

## MEMORANDUM

To: Historic District Commissioners

From: Jill Thacher, Historic Preservation Coordinator

Date: August 4, 2016

Re: Revisions to 209 S. Main application HDC16-125

Revisions were resubmitted for the application at 209 South Main Street to replace the storefront and install new signage. The revisions include:

- The installation of a cornice was removed.
- The cast stone columns flanking the storefront have been uncovered.
- The display windows are taller, and can fold open.
- The entry door is a slab painted black with a single diamond-shaped window.
- Cladding on the storefront starts with a black granite sill on the ground, then a row of 12" square porcelain tiles. A row of 4" porcelain tiles below the windows completes the kickplate. The recessed entry features 12" square porcelain tiles on the walls. The signband is two rows of 24" porcelain tiles with a row of 4" tiles above and below. The 4" tiles are "Super Black" and the 12" and 24" tiles are "Twilight Black Polished".
- The white neon "Jim Brady's Detroit" wall sign is now centered in the sign band. The vertical blade sign has been replaced with a 30" tall by 24" wide metal bracket sign mounted 6" from the tile surface.

Staff believes the revised signage is appropriately scaled and complementary to the building and the block. The design on the bracket sign will be reviewed by staff (noted as "logo T.B.D.") prior to the issuance of a sign permit.

Staff believes the revised storefront design is appropriate. The historic stone columns remain exposed, the sign band is differentiated and the different sizes of tile define the horizontal elements of the storefronts while still providing the smooth, all-black look desired by the applicants.

For the applicable standards and guidelines, please see the attached July 14 Staff Report. The mechanical equipment was approved at the July HDC meeting.

**POSSIBLE MOTION:** (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 209 S. Main Street, a contributing property in the Main Street Historic District to (1) remove an existing storefront and construct a new porcelain tile storefront with a slab door and folding display windows; and (2) install two new exterior business signs, as revised by the applicant for the August 11, 2016 Historic District Commission meeting. The proposed 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* for storefronts, commercial entries, and signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 3, 5, 6, and 9 and the guidelines for storefronts, building site, and new additions.

Attachments: Revised HDC application and revised drawings dated July 22, 2016; and the July 14 Staff Report, application, and attachments.



**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: 209 S. Main Street

Historic District: Main Street District

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

Jim Brady's Detroit

Address of Property Owner: 23650 Woodward Ste. 300, Pleasant Ridge, MI 48069

Daytime Phone and E-mail of Property Owner: 248.302.1438 - tom@jimbradysdetroit.com

Signature of Property Owner:  Date: 7.22.16

**Section 2: Applicant Information**

Name of Applicant: ROSSETTI

Address of Applicant: 160 W. Fort, Suite 400, Detroit, MI 48226

Daytime Phone: ( 313 ) 463.5151 Fax: ( 313 ) 463.5160

E-mail: jwakeman@rossetti.com

Applicant's Relationship to Property: owner  architect  contractor  other

Signature of applicant:  Date: 07.22.16

**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: \_\_\_\_\_

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

209 S. Main Street is the location of the former Vellum restaurant and bar. The building has a new owner who intends to renovate the building into a new fine dining restaurant and bar. The renovations for 209 S. Main are planned to be:  
— ITEM 1) Remove existing Storefront and Construct New Storefront.  
— ITEM 2) Remove existing Sign and install New Exterior Signs.  
— ITEM 3) Rehabilitate Existing Upper Windows (as previously submitted in HDC12-164)  
— ITEM 4) Install Mechanical Units on Existing Roof (and out-of-site from Main Street View) to accommodate Restaurant Modifications.  
— ~~ITEM 5) Install New Decorative Cornice along Existing Facade.~~ omitted for Re-Submittal 07.22.16

2. Provide a description of existing conditions. \_\_\_\_\_

The 3-Story brick building was originally constructed in 1868. It 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 buildings existing facade consists of two separate portions. The first portion consists of the lower storefront and is believed to be modified from its original design. Several of the following items, but not limited to occurred well after the "Non-Original Storefront":  
1. Double-layered 1inch thick glass (occurred prior to 2012 Renovation).  
2. Exterior wood veneer doors (occurred prior to 2012 Renovation).  
3. Exterior light fixtures (occurred within 2012 Renovation per HDC13-044).  
4. Fire sprinkler connection (occurred within 2012 Renovation per CVLC13-009).  
The second portion consists of the Upper Facade, and is believed to be similar to its original design and largely is made up of brick, decorative cornices, and arch topped windows. However, it should be noted that the Lower Windows were repaired by the previous Owner while the Upper Windows were not repaired and lack glazing. Also, existing decorative light fixtures penetrate the brick facade.

3. What are the reasons for the proposed changes? \_\_\_\_\_

The building has a new owner who intends to renovate the building into a new fine dining restaurant and bar. The facade and building renovation reflects the Owners desire to provide a successful business while appealing to local and out-of-town patrons within the Main Street District.

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

Refer to attached drawings.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. Refer to attached photos.

**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:

# Ann Arbor City Historic District Map



Prepared By: City of Ann Arbor, Community Services, GIS.

**City of Ann Arbor Map Disclaimer**

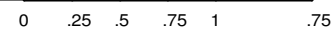
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## Main Street

Map Printed: November 4, 2013



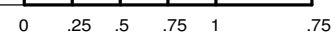
# ROSSETTI

ROSSETTI . ARCHITECTURE . INTERIORS . GRAPHICS . PLANNING  
160 WEST FORT, SUITE 400, DETROIT, MICHIGAN 48226  
Telephone: 313.463.8151 ROSSETTI.COM Fax: 313.463.5160

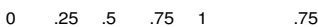




EXISTING ELEVATION







# ROSSETTI

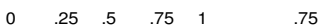
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07/22/16 Re-submittal



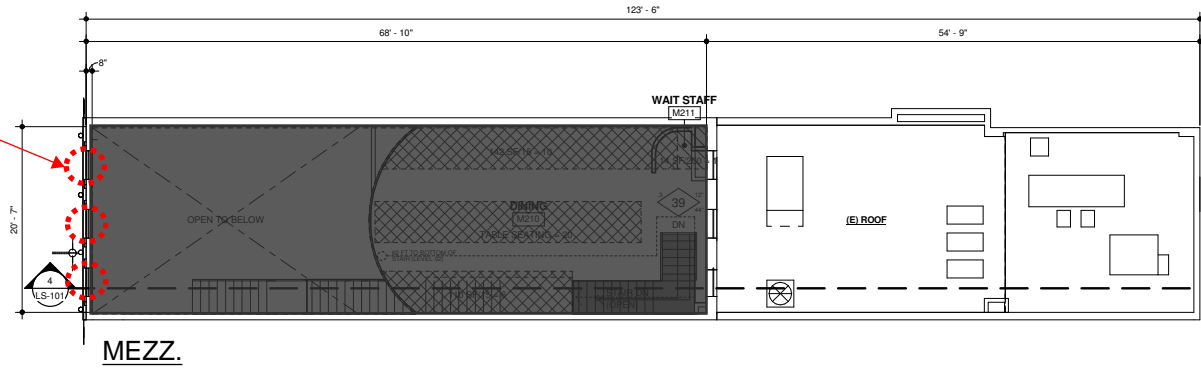




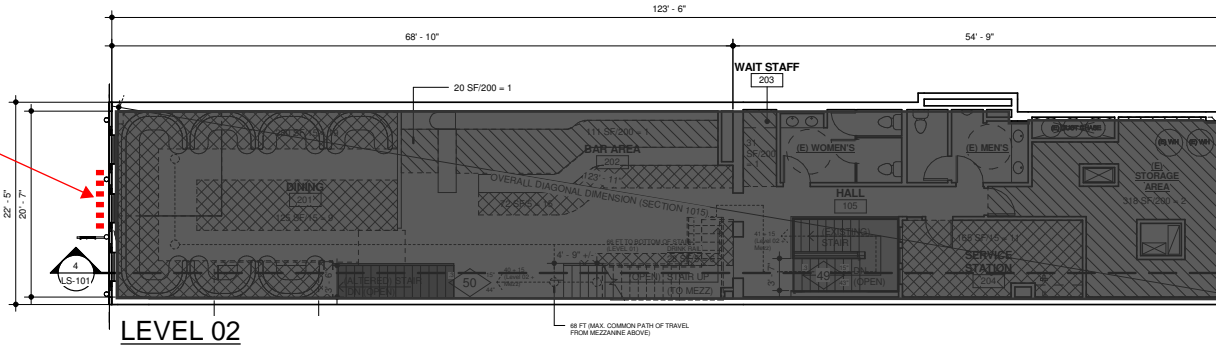




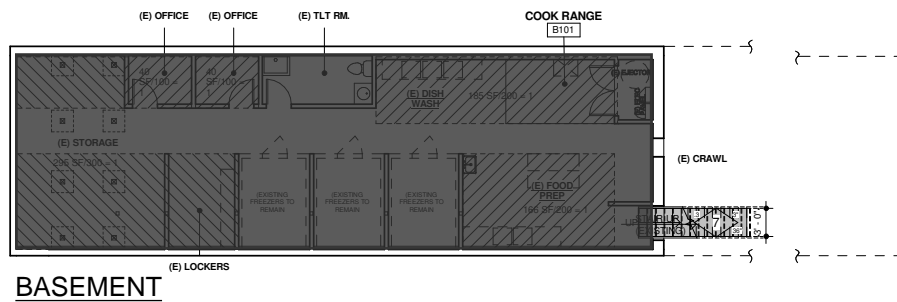
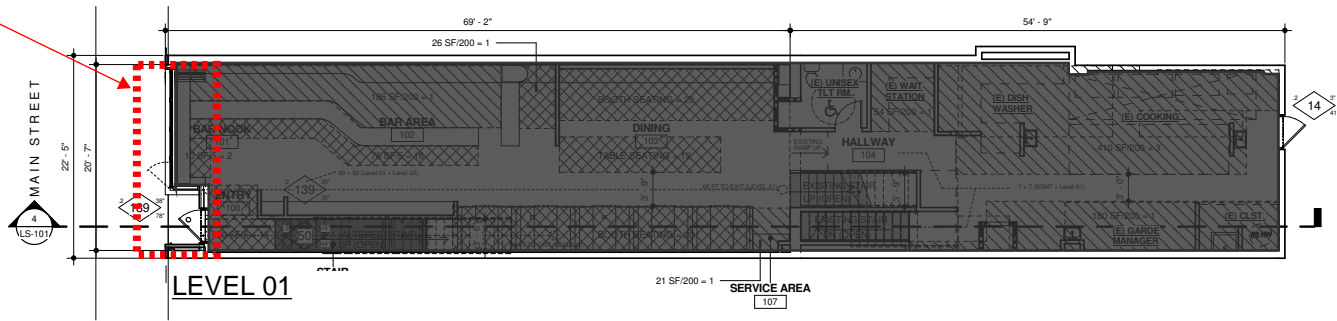
ITEM 3) Rehabilitate Existing Upper Windows (as previously submitted in HDC12-164)

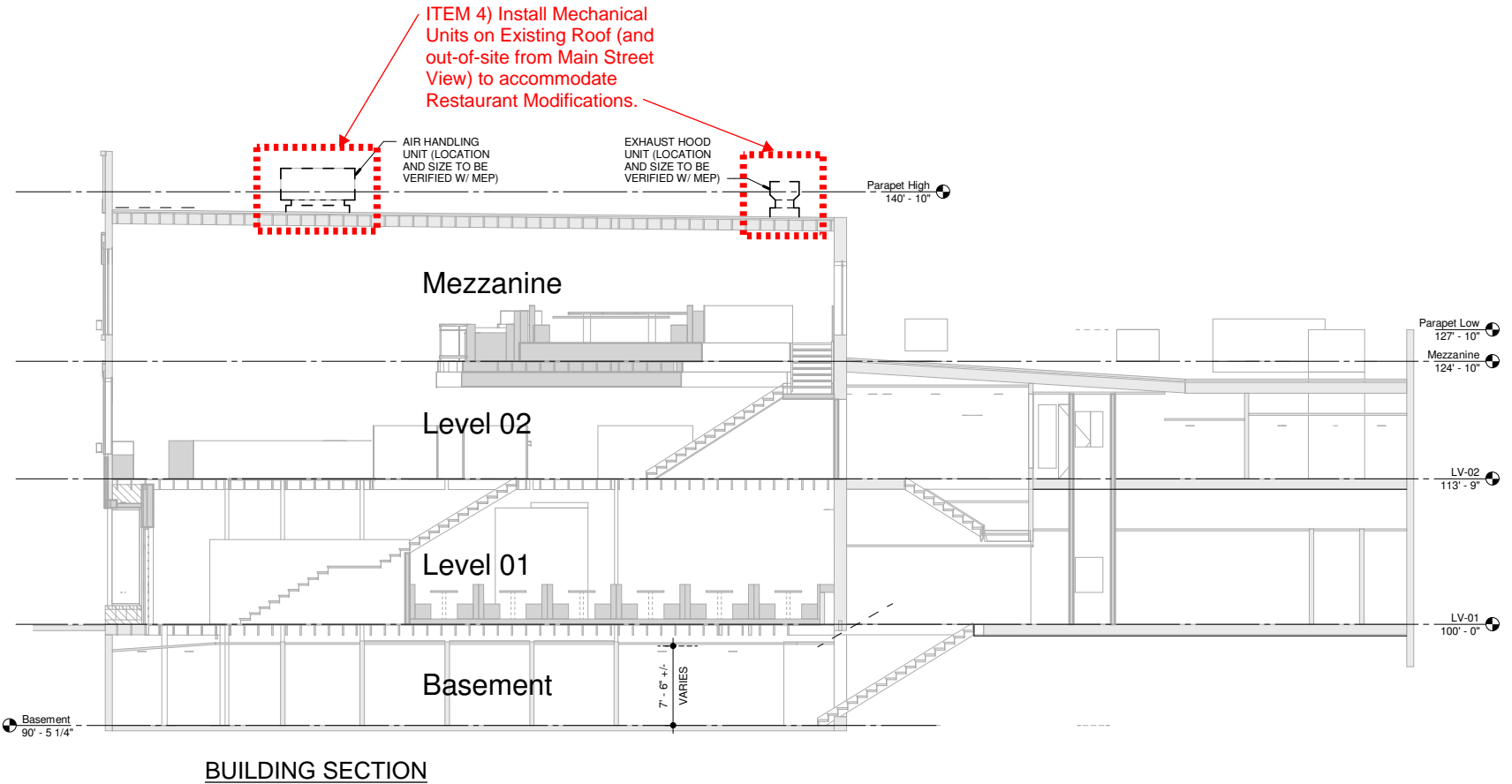
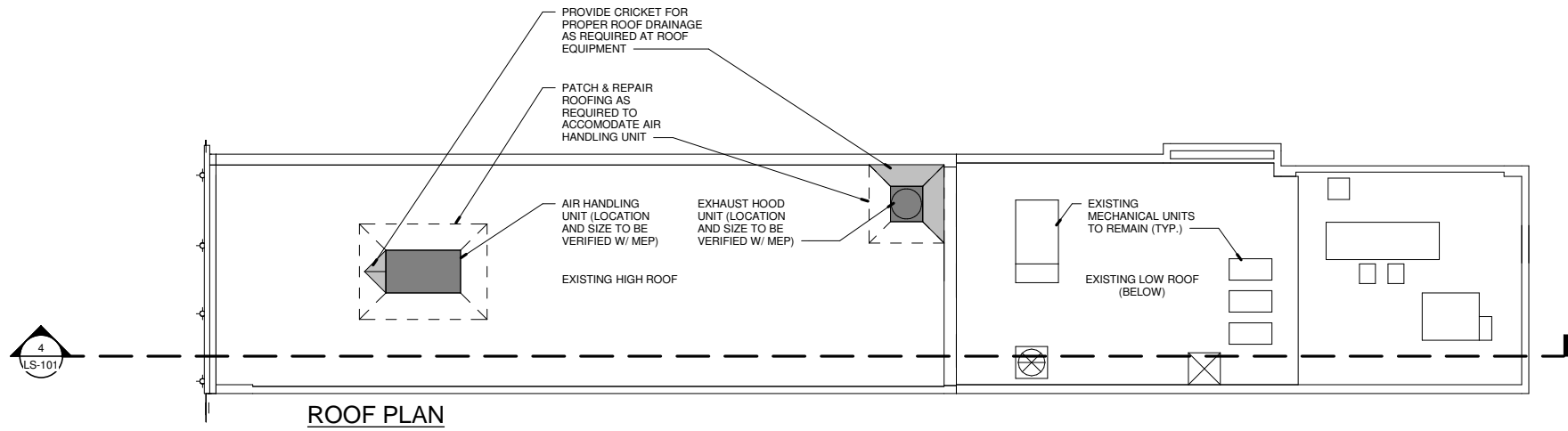


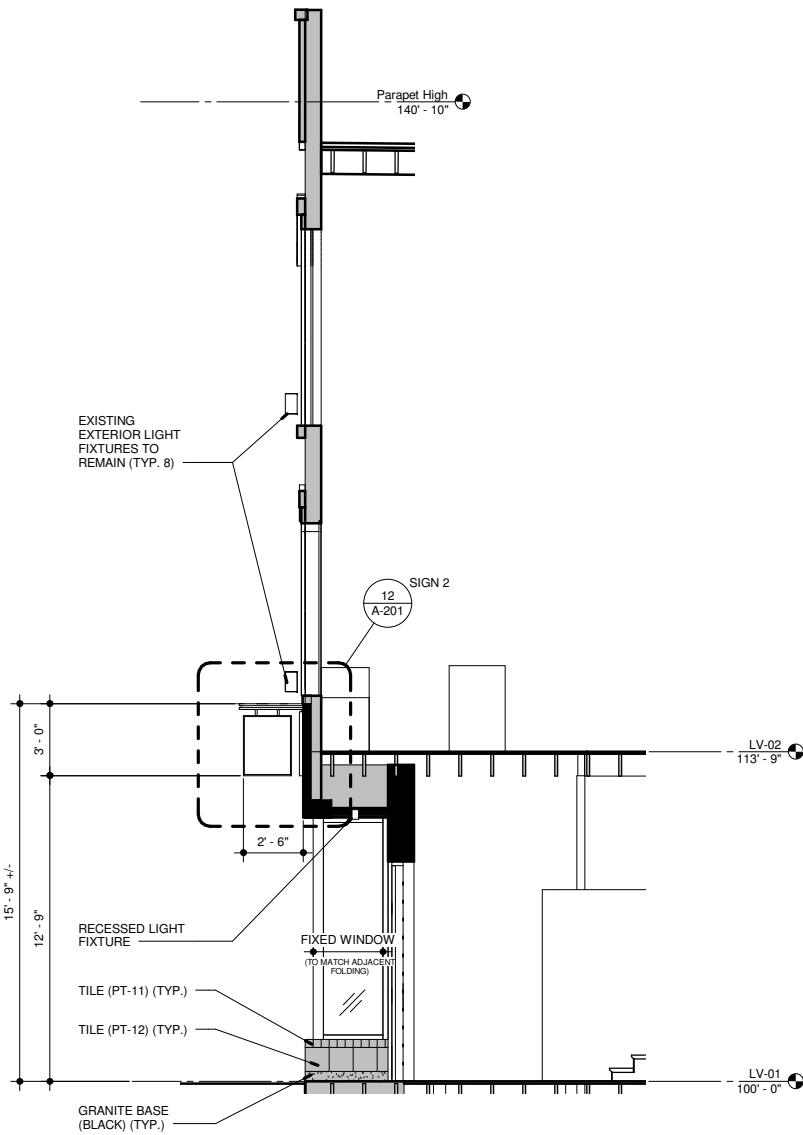
ITEM 2) Remove existing Sign and install New Exterior Signs.



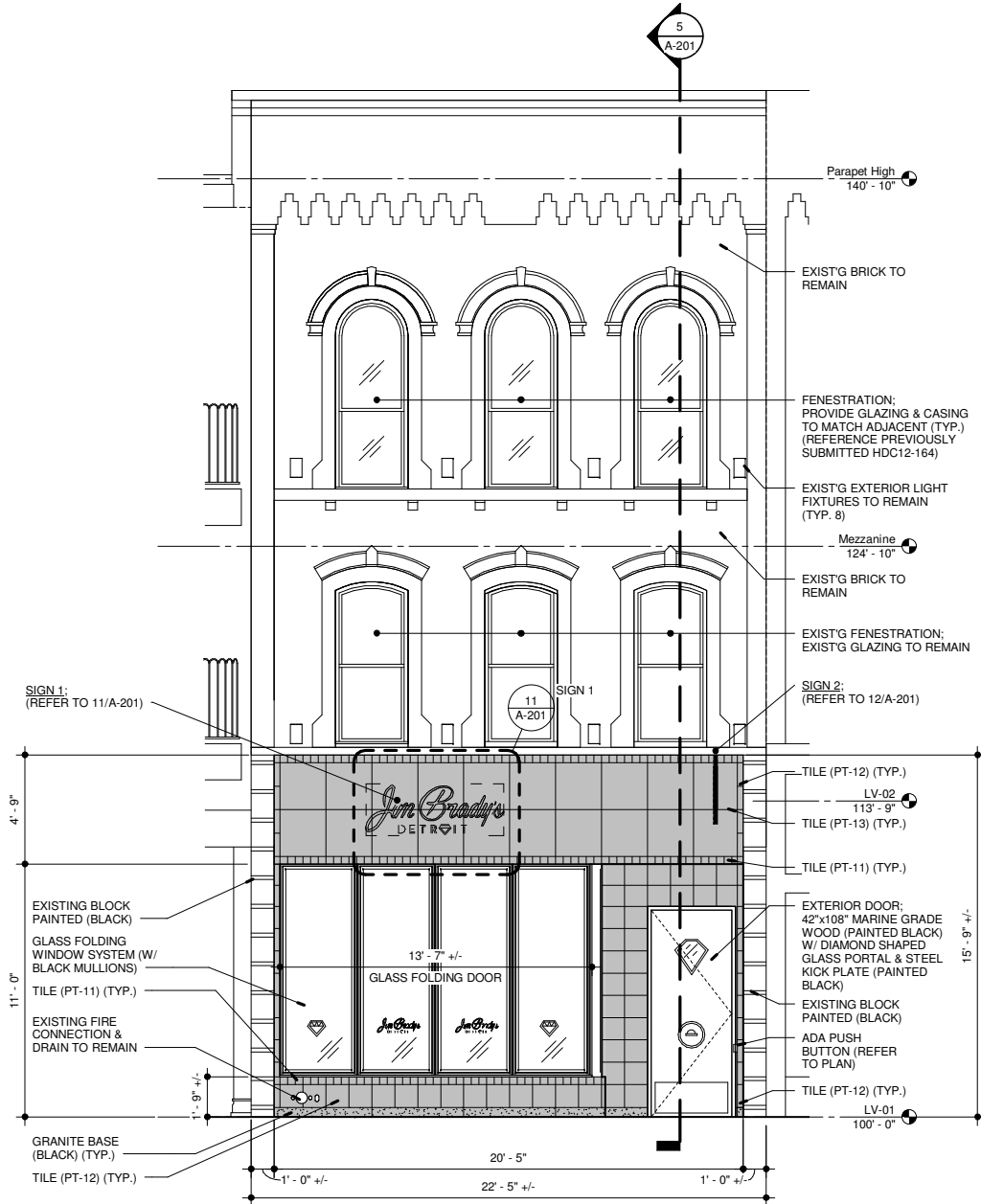
ITEM 1) Remove existing Storefront and Construct New Storefront.







PROPOSED WALL SECTION



PROPOSED ELEVATION

Historic District Commission Submission

Jim Brady's Ann Arbor

209 S. Main Street, Ann Arbor, MI  
Page 18 of 22

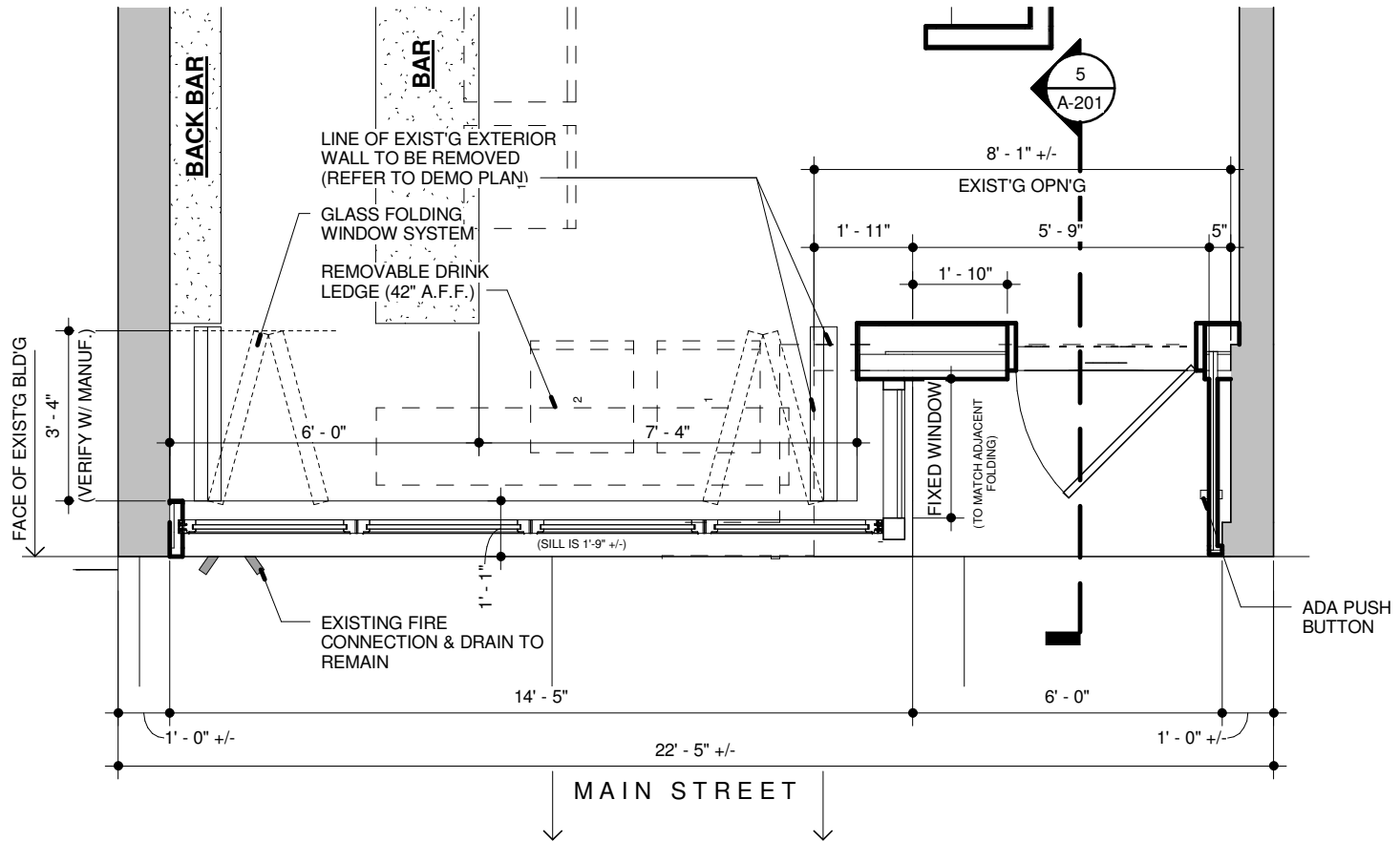


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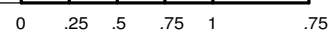
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PROPOSED FACADE PLAN







**SIGN AREA CALCULATION:**

PROPOSED  
 SIGN 1: 14 SF  
 + SIGN 2: 6.25 SF =  
 = 20.25 SF  
 TOTAL = 21 SF

**SIGN 2 (BLADE SIGN):**  
 AREA = 6.25 SF (SAME ON BOTH SIDES)

**SIGN 1 (STOREFRONT SIGN):**  
 (6'-0" x 2'-3")  
 AREA = 14 SF MAX.

**SIGN AREA CALCULATION:**

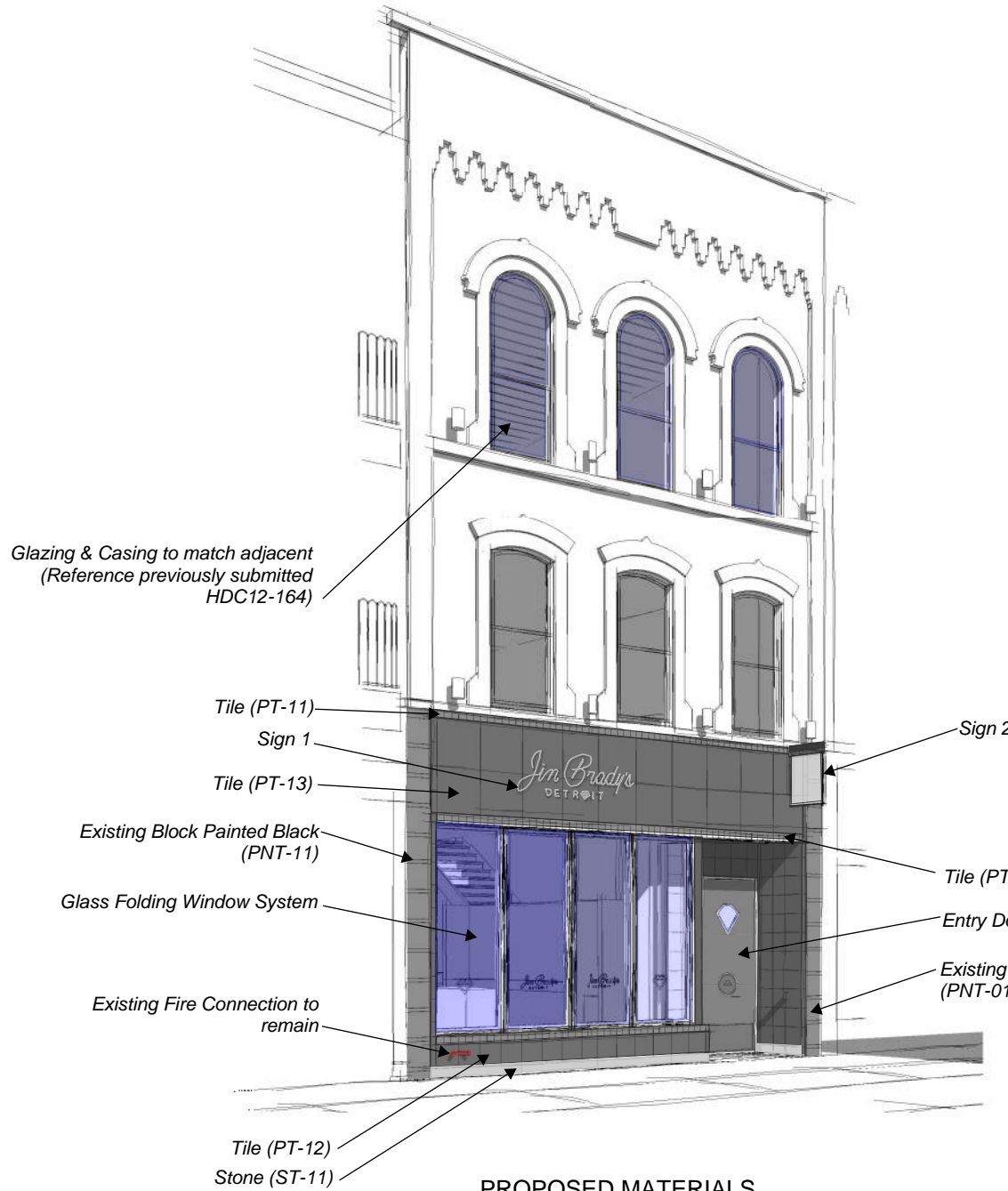
PROPOSED  
 SIGN 1: 14 SF  
 + SIGN 2: 6.25 SF =  
 = 20.25 SF  
 TOTAL = 21 SF

**PROPOSED SIGNAGE**

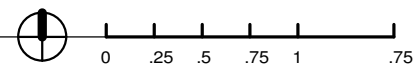


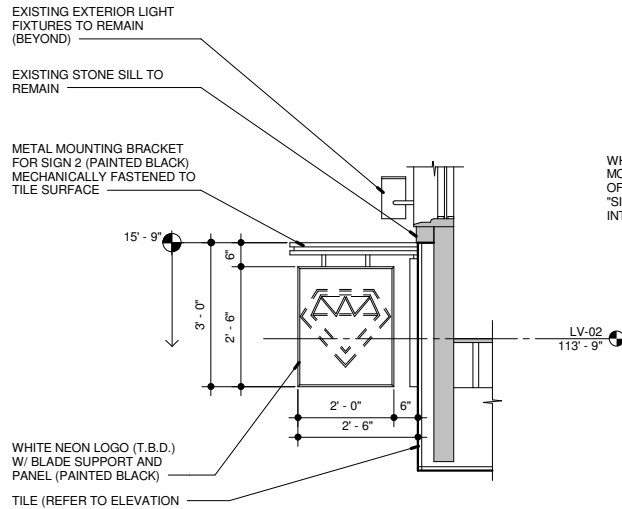
**Exterior Finish Notes:**

<b>PAINT</b>	
PNT-11	Manuf: BENJAMIN MOORE Style: - Color: BLACK PM-9 Location: EXTERIOR FACADE
<b>PORCELAIN TILE</b>	
PT-11	Manuf: MIRAGE Style: 4"x4" TILE BLACK Color: TK201 LEV SUPER BLACK Location: EXTERIOR FACADE Grout: Manuf: T.B.D. Color: T.B.D.
<b>PORCELAIN TILE</b>	
PT-12	Manuf: DAL TILE Style: 12"x12" COLOR BODY PORCELAIN MATCH POINT Color: TWILIGHT BLACK POLISHED P126 Location: EXTERIOR FACADE Grout: Manuf: T.B.D. Color: T.B.D.
<b>PORCELAIN TILE</b>	
PT-13	Manuf: DAL TILE Style: 24"x24" COLOR BODY PORCELAIN MATCH POINT Color: TWILIGHT BLACK POLISHED P126 Location: EXTERIOR FACADE Grout: Manuf: T.B.D. Color: T.B.D.
<b>STONE BASE</b>	
ST-11	Manuf: MONT GRANITE, INC. Style: GRANITE BASE Color: BLACK ABSOLUTE Location: EXTERIOR FACADE Grout: Manuf: T.B.D. Color: T.B.D.

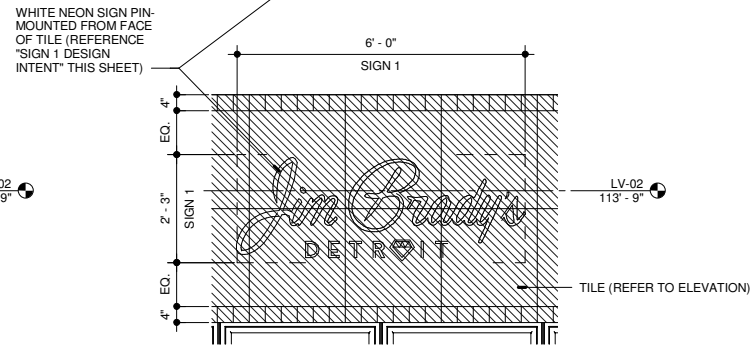


**PROPOSED MATERIALS**





**12** Sign 2 (Blade Sign)  
A-201 Scale: 1/2" = 1'-0"  
Ref: A-201



**11** Sign 1 (Storefront Sign)  
A-201 Scale: 1/2" = 1'-0"  
Ref: A-201



## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 209 South Main, Application Number HDC 16-125

**DISTRICT:** State Street Historic District

**REPORT DATE:** June 29, 2016

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

**REVIEW COMMITTEE DATE:** Monday, July 11, 2016

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Jim Brady's Detroit	Rossetti
<b>Address:</b>	23650 Woodward, Ste. 300 Pleasant Ridge, MI 48069	106 W. Fort, Ste. 400 Detroit, MI 48226
<b>Phone:</b>	(248) 302-1438	(313) 463-5151

**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.

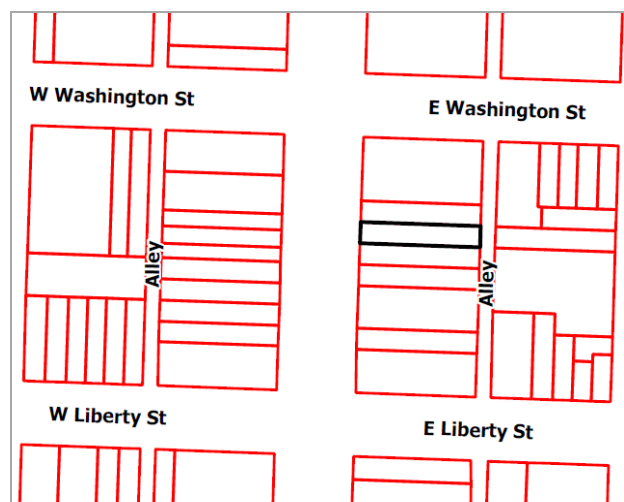
In 2012, the replacement of six windows on the front elevation was approved by the Commission, and signage received a staff approval. In May of 2013, exterior façade lighting was approved by the Commission.

**LOCATION:** The site is on the east side of South Main Street, south of East Washington Street and north of East Liberty Street.

**APPLICATION:** The applicant seeks HDC approval to (1) remove the existing storefront and construct a new storefront; (2) install two new exterior signs, one wall and one blade; (3) rehabilitate existing upper windows (as previously submitted in HDC12-164); (4) Install mechanical units on the roof to accommodate restaurant modifications; (5) Install new decorative cornice along existing façade.

#### **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.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (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.
- (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.

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

**Design for the Replacement of Missing Historic Features**

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the Rehabilitation guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

**Storefronts**

*Recommended:* Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

*Not Recommended:* Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

## **Windows**

*Recommended:* Identifying retaining and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

*Not Recommended:* Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

## **Mechanical Systems**

*Recommended:* Installing a completely new mechanical systems if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building materials.

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

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site features or that is physically or chemically incompatible.

## **New Additions**

*Recommended:* Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

*Not Recommended:* Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

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

### **Design Guidelines for 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.

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or may be a new design that is compatible with the size, scale, and material of the historic building. New designs should be flush with the façade and be kept as simple as possible.

*Not Appropriate:* Introducing new reproduction or salvaged architectural elements that were not historically part of the building.

Installing a new storefront that is incompatible in size and material with the historic building and district.

### **Commercial Entries**

*Appropriate:* Replacing missing original doors with a design that matches original doors remaining on the building, or with a compatible new design that fits style and period of the building and the existing opening.

*Not Appropriate:* Replacing non-original doors with new doors that do not match the building style, or that have frosted or decorative glass that is not replicating an original door.

### **Signs**

*Appropriate:* Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

Attaching signage through masonry joints or through materials that can be easily repaired, such as wood, when signage is removed.

Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Placing signs to align with others along the commercial block face.

Installing signage that is subordinate to the overall building composition.

*Not Appropriate:* Installing signs that are too large or that are made from a material that is incompatible with the historic building or district.

Installing signs through brick, stone, or other masonry units in a manner that damages historic materials.

Installing signs that are overly complex, use more than three or four colors or use fluorescent colors.

### **Mechanical Equipment**

*Appropriate:* Installing mechanical equipment and wiring in locations on the roof, rear elevations, or in alleys, so they are not visible from a street.

### **Historic Metal**

*Appropriate:* Replacing a missing feature with a new feature based on pictorial, physical, or documentary evidence, or installing a new feature that is compatible in scale, size and material with the historic building and district.

**STAFF FINDINGS:**

1. *Storefront.* The current storefront was installed after 1981. Per the photos at the end of this report, the 1981 storefront is or closely resembles the one from 1937. The proposed storefront is clad in black spandrel glass with a rectangular recessed entry and red tufted vinyl door with a small circular window. A four panel folding aluminum window system is to the left of the door.

The proposed storefront does not meet the Secretary of the Interior's Standard Number 3, which says that "Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken." The use of glass panels as cladding and a tufted door are reminiscent of storefronts from the 1930s or 40s, an example of which still exists on the next block of South Main Street. Installing the proposed storefront today would create a false sense of historical development by imitating a style of storefront that never existing in this location.

The storefront does not meet the SOI Guidelines for Rehabilitation for Storefronts. The proposed storefront is a radical departure from the traditional proportions of the building's current and pre-1981 storefronts and is incompatible in size and material.

The storefront does not meet the Ann Arbor Historic District Design Guidelines for Storefronts. The design is new (not an accurate restoration) and the materials and design are not compatible with this historic building. The design should not introduce new reproduction architectural elements that were not historically part of this building.

The storefront does not meet the Ann Arbor Historic District Design Guidelines for Commercial Entries. The proposed red tufted vinyl door with a round porthole window is not a design that is compatible with the period of the building, which was constructed in 1868, or the period of significance for the Main Street Historic District, which ends in 1944.

2. *Signage.* The "Jim Brady's Detroit" wall sign is white neon. The sign's size (6' x 2'3") and placement above the storefront windows are generally appropriate. The blade sign is 10' tall by 3' deep with a 6" arm attachment. The sign does not meet the *Ann Arbor Historic District Design Guidelines* for Signs. Installing a second-floor sign of this height does not align with any others along this commercial block, and is too large for a 22' wide non-corner building. In addition, the neon starburst that extends to the third floor is too large and is an architectural element of the googie style that was not historically part of this building. A smaller pedestrian-scaled sign aligned with other projecting or bracket signs on this block would be appropriate. Details on materials, construction, and method of attachment were not provided for either sign.
3. *Mechanical equipment.* The placement of new mechanical equipment on the roof, out of sight, is appropriate.
4. *Windows.* The third floor window work was previously approved as part of a comprehensive building renovation, and that work was begun. As long as the building owner adheres to the drawings that the Historic District Commission approved in



2012, staff will sign off on a building permit for the window work and no further approval is necessary. (If the work had never begun, or if city code or design guidelines had changed since 2012, staff would require a new application.)

5. *Cornice.* The appearance of this building would be much more polished and formal with the reintroduction of a metal or fiberglass cornice. Photographs of the original cornice are presumed to be available from the Bentley Historical Library (an online search revealed several photos of this block), and there is a reasonable chance that the original was installed by Detroit Cornice & Slate, with plans still on file there. Rather than installing a replacement cornice of a new design, it is appropriate to find pictorial, physical, or documentary evidence of what the original cornice looked like. With this evidence, a replacement cornice may be approved at the staff level on behalf of the Historic District Commission. Therefore, staff does not recommend approval of the proposed non-historic cornice design.
6. In summary, staff finds that the proposal for mechanical equipment is appropriate and meets the Secretary of the Interior's Standards and Guidelines, and the Ann Arbor Historic District Design Guidelines. Staff finds that the proposed storefront, business signs, and cornice do not meet the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines, and recommends denial.

**POSSIBLE MOTIONS:** (Note that the motions are 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.)

*For the mechanical equipment:*

I move that the Commission issue a certificate of appropriateness for the application at 209 S. Main Street, a contributing property in the Main Street Historic District to install mechanical units on the existing roof to accommodate restaurant modifications, 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* for mechanical equipment, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the guidelines for mechanical systems.

*For the storefront, business signs, and cornice:*

I move that the Commission issue a certificate of appropriateness for the application at 209 S. Main Street, a contributing property in the Main Street Historic District to (1) remove an existing storefront and construct a new spandrel glass storefront with a tufted door; (2) install two new exterior business signs; and (3) install a new decorative cornice on top of the front façade. The proposed 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* for storefronts, commercial entries, signs and historic metal, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 3, 5 6, and 9 and the guidelines for storefronts, building site, and new additions.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 209 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, drawings, photos.

East side of S. Main Street, 200 block, 1905 (source: AADL)



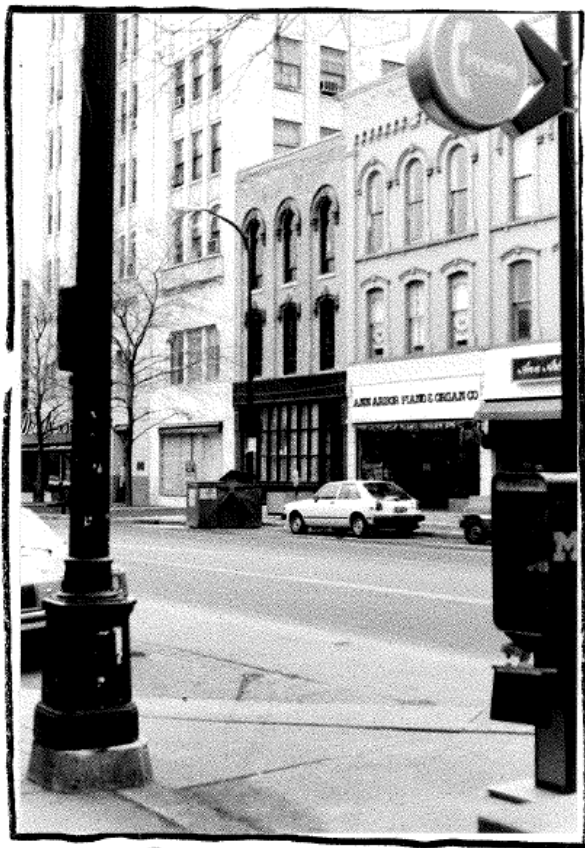
209 S. Main in 1937 (Bentley Historical Library Sturgis Collection)



209 S. Main in 1946 (Bentley Historical Library Sturgis Collection)



209 S. Main (1981 Survey Photo)



209 S. Main



**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 209 S. Main Street

Historic District: Main Street District

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

Jim Brady's Detroit

Address of Property Owner: 23650 Woodward Ste. 300, Pleasant Ridge, MI 48069

Daytime Phone and E-mail of Property Owner: 248.302.1438 - tom@jimbradysdetroit.com

Signature of Property Owner:  Date: 6-23-16

**Section 2: Applicant Information**

Name of Applicant: ROSSETTI

Address of Applicant: 160 W. Fort, Suite 400, Detroit, MI 48226

Daytime Phone: ( 313 ) 463.5151 Fax: ( 313 ) 463.5160

E-mail: jwakeman@rossetti.com

Applicant's Relationship to Property: owner  architect  contractor  other

Signature of applicant:  Date: 6-23-16

**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: \_\_\_\_\_

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

- 209 S. Main Street is the location of the former Vellum restaurant and bar. The building has a new owner who intends to renovate the building into a new fine dining restaurant and bar. The renovations for 209 S. Main are planned to be: \_\_\_\_\_
- ITEM 1) Remove existing Storefront and Construct New Storefront. \_\_\_\_\_
- ITEM 2) Remove existing Sign and install New Exterior Signs. \_\_\_\_\_
- ITEM 3) Rehabilitate Existing Upper Windows (as previously submitted in HDC12-164) \_\_\_\_\_
- ITEM 4) Install Mechanical Units on Existing Roof (and out-of-site from Main Street View) to accommodate Restaurant Modifications. \_\_\_\_\_
- ITEM 5) Install New Decorative Cornice along Existing Facade. \_\_\_\_\_

2. Provide a description of existing conditions. \_\_\_\_\_

The 3-Story brick building was originally constructed in 1868. It 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 buildings existing facade consists of two separate portions. The first portion consists of the lower storefront and is believed to be modified from its original design. Several of the following items, but not limited to occurred well after the "Non-Original Storefront":

1. Double-layered 1inch thick glass (occurred prior to 2012 Renovation).
2. Exterior wood veneer doors (occurred prior to 2012 Renovation).
3. Exterior light fixtures (occurred within 2012 Renovation per HDC13-044).
4. Fire sprinkler connection (occurred within 2012 Renovation per CVLC13-009).

The second portion consists of the Upper Facade, and is believed to be similar to its original design and largely is made up of brick, decorative cornices, and arch topped windows. However, it should be noted that the Lower Windows were repaired by the previous Owner while the Upper Windows were not repaired and lack glazing. Also, existing decorative light fixtures penetrate the brick facade.

3. What are the reasons for the proposed changes? \_\_\_\_\_

The building has a new owner who intends to renovate the building into a new fine dining restaurant and bar. The facade and building renovation reflects the Owners desire to provide a successful business while appealing to local and out-of-town patrons within the Main Street District. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Refer to attached drawings.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. Refer to attached photos.

**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:



06/24/16

*Address:*

209 S Main Street

*Submission for:*

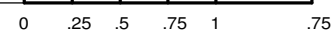
City of Ann Arbor Historic District Commission

## Table of Contents

Historic District Commission Application Form	APP-1 thru APP-5
Existing Site Location and Elevation	EXIST-1 thru EXIST-2
Photographs Depicting Existing Conditions	PIC-1 thru PIC-6
Drawings (Plans, Elevations, and Sections)	DWG-1 thru DWG-2
Facade Details	FAC-1 thru FAC-4

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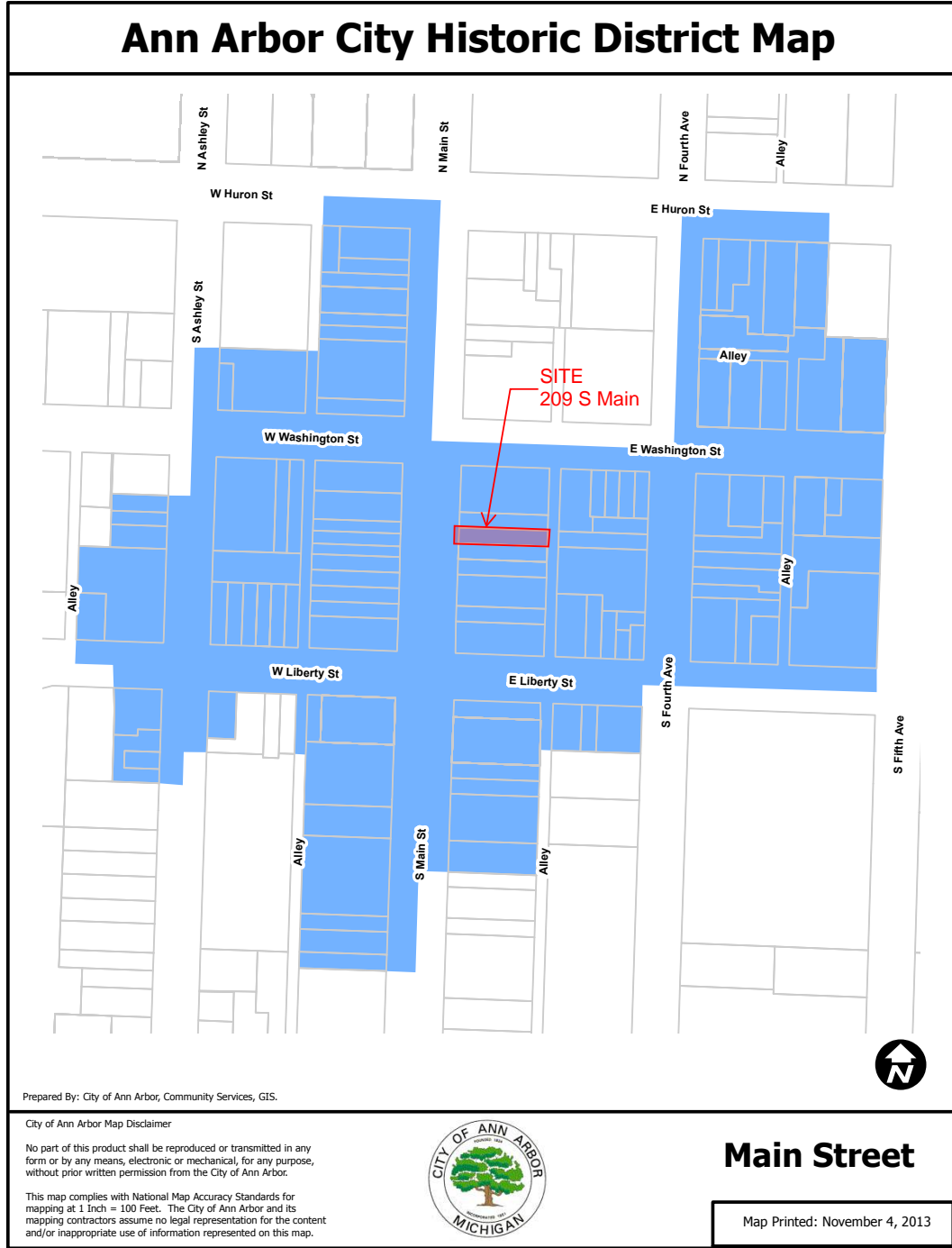


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Telephone: 313.463.5151 ROSSETTI.COM Fax: 313.463.5160



# Ann Arbor City Historic District Map



Prepared By: City of Ann Arbor, Community Services, GIS.

City of Ann Arbor Map Disclaimer

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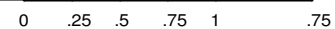
## Main Street

Map Printed: November 4, 2013

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ROSSETTI



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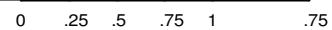


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EXISTING ELEVATION





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Historic District Commission Submission

# Jim Brady's Ann Arbor

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Page 10 of 21



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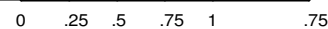
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Historic District Commission Submission

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Page 12 of 21



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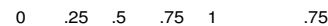
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Page 13 of 21



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Historic District Commission Submission

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Page 14 of 21



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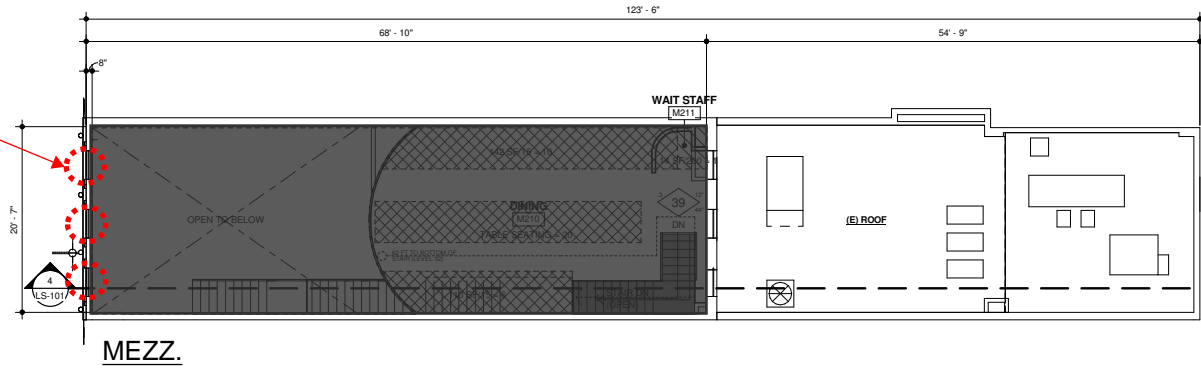
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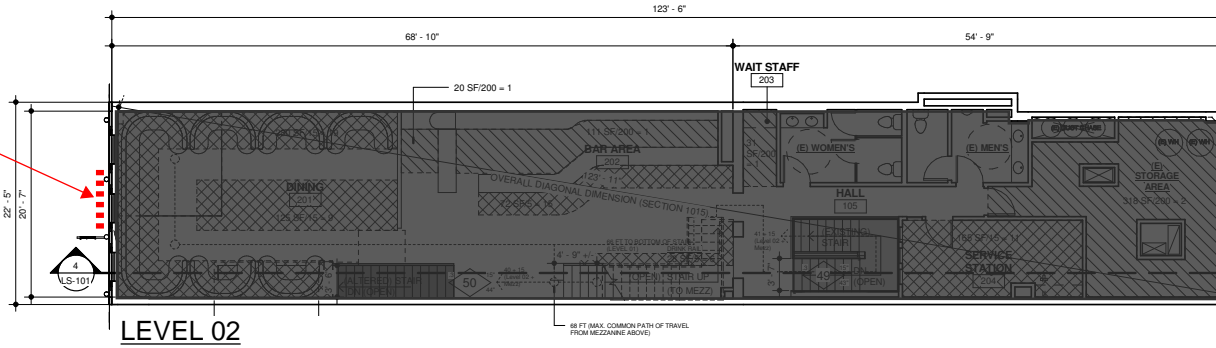




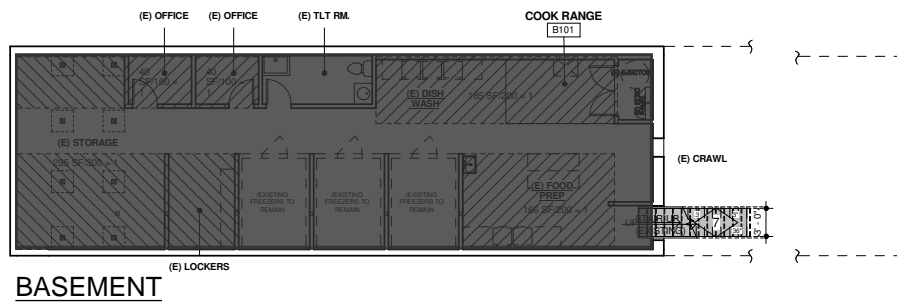
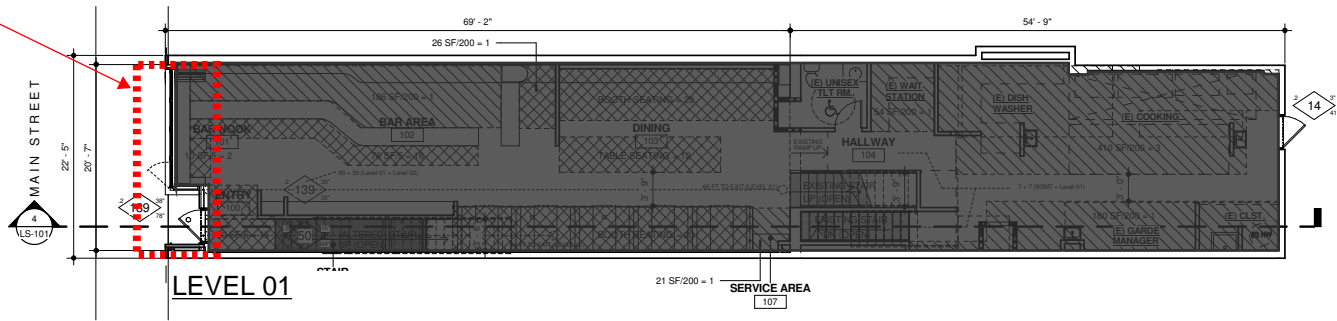
ITEM 3) Rehabilitate Existing Upper Windows (as previously submitted in HDC12-164)



ITEM 2) Remove existing Sign and install New Exterior Signs.



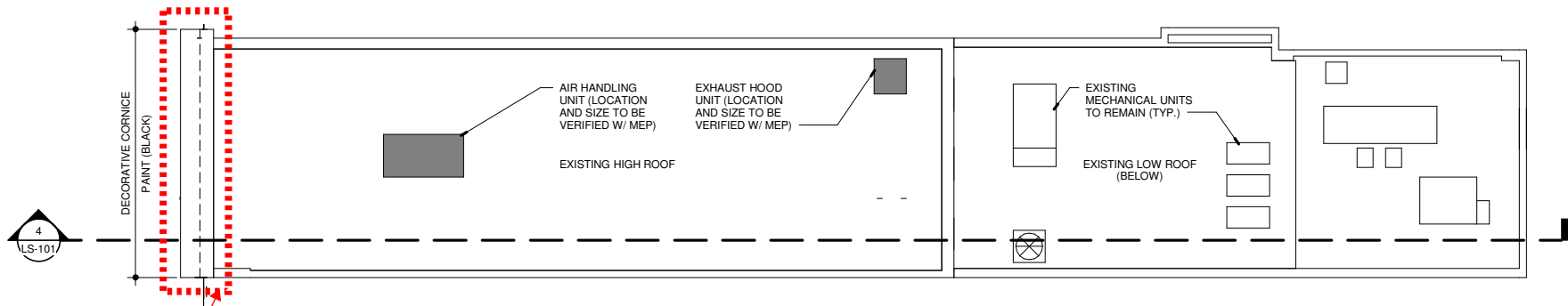
ITEM 1) Remove existing Storefront and Construct New Storefront.



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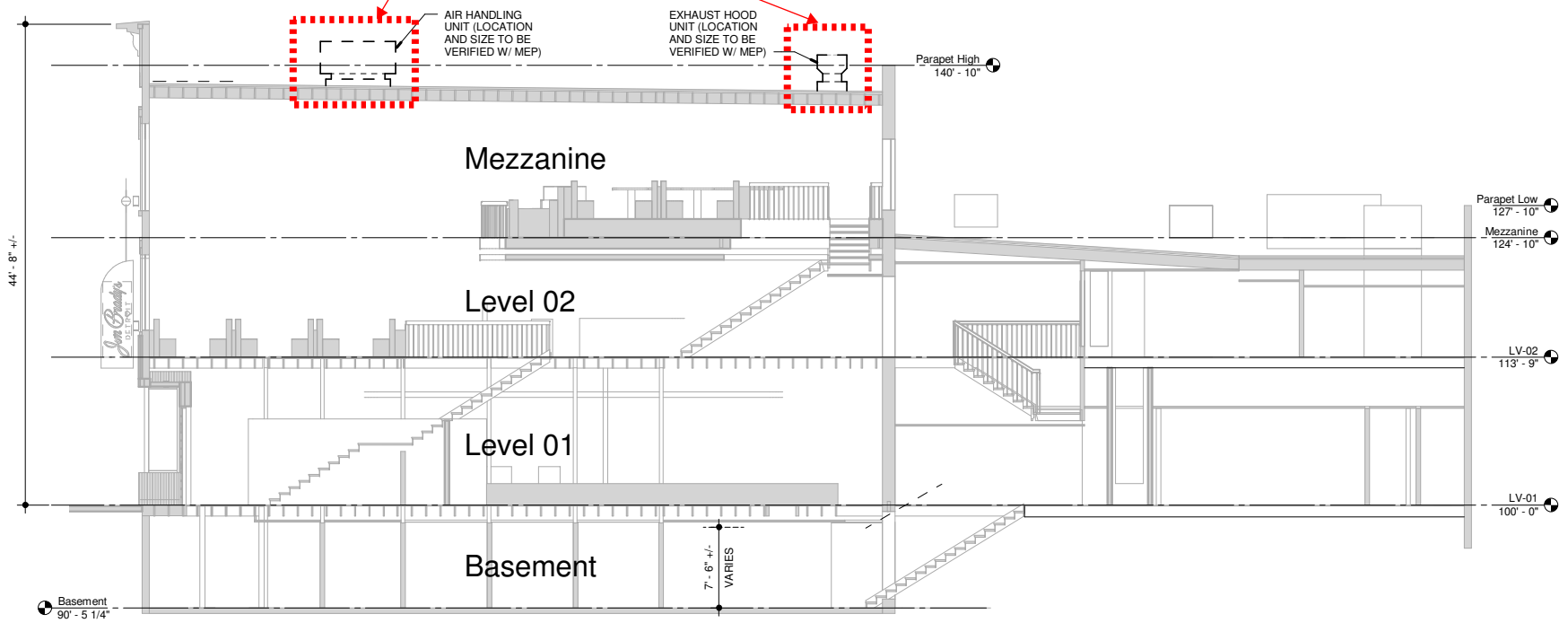
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ITEM 5) Install New Decorative Cornice along Existing Facade.

ITEM 4) Install Mechanical Units on Existing Roof (and out-of-site from Main Street View) to accommodate Restaurant Modifications.

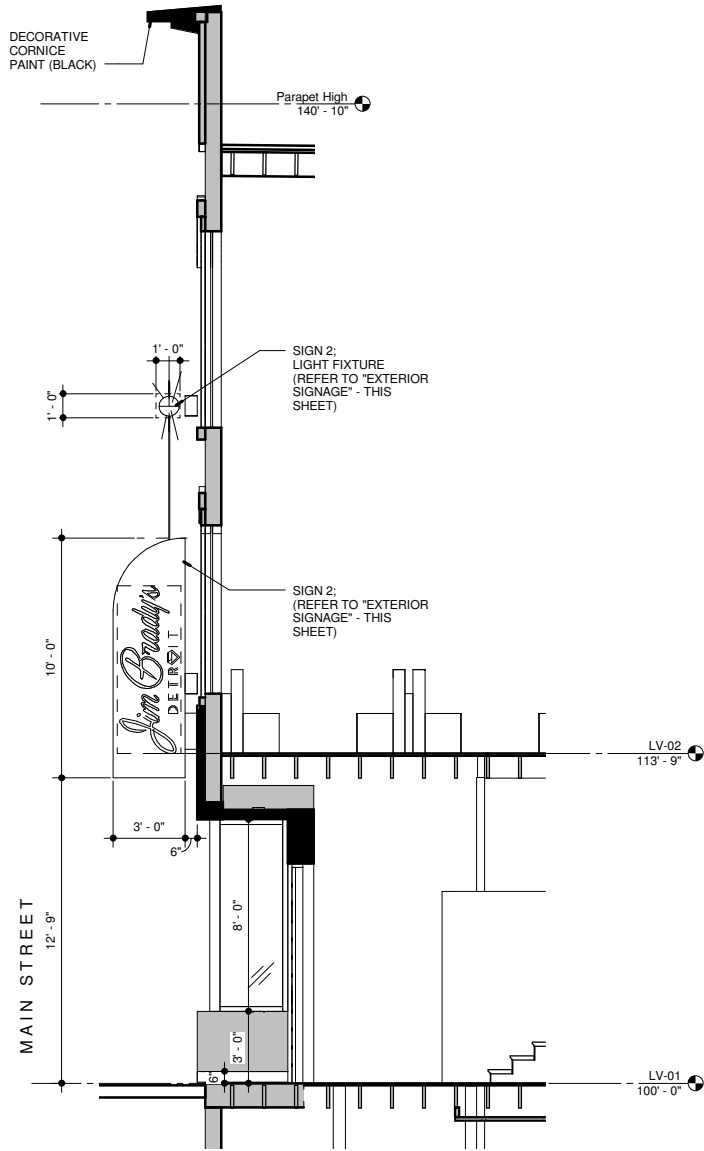


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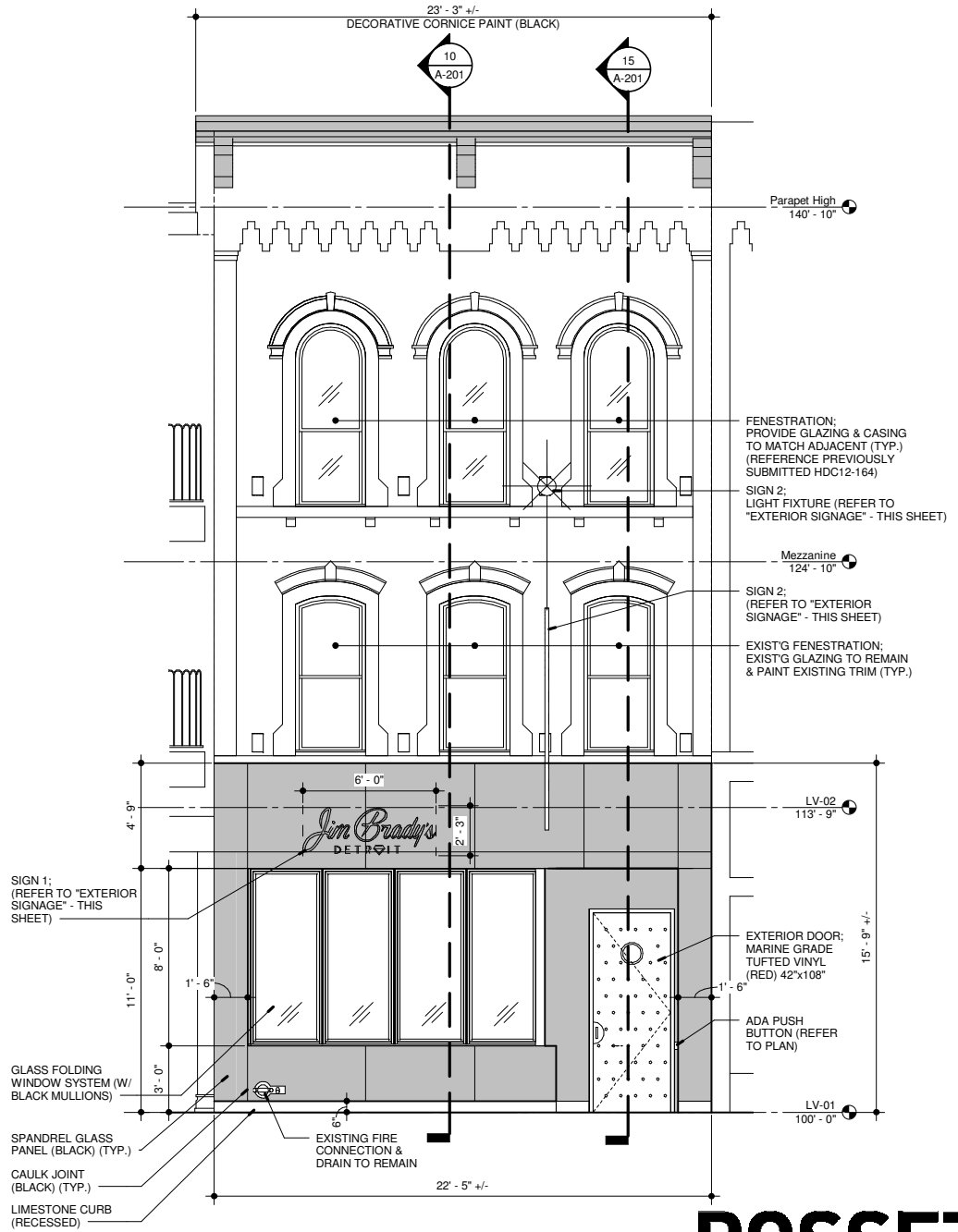
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PROPOSED WALL SECTION

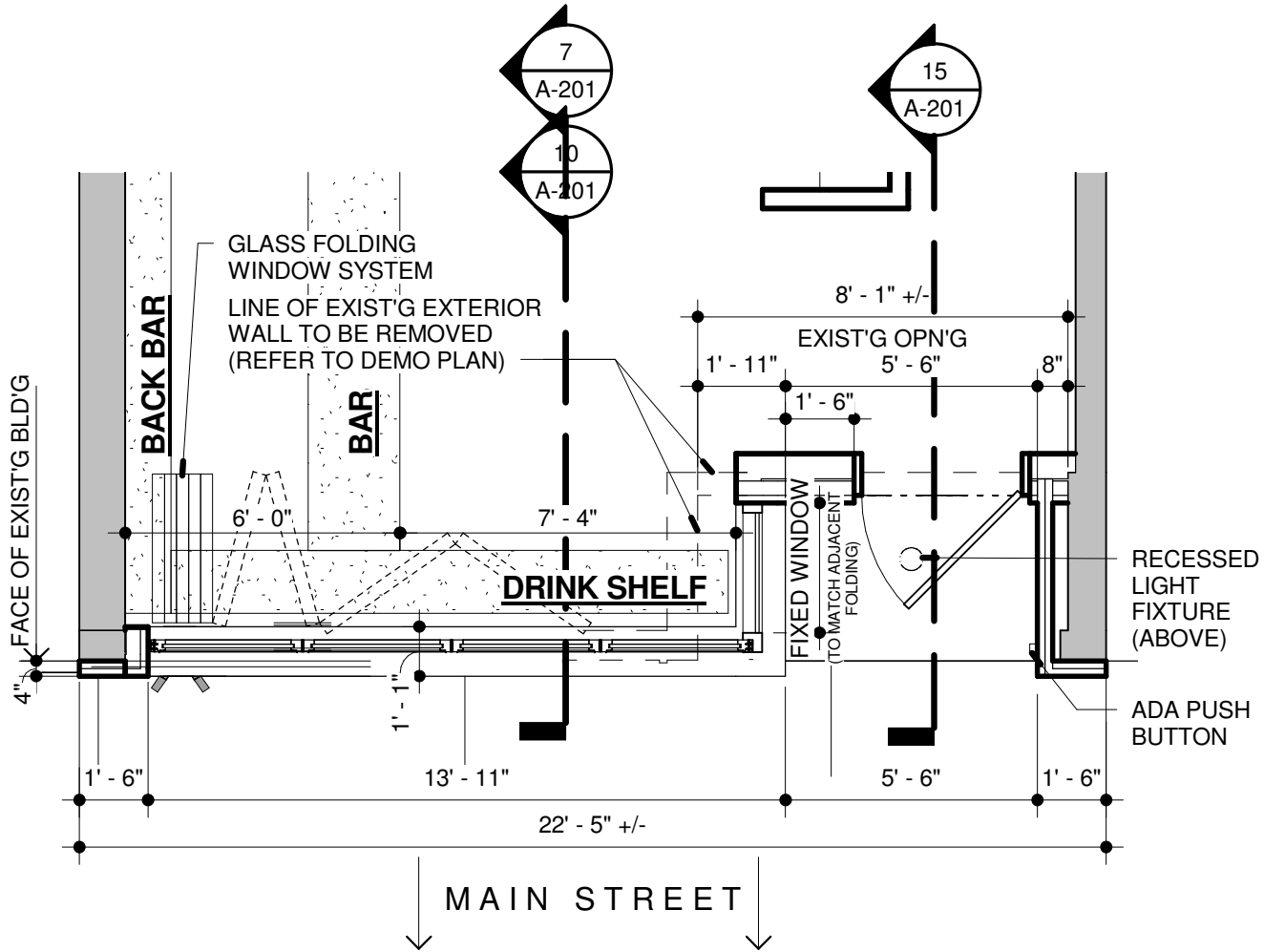


PROPOSED ELEVATION

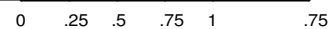


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PROPOSED FACADE PLAN



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**SIGN AREA CALCULATION:**

PROPOSED  
 SIGN 1: 14 SF  
 + SIGN 2: 29 SF = (28 + 1)  
 43 SF TOTAL

ALLOWED  
 22'-5" x 2 LN FT = 44.84 SF MAX.

PROPOSED < ALLOWED  
 43 SF < 44.84 SF

**SIGN 2 (BLADE SIGN LIGHT FIXTURE):**  
 NEON TUBE W/ LED UPLIGHT  
 AREA = 1 SF (SAME ON BOTH SIDES)

**SIGN 2 (BLADE SIGN):**  
 WHITE NEON LOGO W/ BLACK  
 METAL BLADE SUPPORT  
 AREA = 28 SF (SAME ON BOTH  
 SIDES)

**SIGN 1 (STOREFRONT SIGN):**  
 WHITE NEON SIGN  
 (6'-0" x 2'-3")  
 AREA = 14 SF MAX.

**SIGN AREA CALCULATION:**

PROPOSED  
 SIGN 1: 14 SF  
 + SIGN 2: 29 SF = (28 + 1)  
 43 SF TOTAL

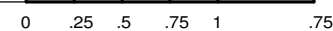
ALLOWED  
 22'-5" x 2 LN FT = 44.84 SF MAX.

PROPOSED < ALLOWED  
 43 SF < 44.84 SF

PROPOSED SIGNAGE

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PROPOSED MATERIALS

