

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 303 S Ashley Street, Application Number HDC 18-012

DISTRICT: Main Street Historic District

REPORT DATE: February 8, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 5, 2018

OWNER
Name: SMH Holdings LLC
Address: 303 S Ashley
 Ann Arbor, MI 48104
Phone:

APPLICANT
 Damian Farrell Design Group
 359 Metty Drive, Ste 4A
 Ann Arbor, MI 48103
 (734) 998-1331

BACKGROUND: The rear stuccoed part of this building is the 1920s era Staebler Filling Station. The filling station may have been owned later by Leo J. Gannon. The front brick portion is an addition that probably dates to the 1980s.

An October, 2000 article in the Ann Arbor Observer, written by Grace Shackman, says:

Early Staebler gas stations were built in a Spanish style, complete with red tile roofs. Although obscured by later additions, the stations at the corner of Liberty and Ashley (now Dream On Futons) and Fourth and Detroit (now Argiero's) still reveal traces of their original style. Other Mediterranean-style buildings included Erle Koons's station on the southeast corner of Liberty and First (now Painters Supply & Equipment) and the stucco-and-tile Hunter station at Huron and First (now Fine Flowers).

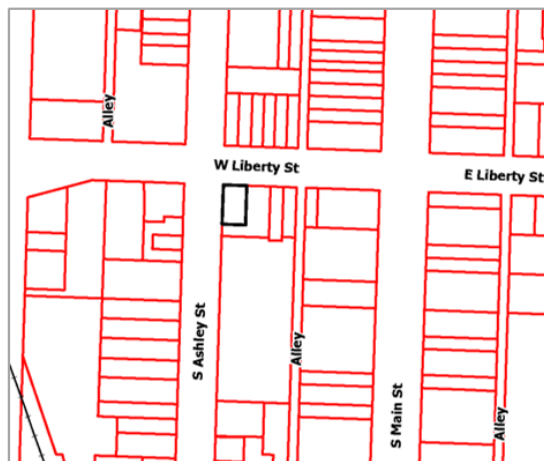
In June, 2014 the HDC approved an application to install two new signs and a front door for the Beer Grotto.

LOCATION: The site is on the southeast corner of South Ashley Street and East Liberty Street.

APPLICATION: The applicant seeks HDC approval to add a large fixed canopy over the courtyard between the front addition and the filling station. The canopy has panels that zip in and out to make a seasonal enclosure.

APPLICABLE REGULATIONS:

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



- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (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):

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

From the Ann Arbor Historic District Design Guidelines:

Guidelines for All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

STAFF FINDINGS:

1. The proposed canopy is 26' wide and between 15' and 28' deep. It consists of black and clear vinyl panels stretched over an aluminum frame, with a fixed roof and removable vinyl wall panels. No changes are proposed to the existing concrete and

brick paver patio surface underneath. The canopy stretches from the old and new parts of the building to the property line. The aluminum supports are slightly inset from the west property line. The canopy will be attached to the building in a way that is minimally invasive, and if removed, would cause no significant damage to the historic building. It is lower than the height of the existing building – 13'6" at the point of attachment to the building, sloping down to 8' at the sidewalk.

2. The canopy will stay in place year-round. As such, it will be required to go through the site plan process. An existing tent that has recently been cited for zoning violations would be removed.
3. Staff believes the work is appropriate 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*.

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.)

I move that the Commission issue a certificate of appropriateness for the application at 303 South Ashley Street, a contributing property in the Main Street Historic District, to add a fixed canopy with removable panels, 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 all additions, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10 and the guidelines for building site and neighborhood setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 303 S Ashley 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.

303 S Ashley (August 2017 Courtesy Google)



303 S Ashley (September 2014, courtesy Google)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

Phone: 734.794.6265 ext. 42608

Fax: 734.994.8460

ithacher@a2gov.org

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER SMH Holdings LLC		HISTORIC DISTRICT Main Street Historic District	
PROPERTY ADDRESS 303 S. Ashley St.		CITY ANN ARBOR	
ZIPCODE 48104	DAYTIME PHONE NUMBER ()	EMAIL ADDRESS sabinahirachian@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) PO Box 130955		CITY Ann Arbor	STATE, ZIP MI, 48113

PROPERTY OWNER'S SIGNATURE

SIGN HERE		PRINT NAME	SABRINA HIRACHIAN	DATE	11.16.17
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Damian Farrell Design Group. PLLC			
ADDRESS OF APPLICANT 359 Metty Drive. Ste 4A			CITY Ann Arbor
STATE MI	ZIPCODE 48103	PHONE / CELL # (734) 998 1331	FAX No ()
EMAIL ADDRESS dfarrell@dfdgonline.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE		PRINT NAME	X Damian Farrell FAIA. LEED AP	DATE	1.17.2018
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BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

SEE ATTACHMENT "A"

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

SEE ATTACHMENT "A"

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

Damian Farrell Design Group, PLLC

359 Metty Drive, Suite 4A
Ann Arbor, Michigan 48103
734.998.1331 phone

www.dfdgonline.com



HISTORIC DISTRICT COMMISSION

1.17.2018

THE BEER GROTTO

ATTACHMENT A

Proposed New Work:

This project involves the installation of a canopy over the existing patio area at The Beer Grotto, located at 303 North Ashley Street. Ann Arbor.

The structure is a flexible, vinyl fabric stretched over a light-weight aluminum structure with that is attached to the existing building at a number of single points through the use of expansion bolts and aluminum brackets.

As far as possible, the bolts will be attached through grout joints and not the concrete masonry wall units to minimize any damage to the block units.

The canopy will not overhang the sidewalk and is being held away from the property line along the south side to preserve the tree and planter located in the south east corner of the patio.

Describe Conditions that Justify the Proposed Changes:

This site at 303 South Ashley has a particular hardship that is fairly unique in downtown Ann Arbor. Most sites, at the street level in the downtown are developed to their maximum footprint which is typical of any successful, dense, urban core.

This property has an historic resource as part of the structure with an awkward addition to the original gas station building that leaves more than 50% of the site open and unusable, except during warm weather. Historically, this has been a tough site for business to succeed for these reasons.

The Beer Grotto, like so many restaurants, bars, coffee shops and other gathering spots in the downtown area, have a loyal following that contribute to the vibrant success of our downtown.

Allowing the addition of this structure, which is ultimately easily removed, will go a long way to ensure the sustainability of this well-loved place. This canopy will allow useable space that is better proportioned to the size of the property and will help relieve the pressure on the very small and awkward interior space of the existing building.

The light-weight, delicate structure will preserve views of the historic resource through large transparent panels in the walls and ceilings when the wall panels are in place. When the wall

panels are removed in the warm months, the historic structure will be easily seen. A large transparent panel in the roof of the canopy will allow light onto the walls of the historic part of the existing building, recognizing its importance in the fabric of the streetscape.

The selection of a black fabric and black painted structure for the canopy is deliberate in the desire to make this canopy recede visually as much as possible.

In the warm months, this canopy, with its removable side panels, will shade the hot, west-side patio of The Beer Grotto, enabling a liveliness and activation of the sidewalk that has proven so successful in contributing to the highly desirable downtown of our city.

The canopy replaces the existing tent structure that has occupied the patio area in a very unsightly manner for a long time.

DESCRIPTION

The land referred to in this Commitment is located in the City of Ann Arbor, County of Washtenaw, State of Michigan, and described as follows:

West 40 feet of Lot 1, Block 3 South, Range 3 East, Original Plat of 18 Townships 36 North, Range 3 East, Township 36 North, Range 3 East, and 153, Washtenaw County Records.

Commonly known as: 303 S. Ashley Street, Ann Arbor, MI 48104.

BENCHMARKS

BENCHMARK #1 ELEV. = 834.36 (NAVD 86)
Spike in asphalt parking lot located
155' South of CL Liberty Street
110' East of CL S. Ashley Street

BENCHMARK #2 ELEV. = 838.17 (NAVD 86)
Spike in North side of utility pole located
165' South of CL Liberty Street
155' East of CL S. Ashley Street

W. LIBERTY ST. (66' R.O.W.)

Fnd. Iron
(Intersection)

Fnd. Iron
(Intersection)

S. ASHLEY ST. (66' R.O.W.)

303 S Ashley St, Ann Arbor, MI 48104

TOPOGRAPHIC SURVEY

303 S Ashley St, Ann Arbor, MI 48104

PART OF THE N.E. 1/4 OF SECTION 29, BLOCK 3, R3E
VILLAGE OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

STAMP:



PROJECT NO:
17500153

SHEET NO:
TO

SHEET: 1 OF 1

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LOCATION MAP

NOT TO SCALE

LEGEND

- Iron - Set
- Catch Basin
- Fire Hydrant
- Set Wood Stake
- Utility Pole
- Overhead Utility
- Light Pole
- Water Valve
- Gas Valve
- Hand Hole
- Ballast
- Stop Sign
- Parking Meter
- Electric Rack
- FD Sprinkler Connect
- Asphalt
- Concrete
- Building

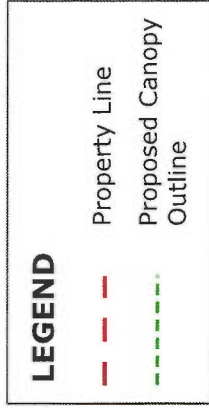
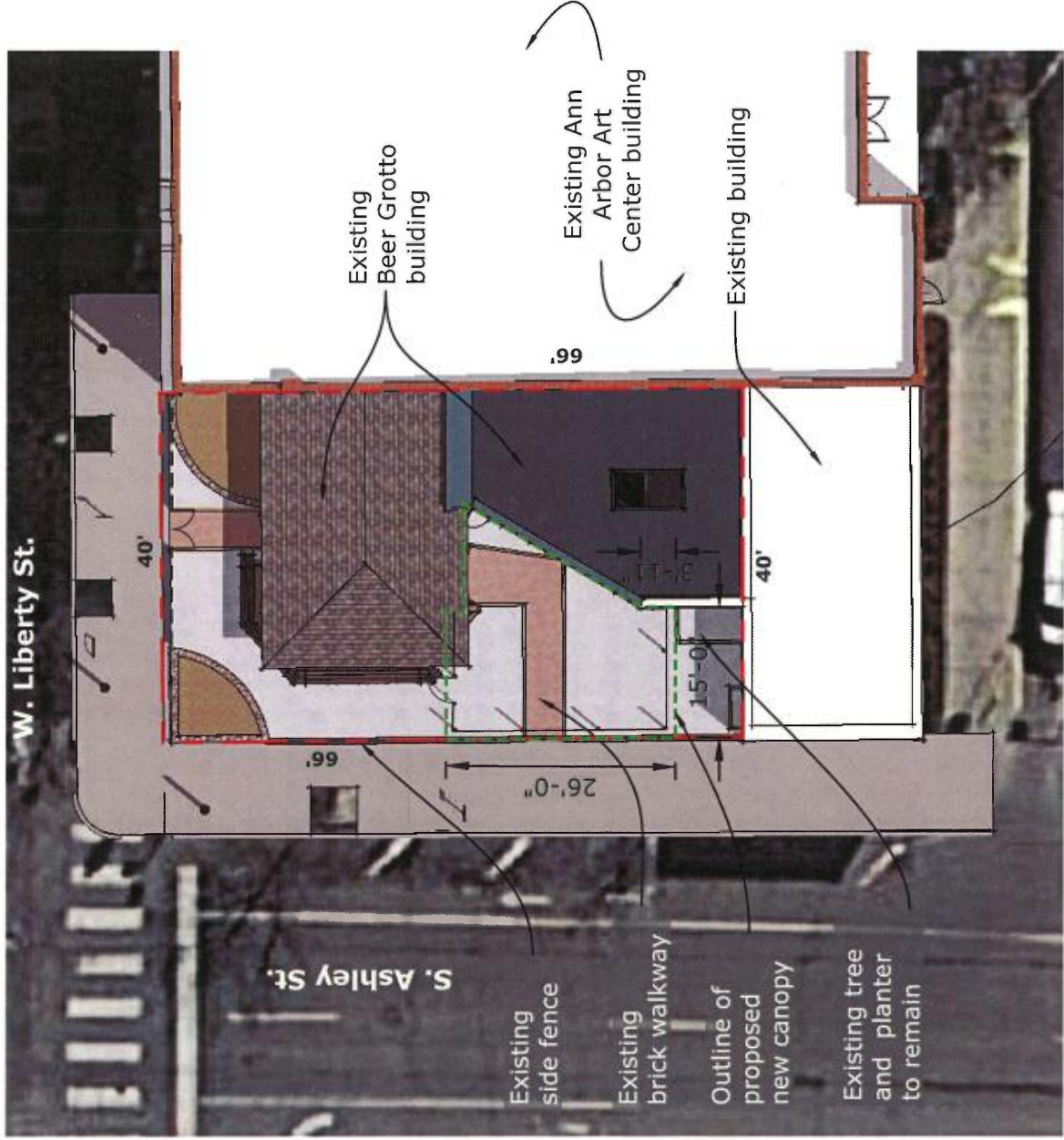


SCALE: 1" = 10'

This survey was made from the legal description shown above.
The description should be compared with the Abstract of Title
or Title Policy for accuracy, easements and exceptions.

811 Know what's below
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL RECORDS AND FIELD SURVEY. THEY SHOULD NOT BE INTERPRETED TO BE ANY OTHER THAN THE INFORMATION PROVIDED IN THIS AREA.
THESE ARE NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THIS INFORMATION.



The Beer Grotto

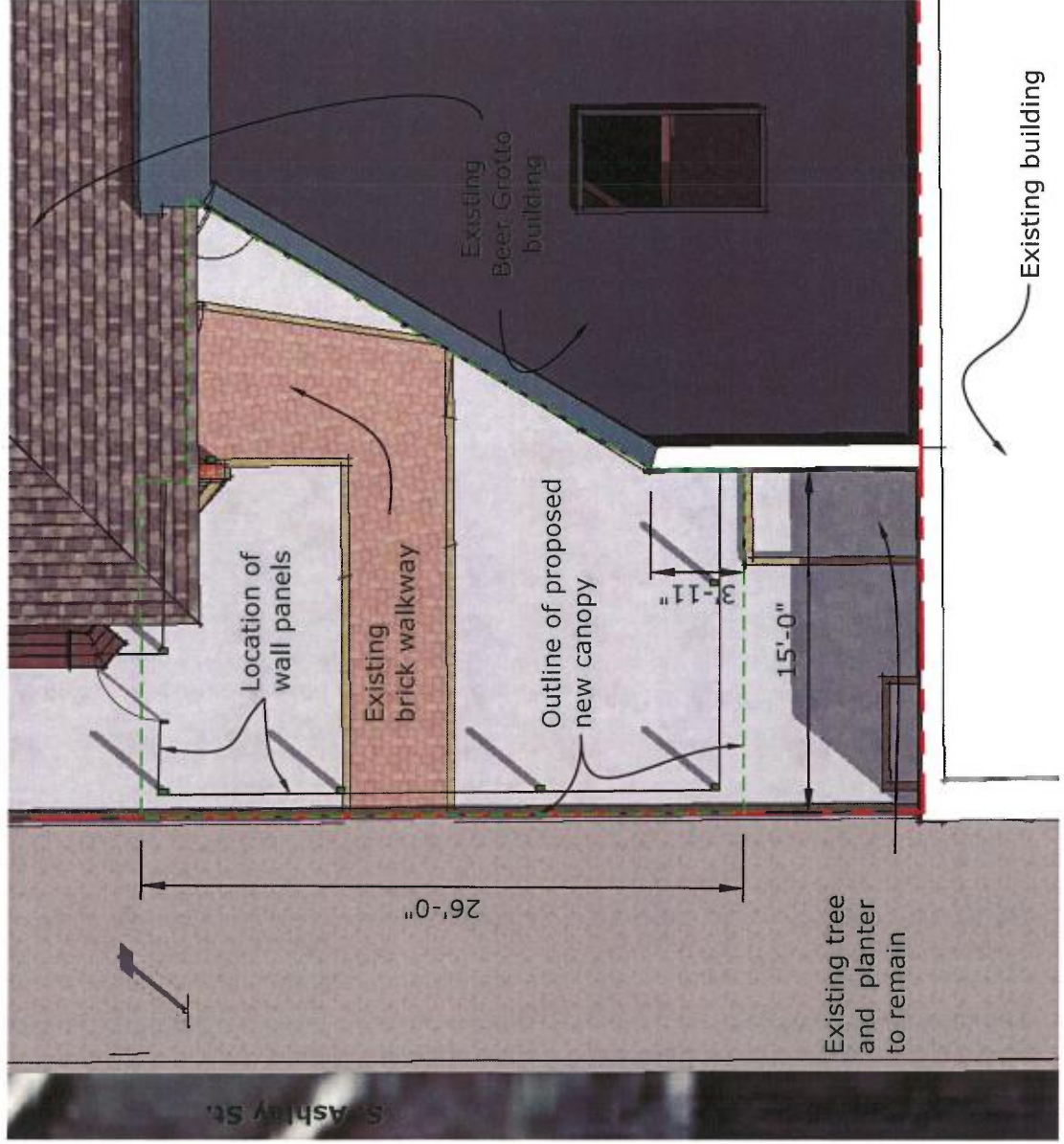
303 S Ashley St, Ann Arbor, MI 48104



1 Site Plan
1" = 20'

HDC Submission 1.16.18

W. Liberty St.



LEGEND

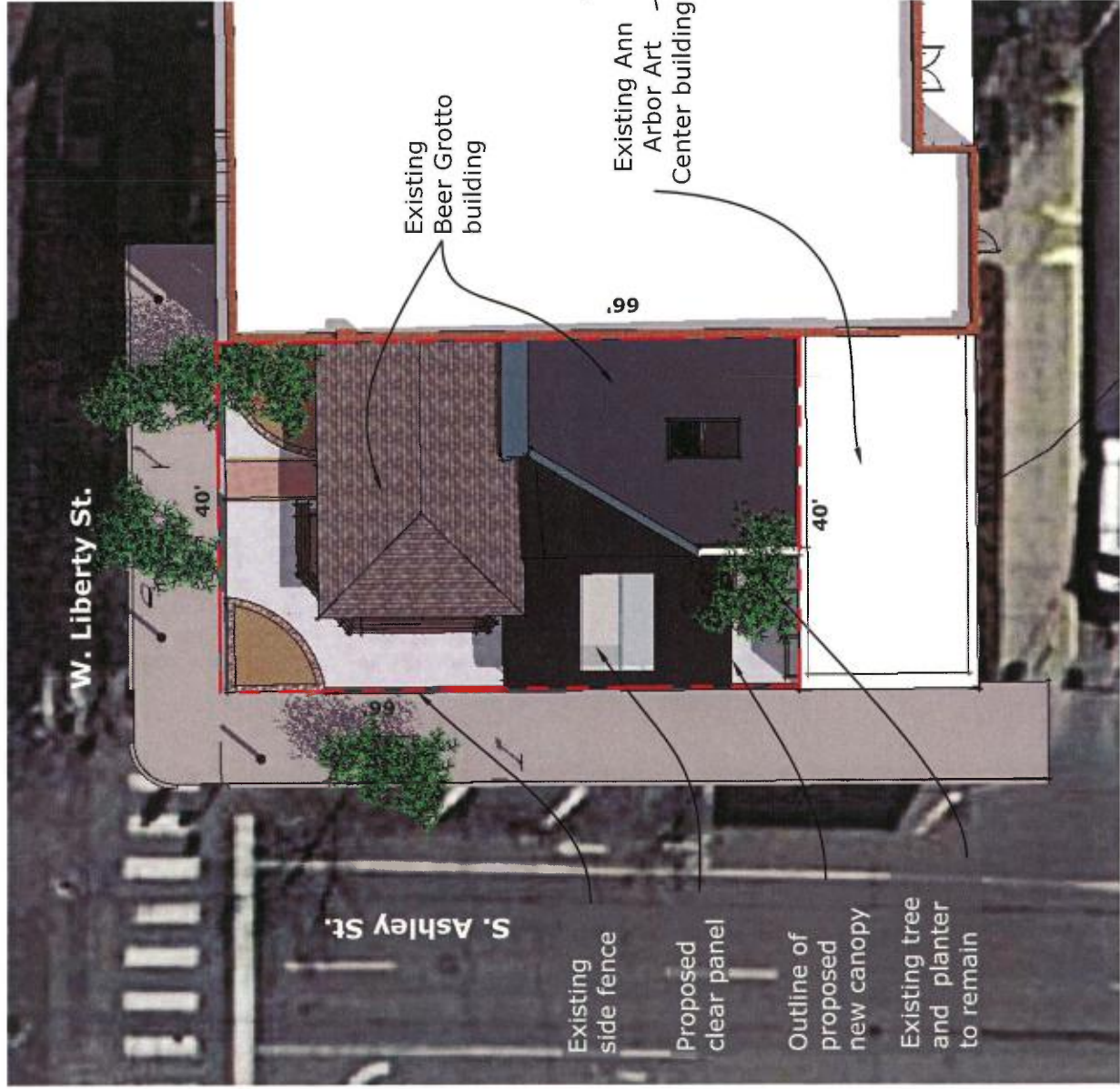
- Property Line
- Proposed Canopy Outline

The Beer Grotto

303 S Ashley St, Ann Arbor, MI 48104



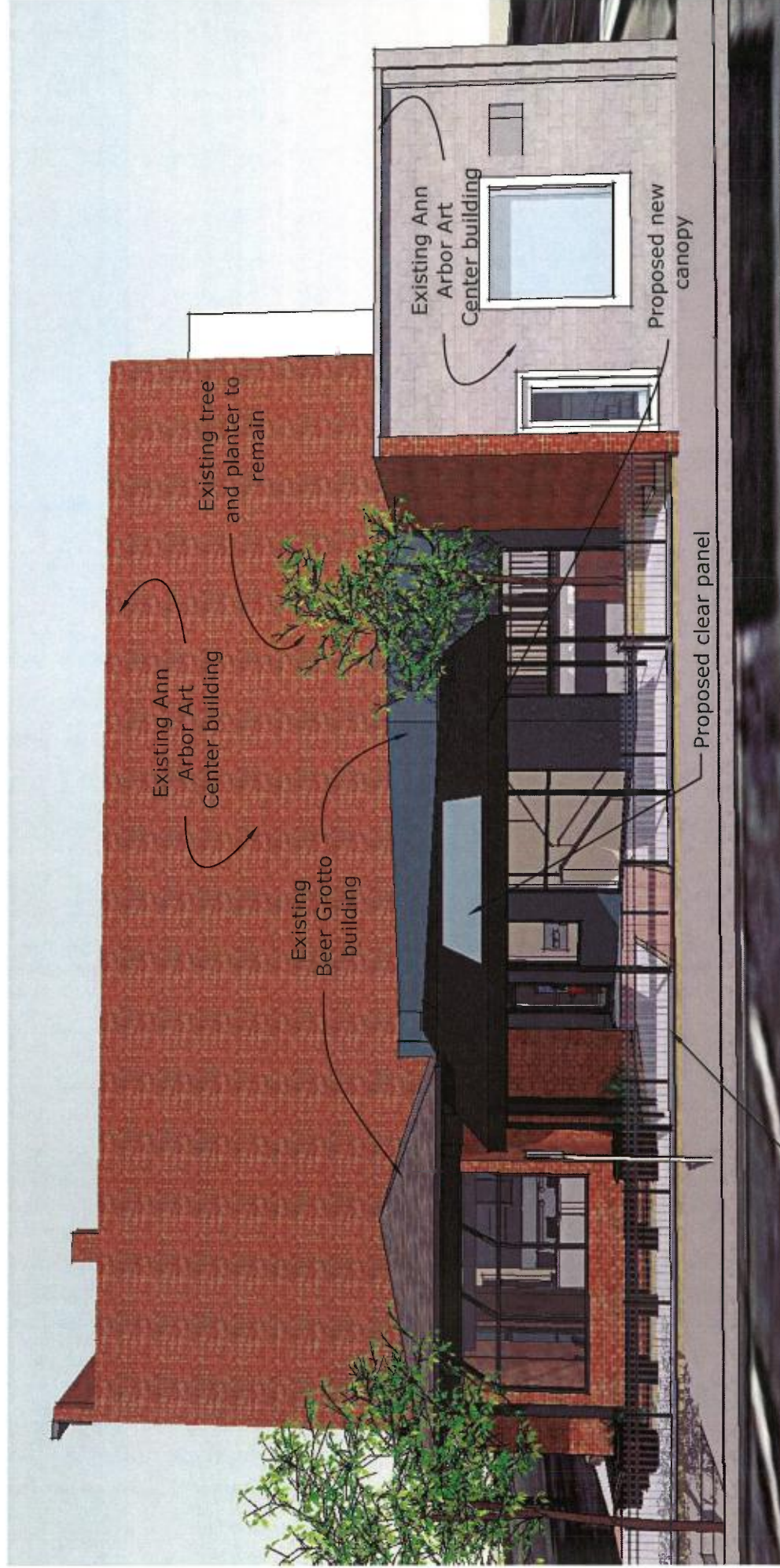
1 Floor Plan
1/8" = 1'-0"



LEGEND

--- Property Line

— Proposed New Canopy



Existing fence

West Elevation w/o Panels

The Beer Grotto

HDC Submission 1.16.18

303 S Ashley St, Ann Arbor, MI 48104



West Elevation with Panels

The Beer Grotto

303 S Ashley St, Ann Arbor, MI 48104

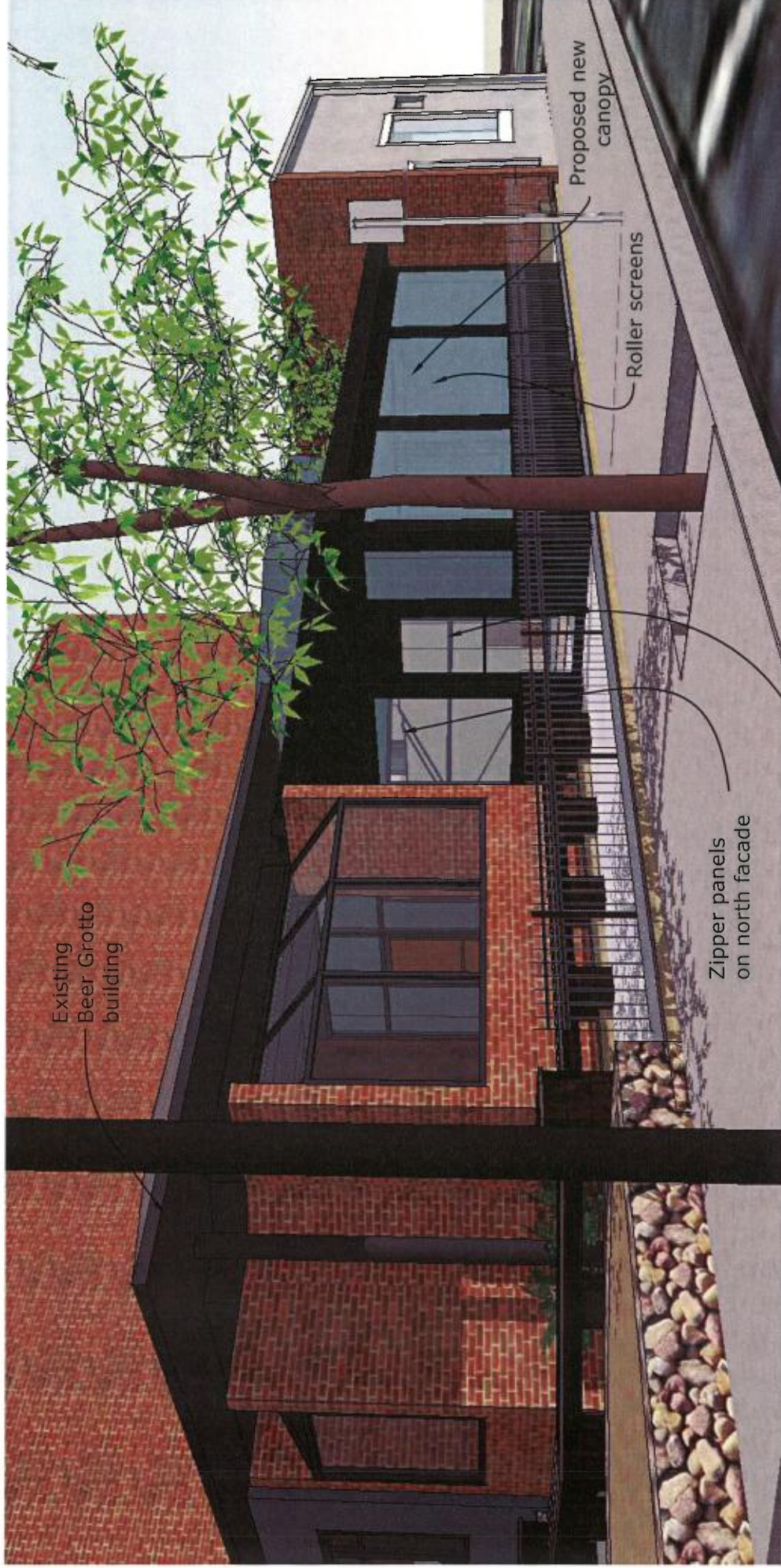


West Elevation with panels & sidewalk furniture

The Beer Grotto

HDC Submission 1.16.18

303 S Ashley St, Ann Arbor, MI 48104



North Elevation with panels

The Beer Grotto

303 S Ashley St, Ann Arbor, MI 48104



North Elevation without panels

The Beer Grotto

303 S Ashley St, Ann Arbor, MI 48104



South Elevation with panels

The Beer Grotto

HDC Submission 1.16.18

303 S Ashley St, Ann Arbor, MI 48104



South Elevation without panels

The Beer Grotto

303 S Ashley St, Ann Arbor, MI 48104



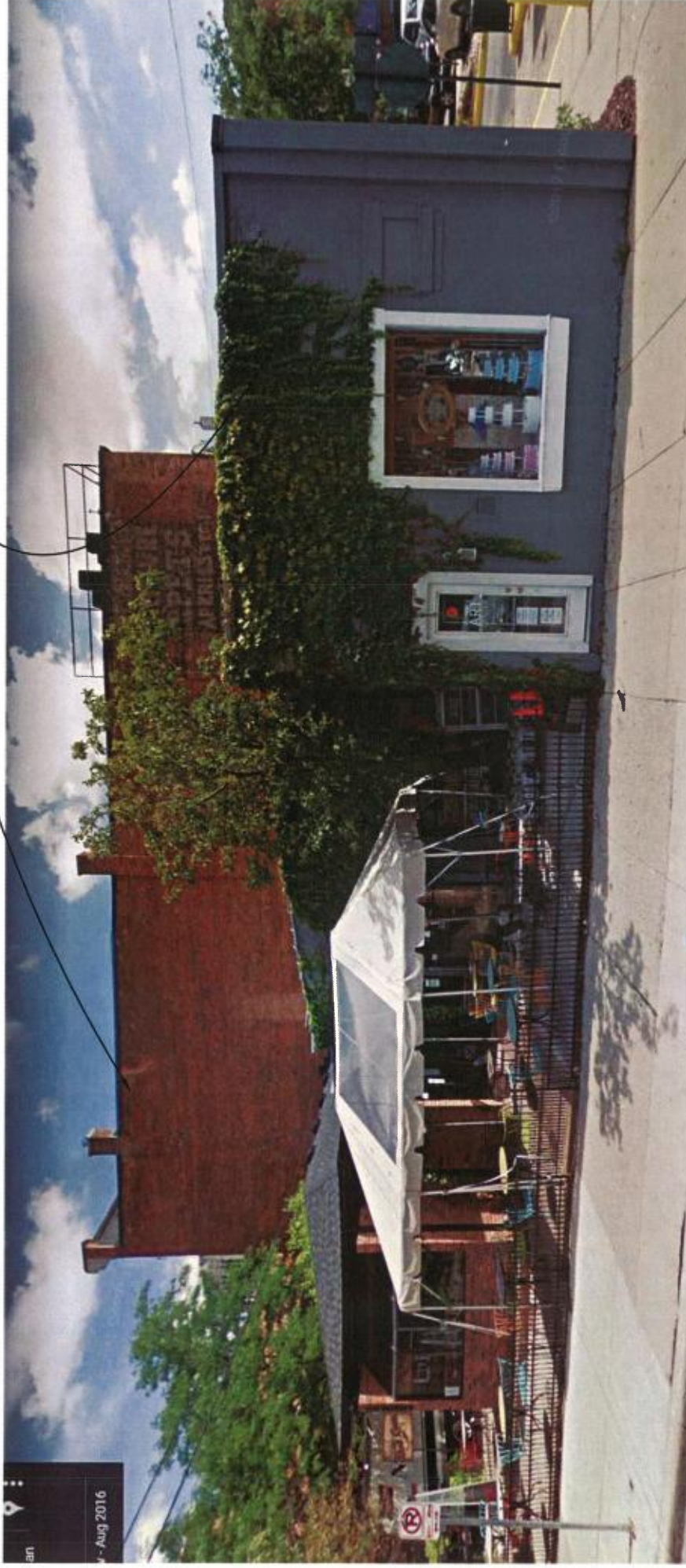
The Beer Grotto

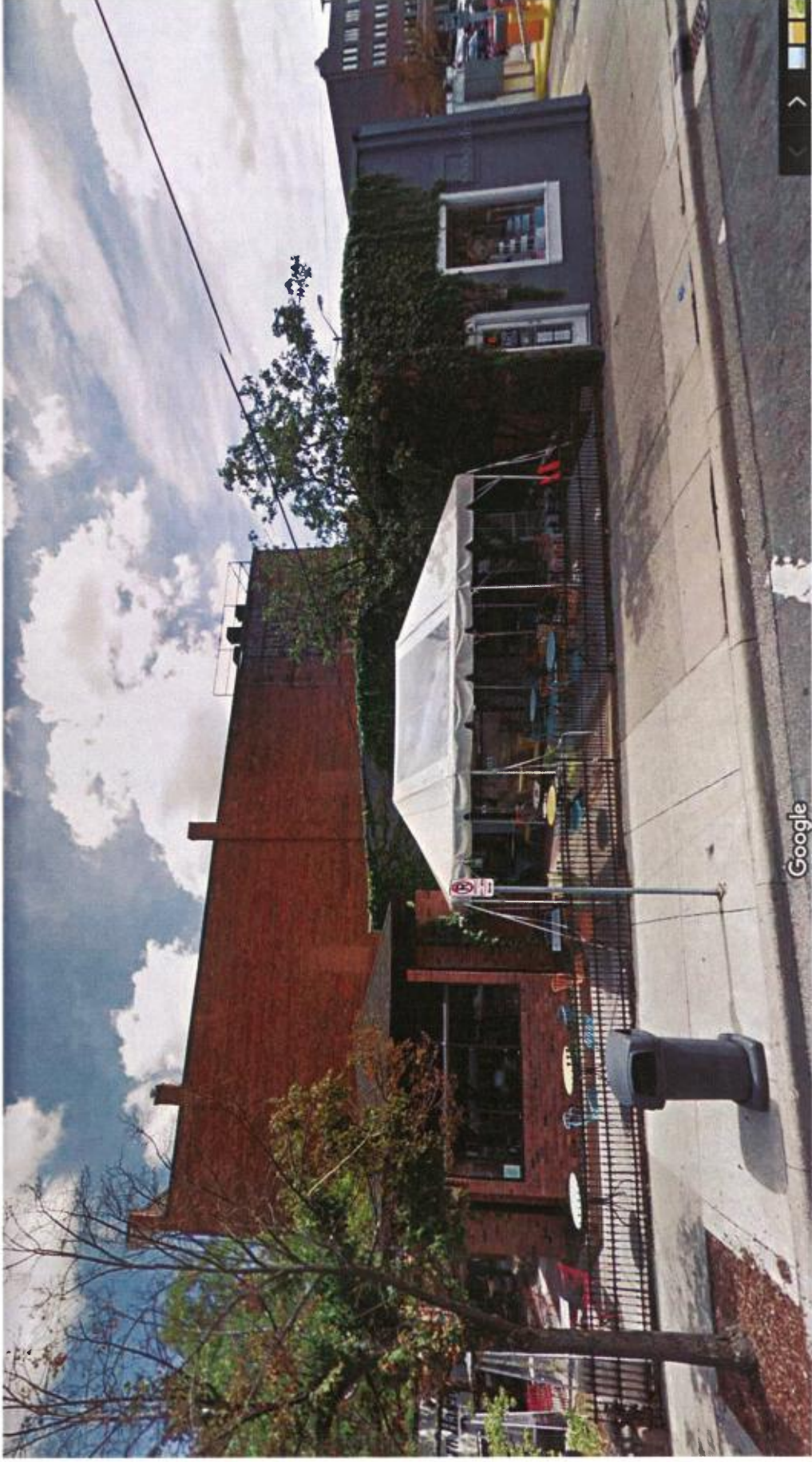
Aerial view with panels

HDC Submission 1.16.18

303 S Ashley St, Ann Arbor, MI 48104

Existing Ann Arbor Art Center building



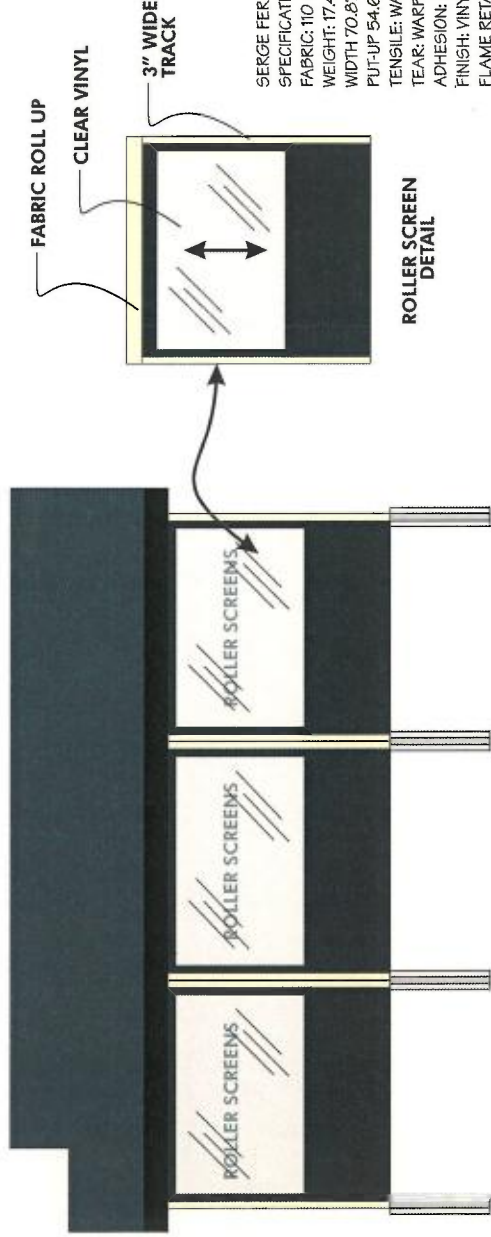


The Beer Grotto

303 S Ashley St, Ann Arbor, MI 48104

HDC Submission 1.16.18

Existing conditions



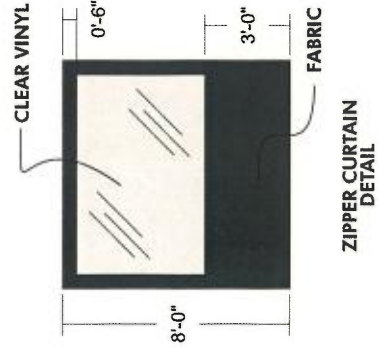
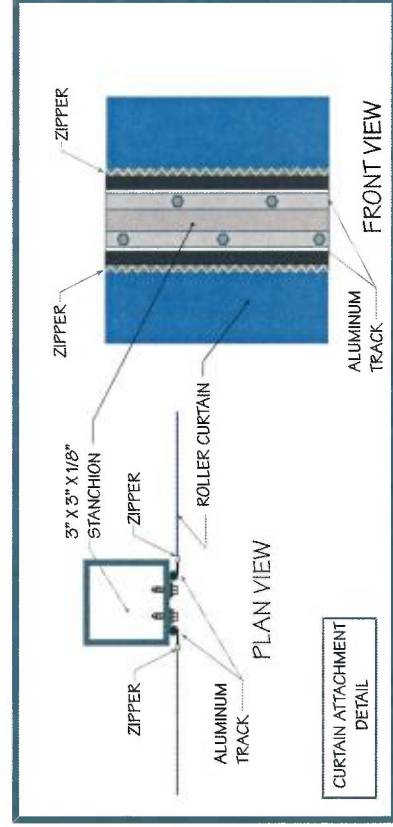
**ANDERSON 36" X 80"
3000 SERIES BLACK STORM DOOR**

MODEL NUMBER: H35ER3001
SPECIFICATIONS:
HEIGHT: 80"
WIDTH: 36"
THICKNESS: 1.5"
COLOR FINISH: BLACK
RIGHT HAND OUTSWING STORM DOOR
MATERIAL: ALUMINUM
WEIGHT 67.871 POUNDS

FRONT ELEVATION

GERGE FERRARI PRECONTRANT 502 BLACK
SPECIFICATIONS:
FABRIC: 110 DTEX PES HT
WEIGHT: 17.4 OZ PER SQ. YRD. EN ISO 2286-2
PUT-UP 54.68 LYDS/ 50 MM ROLL
TENSILE: WARP/WFT 270/240 LBS./INCH ASTM D 751-06
TEAR: WARP/WFT 40/30 LBS. ASTM D 571-06
ADHESION: 20 LBS. / 2 IN. EN ISO 2411
FINISH: VINYL COATED, BI FACE VARNISH
FLAME RETARDANT TO THESE NORMS:
METHOD UNFPA 701 CSFM T-19 CLASS A / ASTM E84
TEST 2/ CAN ULC 9109 M2 / NFP 92-507 M2 / UNE 23.727-90
B1 / DIN 4102-1 BS 7837 B1 / ONORM A 3800-1
CLASSE 1 / UNI 9177-87 SP METHOD 2205 GROUP 1 / A / NZS 3837
1530.1 / AS / NZS VKF 5.3 / SN 198898 G1 / GOST 30244-94
EUROCLASS: B-S2,do / 13501-1

**ROLLER SCREEN
DETAIL**



NOTES:

1. STEEL SUBSTRUCTURE CONSISTING OF 4" X 6" STEEL AND 3" X 5" STEEL BEAMS WILL BE SECURED TO BUILDING THE 4" X 6" STEEL BEAM IS ATTACHED TO MASONRY ON THE RIGHT AND FASTENED TO THE BRICK WALL ON THE LEFT SIDE. THE 3" X 5" BEAM IS FASTENED TO BRICK WALL ON THE LEFT AND SUPPORTED BY (6) 3" X 3" STEEL POSTS.
2. FRAMES ATTACHED WITH (15) Z-BRACKETS WITH LEAD ANCHORS
3. THERE IS NO CLAMP SYSTEM THE FRAMES WILL BE SECURED TO BRICK AND STUCCO USING Z-BRACKETS WITH LEAD ANCHORS.
4. (1) 3" X 3" POST ATTACHES TO WALL WITH (5) L-BRACKETS WITH LEAD ANCHORS
5. (6) 3" X 3" STANCHIONS INTO 8" X 3'-6" ROUND CONCRETE FOOTINGS WILL NOT AFFECT THE INTEGRITY OF THE OUTDOOR SPACE.
6. THE STANCHIONS WILL NOT AFFECT EXISTING CONCRETE OF BRICK PAVERS.
7. (1) STANCHION ATTACHED TO BRICK WALL AND ALL OTHER STANCHIONS INTO CONCRETE FOOTINGS.