

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 203 East Washington Street, Application Number HDC12-232

DISTRICT: Main Street Historic District

REPORT DATE: January 4, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 7 for the Thursday, January 10, 2013 HDC meeting

OWNER

Name: Amy Moore
Address: 203 E Washington Suite 2
 Ann Arbor, MI 48104
Phone:

APPLICANT

Angela Lane
 66 S Main St
 Ann Arbor, MI 48104
 (734) 998-0098

BACKGROUND: This two-story Queen Anne commercial building was built in 1893 and originally had a finial on the corner turret with a cow on it advertising the Hoelzle Meat Market. It was the home of Harry's Army Surplus for many years, then in 1990 Metzger's expanded into the space from #203 next door. See attached Ann Arbor Observer article for more information on the Hoelzles and Metzgers.

LOCATION: The site is located at the northeast corner of East Washington Street and South Fourth Avenue.

APPLICATION: The applicant seeks HDC approval to add a one-story addition and deck on the roof as part of a second floor conversion back to residential.

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):

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.

STAFF FINDINGS:

1. The proposed home office is 10'4" x 21'2" and 9' at the low, hipped, metal roof ridge, and features a brick wall on the east elevation (in case of future additions on top of the neighboring building), hardi-plank and hardi-board siding, wood windows, and double doors leading to a deck. The roofdeck would consist of removable cedar decking panels with a planting area on the south end. A privacy fence would be located on the north end of the deck where the roof drops off several feet.
2. The existing HVAC unit located where the deck is proposed would be relocated to the rear of the roof, out of sight from the street. A painted steel guardrail would be attached to brackets on the inside of the parapet wall and would not be visible from the street or sidewalk.
3. Per the SOI *Guidelines* for additions, no character-defining features of the historic building are obscured, damaged, or destroyed by this proposal. The addition's height is intentionally low, and the room is set back from the two street frontages in order to minimize site lines from pedestrians on South Fourth Avenue. It will not be visible from East Washington Street. The materials and methods of construction clearly delineate what is historic and what is new. The design is contemporary, and most visible on the back (north end) of the building and from across South Fourth Avenue in front of the parking structure.
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.
5. Staff recommends approval of the addition and deck as proposed. The proposed work 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, 9 and 10, and the guidelines for additions and district or neighborhood setting.

POSSIBLE MOTIONS: (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 203 East Washington Street, a contributing property in the Main Street Historic District, to construct a one-story addition and deck on the roof, as proposed. The 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 district or neighborhood setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 203 East Washington 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.

Hoelzle's Butcher Shop and Metzger's Restaurant

Published In:

Ann Arbor Observer, August 1993.

August 1993

Author: Grace Shackman

It returned to German hands when it became part of Metzger's restaurant

One German-American family followed in the footsteps of another when Metzger's German Restaurant expanded into 201 East Washington in 1991. The brick building with the eye-catching turret that overlooks the corner of Washington Street and Fourth Avenue was built in 1883 by butcher J. Fred Hoelzle.

Hoelzle (1859-1943) came to Ann Arbor when he was seventeen and went to work for butcher John C. Gall at his store on East Washington where Austin Diamond is now. Hoelzle married a relative of Gall's named Alice and took over the business when Gall retired. In 1893 he moved down the street to the new building at Fourth Avenue and renamed his shop the Washington Market. A 1905 promotional booklet about Ann Arbor boasted that he "supplied the tables of Ann Arbor with the best meat that the world produces, makes the best sausage on the market, keeps poultry and fish in season, gives a clean cut and full weight, is impartial and obliging and has the confidence of the best citizens."

Hoelzle advertised as a "dealer in fresh and salt meats, lard, sausage of all kinds." The salted meat he treated right on the premises. The sausage he also made himself, probably from authentic German recipes handed down from Gall. The fresh meat, brought in whole or in halves, was slaughtered in a space dedicated to this activity on the banks of the Huron River, east of the



Broadway Bridge, and stored in big walk-in ice boxes behind the store. It took strong delivery men to lift the huge ice blocks, ranging from twenty-five to 300 pounds, into place almost at ceiling level.

When Hoelzle moved into his new building, his was just one of eighteen meat markets in downtown Ann Arbor. Without transportation or good home cooling, most people shopped daily for fresh meat, preferably at a store within easy walking distance of their homes or jobs. Saturday nights were especially busy, with farmers coming into town to stock up on supplies and townsfolk

Washington Street and Fourth Avenue in 1893

buying meat for their big Sunday dinners.

Cal Foster, who as a teenager worked at Merchants' Delivery, a horse-drawn delivery service, remembers picking up orders from the Washington Market. They were packed in wooden crates--which he describes as "heavier than the devil"--and delivered to student rooming houses, sororities, and fraternities.

Hoelzle sold his business in 1926, but continued to work at other meat markets as long as he was able. The building continued as a meat market under a succession of owners until the late 1940's. In the 1950's it was Sun Cleaners, then Martin's Gems and Minerals, and most recently, Harry's Army Surplus, until Metzger's expanded from next door in 1991.

Metzger's was founded in 1928 and moved to 203 East Washington in 1936. Founders William Metzger and Christian Kuhn both grew up in the village of Wilhelmsdorf, in southern Germany. They left to escape the inflation that wracked Germany in the 1920's. At Metzger's father's bakery in Wilhelmsdorf, customers needed a bushel of money just to buy a loaf of bread.

Metzger's first Ann Arbor job was at the bakery of his sponsor, Sam Heusel. (Heusel, the grandfather of radio personality Ted Heusel, sponsored most of the bakers who came during those years.) Metzger went on to work at the Michigan Union as a pastry chef (his pot washer was Bennie Oosterbaan). Meanwhile, Kuhn worked on a farm near Saline, then as a janitor at the U-M Hospital, and finally as a cook at Flautz's restaurant at 122 West Washington (recent home of the Del Rio).



Fred Hoelzle's butcher shop on Christmas, 1909. The staff had worked all night cutting fresh meat for their customers' holiday celebrations.

When Kuhn's boss, Reinhart Flautz, decided to go back to Germany, Kuhn and his friend Metzger rented the space and started their own restaurant, the "German American." Kuhn was the cook and Metzger ran the dining room. The German American was right next door to the Old German restaurant, then still being run by founder Gottlob Schumacher. (Fritz Metzger, William's brother, bought it in 1946. A third brother, Gottfried, who also came over in the 1920s, ran the Deluxe Bakery, and, until he retired, made the dark pumpernickel bread served by both the Old German and Metzger's.)

Fred Hoelzle's butcher shop on Christmas, 1909. The staff had worked all night cutting fresh meat for their customers' holiday celebrations.

Business was booming when Kuhn and Metzger started in 1928, but a year later the Depression hit. To survive, the partners had to serve three meals a day, 364 days a year (they closed for Christmas). Metzger's wife, Marie, helped with waitressing, cleaning, cooking, and public relations. Their workday started at 6 a.m. and ended at midnight. Luckily, the Metzgers and Kuhn, a bachelor, lived above the restaurant at both its locations, so they could usually go upstairs midafternoon to take a nap.

In 1936, Flautz returned to Ann Arbor and wanted to reopen his old place. Metzger and Kuhn moved two blocks down, to 203 East Washington, and reopened as "Metzger's German American." By 1937, the business was doing well enough that the family decided they could close on Sundays. When World War II came, they further decreased their hours, opening only for dinner because help was so hard to find. Food was also scarce, and meat was rationed. Even after the war, Walter Metzger, William's son, remembers people waiting to buy meat at the next-door butcher shop in a line that went all the way down to Huron Street.

When Walter Metzger returned from World War II, he began working full-time at the restaurant. (He had started at age ten, washing dishes, cutting beans, peeling potatoes, and even pouring beer and wine at the bar.) In 1959, Kuhn and William



Washington Street and Fourth Avenue in 1993

Metzger retired, and Walter bought his father's share. Kuhn sold his share to his nephew, Fritz Kuenzle, who stayed until 1974. Walter's son, John, joined in 1975, becoming sole owner in 1986. Walter, although retired, still helps out a lot.

It was John who arranged for the expansion next door into the old meat market. His goal was twofold: to preserve the historical appearance of the building and to make the two parts work together. He redid the outside to match old photographs, while inside he continued the decorating scheme of steins and other German memorabilia from the original restaurant.

The most dramatic change, at least to passersby, is the cow weather vane on the turret. In Hoelzle's day, a cow weather vane proudly indicated what he sold, but it had long ago disappeared. John and Walter Metzger had been looking for a replacement for some time when relatives found a perfect one in Boston and gave it to them to celebrate the opening of the expanded restaurant.

In 1999 Metzgers closed in Ann Arbor and later reopened in Scio township, thus continuing the family tradition another generation. Their Washington Street store has been used for several different restaurants, but one thing has remained; the cow is still on the roof demonstrating the history of the first two occupants.



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: <u>203 E. WASHINGTON</u>
Historic District: <u>MAIN STREET</u>
Name of Property Owner (If different than the applicant): <u>AMY MOORE</u>
Address of Property Owner: <u>203 E. WASHINGTON SUITE 2</u>
Daytime Phone and E-mail of Property Owner: <u>cinechicks@aol.com</u>
Signature of Property Owner: <u>A Moore</u> Date: <u>12/21/12</u>
Section 2: Applicant Information
Name of Applicant: <u>ANGELA LANE</u>
Address of Applicant: <u>106 S. MAIN ANN ARBOR</u>
Daytime Phone: <u>(734) 998 0098</u> Fax: <u>()</u>
E-mail: <u>angie@momusinc.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>A Lane</u> Date: <u>12/18/12</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> 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: <u>Al</u>

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

1. Provide a brief summary of proposed changes. new roof deck and enclosed roof top home office room

2. Provide a description of existing conditions. sloped, flat membrane roof & roof structure

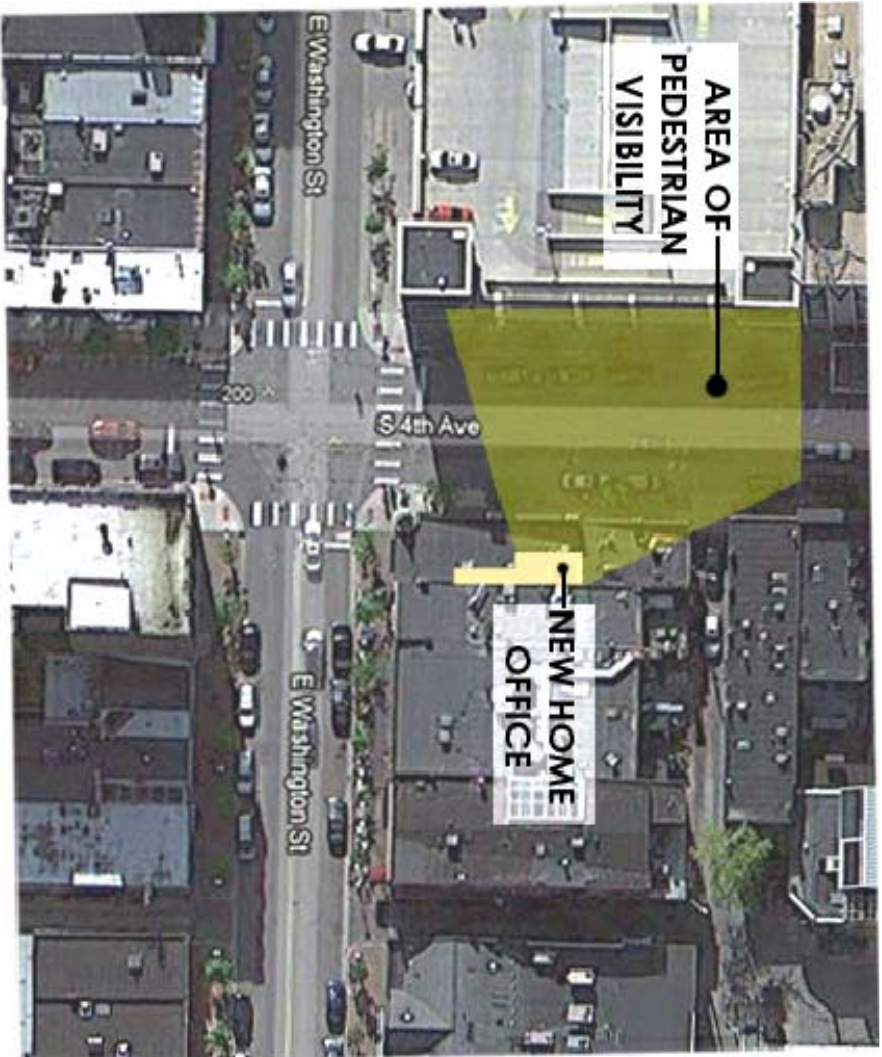
3. What are the reasons for the proposed changes? desired outdoor living space

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

photos, plans, elevations, cross section, sight line diagrams, materials list

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

Area for attaching photographs and additional information, enclosed in a dashed border.



SIGHT LINE DIAGRAM

NOT TO SCALE

PROJECT

MOORE CONDO ANN ARBOR, MI

DATE

DECEMBER 18, 2012



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



EXISTING ROOF PHOTO

NOT TO SCALE

PROJECT

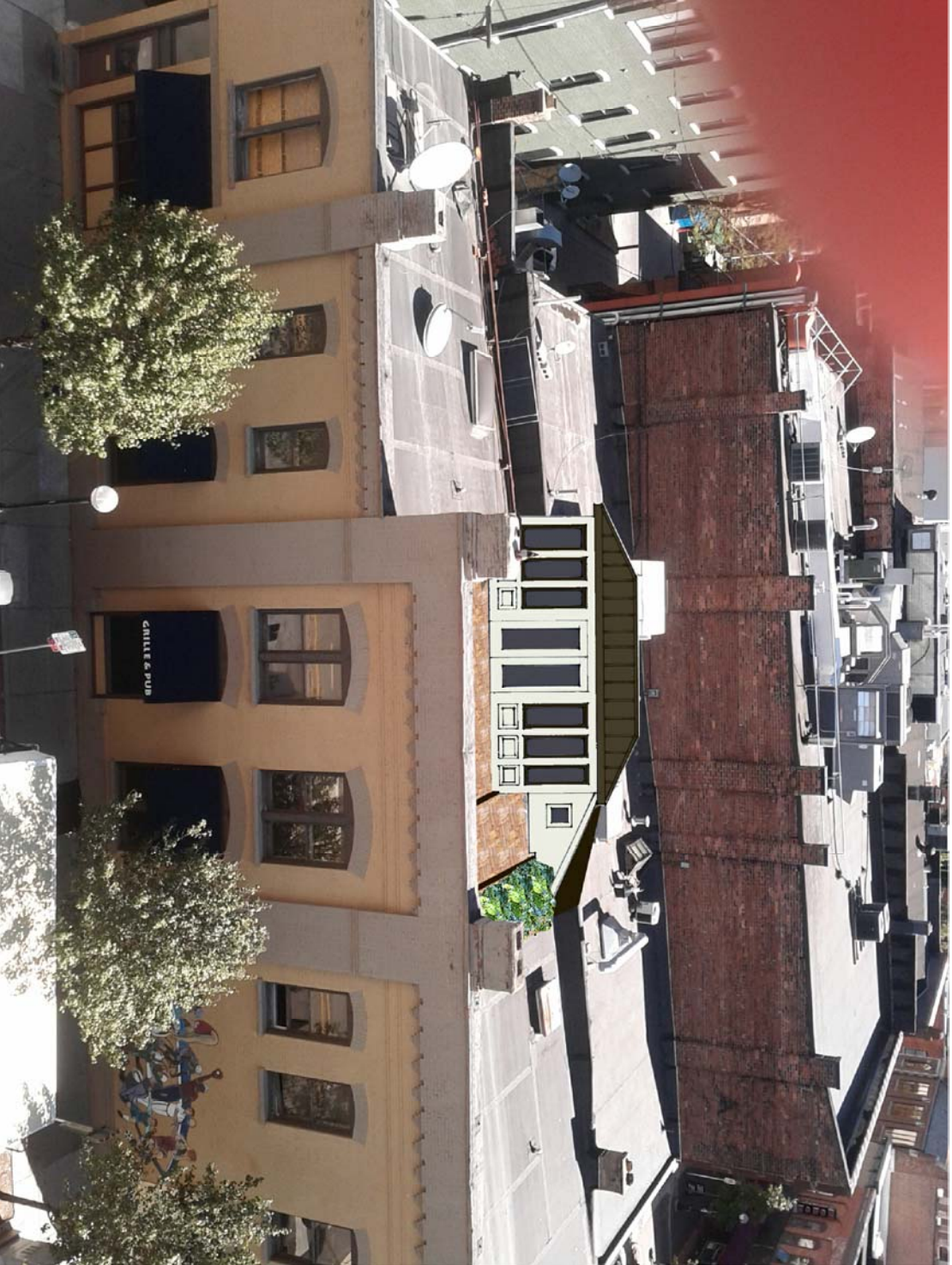
MOORE CONDO ANN ARBOR, MI

DATE

DECEMBER 18, 2012



106 S. MAIN STREET
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PROPOSED ROOF SKETCH

NOT TO SCALE

PROJECT

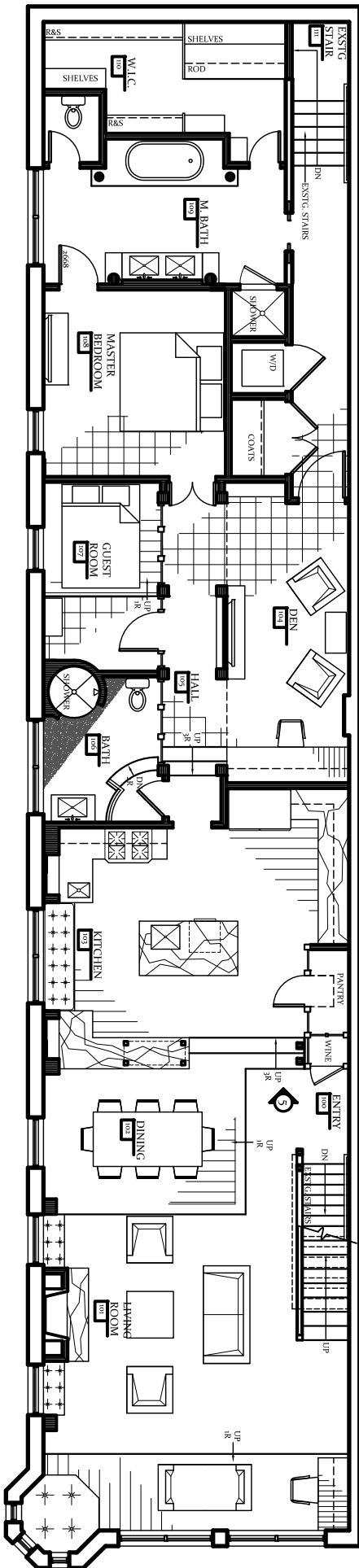
MOORE CONDO ANN ARBOR, MI

DATE

DECEMBER 18, 2012



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



FOURTH AVENUE

FLOOR PLAN

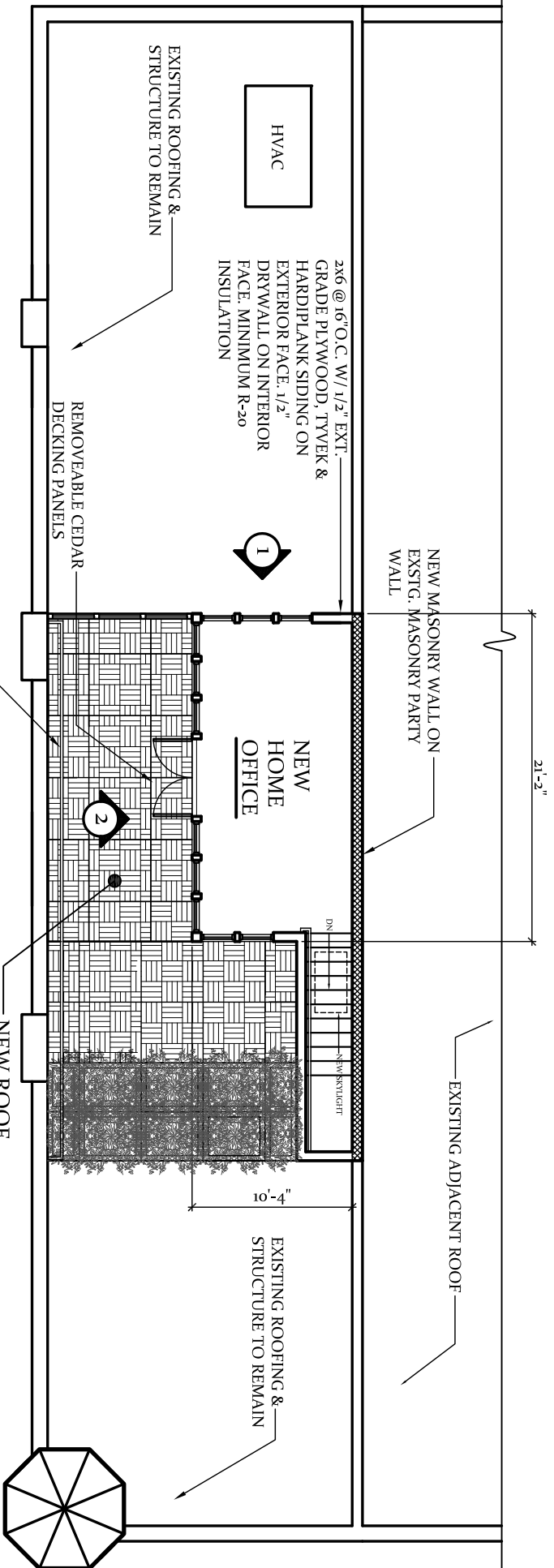
N.T.S

PROJECT	MOORE CONDO ANN ARBOR, MI	DATE	DECEMBER 18, 2012
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106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104

WASHINGTON



WASHINGTON

FOURTH AVENUE

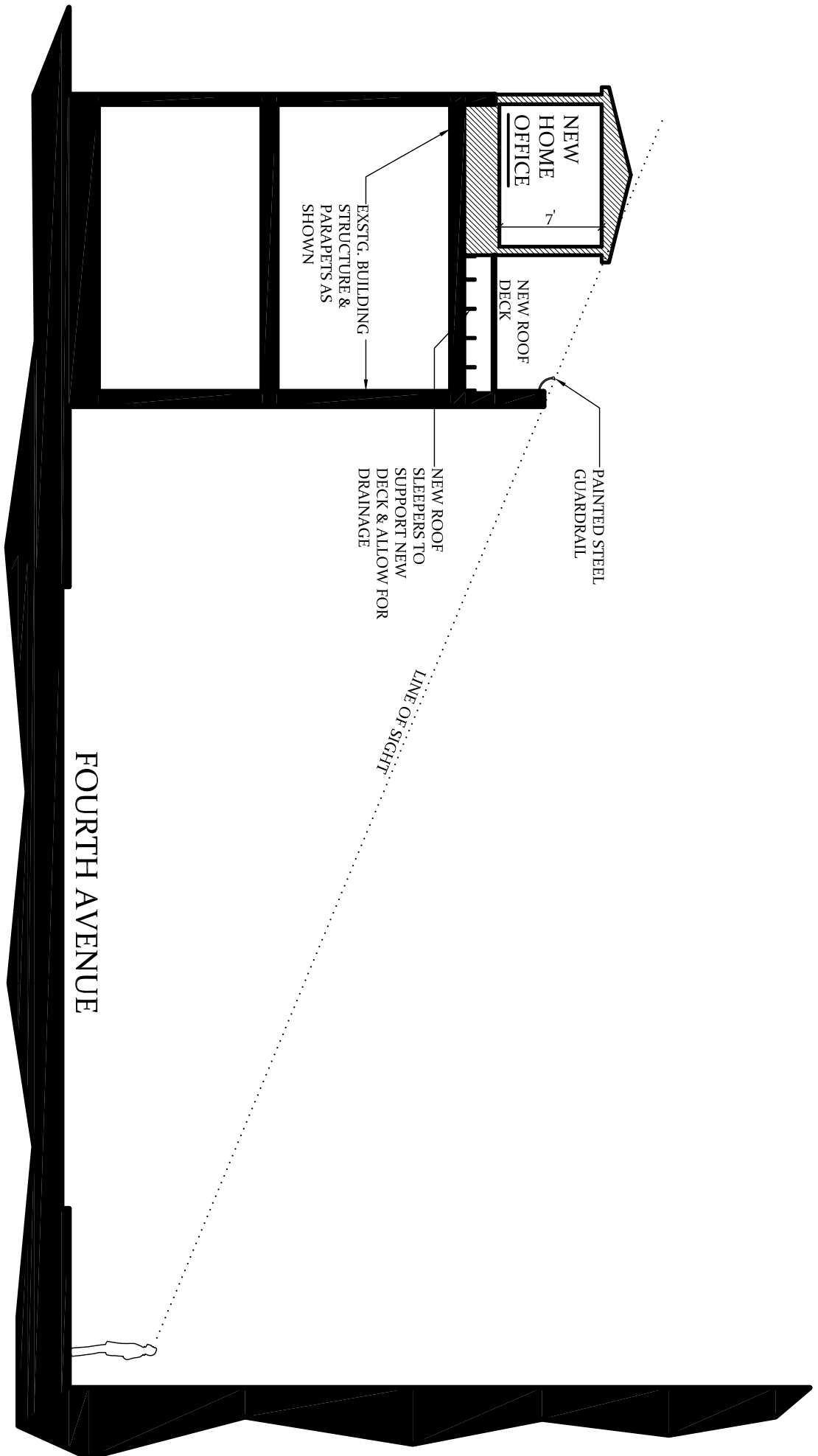
ROOF PLAN

NOT TO SCALE

PROJECT	MOORE CONDO ANN ARBOR, MI	DATE	DECEMBER 18, 2012
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106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



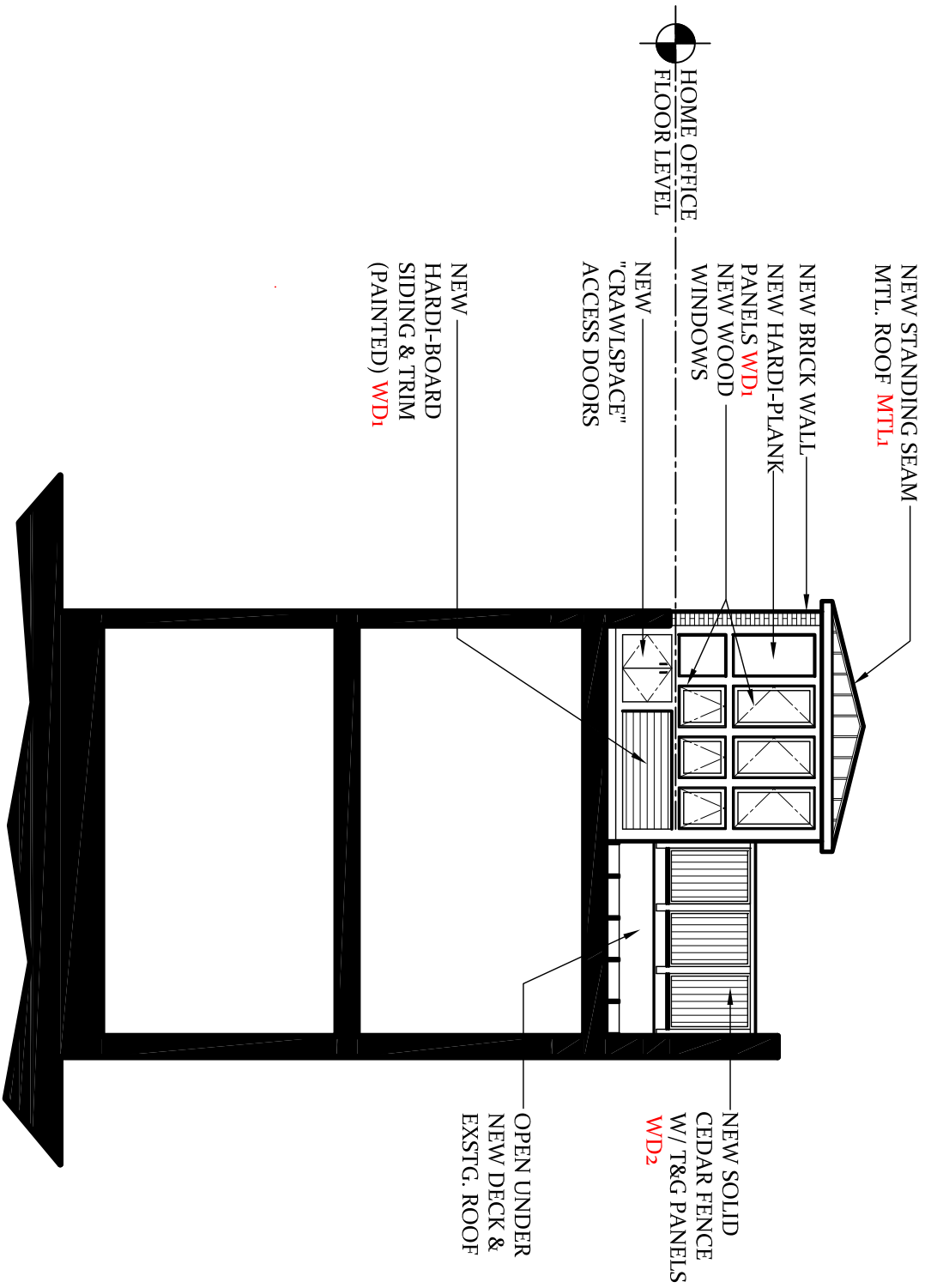
SIGHT LINE

NOT TO SCALE

<p>PROJECT MOORE CONDO ANN ARBOR, MI</p>	<p>DATE DECEMBER 18, 2012</p>
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106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



1

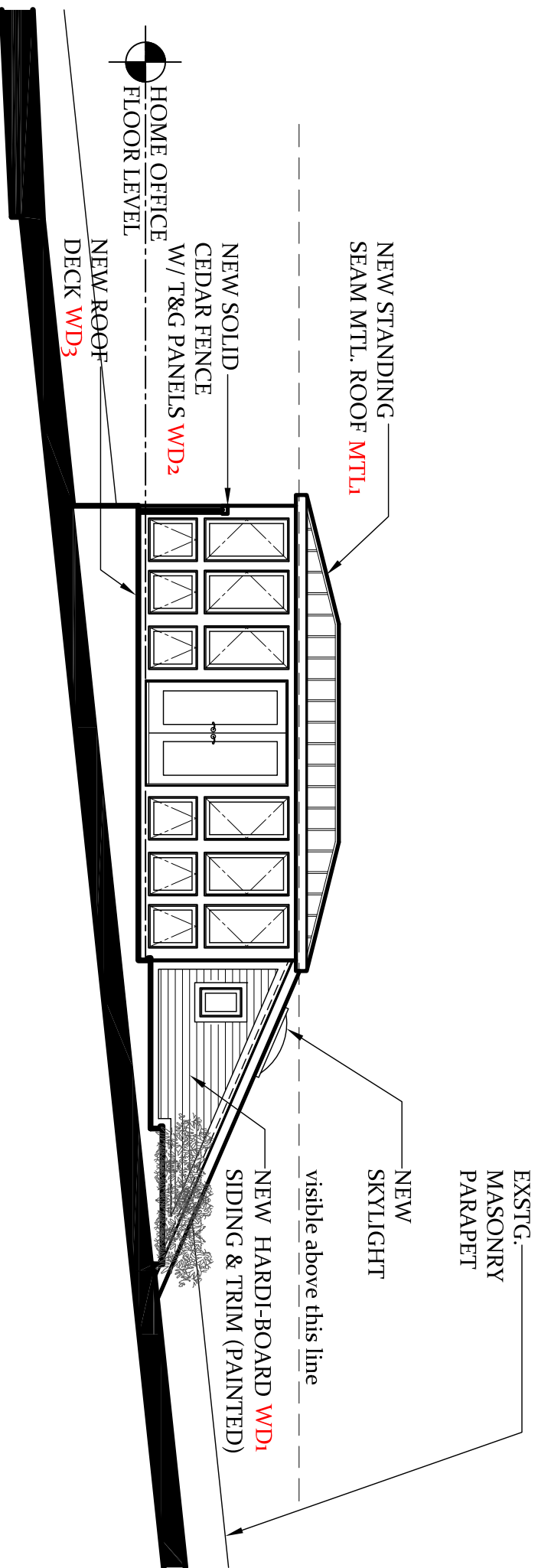
NORTH ELEVATION

NOT TO SCALE

<p>PROJECT MOORE CONDO ANN ARBOR, MI</p>	<p>DATE DECEMBER 18, 2012</p>
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106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



2 WEST ELEVATION
NOT TO SCALE

PROJECT MOORE CONDO ANN ARBOR, MI **DATE** DECEMBER 18, 2012

MO M US
TNC

106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104

MATERIALS LIST

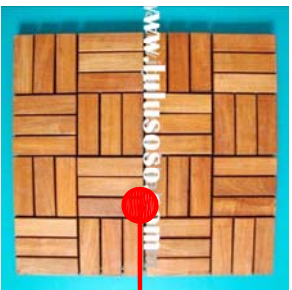


WD1- 'HARDI PLANK' LAP SIDING



MTL1- DARK BROWN STANDING SEAM
METAL ROOFING

WD2- TONGUE & GROOVE CEDAR



WD3- CEDAR DECKING PANELS

PROJECT

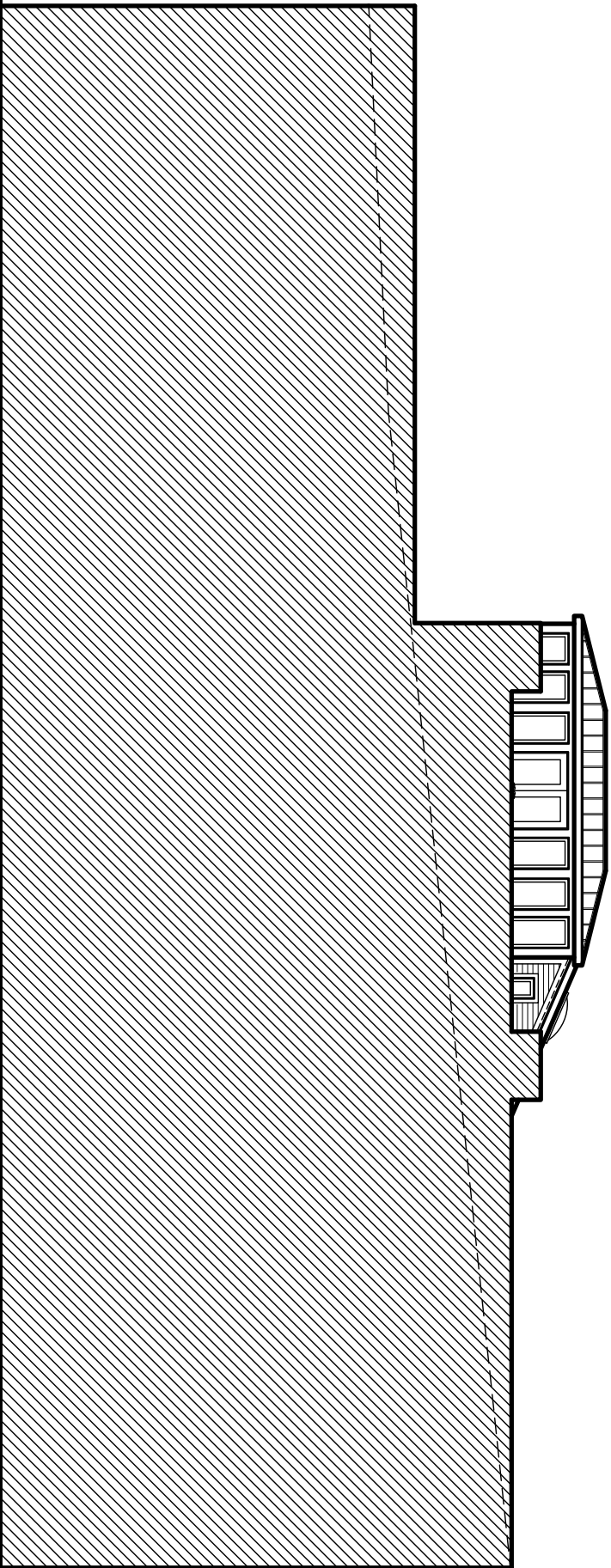
MOORE CONDO ANN ARBOR, MI

DATE

DECEMBER 18, 2012



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



2 WEST ELEVATION (FROM STREET, 3 STORIES UP)
NOT TO SCALE

PROJECT

MOORE CONDO ANN ARBOR, MI

DATE

DECEMBER 18, 2012



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104