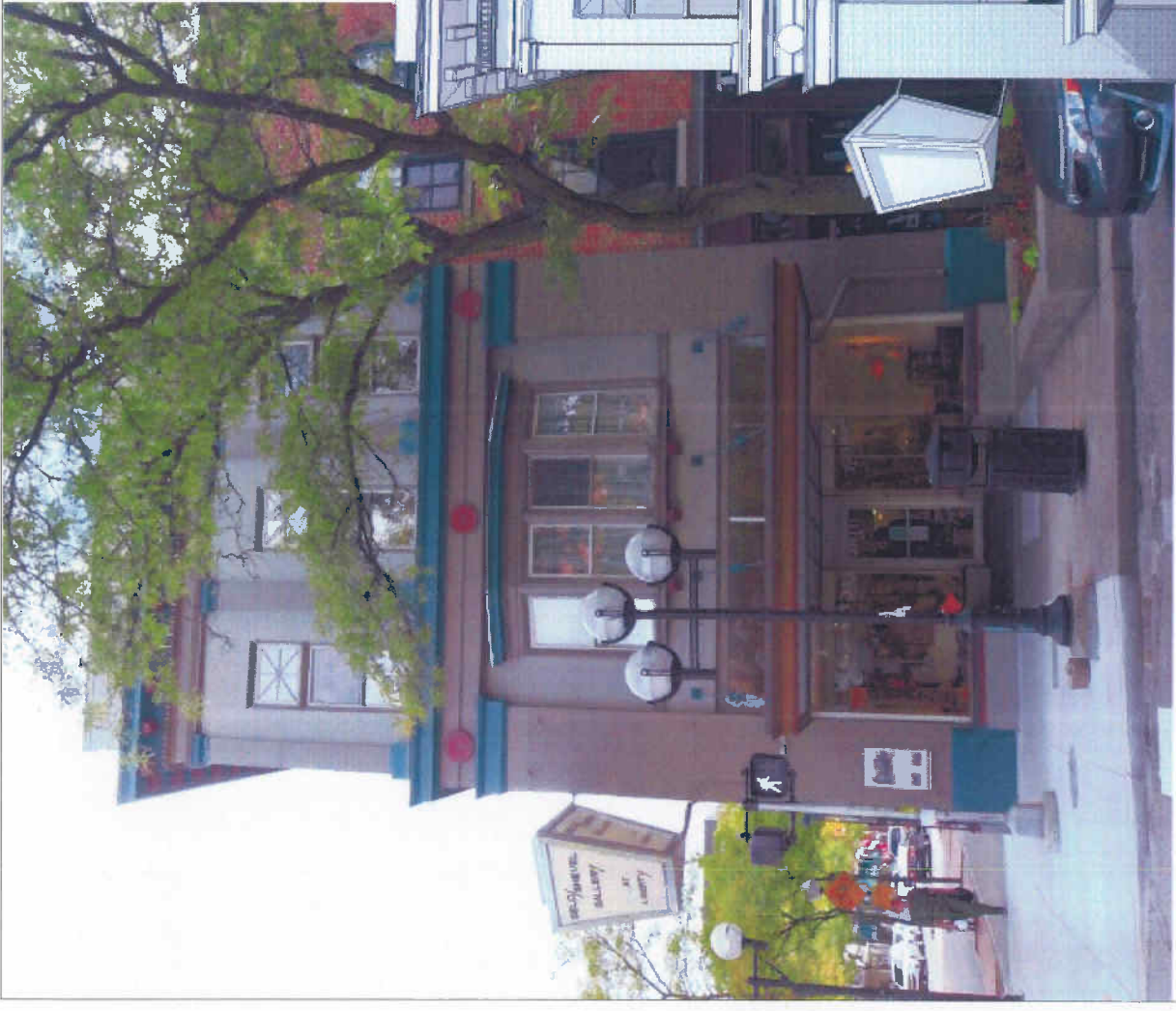
Drawing Number: HDC-3  
Reference Number:

11/9/8 148

Proposed (West Facade)



Existing (West Facade)



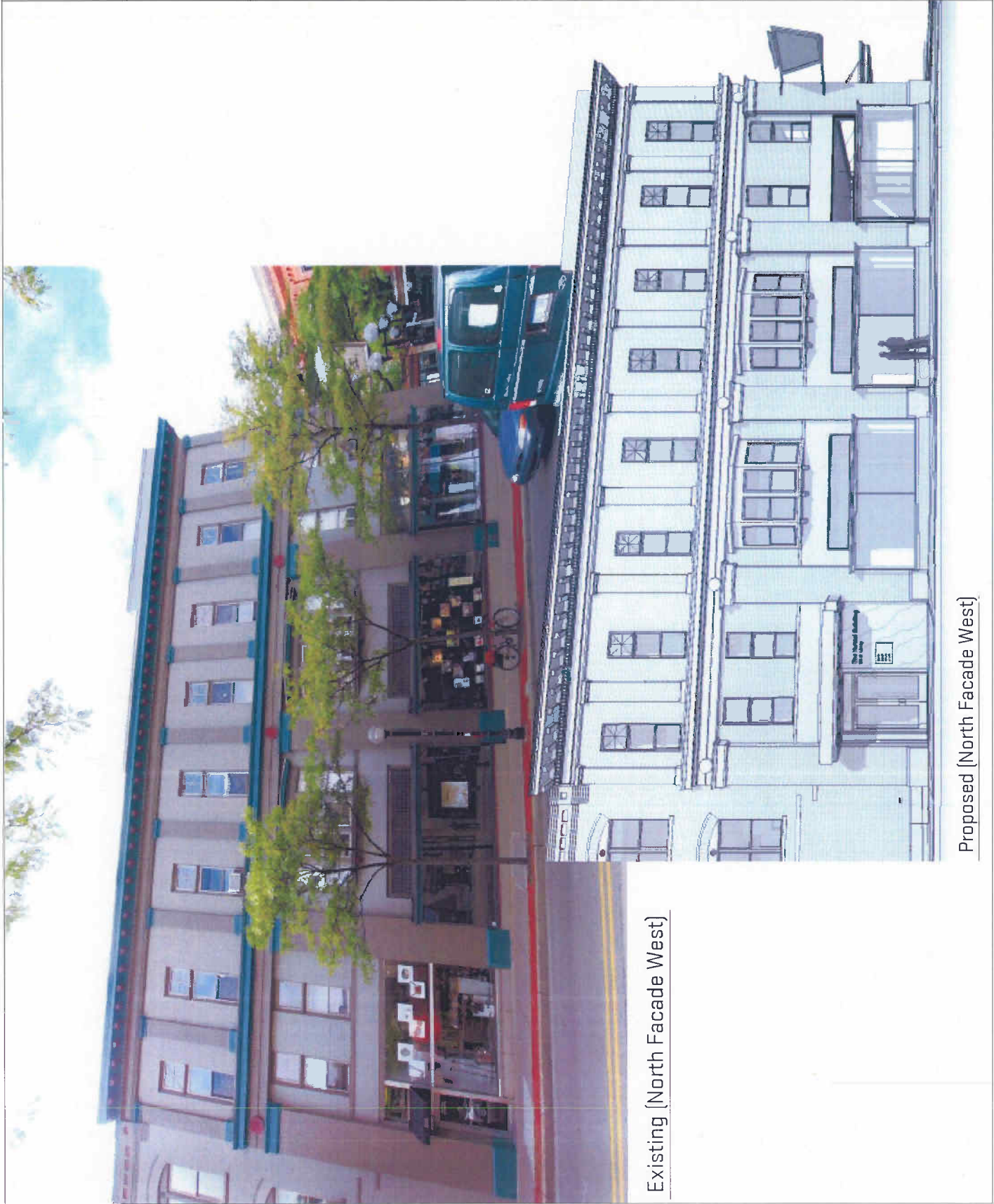
Existing Entry



|  |  |                                   |  |   |  |  |  |                             |  |  |  |
|--|--|-----------------------------------|--|---|--|--|--|-----------------------------|--|--|--|
| Job Name:<br>Hutzel Building Development |  | Owner (Client):<br>DRR            |  | Job Address:<br>301 S. Main St. Ann Arbor, MI 48104 |  | Job #:<br>HB013  |  | Drawing Number:<br>HDC-4    |  | Reference Number:<br>HDC Submittal #2          |  |
| Latest Revision Date:<br>07/25/2014      |  | Released For:<br>HDC Submittal #2 |  | Original Issue Date:<br>05/23/2014                  |  | Scale factors on this sheet are accurate only if Print Scale: 1 inch = |  | Scale dimension is correct: |  | Sheet Title:<br>Existing & Proposed Conditions |  |


  
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Existing (North Facade West)

Proposed (North Facade West)

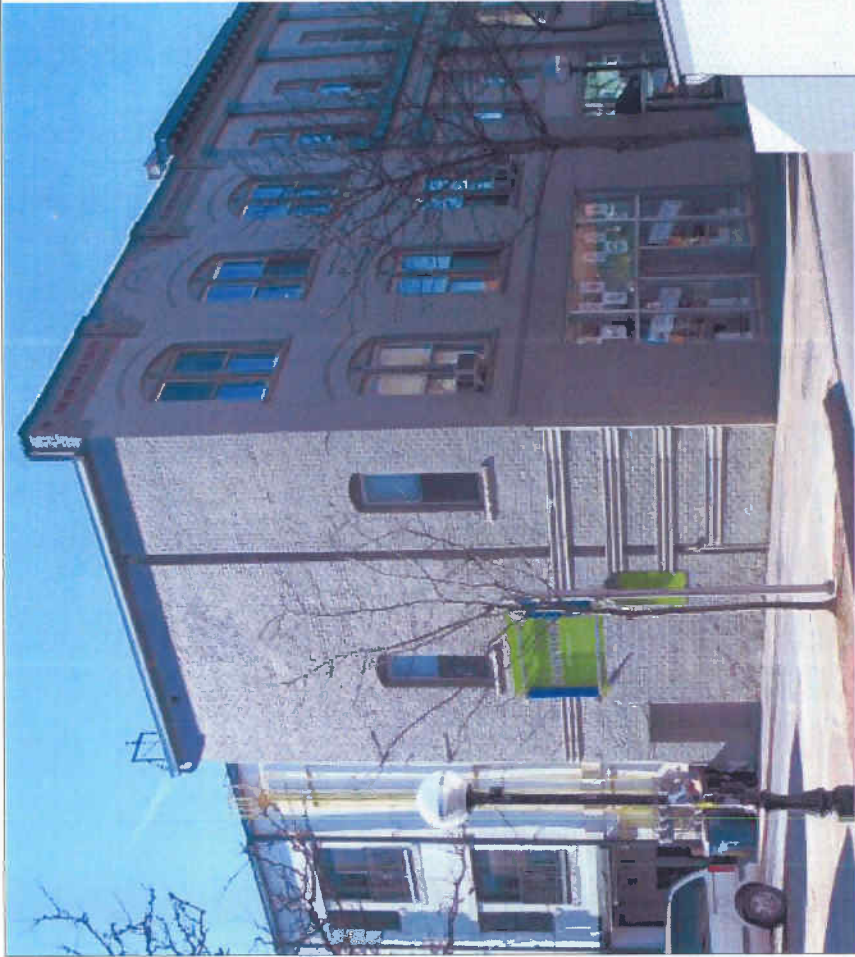


Existing (North Facade East)

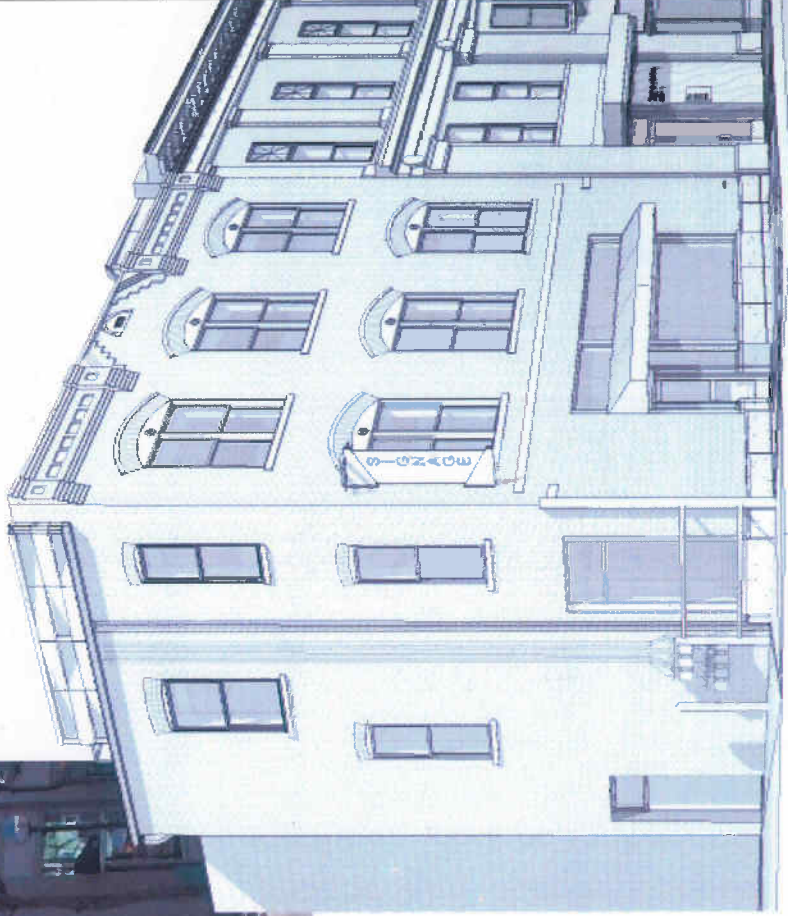


Proposed (North Facade East)

|   |  |   |  |
|---|--|---|--|
|  |  | Scale factors on this sheet are accurate only if Print Scale: 1 inch = 1 foot is correct. |  |
| <b>Sheet Title:</b> Existing & Proposed Conditions                                  |  | <b>Job Name:</b> Hutzel Building Development  |  |
| <b>Owner (Client):</b> DRP  |  | <b>Job Address:</b> 301 S. Main St. Ann Arbor, MI 48104                                   |  |
| <b>Released For:</b> HDC Submittal #2   |  | <b>Job #:</b> HDC-5   |  |
| <b>Original Issue Date:</b> 05/23/2014  |  | <b>Reference Number:</b>  |  |
| <b>Latest Revision Date:</b> 07/25/2014   |  | <b>Drawing Number:</b>  |  |



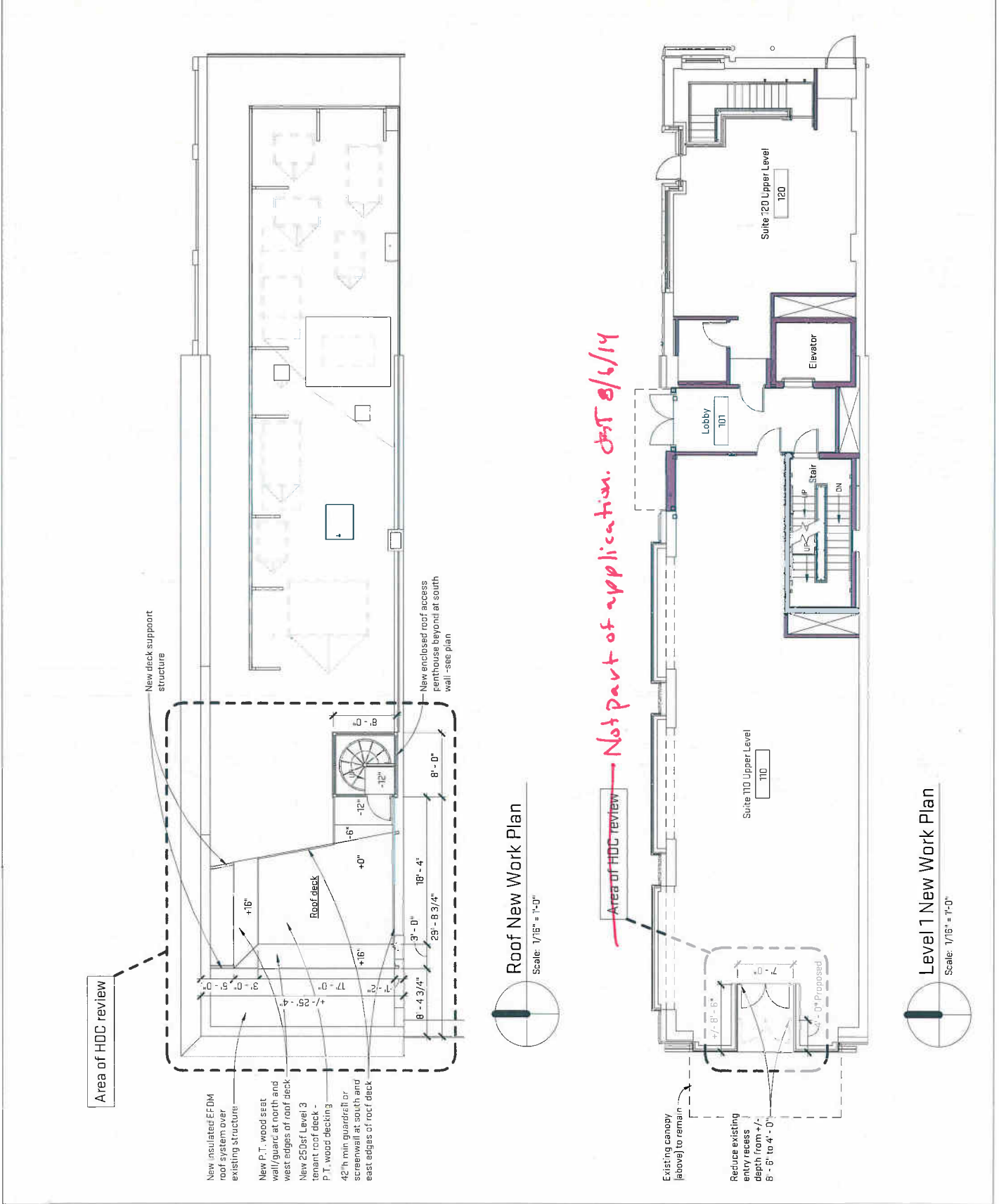
Existing (Northeast Corner)



Proposed (Northeast Corner)

|  |  |  |  |
|--|--|--|--|
| <b>o x studio</b><br>architecture   construction   interiors<br>p (734) 888-1000   e (734) 222-8101   www.o-x-studio.com |  | Scale factors on this sheet are accurate only if Print Scale dimension is correct. |  |
| <b>Existing &amp; Proposed Conditions</b>  |  | Job Name: Hutzel Building Development<br>Owner (Client): DRR                       |  |
| Job Address: 301 S. Main St. Ann Arbor, MI 48104<br>Job # #: HB013   |  | Job Address: 301 S. Main St. Ann Arbor, MI 48104<br>Job # #: HB013                 |  |
| Latest Revision Date: 07/25/2014<br>Released For: HDC Submittal #2   |  | Original Issue Date: 05/23/2014<br>Released For: HDC Submittal #2                  |  |
| Drawing Number: HDC-6<br>Reference Number:   |  | Drawing Number: HDC-6<br>Reference Number:   |  |

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| Job Name: Hutzel Building Development<br>Owner (Client): DRR                        |  | Job Address: 301 S Main St, Ann Arbor, MI 48104<br>Job # #: HD013  |  |
| Latest Revision Date: 07/25/2014<br>Released For: HDC Submittal #2                  |  | Drawing Number: HDC-7<br>Reference Number:   |  |



**Roof New Work Plan**  
 Scale: 1/16" = 1'-0"

**Level 1 New Work Plan**  
 Scale: 1/16" = 1'-0"







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# Proposed West Elevation

Job Name: Hutzel Building Development  
Owner (Client): DRR

Job Address: 301 S. Main St. Ann Arbor, MI 48104

o/x Job #: HB013

Released For: HDC Submittal #2

Latest Revision Date: 07/25/2014

Original Issue Date: 05/23/2014

Reference Number: HDC-9

## 1 West Elevation

HDC-9

Scale: 3/32" = 1'-0"

