

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 208 West Liberty Street and 210 South Ashley Street,  
Application Number HDC10-127

**DISTRICT:** Main Street Historic District

**REPORT DATE:** October 14, 2010

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

**REVIEW COMMITTEE DATE:** Monday, October 11, 2010

#### OWNER

**Name:** Jeanne Properties  
**Address:** 210 S Ashley  
Ann Arbor, MI 48104  
**Phone:** (734) 662-8122

#### APPLICANT

Mark Hodesh  
210 S Ashley  
Ann Arbor, MI 48104  
(734) 662-8122

**BACKGROUND:** The two brick commercial vernacular buildings at 210 and 212-216 South Ashley were built in 1899 and 1910, respectively. 210 was originally occupied by Mann & Zeeb Agricultural Imports, and 212-216 by Hertler Brothers Agricultural Implements. The single-story building at 208 West Liberty dates to 1930 and was originally a labor hall. It features a brick cornice, arched windows on the front elevation, and industrial-style steel casement windows. All three are contributing structures in the Main Street Historic District.

**LOCATION:** The site is made up of three parcels (210 and 212-216 S Ashley, and 208 W Liberty) located at the northwest corner of South Ashley Street and West Liberty Street. Downtown Home and Garden occupies the buildings facing South Ashley, and the building facing W Liberty is office space.

**APPLICATION:** The applicant seeks HDC approval to 1) Replace a non-original door with a new door in a slightly lower opening on the west elevation of the building at 208 West Liberty, and 2) install a new covered doorway in a new opening on the north rear elevation of the main barn structure at 212-216 South Ashley, below the "Hertler Bros" sign painted on the wall.

#### APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for



**Rehabilitation (other SOI Standards may also apply):**

- (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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

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

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

**Building Site**

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

**STAFF FINDINGS:**

1. The existing side door on the west elevation of 208 W Liberty was installed in the 1980s and is two feet above grade. The request to enlarge the opening by lowering the door and installing a transom in the resulting space above the door is appropriate given the location of the work on a secondary elevation of the building and since the current door and window are non-original. (Staff has no record of whether the opening is original.)
2. The plans provided show a freestanding deck and greenhouse structure on the vacant lot behind Downtown Home and Garden (DH&G) which fronts on the public alley. The vacant lot is not in the historic district and therefore the deck and greenhouse are not part of this application. However, related work is part of this application -- the new door opening and door, and attachment of the greenhouse passage way on the north wall near the rear of the DH&G barn (see especially drawings A1, A3, and A7). The new doorway would provide access to the deck and greenhouse from within the store. The passage to the greenhouse would act as a small hyphen connector between the brick historic

building and the new greenhouse.

3. The large “Hertler Bros” sign painted on the building above the proposed area of work would be slightly impacted by the metal roof of the hyphen connector for a span of seven feet. The sign was painted in the late ‘40s or early ‘50s, per the applicant, which coincides with the construction of the parking structure behind the building. That parking structure was demolished a few years ago. The age of the sign places it outside of the period of significance for the Main Street Historic District, which is pre-WWII. The sign certainly has aesthetic value, however, and the applicant’s efforts to minimize destruction of it are appreciated.
4. The doorway work proposed on both buildings is on secondary elevations and would not diminish the character of the buildings or unnecessarily alter their form and integrity. Therefore, staff believes the proposed alterations are generally compatible in exterior design, arrangement, 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 9 and 10, and the guidelines for new additions and building site.

**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 208 West Liberty and 210 South Ashley, contributing properties in the Main Street Historic District, to remove 1) replace a non-original door with a new door and transom in a slightly lower opening on the west elevation of the building at 208 West Liberty, and 2) install a new covered doorway in a new opening on the north rear elevation of the main barn structure at 212-216 South Ashley, below the “Hertler Bros” sign. The proposed 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 9 and 10 and the guidelines for new additions and building site.

#### **MOTION WORKSHEET:**

I move that the Commission

\_\_\_\_\_ Issue a Certificate of Appropriateness

\_\_\_\_\_ Deny the Application

For the work at 208 W Liberty Street and 210 South Ashley Street in the Main Street 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

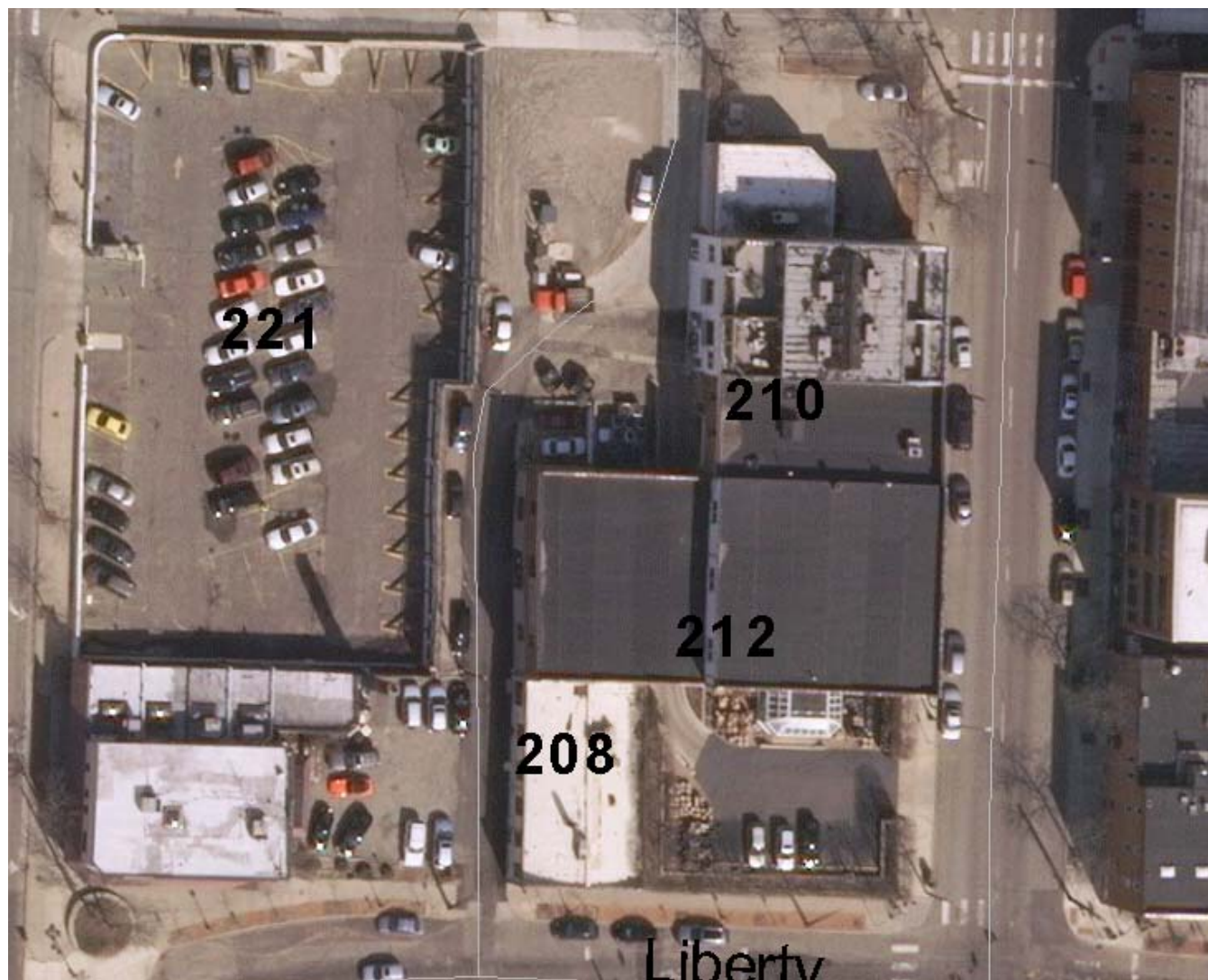
\_\_\_\_\_ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

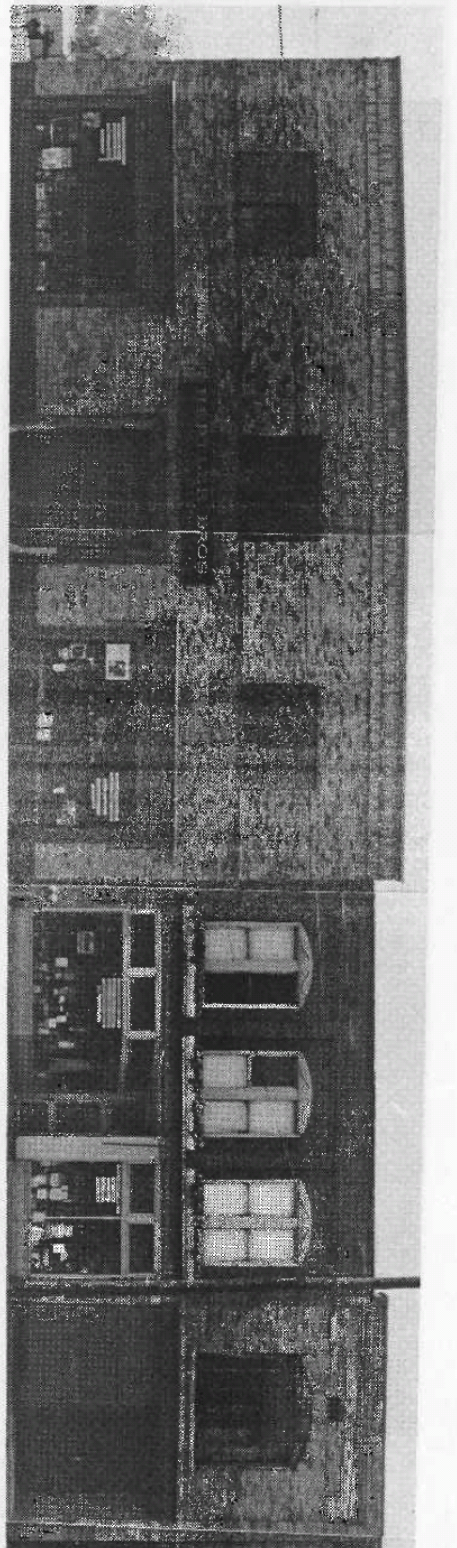
**ATTACHMENTS:** application, letter, drawings

From West Washington Street (image courtesy of Google Streetview)



Aerial Photo (2009)



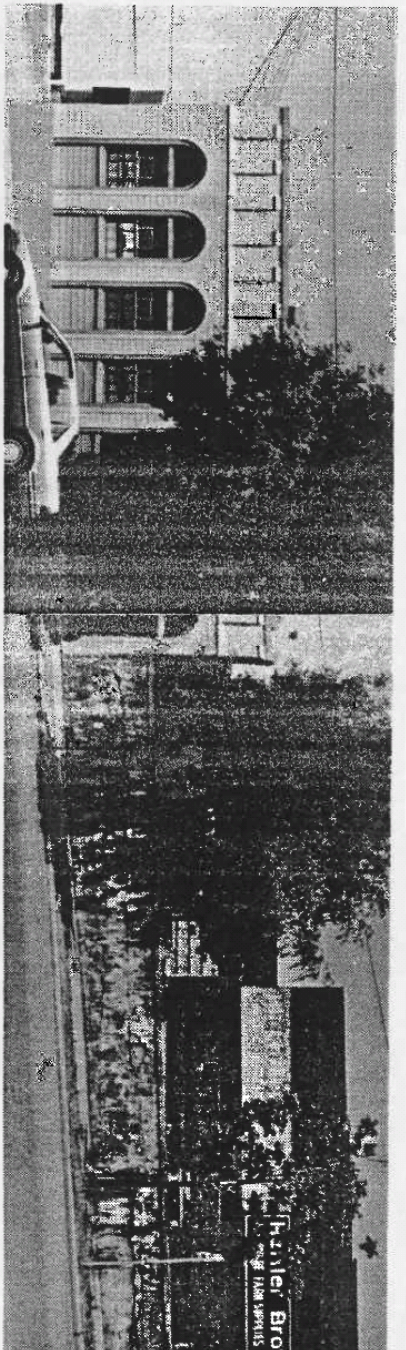


ADDRESS 212-216 \*210 317 208

SOUTH ASHLEY STREET

(west side, part II) Main Street Historic District

DATE	ORIGINAL OCCUPANT	CURRENT OCCUPANT	STYLE	NUMBER OF STORIES	MATERIAL	WINDOW TYPE	SPECIAL DETAILS
1910	Hertler Brothers Agricultural Implements	Hertler Bros.	Commercial Vernacular 20th Century	two	brick	Steel casement	tapestry brick and polychrome brick
1899	Mann & Zeeb Agricultural Imports	Hertler Bros. Hardware	Commercial Vernacular 19th Century	two	brick	double-hung, one-over-one	plain arches, stone trim
1899	M. Schauble Tavern	vacant	Commercial Vernacular 19th Century	two	brick	multiple panes	plain arches, stone trim



ADDRESS

208

(216 S. AS

WEST LIBERTY STREET

(north side, part I) Main Street Historic

DATE

1930

1910

ORIGINAL OCCUPANT

Labor Hall

Hertler Brothers Agricultural Implemen

CURRENT OCCUPANT

Architects Four Inc.; Iso Designs, Interior Design; Marge Greene, MSIO therapist; K.D. Thomas, Inc.

Hertler Brothers

STYLE

Industrial

Industrial

NUMBER OF STORIES

one

two

MATERIAL

brick

brick

WINDOW TYPE

steel casements

none on this facade

SPECIAL DETAILS

deep brick cornice, arched transoms, brick & stone trim

tapestry brick

