

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report****ADDRESS:** 1327 Jones Drive, Application Number HDC11-074**DISTRICT:** Northern Brewery Historic District**REPORT DATE:** June 3 for the June 9, 2011 HDC Meeting**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, June 6, 2011**OWNER**

**Name:** Northern Brewery, LLC/Doug Smith  
**Address:** 1318 Ardmore  
 An Arbor, MI 48103  
**Phone:** (734) 717-4019

**APPLICANT**

Cooper Design Inc./Gary Cooper  
 2900 Brockman Blvd  
 Ann Arbor, MI  
 (734) 769-7007

**BACKGROUND:** From the Northern Brewery Historic District Study Committee Report: From its construction in 1886, the building was used as a brewery until about World War I...During the early years of the twentieth century the building was used as a creamery and an ice house. In 1922, the building was converted to use as the Ann Arbor Foundry and was operated as such until 1972.

The building is late-Victorian commercial vernacular with arched window openings and decorative brick work. It is listed on the State Register of Historic Buildings and the National Register of Historic Places, and has been a single-resource local historic district since 1978.

**LOCATION:** The site is located on the north side of Jones Drive. Traver Creek runs along the rear of the building.

**APPLICATION:** The applicant seeks HDC approval to add an egress door and two windows, all in new openings, and an associated egress well, on the west basement elevation; and to add a below-grade 'grade beam' that will prevent further bowing of the west wall, and structural straps with earthquake washers at the floor level of the first floor.

**APPLICABLE REGULATIONS:**

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



- (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 features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (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):**

**Health & Safety**

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Not Recommended: Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

**Windows**

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

**STAFF FINDINGS:**

1. The proposed new door and windows on the west elevation would be dark-bronze colored aluminum to match the building's existing windows and doors. In addition, a matching window would be installed in the existing basement window opening on the west elevation, which currently has a fitted metal panel instead of glazing (see page one of the exterior photos).
2. The exterior wall area where the windows and door would be installed has a parge coat over the brick. At a site visit, the architect explained that this would be removed as part of the project.
3. A new well would extend five feet from the wall for a length of approximately 37 feet to encompass an existing window and door, and the proposed windows and door.
4. The below-grade concrete beam would extend 4'6" from the existing basement wall and extend down 7'. The beam would prevent the existing field stone wall from moving any farther outward for a length of about 35'. Ten wall ties would be installed through the brick

and into the floor joists for additional structural support. Round plates approximately 6" in diameter would secure the ties on the exterior of the building just above the proposed windows. (This reinforcement is similar to the historic metal stars often seen on the exterior of nineteenth century brick buildings.)

5. The proposed work would correct existing structural difficulties and deficiencies while allowing previously vacant space to be utilized. The two proposed windows are different in proportion from the existing basement window nearby, though they are stylistically quite similar. Staff suggests that new brick, rather than reclaimed, be utilized in the new opening to assure that it reads as an alteration rather than an original feature. The portion of the building where the work is proposed is generally not character-defining.
6. 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, 5, and 9, and the guidelines for health and safety and windows.

**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 1327 Jones Drive, a contributing property in the Northern Brewery Historic District, to add an egress door and two windows, all in new openings, and an associated egress well, on the west basement elevation; and to add a below-grade 'grade beam' that will prevent further bowing of the west wall, and structural straps with earthquake washers at the floor level of the first floor, as documented in the applicant's submittal. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the house 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, 5, and 9 and the guidelines for health and safety and windows.

#### **MOTION WORKSHEET:**

I move that the Commission

Issue a Certificate of Appropriateness

Deny the Application

For the work at 1327 Jones Drive in the Northern Brewery Historic District

As proposed.

Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

\_\_\_\_\_ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

**ATTACHMENTS:** application, letter, drawings, photos



SOUTHEAST (FRONT) FACADE - 11/9/78



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: 1327 Jones Drive, Ann Arbor, Michigan

Historic District: 'Northern Brewery Historic District'

Name of Property Owner (if different than the applicant):
NORTHERN BREWERY, LLC, Represented by Douglas Smith

Address of Property Owner: 1318 Ardmore, Ann Arbor, Michigan 48103

Daytime Phone and E-mail of Property Owner: (734) 717-4019

Signature of Property Owner: [Signature] Date: 5/19/11

Section 2: Applicant Information

Name of Applicant: Cooper Design Inc., Gary L. Cooper, RLA, RA

Address of Applicant: 2900 Brockman Blvd.

Daytime Phone: (734) 769-7007 Fax: (734) 769-9919

E-mail: gcooper@cooperdesigninc.com

Applicant's Relationship to Property: owner architect X contactor other

Signature of applicant: [Signature] Date: 5.19.11

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: [Initials]

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

SEE ATTACHED SUPPLEMENTAL INFORMATION

2. Provide a description of existing conditions. \_\_\_\_\_

SEE ATTACHED SUPPLEMENTAL INFORMATION

3. What are the reasons for the proposed changes? \_\_\_\_\_

SEE ATTACHED SUPPLEMENTAL INFORMATION

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

SEE ATTACHED CONSTRUCTION DRAWINGS AND PHOTOGRAPHS

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: 5/20-2011 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC 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:

20 May 2011

**The Northern Brewery Building**  
1327 Jones Drive

**HICTORIC DISTRICT COMMISSION**  
**Information supplemental to the application**

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

*The Owner of the Northern Brewery building is proposing to make improvements to the basement level of the building in order to be able to lease the space to an office tenant. The Building Code requires that a second means of egress is provided from the basement level to the outside of the building and that the basement level be equipped with an automatic fires suppression system.*

*The Owner is proposing to construct a mezzanine level within the tall basement level's main room. A new stair to this level and a new egress door in the existing west, masonry wall is proposed. The stair and door would constitute the required second means of egress.*

*In addition, the west wall of the building, in the area of the basement level, is 'bowing' outward. Proposed improvements that will add the new egress door, will also include a below grade, 'grade beam' that will hold the toe of the basement wall in place and, at the first floor, floor level, structural straps with earthquake washers will be used to hold the masonry wall to the floor diaphragm halting the outward movement of the upper wall.*

*This work is proposed to be done on the west, or service side, of the Northern Brewery building. The portion of the building with the basement is mid-way along this elevation, quite a ways back from Joe's Drive.*

*There is one existing opening into the basement level and that is a former widow/ coal chute on the southern end of the basement all. This opening has been altered over time, most recently the sill was raised, but retains its brick arch top. To make the basement level a more viable lease space, the Owner would like to add two more windows (similar to the existing window) along the west elevation. The additional light provided by these windows would dramatically improve the quality of the space.*

**2. Provide a description of the existing conditions:**

*From the accompanying photographs, you can see that the basement level, interior, has been cleaned, repaired and improved for a potential tenant. The combination stone/brick walls have been tuck-pointed, mortared, and cleaned. A new floor was installed, as well as, a new stair from the lobby.*

*The exterior wall at the basement area is a combination stone and brick wall that has seen some deterioration and alteration over time. The wall is bowing. Past repairs and changes have not been done well. A good portion of the basement wall has been parged over to hide past work and possibly to try to better waterproof the wall.*

*You can see that the basement is below an early addition to the original portion of the brewery building fronting Jones Drive. It postdates the original portion, but is probably the second oldest portion of the building. It is in a somewhat vernacular 'Italianate' style.*

*The basement was formally a boiler room for a former foundry (and before that, the bresery) and we imagine that this wall was pierced a number of times for air intake, exhaust, and miscellaneous piping.*

20 May 2011

*The grade at this side of the building has built itself up over time, rising slightly above the sill level of the existing window.*

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

*See Question #1 which we believe explains the need for the proposed changes: building code requirements, means of egress, and a structural wall problem.*

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

*We have attached a four sheet construction document set titled: Basement – New Mezzanine. Issue date: May 18, 2011. This set illustrates both the internal and external improvements that are proposed.*

*And, we have attached photographs of the affected area and the Northern Brewery Historic District page from the Ann Arbor Historic District Design Guidelines.*

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

*Attached are photographs of the west elevation of the building and the corresponding interior basement space.*



**DRAWING NOTES**

- Existing lowest entry door with side lites to remain.
- Existing structural steel column to remain.
- New structural steel, mezzanine support column (8 high) paint.
- Reinforced concrete footing.
- Structural steel, 1/2" thick, proposed footing and concrete slab for installation.
- Existing electrical panel, to be recessed.
- Recessed existing electrical panel.
- Existing ramp with sumo; fabricated custom steel plate cover for ramp. To sit flush with floor level.
- New custom fabricated steel stair to mezzanine level to match existing stair from lobby to basement level.
- Floor of new Mezzanine level.
- New egress door with sidelight; to be aluminum storefront glazing system, dark tinted glass, 1" insulate glazing, with tilt door.
- New door wall; C.C. preservative treated timber walk and stop.
- 4" finished pre-cast concrete U.G. compartment slab.
- Existing window opening; install new window.
- New window opening in existing masonry wall; to be aluminum storefront glazing system, dark tinted glass, 1" insulate glazing, with tilt door. Window to be aluminum storefront masonry wall.
- Existing window opening; install new window.
- 4" finished pre-cast concrete U.G. compartment slab.
- Existing window opening; install new window.
- New window opening in existing masonry wall; to be aluminum storefront glazing system, dark tinted glass, 1" insulate glazing, with tilt door. Window to be aluminum storefront masonry wall.
- Existing window opening; install new window.
- 4" finished pre-cast concrete U.G. compartment slab.
- Existing window opening; install new window.

**GENERAL NOTES**

- The basement level is to be fully suppressed and finished with existing finished floor.
- Structural steel decking at the Mezzanine is to be galvanized.
- At completion of the footing work, installation of new Mezzanine columns, installed new floor coating to match existing.

**COOPER DESIGN**  
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 15727 East 13th Ave. Suite 100  
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 Tel: 303.733.1100  
 Fax: 303.733.1101  
 www.cooperdesign.com

**THE NORTHERN BREWERY  
 BASEMENT  
 NEW MEZZANINE**

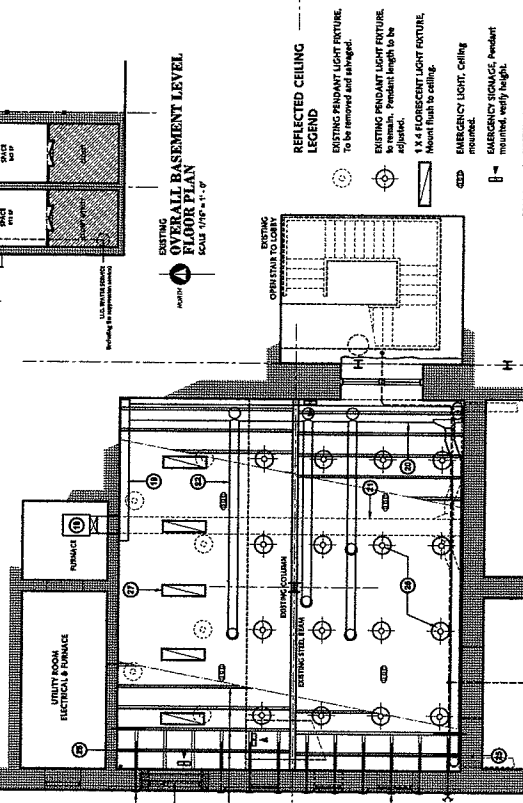
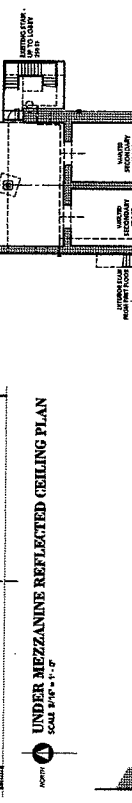
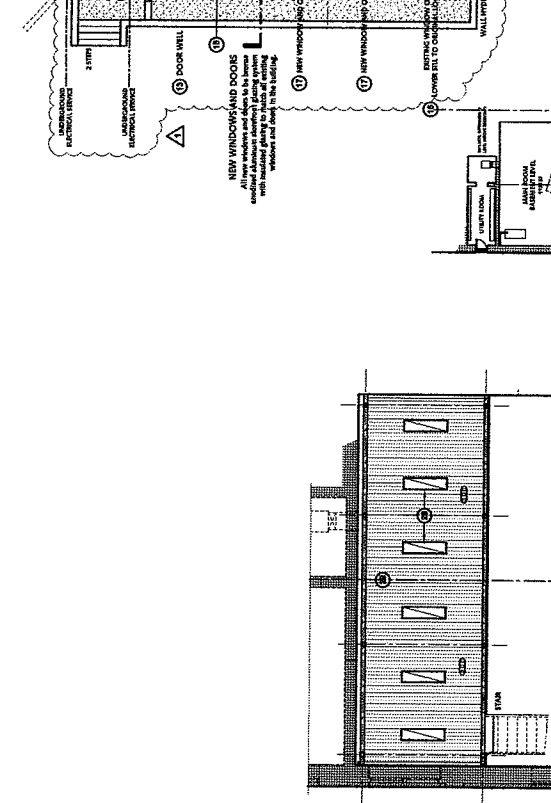
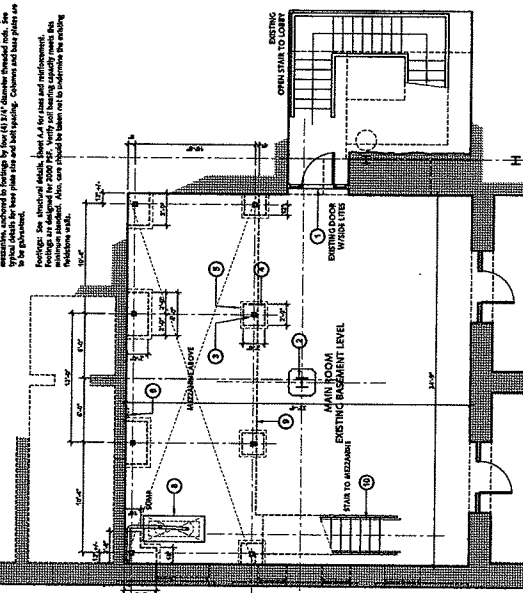
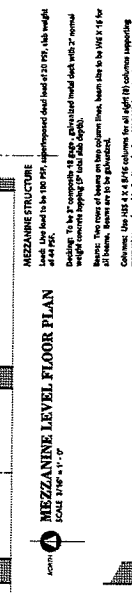
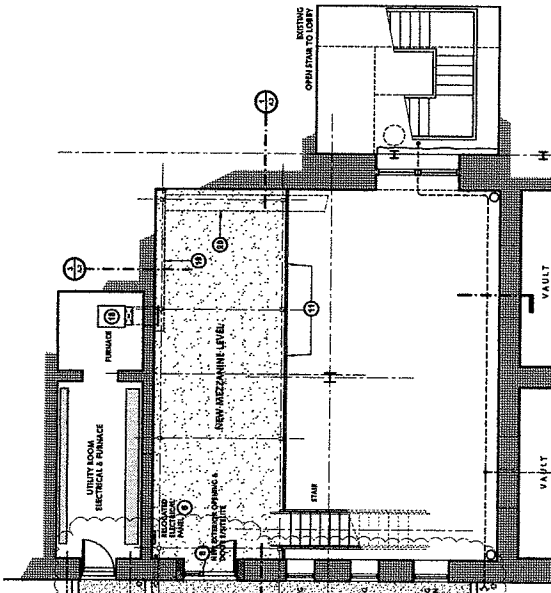
1927 East 13th Ave. Aurora, Michigan  
 48104

Project Number: 09011  
 Sheet Title: FLOOR PLANS  
 REFLECTED CEILING PLANS

Scale: As Shown  
 Drawn By: GJC  
 Issued For: HMC DESIGN - 12 MAY 2009  
 HMC DESIGN - 14 MAY 2011

Author: ADRIANUS I. H.C. BENDIS  
 Date: 05.12.2011

Sheet No. **A.1**



**DATA**  
 BASEMENT LEVEL AREA: 3038 SF  
 MEZZANINE LEVEL: 466 SF

**PROJECT DESCRIPTION**

The building owner proposes to renovate the existing basement level and install a new mezzanine level as a single business level space.

**APPROACH**

Use Classification: "B" Business  
 Permit-Tree Access: The building has a permanent permit for a mezzanine level. The building is located in the basement level (located in the 15800).

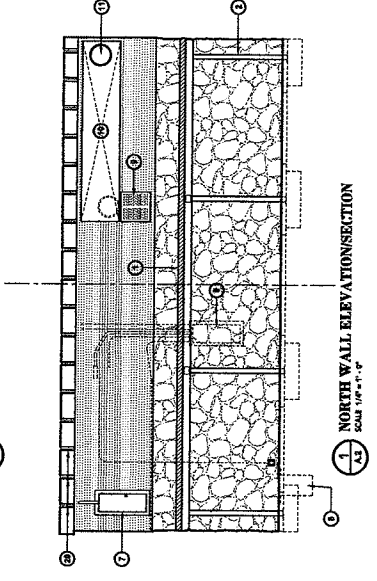
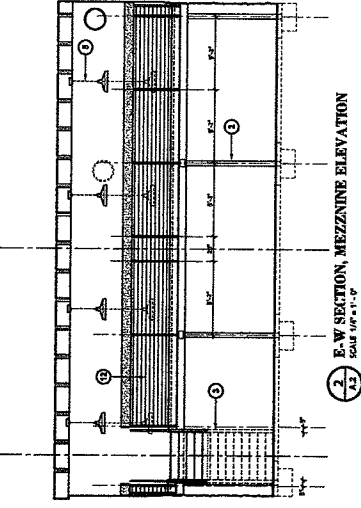
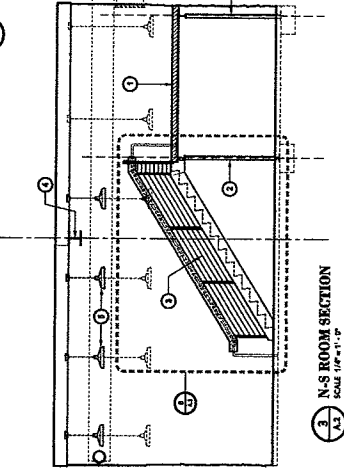
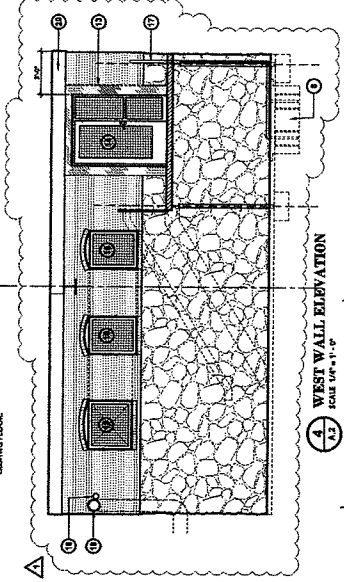
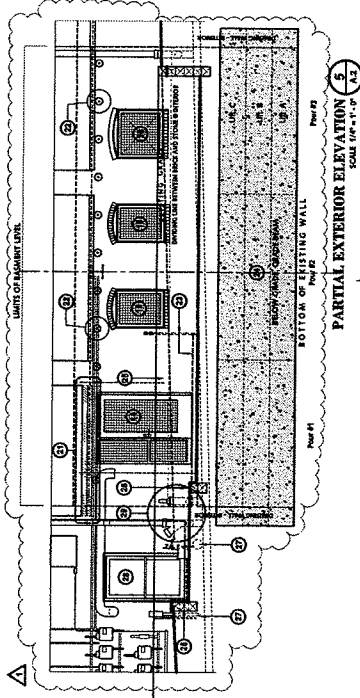
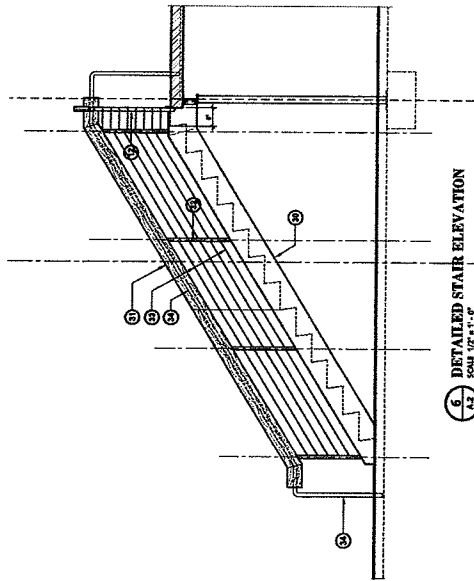
**BUILDING CODE COMPLIANCE**

City of Detroit Building Department: The building is located in the basement level (located in the 15800). A variance was granted for the building to be used as a mezzanine level. The building is located in the basement level (located in the 15800). A variance was granted for the building to be used as a mezzanine level. The building is located in the basement level (located in the 15800). A variance was granted for the building to be used as a mezzanine level.

Fire Suppression: Basement level to be fully suppressed and finished with existing finished floor.

**DRAWING NOTES**

- 1 New Mezzanine level floor deck.
- 2 New Mezzanine structural steel deck support columns.
- 3 New structural steel stairs to match existing stair from Basement level to Lobby.
- 4 Existing steel beam; to remain.
- 5 Existing pendant light; shorten pendant as shown.
- 6 Existing electrical panel; relocate.
- 7 Relocate electrical panel.
- 8 Existing ramp; install new cover.
- 9 Existing return air grille; to remain.
- 10 New transfer duct; light to north wall.
- 11 Relocated main supply duct.
- 12 New structural steel g-irons; weld vertical supports to top of deck. Galvanize and paint.
- 13 New masonry opening for door; see structural drawings for new steel lintel.
- 14 New exit door and sidelight.
- 15 Existing masonry opening; install new window.
- 16 New masonry opening and new window.
- 17 Existing sump discharge pipe; to be relocated if necessary.
- 18 Existing fire suppression piping to wall hydrant; to remain.
- 19 Existing blower supply air duct to vault.
- 20 Existing ducts, 2 X 13 wood floor joists to remain.
- 21 Blower hold, mounting and duct to accommodate new structural steel lintel. Shop A.A.
- 22 Mezzanine level, beyond.
- 23 Concrete grade beam to reduce soil pressure on existing foundation and to meet all requirements per structural details, Shop A.A.
- 24 2 X 6 preservative treated timber railing wall at door wall.
- 25 2 X 6 preservative treated timber step at door wall.
- 26 Existing U.C. electrical service and wiring.
- 27 Existing door to utility room.
- 28 Existing downspout and sump discharge; reconfigure as necessary to create door wall.
- 29 1 1/2" diameter steel tube railing; match to wood top rail (match existing). Galvanize and paint.
- 30 1 1/2" diameter steel tube railing; match to wood top rail (match existing). Galvanize and paint.



**THE NORTHERN BREWERY**  
BASEMENT  
NEW MEZZANINE

owner  
**Doug Smith**  
127 East Washington Ave. Ann Arbor, MI 48104  
(734) 769-1000

Project Number: 09511

Sheet Title:  
**ELEVATIONS & SECTIONS**

Scale:  
As Shown

Drawn By:  
G.C.

Issue For:  
PERMITS AND CONSTRUCTION - 13 JAN 2009  
HCC REVIEW - 18 MAY 2011

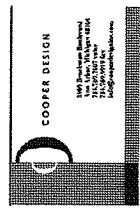
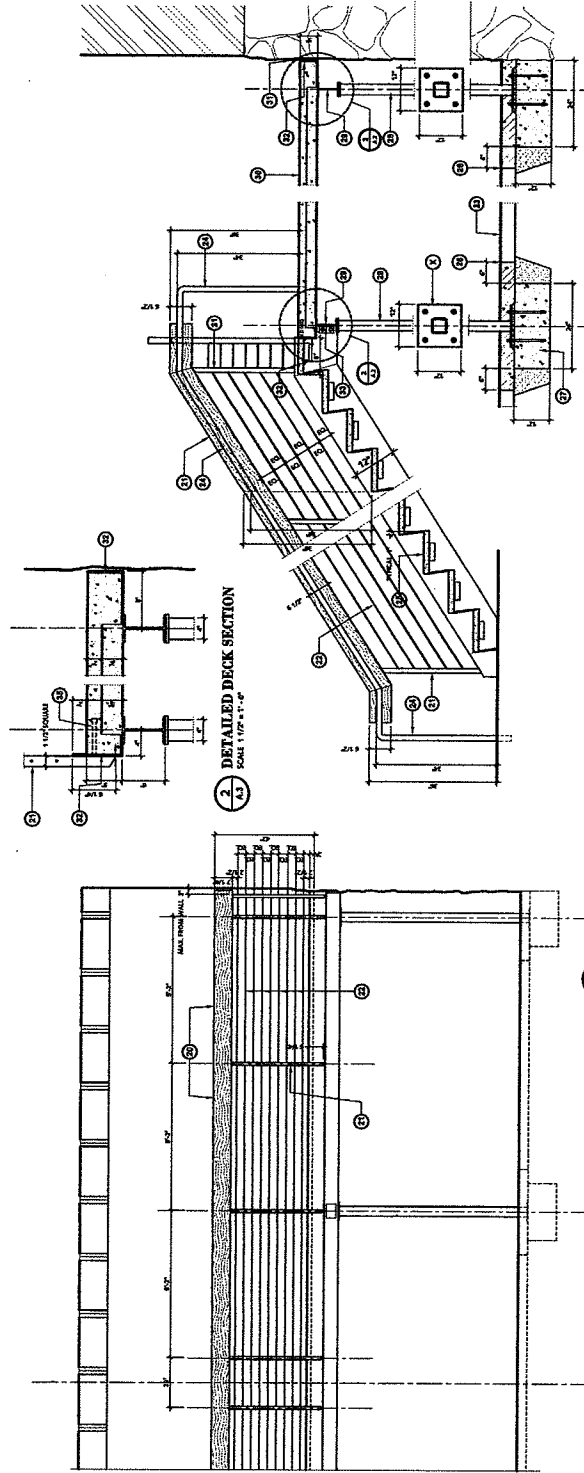
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AS SHOWN

Drawn By:  
G.C.

Issue For:  
PERMITS AND CONSTRUCTION - 13 JAN 2009  
HCC REVIEW - 18 MAY 2011

**DRAWING NOTES**

- 1 Existing brick wall.
- 2 Existing redstone wall.
- 3 New brick jamb at new door opening.
- 4 New mezzanine level deck.
- 5 Deck edge angle; light gauge metal pour slope.
- 6 Reinforced concrete threshold at door opening see structural details, Sheet A.A.
- 7 New floor above fill, install with flexible substrate, flashing below.
- 8 New grade beams: see structural details, Sheet A.A.
- 9 New structural steel beams see structural details, Sheet A.A. Concrete and paint.
- 10 Add block coping and plate work, as shown, to accommodate new brick.
- 11 New 8" x 6" preservative treated liner retaining wall at door well.
- 12 6" washed pea stone base.
- 13 New PVC drain at door well.
- 14 New door and sills.
- 15 New window in existing opening.
- 16 New window in new masonry opening.
- 17 New arched window head with recessed flat head (similar to existing).
- 18 New header course sill.
- 19 New window frame: flow glazing.
- 20 New wood top sill; similar to existing slab.
- 21 1 1/2" x 1 1/2" steel tube vertical support weld to top of deck, Galvalume and paint.
- 22 Box lock intermediate sills, to match existing sill; Galvalume and paint.
- 23 Existing floor slab.
- 24 1 1/2" diameter steel handrail: mount to existing wall, bolt down to floor at ends. Galvalume and paint.
- 25 Concrete filled wood joist head, apply floor coating to match existing floor slab.
- 26 New cast in-place floor slab at new design: apply floor coating to match existing at replacement slab.
- 27 Reinforced concrete footing: see structural details, Sheet A.A.
- 28 Structural steel columns: galvalume and paint.
- 29 Structural steel beams: galvalume and paint.
- 30 New metal pan deck with concrete fill: see structural details, Sheet A.A.
- 31 Metal deck as tight to existing irregular stone wall.
- 32 Deck-edge angle: see structural details, Sheet A.A.
- 33 Cope stair stringer at beam end both to city angle.
- 34 1/2" x 8" long Nelson slabs @ 24" O.C. front edge of deck only.
- 35 Column base plate: see structural details, Sheet A.A.
- 36 Wall anchors: see structural details, Sheet A.A.



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**THE NORTHERN BREWERY**  
 127 First Drive, Ann Arbor, Michigan

**BASEMENT NEW MEZZANINE**

Design:  
 Doug Smith  
 208 East Washington Ave., Ann Arbor, MI 48104  
 (734) 771-9417

Project Number: 09611  
 Sheet Title:  
**ARCHITECTURAL DETAILS**

Scale:  
 As Shown  
 Date:  
 01.02.2011

Drawn By:  
 GJC  
 Checked By:  
 GJC

FRAMES AND CONSTRUCTION - 12 MAY 2009  
 ROC ENVPW - 18 MAY 2011

Drawn By:	GJC
Checked By:	GJC
Date:	01.02.2011
Project:	THE NORTHERN BREWERY - ROC ENVPW
Sheet No.:	A.3

**A.3**

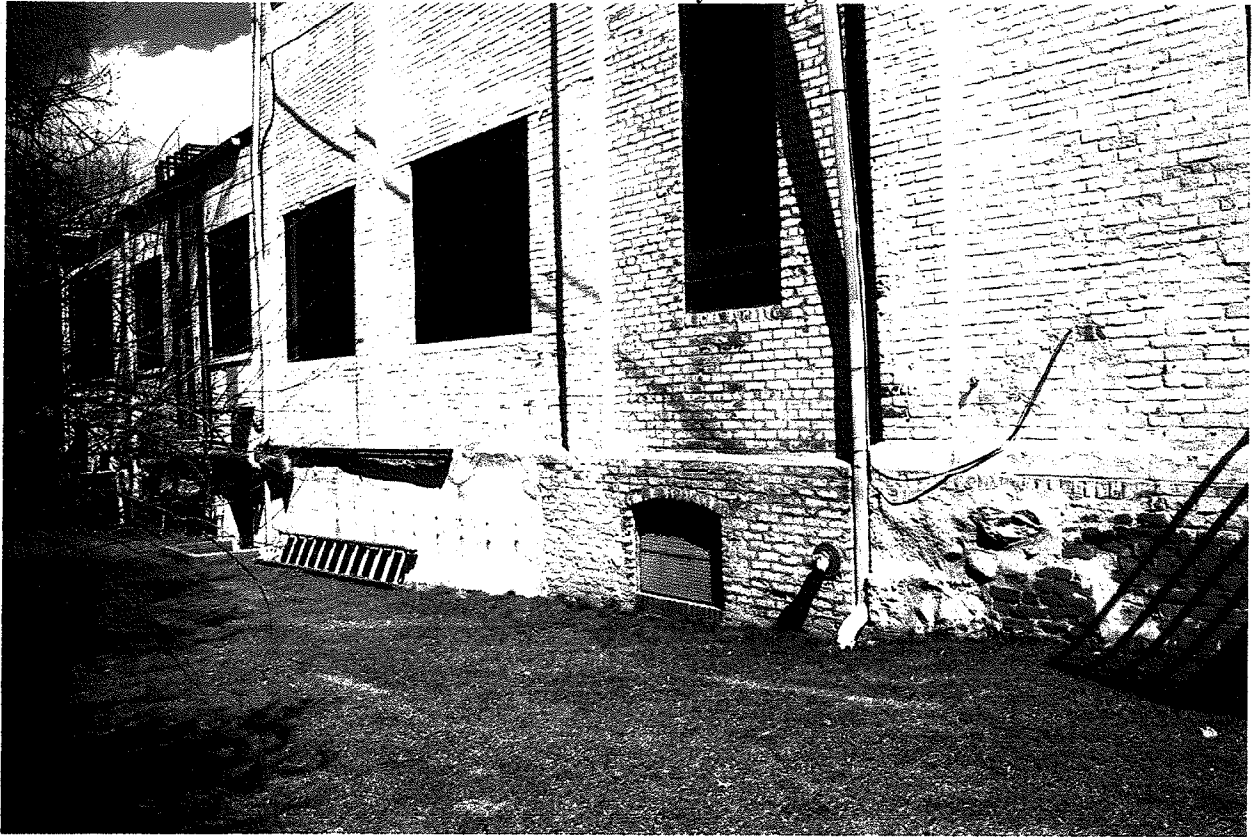
**WALL SECTION @ NEW WINDOW**  
 SCALE 1/2" = 1'-0"

**WALL SECTION @ EXISTING WINDOW**  
 SCALE 1/2" = 1'-0"

**WALL SECTION @ NEW DOOR AND WELL**  
 SCALE 1/2" = 1'-0"

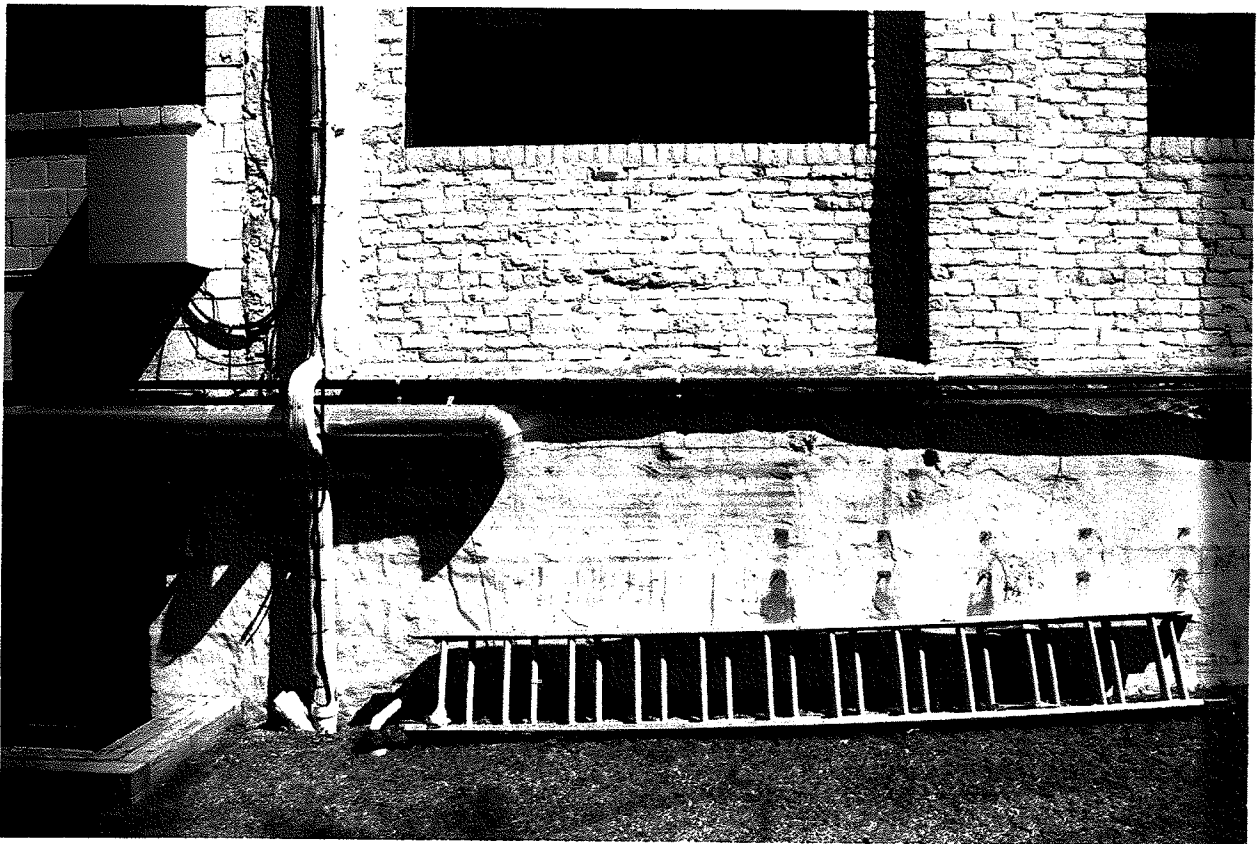


The Northern Brewery Building



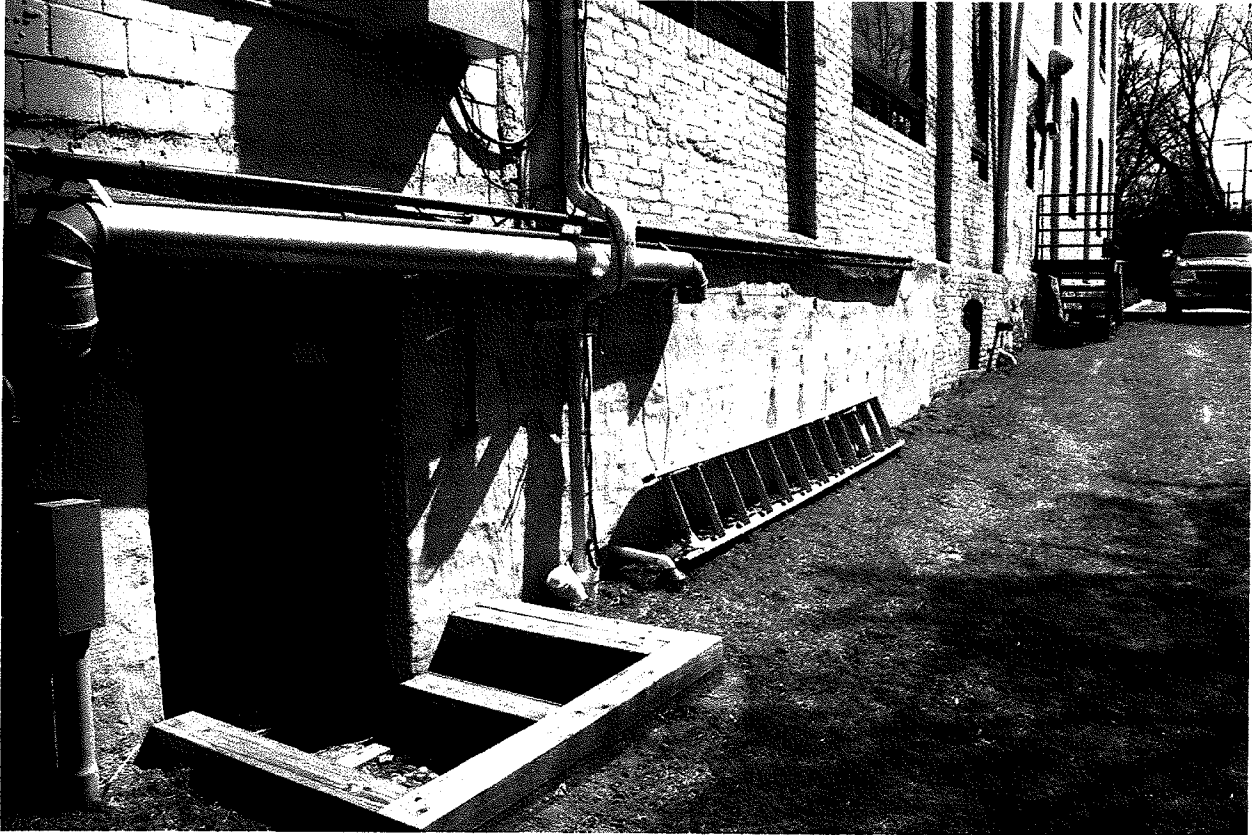
1327 Jones Drive

**The Northern Brewery Building**



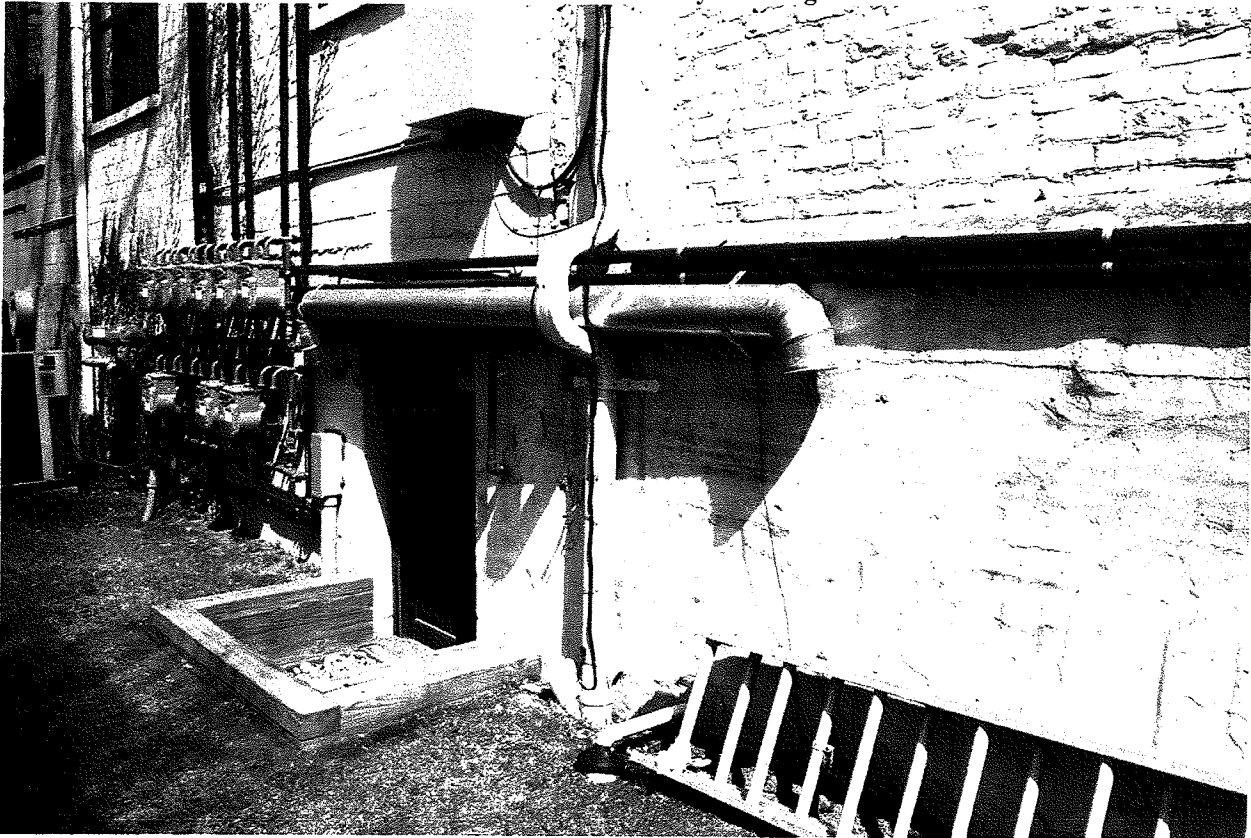
**1327 Jones Drive**

The Northern Brewery Building



1327 Jones Drive

The Northern Brewery Building



1327 Jones Drive



The Northern Brewery Building



1327 Jones Drive

The Northern Brewery Building



1327 Jones Drive

The Northern Brewery Building



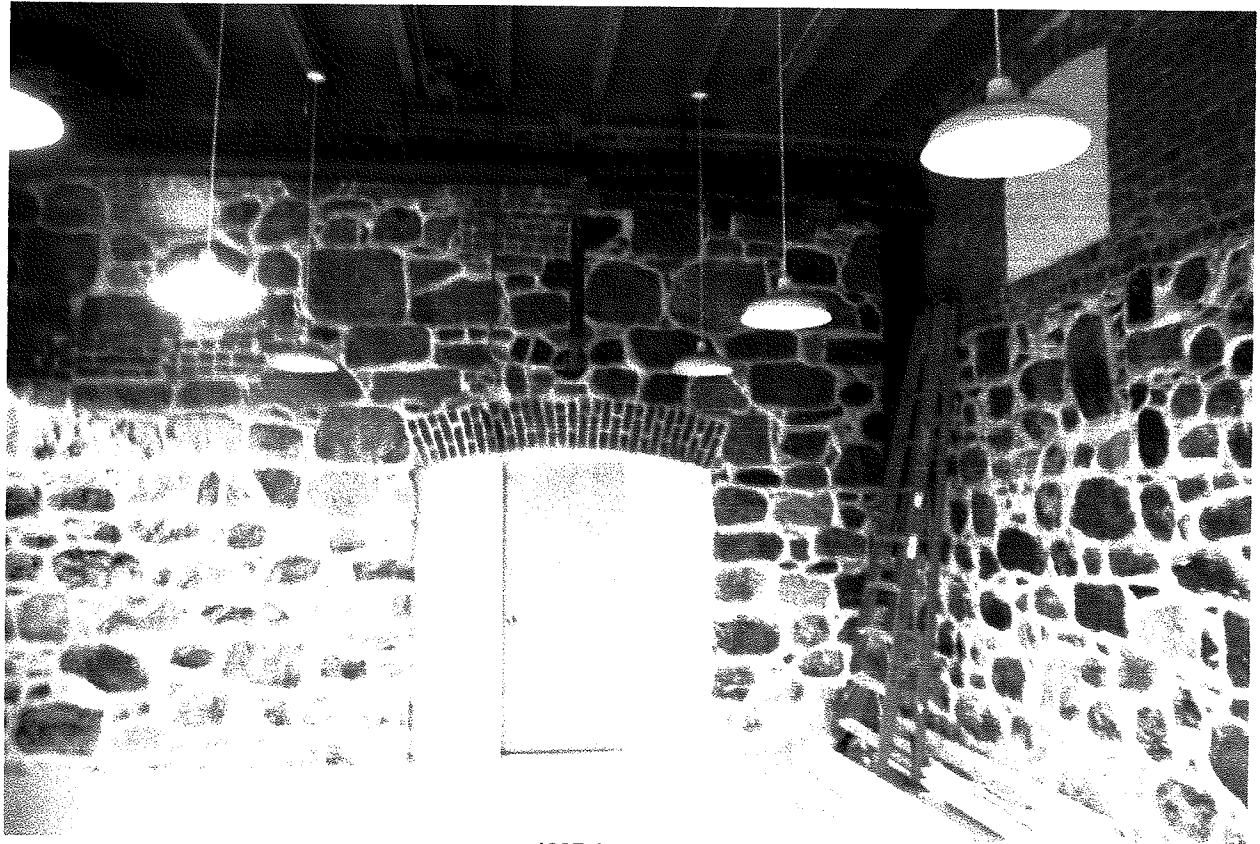
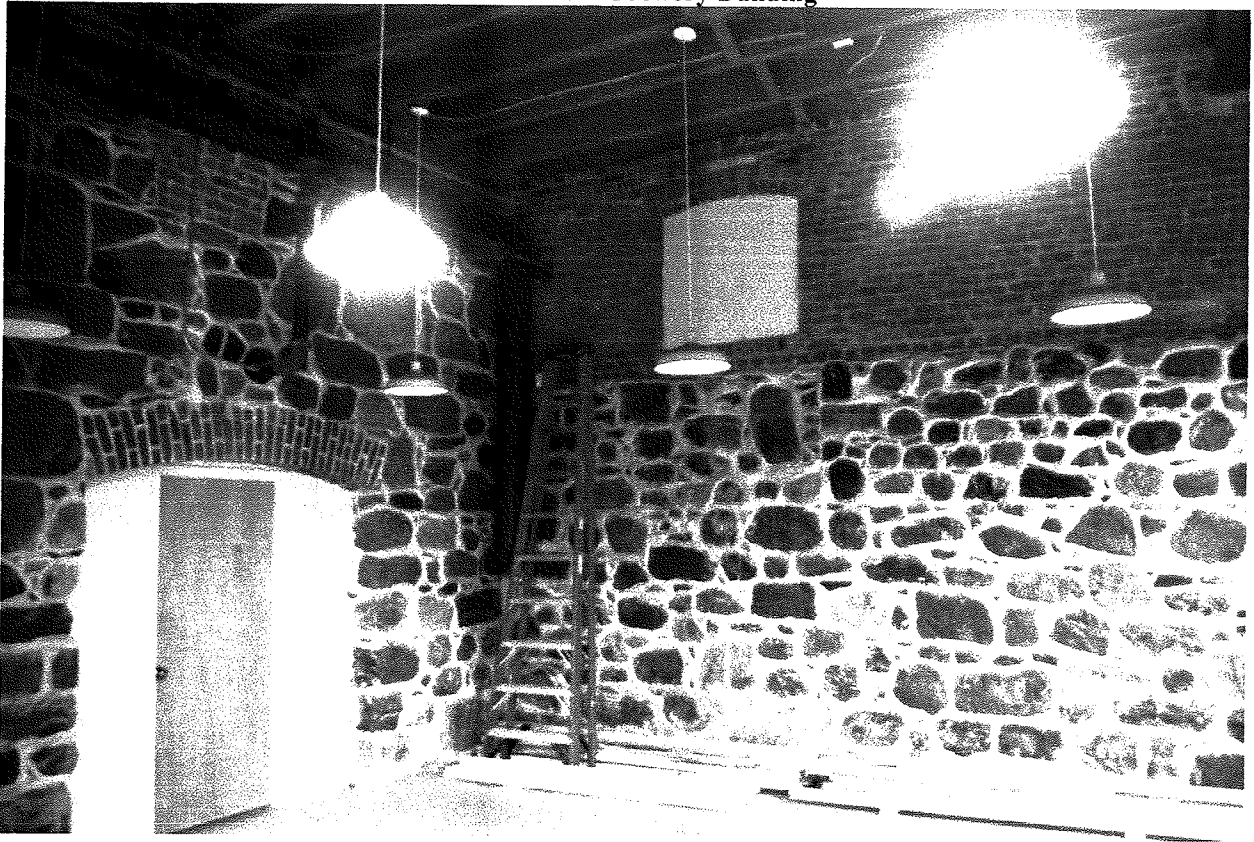
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