

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 113 South Fourth Avenue, Application Number HDC21-005

DISTRICT: Main Street Historic District

REPORT DATE: February 11, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 11, 2021

	OWNER	APPLICANT
Name:	111-113 S. Fourth Ave Condo Assoc	Richard W. Mitchell
Address:	113 S. Fourth Avenue Ann Arbor MI 48104	113 S. Fourth Ave Ann Arbor MI 48104
Phone:	(734) 417-9722	(734) 417-9722

LOCATION: The site is located on the east side of South Fourth Avenue, south of East Huron and north of East Washington.

BACKGROUND: There was a saloon at this location from the time the first courthouse was built in the 1830s until Prohibition. John Heinrich acquired the property in the 1860s and replaced the old wooden saloon with the brick building at 111. Despite its similarity in design and appearance, the building at 113 S. Fourth, which began life as a blacksmith and wagon shop, was not built until ca. 1890. The third floor was added in the mid-20th century. These two buildings were the vanguard of the preservation and downtown living movements in the 1970s when Estelle Schneider and Bonnie De Loof created residential units above the commercial space and pioneered loft living in Ann Arbor.



APPLICATION: The applicant seeks HDC approval to modify the existing non-original storefront window by pulling a section forward 4' to enclose a currently exposed light well, installing a new stone sill, and replacing two solid-core doors with same.

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.

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

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

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.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Storefronts

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

STAFF FINDINGS:

1. The original appearance of the storefront is unknown. A pre-1975 photo from the applicant shows a brick wall with one large window and a door, neither of which are original. The storefront currently has two brick columns with two recessed entry doors and a light well with railings on two sides. This application seeks to pull the glass walls out to enclose the light well, the main part of which would remain inside the storefront. The large new window would have a new stone sill installed in place of the current brick sill. A small light well between the entry doors would be filled in. The solid core

doors would be replaced with the same.

2. Staff believes the pulling the glass out to the face of the building is an improvement over the current recessed storefront. It is simple and compatible in design, size, scale, and material with historic resources nearby.
3. In summary, staff finds that the redesign of the storefront is appropriate 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 113 South Fourth Avenue, a contributing property in the Main Street Historic District, to modify the existing non-original storefront windows, install a new stone sill, and replace two solid-core doors with the same, 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 storefronts and windows, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, and 9 and the guidelines for storefronts and building site.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 113 S Fourth Avenue 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, historic documentation

Photos: 111 and 113 S Fourth Ave
(2010 File Photos)





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

jthacher@a2gov.org

Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER 111-113 S. FOURTH AVE. CONDO. ASSOC.		HISTORIC DISTRICT MAIN ST.	
PROPERTY ADDRESS 113 S. FOURTH AVE.		CITY ANN ARBOR	
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 417-9722	EMAIL ADDRESS RMITCHELL@MITCHELLANDMOUNT.COM	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) SAME		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE		PRINT NAME	HOWARD W. MITCHELL	DATE	1.18.21
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) RICHARD W. MITCHELL			
ADDRESS OF APPLICANT 113 S. FOURTH AVE.			CITY ANN ARBOR
STATE MI.	ZIP CODE 48103	PHONE / CELL # (734) 417-9722	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE		PRINT NAME	X	DATE	
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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).

MOVE 6' SECTION OF STOREFRONT APPROX. 4' WEST TO ENCLOSE EXISTING LIGHT WELL THAT WAS CREATED IN 1975 REMODEL.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

THE EXISTING LIGHT WELL HAS BECOME A HAVEN FOR BIRDS, INSECTS AND BAD HUMAN BEHAVIOR. THE LIGHT WELL REMAINS VIABLE AND WILL CONTINUE ITS USAGE.

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"

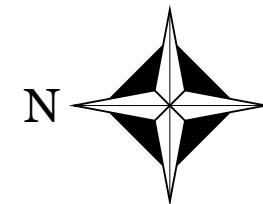
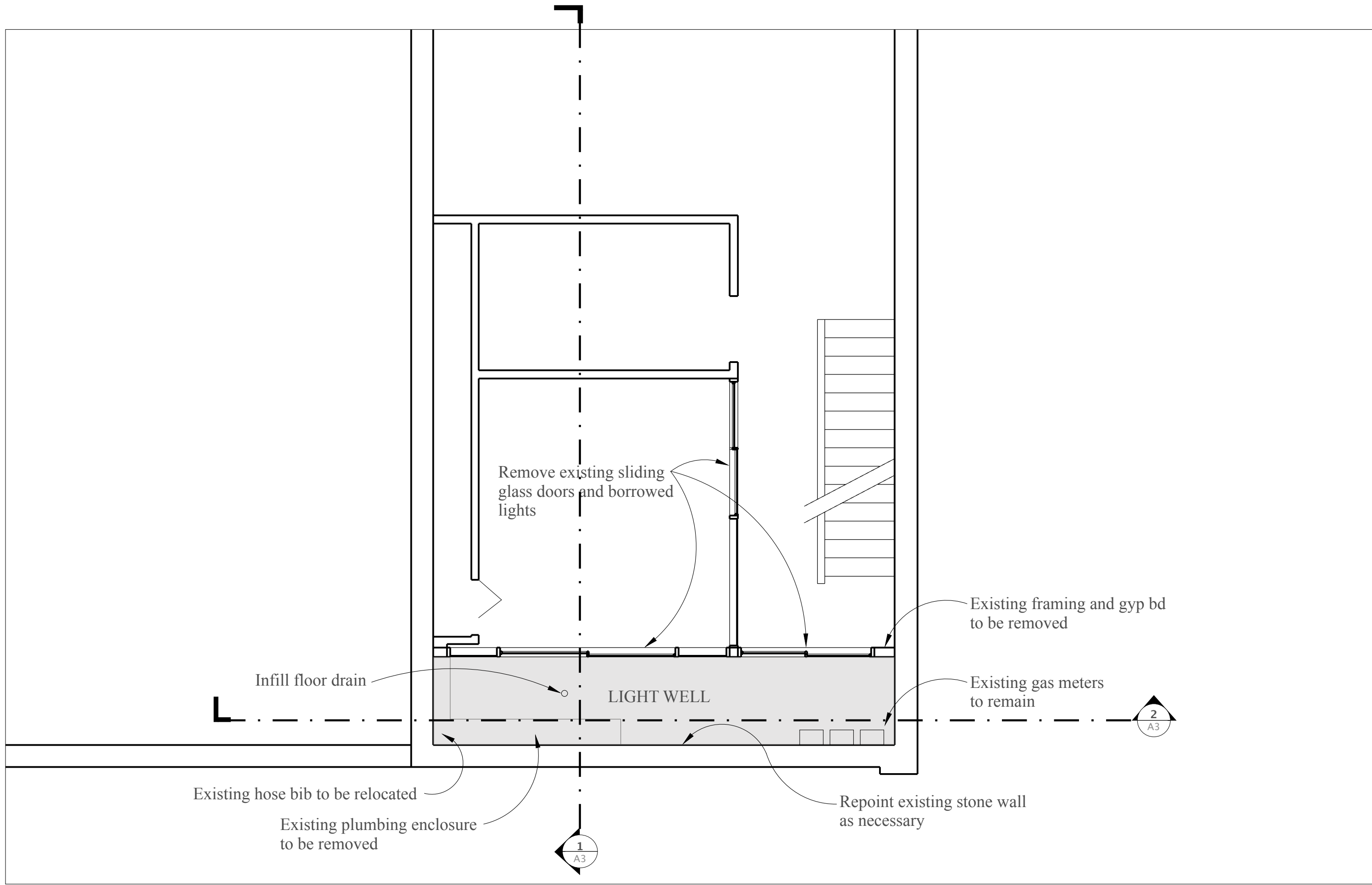
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

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

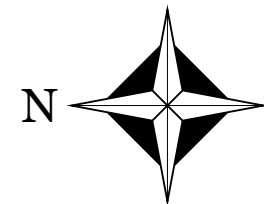
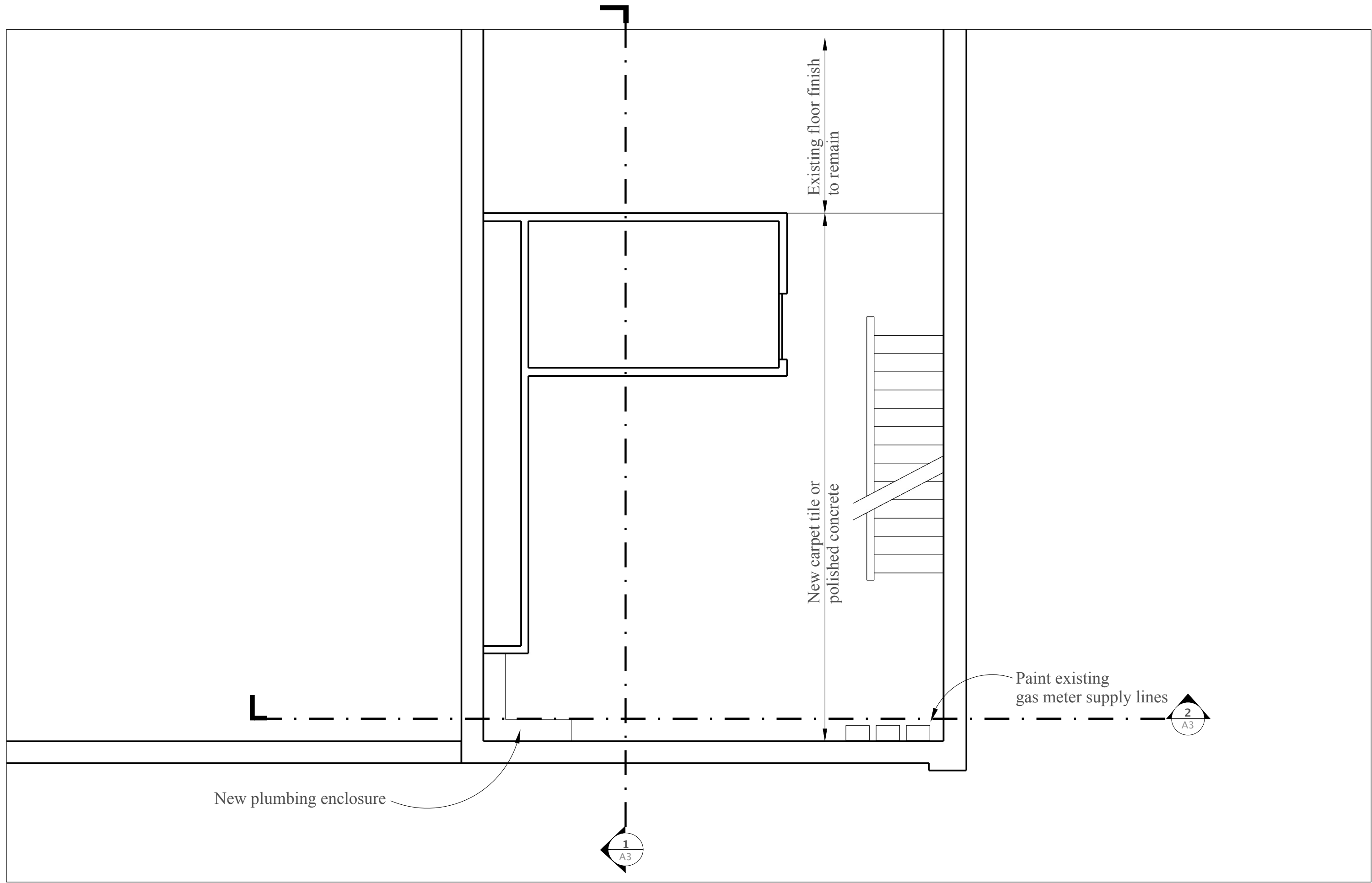
OFFICE USE ONLY

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	



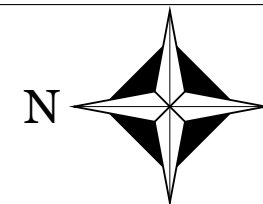
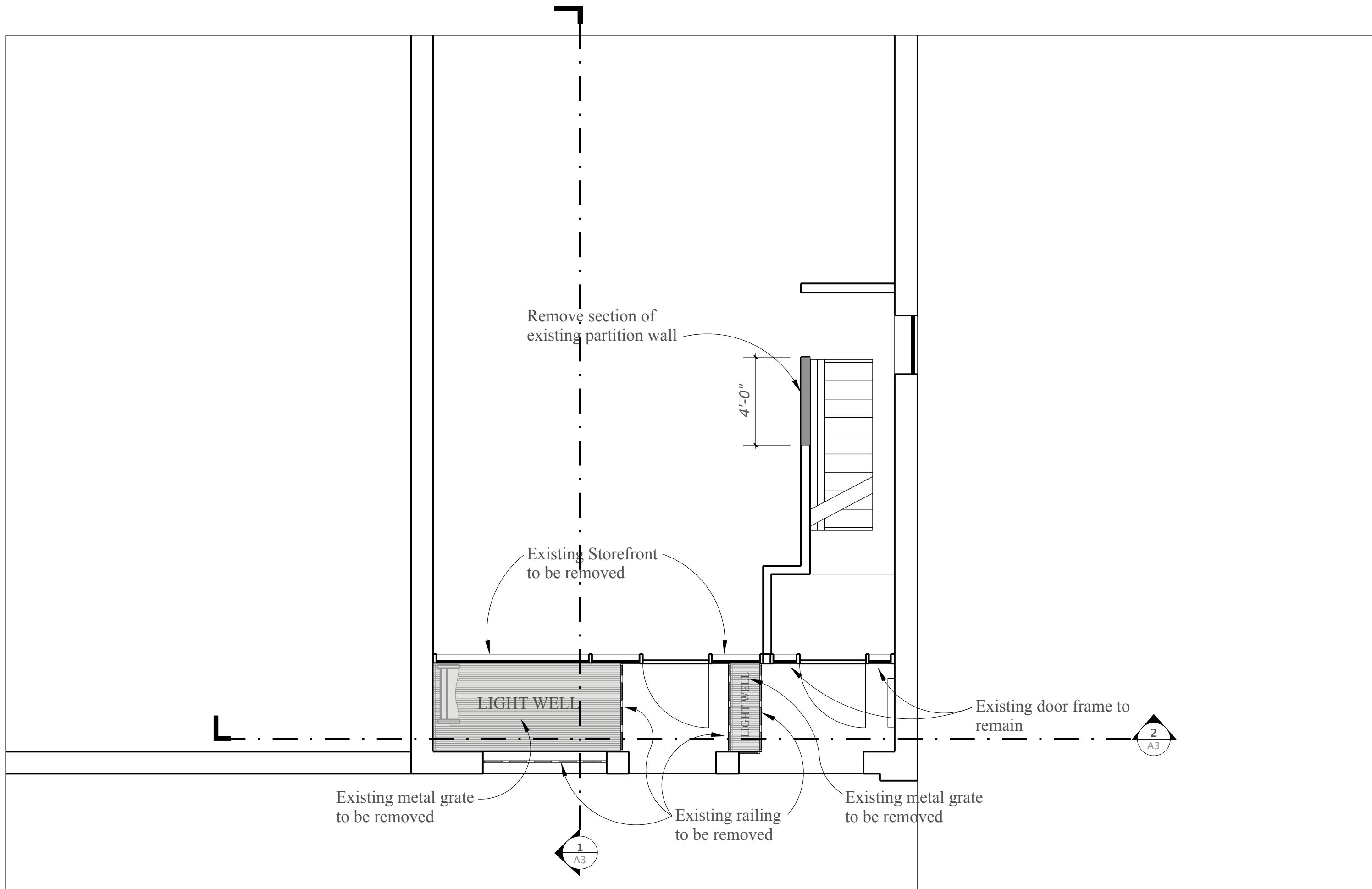
BASEMENT - EXISTING

SCALE: 1/4" = 1'-0"



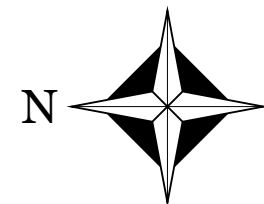
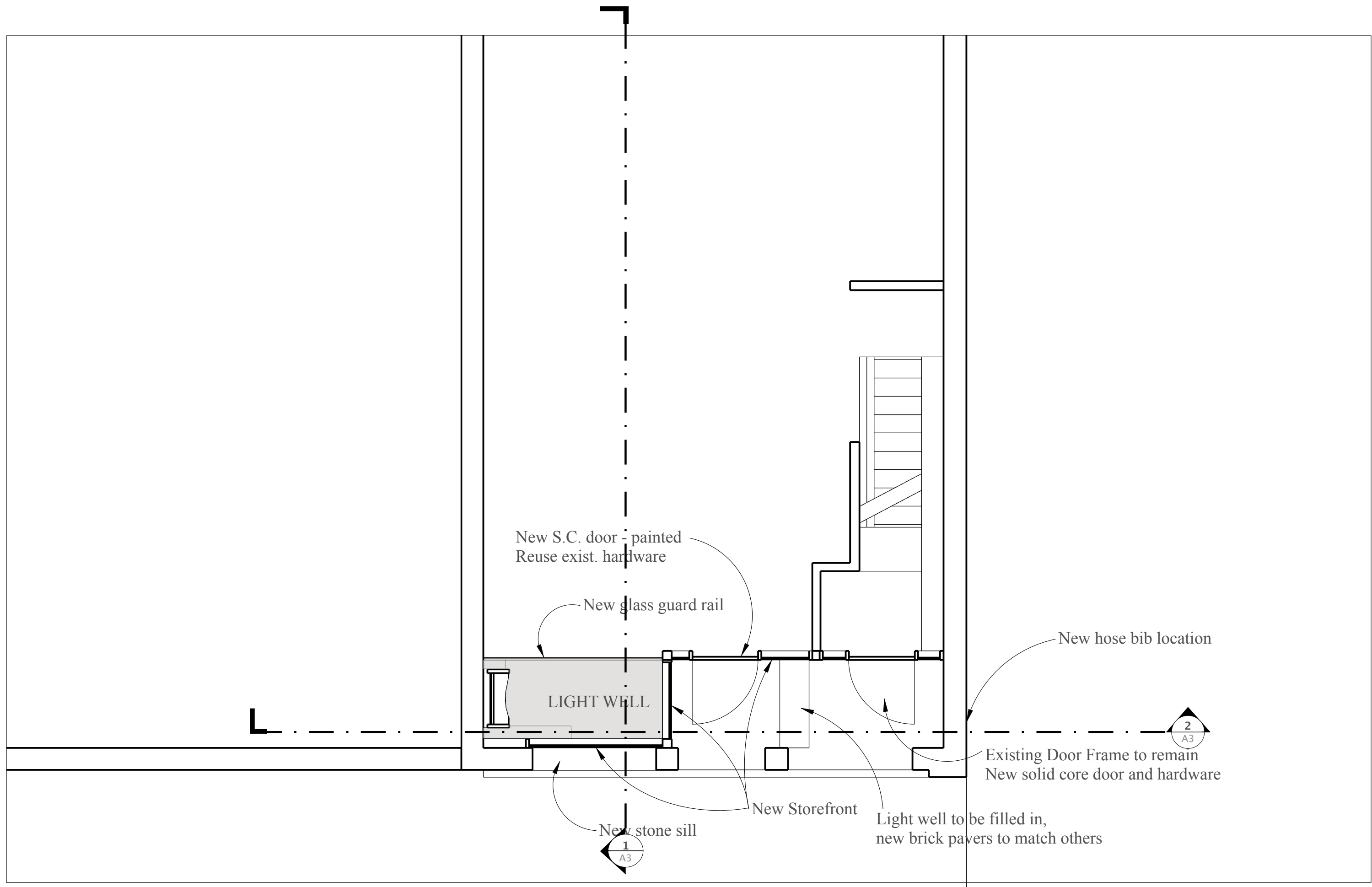
BASEMENT - PROPOSED

SCALE: 1/4" = 1'-0"



FIRST FLOOR - EXISTING

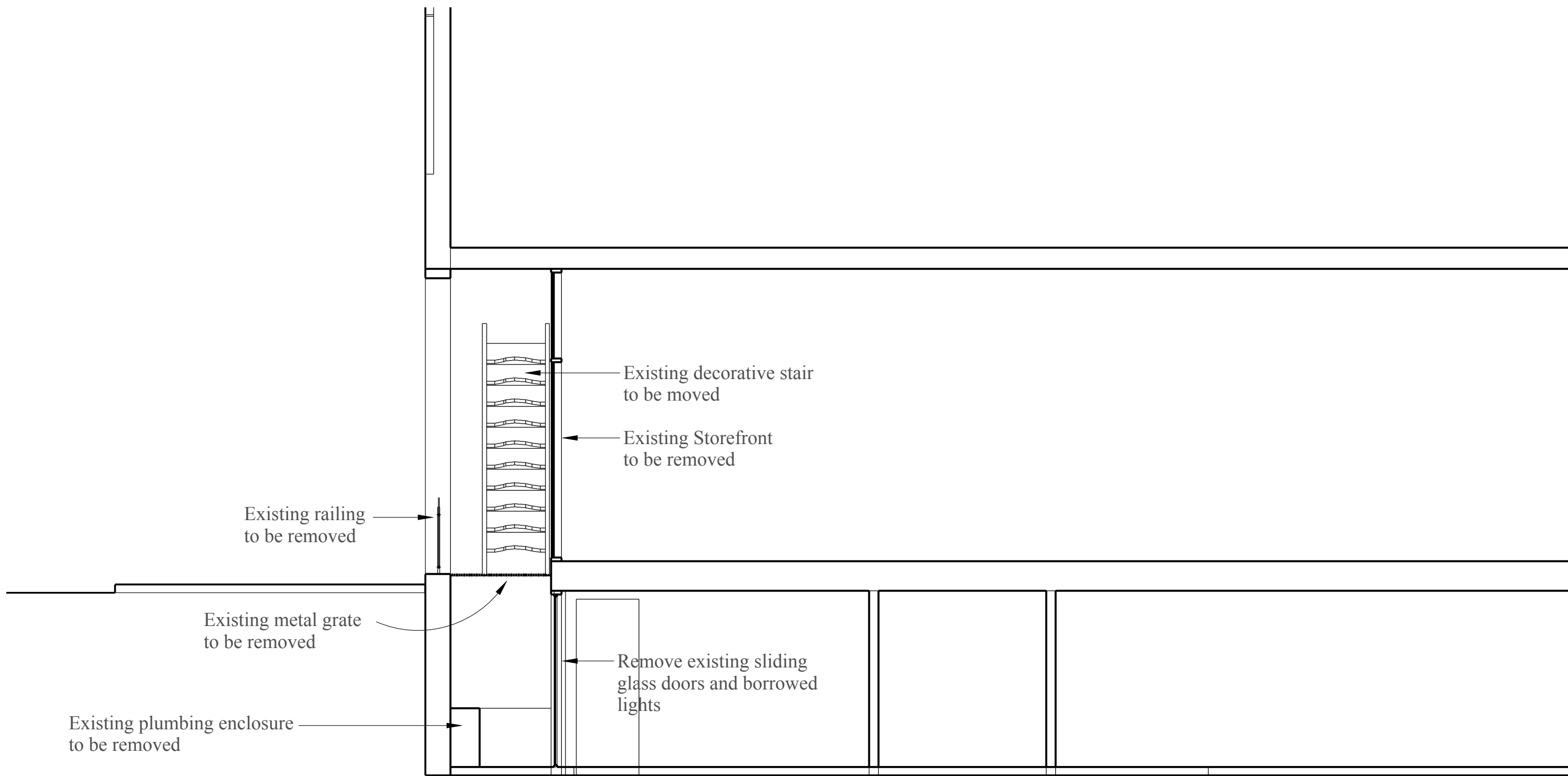
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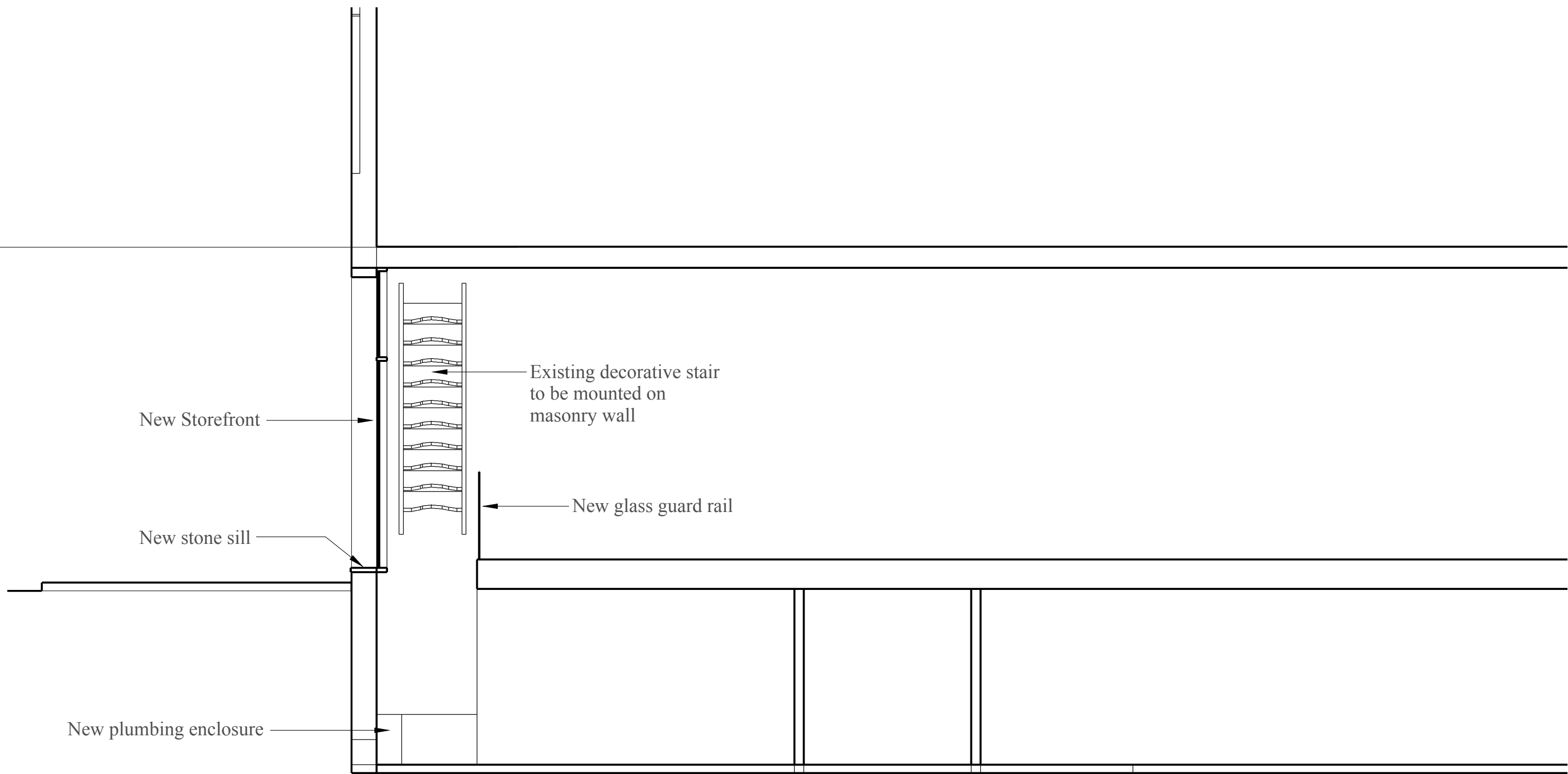
FIRST FLOOR - PROPOSED

SCALE: 1/4" = 1'-0"

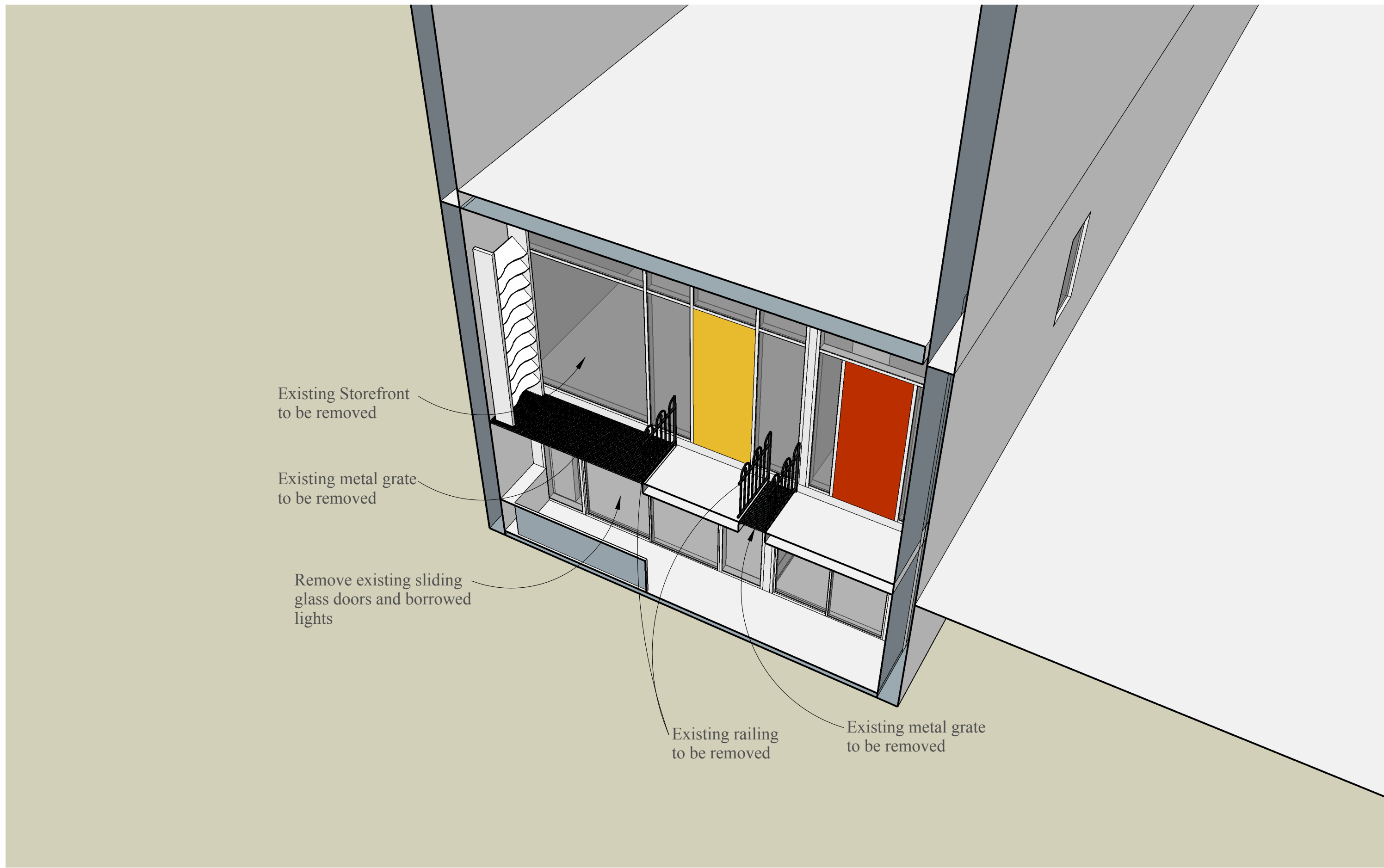




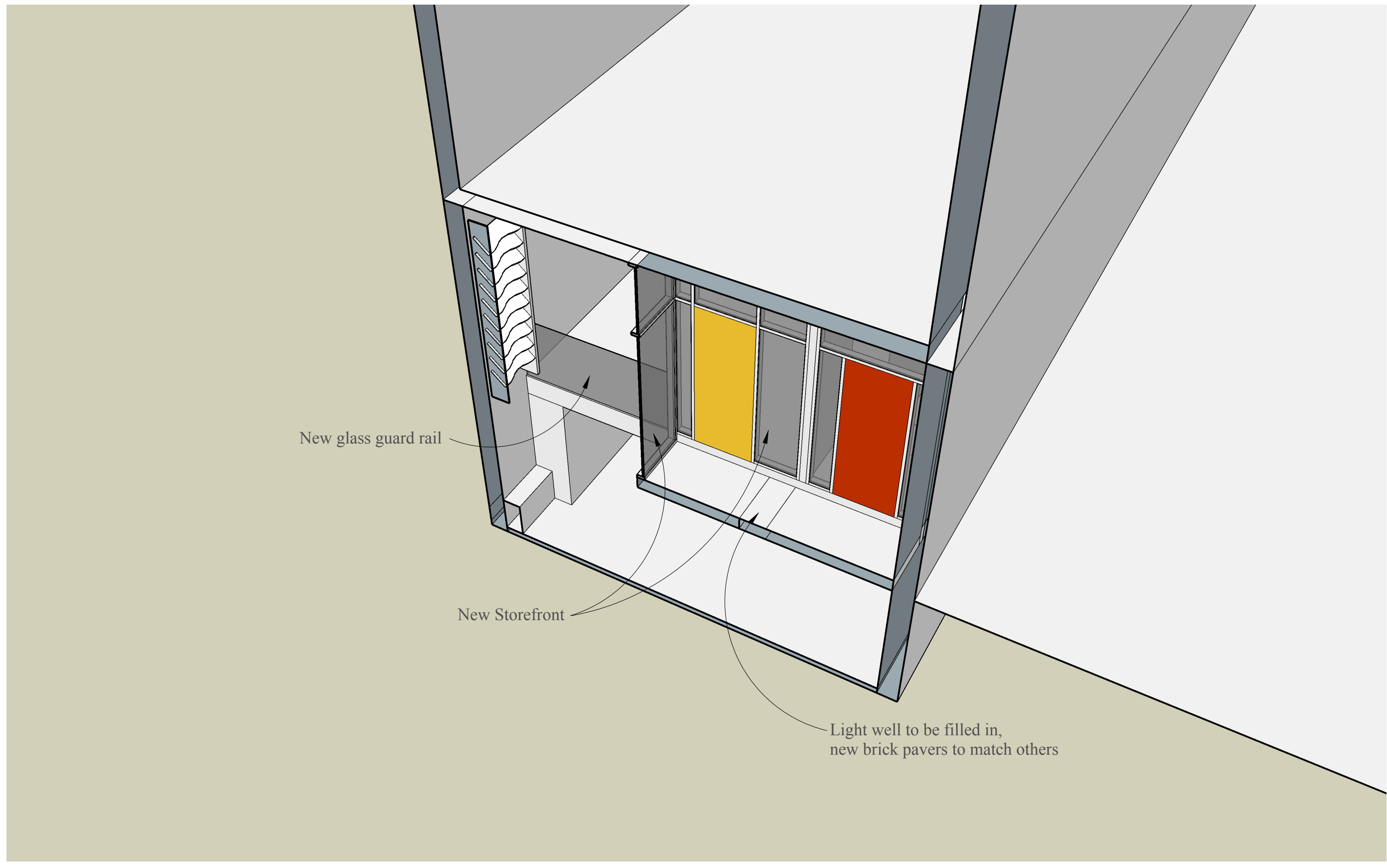
SECTION 1 - EXISTING



SECTION 1 - PROPOSED



SECTION 2 PERSPECTIVE - EXISTING

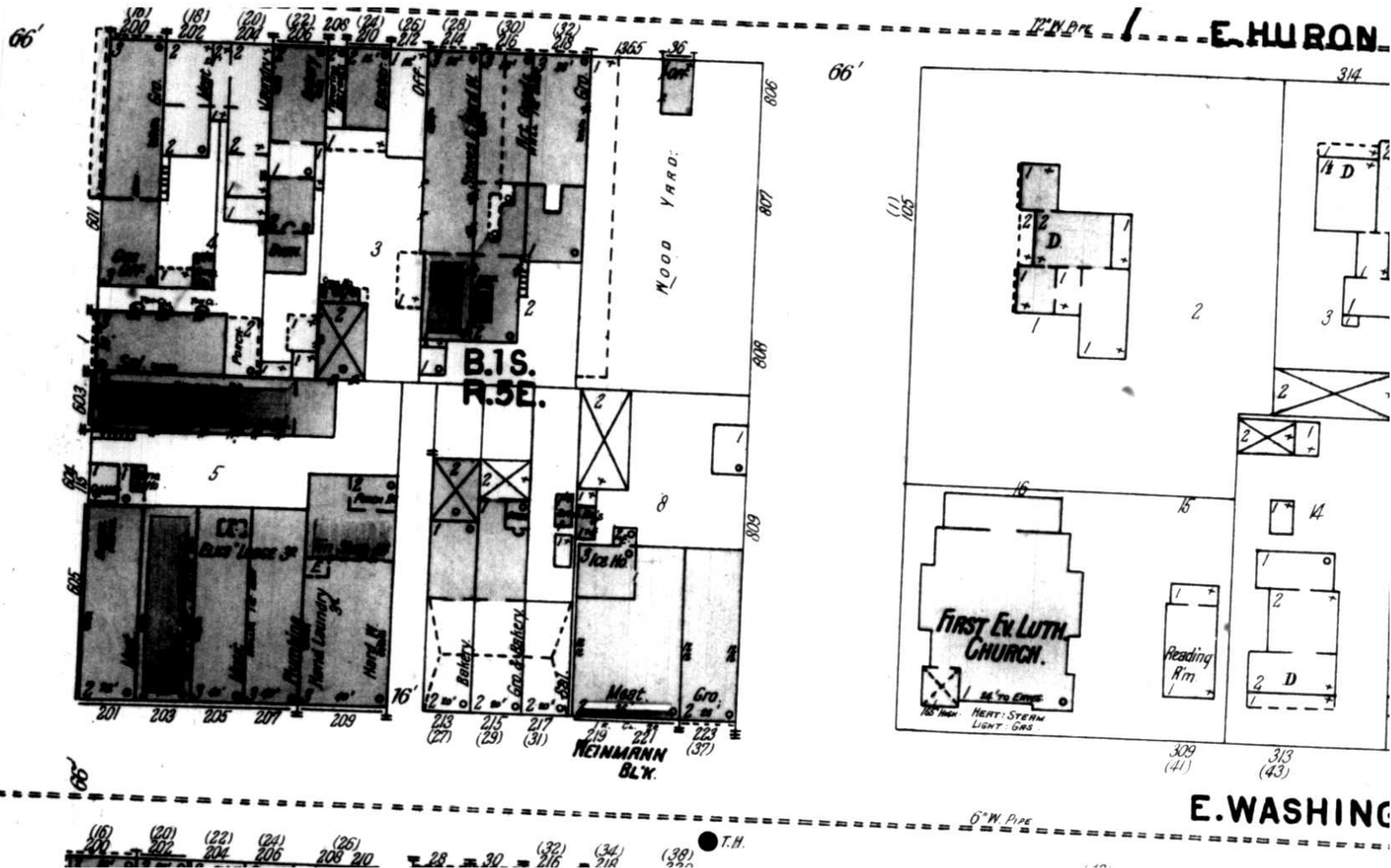


SECTION 2 PERSPECTIVE - PROPOSED

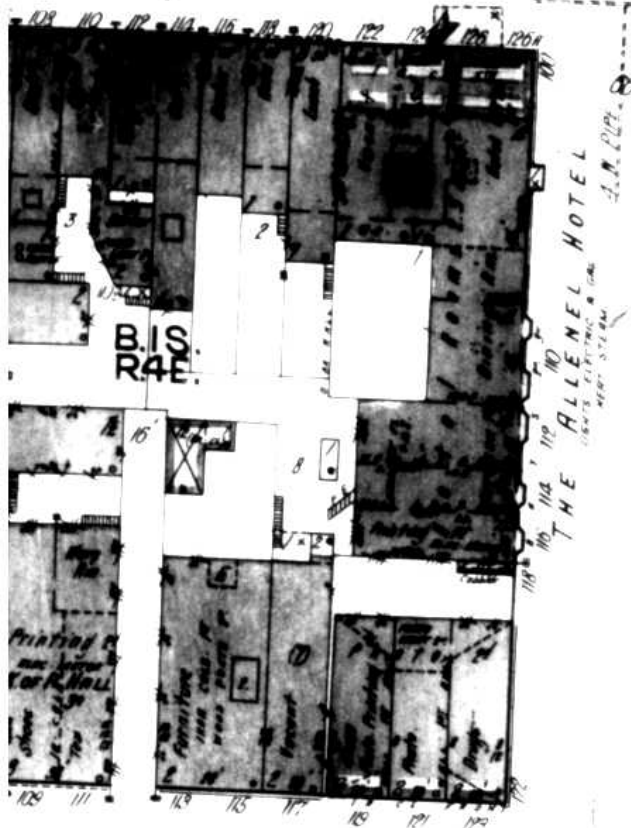
Pre-1975



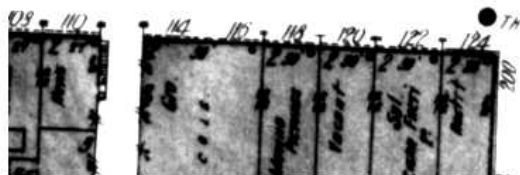
1899 Sanborn



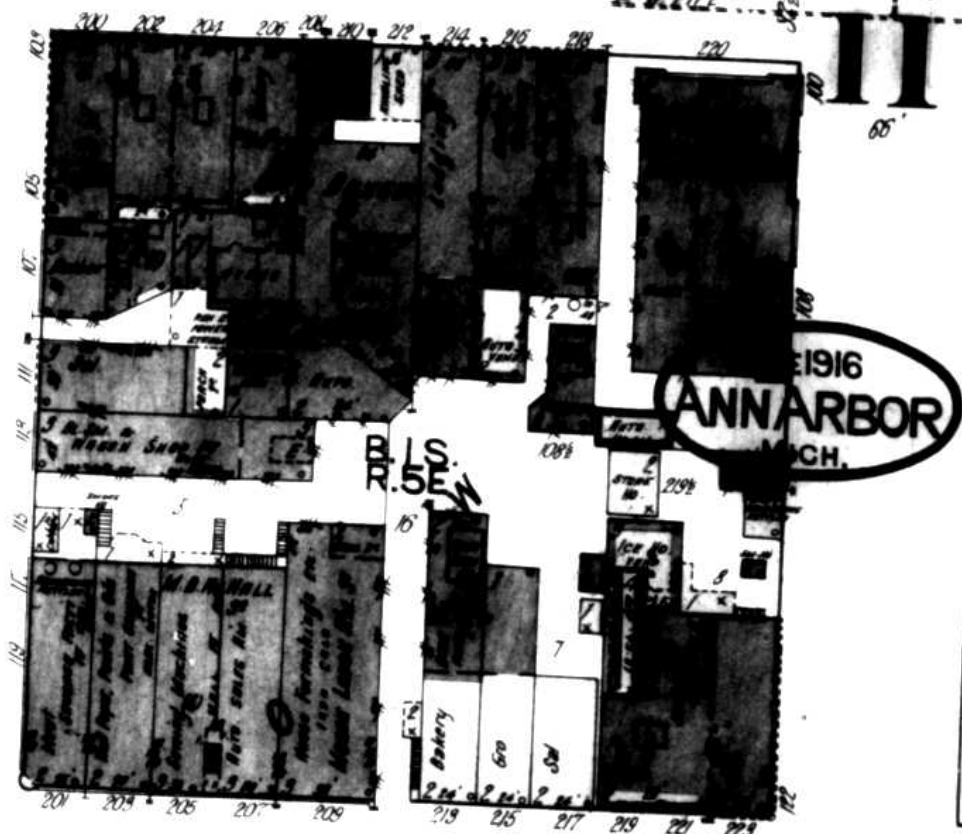
7 E. HURON



E. WASHINGTON



R. K. PIPE



1916
ANN ARBOR
MICH.

6" W. PIPE

12" W. PIPE



