

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 210 South Ashley Street, Application Number HDC12-065

**DISTRICT:** Main Street Historic District

**REPORT DATE:** April 30, 2012

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

**REVIEW COMMITTEE DATE:** Monday, May 7 for the Thursday, May 10, 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 Ann Arbor, MI 48103	113 South Fourth Ave 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.

**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 standing seam metal roof to an asphalt shingle roof on an accessory building and two freestanding pavilions.



**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.

**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 accessory building is 422 square feet and a single story (14'6" at the ridge) with wood siding. The building will be painted dark green. The main block of the building has a hipped roofed and the rear portion is flat (or nearly so).
2. The pavilions are 14' square and 15' square, with wood 6" by 6" posts. They are intended for shade and shelter, and are freestanding.
3. The applicant stated that flexibility to proceed with construction is desired because installing the previously approved standing seam metal roof may be cost prohibitive. Installing an asphalt shingle roof would reduce the cost.
4. 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 210 South Ashley Street in the Main Street Historic District to revise a previously approved standing seam metal roof and install an asphalt shingle roof, as proposed. 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 the guidelines for Building Site.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 210 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)



HDC12-065



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: 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: (7) 662-8122, DowntownHG@gmail.com

Signature of Property Owner: Mark Hodesh Date: 4/20/12

Section 2: Applicant Information

Name of Applicant: Mitchell and Mouat Architects, Inc.

Address of Applicant: 113 South Fourth Avenue, Ann Arbor, MI.

Daytime Phone: ( 7 ) 662-6070 Fax: ( 7 ) 662-3802

E-mail: R.Mitchell@mitchellandmouat.com

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: [Signature] Date: 4/20/12

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 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: FS

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

1. Provide a brief summary of proposed changes. Revise the proposed roofing material to include an Alternate: asphalt shingles. Either the previously-approved metal roofing or the asphalt shingles would be installed, depending on affordability.

2. Provide a description of existing conditions. See File No. HD012-002

3. What are the reasons for the proposed changes? The Owner would like some flexibility to proceed w/ construction once bids are reconciled w/ available funding. This is a preemptive request.

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: 4/20/12 Application to \_\_\_\_\_ Staff or  HDC

Project No.: HDC 12-065 Fee Paid: 25<sup>00</sup> + 75<sup>00</sup> = \$100<sup>00</sup>

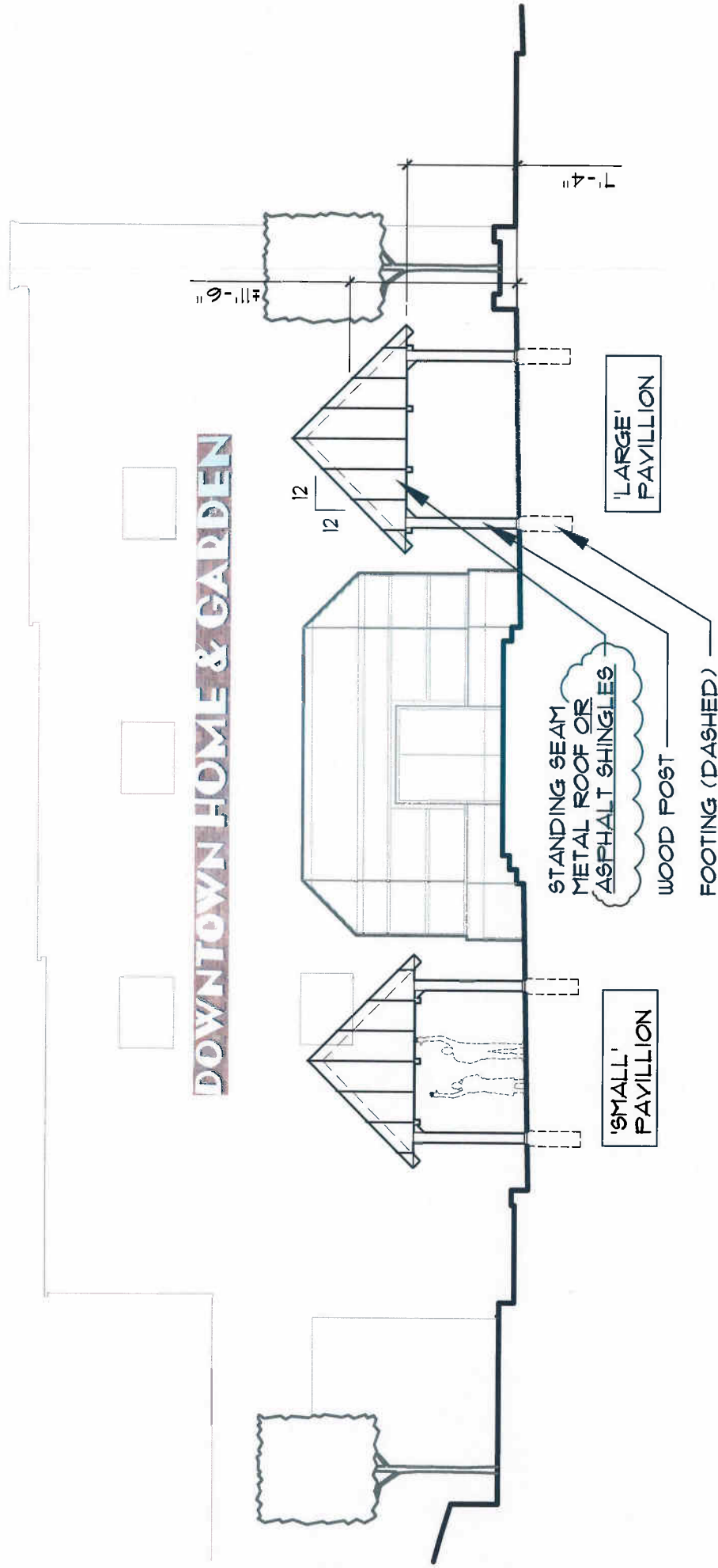
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 5/10/12

Application Filing Date: 4/20/12 Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

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

Comments:

Received Alexis 4/20/12



1 PROPOSED PAVILLIONS - SOUTH ELEVATION

A4 SCALE: 1" = 10'-0"

MARK'S BEER GARDEN

210 SOUTH ASHLEY



12.20.11

04.20.12

A4

STANDING SEAM  
METAL ROOFING OR  
ASPHALT SHINGLES

WOOD RAFTER  
TAILS (PAINTED)  
COMPRESSOR UNIT  
METAL  
GUARD  
(PAINTED)

METAL FASCIA  
AND DRIP  
(PREFINISHED)

PRIVACY  
FENCE

WOOD  
WINDOWS  
(PAINTED)

BOARD AND  
BATTEN SIDING  
(PAINTED)

MASONRY BASE  
(STAINED)

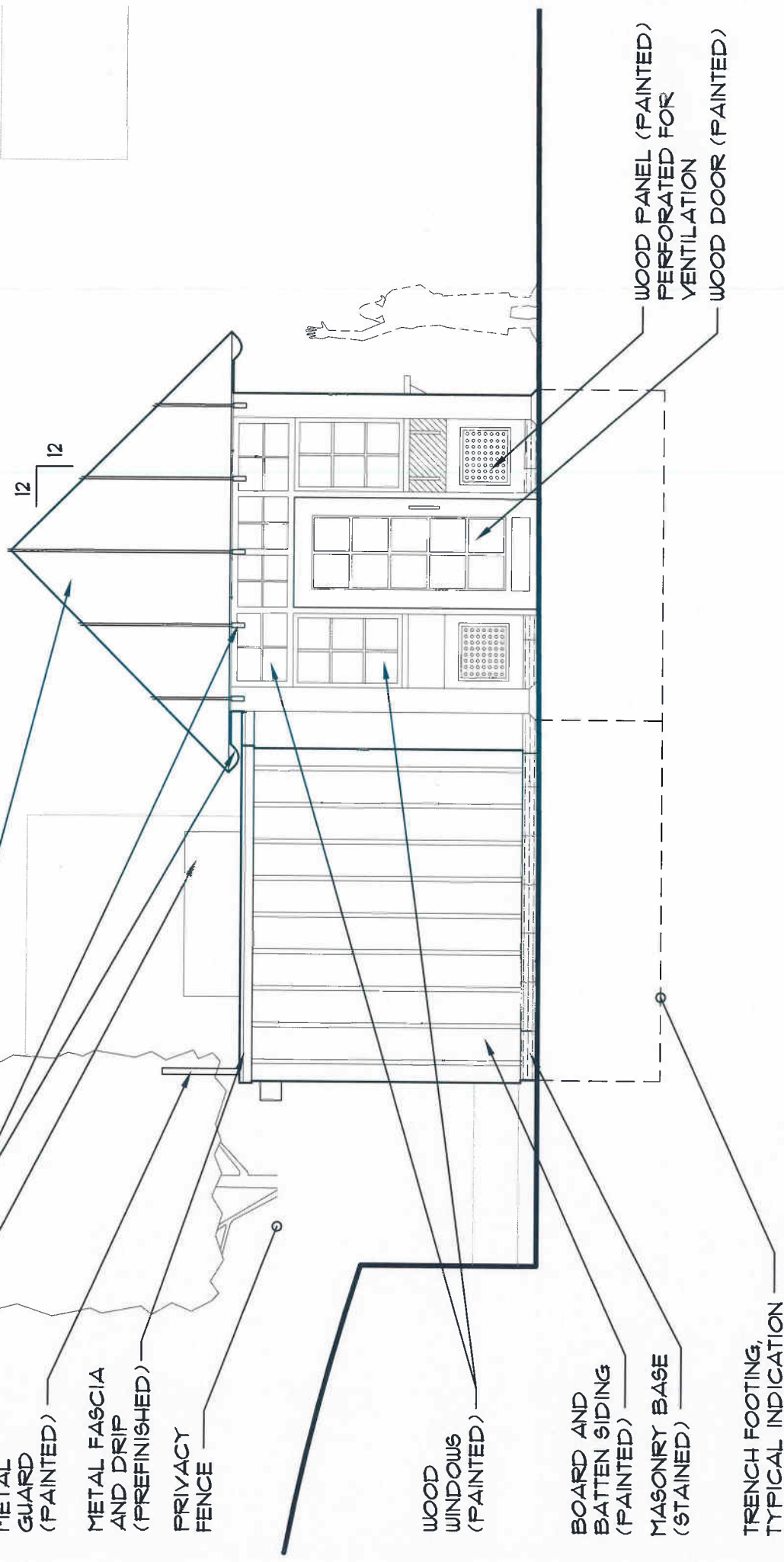
TRENCH FOOTING,  
TYPICAL INDICATION

1 PROPOSED BEER SHED SOUTH ELEVATION

A14 SCALE: 1/4" = 1'-0"

MARK'S BEER GARDEN

210 SOUTH ASHLEY

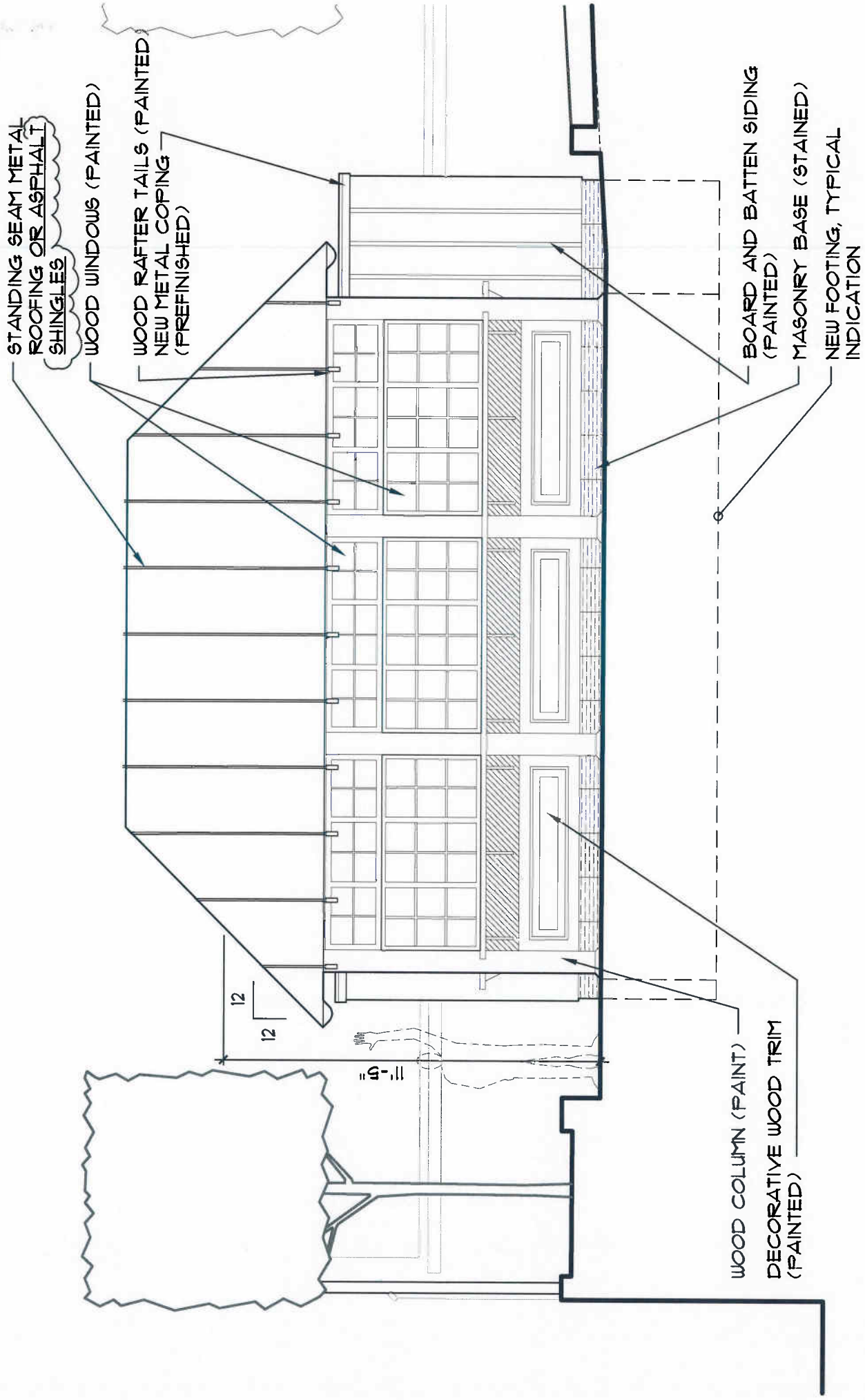


WOOD PANEL (PAINTED)  
PERFORATED FOR  
VENTILATION  
WOOD DOOR (PAINTED)



12.20.11	A14
03.01.12	
04.20.12	





1 PROPOSED BEER SHED EAST ELEVATION - CLOSED

A15 SCALE: 1/4"=1'-0"

MARK'S BEER GARDEN

210 SOUTH ASHLEY



12.20.11

04.20.12

A15