

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 306 South Main Street, Application Number HDC14-036

DISTRICT: Main Street Historic District

REPORT DATE: April 10, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 7, 2014

OWNER

Name: Shaffran Equities, LLC
Address: 209 S Fourth Avenue, 1C
 Ann Arbor, MI 48104
Phone: (734) 665-1200 ext. 2

APPLICANT

Same

BACKGROUND: This three-story brick commercial building at 306-310 South Main was built in 1896 and was known as the Pratt Block. The building was designed by Detroit architects Malcomson and Higgenbothan, and the original occupant was the Crescent Works Corset Factory. By 1910, Schumacher Hardware had moved into a portion of the building, and by 1914 occupied the entire building after the corset factory closed. The building features large fixed windows on the first floor and sash windows on the second and third floors, ornate terra cotta details around the windows, and a recently-restored cornice.

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

APPLICATION: The applicant seeks HDC approval to install a new wood window, remove two vents, and infill two door openings on a concrete masonry unit rear addition.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (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):

Alterations/Additions for the New Use

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

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 property so that, as a result, the character is diminished.

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

Barrier Free Accommodations, Safety Codes and Fire Escapes

Not Appropriate: Altering, damaging, or destroying character-defining spaces, features and finishes.

STAFF FINDINGS:

1. The application proposes several work items on the alley-facing rear elevation of a CMU addition to the back of the historic building. The age of the addition is unknown, though the elevator shaft does not appear on a 1947 aerial photo, and the addition was built after the elevator. Therefore staff concludes that the CMU addition was not constructed during the period of significance for the district.
2. The work proposed is a minimal change to a modern addition to the rear of the building. The installation of a window, removal of two vents, and the infill of two unused doorways is appropriate and does not affect the historic character of the building. Insetting the infill CMU in the door openings is not necessary since this modern addition to the building has little character that might be of future historic value.
3. The vents being removed can be relocated with a staff approval once their future location is determined.
4. Staff feels that the proposed work is appropriate for this site, does not harm the historic building, and meets the *Secretary of the Interior's Standards and Guidelines* and the *Ann Arbor Historic District Design Guidelines*.

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 Commission issue a certificate of appropriateness for the application at 306 South Main Street, a contributing property in the Main Street Historic District, to infill two door openings with CMU, remove two vents, and add a new 24" x 32" wood window on the rear elevation, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area 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 9 and 10 and the guidelines for site and alterations/additions for the new use.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 306-310 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, drawings, photos.

306 South Main Street (April 2007 photo – before the new cornice was installed)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
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: 306-310 S. MAIN STREET

Historic District: MAIN STREET

Name of Property Owner (If different than the applicant):

306-310 S. MAIN ASSOCIATES, LLC

Address of Property Owner: 209 S. FORTH AVE., 1L, ANN 48104

Daytime Phone and E-mail of Property Owner: 734-665-1200 x2 EDWARD@SHAFFRAN.COM

Signature of Property Owner: [Signature] Date: 21 MAR '14

Section 2: Applicant Information

Name of Applicant: 306-310 S. MAIN ASSOC - ED SHAFFRAN

Address of Applicant: SEE ABOVE

Daytime Phone: (734) 665-1200 x2 Fax: (734) 645-9844

E-mail: EDWARD@SHAFFRAN.COM

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 21 MAR '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 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]

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

1. Provide a brief summary of proposed changes. REMOVE 'NON'-REQUIRED REAR DOORS. RE-LOCATE AND ACCOMODATE BATHROOM EXHAUST FANS FOR CODE PURPOSES TOGETHER WITH INSTALLING A NEW 24"X30" WINDOW FOR INTERIOR LIGHTING - ALL ON REAR "ALLEY" BLOCK-WALL.

2. Provide a description of existing conditions. PAINTEO BLOCK WALL. BATH DOORS HAVE NOT BEEN USED IN YEARS - NO LONGER USEFUL OR REQUIRED.

3. What are the reasons for the proposed changes? BATHROOM EXHAUST FANS FOR CODE REQUIREMENT. BLOCKING IN DOORS TO ELIMINATE AN MAINTENANCE NUISANCE.

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:

From: Edward Shaffran [edward@shaffran.com]
Sent: Thursday, March 20, 2014 9:16 PM
To: Thacher, Jill
Cc: Jules Van Dyck-Dobos; David Esau
Subject: 306 S. Main Street
Attachments: HDC Application.pdf; ATT26313862.txt; photo 1.jpeg; photo 2.jpeg; photo 3.jpeg; ATT26313863.txt

Categories: Attention Needed

Jill,

Nice running into you today on S. Main Street this afternoon. I hope you were able to photograph the building you had on your list.

Attached hereto please find an application to remove the two (2) doors and fill them in with block, relocate the two (2) existing bathroom vents fans and install a 24" x 36" window all on the rear wall of the building know as 306 S. Main Street. In addition to the application please find three (3) photos of the rear of the building. I'll forward the credit card information under separate cover.

Our request is do to we relocating the two (2) restrooms from the main level to the lower level to accommodate the expansion of Le Dog.

For what its worth ...

Photo #1 depicts the view of the entire rear of the 306-310 S. Main building. Please note the two (2) 'green' doors, one a single and the other a double door are the two (2) doors we desire to remove and fill in with block and paint to match. Neither door is being used nor are they required by Code.

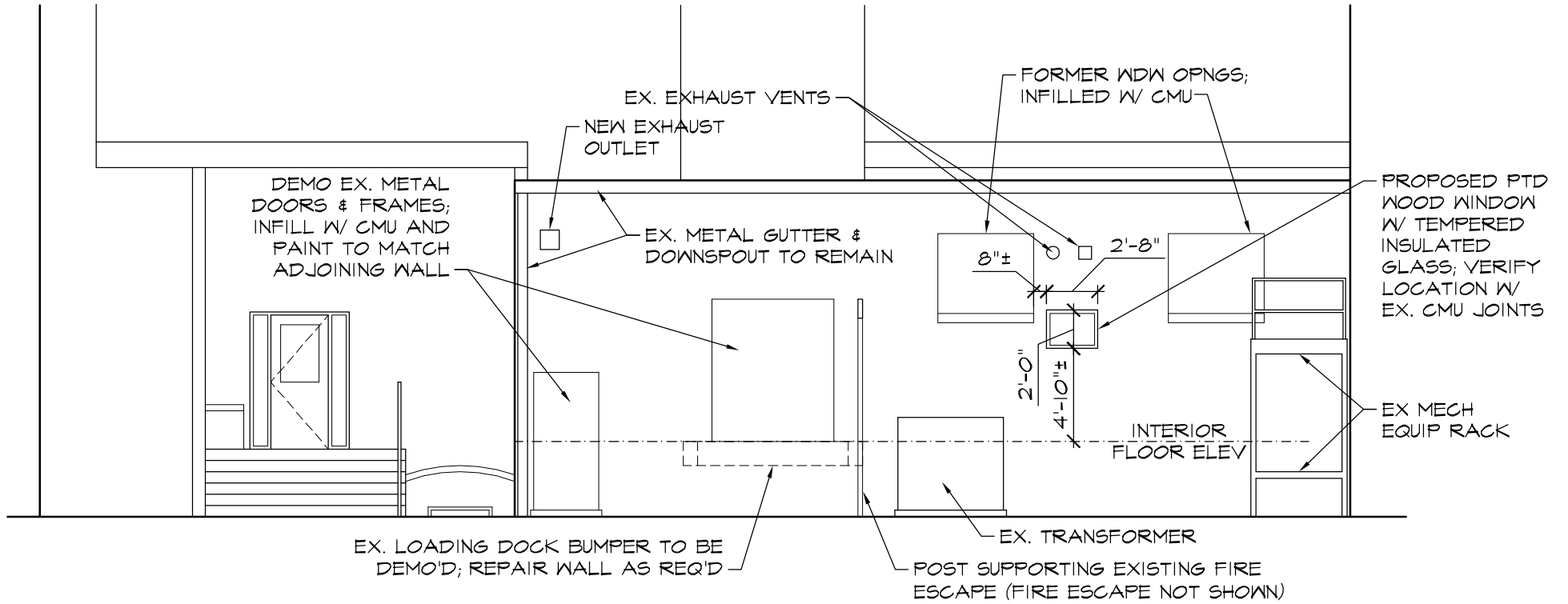
Photo #2 is a close-up of the area in which we desire to relocate the bathroom vents fans and install the 24" x 36" window. You'll note the former now two (2) blocked in windows and the current bathroom vents fan that are partially block out by the fire escape.

Photo #3 is a close up of the existing bathroom vents fans.

The exact location of both the bathroom vents fans and window are not known at the present time simply because we need to construct the new barrier-free restrooms before we can demo the existing restrooms thus exposing the interior portion of the rear wall. David Esau is preparing the Le Dog construction drawing however, an exterior elevation is not needed. I'm hoping the Commission finds that the photographs and description will be sufficient in this case.

After your review, if necessary, please call to discuss.

Edward A. (Ed) Shaffran
business eMail | edward@shaffran.com
209 S. Fourth Avenue, 1C
Ann Arbor, Michigan 48104



CORNERSTONE DESIGN INC
 734.663.7580
 CDIARCHITECTS.COM

PROPOSED PARTIAL WEST
 ELEVATION
 306 S. MAIN ST., ANN ARBOR, MI
 1/8" = 1'-0" 3-21-14







Green building sign with illegible text.

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