



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 208 W. LIBERTY and 210 S. ASHLEY

Historic District: LIBERTY STREET and MAIN STREET

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

JEANNE PROPERTIES

Address of Property Owner: 210 S. ASHLEY, ANN ARBOR MI 48104

Daytime Phone and E-mail of Property Owner: 734.662.8122

Signature of Property Owner: MARK @ DOWNTOWNHOMEANDGARDEN.COM
Mark Hodesh Date: 9.30.2010

Section 2: Applicant Information

Name of Applicant: MARK HODESH

Address of Applicant: 210 S. ASHLEY, ANN ARBOR, MI 48104

Daytime Phone: (734) 662.8122 Fax: (734) 662.8102

E-mail: MARK @ DOWNTOWNHOMEANDGARDEN.COM

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Mark Hodesh Date: 9.30.2010

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: MH

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

1. Provide a brief summary of proposed changes. ATTACHED

2. Provide a description of existing conditions.

3. What are the reasons for the proposed changes?

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: _____ 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:

Attachment to the Historic District Commission Application

208 W. Liberty – Liberty Street Historic District
210 S. Ashley – Main Street Historic District

Both Properties are owned by Mark Hodesh, owner of Downtown Home and Garden

- 1. Provide a brief summary of proposed changes:**
- 2. Provide a description of existing conditions:**

The applicant is the owner of two contiguous properties in question.
208 W. Liberty, which is in the Liberty Street Historic District
210 S. Ashley, which is in the Main Street Historic District.

208 W. Liberty:

The proposed modifications to the 208 W. Liberty building are to the west facade, facing the municipal alley. Currently, the egress door near the north edge of the west elevation is approximately 24" above the grade of the alley. Several risers of varying height provide egress and are located in the alley. The petitioner proposes to lower the threshold of that egress door to match the elevation of the alley and, thus, eliminate the need for the exterior risers.

The aluminum door and frame system that will be affected is part of a larger window – wall that was installed in the 1980's. It is proposed that a new door of the same material and finish will be installed at the lower elevation. A new matching material and finish transom window will be installed over the door.

210 S. Ashley:

The north wall of 212-214 S. Ashley (the masonry "barn" of Downtown Home and Garden) is the boundary of the Main Street District.

The applicant proposes to build a new greenhouse to support his commercial endeavor. Although the new greenhouse will be sited north of the Main Street District, a connection of approximately 7 feet in width and 9 feet high sheltering a 3 X 7 door is proposed at the north wall of the barn.

At some point in the history of the barn, probably the late '40's or early '50's, the Hertler family painted a large sign on the north side of the north wall.

3. What are the reasons for the proposed changes:

208 W. Liberty:

The applicant wishes to improve the level of safety for persons who egress the building and improve the ease of deliveries to the building.

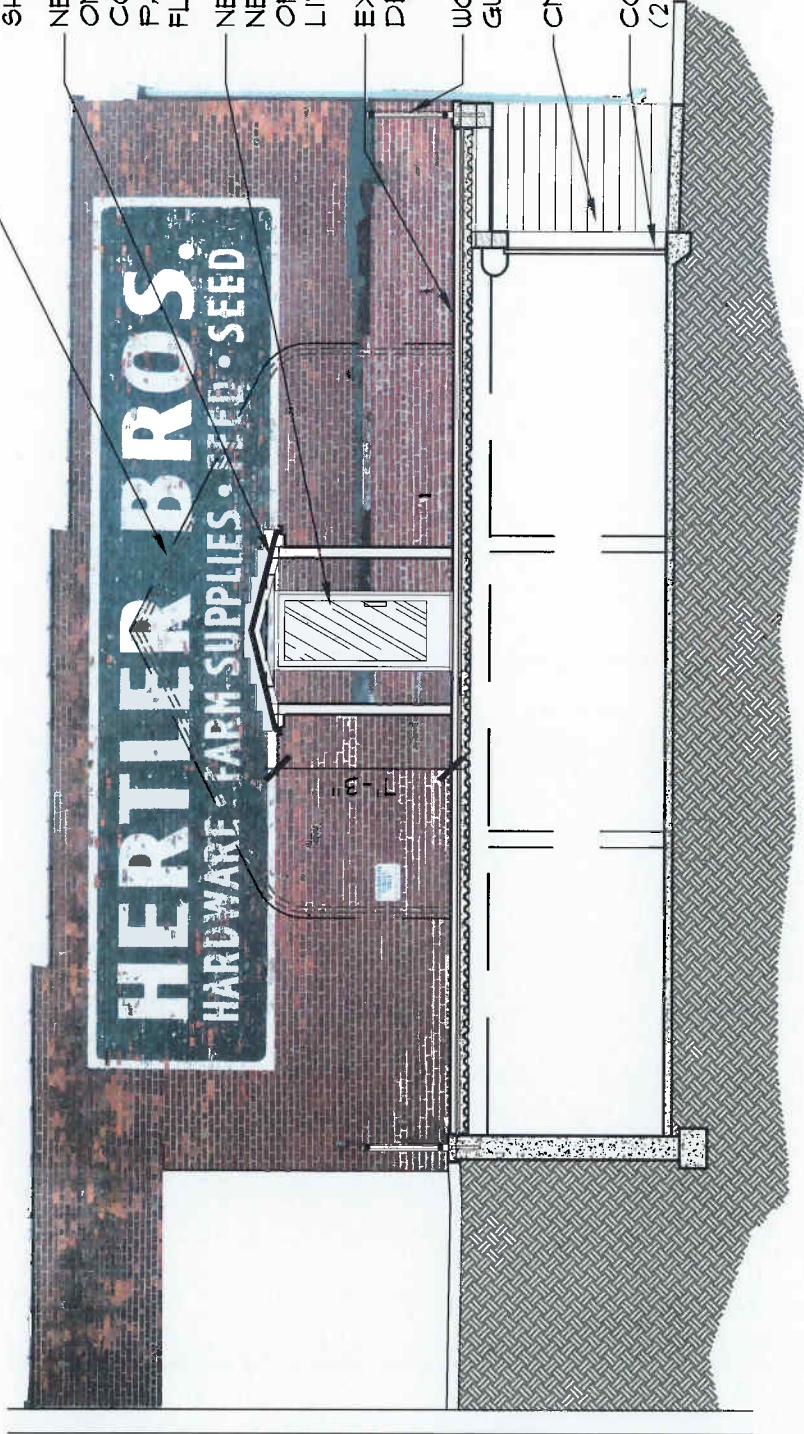
210 S. Ashley:

The applicant desires to enhance the experience for the retail pedestrians who frequent Downtown Home and Garden. Pedestrian traffic will be able to flow from the existing barn to this new proposed retail space without entirely stepping into the elements. Although the barn has minimal heat and the retail experience in DHG is not intended to be one of a "climatized" environment, the applicant would like customers to be able stay out of the rain and snow while shopping. The owner, Mark Hodesh, just encourages his employees to wear wool socks.

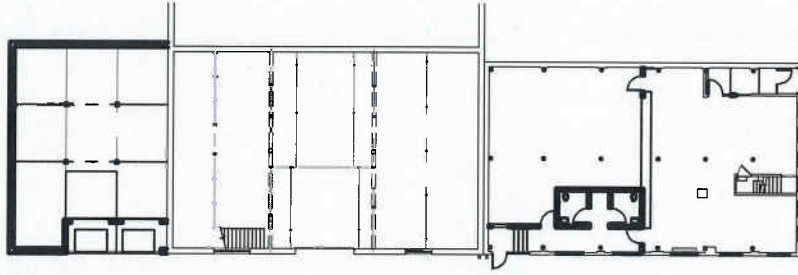
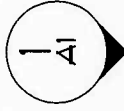
4. Attach any additional information that will further explain or clarify the proposal:

Thorough drawings and photographs of the existing conditions and proposed work are attached.

- NEW PREFAB GREENHOUSE, APPROX. SIZE SHOWN
- NEW METAL ROOF ON NEW CONNECTOR PASSAGE, FLASHING SHOWN
- NEW DOOR IN NEW MASONRY OPENING, NEW LINTEL
- EXTERIOR DECK SURFACE
- WOOD GUARDRAIL
- CMU WALL
- COILING DOOR (2 SUCH)



1
A1
PROPOSED ELEVATION/SECTION
SCALE: 1/8" = 1'-0"



WEST LIBERTY



KEY PLAN
1" = 40'-0"

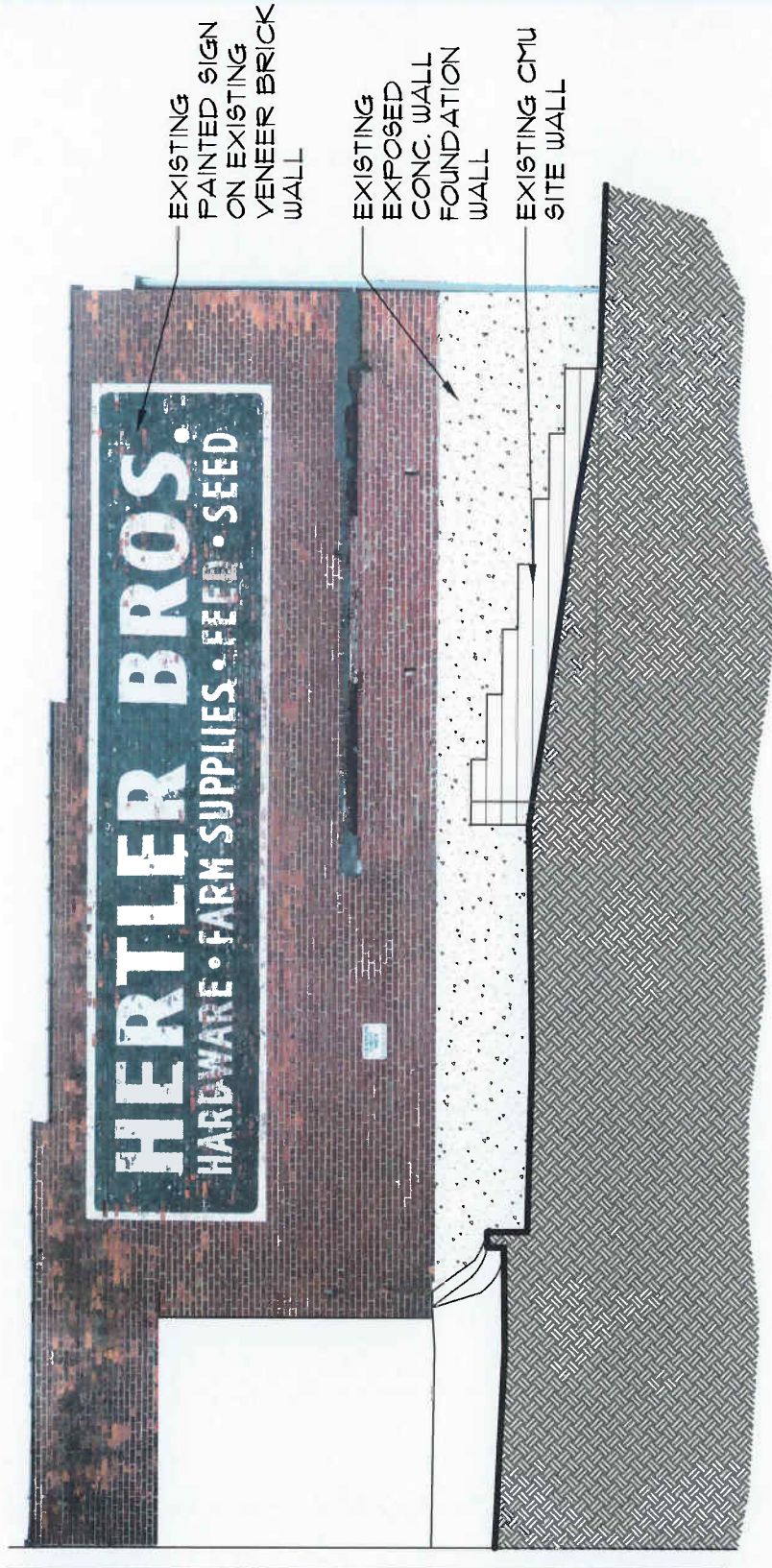
DOWNTOWN HOME & GARDEN / UNION HALL

210 SOUTH ASHLEY / 208 WEST LIBERTY



09.30.10

A1

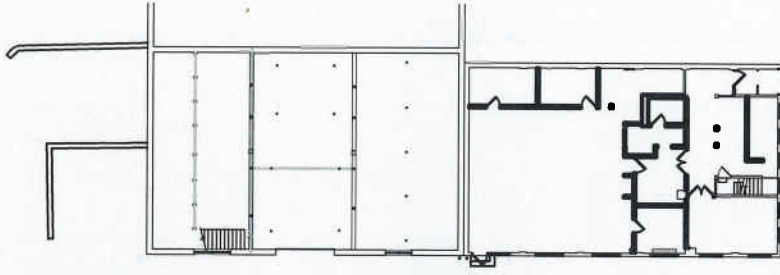
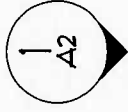


EXISTING
PAINTED SIGN
ON EXISTING
VENEER BRICK
WALL

EXISTING
EXPOSED
CONC. WALL
FOUNDATION
WALL

EXISTING CMU
SITE WALL

1 EXISTING ELEVATION/SECTION
A2 SCALE: 1/8" = 1'-0"



WEST LIBERTY

KEY PLAN
1" = 40'-0"



DOWNTOWN HOME & GARDEN / UNION HALL
210 SOUTH ASHLEY / 208 WEST LIBERTY



09.30.10

A2

NEW PREFAB GREENHOUSE,
APPROX. SIZE SHOWN

NEW METAL-ROOF ON NEW
CONNECTOR PASSAGE

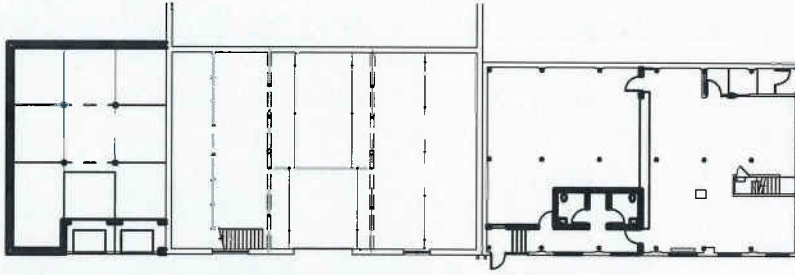
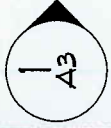
WOOD GUARDRAIL

CAST STONE CAP

DUMPSTER
ENCLOSURE (2
SUCH)

CMU WALL

COILING DOOR
(2 SUCH)



WEST LIBERTY

KEY PLAN
1"=40'-0"



1 A3 PROPOSED ELEVATION/SECTION
SCALE: 1/8"=1'-0"

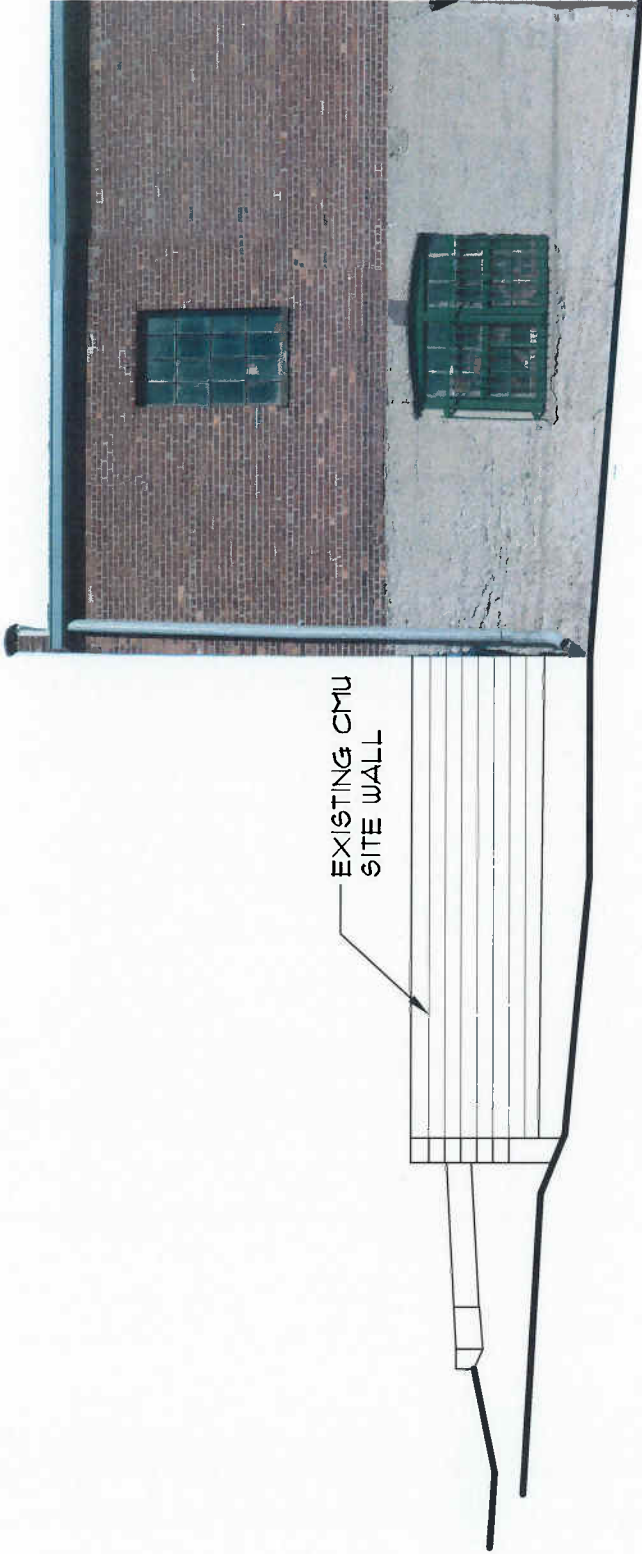
DOWNTOWN HOME & GARDEN / UNION HALL

210 SOUTH ASHLEY / 208 WEST LIBERTY

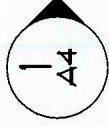


09.30.10

A3



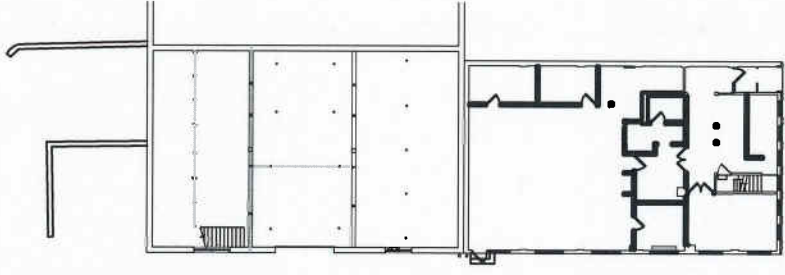
EXISTING CMU
SITE WALL



1
A4

EXISTING ELEVATION/SECTION

SCALE: 1/8"=1'-0"



WEST LIBERTY

KEY PLAN
1"=40'-0"



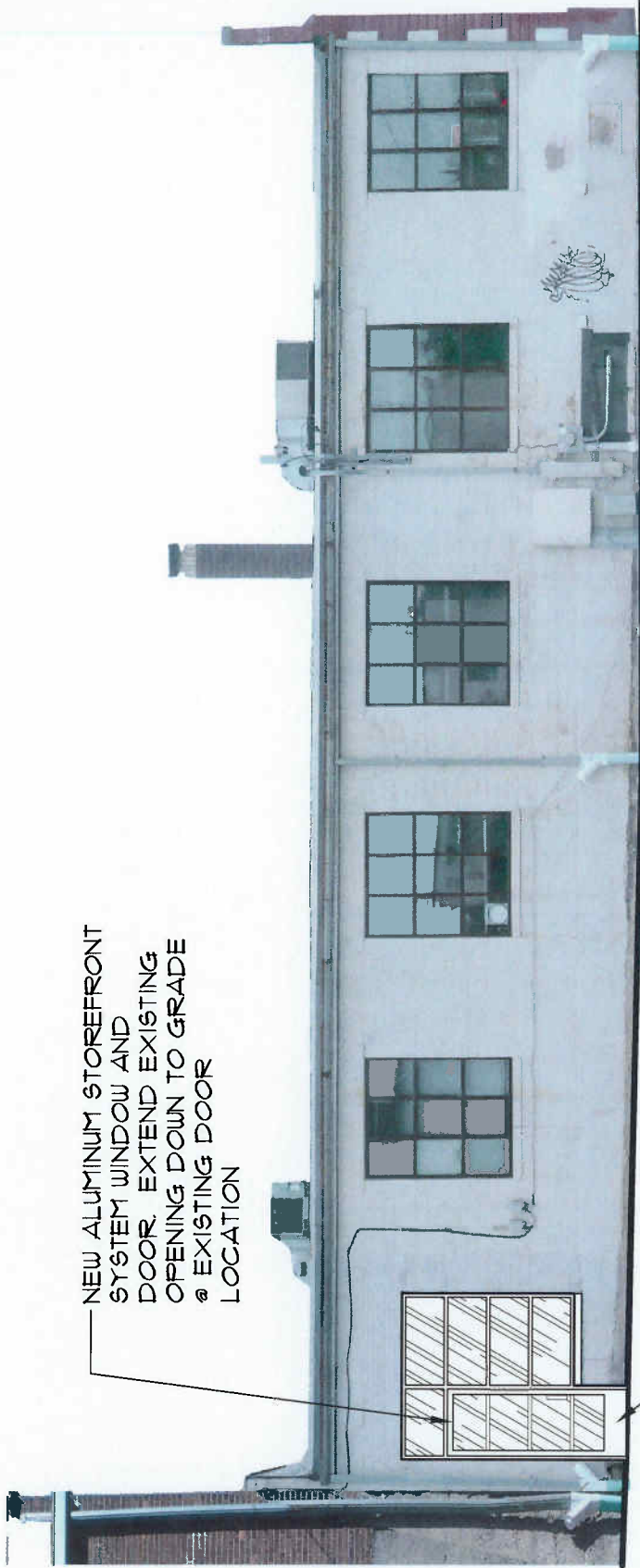
DOWNTOWN HOME & GARDEN / UNION HALL

210 SOUTH ASHLEY / 208 WEST LIBERTY



09.30.10

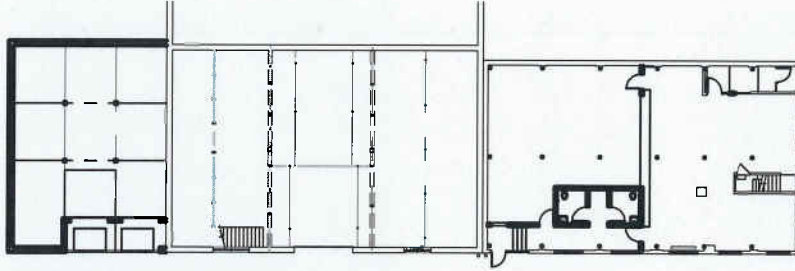
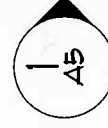
A4



1
A5

PROPOSED ELEVATION/SECTION

SCALE: 1/8"=1'-0"



WEST LIBERTY

KEY PLAN
1"=40'-0"

DOWNTOWN HOME & GARDEN / UNION HALL
210 SOUTH ASHLEY / 208 WEST LIBERTY



09.30.10

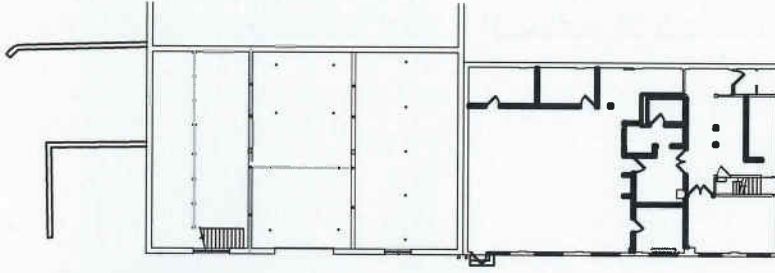
A5



EXISTING
STOREFRONT
WINDOW AND
DOOR IN EXISTING
MASONRY
OPENING

EXISTING CONC.
STAIR

1
A6
EXISTING ELEVATION/SECTION
SCALE: 1/8"=1'-0"



WEST LIBERTY



KEY PLAN
1"=40'-0"

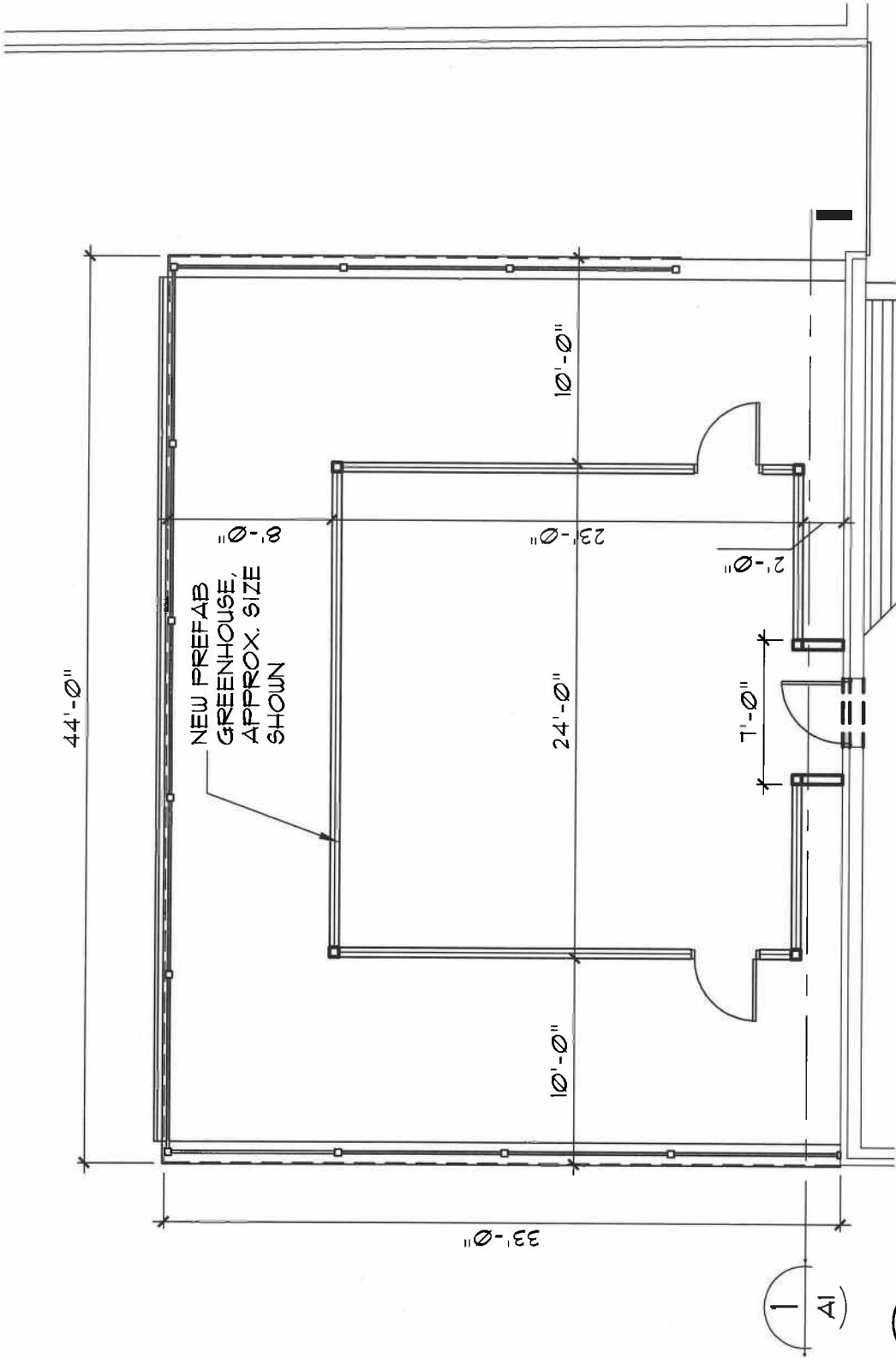
DOWNTOWN HOME & GARDEN / UNION HALL

210 SOUTH ASHLEY / 208 WEST LIBERTY

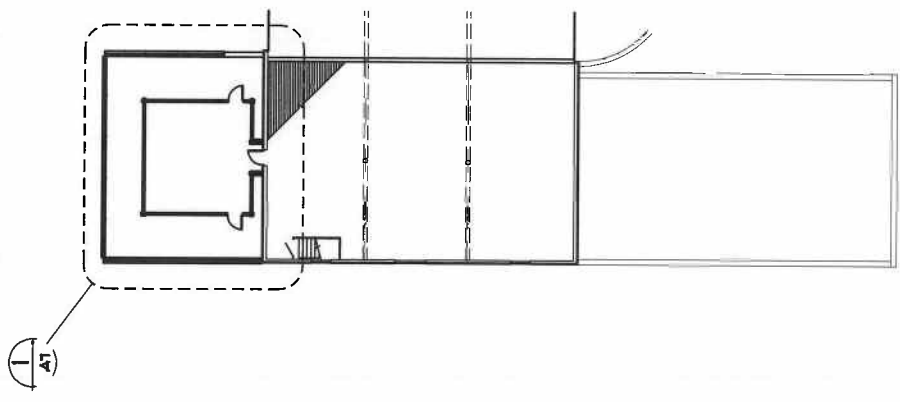


09.30.10

A6



1
A1
PROPOSED PLAN - DECK LEVEL
SCALE: 1/8"=1'-0"



1
KEY PLAN
UPPER LEVEL
1"=40'-0"