

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 118-124 S Main Street, Application Number HDC12-139

DISTRICT: Main Street Historic District

REPORT DATE: September 4, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

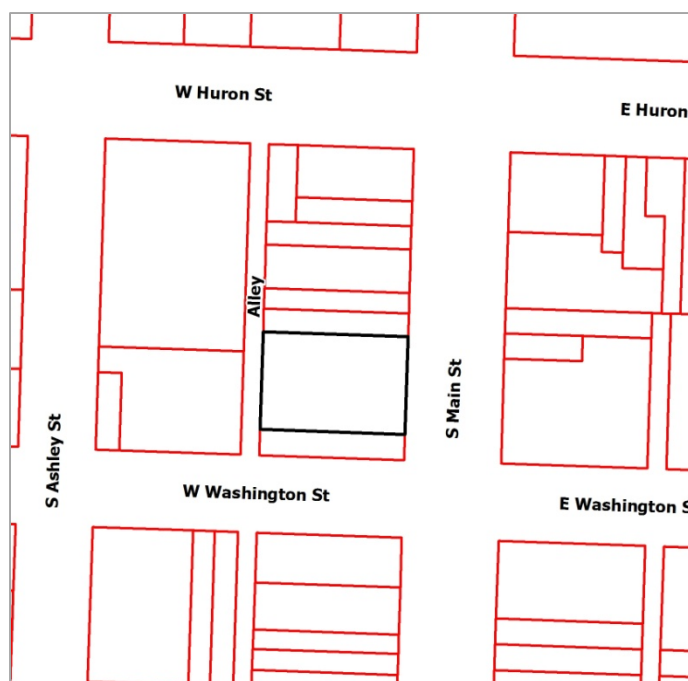
REVIEW COMMITTEE DATE: Monday, September 10 for the Thursday, September 13, 2012
HDC meeting

	OWNER	APPLICANT
Name:	118-124 S. Main Associates, Inc.	Same
Address:	209 S. Fourth Avenue Suite 1C Ann Arbor, MI 48104	
Phone:	(734) 665-1200 ext. 2	

BACKGROUND: The building that currently contains 120-124 South Main Street was built in 1866 and was first occupied by First National Bank. This three-story brick Italianate Commercial building features an elaborate cornice with large brackets, decorative stone pilasters, brick corbelling, and arched windows with stone window hoods. The building at 118 South Main Street was built in 1911 and was first occupied by Mills Company. This three-story brick Commercial Vernacular building features large single-pane windows, brick corbelling, and decorative stone pilasters that match those of the building at 120-124 South Main. The building at 126 South Main, occupied by Hooper Hathaway at the corner of West Washington and South Main, is in separate ownership and is not part of this application though it was also constructed in 1866 (see historic photo at end of this report).

LOCATION: The site is located on the west side of South Main Street between West Washington Street and West Huron Street.

APPLICATION: The applicant seeks HDC approval to construct infill additions on the rear of the building that total 2,485 square feet; and a two-story addition above the existing three-story building. The proposed fourth floor will be 7,125 square feet, and the proposed fifth floor will be 4,065 square feet. The total new construction is 13,675 square feet.



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

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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):**Additions**

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Constructing additional stories so that the historic appearance of the building is radically changed.

District or Neighborhood Setting

Recommended: Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

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

STAFF FINDINGS:

1. The proposed addition would create two new additional floors above the existing three-story building. The proposed fourth floor contains 7,125 square feet, and the fifth floor contains 4,065 square feet, for a total addition of 11,190 square feet on the top of the existing building. The fourth floor addition would be square in shape and measures approximately 83 feet wide, 84 feet deep, and 12 feet high. A small stair tower, measuring approximately 10 feet wide, 20 feet deep, and 12 feet high is located at the rear of the proposed addition near the southwest corner. The fifth floor addition is also square in shape and is smaller, measuring 63 feet and 6 inches wide, 64 feet deep, and 12 feet high.
2. In order to construct the proposed addition, the rear of the building will require an addition. Currently, the rear of 118 S Main Street has a small one-and-a-half story addition. The rear of 120 S Main has a two story rear addition. The applicant proposes constructing an addition above these portions of the building to create a uniform height of three stories. Doing so will allow the rooftop addition and terraces to be constructed as proposed. The addition proposed above the first floor of 118 S Main measures approximately 20 feet wide and 30 feet high and includes roughly two stories. The proposed addition above the second floor of 120-122 S Main measures approximately 40 feet wide and 18 feet high, and is one story tall. In total, the proposed second floor infill will be 860 square feet in size, and the proposed third floor infill will be 1,625 square feet.
3. The existing rear portions of 118-122 S Main where the addition is proposed do not appear to be historically significant, and do not occur on a character-defining elevation of the building. Several windows in the rear elevations of 118 and 120-122 S Main will be covered by the proposed infill as well, but none appear to be historically significant or character-defining features of the building.
4. The east (front) elevation will have a metal panel system that appears light brown in color. The fourth floor has a series of unevenly placed windows, and the metal panels on the fifth floor are interspersed with windows that have randomized vertical mullions. There will be a cantilevered metal canopy above the proposed fifth floor that is beige in color. Because the fifth floor is set back from the front of the fourth floor, there will be a small terrace that is surrounded by a metal cable rail system that also extends along the south elevation. The terrace on the fourth floor, located behind the existing parapet, will also be surrounded by the metal cable rail system.
5. The north (side) elevation has three sets of paired windows on the proposed fourth floor and two sets of paired windows on the fifth floor. Most of the north elevation will be covered by light brown metal panels, and one small area towards the east will have beige

metal panels. The proposed rear infill has one tall, narrow, vertical window and is covered in beige metal panels.

6. The south (side) elevation has five sets of paired windows placed asymmetrically in the fourth floor, which is covered in light brown metal panels. The fifth floor appears similar to the east (front) elevation, with numerous windows interspersed with randomized vertical mullions. The fifth floor also has a cantilevered metal canopy that is beige in color. The canopy is located above a terrace on the fifth floor, which is surrounded by a metal cable rail system.
7. The west (rear) elevation consists of a four story addition on the north end and a three story addition towards the center of the building due to the proposed infill. Near the southern end of the building, on top of 124 S Main, the addition is two stories. The infill portion of the addition has beige metal panels and a series of three tall, narrow windows. There are two small balconies located in the northwest corner, which are surrounded by the metal cable rail system. The stair tower, which begins above the second floor of the existing building, extends upward to the fifth floor and is covered by light brown metal panels. The proposed fourth floor has windows of varying width throughout the elevation, and a small terrace on the southern end that has a metal cable rail system, and a larger terrace near the center and northern end of the addition. The proposed fifth floor appears similar to the east (front) and south (side) elevations, with multiple windows with randomized vertical mullions and a terrace located beneath a cantilevered metal canopy.
8. The applicant confirmed via email that the colors shown on the renderings are the intended colors for the addition.
9. The proposed addition will extend to the north and south lot lines (the edges of the buildings) at 118 and 124 S Main Street, respectively. However, there are buildings on each side (116 S Main, occupied by Kai Garden, to the north, and 126 S Main, occupied by Hooper Hathaway, to the South) so the addition will be inset 16 feet from West Washington Street. The east (front) elevation of the proposed addition will be set back 20 feet from the existing parapet. This area is proposed to be a terrace. The west (rear) elevation of the addition will be set back 20 feet from the top of the rear infill addition, except for the stair tower, which will be even with the rear of the building.
10. Per the SOI *Guidelines* for additions, no character-defining features of the historic building are obscured, damaged, or destroyed by this proposal. The additions are set back from the two street frontages and stepped in order to minimize site lines from pedestrians on South Main and West Washington Streets. The materials and methods of construction clearly delineate what is historic and what is new. The design is contemporary, and most visible on the back of the building and from the south side of West Washington Street (over the top of 126 S Main).
11. Based on provided mock ups of the addition as viewed from the street, staff feels that the addition is not easily visible from the street frontages that contain character-defining features of these and nearby buildings, with the exception of a location on the south side of West Washington Street where the addition will be visible down the alley. When viewed from the parking lot behind the building, the addition is very prominent. Since the original rear elevations of the buildings at 118 to 124 S Main have been obliterated by modern additions that offer no character defining features, the contrast between the new work and the old is acceptable to staff. The concept of rear infill with a rooftop addition is

similar to an existing addition above 110 S Main (the building that houses Vinology).

12. The design and scale of the proposed addition does not detract from the existing building and uses distinct materials to further differentiate it from the historic structure. Overall, staff feels that the historical integrity and character-defining features of the building will not be harmed. However, staff's opinion is that the project could be improved by infilling the existing stepped rear portions of the building with a more compatible material, like masonry or stucco, to bring the building to a consistent three stories. The fourth and fifth stories would be constructed on top as proposed. This would allow the use of a modern design and materials but tone down the stark contrast between the modern materials and traditional masonry.
13. Staff recommends approval of the rear additions as proposed. The proposed addition is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 9 and 10, and the guidelines for additions and district or neighborhood setting.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 118-124 South Main Street, a contributing property in the Main Street Historic District, to infill the rear second and third floors to square off the building, and also to construct a fourth and fifth floor, 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 Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for additions and district or neighborhood setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 118-124 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, photos.

126, 124, 122, 120, 118 South Main Street (April 2007 photo)



1867 Photo of 120-126 South Main (arrow points to future location of 118 S Main)



118-126 South Main Street (August 2012 photos)



126 South Main from West Washington



Rear view of 118-124 South Main (the three beige sections)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647

734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 118-124 S. MAIN STREET

Historic District: MAIN STREET

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

118-124 S. MAIN ASSOCIATES, LLC

Address of Property Owner: 209 S. FOURTH AVE, 1C, 48104

Daytime Phone and E-mail of Property Owner: 734-665-1200x2 EDWARD@SHAFFRAN.COM

Signature of Property Owner: [Signature] Date: 31 AUG '12

Section 2: Applicant Information

Name of Applicant: ED SHAFFRAN / 118-124 S. MAIN ASSOCIATES, LLC

Address of Applicant: 209 S. FOURTH AVE, 1C ANN ARBOR, MI 48104

Daytime Phone: (734) 665-1200x2 Fax: (734) 665-9344

E-mail: EDWARD@SHAFFRAN.COM

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 31 AUG '12

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: [Signature]

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

1. Provide a brief summary of proposed changes. WE ARE PROPOSING TO ADD A TWO (2) STORY ADDITION ON THE TOP OF THE EXISTING BUILDING. THE ADDITION WILL REQUIRE 12,800 ADDITIONAL S.F.; 7,100 SF ON THE 4TH FLOOR AND 4,000 SF ON THE 5TH FLOOR. A NEW ELEVATOR AND EXTENDING THE EXISTING STAIR TOWERS WILL ALSO BE NECESSARY.

2. Provide a description of existing conditions. THE BUILDING TODAY IS A 3 STORY MASSWARY BEARING STRUCTURE WITH A VARIETY OF BOTH COMMERCIAL AND OFFICE TENANTS

3. What are the reasons for the proposed changes? TO PROVIDE HOUSING AND PERMIT THE APPLICANT TO MAXIMIZE THE INVESTMENT IN 2-2 PROPERTY.

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

THE ADDITION WILL STAND ABOVE THE EXISTING STORIED ROW. THE ADDITION WILL FEATURE MAINLY CONDOS POSSIBLY APARTMENTS. TERRACES ON THE EAST, WEST AND SOUTH SIDES OF THE ADDITION.

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

PLEASE SEE ATTACHED PDF.

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: _____ HDC _____ Fee Paid: _____

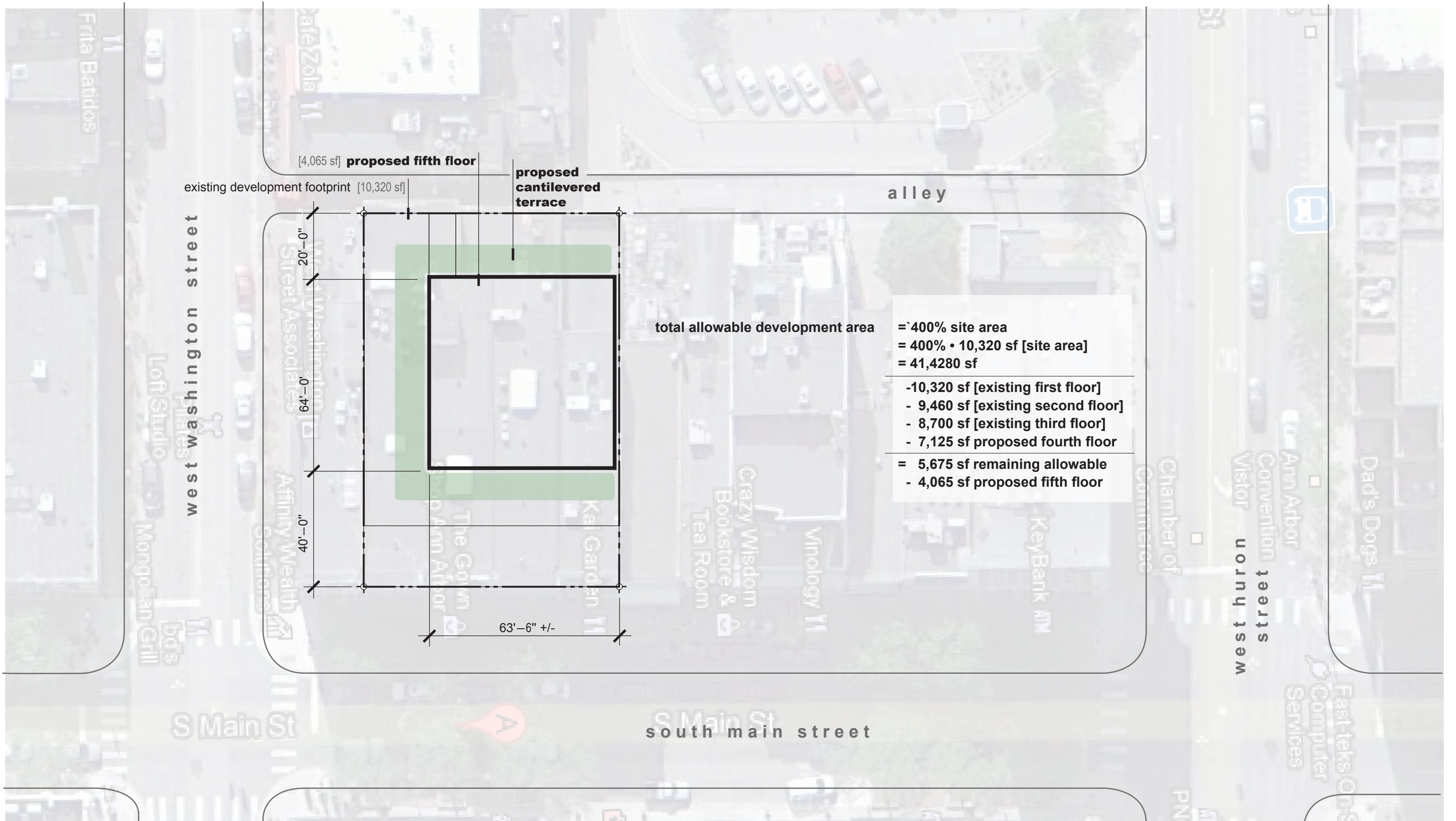
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

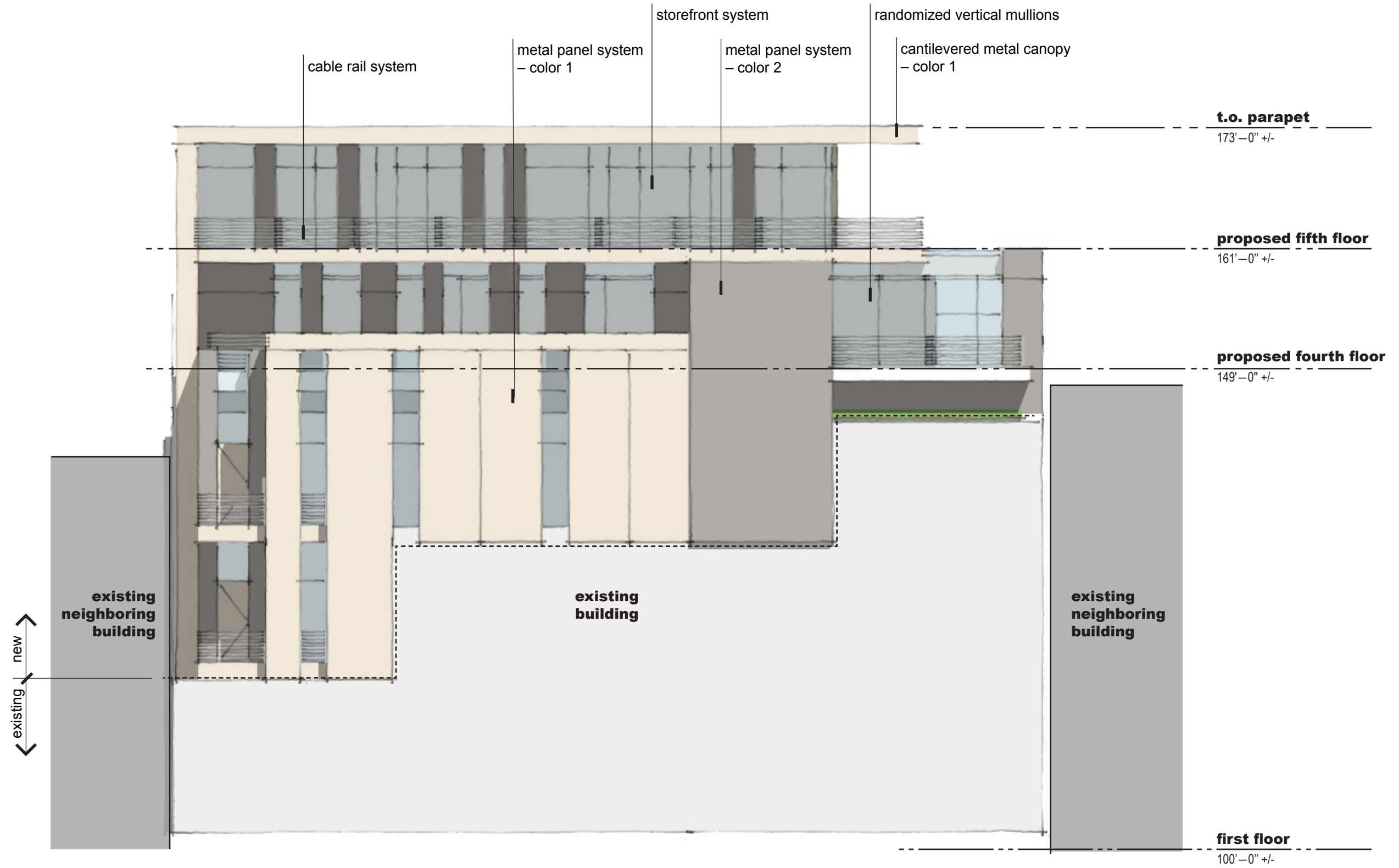
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

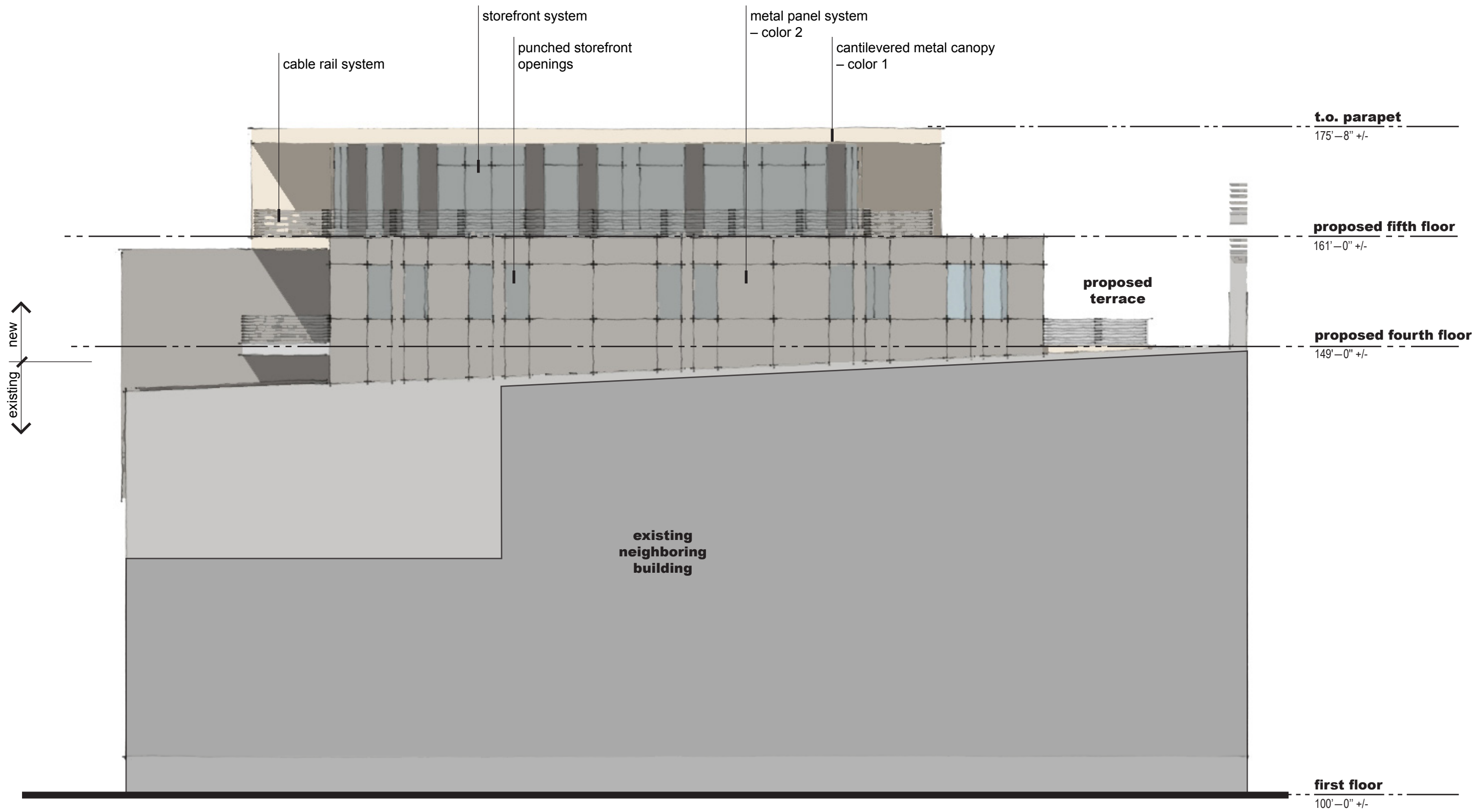
Staff signature: _____ HDC NTP _____ Staff COA

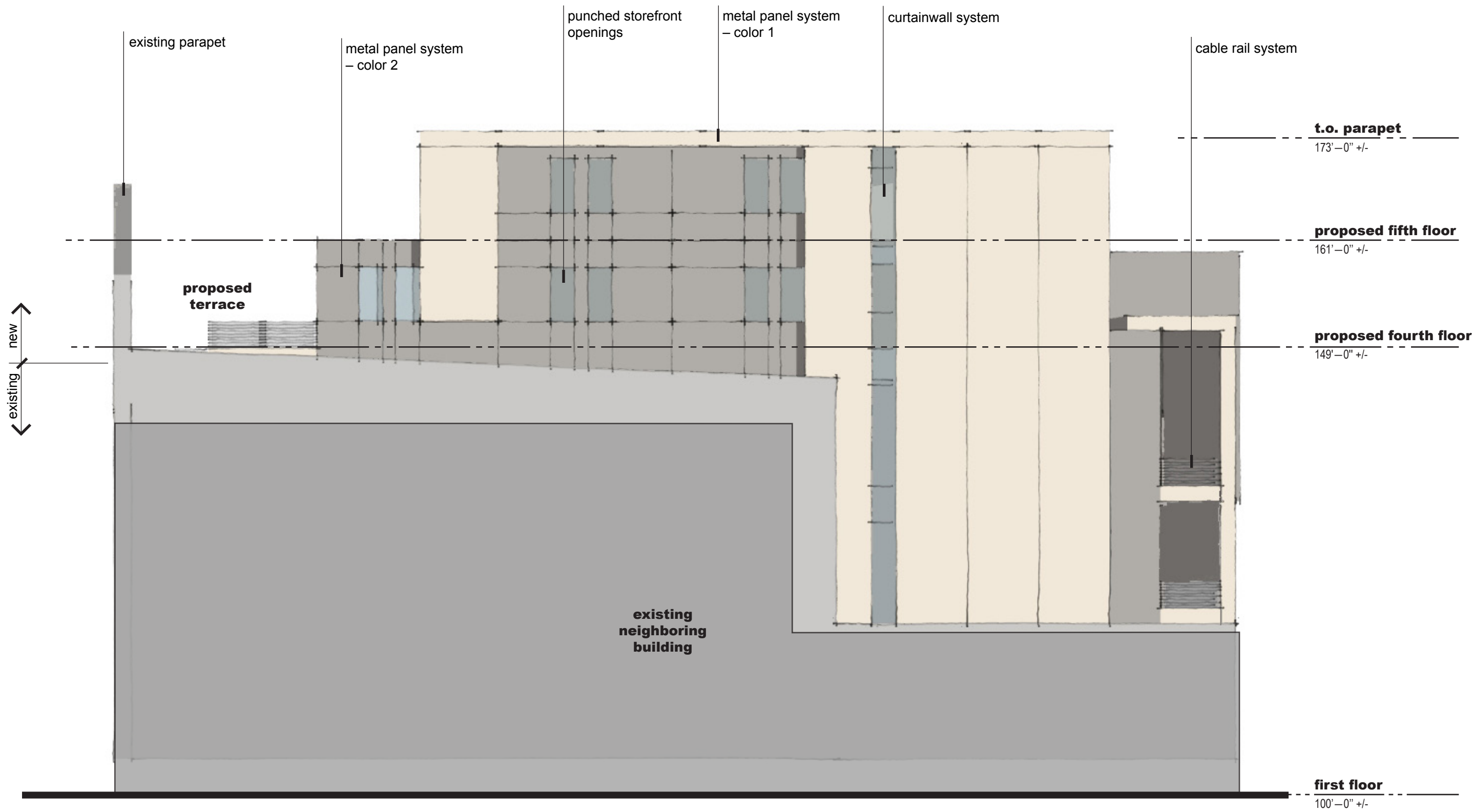
Comments:











existing parapet

metal panel system
- color 2

punched storefront
openings

metal panel system
- color 1

curtainwall system

cable rail system

t.o. parapet

173'-0" +/-

proposed fifth floor

161'-0" +/-

proposed fourth floor

149'-0" +/-

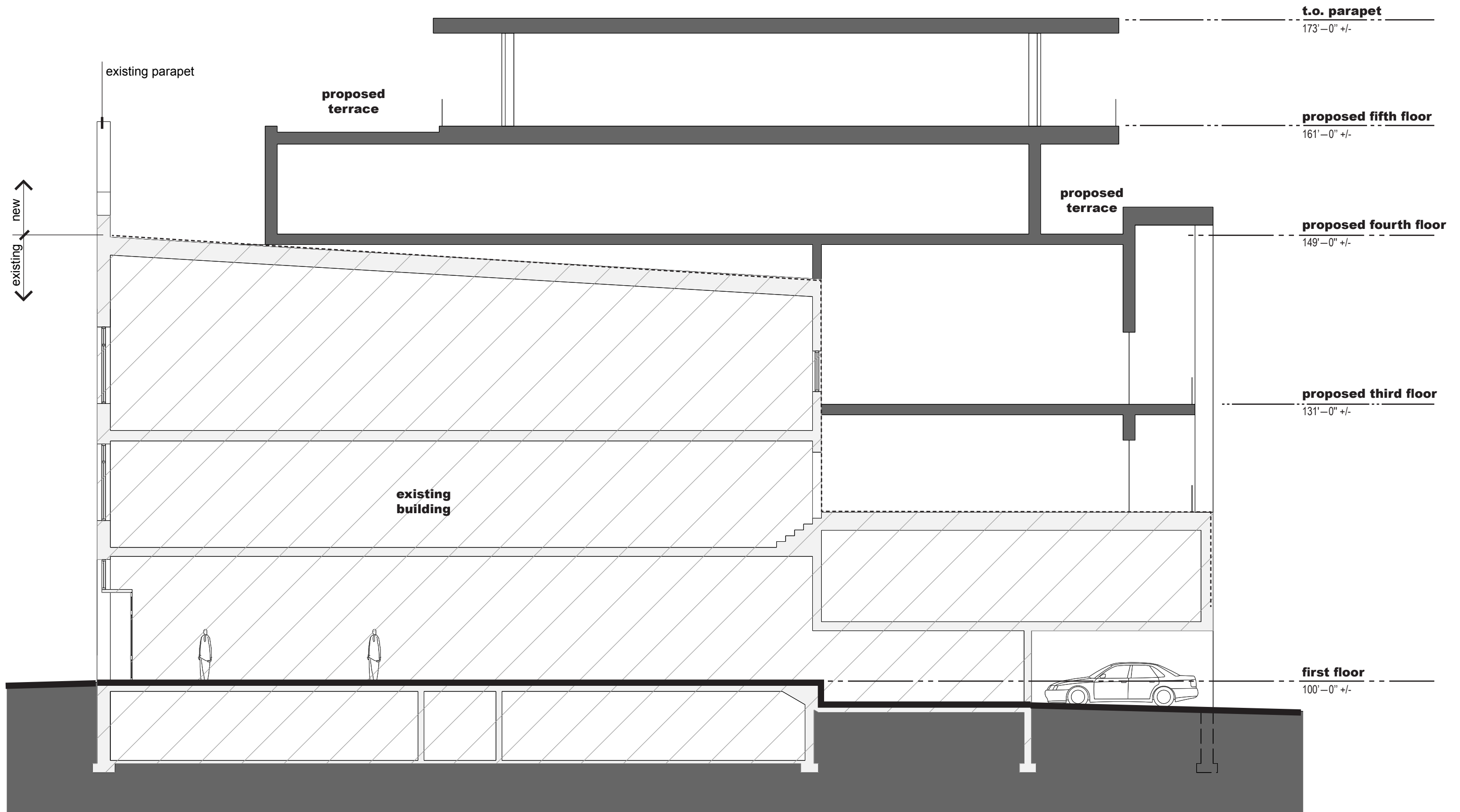
**proposed
terrace**

existing
new

**existing
neighboring
building**

first floor

100'-0" +/-





proposed addition

proposed addition shown beyond





proposed addition





proposed addition