

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 210 South Ashley Street, Application Number HDC12-002

DISTRICT: Main Street Historic District

REPORT DATE: January 5 for the January 12, 2012 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 9, 2012

	OWNER	APPLICANT
Name:	Mark Hodesh	Mitchell and Mouat Architects, Inc
Address:	210 S Ashley St113 Ann Arbor, MI 48103	South Fourth Ave Ann Arbor, MI 48103
Phone:	(734) 662-8122	(734)662-6070

BACKGROUND: The two brick commercial vernacular buildings at 210 and 212-216 South Ashley were built in 1899 and 1910, respectively. Number 210 was originally occupied by Mann & Zeeb Agricultural Imports, and 212-216 by Hertler Brothers Agricultural Implements. They are contributing structures in the Main Street Historic District. The proposed project is in the Downtown Home & Garden parking lot at the corner of South Ashley and West Liberty Streets and formerly had the address 218 South Ashley. On the current parking lot portion of the 218 South Ashley site, a house appears on 1888 through 1925 Sanborn maps, but this part of the site was vacant by 1931.

LOCATION: The site is at the corner of South Ashley and West Liberty Streets.

APPLICATION: The applicant seeks HDC approval to construct a 422 square foot accessory building in the southwest corner of the existing parking lot off South Ashley Street. The building would be a single story, and contain two restrooms and a beer storage/serving area for a beer garden. Materials would include wood windows and doors, board and batten siding, and a standing seam metal roof. Also included are two freestanding metal-roofed pavilions, one on either side of the existing greenhouse on the south side of the building.



APPLICABLE REGULATIONS:**From the Secretary of the Interior's Standards for Rehabilitation:**

- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):***Building Site - Alterations/Additions for the New Use***

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

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

STAFF FINDINGS

1. The property owner desires to open a beer garden that would operate in the evening in the current parking lot. The proposed beer building would occupy one of the six parking spaces in the lot, and would contain two restrooms and a beer storage and serving area. None of the existing European hornbeam trees that currently ring the perimeter of the parking lot will be removed or harmed by the proposed building. The building would be a single story (14'6" at the ridge), with removable wood windows in the serving/storage area, the design of which would echo the existing wood storefront at 210 South Ashley (see photo provided by applicant). The rear portion of the building would have wood board and batten siding. The beer portion of the structure would have a standing seam metal roof that is hipped, and the restroom portion would be flat (or nearly so). The building would be painted dark green with a lighter green roof. See the letter and drawings attached to the application for more information.
2. The pavilions would be 14' square and 15' square, with wood 6" by 6" posts and standing seam metal roofs to match the beer building. They are intended for shade and shelter, and are freestanding.
3. The proposed structures are low, small, removable, and will not compete with or detract from contributing resources on the site or the Union Hall located just downhill on West Liberty.
4. Staff recommends approval of the application since the size, scale, design, materials, and color of the proposed structures is compatible with the historic character of the site, preserves historic relationships, and does not harm historic structures on the site.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 210 South Ashley Street in the Main Street Historic District to construct a 422 square foot accessory building and two pavilions, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the contributing structures on the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the guidelines for Building Site.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 210 South 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, letter, drawings, photos

Aerial Photo (2009)



212-216 South Ashley Street (2007)



Moseley's No 2 Typewriter Service Co., 218 S Ashley (now part of 212-216 S Ashley) (1973 City Survey)





City of Ann Arbor
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 210 S. ASHLEY ST., ANN ARBOR, MICH.

Historic District: MAIN STREET

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

MARK HODESH.

Address of Property Owner: 210 S. ASHLEY ST., ANN ARBOR.

Daytime Phone and E-mail of Property Owner: (734) 662-8122, DOWHETOWNHAG@GMAIL.COM.

Signature of Property Owner: Mark Hodesh Date: 12-21-11

Section 2: Applicant Information

Name of Applicant: MITCHELL AND MOAT ARCHITECTS, INC.

Address of Applicant: 113 S. FOURTH AVE., ANN ARBOR, MICH.

Daytime Phone: (734) 662-6070 Fax: (734) 662-3802

E-mail: RMITCHELL@MITCHELLANDMOAT.COM.

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 12/21/11

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 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: M.H.

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

1. Provide a brief summary of proposed changes. _____

SEE ATTACHED.

2. Provide a description of existing conditions. _____

SEE ATTACHED

3. What are the reasons for the proposed changes? _____

SEE ATTACHED

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

A1-A19 DRAWINGS AND CONTEXT PHOTOGRAPHS.

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: 12/24-2011 Application to _____ Staff or _____ HDC

Project No.: HDC 12-002 Fee Paid: 100.00

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 1/12-2012

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

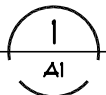
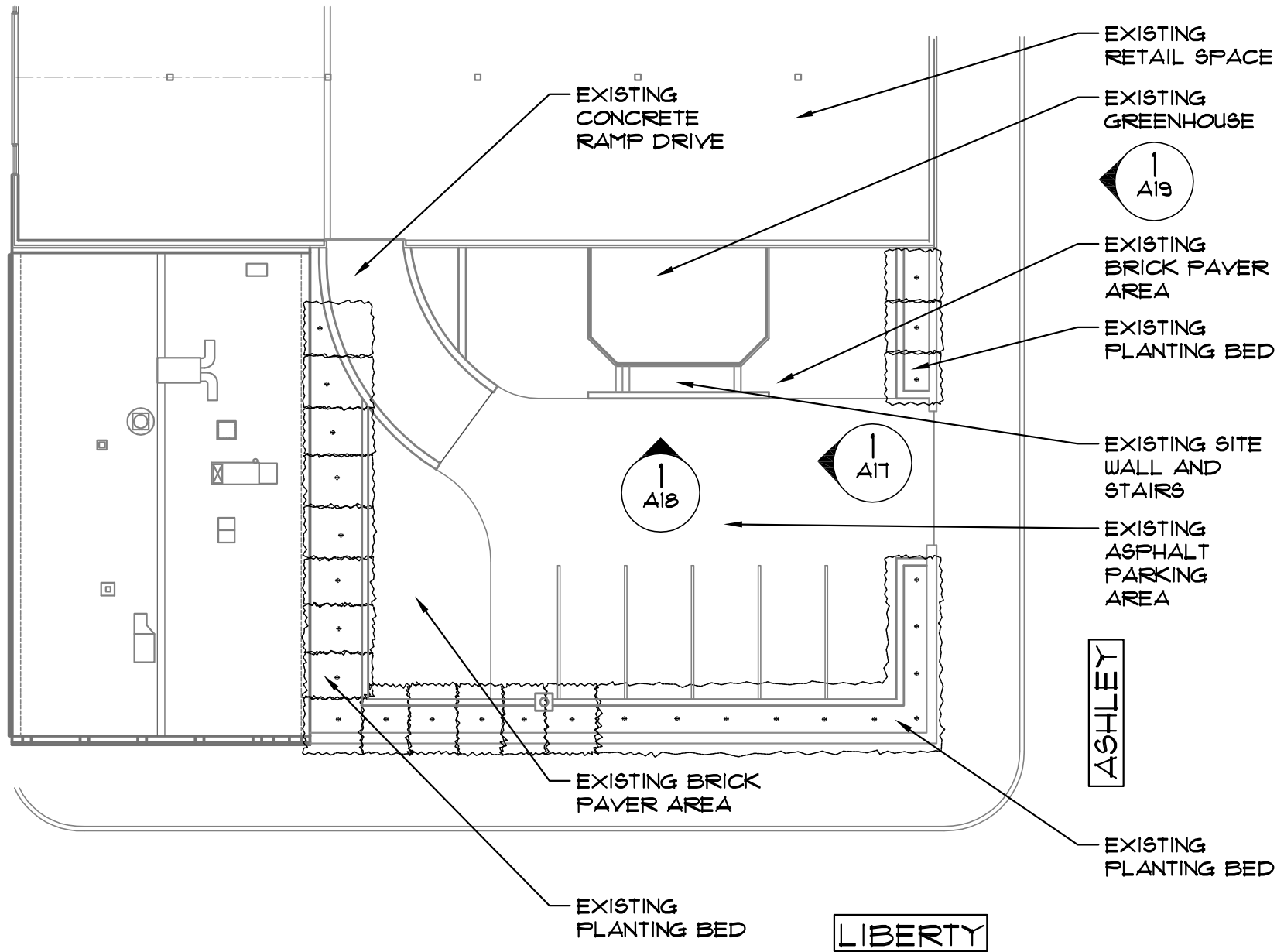
Comments:

1. We would like to create a beer garden in the Downtown Home & Garden parking lot at the corner of Liberty and Ashley. It will require a beer shed to be built at the rear of the lot with two legal ADA bathrooms for patrons' use. The structure will be diminutive compared to the size of the lot, the height of the pleached hedge of European hornbeams that surround the lot, and the Downtown Home & Garden drive-thru barn that is adjacent. The facade will be wood with details similar in feel to the front of our late 19th century commercial building at 210 S. Ashley St. The shed will be painted dark green with a metal roof of a lighter green that harmonizes with the trees behind it and the sky.

In addition we propose two pavilions, one on each side of our existing greenhouse, for seating in bad weather. They are to be free standing, roughly 16'X16', with 6'X6' wooden posts supporting a metal roof similar to the one on the beer shed.

2. The site of our proposed beer garden is currently the parking lot for Downtown Home & Garden. It has a merchandise display area in the rear where the beer shed will be located and two additional display areas, one on each side of the greenhouse where the pavilions will be. This site was a disgraceful, glass littered, crumbling asphalt parking lot for 13 cars until we improved it in 1999. We removed seven parking spaces, planted twenty-seven European hornbeam trees around the perimeter, installed an elegant iron fence and added a small greenhouse. Even though we removed over half of our parking spaces there, business spiked because of the improved utility and aesthetic. The beer shed will require removing one more parking spot but I'm confident that increased visibility of our corner will once again improve overall business for Downtown Home & Garden.
3. I love the challenge of running a retail business downtown just off Main Street. I guess I'm something like the salmon that just needs the challenge of swimming upstream. I'm aware that as a retail store we add an important dimension to the community of entertainment and restaurant businesses that are our neighbors. Making that contribution to my community means a lot to me. Last summer we introduced Mark's Carts, a food cart courtyard, on Washington St. behind Downtown Home Garden. It not only created jobs and energized an unpleasant pedestrian experience on Washington St. but it also lifted our store's business. The same will be true for our beer garden. Mark's Carts and Mark's Beer Garden are our nod to the new dynamic downtown. Not only will they be successful in their own right, but they will also strengthen our retail core at Downtown Home & Garden.

I'm proud of how Mark's Beer Garden will intensify the use of urban space. Downtown Home & Garden will use the parking spaces during the day for it's retail business. But, rather than let them sit empty at night, in the evening tables will be set up for Mark's Beer Garden. The social aspect of beer drinking has a historical precedent in our old German neighborhood. I've been visiting beer gardens the last few months and what strikes me is that they are good-natured family places where strangers meet at long tables, share a laugh and kids are not out of place. I don't think of beer gardens as a place to get drunk. We anticipate closing at 11PM.



EXISTING SITE PLAN

SCALE: 1"=20'-0"



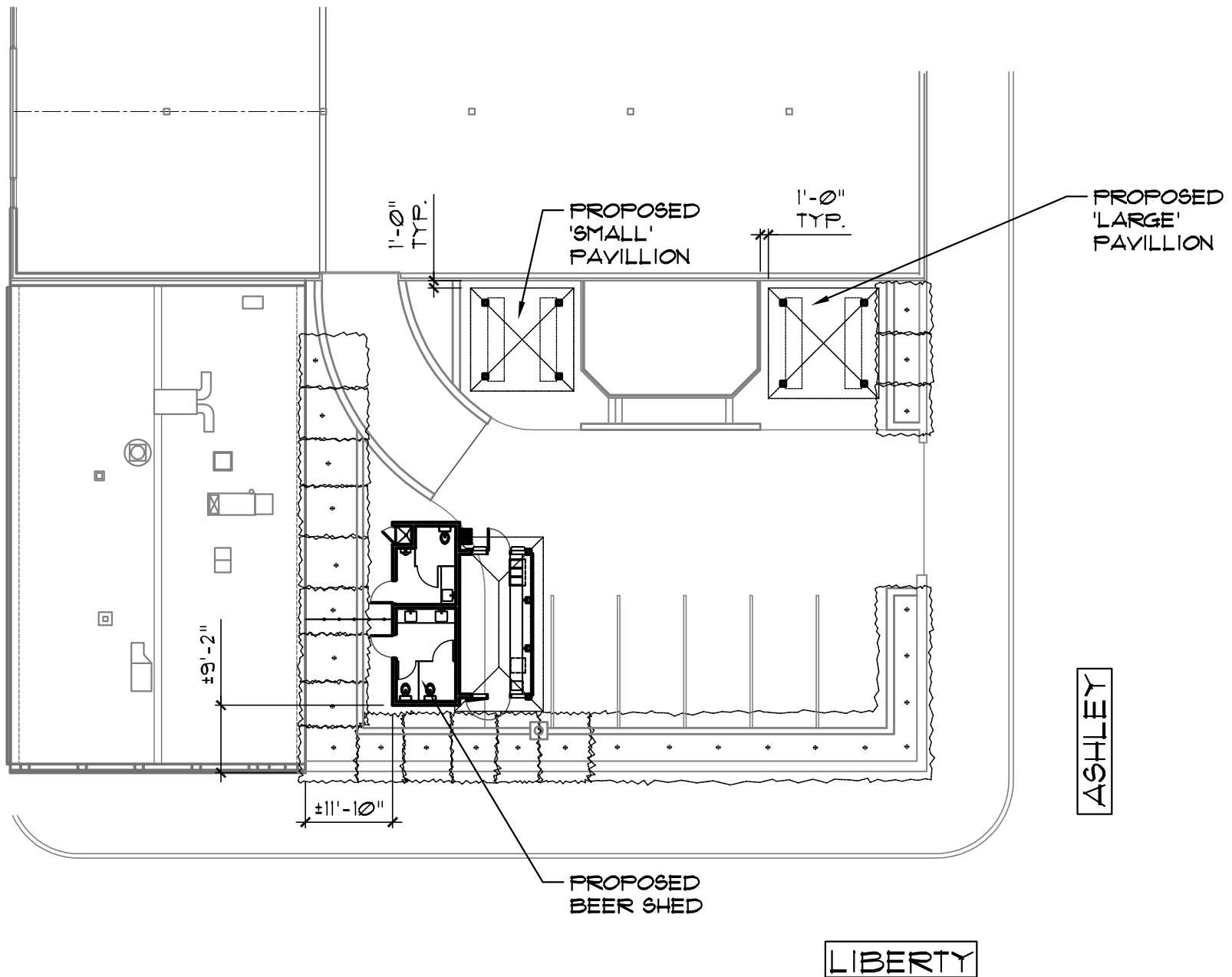
MARK'S BEER GARDEN

210 SOUTH ASHLEY

Mitchell
and
Mouat
architects

12.20.11

A1



1
 A2
PROPOSED SITE PLAN
 SCALE: 1"=20'-0"

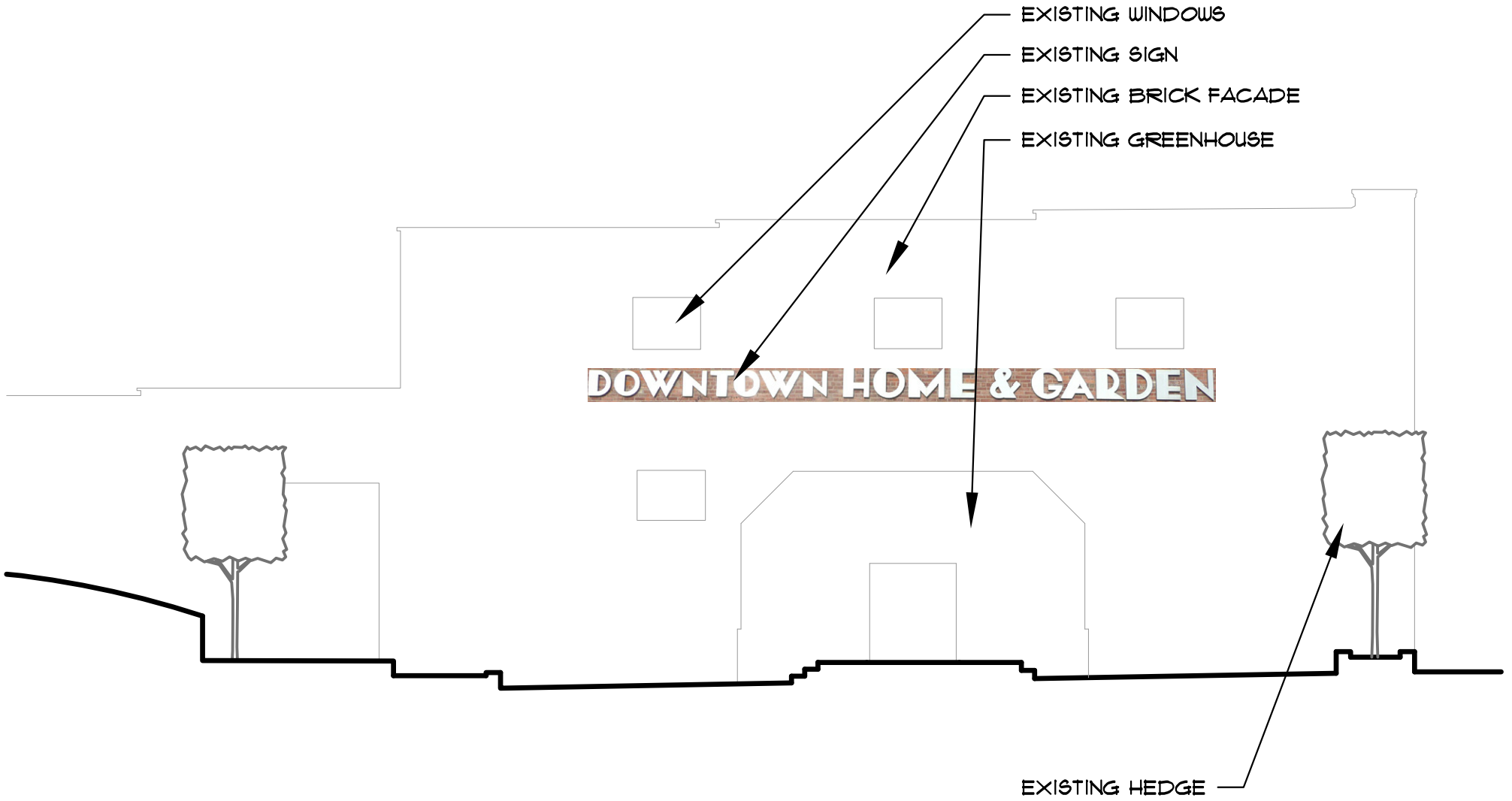


MARK'S BEER GARDEN
 210 SOUTH ASHLEY

Mitchell
 and
Mouat
 architects

12.20.11

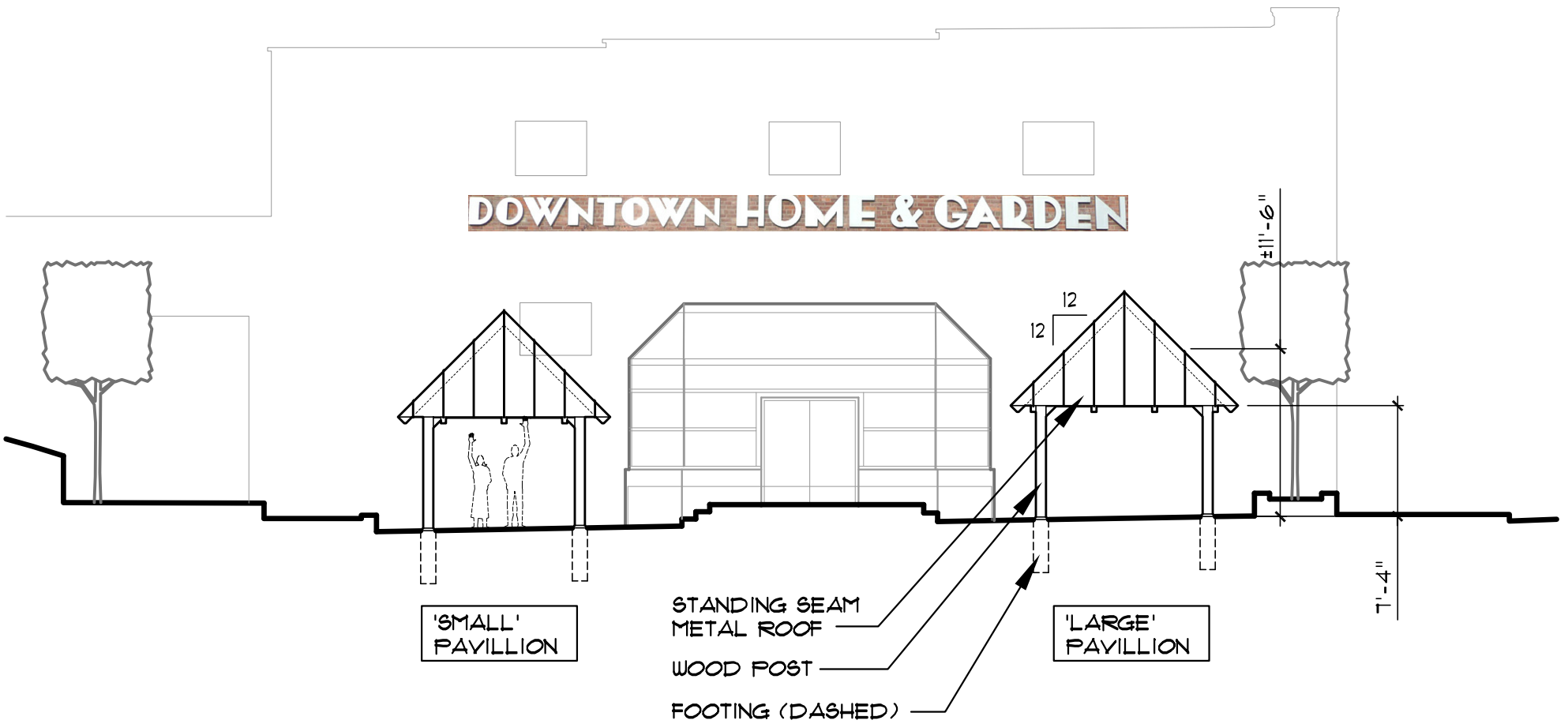
A2



1
A3
EXISTING SOUTH ELEVATION
SCALE: 1"=10'-0"

MARK'S BEER GARDEN
210 SOUTH ASHLEY

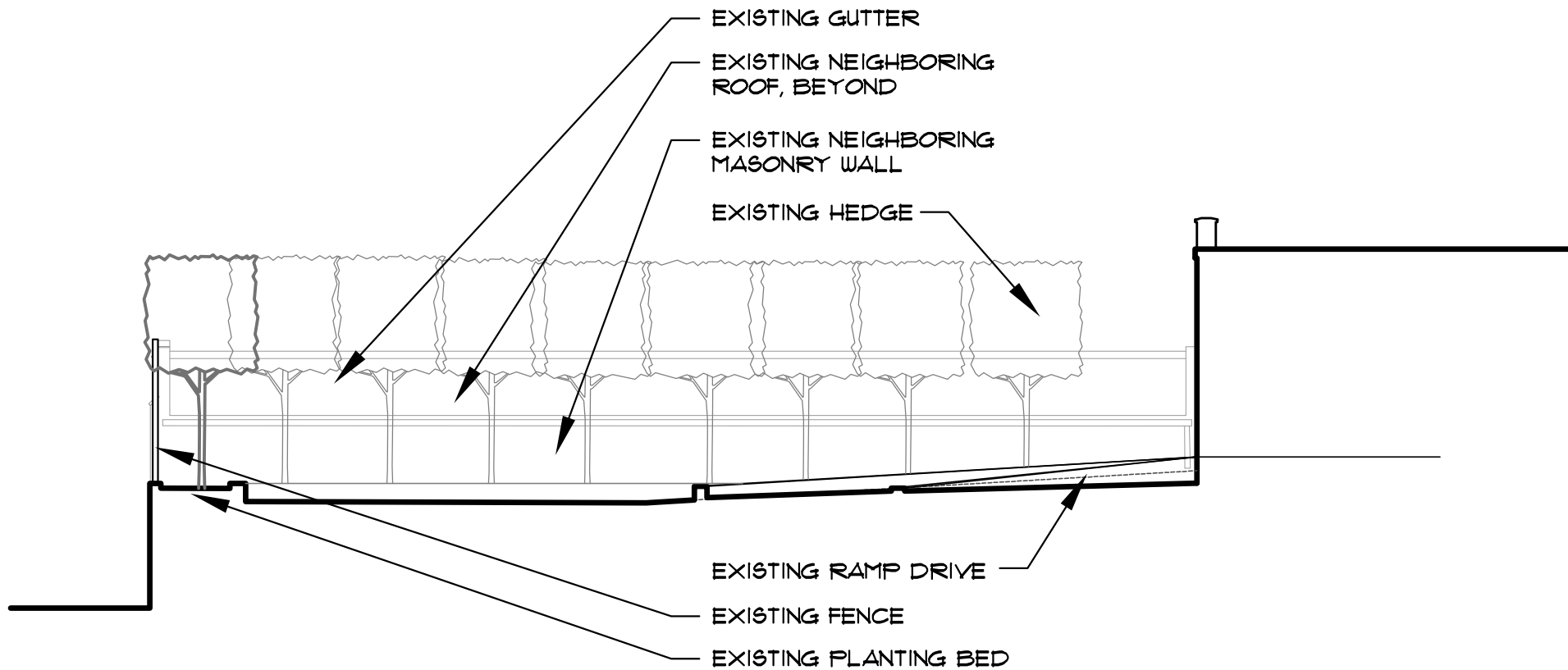
Mitchell and Mouat architects	12.20.11	A3



1
A4 PROPOSED PAVILLIONS - SOUTH ELEVATION
SCALE: 1"=10'-0"

MARK'S BEER GARDEN
210 SOUTH ASHLEY

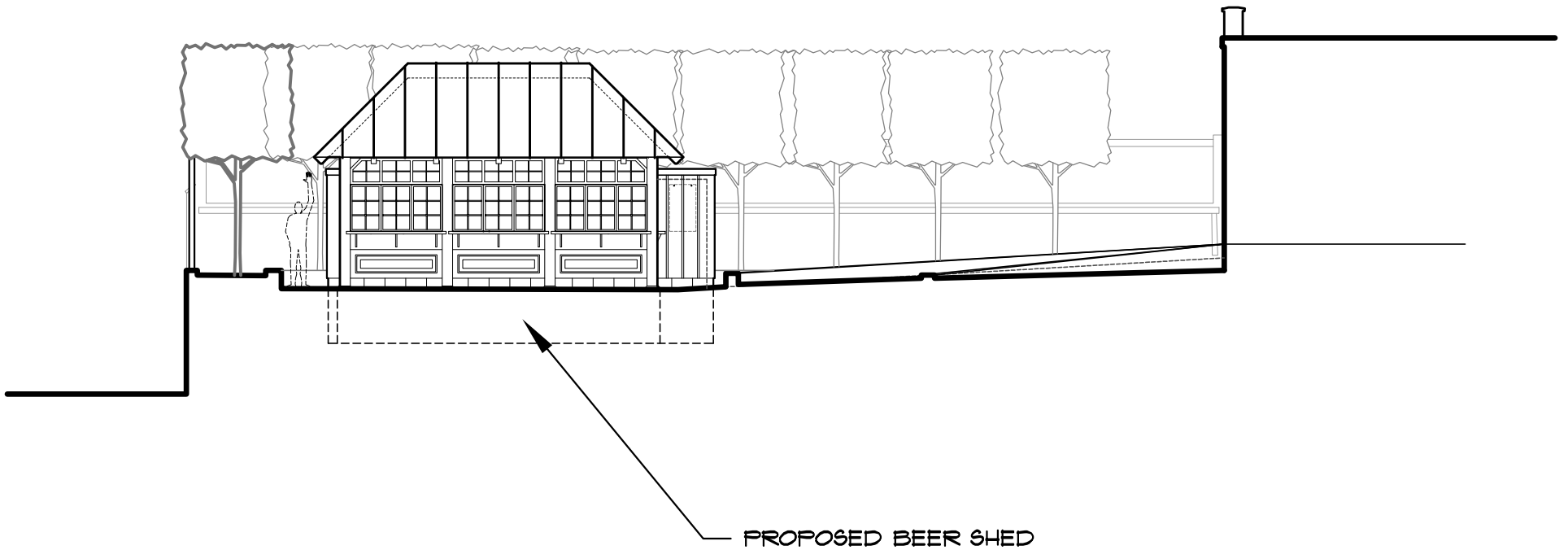
Mitchell and Mouat architects	12.20.11	A4



1
AB
EXISTING EAST ELEVATION
SCALE: 1"=10'-0"

MARK'S BEER GARDEN

210 SOUTH ASHLEY



PROPOSED EAST ELEVATION

SCALE: 1"=10'-0"

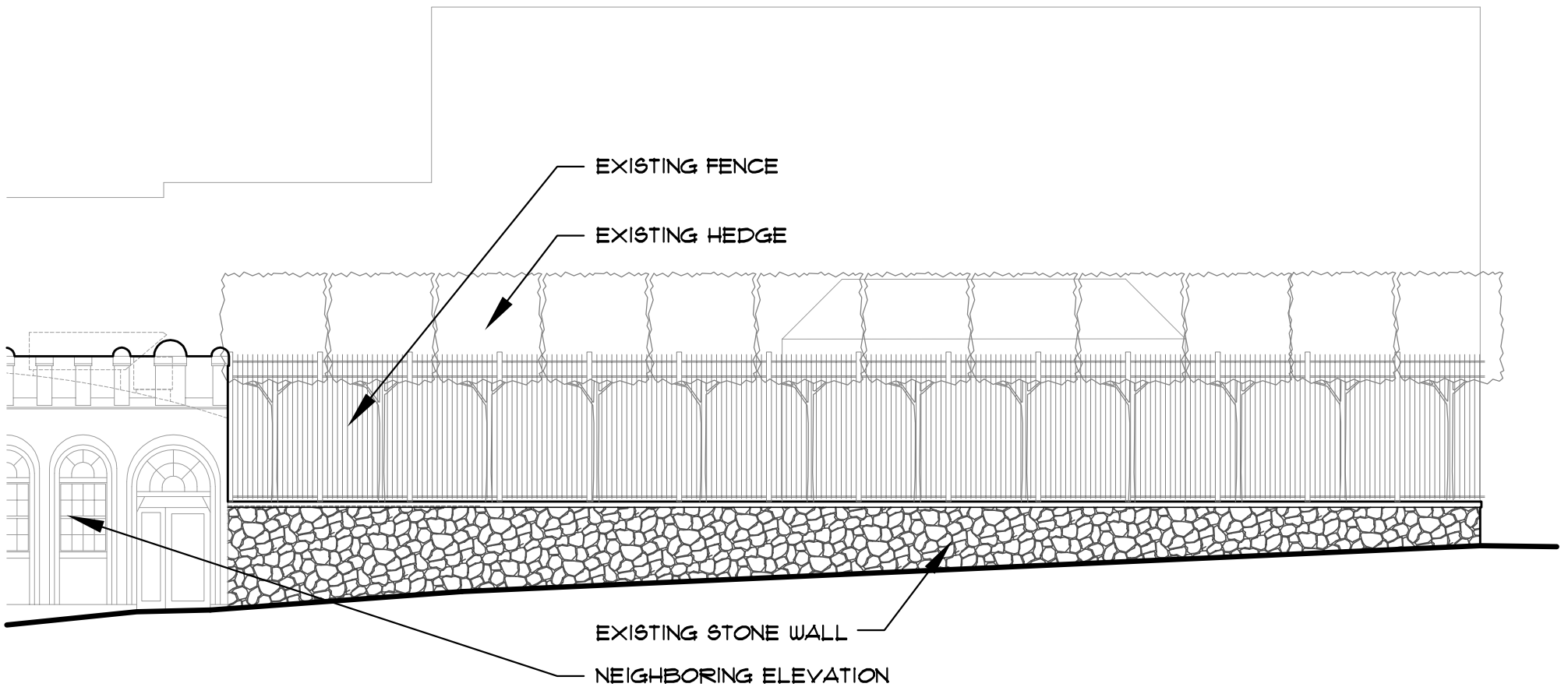
MARK'S BEER GARDEN

210 SOUTH ASHLEY

Mitchell
and
Mouat
architects

12.20.11

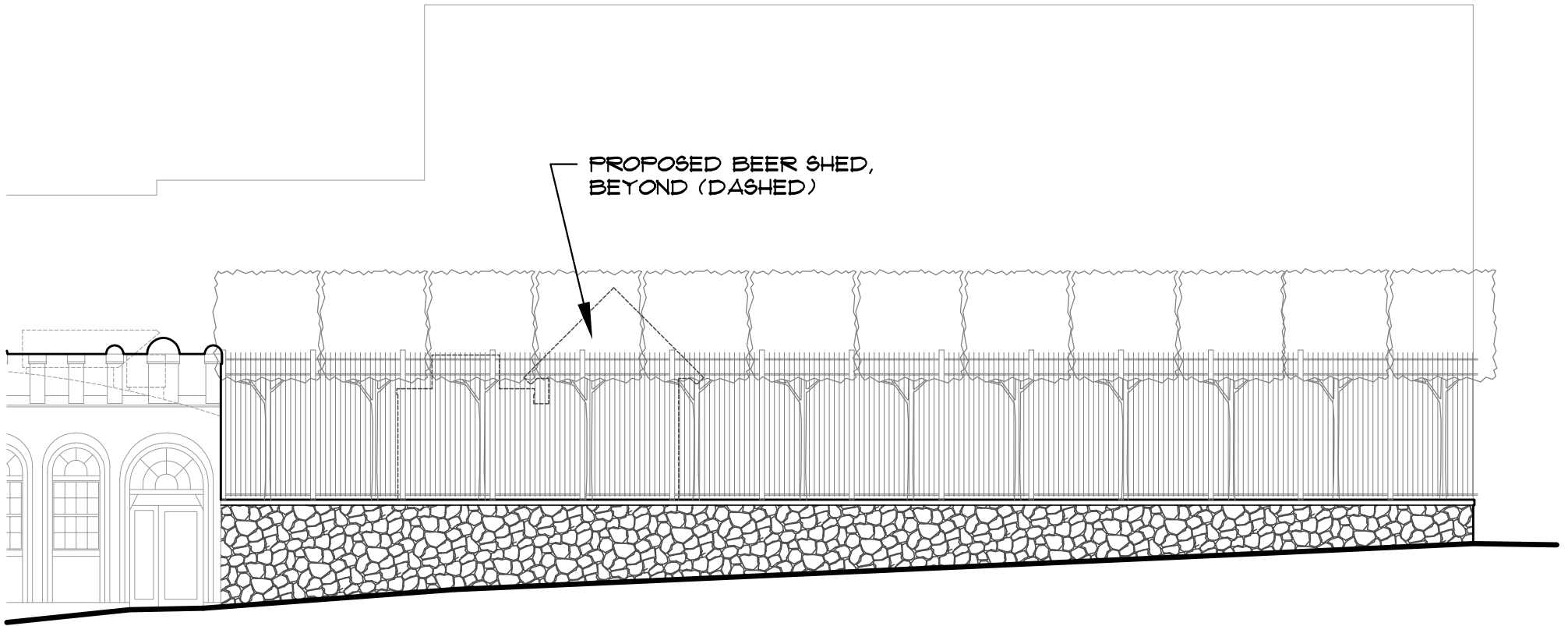
A6



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A7 EXISTING SOUTH ELEVATION FROM LIBERTY
SCALE: 1"=10'-0"

MARK'S BEER GARDEN
210 SOUTH ASHLEY

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PROPOSED BEER SHED,
BEYOND (DASHED)



PROPOSED SOUTH ELEVATION FROM LIBERTY

SCALE: 1"=10'-0"

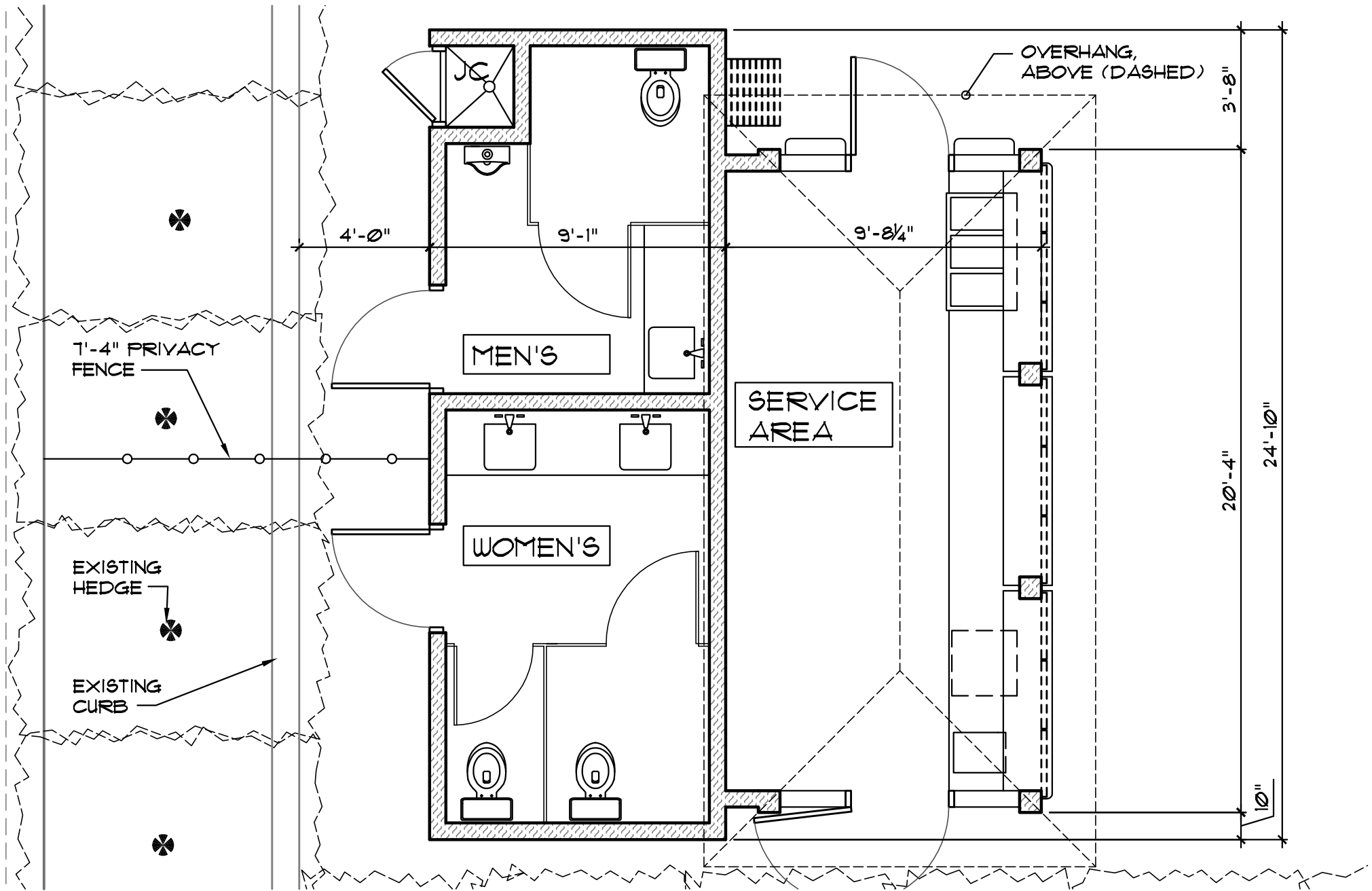
MARK'S BEER GARDEN

210 SOUTH ASHLEY

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A8

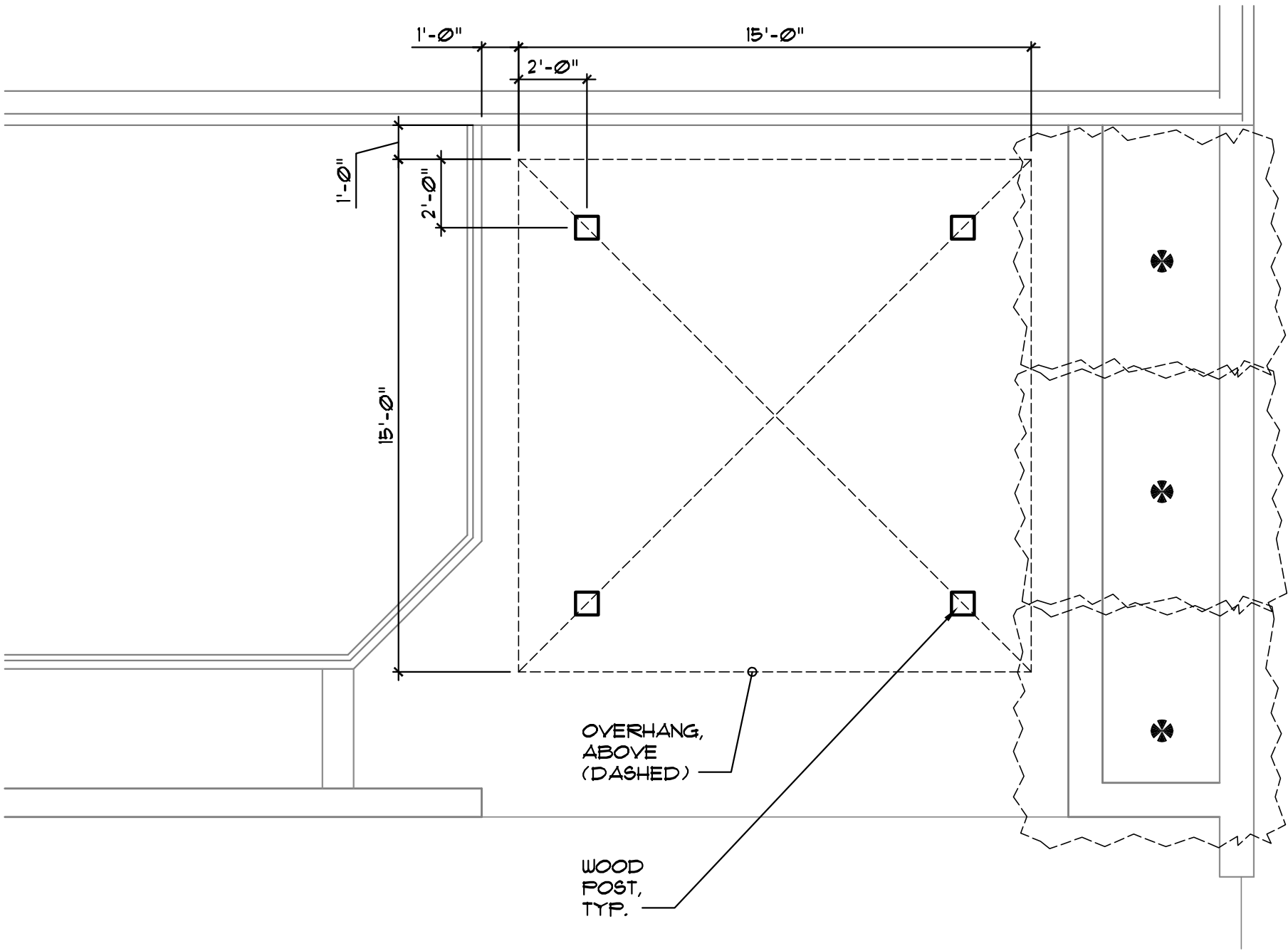


1 PROPOSED BEER SHED PLAN
 A9 SCALE: 1/4" = 1'-0"



MARK'S BEER GARDEN
 210 SOUTH ASHLEY

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PROPOSED 'LARGE' PAVILLION PLAN

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

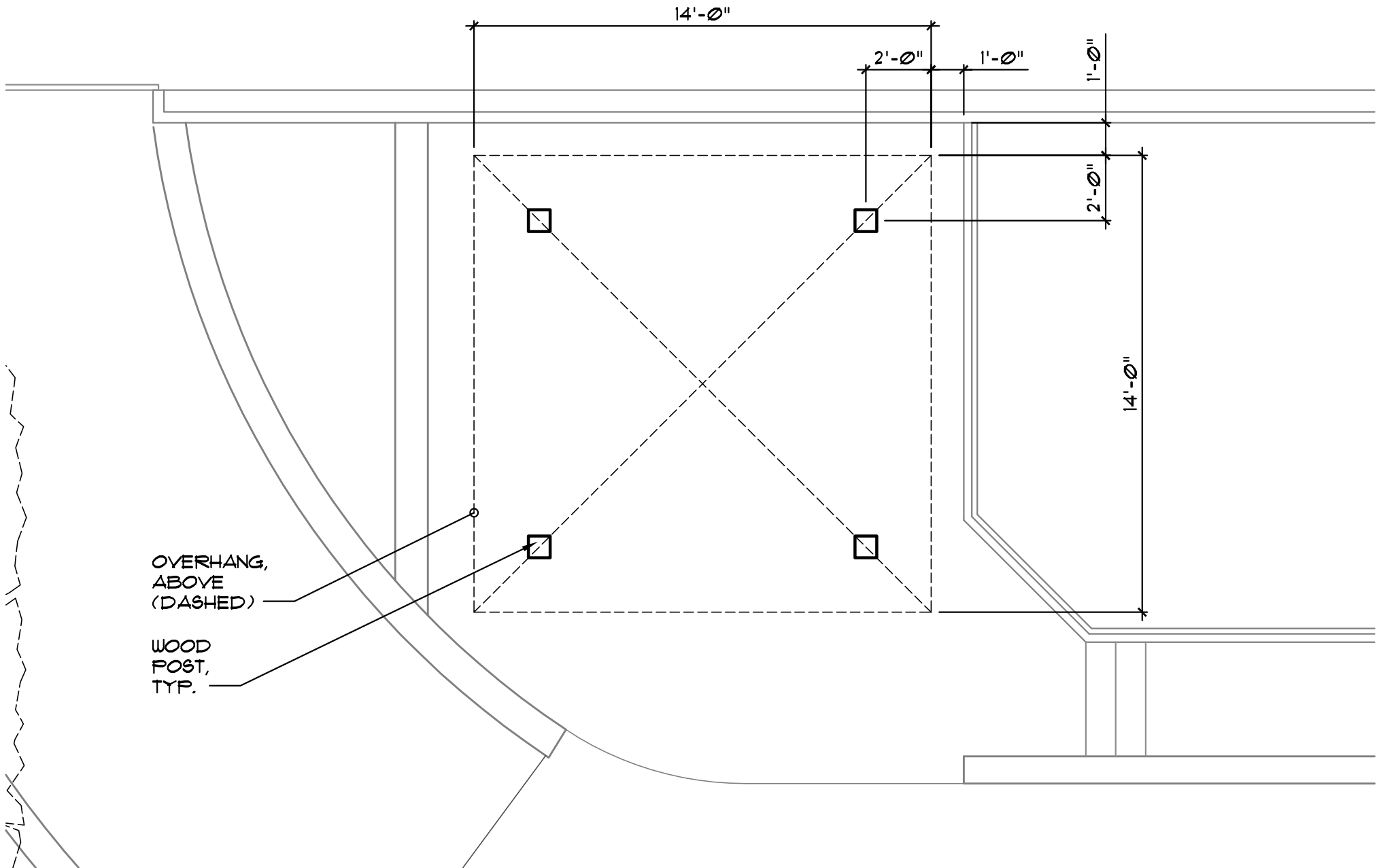
MARK'S BEER GARDEN

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A10



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A11

PROPOSED 'SMALL' PAVILLION PLAN

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



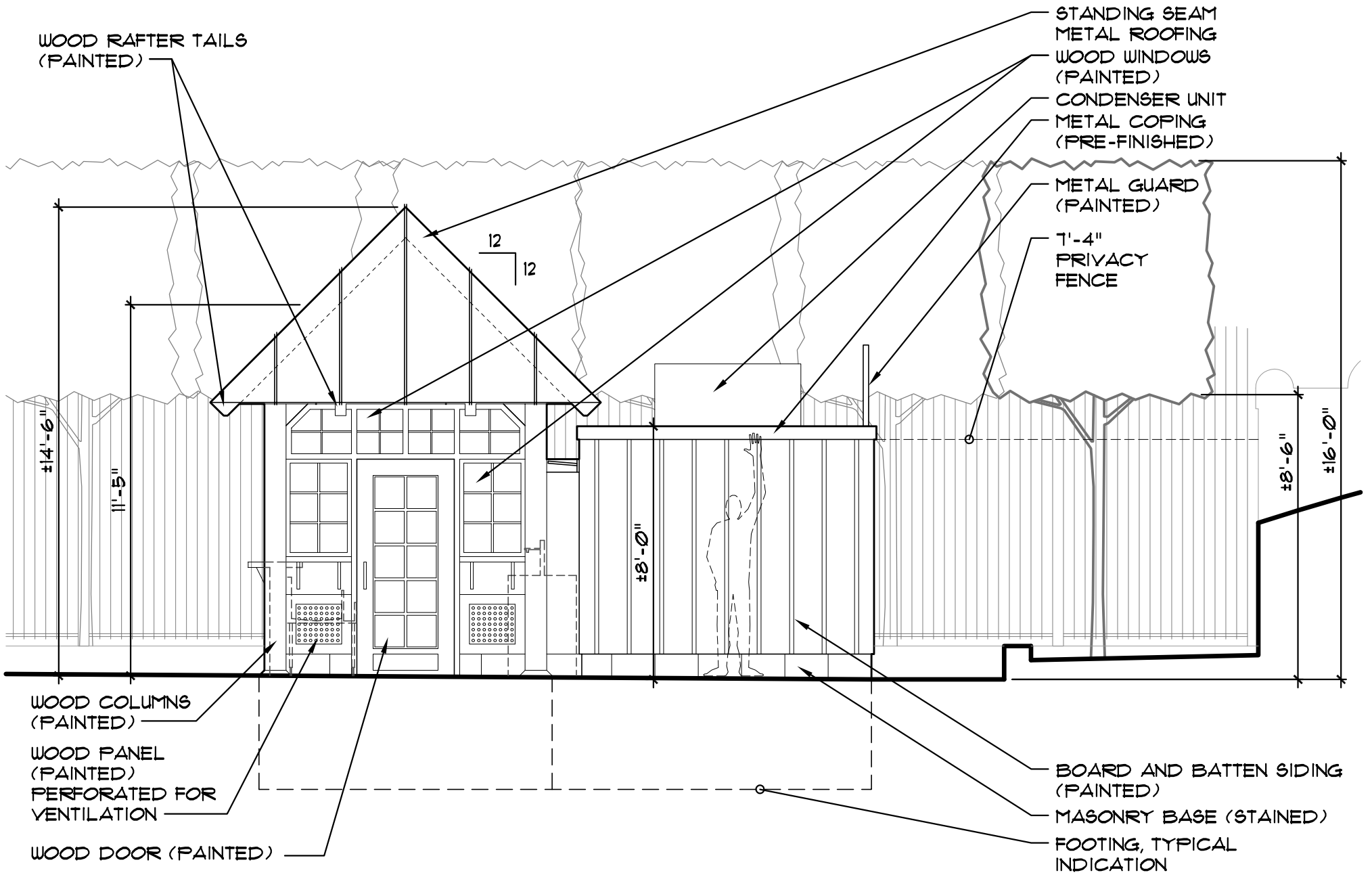
MARK'S BEER GARDEN

210 SOUTH ASHLEY

Mitchell
and
Mouat
architects

12.20.11

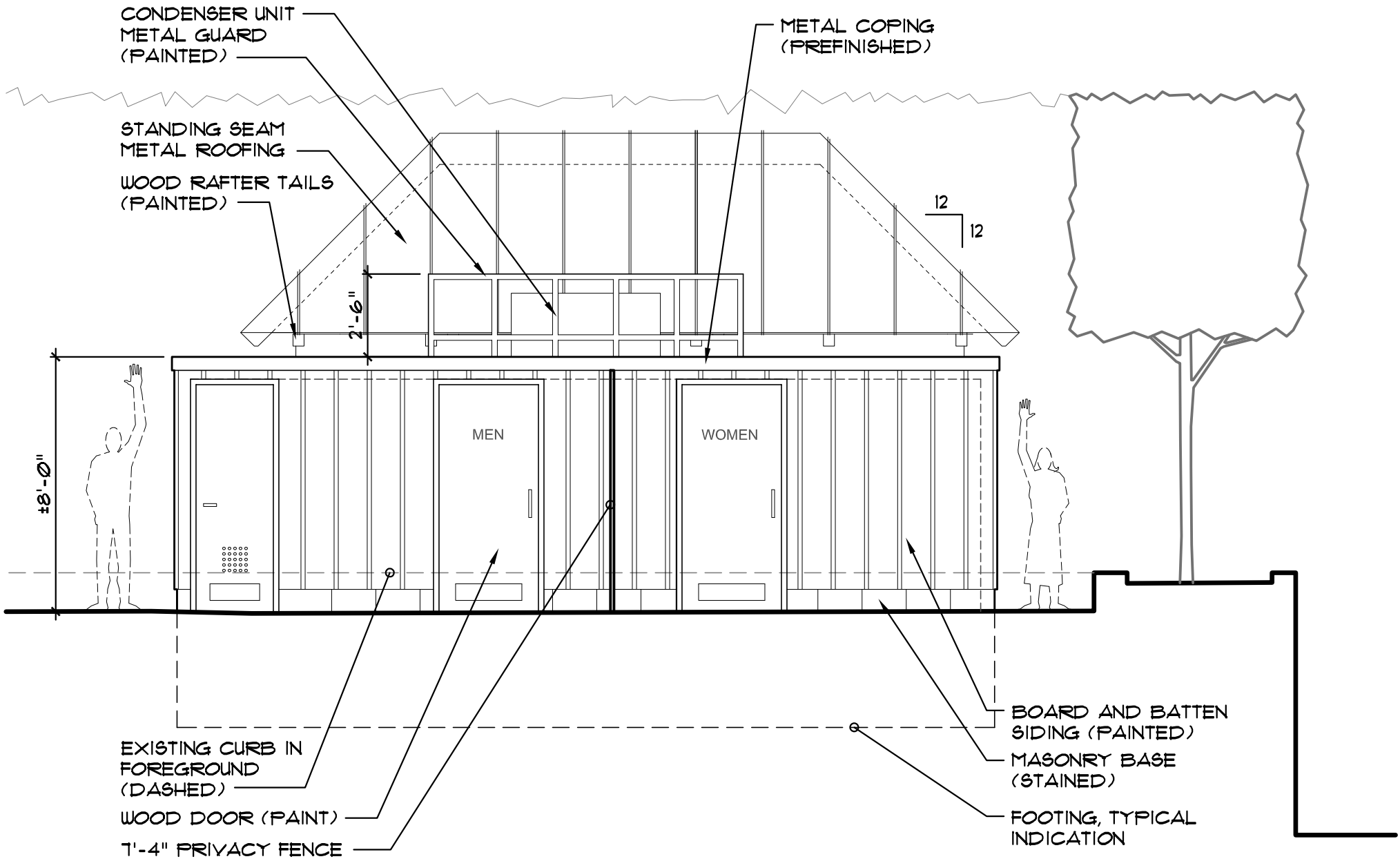
A11



1 PROPOSED BEER SHED NORTH ELEVATION
 A12 SCALE: 1/4" = 1'-0"

MARK'S BEER GARDEN
 210 SOUTH ASHLEY

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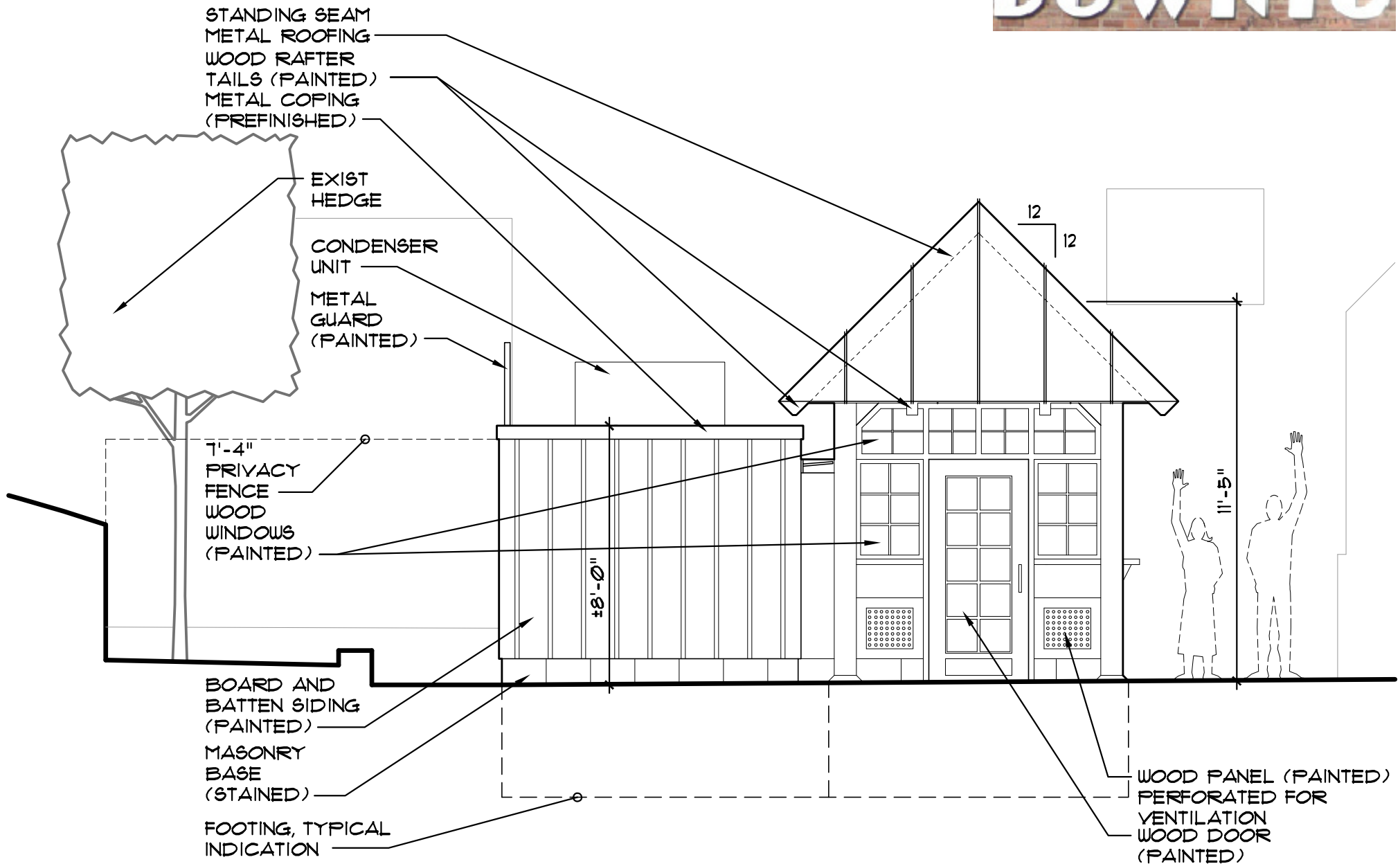
1 PROPOSED BEER SHED WEST ELEVATION
A13 SCALE: 1/4" = 1'-0"

MARK'S BEER GARDEN
210 SOUTH ASHLEY

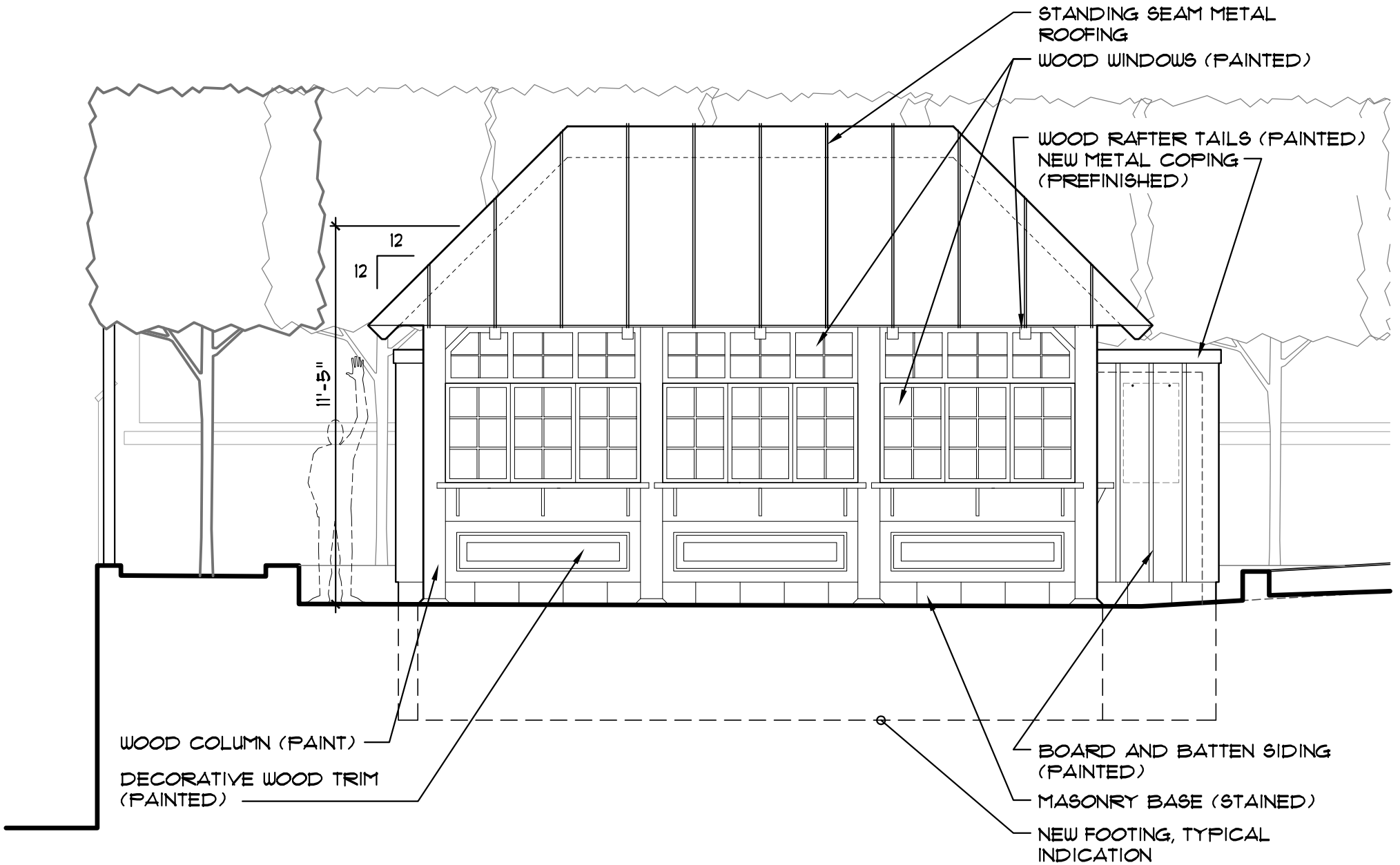
Mitchell
and
Mouat
architects

12.20.11

A13



1 PROPOSED BEER SHED SOUTH ELEVATION
 A14 SCALE: 1/4" = 1'-0"



1
A15

PROPOSED BEER SHED EAST ELEVATION - CLOSED

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

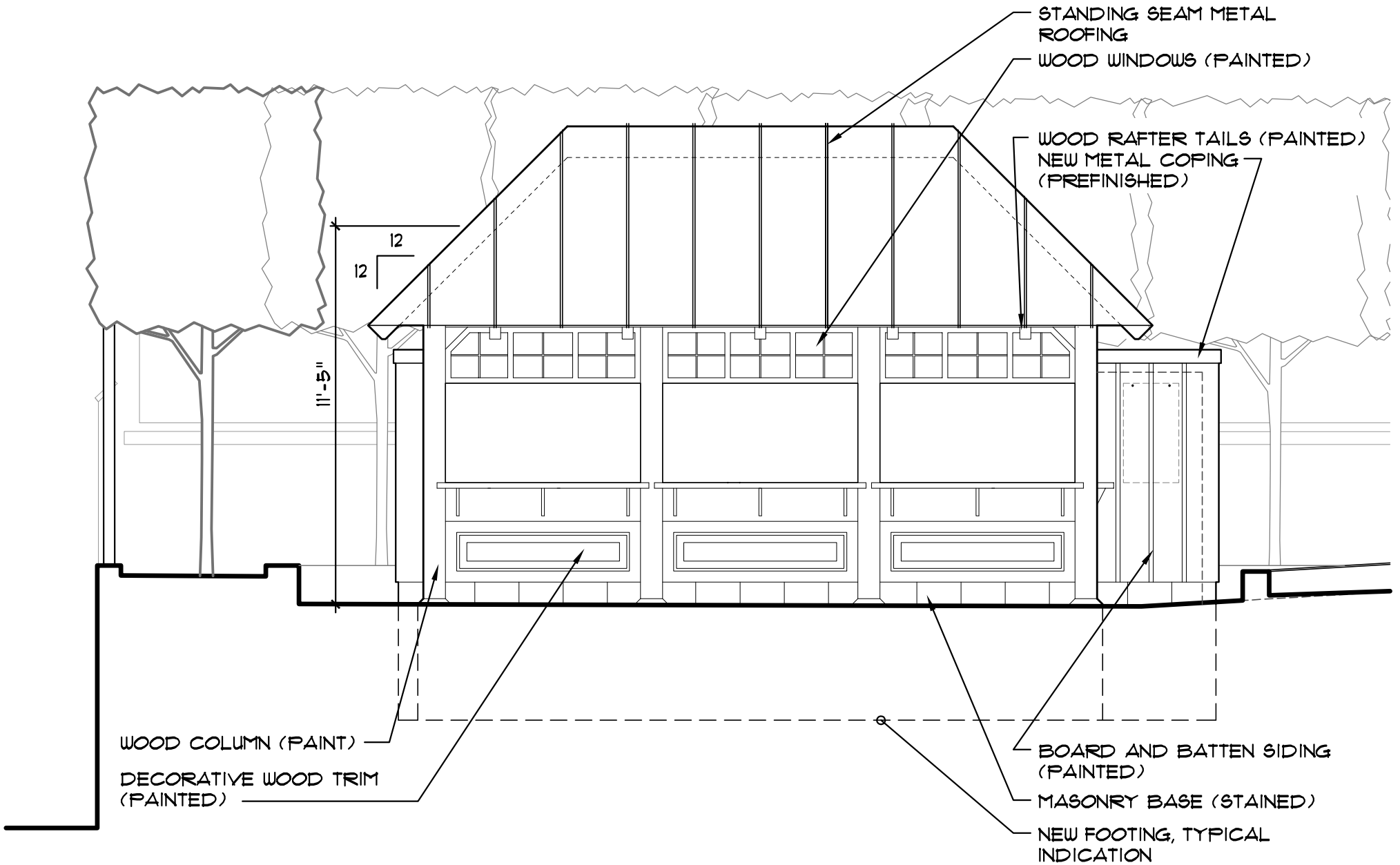
MARK'S BEER GARDEN

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A15



1 PROPOSED BEER SHED EAST ELEVATION - OPEN

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

MARK'S BEER GARDEN

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A16



1
A11

EXISTING CONDITIONS PHOTO - LOOKING WEST AT BEER SHED AREA

SCALE: NO SCALE

MARK'S BEER GARDEN

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A17



1 EXISTING CONDITIONS PHOTO - LOOKING NORTH AT PAVILLION AREA
A18 SCALE: NO SCALE

MARK'S BEER GARDEN
210 SOUTH ASHLEY

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1
A19

EXISTING CONDITIONS PHOTO - DETAIL

SCALE: NO SCALE

MARK'S BEER GARDEN

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A19