

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 220 South Main Street, Application Number HDC13-191

**DISTRICT:** Main Street Historic District

**REPORT DATE:** December 12, 2013

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

**REVIEW COMMITTEE DATE:** Monday, December 9, 2013

	<b>OWNER</b>		<b>APPLICANT</b>
<b>Name:</b>	Jim & John Curtis Curtis Commercial LLC		Same
<b>Address:</b>	345 S Main Street, Suite #218 Ann Arbor, MI 48104		
<b>Phone:</b>	(734) 761-6170		

**BACKGROUND:** This three-story brick commercial building was built in 1900. The first occupant was Arnold Jewelers. At one time the three-story Mack and Company flanked it to the south, but that building was reduced to one story in 1939, leaving the south wall of 220 exposed.

In June, 2012 the HDC approved an application to replace the second and third floor windows on the front elevation.

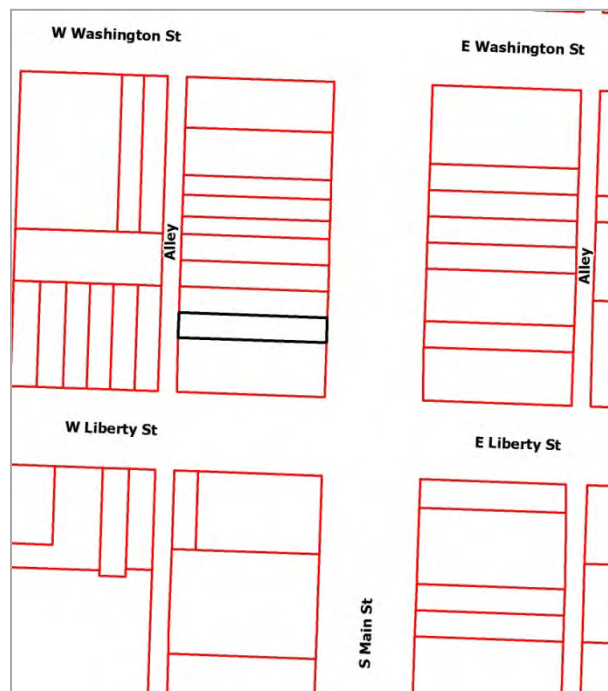
**LOCATION:** The site is located on the west side of South Main Street, between West Washington Street and West Liberty Street. The current ground floor occupant is Elmo's Main Street T-Shirts.

**APPLICATION:** The applicant seeks HDC approval to add a central third entry door and replace the storefront windows with a bronze aluminum window system and insulated glass.

### 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:* Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

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:* Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Introducing a new design that is incompatible in size, scale, material, and color; using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building; using new illuminated signs.

**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 existing non-original storefront has two front doors: the south one leading to stairs to the upper floors, and the north one leading to steps to the basement and an interior door into the ground floor business. This proposal would add a recessed third door in the

center of the storefront to access the ground floor business, and alter the north entry to access only the basement business. No changes are proposed to the existing kickplate, which is modern brick. The new center door would match the existing doors to either side. The existing signage and awning would remain.

2. Two configurations are shown in the drawings: one with a 12" sidelight next to the new door, and the other without. Staff has no preference for either design, and has structured the proposed motion to allow either.
3. The storefront is compatible with the size, scale, and material of the historic building. The display windows are flush with the façade, and the design is simple. Staff believes the proposal meets the *Ann Arbor Historic District Design Guidelines* and the *SOI Standards and 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 220 South Main Street, a contributing property in the Main Street Historic District, to replace the storefront display windows and add an additional front door, with or without a sidelight, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources 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 1, 2, and 9, and the guidelines for storefronts.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 220 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

220 South Main Street (the blue storefront -- 2007 photo)





# City of Ann Arbor

## PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120  
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>220 S. MAIN</u>	
Historic District: <u>YES</u>	
Name of Property Owner (If different than the applicant): <u>JIM &amp; JOHN CURTIS</u>	
Address of Property Owner: <u>343 S. MAIN ST., SUITE 218, A<sup>2</sup> MI.</u>	
Daytime Phone and E-mail of Property Owner: <u>(734)-761-6170</u>	
Signature of Property Owner: <u>[Signature]</u> Date: <u>10/10/2013</u>	
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>220 S. MAIN</u>	
Address of Applicant: <u>SAME</u>	
Daytime Phone: <u>SAME</u> Fax: <u>(734) 761-6170</u>	
E-mail: <u>jim@curtiscommercial.com</u>	
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>10/10/2013</u>	
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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: <u>[Signature]</u>	

100. -  
cc# 3006

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

1. Provide a brief summary of proposed changes. OUR OBJECTIVE IS TO CREATE A SEPARATE ENTRANCE FOR THE 1ST FLOOR RETAIL STORE WHILE ALSO REPLACING ALL GLASS & METAL TRIM WITH BRONZE ANODIZED ALUMINUM, AND THERMO GLASS.

2. Provide a description of existing conditions. IT IS VERY POORLY FINISHED AND CONFUSING. TO ENTER THE 1ST FLOOR RETAIL STORE REQUIRES ONE TO ENTER THE DOOR WHICH VISIBLY MIXES TO THE LOWER LEVEL RETAIL SPACE.

3. What are the reasons for the proposed changes? CREATE A FAR MORE ATTRACTIVE & PURPOSEFUL FRONT FOR ALL OF THE BUILDING'S TENANTS & THEIR CUSTOMERS.

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: 10/25-2013 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

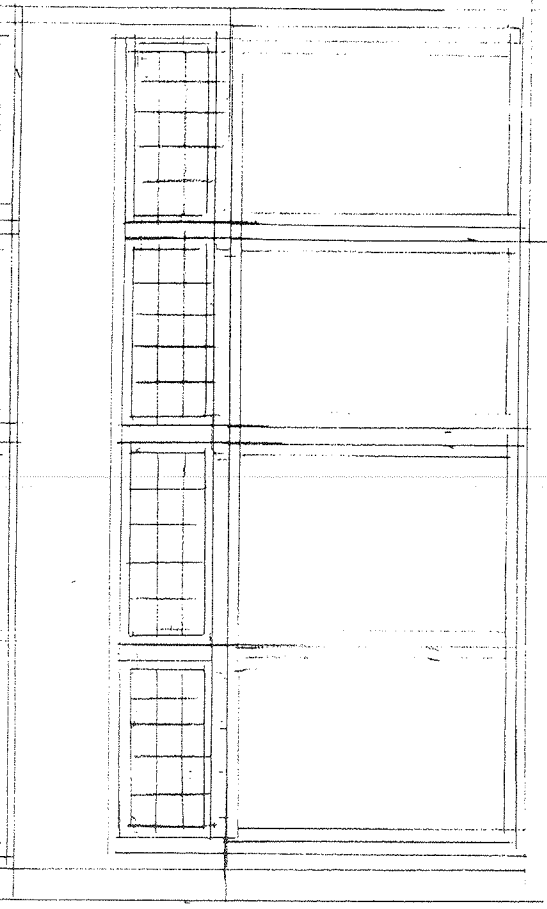
Project No.: HDC 13-191 Fee Paid: 100<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 12/12-2013

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

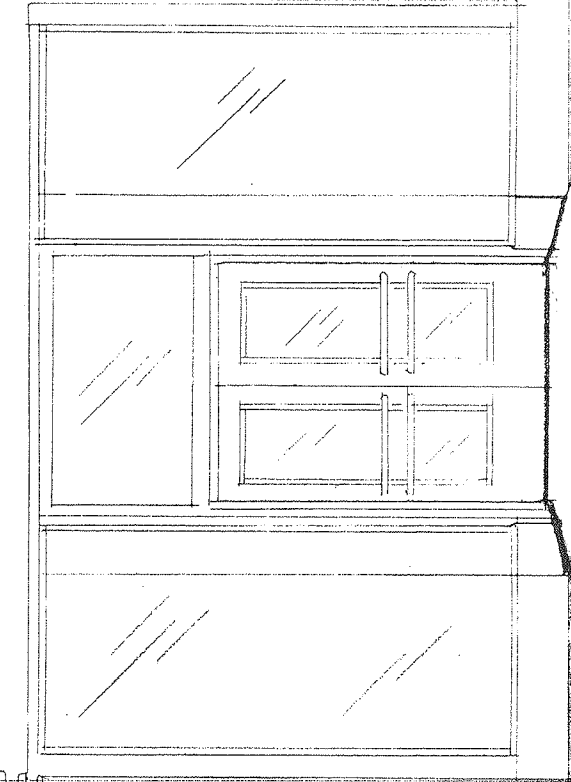
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

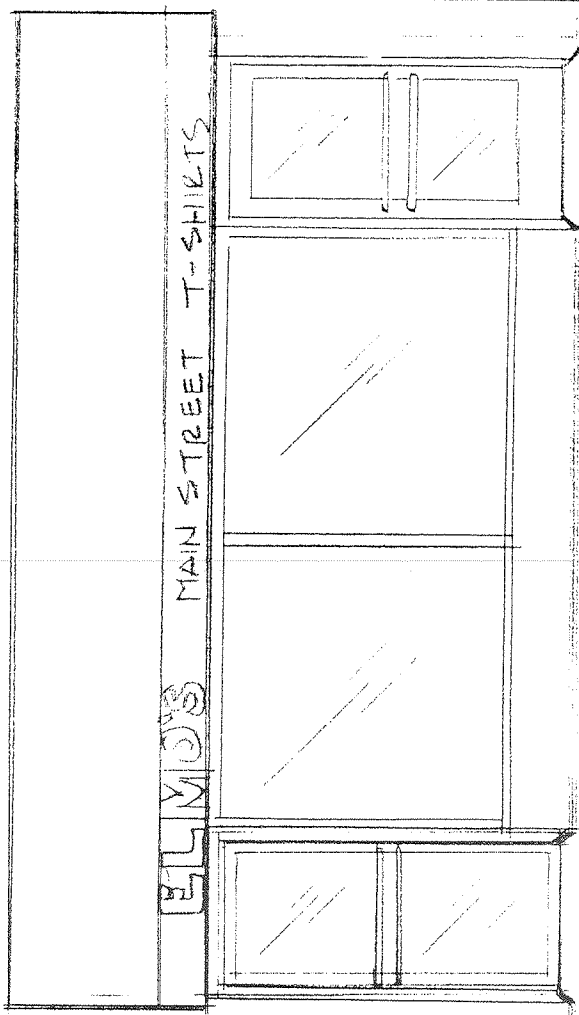


ART GALLERY  
PICTURE FRAMING

THE PHOENIX CENTER



224 S. MAIN



BLUM'S MAIN STREET T-SHIRTS

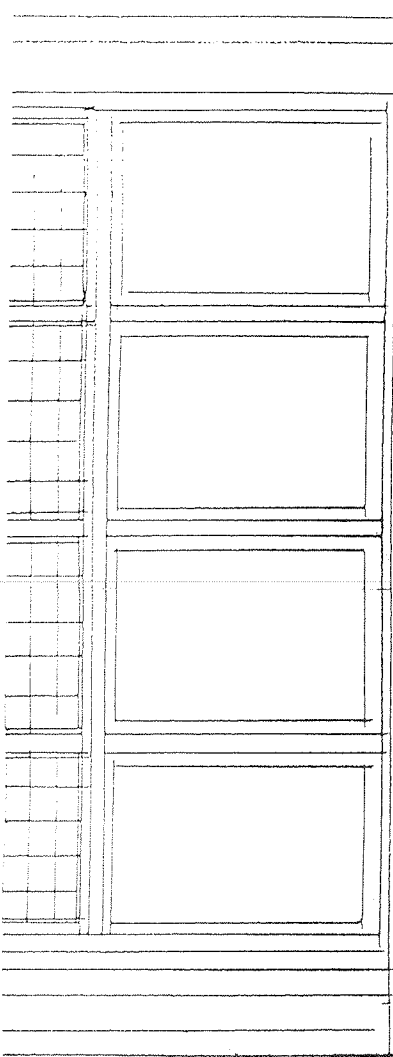
220 S. MAIN



EXISTING FRONT ELEVATION 9.6.13

SCALE IN FEET 0

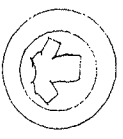




INSTALL VERTICAL TRIM-MATERIAL T.B.P. EITHER 1X8 OR 1X10"

REMOVE FACING PANELS- REPAIR & CLEAN EXISTING BRICK & PAINT

THE PHOENIX CENTER



REMAIN

NEW TENANT SIGNAGE PANEL

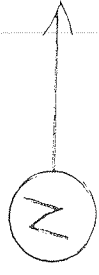


ELMO'S MAIN STREET T-SHIRTS

224 S. MAIN

220 S. MAIN

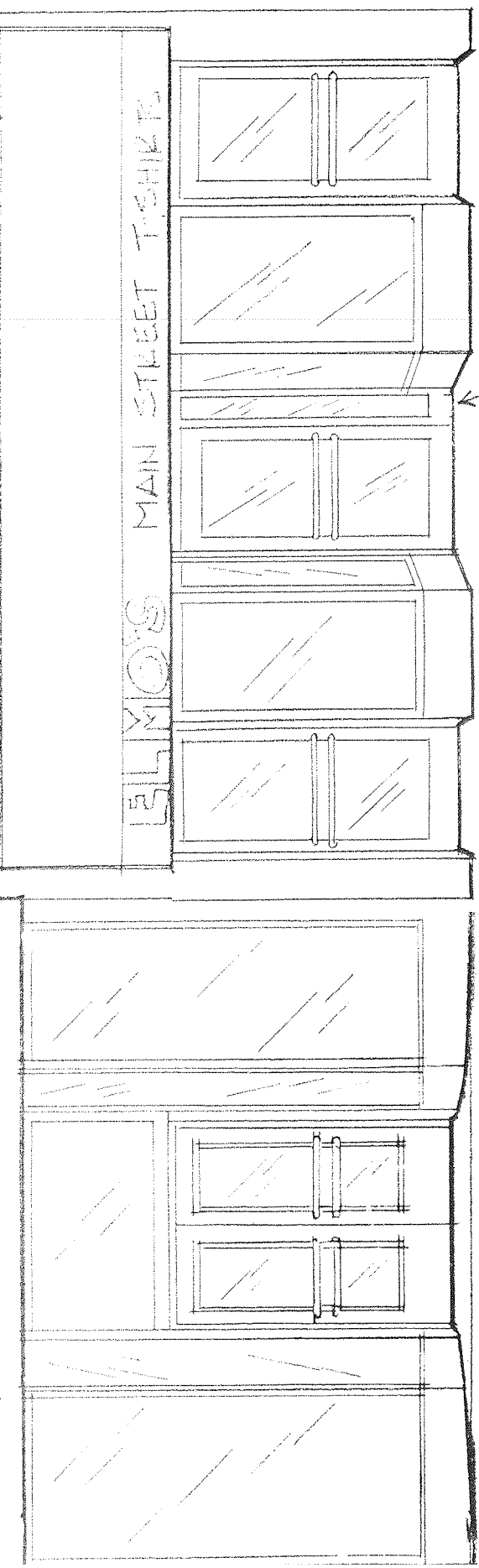
W/O 12" JAMB



PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"

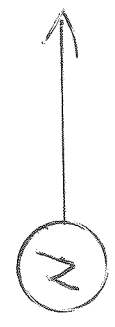
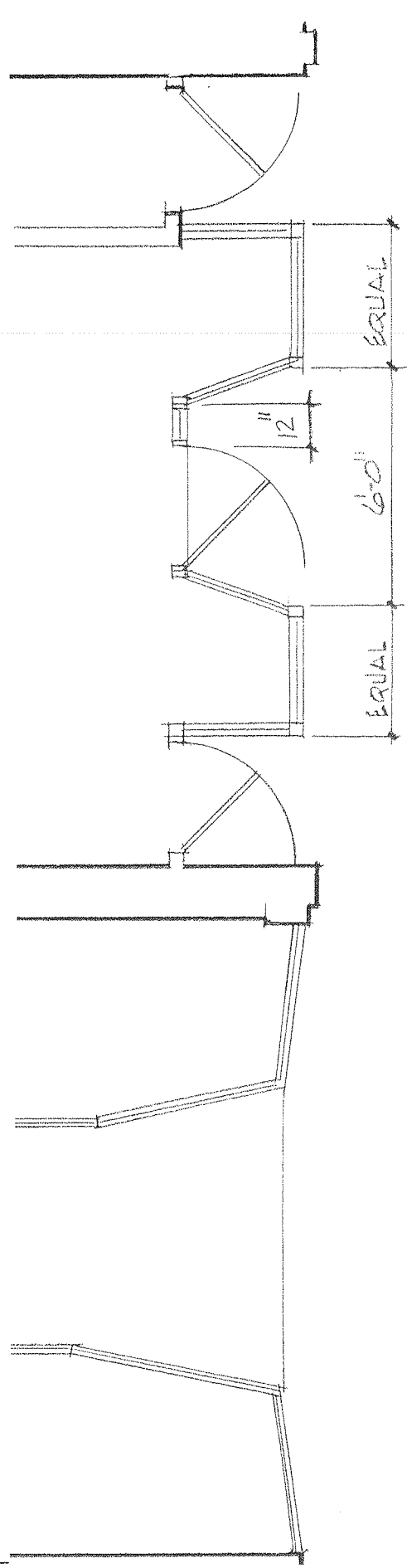




224 S. MAIN

12' SIDELIGHT

220 S. MAIN

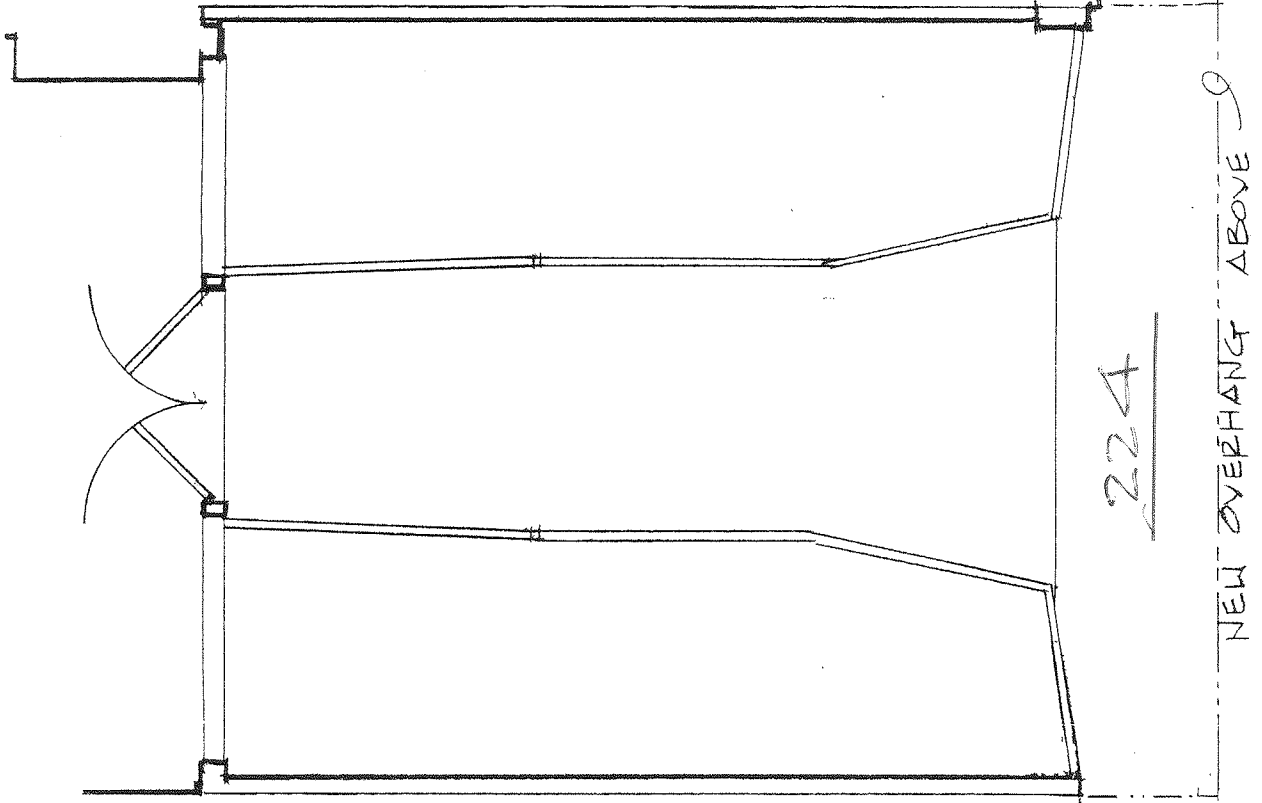


OFF-CENTER DOOR W/ 12" ADA JAMB SPACE

224 & 220 S. MAIN

SCALE IN FEET

0 1 2 3 4 5



DEP  
REP.

REMOVE DOORWAY,  
FILL OPQ. TO MATCH

w/o 12" JAMBS

NEW ENTRY  
IN-LINE W/  
EXISTING

EXISTING  
PR.

EXISTING  
DOOR

NEW  
INSUL  
GLASS

3' DOOR

2'20"

EQUAL

6'-0"

EQUAL

REMOVE  
RECESS

EXISTING

NEW

EXISTING CANOPY ABOVE

224

NEW OVERHANG ABOVE

SCALE IN FEET

0 1 2 3 4 5

PROPOSED FLOOR PLAN • 9-6-13

224 & 220 S. MAIN