

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 330 South Main Street, Application Number HDC17-012

**DISTRICT:** Main Street Historic District

**REPORT DATE:** February 9, 2017

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

**REVIEW COMMITTEE DATE:** Monday, February 6, 2017

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	330 S Main Investment LLC	Craig A. Gilbert
<b>Address:</b>	3060 Bolgos Circle Ann Arbor, MI 48105	17440 College Parkway Livonia, MI 48152
<b>Phone:</b>	(734) 994-8792	(734) 657-7757

**BACKGROUND:** The construction date of this two-story Italianate home is unknown, but it was the residence of Miss Laura and Miss Persis Willard in 1888 (at 80 South Main) They also sold “millinery and fancy goods” here. The Willards moved from 69 South Main across the street, where they had lived and worked the previous year. The house is constructed of brick, and features wide board trim under the eaves, dormers on the hipped attic roof, and a large bay window that is shown on the 1888 Sanborn map. A one-story wood-framed addition is present on the rear of the house in that year, but it is smaller than the current rear addition.

In 2013, the HDC approved an application to: remove a rear addition; infill a rear first floor door opening with glass block; install a rear exterior stairway to the second floor apartment; install a door in a new second-floor opening; replace all of the second-floor non-original windows; and install a barrier-free ramp to the front door. The ramp was of a different design than this application, and was never constructed.

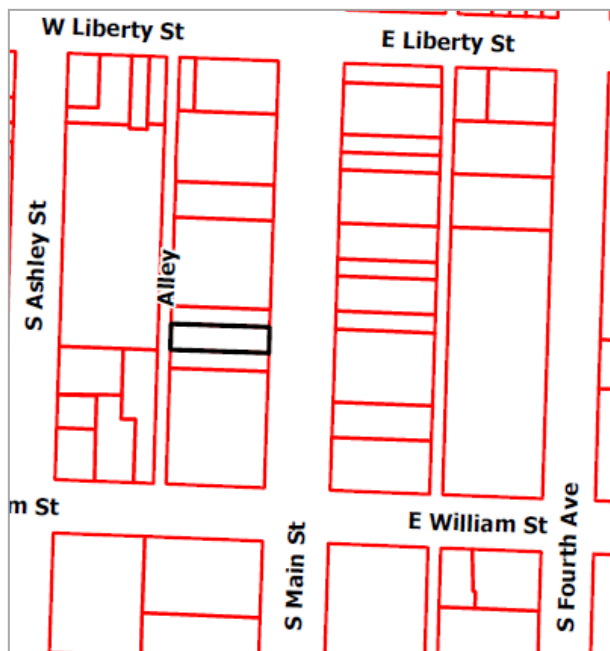
**LOCATION:** The site is located on the west side of South Main Street, south of West Liberty and north of West William.

**APPLICATION:** The applicant seeks HDC approval to install a barrier free ramp across the front patio to the front door.

### APPLICABLE REGULATIONS

#### From the Secretary of the Interior’s Standards for Rehabilitation:

- (1) A property shall be used for its historic purpose or be placed in a new use that



requires minimal change to the defining characteristics of the building and its site and environment.

- (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):**

**Entrances/Porches**

*Recommended:* Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

**From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):**

**Barrier Free Accommodations, Safety Codes, and Fire Escapes**

*Appropriate:* When required, installing barrier free access ramps, stairways, and elevators that do not alter character-defining features of the building, keeping historic building materials intact, and that if removed in the future keep the historic building intact.

**STAFF FINDINGS**

1. A ramp in front of this house was approved in 2013 but never constructed. It was oriented east/west, perpendicular to the sidewalk, and located near the building to the north. The current architect working on the ramp design said a perpendicular ramp will not meet code because there's not enough room between the front door and sidewalk to meet slope requirements.
2. The applicant represents a bank that is seeking to install an ATM inside the front door of the building. Barrier-free access is a code requirement for this new use. There is an existing barrier-free entry on the south side of the house near the front, accessed by a ramp along the neighboring building to the south. Staff suggested that this entrance be used for the ATM, with or without an expansion of the width of the ramp and/or removal of a wing wall that faces the street, and possibly with new signage for visibility.
3. The proposed ramp is 4'6" to 5' wide. It features three steps up from the sidewalk, or a ramp perpendicular to the front of the house. New landscaping is proposed in front of and behind the ramp, all of which would replace the patio in front of the bay window. The ramp is concrete, with a painted steel handrail.
4. The ramp would be a significant change affecting the character of the historic structure. Its large size would not be compatible directly in front of the house, especially given the

proximity of an existing barrier free ramp that is accessed from the same area. A point in the proposal's favor is the replacement of paved area with new landscaping, but the size of the ramp and handrails, and the ramp's layout in front of some of the house's major character-defining features like the bay window and stone foundation are not acceptable.

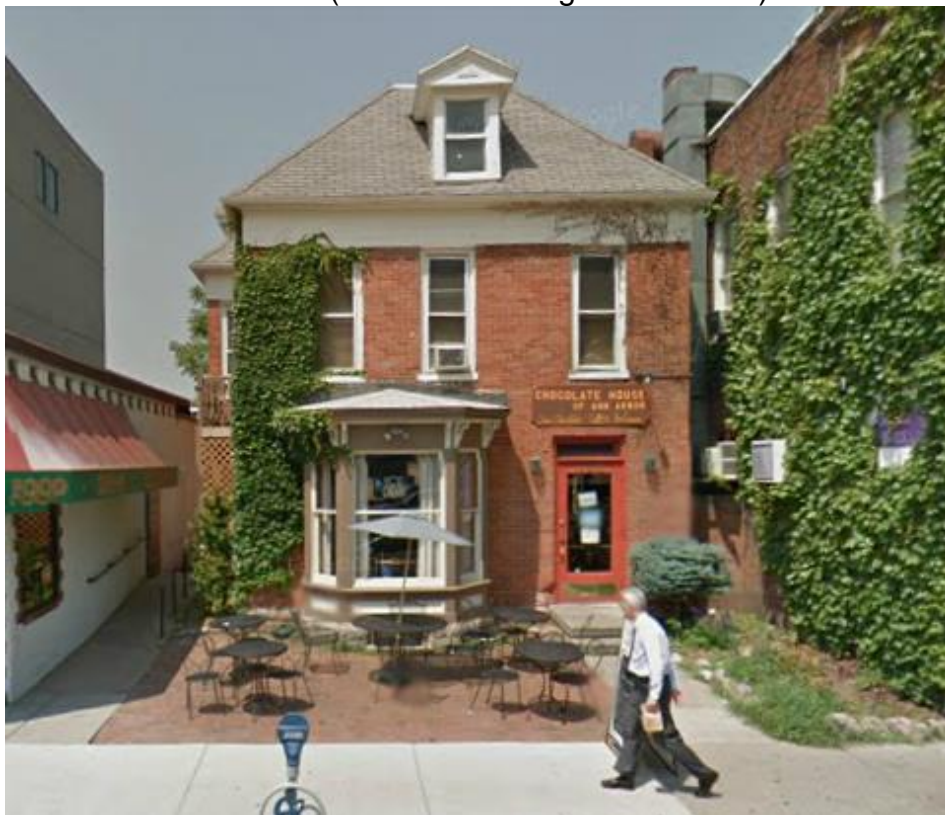
5. Staff believes that the design and arrangement of the ramp and its relationship to the building do not meet the Secretary of the Interior's Standards number 1 and 9. There is an existing barrier-free ramp that could accommodate the new use, and the massing, size, and scale are not compatible with the historic building.

**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 330 South Main Street, a contributing property in the Main Street Historic District, to construct a new barrier-free ramp in front of the building. As proposed, the work is 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 1, 9 and 10 and the guidelines for Entrances, and the *Ann Arbor Historic District Design Guidelines* for Barrier Free Accommodations.

**ATTACHMENTS:** application, drawings, photos.

330 South Main Street (June 2011 Google Streetview)



330 S Main, 1970, AADL



2009 Aerial Photo

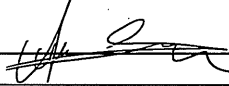
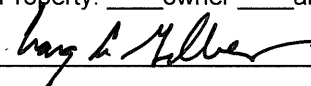




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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>330 S Main Ann Arbor, Michigan 48105</u>
Historic District: <u>Main Street</u>
Name of Property Owner (If different than the applicant): <u>330 S Main Investment LLC</u>
Address of Property Owner: <u>3060 Bolgos Circle</u>
Daytime Phone and E-mail of Property Owner: <u>734-8468048</u>
Signature of Property Owner: <u></u> Date: <u>01/18/2017</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>CRAIG A. GILBERT</u>
Address of Applicant: <u>17440 COLLEGE PARKWAY</u>
Daytime Phone: <u>(734) 476-8767</u> Fax: <u>(734) 542-2986</u>
E-mail: <u>CGILBERT@TCFBANK.COM</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input checked="" type="checkbox"/> other
Signature of applicant: <u></u> Date: <u>1/19/2017</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" 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> (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: _____

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

1. Provide a brief summary of proposed changes. A new accessible entrance ramp and stair are proposed for the entry door facing Main Street, to access a proposed ATM inside the building.

Existing door to remain.

2. Provide a description of existing conditions. The existing front entry has two steps up to a sloped concrete stoop and no handrails. An existing accessible entrance is on the south end of the building, several feet back from the front elevation.

3. What are the reasons for the proposed changes? The existing accessible entrance will be used for TCF's commercial lending office, with a proposed ATM inside the northern entry. ATM needs visibility to be viable.

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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

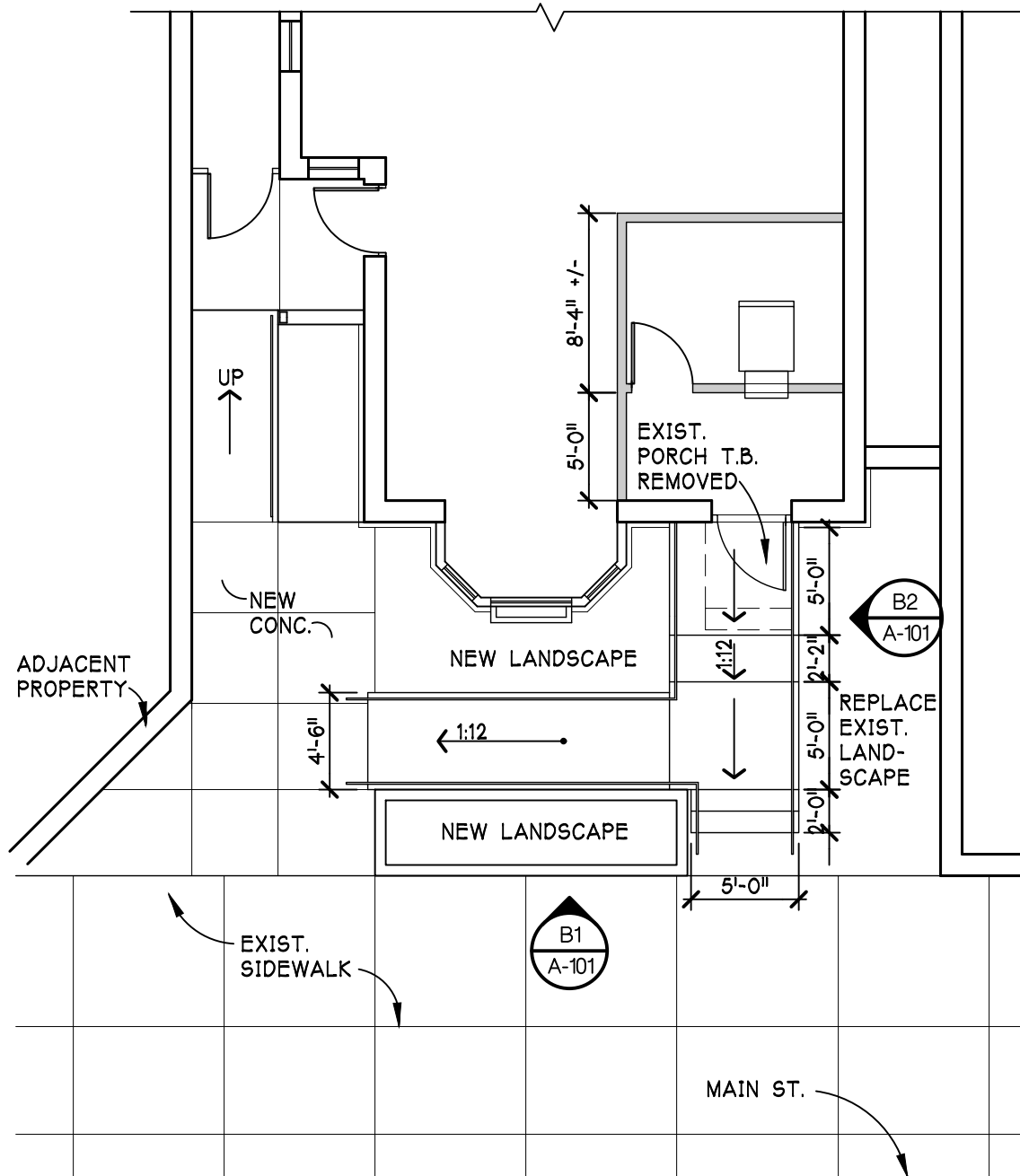
Project No.: \_\_\_\_\_ **HDC** \_\_\_\_\_ Fee Paid: \_\_\_\_\_

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

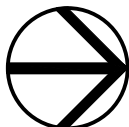
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

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

Comments:



NORTH



# FLOOR PLAN

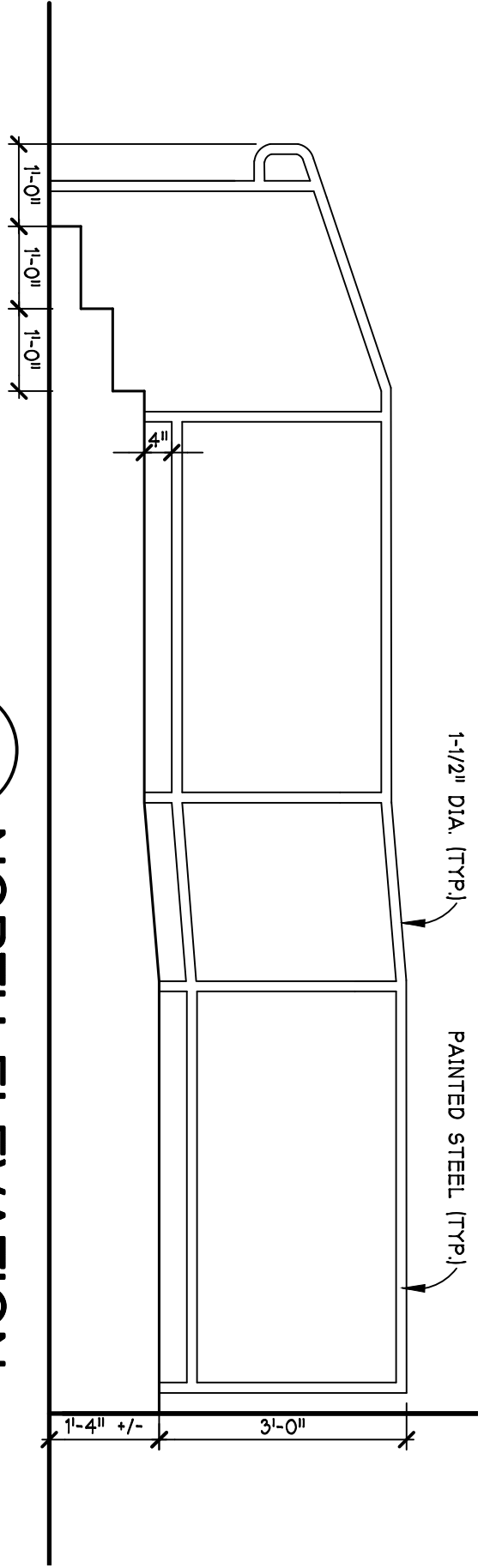
SCALE - 1/8" = 1'-0"

BE96AP01 330 S MAIN ST



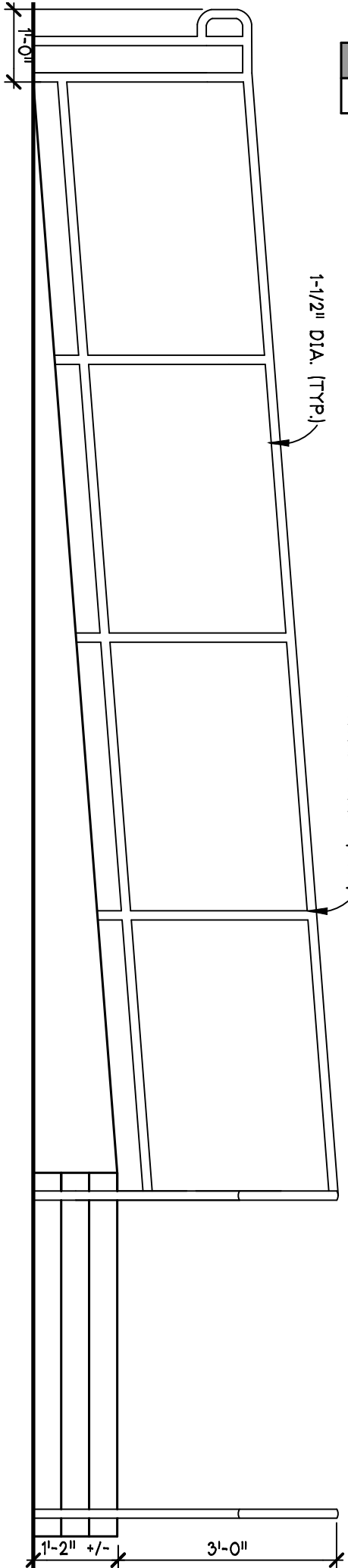
330 SOUTH MAIN STREET  
ANN ARBOR, MI

17-200



B2  
A-101

**NORTH ELEVATION**  
SCALE - 1/2" = 1'-0"  
BE24AE01



B1  
A-101

**EAST ELEVATION**  
SCALE - 1/2" = 1'-0"  
BE24AE01

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