

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 309 South State Street, Application Number HDC14-152

DISTRICT: State Street Historic District

REPORT DATE: August 14, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: August 11, 2014

OWNER

Name: Comar Properties, LLC
Address: 884 Wimbeldon Ct
 Macon, GA 31210
Phone: (478) 719-1908

APPLICANT

Johnson Brothers Construction
 209 South Fourth Avenue, Ste 1-C
 Ann Arbor, MI 4104
 (734) 834-3121

BACKGROUND: The 1910 two-story brick commercial building at 307 and 309 South State Street has Beaux-Arts arches, stone trim, wide pilasters, and significant window keystones. It appears that a large cornice was removed and bricked over. The building was first occupied by Huston Brothers Billiards, Bowling, and Cigars. The brothers were Corwin, Irvin, and Roscoe Huston. In the late nineteen-teens, Corwin was a national champion at amateur billiards.

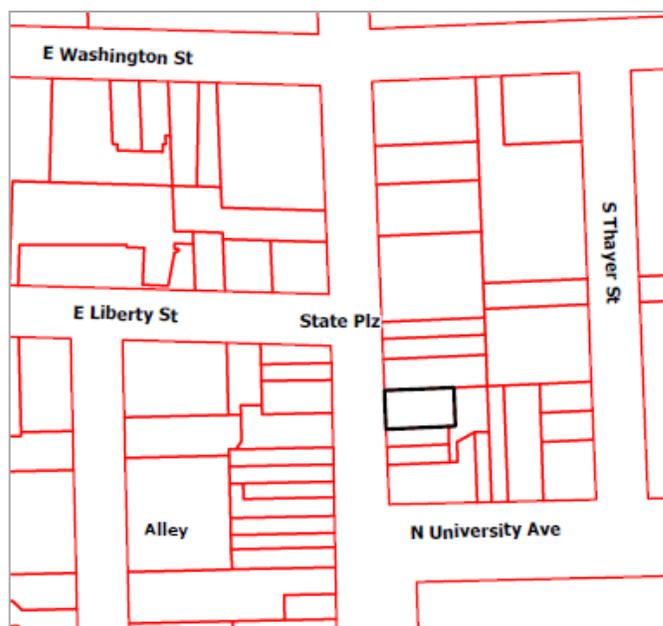
LOCATION: The site is located on the east side of South State Street, north of North University Avenue and south of East Liberty Street.

APPLICATION: The applicant seeks HDC approval to replace the wood mullioned storefront windows with an aluminum window system to match the storefront at 307 (the other half of the building).

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.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Storefronts

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.

From the Ann Arbor Historic District Design Guidelines:

Storefronts

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 age of the current storefront window system is unknown, but it was not there in 1976 (see photo at end of staff report). The business owner would like glass without mullions in order to maximize merchandise visibility.
2. Since the current window system is clearly modern, its replacement with a simple aluminum system to match the building's other storefront is appropriate. The proposed framing has a 1 3/4" reveal on the stiles and rails and is a bronze anodized color.
3. Staff believes the work is appropriate and does not detract from the historic character of the building.

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 Historic District Commission issue a certificate of appropriateness for the application at 309 South State Street, a contributing property in the State Street Historic District, to install a new storefront window system, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *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 both sets of guidelines for storefronts.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 309 South State Street in the Main Street Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

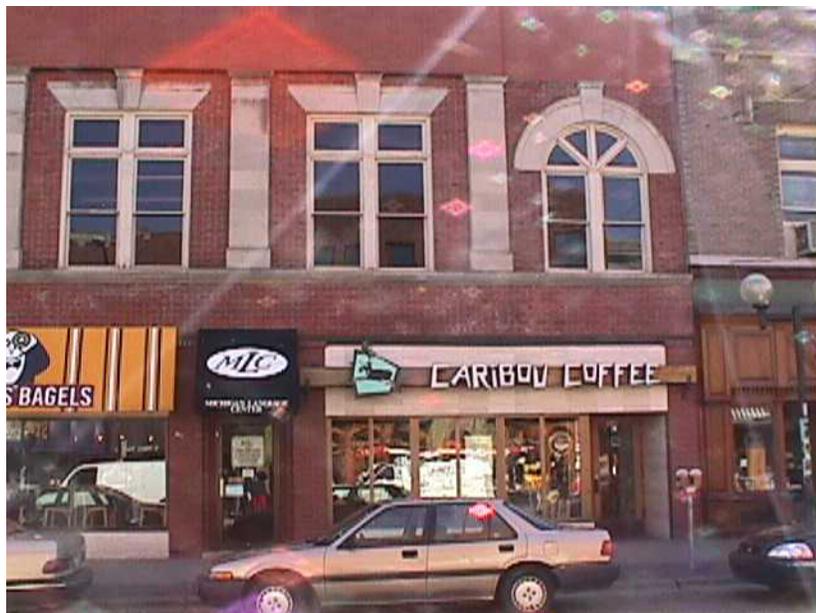
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photos

307 and 309 South State Street (courtesy of <http://photos.bouma.com/tag/u-of-m/>)



1999 Assessor's Photo



307 in 1970 (courtesy AADL)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
 100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647
 ☎ 734.794.6265 ☎ 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 309 S. State Street
 Historic District: _____
 Name of Property Owner (if different than the applicant): _____
 Address of Property Owner: Comar properties LLC
 Daytime Phone and E-mail of Property Owner: 478-7191908
 Signature of Property Owner: John R Dean MGM Date: 7-2-2014

Section 2: Applicant Information

Name of Applicant: Johnson Brothers Construction
 Address of Applicant: 209 S. 4th Ave Ste 1-C
 Daytime Phone: (734) 834 3121 Fax: (734) 665-9544
 E-mail: Tom@Jbcaa.com
 Applicant's Relationship to Property: owner architect contractor other
 Signature of applicant: [Signature] Date: 7-15-14

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 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: [Signature]

3 1/2

309 S. State St.

Kate Duerksen 734-604-9048

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

1. Provide a brief summary of proposed changes. We are wanting to get rid of the wood mullions on our glass store front & to install a tempered, single pane glass.

2. Provide a description of existing conditions. Wood mullions are spaced about 23" apart across the glass store front. Wood is in bad condition & glass is somewhat warping.

3. What are the reasons for the proposed changes? We are a retail business & would like a more clear, unobstructed view into our store with uniform, new glass. We want to improve the glass condition as well.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. We are the building with the wood mullions on the glass window, and we are replicating the storefront of MDen, which is the same building as us.

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: 7/25-14 Application to _____ Staff or HDC

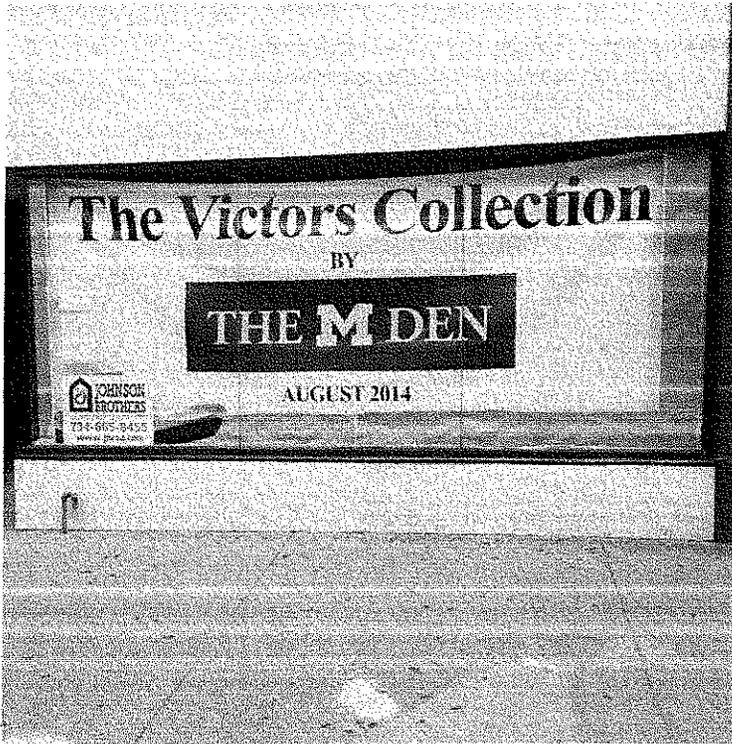
Project No.: HDC 14-152 Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 8/14-14

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

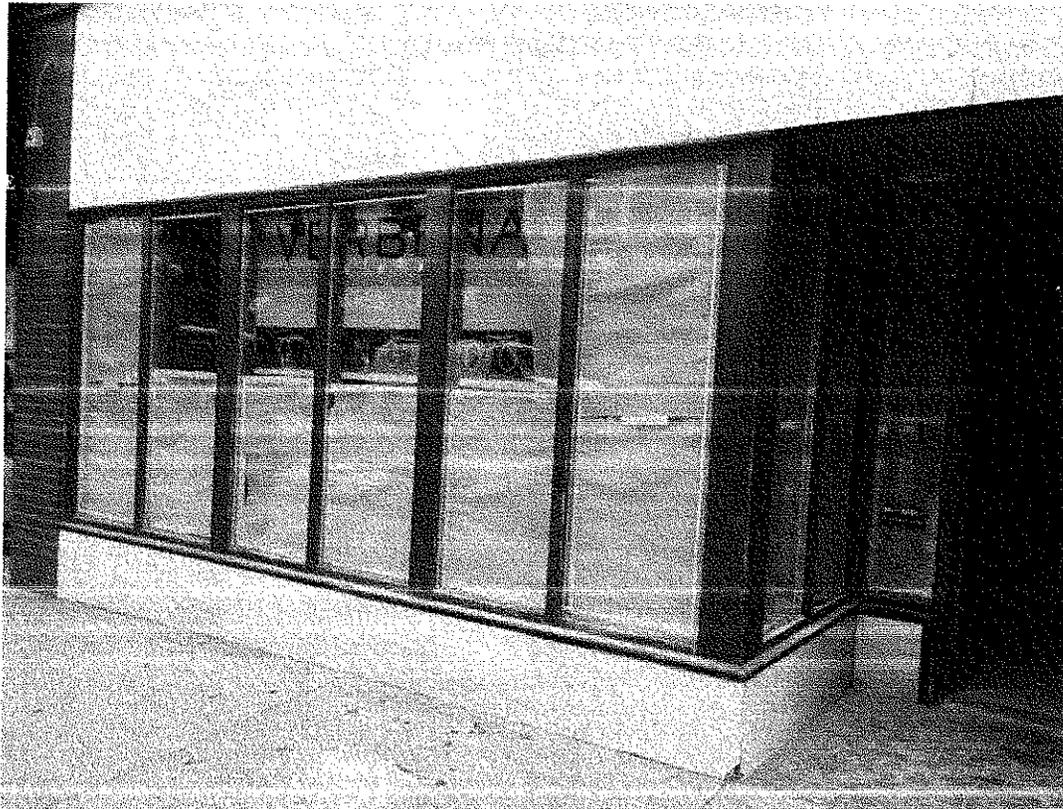
Comments:



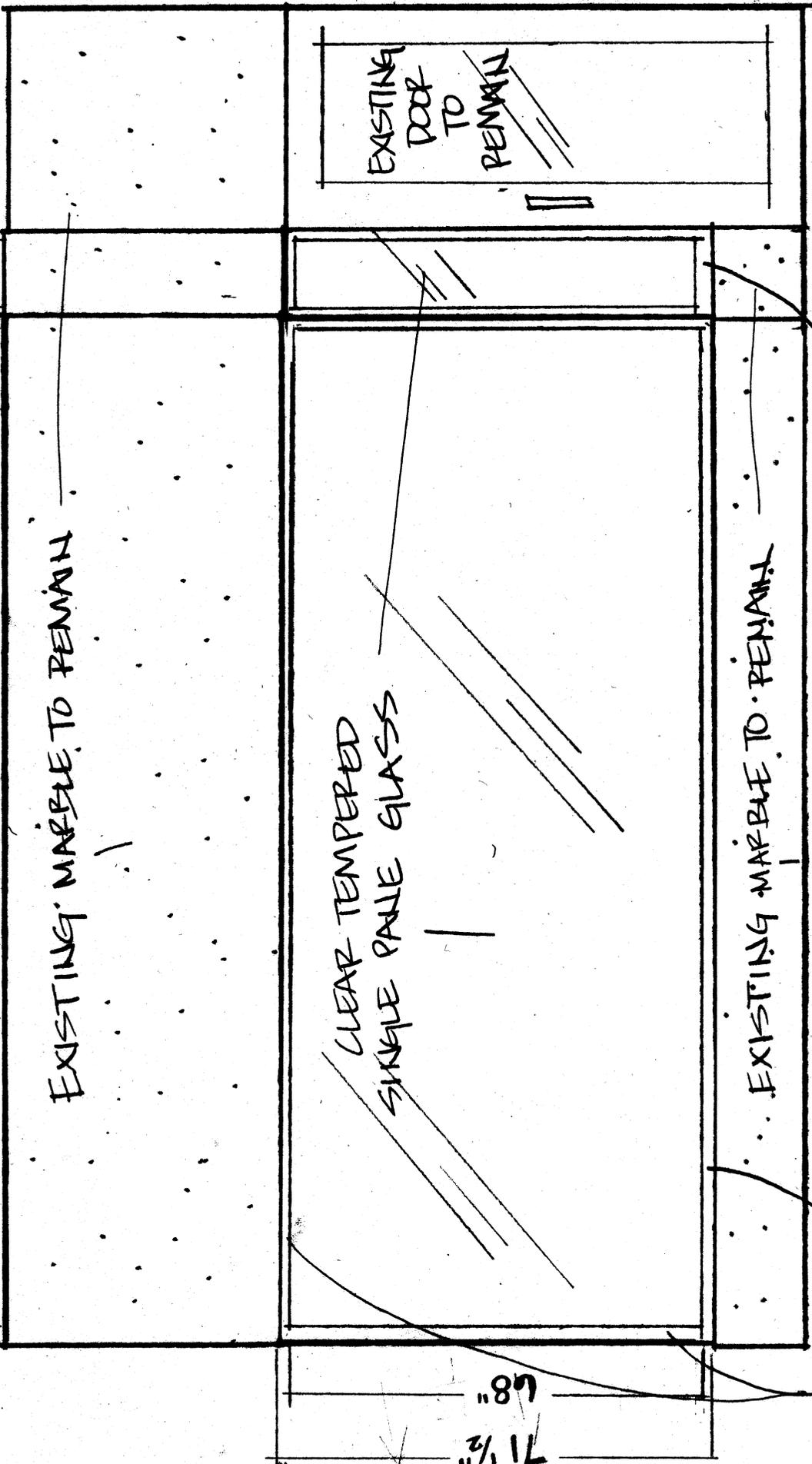
14' wide
68" Tall

4' x 68"

16" x 68"



16"
12"
168"
164 1/2"



EXISTING MARBLE TO REMAIN

CLEAR TEMPERED
SINGLE PANE GLASS

EXISTING
DOOR
TO
REMAIN

EXISTING MARBLE TO REMAIN

BRONZE ANODIZED
FRAMING
(USED ON ALL FRAMING)

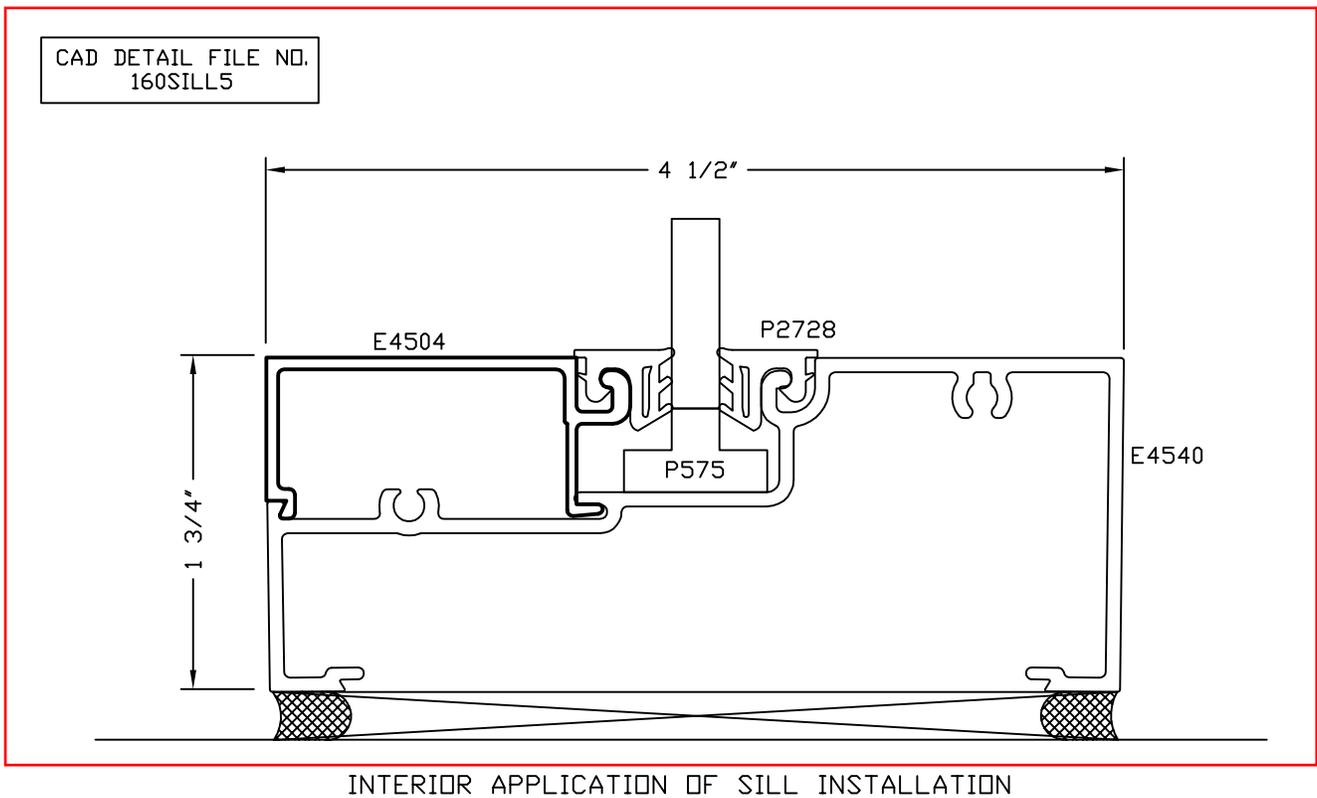
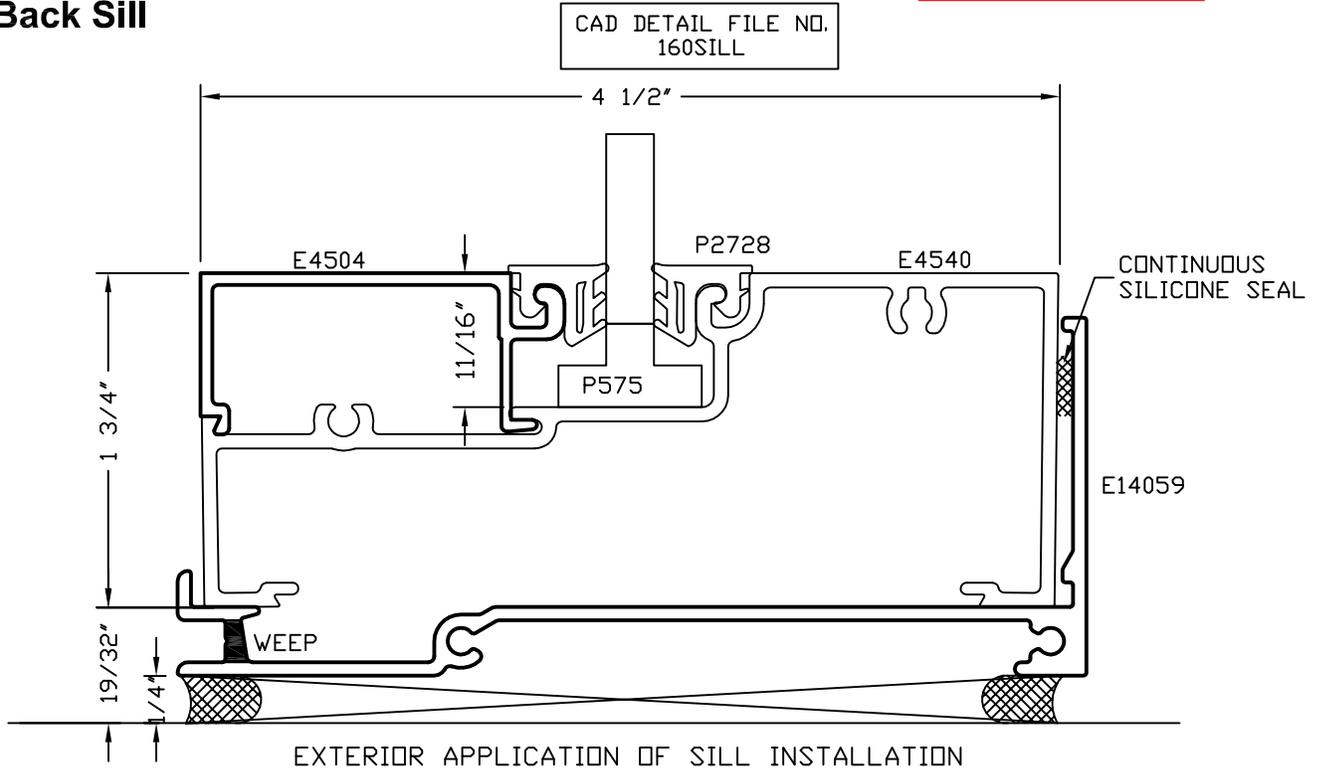
309 S. STATE ST. ELEVATION

KATE DWERSEN 734.604.9048

1/2" = 1'-0"

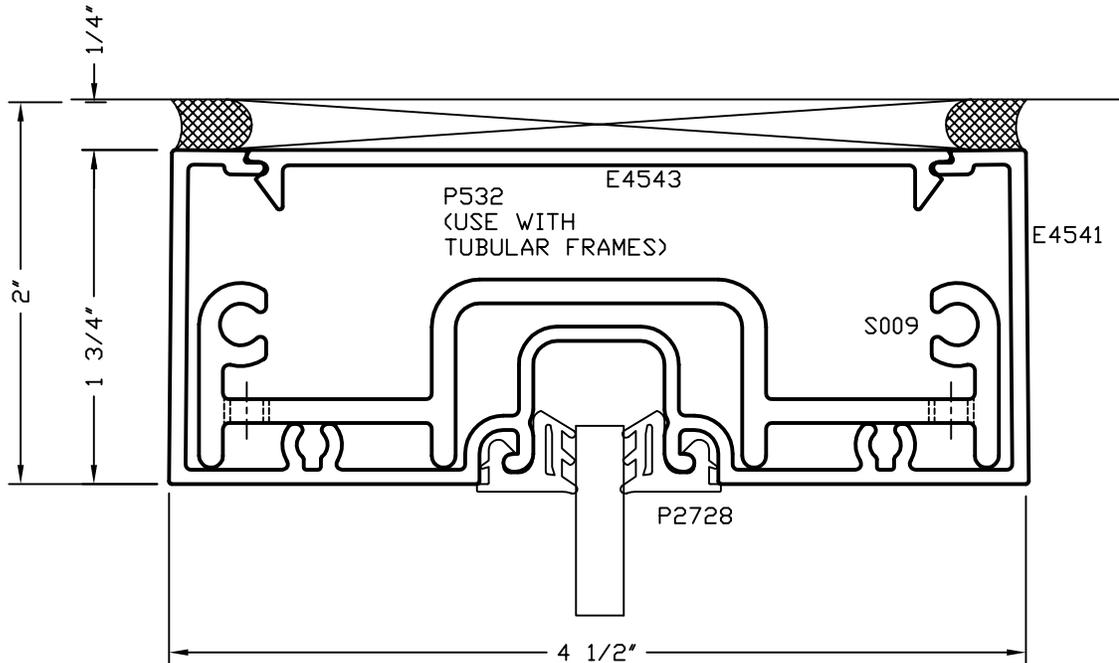
12.10 4500 Series Framing Open Back Sill

Bronze Anodized
Framing with 3/8"
Clear Tempered
Single Pane Glass

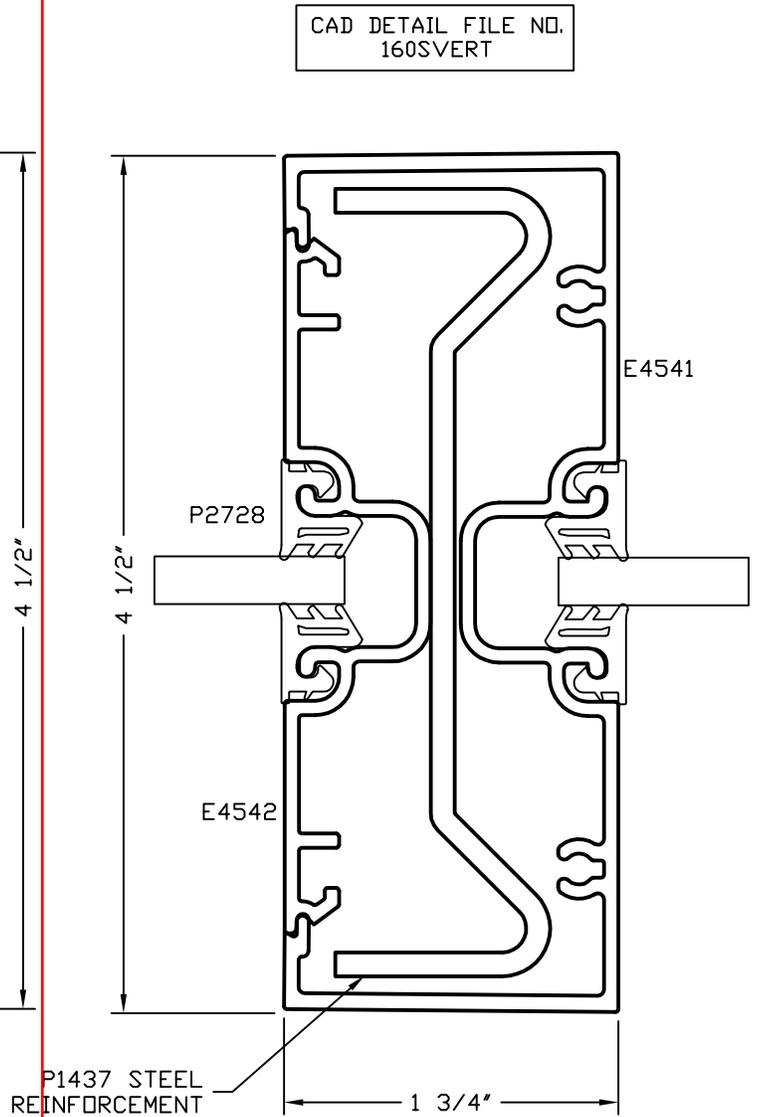
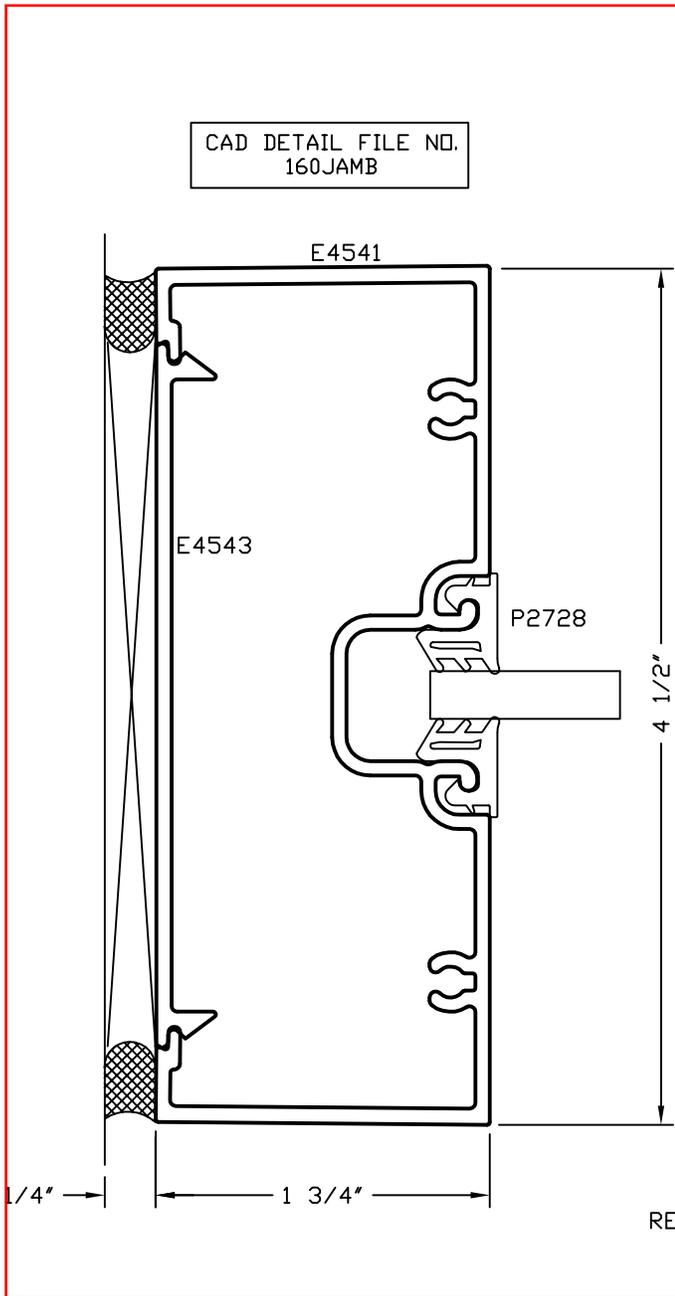


12.08 4500 Series Framing Head

CAD DETAIL FILE NO.
160HEAD



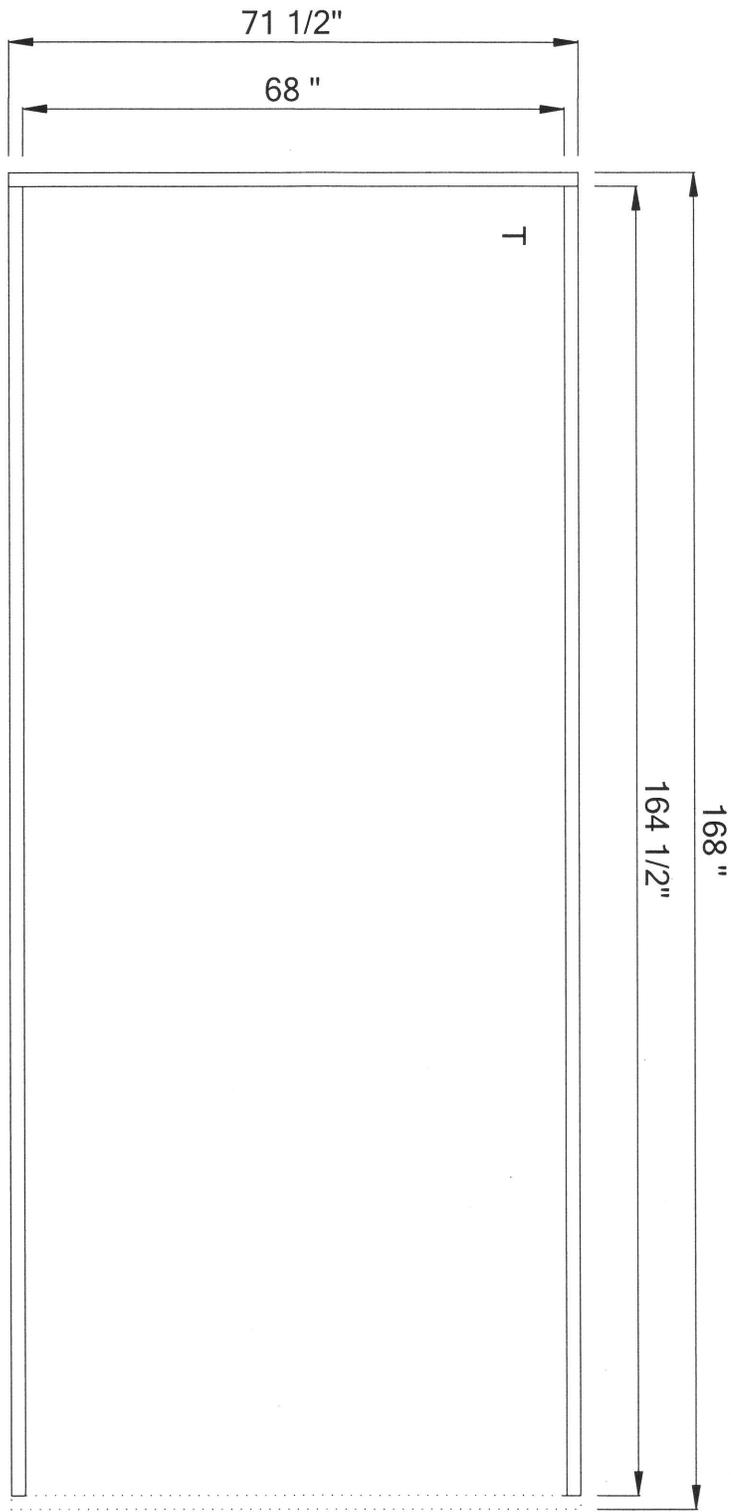
12.17 4500 Series Framing Jamb



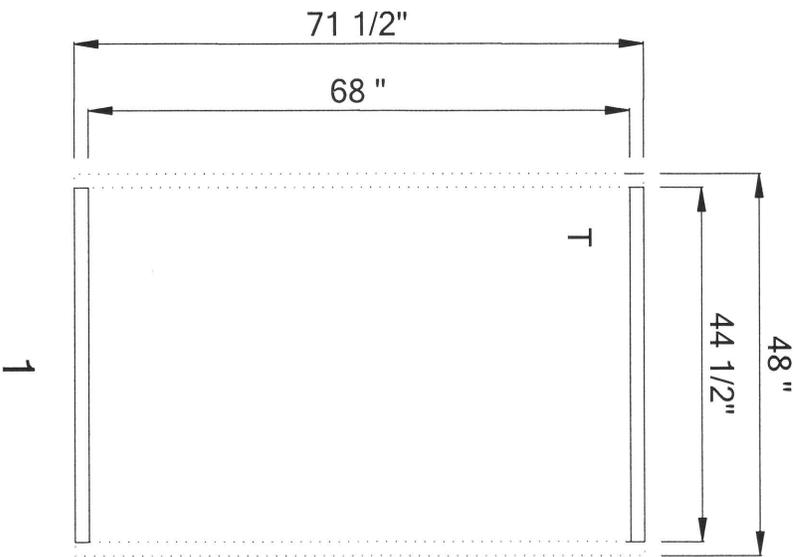
*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

TUBELITE[®]
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

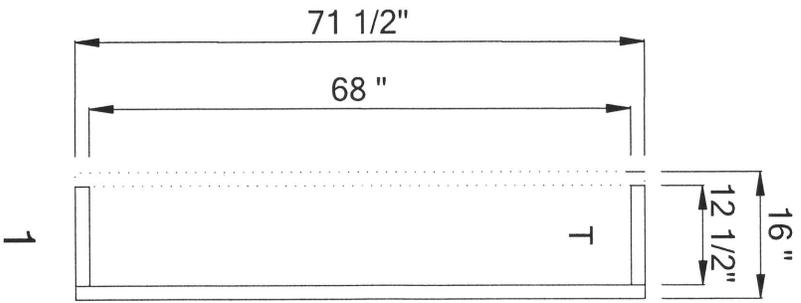
2013



Verbena Storefront - 001 - Section 1.dwg (1 Thus)



Verbena Storefront - 002 - Section 2.dwg (1 Thus)



Verbena Storefront - 003 - Section 3.dwg (1 Thus)