ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 209 South Main Street, Application Number HDC13-044

DISTRICT: Main Street Historic District

REPORT DATE: March 8, 2013 for the March 14, 2013 HDC meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 11, 2013

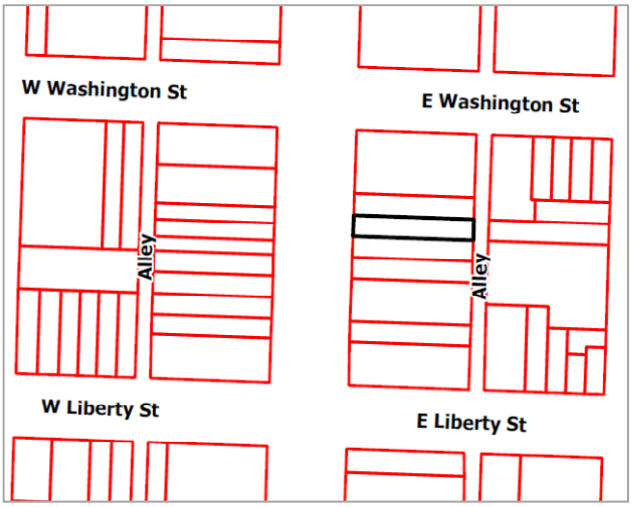
	OWNER	APPLICANT
Name:	209 Main LLC	John Roumanis
Address:	1672 Snowberry Ridge Ann Arbor, MI 48103	1672 Snowberry Ridge Ann Arbor, MI 48103
Phone:		(734) 476-5600

BACKGROUND: This three story, brick Italianate commercial style building features brick pilasters with stone trim, brick corbelling, and double-hung one-over-one windows with segmented arches on the second floor and round arches on the third floor. The front façade windows on the second and third floors also feature arched stone window hoods, and brick surrounds. The building was constructed in 1868 and Florian Muehlig is listed as the first occupant. The 1869 City Directory lists Muehlig as both an undertaker and furniture manufacturer and dealer.

In 2012, the replacement of six windows on the front elevation was approved by the Commission, and signage, including external lighting from an LED light strip, received a staff approval.

LOCATION: The site is located on the east side of South Main Street between East Washington Street and East Liberty Street.

APPLICATION: The applicant seeks HDC approval to install eight LED accent lights on the front façade. Each would provide a narrow band of light flanking the windows on the second and third floors.



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.

(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):

Storefronts
Not Recommended: Introducing a new design that is incompatible in size, scale, material, and color; using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building; using new illuminated signs.

From the Ann Arbor Historic District Design Guidelines:

Lighting
Appropriate: Attaching light fixtures so historic fabric is not damaged or destroyed.

When installing a new fixture where there is no historic light fixture, using a fixture that is inconspicuous or complements the style and character of the resource.

When introducing new site and street lighting using fixtures that are compatible with the scale and historic character of the district.

Not Appropriate: Introducing flood lighting on front or side building faces. All floodlights should have shields and be aimed down.

Cutting through character-defining features to install lighting.

Illuminating building facades in residential areas with harsh floodlights.

STAFF FINDINGS

1. The building and Vellum restaurant owner would like to install eight LED accent lights flanking the windows on the second and third floors. Per the application, each LED light would consume 15 watts and project a narrow beam of warm white light to enhance the brick color. Each would have a 45 degree glare shield to reduce sideways and street-side spill light and glare, and each would be tilted toward the building to further reduce light spill. The light beam is designed to end at and be contained by the stone sill of the floor above.

2. A lighting chart showing the level of light that would be present across the face of the building is included with the application. It shows that no light would spill over onto the window glazing, and that extremely low levels of light would be present where the neighboring buildings abut. This is important because it shows the proposed lights would not be a nuisance to occupants of neighboring buildings, or for future users of the second and third floors of this building. (Those floors are currently vacant.)

3. The project's lighting designer, Gary Steffy, designed the lighting on the Glazier Building at 100 South Main. That lighting received HDC approval at the same time as the cornice replacement a few years ago. Mr. Steffy has also designed lighting for Hill Auditorium and a diverse range of restoration projects.

4. The Ann Arbor Historic District Design Guidelines address floodlights, but not smaller, controlled areas of light. Several downtown buildings in this area have similar types of controlled façade lighting, including the Glazier Building and 110 South Main (occupied by Vinology).

5. The light fixtures themselves are approximately 4.5" in diameter and 7" in length. Their small size would not distract from the historic building during the daytime. They should be mounted only in mortar joints, with no penetrations through masonry units.

6. Staff feels that the lighting is more unusual than lighting used strictly to emphasize architectural features of the building, but that its contained area between windows would add interest and positively accentuate this very historic downtown building. The proposal is well thought out as a means to accomplish the owner's intention of drawing more pedestrians toward this block. Staff does not feel that approval of this application would set a precedent for downtown lighting since every application and situation is considered separately.

7. Staff recommends approval of the application since the size, scale, design, and materials of the proposed light fixtures and their luminescence are compatible with the historic character of the site and have no negative impact on the surrounding historic resources.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 209 South Main Street in the Main Street Historic District to install eight LED spotlights, on the condition that all installation and new penetrations for hookup are done through mortar joints, not masonry units or stone. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines*, particularly the guidelines for lighting, and *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings,* in particular standards 2 and 10.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 209 South 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, narratives, technical information, photo, lighting chart

209 S Main (undated photo, several years old)

HDC13-044

City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120
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: 209 S. Main

Historic District: Downtown

Name of Property Owner *(If different than the applicant)*:
~~JPR Enterprises~~ 209 MAIN LLC / VELLUM

Address of Property Owner: 1672 Snowberry Ridge A2 MI 48103

Daytime Phone and E-mail of Property Owner: Jproumanis@gmail.com - 7344765600

Signature of Property Owner: [signature] *Date:* 4/16/13

Section 2: Applicant Information

Name of Applicant: JOHN ROUMANIS

Address of Applicant: 1672 Snowberry Ridge A2 MI 48103

Daytime Phone: (734) 476 5600 Fax: (734) 332 9702

E-mail: Jproumanis@gmail.com

Applicant's Relationship to Property: ✓ owner ___ architect ___ contactor ___ other

Signature of applicant: [signature] *Date:* 4/16/13

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: JR

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

1. Provide a brief summary of proposed changes. See attached plan/sketch
Eight LED Lights providing a beam of warm light between the windows on 2nd & 3rd Floor
The light does not exceed the height of each floor

2. Provide a description of existing conditions.
To

3. What are the reasons for the proposed changes? See attached.

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

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: 4/19/13. Application to _____ Staff or _____ HDC

Project No.: ____ HDC 13-044 Fee Paid: 100.00

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 5/9-2013

Application Filing Date: 4/19-2013 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Revised 7/1/2011

Thacher, Jill

From: John Roumanis [jproumanis@gmail.com]
Sent: Tuesday, April 23, 2013 11:16 AM
To: Thacher, Jill
Subject: Lighting for 209 S Main at

Dear Jill:

This note is to help clarify, before the hearing, my reasoning for wanting exterior lighting for the façade of the building on 209 S Main St in Ann Arbor.

There is a marked difference with the block of Main St that lies in the middle of Liberty St and Williams St and the block between Liberty St and Washington St (where our building resides). The former block is architecturally far more interesting. With its preserved facades and beautiful buildings, the eye catches on to that part of the street more easily. Furthermore, the block lying between Williams and Liberty has far more lighting that helps attract people during the evening hours. The combination of architecture and lighting instinctively attracts people, which in turn, create energy. The crowds that accumulate bring on more crowds and, hence, more business is afforded to the shopkeepers of that area.

Much like the building itself, the lighting will only add a positive element to the community's cityscape. The lights will be strategically placed on the façade in order to enhance the architectural elements of the building. No light will spill onto the street or the neighboring buildings. The horizontal lintels and sills on the 2 upper floors will actually catch the light and contain it within the façade itself.

I look forward to further discussing these matters in person. Attached you will find some photos of the façade on 209 S Main St. If you have any questions, please don't hesitate to contact me at any time.

Sincerely,

John Roumanis

Gary Steffy

From: Gary Steffy <grs@gsld.net>
Sent: Friday, April 19, 2013 10:03 AM
To: jproumanis@gmail.com
Subject: Vellum facade enhancement lighting
Attachments: Philips eW Burst Compact Powercore LED accent light.pdf; GSLD_VellumLighting_20130418.pdf

Hello John,

Attached are cutsheets of the proposed exterior façade enhancement luminaires at Vellum. A basic lighting rendering and a calculation plot (2-page document "GSLD VellumLighting 20130418") is also attached.

a. Philips eW Burst Compact Powercore LED accent light. Eight luminaires are proposed to uplight brick façade features between windows. Each LED luminaire consumes 15W and produces a narrow beam (8-degree spot) of 2700K warm white light to enhance the brick color. Each luminaire is fitted with a 45 degree glare shield to reduce sideways and street-side spill light and glare. The luminaires will be tilted toward the building to deliver maximum effect on the façade and further reduce light spill. Horizontal lintels/sills at the upper floors catch the light and contain it to the façade proper. The luminaires will be directly mounted to the brick façade. Each yoke-mounted luminaire is roughly 4.5 inches in diameter by 7 inches in length, with an overall yoke projection of 10 inches.
b. We recommend that these lights be connected to an automated astronomical timeclock for programmed operation from dusk to closing curfew.
c. The lighting render illustrates relative brightnesses across the façade and sign element. The calculation plot indicates the maintained light levels in footcandles predicted from these lights. As a result of the low wattages, narrow beam optics, and aiming tilts: at building edges, less than 1 fc is predicted; at top of building, 0 fc is predicted; and on windows, 0 fc is predicted.

Gary Steffy, LC, FIALD, IES
Gary Steffy Lighting Design Inc. at www.gsld.net
2900 South State Street, Suite 12
Ann Arbor, MI 48104
800.537.1230

Date: _____ Type: _____

Firm Name: _____

Project: _____

eW Burst Compact Powercore

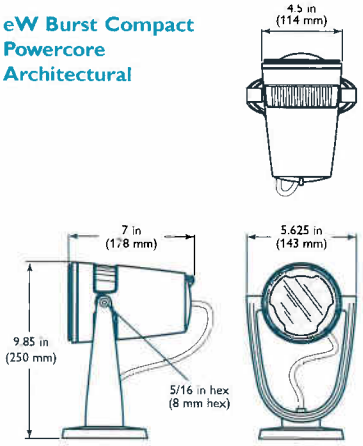
8° native (no spread lens)

Compact architectural and landscape LED spotlight with solid white light

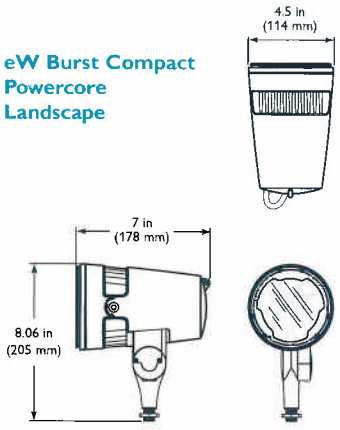
eW Burst Compact Powercore is a high-output, exterior LED spotlight designed for accent and site lighting. Architectural and Landscape versions deliver high-quality white light in a warm 2700 K and a neutral 4000 K to support a range of uplighting, floodlighting, and decorative lighting applications.

- Integrates patented Powercore technology — Powercore rapidly, efficiently, and accurately controls power output to fixtures directly from line voltage, eliminating the need for an external power supply.
- Flexible mounting in architectural applications — Architectural fixtures feature an integrated yoke with canopy base for mounting to standard U.S. junction boxes or directly to a flat surface or substrate as local codes permit.
- Support for a wide range of landscape applications — Landscape fixtures feature a 1/2 in NPT threaded post for mounting to standard junction boxes and third-party mounting accessories such as stanchion mounts, posts, and stakes for use in softscape and hardscape applications.
- Exchangeable optics and accessories — Available 14°, 23°, 41°, and asymmetric 10° x 41° spread lenses project a soft-edge beam to support a wide range of lighting applications. Native 8° beam angle offers extended light projection. Available glare shields block spill light, while honeycomb louvers limit the spread of light for a more focused and intense beam.
- Versatile light positioning — Fixtures can tilt through a full 180°. Architectural fixtures can also rotate through a full 360° for precise aiming. Locking screws accept standard hex wrenches to secure fixtures firmly in position.
- Universal power input range — Accepts a universal power input range of 100 to 277 VAC, allowing the installation of multiple units in a continuous run.
- Dimming capability — Patented DIMand technology offers smooth dimming capability with selected commercially available reverse-phase ELV-type dimmers.

eW Burst Compact Powercore Architectural



eW Burst Compact Powercore Landscape



- Outdoor rated — With a rugged, die-cast aluminum housing fully sealed for maximum fixture life and IP66-rated for outdoor applications, eW Burst Compact Powercore is ideal for use in damp or wet locations.

For detailed product information, please refer to the eW Burst Compact Powercore Product Guide at www.philipscolorkinetics.com/ls/essentialwhite/ewburstcompactpc/

PHILIPS

Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Item	Specification	Details
Output	Lumens†	624 (2700 K*) 812 (4000 K*)
	Efficacy (lm / W)	41.9 (2700 K) 53.8 (4000 K)
	CRI	83 (2700 K) 81 (4000 K)
	Lumen Maintenance‡	90,000 hours L_{70} @ 25° C 50,000 hours L_{70} @ 50° C 120,000 hours L_{50} @ 25° C 90,000 hours L_{50} @ 50° C
Electrical	Input Voltage	100 – 277 VAC, auto-switching, 50 / 60 Hz
	Power Consumption	15 W maximum at full output, steady state
	Power Factor	.995 @ 120 VAC (2700 K) .994 @ 120 VAC (4000 K)
Control	Dimming	Compatible with selected commercially available reverse-phase ELV-type dimmers§
Physical	Dimensions *(Height x Width x Depth)*	9.85 x 4.5 x 7.0 in (250 x 114 x 178 mm) Architectural 8.06 x 4.5 x 7.0 in (205 x 114 x 178 mm) Landscape
	Weight	8.7 lb (3.9 kg) Architectural 4.4 lb (2.0 kg) Landscape
	Housing	Die-cast aluminium, powder-coated finish
	Lens	Tempered glass
	Fixture Connections	6 ft (1.8 m) unified power / data cable with flying leads Architectural 6 in (152 mm) flying leads Landscape
	Temperature Ranges	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage
	Fixture Run Lengths	To calculate fixture run lengths and total power consumption for your specific installation, download the Configuration Calculator from www.philipscolorkinetics.com/support/install_tool/
	Vibration Resistance	ANSI C136.31 (Architectural only)
	Humidity	0 – 95%, non-condensing
Certification and Safety	Certification	UL / cUL, FCC Class A, CE, C-Tick, CQC, SAA
	Environment	Dry / Damp / Wet Location, IP66

* Color temperatures conform to nominal CCTs as defined in ANSI Chromaticity Standard C78.377A.

† Lumen measurement complies with IES LM-79-08 testing procedures

‡ L_{70} = 70% lumen maintenance (when light output drops below 70% of initial output). L_{50} = 50% lumen maintenance (when light output drops below 50% of initial output). Ambient luminaire temperatures specified. Lumen maintenance calculations are based on lifetime prediction graphs supplied by LED source manufacturers. Calculations for white-light LED fixtures are based on measurements that comply with IES LM-80-08 testing procedures. Refer to www.philipscolorkinetics.com/support/appnotes/lm-80-08.pdf for more information.

§ Refer to www.philipscolorkinetics.com/support/appnotes/ for specific details

Fixtures and Accessories

Use Item Number when ordering in North America.

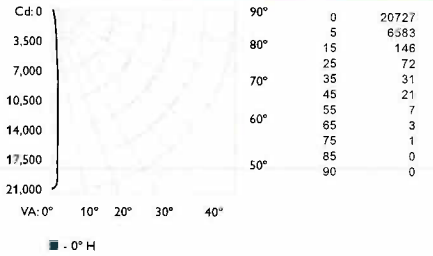
Item	Type	Housing Color[1]	Item Number	Philips 12NC
eW Burst Compact Powercore Landscape (UL / cUL / CE)	2700 K	Gray	523-000059-00	910503701661
	4000 K	Gray	523-000059-01	910503701662
eW Burst Compact Powercore Architectural (UL / cUL)	2700 K	Gray	523-000059-02	910503701663
	4000 K	Gray	523-000059-03	910503701664
eW Burst Compact Powercore Architectural (CE)	2700 K	Gray	523-000059-04	910503701665
	4000 K	Gray	523-000059-05	910503701666
eW Burst Compact Powercore Architectural (CQC)	2700 K	Gray	523-000059-06	910503701747
	4000 K	Gray	523-000059-07	910503701748
Trim Ring		Gray	120-000103-03	910503701420
45° Glare Shield		Gray	120-000103-04	910503701421
Full Height Glare Shield		Gray	120-000103-05	910503701422
Honeycomb Louver		Black	120-000104-01	910503701419
Spread Lenses	14°		120-000080-04	910503701415
	23°		120-000080-05	910503701416
	41°		120-000080-06	910503701417
	10° x 41° asymmetric		120-000080-07	910503701418

[1] Refer to How to Order Specification Sheet for additional housing colors.

Photometrics

eW Burst Compact Powercore 2700 K, 8° native (no spread lens)

Polar Candela Distribution



Illuminance at Distance

	Center Beam fc	Beam Width
4.0 ft	1295 fc	0.6 ft
8.0 ft	324 fc	1.2 ft
12.0 ft	144 fc	1.8 ft
16.0 ft	81 fc	2.4 ft
20.0 ft	52 fc	3.0 ft
24.0 ft	36 fc	3.6 ft

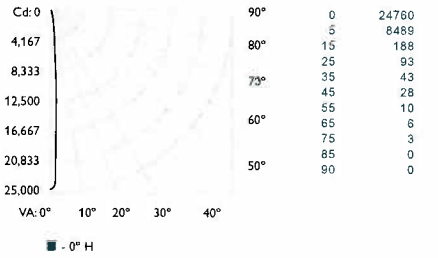
144 ft (43.9 m) Beam Spread: 8.0°
1 fc maximum distance

For lux multiply fc by 10.7

Lumens	624
Efficacy	41.9 lm / W

eW Burst Compact Powercore 4000 K, 8° native (no spread lens)

Polar Candela Distribution



Illuminance at Distance

	Center Beam fc	Beam Width
4.0 ft	1548 fc	0.6 ft
8.0 ft	387 fc	1.2 ft
12.0 ft	172 fc	1.7 ft
16.0 ft	97 fc	2.3 ft
20.0 ft	62 fc	2.9 ft
24.0 ft	43 fc	3.5 ft

157 ft (47.9 m) Beam Spread: 8.0°
1 fc maximum distance

For lux multiply fc by 10.7

Lumens	812
Efficacy	53.8 lm / W

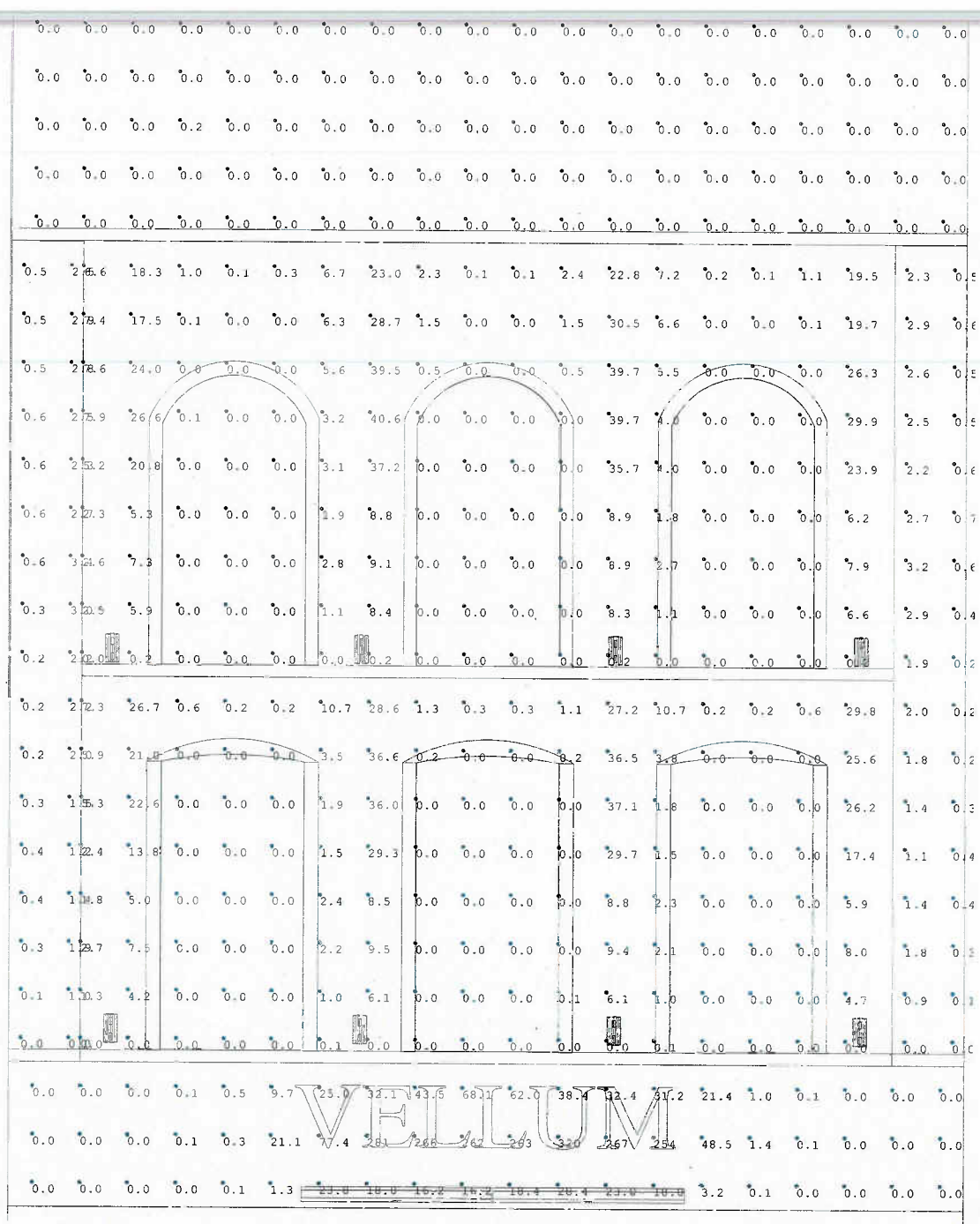
Philips Color Kinetics
3 Burlington Woods Drive
Burlington, Massachusetts 01803 USA
Tel 888.385.5742
Tel 617.423.9999
Fax 617.423.9998
www.philipscolorkinetics.com

 DAS-000032-06 R03 07-12

Vellum
Ann Arbor, Michigan

Signage and Façade Lighting Concept
Using one 8-foot long LED (3000K CCT, 13W per foot) uplight on text
And eight [8] LED (2700K CCT, 15W per luminaire) uplight spots on brick

GarySteffyLightingDesign Inc.
Ann Arbor, Michigan
April 18, 2013


VELLUM

Profile: Gary Steffy Lighting Design Inc.

Background Information


©Gene Meadows


©Per Kjeldsen


©Justin Maconochie


©Zevin Beswick

Gary Steffy Lighting Design Inc. was founded in 1982 and is based in Ann Arbor, Michigan. Breadth of projects ranges from Fifth Avenue and Rodeo Drive boutiques to residences to million–square–feet commercial and institutional facilities to 500–acre–plus sites. The firm has a diverse background in styles and effects and implements lighting design for new, rehabilitation, adaptive reuse, and restoration projects, including, from top to bottom, Ann Arbor's 1908 Glazier Building, University of Michigan's 1913 Hill Auditorium, DTE Headquarters, and Grand Rapids' Fluoride.

The firm's attention to a host of lighting criteria allows clients to achieve aesthetic, comfortable, productive and efficient visual environments. Energy and Earth environment concerns are important criteria and prioritized accordingly. The firm's lighting designs exemplify EPA Green Lights, GBI Green Globes, and USGBC LEED goals.

The firm subscribes to the adage that the best designs result from those collaborative efforts affording equal participation and respect of all team members. Collaboration with team architects, designers, and engineers yields exemplary results.

Projects, clients, the firm, respective employees, and/or team members have been bestowed a number of accolades:

ode Architectural Advancement Honor Award/2010

Acknowledging the team's efforts on the master plan for the Cincinnati Museum Center Union Terminal, Cincinnati, Ohio.

LEED Gold

Acknowledging the team's efforts on Ann Arbor, Michigan's Municipal Center (2012); acknowledging the team's efforts on Squire, Sanders, and Dempsey's Columbus offices (2009).

Palladio Sympathetic Addition Award/2008

Acknowledging the team's efforts on the design of the capitol extension as part of the overall restoration of the Virginia Capitol, Richmond, Virginia.

AIA Honor Award/2005

Acknowledging the team's restoration design of Hill Auditorium at the University of Michigan, Ann Arbor, Michigan.

AIA Honor Award/1998

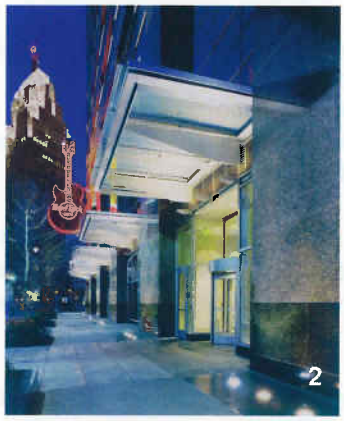
Acknowledging the team's restoration design of the Michigan State Capitol, Lansing, Michigan.

Profile: Gary Steffy Lighting Design Inc.

Gary Steffy, LC, FIALD, IES
President

©Balthazar Korab Ltd.

©Gene Meadows



©Philip Beaurline

©Austin Maconochie

Gary Steffy is principal designer and president of Gary Steffy Lighting Design Inc. His experience includes overseeing the lighting design for such landmarks as the 1879 Michigan Capitol site, rotunda, and upper corridors (1), Detroit's Compuware and Penobscot Buildings' facades (2), the 1789/1906 Virginia Capitol restoration and expansion (3), and Kalamazoo's Depot Landmark (4).

He is currently overseeing lighting design on the 1879 Illinois Statehouse, the 1924 National Academy of Sciences Building on Constitution Avenue in DC, the 1921/1926 Vance Federal Courthouse historic courtrooms in Birmingham, AL, and the 1873/1903 Kansas Statehouse.

He is co-editor of the Illuminating Engineering Society 10th Edition Handbook (June 2011).

Mr. Steffy was elected a Fellow of the International Association of Lighting Designers in 1993. He received the Illuminating Engineering Society's Presidential Award and Distinguished Service Award in 2006. He was named an Honorary Affiliate of the AIA of Michigan in 2008.

TECHNICAL AFFILIATIONS/CERTIFICATION

- Lighting Certified, National Council on Qualifications for the Lighting Professions
- Commission Internationale de l'Eclairage, United States National Committee
- Illuminating Engineering Society (IES)

WRITINGS

- *The Lighting Handbook*, 10th edition co-editor, IES, 2011
- *Architectural Lighting Design*, 3rd edition, John Wiley & Sons, 2008
- *Lighting Fundamentals, Practice, and Integrated Systems*, UNESCO Encyclopedia of Life Support Systems, 2005
- *Time-Saver Standards for Architectural Lighting*, McGraw-Hill, 2000

EDUCATION

- The Pennsylvania State University, Bachelor of Architectural Engineering, Five-year Professional Degree, 1977

CONTACT

- 800.537.1230
grs@gsld.net
2900 South State Street, Suite 12
Ann Arbor, MI 48104