

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 301 South Main Street, Application Number HDC14-207

**DISTRICT:** Main Street Historic District

**REPORT DATE:** October 9, 2014

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

**REVIEW COMMITTEE DATE:** Monday, October 6, 2014

#### OWNER

**Name:** Dr Reza Rahmani  
**Address:** 19727 Allen Road, Suite 11  
 Brownstown, MI 48183  
**Phone:** (734) 657-3000

#### APPLICANT

Sam Kafeai/KBG Kafeai Building Group  
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 (734) 660-2266

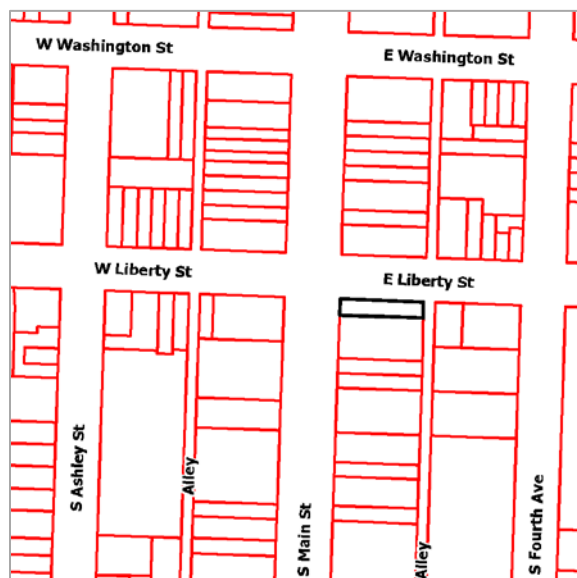
**BACKGROUND:** Henry Binder tore down his home to build this three-story brick commercial building, which was completed in 1871. It was then in the Italianate style with elaborate carved window hoods and a bracketed cornice. The Binder family and its eleven children lived on the second floor, and Binder's 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 in 2014 for several alterations to the building including storefront reconstruction, new windows, sign refurbishments, skylights, changes to the building entrances, and a roofdeck.

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



**APPLICATION:** The applicant seeks HDC approval to replace three bay windows on East Liberty Street and the South Main storefront with a new aluminum window system.

**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):**

**Storefronts**

Recommended: Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

Not Recommended: Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

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

**Storefronts**

Appropriate: Repairing storefronts as needed, which may include replacing parts that are deteriorated beyond repair or that are missing with matching or compatible substitute materials. Missing parts must be appropriately documented.

Not Appropriate: Installing a new storefront that is incompatible in size and material with the historic building and district.

Removing or radically changing storefronts and their features which are important in defining the overall historic character of the building so that the character is diminished.

### STAFF FINDINGS:

1. The property received a certificate of appropriateness earlier in the year to replace three bay display windows and the storefront windows facing South Main Street. The windows were considered deteriorated beyond repair. The steel replica replacement window frames that were approved have proven to be too expensive, so this is a new application proposing an aluminum window system.
2. The existing steel window frames are wrapped in copper with approximately a 1 ½" reveal on the street-facing side. The aluminum system has a 1 ¾" reveal on the street-facing side, though the frames are much deeper (4 ½") to support two panes of heavier glass.
3. Staff will request information on the cost to install the steel system vs. the aluminum one from the applicant, who can elaborate at the meeting on the options they've considered and had to reject.

### MOTION

I move that the Commission issue a certificate of appropriateness for the application at 301 S Main Street, a contributing property in the Main Street Historic District, to replace three bay windows on East Liberty Street and the South Main storefront with a new aluminum window system, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of 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 Storefronts.

### MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 301 S 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, photos, drawings

301 S Main Street (2007)

