

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 213 South Main Street, Application Number HDC15-155

DISTRICT: Main Street Historic District

REPORT DATE: September 10, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, September 8, 2015

	OWNER	APPLICANT
Name:	213 SMS LLC Reza Rahmani	Sam Kafeai Kafeai Building Group
Address:	19727 Allen Rd Brownstown Twp, MI	8132 Creek Bend Ypsilanti, MI 48197
Phone:	(734) 479-4747	(734) 660-2266

BACKGROUND: This three story commercial vernacular building was constructed in 1869 and the original occupant was Mann Bros. druggists. In 1908 the street front elevation was remodeled to its current appearance. It features two-over-two and one-over-one doublehung windows (with third-floor transoms) and a brick cornice with decorative brickwork. The ground-floor retail was most recently occupied by Falling Water Books & Collectibles, which closed in December 2014.

LOCATION: The site is located on the east side of South Main Street, south of East Washington and north of East Liberty.

APPLICATION: The applicant seeks HDC approval to replace the recessed non-original storefront system with a new storefront system; and to construct an enclosed stair on the rear of the building, rebuild the remainder of the east wall, and change the pitch of the roof. Repainting the already-painted front elevation and restoring its six wood windows on the second and third floors are also part of the project, but do not require a certificate of appropriateness.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (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.

- (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):

Accessibility

Recommended: Designing new or additional means of access that are compatible with the historic building and its setting.

Not Recommended: Designing new or additional means of access without considering the impact on the historic property and its setting.

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; 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.

District or Neighborhood Setting

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

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.

Barrier Free Accommodations, Safety Codes, and Fire Escapes

Appropriate: When required, installing barrier free access ramps, stairways, and elevators that do not alter character-defining features of the building, keeping historic building materials intact, and that if removed in the future keep the historic building intact.

Not Appropriate: Installing fire escapes on the front or street side of a property.

STAFF FINDINGS

1. The proposed materials list includes an aluminum frame skylight, but no dimensions, drawings, or specs are included in the application. Therefore the skylight is not part of this application. A separate application may be submitted for a staff approval for a new skylight.
2. The storefront system is brushed aluminum in a bronze color. The glazing is 1" insulated glass. The door to the upper floors on the north side of the storefront is proposed to remain in its current recessed location. The center door to the retail space is proposed to be moved to the south side of the storefront in an alcove. The display window would be pulled forward to be flush with the front wall of the building between the two doors. The kickplate and sign band would be finished in slate tile, and the rest of the surfaces would be aluminum.
3. One of the storefront drawings indicates backlit signage, which is not appropriate. Otherwise, the size and location of the conceptual retail sign is appropriate. A separate staff approval (for non-backlit signage) will be required before a sign permit may be issued for the new tenant.
4. The new rear access stair would provide a second means of egress for the second and third floors. As part of the work, the front staircase is being replaced with an elevator. The existing rear staircase does not meet code, especially from the second to the third floor. The new stair would be a three-story CMU box attached to the rear of the building, with one person door at ground level and no windows. It is the minimum footprint necessary to meet code. To make the third floor accessible from the new stair, the fairly steeply-sloping roof is proposed to be raised 8'7" at the rear to allow the necessary headroom. Access to the stair roof will be via a hatch in the third-floor ceiling, and the roof will have a minimal fence as required around mechanical equipment. No actual mechanical equipment is specified.
5. The remainder of the rear wall of the building is proposed to be rebuilt at the same time the stair tower is constructed. A letter from the project engineer says this is for improved aesthetics, rather than structural reasons, but staff believes the wall and its openings have been altered and its historic integrity compromised over the years. Since photos of the existing conditions were not included as part of the application, the Review Committee visit will verify the extent of the changes to the rear wall, and its visibility from the alley that runs behind the building.
6. Pending verification of the changes to the rear wall, staff is generally in favor of the application and believes it meets the standards and guidelines. The storefront is modern in design but compatible. The rear stair is off a service alley not frequented by the general public, and attached to a secondary elevation. The roof changes will not be visible from the street and result in a more usable building without the need for a rooftop addition.

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 213 South Main Street, a contributing structure in the Main Street Historic District, to replace the recessed non-original storefront system with a new storefront system; and to construct an enclosed stair on the rear of the building, rebuild the remainder of the east wall, and change the pitch of the roof, on the condition that the storefront signs are not internally illuminated. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for additions, and *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 neighborhood setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 213 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

213 S Main (2007)



213 South Main Street: at far right (undated photo; mblog.lib.umich.edu Mapping Main Street)



213 S Main (1977, courtesy AADL)

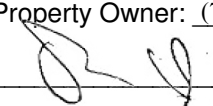
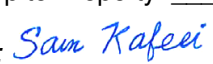




City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>213 S Main Ann Arbor, 48104</u>
Historic District: <u>Yes</u>
Name of Property Owner (If different than the applicant): <u>213 SMS LLC, Reza Rahmani</u>
Address of Property Owner: <u>19727 Allen Rd Brownstown Charter Twp, MI</u>
Daytime Phone and E-mail of Property Owner: <u>(734) 479-4747</u>
Signature of Property Owner: <u></u> Date: <u>7/6/15</u>
Section 2: Applicant Information
Name of Applicant: <u>Sam Kafeei</u>
Address of Applicant: <u>8132 Creek Bend Ypsilanti, Mi 48197</u>
Daytime Phone: <u>(734) 660-2266</u> Fax: <u>(734) 547-6004</u>
E-mail: <u>sam@kafaebuildinggroup.com</u>
Applicant's Relationship to Property: <u>owner</u> <input type="checkbox"/> architect <input type="checkbox"/> contractor <input checked="" type="checkbox"/> other
Signature of applicant: <u></u> Date: _____
Section 3: Building Use (check all that apply)
<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
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: <u>SK</u>

Storefront:

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

1. Provide a brief summary of proposed changes. The storefront at 213 S. Main will remain retail, its changing from bookstore to retail shopping. The following changes are proposed:

Window Size: the window openings are proposed to be enlarged to allow for retail display.

Entry Location: The recessed entrance will be reconfigured as an angled approach, similar to the original look. The entry door is being relocated from center to right side to allow more display view. The architectural pier will be demo to allow more daylight to the space.

Signage: The existing pin-mounted signage will be removed to be replaced by similar pin-mounted stainless or aluminum store signage for future tenant. There is a tile floor that was originally part of the inside floor will be replaced with new concrete on the outside by the entry door.

2. Provide a description of existing conditions. The existing storefront consists of aluminum storefront system

with horizontal and vertical frame painted blue from inside and outside, with a narrow aperture. Front of the display there is also

a pretty large architectural blue pier. The door to the entry space and door going to second and third floor is a aluminum

Storefront system. Above the pier there is a pin-mounted aluminum store signage "Falling Water"

3. What are the reasons for the proposed changes? The existing windows and storefront style are designed

to draw shoper inside the building, a common feature for retail with no display needs and less effective for larger scale retail store

With closer display view. It is proposed to return the window/storefront system flush with sidewalk to the realm original location.

Majority of our interested retail tenant preferred a clear view and closer look into the retail floor that allow the store itself to act as the backdrop to the window display.

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

See attached.

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

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:

Please see additional sheets attached for more information.



PROJECT: 15124
DATE: 08.17.2015

ATTN: CITY OF ANN ARBOR
NAME: PLANNING & DEVELOPMENT SERVICE
ADDRESS: 301 E. HURON ST.
P.O. BOX 8647
ANN ARBOR, MI 48107

ANN ARBOR HISTORICAL APPLICATION

PROJECT LOCATION:
213 S. MAIN
ANN ARBOR, MI



PROJECT DESCRIPTION:

Interior: Demo exist. Interior walls, restrooms, offices. Provide new restrooms, elevator, stairs, and utility service for future first floor retail tenant, and second/third floor office tenant.

Exterior: Demo existing roof and provide new roof. Replace existing store front. Clean and repair existing brick façade and windows.

If you have any questions please contact us immediately at 248.471.2900

Sincerely,

8/17/15

Brian Foresta, Owner



PROJECT: 15124
DATE: 08.17.2015

EXISTING CONDITIONS

Existing facade





PROJECT: 15124
DATE: 08.17.2015

Street Views





PROJECT: 15124
DATE: 08.17.2015

PROPOSED MATERIALS

- A. Storefront
 - a. Brushed bronze break metal trims and wall surfaces
 - b. Exterior Slate along storefront top & at base
 - c. Brushed bronze aluminum storefront w/ 1" insulating glass.

- B. Roof
 - a. Skylights
 - i. Aluminum Frame Skylight.
 - ii. Frame finish to be standard dark brown.

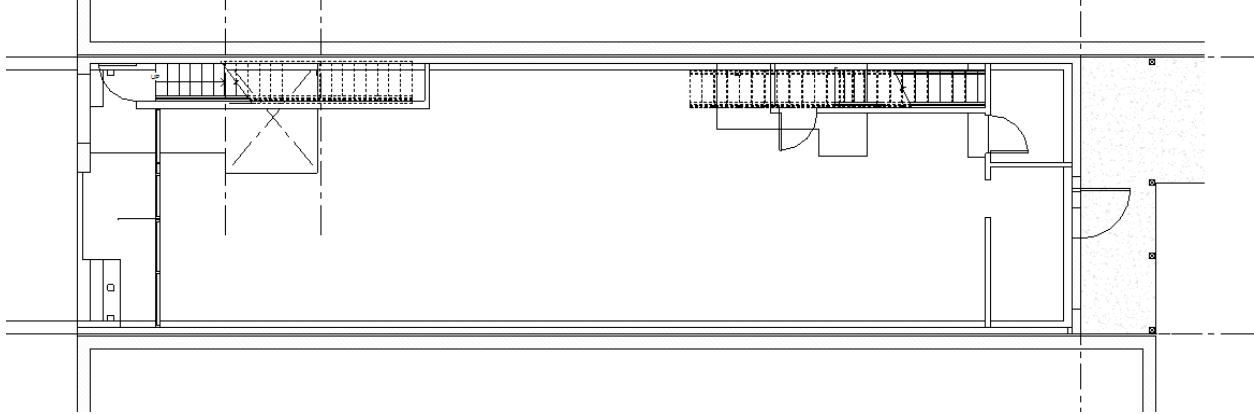
- C. Exterior Walls
 - i. North & South Bearing Walls: (2) Hour Fire rating w/out windows
 - ii. East Wall: New walls to be CMU to match.
 - iii. West Wall: Exist. Brick Wall. Will be cleaned and painted. West Windows will be repaired.



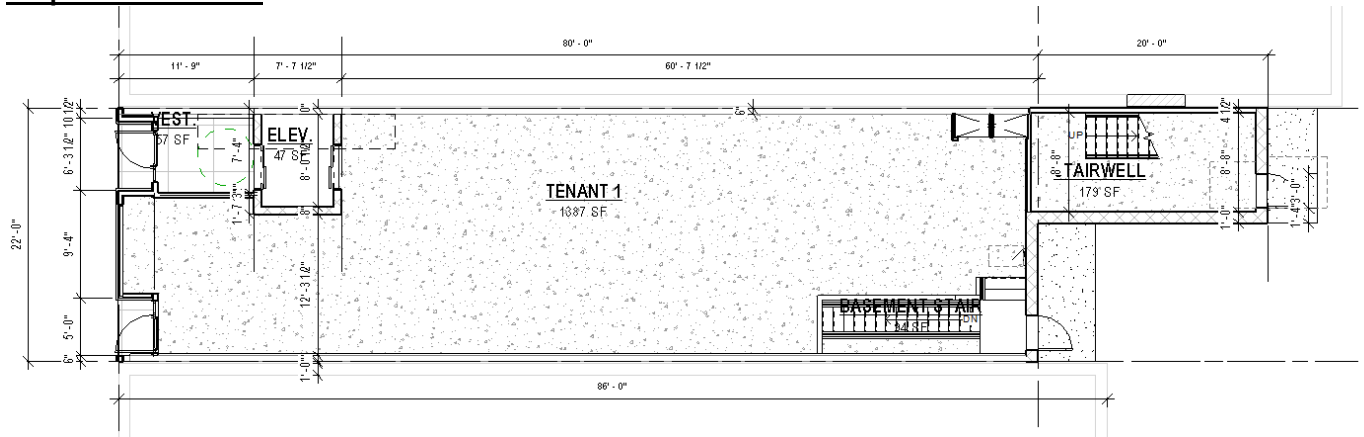


PROJECT: 15124
DATE: 08.17.2015

Existing First Floor Plan



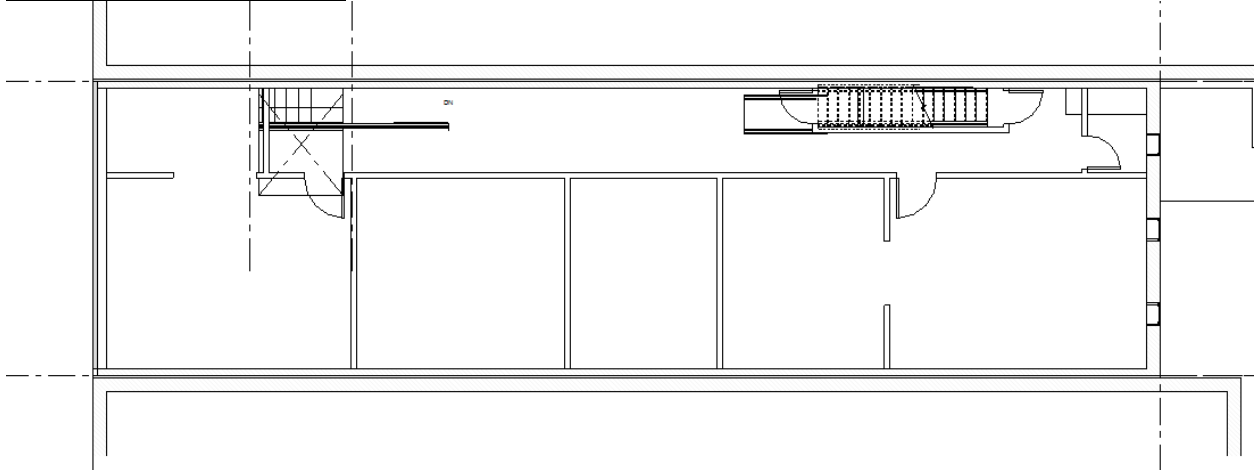
Proposed Floor Plan



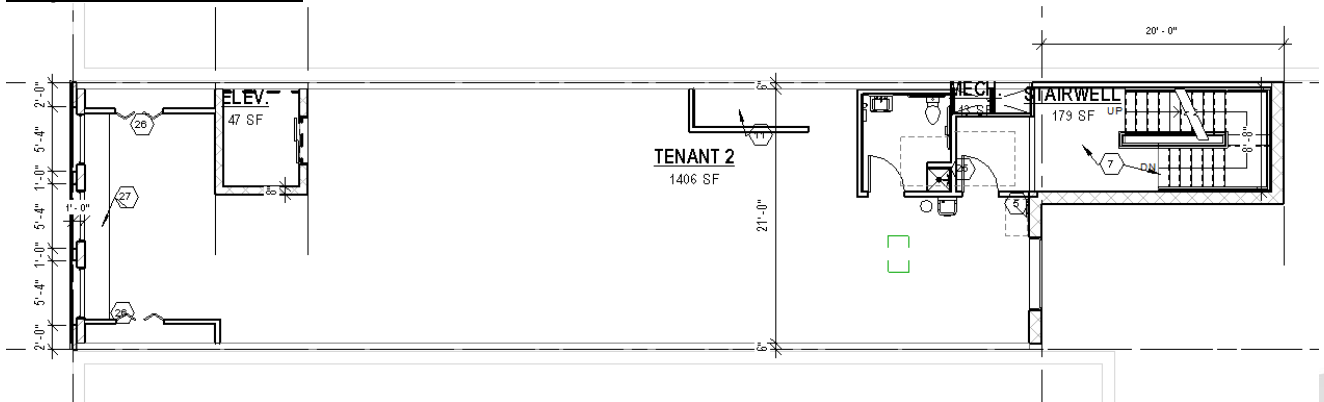


PROJECT: 15124
DATE: 08.17.2015

Existing Second Floor Plan

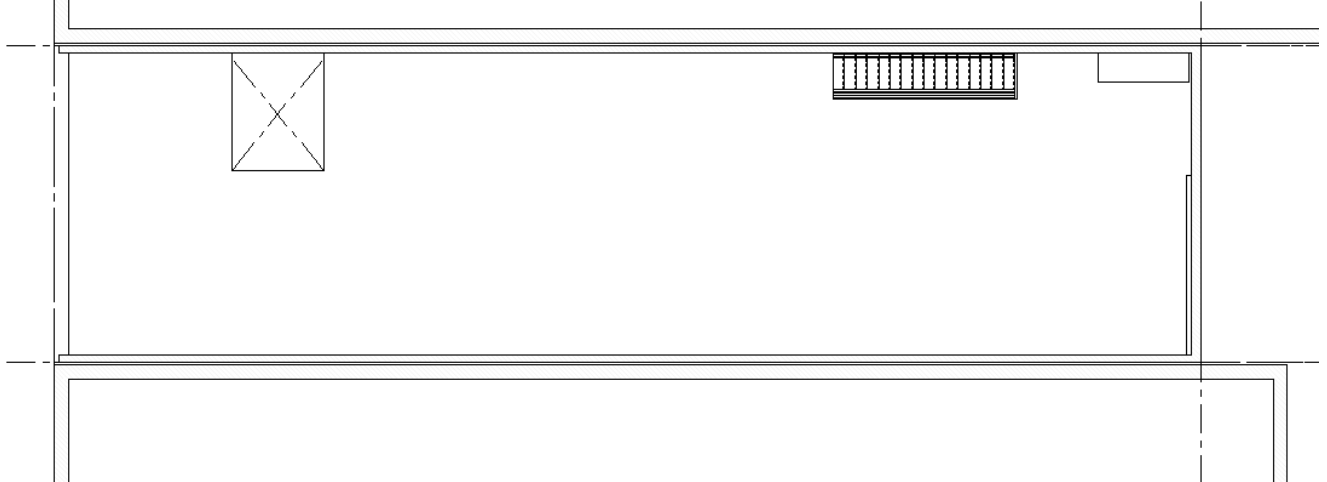


Proposed Second Floor

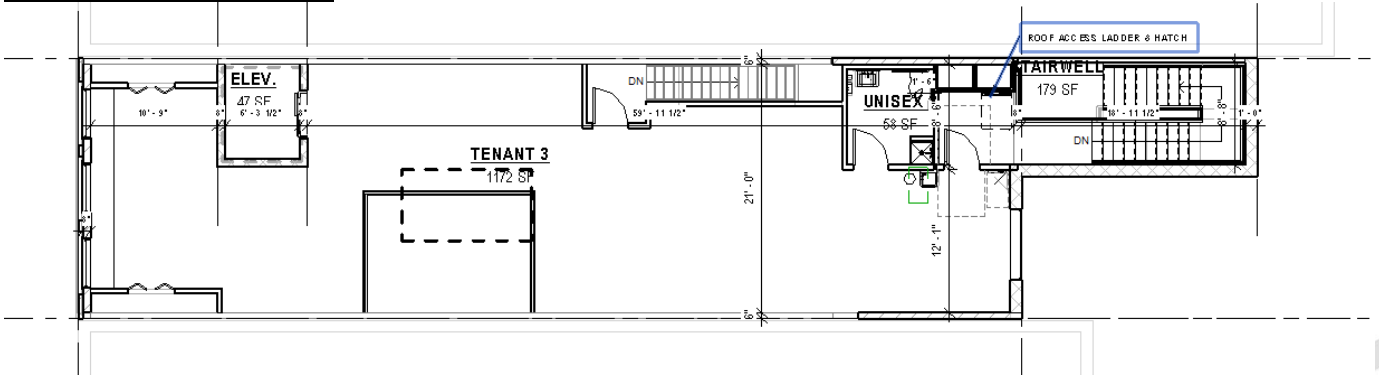




Existing Third Floor



Proposed Third Floor Plan





PROJECT: 15124
DATE: 08.17.2015

Existing West Façade Elevation



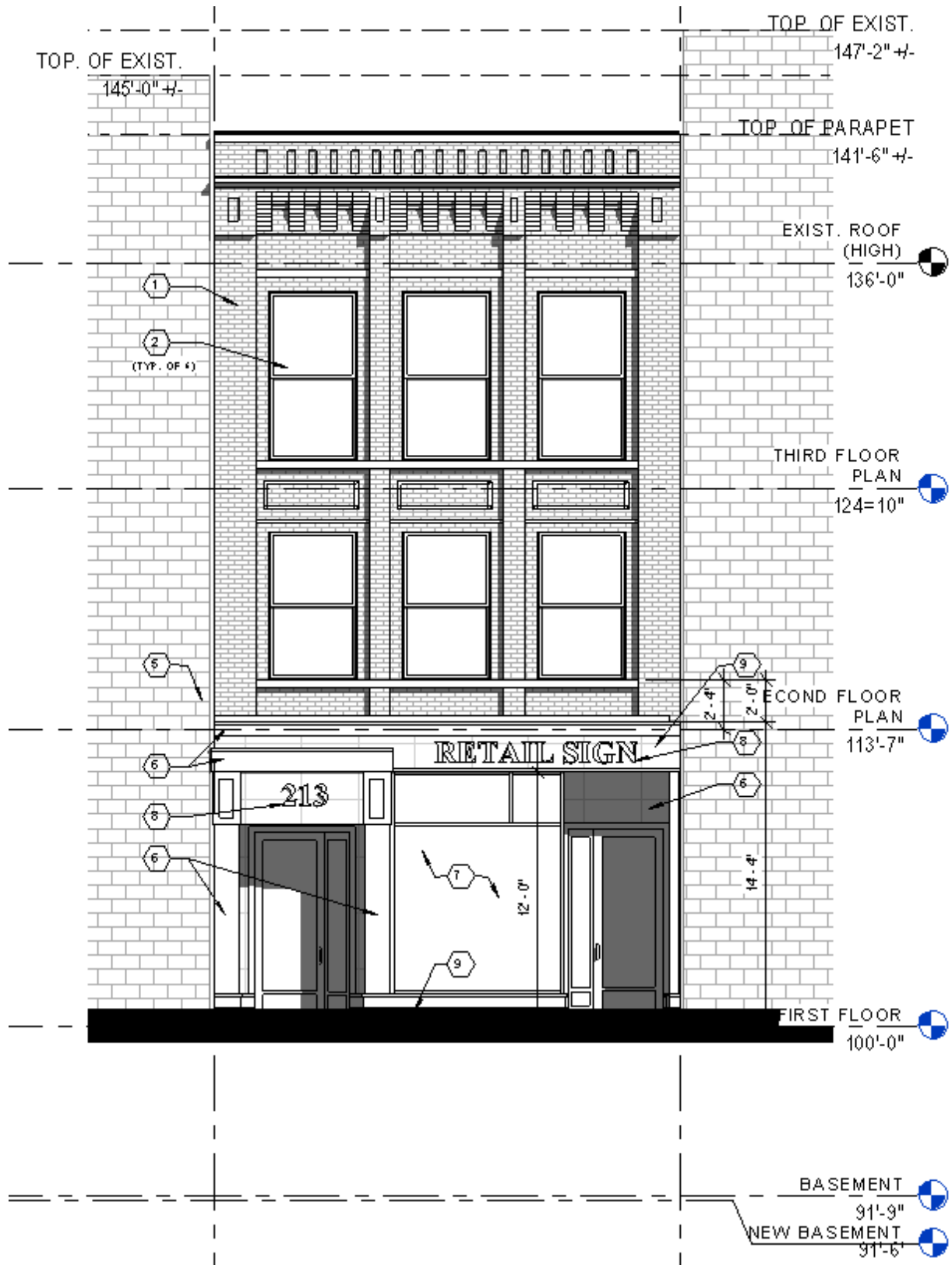


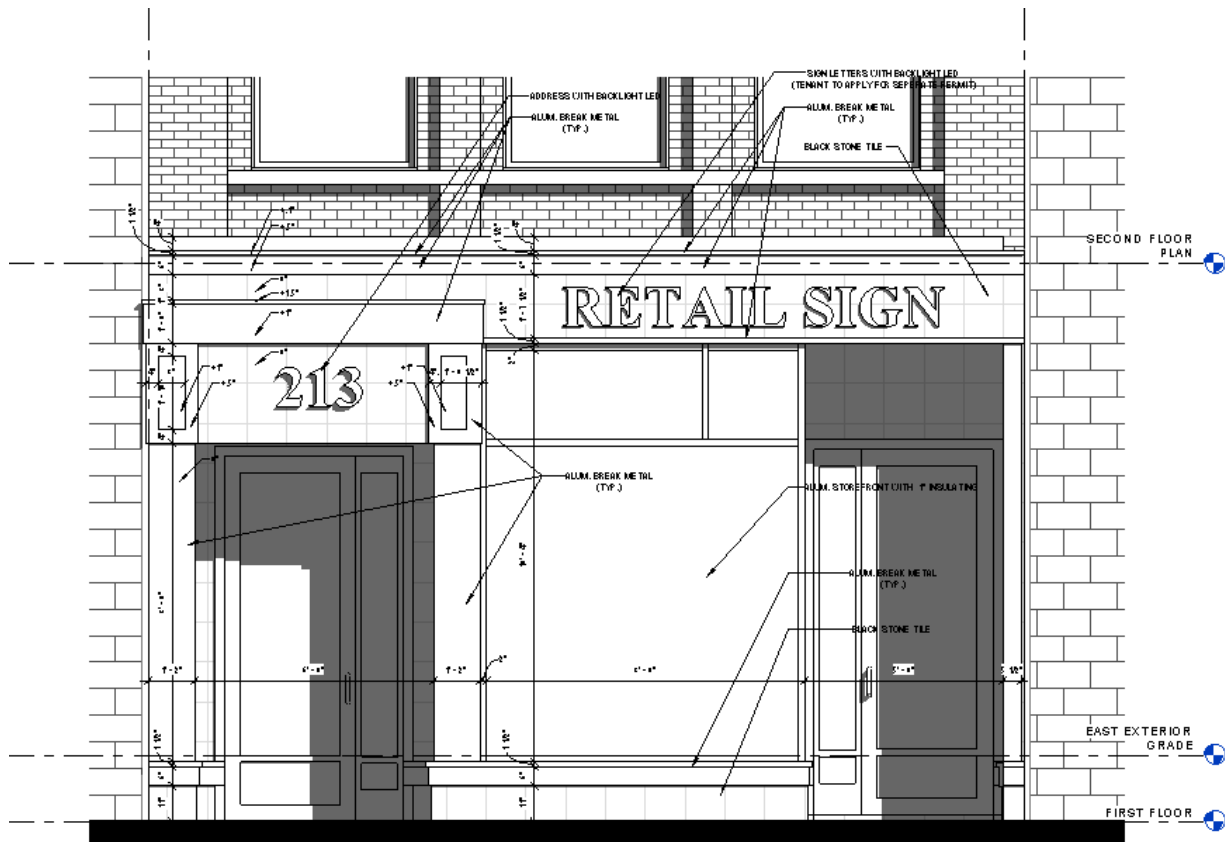
Façade West Façade elevation





PROJECT: 15124
DATE: 08.17.2015





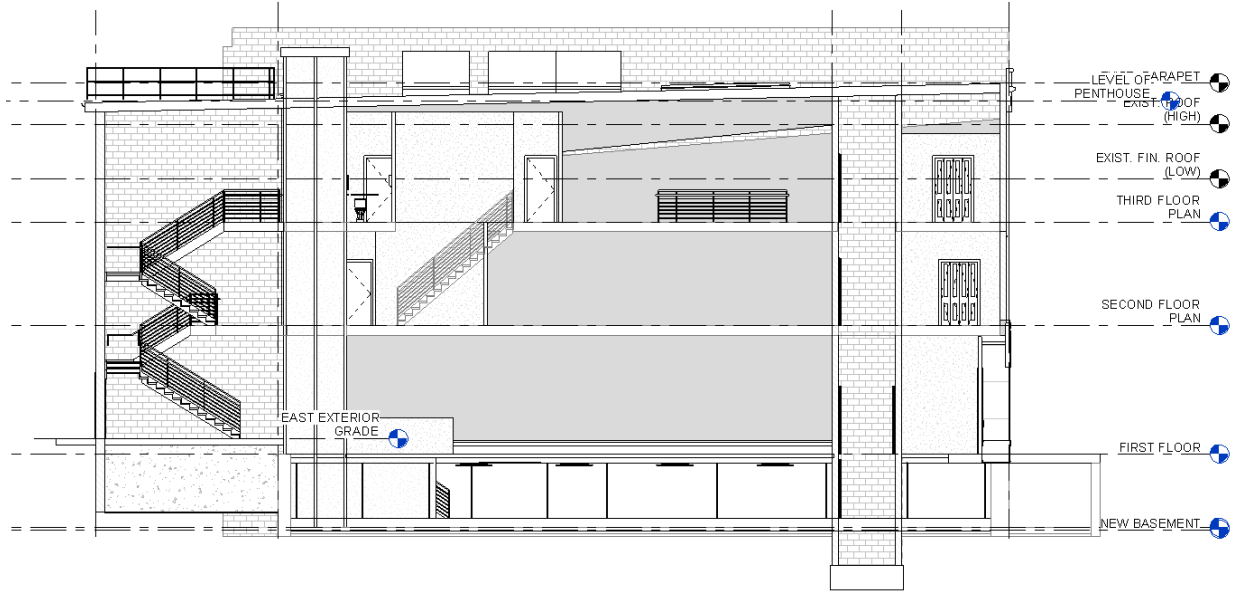
ENLARGED STOREFRONT ELEVATION

1/2" = 1'-0"



PROJECT: 15124
DATE: 08.17.2015

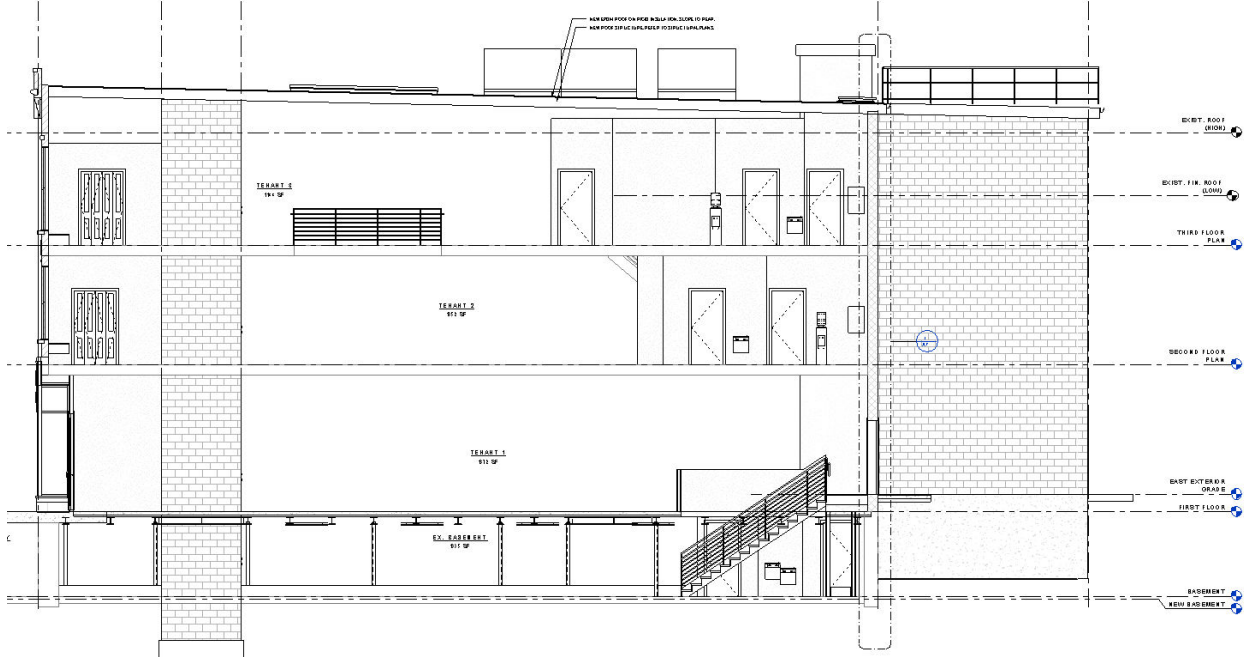
North Elevation /Section





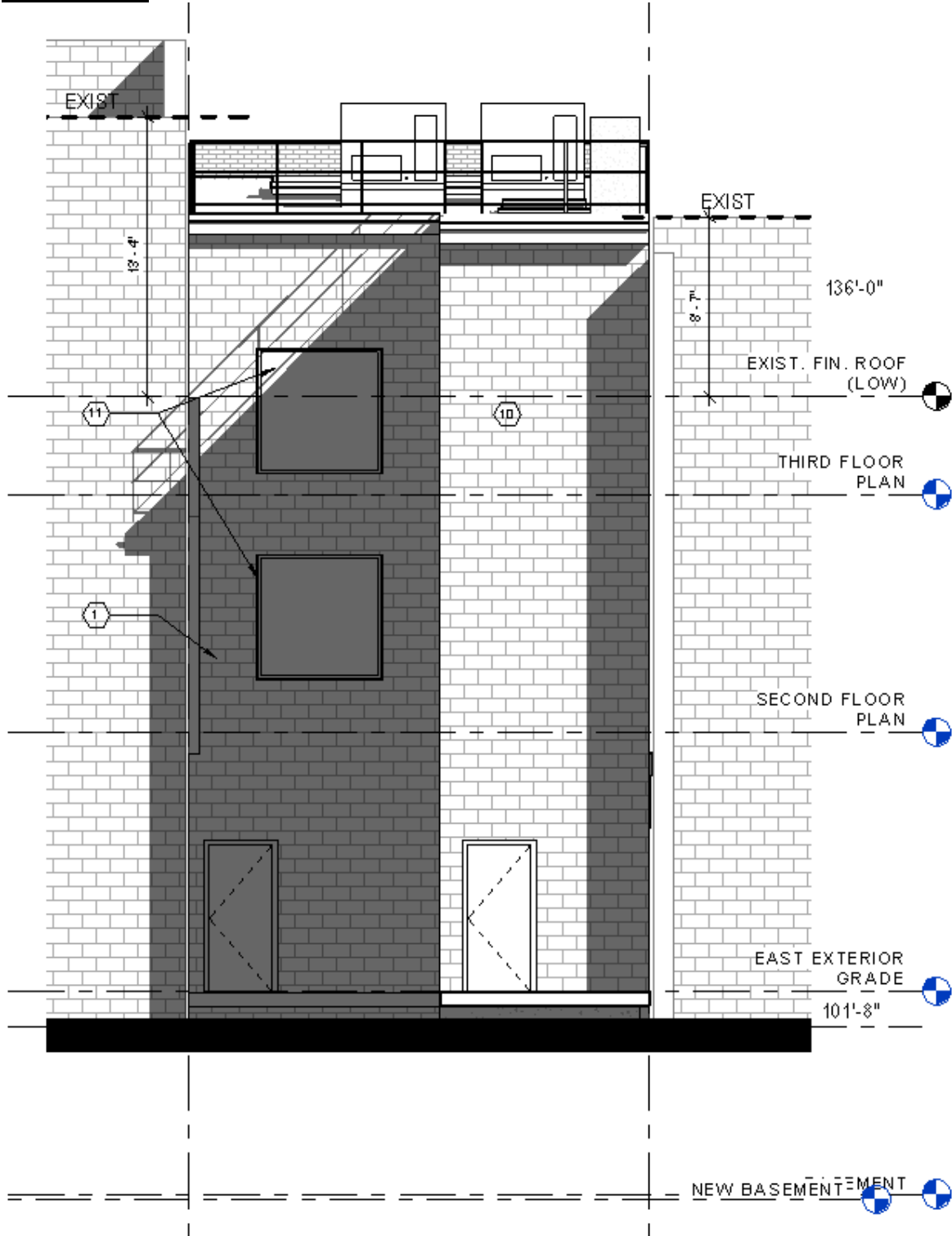
PROJECT: 15124
DATE: 08.17.2015

South Elevation/Section





East Elevation





PROJECT: 15124
DATE: 08.17.2015

Perspective



West Exterior Masonry Façade

1: Description of proposed changes:

The landlord would like an approval to re-paint the west exterior masonry façade that has been painted at least once.

2. Provide a description of existing conditions:

The existing west masonry façade it has been painted white.

3. What are the reasons for the proposed changes:

The purpose of re-painting the façade is to improve the aesthetic of the building façade.

West Windows:

1: Description of proposed changes:

The windows will be restore by an approved window contractor and weatherized. All frame will be kept original. New hardware from inside. Windows frame will be painted from outside same as now and stained from inside.

2. Provide a description of existing conditions:

All 6 windows are non-operable and 2 out of 6 are routed and have broken glasses.

3. What are the reasons for the proposed changes:

The building currently is under renovation and the owner would like to restore the windows for the new tenant to improve the space and to operate them for years it is necessary to restore all 6 properly. . Also these windows are not in safe conditions for pedestrians nor the tenant.

East Stair Chase/East Wall:

1: Description of proposed changes:

The architect is proposing to build a 200 sf stair tower in the back of the building property (north east wall). The new stair tower is being tie into the east wall, the east wall it has been altered over years many times and there has been many infill. The structural engineer is requesting to replace the east block wall and build the east wall at the same time we are building the stair tower, stair tower and east wall will be all one wall once being build and it will give the building much better support.

2. Provide a description of existing conditions:

Currently 40'x21' of the east property belongs to the building and its being used for parking space.

3. What are the reasons for the proposed changes:

We are adding second means of egress to the building and improving the life safety aspect of the building.

Roof Skylight:

1: Description of proposed changes:

We are proposing a skylight halfway center on the roof to provide more daylight to third floor and second floor.

2. Provide a description of existing conditions:

Currently there is no skylight on the roof.

3. What are the reasons for the proposed changes:

The purpose of skylight on the roof is to improve the space for new tenant and bring more daylight to interiors.

DAILEY ENGINEERING INC

Todd A. Dailey, PE
8485 Stephenson Rd.
Onsted, Michigan 49265
Phone: (517) 467-9000
Fax: (517) 467-9010

August 18, 2015

Sam Kafeai
Kafeai Building Group
8132 Creek Bend Dr
Ypsilanti, MI 48197

Dear Mr. Kafeai:

This letter provides the reasons why I recommend replacement of the existing east (rear) wall of the 213 South Main building during the upcoming renovations:

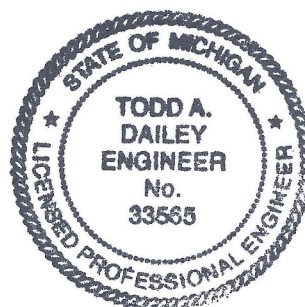
1) One of the primary goals of the renovation project is to improve the viability of the 3rd floor by increasing the current inadequate headroom condition. The only way to accomplish that goal is to raise the roof, which has been incorporated into the proposed design drawings. For the existing east wall, that means the "top of wall" elevation will be increased. An exact match of the new masonry to the existing is not possible, so if the existing east wall is not replaced from the ground up, the result will be a visibly obvious alteration.

2) The rear elevation has been affected by various changes over the years. Previous infills are quite apparent, and detract somewhat from its appearance. The new project includes an addition to the east to add additional exiting (for occupant safety), which will join up with the existing rear wall. Using a consistent building material for both the stairway addition and the existing east wall will result in much improved aesthetics, with the transition to adjacent buildings occurring at clean intersections. The design drawings have proposed a decorative single wythe masonry product for the east area revisions, which would be complimentary to the adjacent brick masonry buildings.

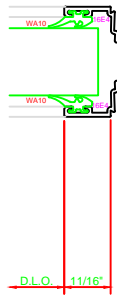
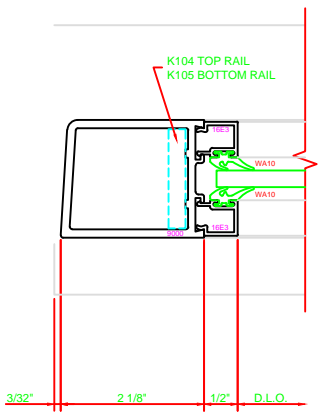
Sincerely,



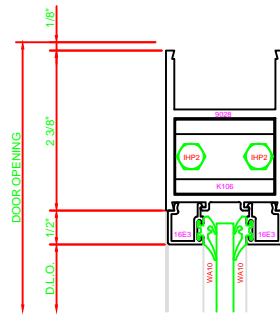
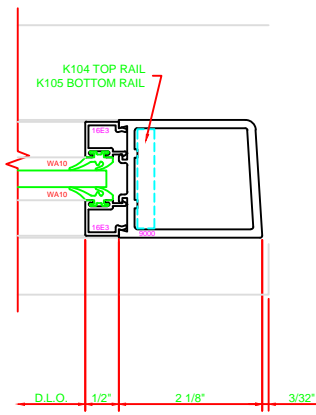
Todd Dailey
TAD/kw



300	STILE
	S/A D200 FOR OFFSET PIVOT/BUTT HINGE

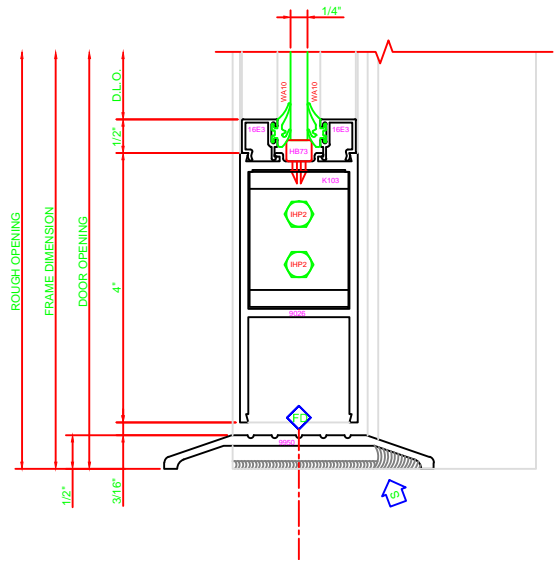
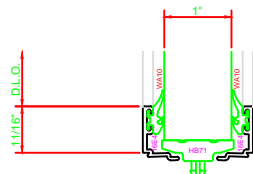
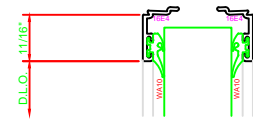


305	STILE
	S/A D200 FOR OFFSET PIVOT/BUTT HINGE

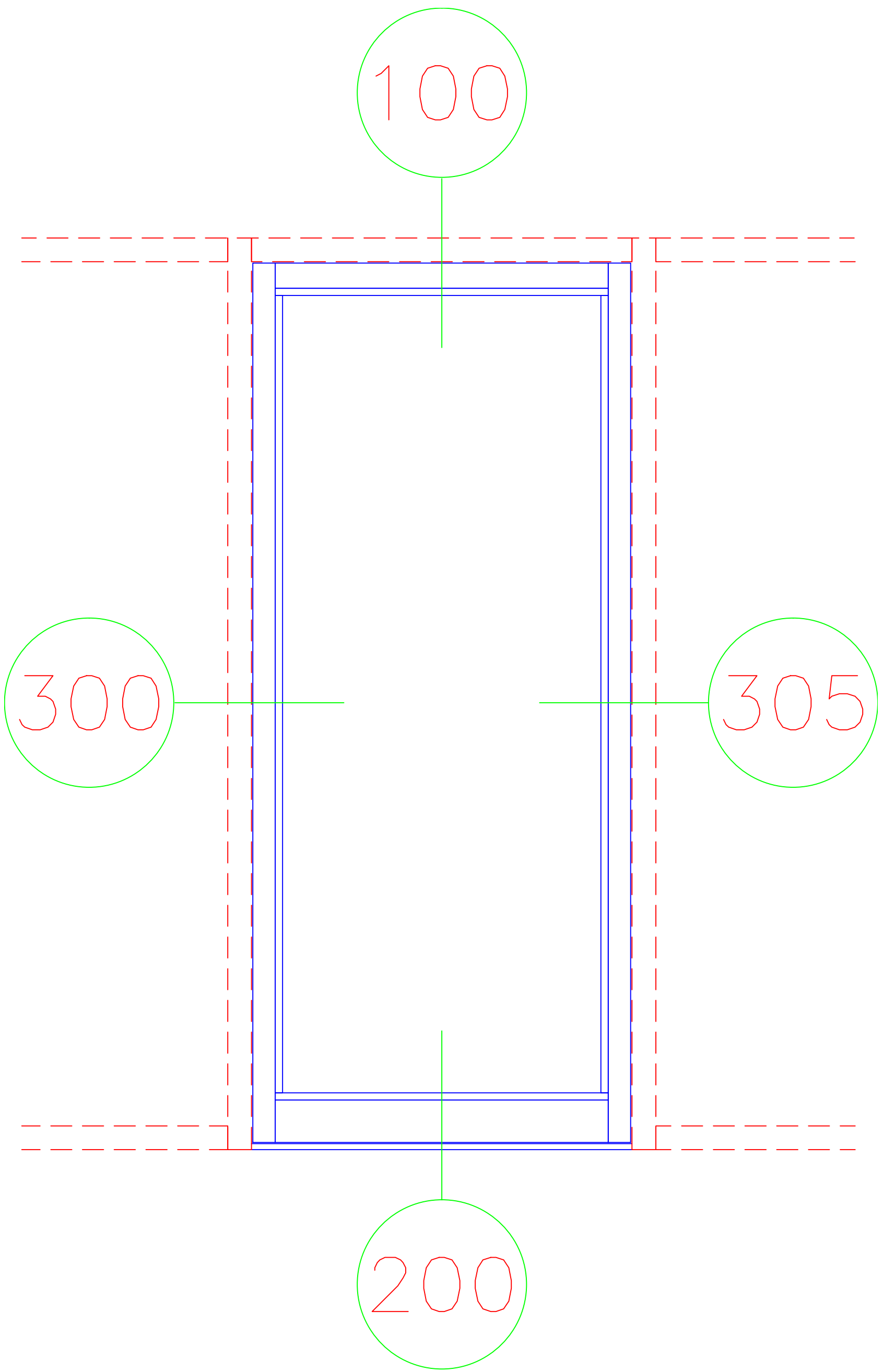


100	TOP RAIL
	S/A D200

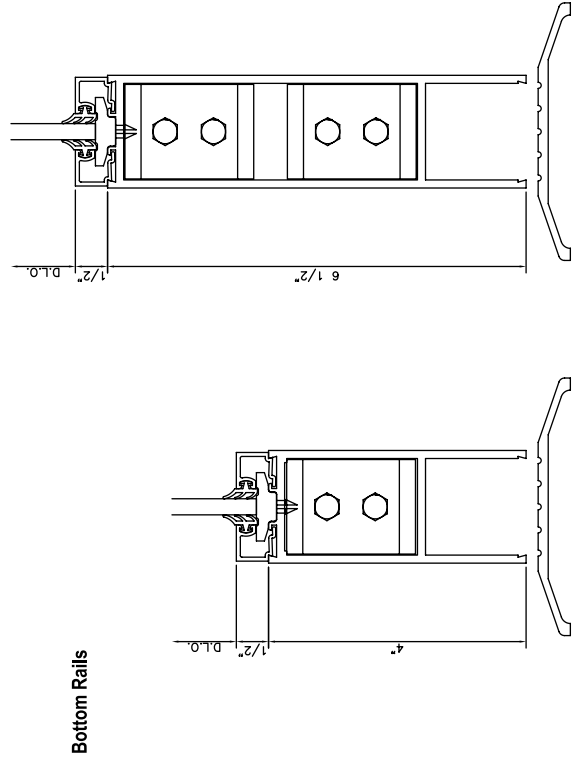
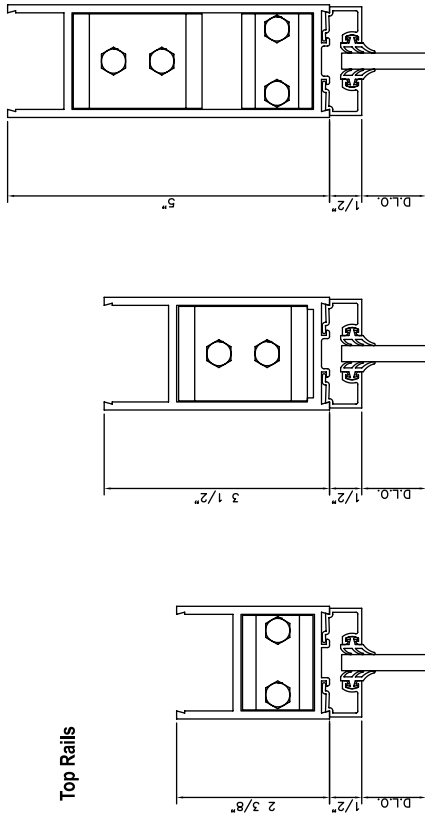
ERASE NOTE:
TOP RAIL FOR SURFACE CLOSERS OR DORMA TYPE C.O.C. NOT LCN C.O.C.



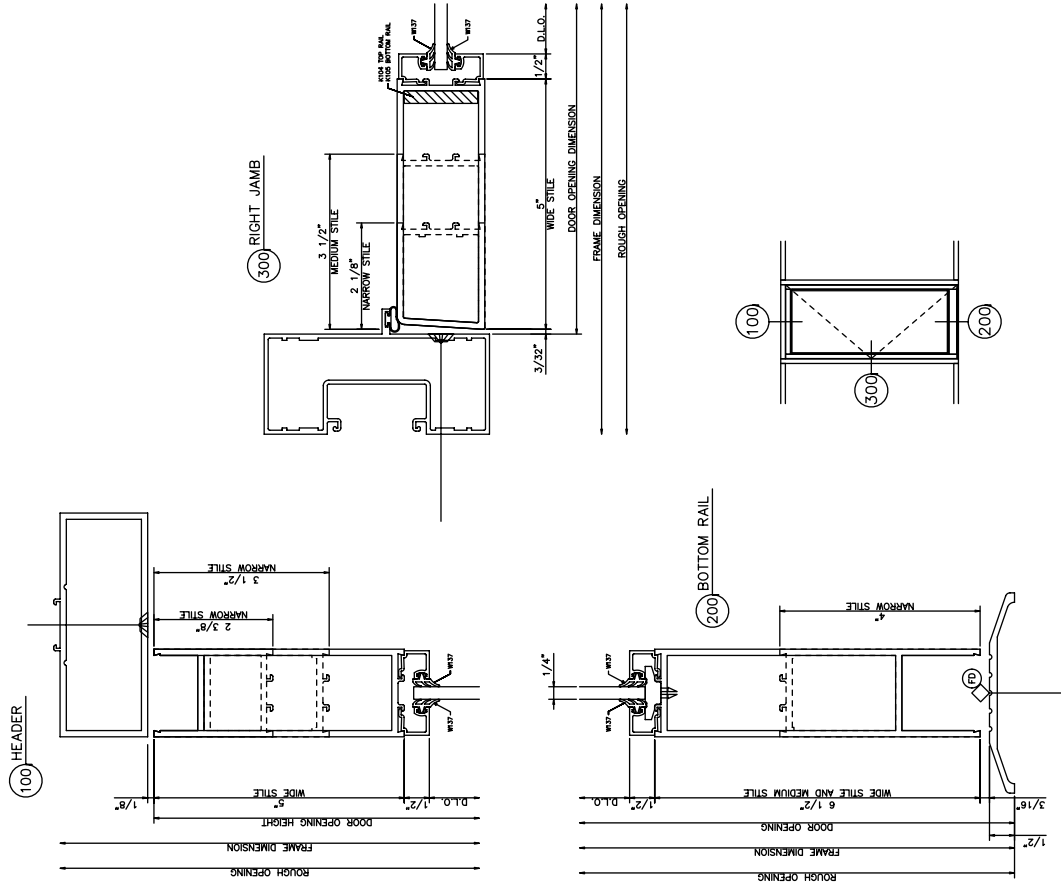
200	BOTTOM RAIL
	S/A D200



D200 Door Rails
Single Out Swing
Offset Pivots/Butt Hinge



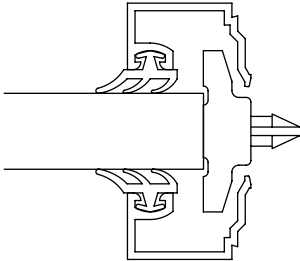
D200 – D500 Top & Bottom Rails



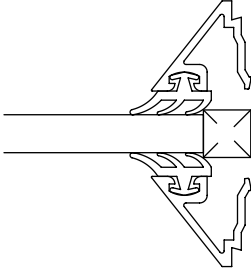
D200, D300, D500

D200, D300, D500 Glazing

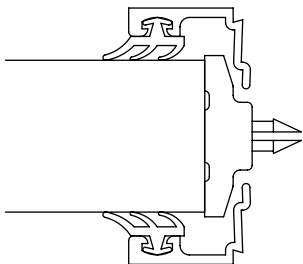
1/2" GLAZING



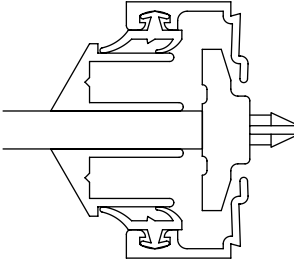
1/4" GLAZING



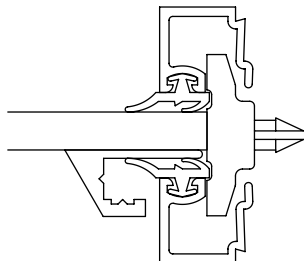
1" GLAZING



1/4" GLAZING WITH EXTERIOR AND INTERIOR GRID



1/4" GLAZING WITH EXTERIOR GRID





Series D200 Narrow Stile • Series D300 Medium Stile • D500 Wide Stile
 1 3/4" Standard Aluminum Swing Entrance Doors



CONFIGURATIONS

Narrow Stile (2 1/8") • Medium Stile (3 1/2") • Wide Stile (5")

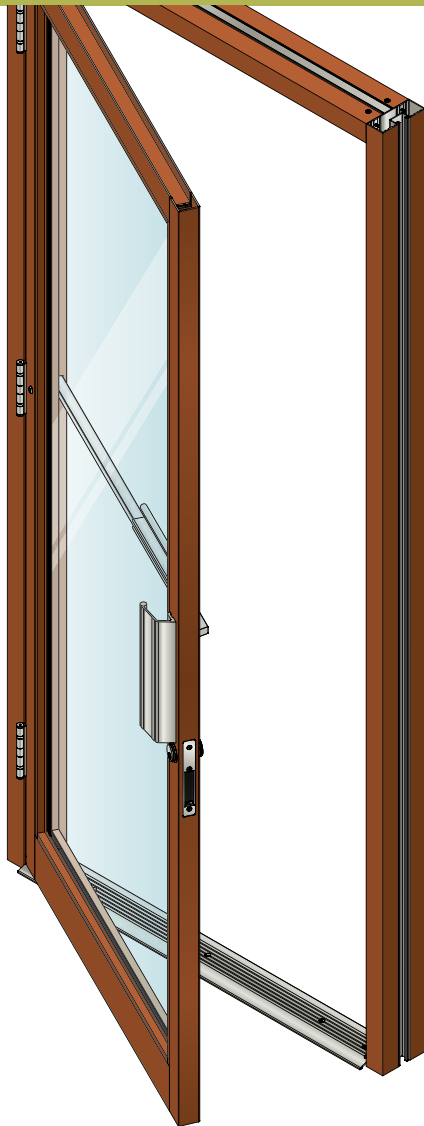
EFCO's standard entrances are designed for educational facilities, shopping centers, offices and other facilities requiring security and egress capabilities. EFCO standard entrances are joint plug welded at every corner to provide superior strength in all applications. Offered in narrow, medium and wide stiles, EFCO standard entrances can accommodate a wide range of applications. Multiple glazing options provide flexibility to meet specific design requirements, and the product's ability to accommodate most hardware applications increases its versatility. EFCO's standard entrances provide the complete solution for your fenestration needs.

Features

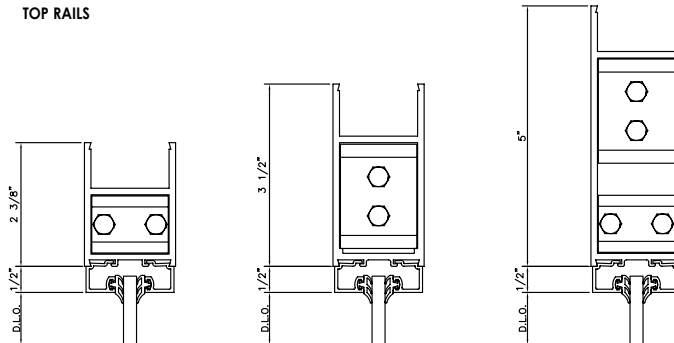
Benefits

Bracket reinforced and deep penetration welded corners	Meets or exceeds most specifications for commercial entrances
Accepts most major brands of locking hardware and panic devices	Able to comply with special hardware specifications
Accommodates up to 1" glazing	Flexibility in design requirements for glazing
Accommodates all surface mounted, concealed overhead and floor closers	Unrestricted closer choices
Tall bottom rails available	Meets ADA requirements
Variety of cross rails, door sweeps, and crash bars available	Increases configuration options
Anodized and painted finishes available	Multiple options to answer economic and aesthetic concerns

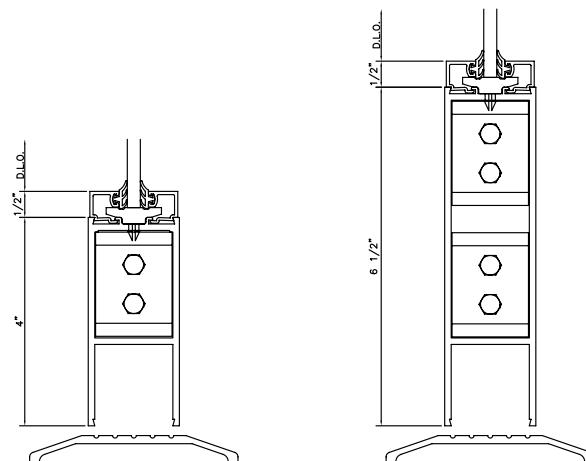
Series D200 Narrow Stile • Series D300 Medium Stile • D500 Wide Stile 1 3/4" Standard Aluminum Swing Entrance Doors



TOP RAILS



BOTTOM RAILS



PERFORMANCE DATA

D200 NARROW STILE (SINGLE DOOR LEAF)

AIR INFILTRATION..... < .50 CFM/SF @ 1.57 PSF

D300 MEDIUM STILE (SINGLE DOOR LEAF)

AIR INFILTRATION..... < .50 CFM/SF @ 1.57 PSF

D500 WIDE STILE (SINGLE DOOR LEAF)

AIR INFILTRATION..... < .50 CFM/SF @ 1.57 PSF

Note: All performance value data is based on laboratory testing per AAMA 101/11.S.2/A440 for Air/Water/Structural, ASTM E90 and or E413 for Acoustical, AAMA 507 and or NFRC 100/200/500 for UFactors and AAMA 1503 for Condensation Resistance Factor (CRF). Printed values are subject to change pending the frequency of recertification testing. Field results will vary depending on size, the field test method, the addition of sub-frames, panning, mullions, accessories and installation into the surrounding condition.

D200, D300, & D500 GLAZING CHART	POLYCARBONATE			GLASS OR PANEL											
	3/16"	1/4"	5/16"	1/4"	1/4"	5/16"	7/16"	1/2"	9/16"	5/8"	3/4"	7/8"	15/16"	1"	1-1/16"
MONOLITHIC GLASS	A	A	C	A	A	A	C	C	C	C					
INSULATED GLASS													A	A	C

**-Laminated Glass Thickness
A - Available Glazing Option
C - Adaptor and/or gasket required
blank - N/A



Series D200 Narrow Stile • Series D300 Medium Stile • D500 Wide Stile 1 3/4" Standard Aluminum Swing Entrance Doors

Door Construction

Door rails and stiles have a depth of 1 3/4", and are constructed of 6063-T6 aluminum alloy. Nominal material wall thickness is .125". Corner construction utilizes a heavy, concealed, reinforcement bracket that is deep penetration and fillet welded. See Illustration 1.

Weather-Stripping

Single doors are weather-stripped at the frame with ASTM E2203 compliant bulb gasket and extruded door stops, which are available in integral, snap-in, and surface mounted varieties. See frame section. All pairs of doors are dual weather-stripped at the astragal with Poly-Pile.

Hardware

EFCO standard doors accommodate most hardware types. Doors accept offset pivots, center pivots, butt hinges, or continuous gear hinges. Maximum security deadbolts, short throw deadbolts, hook bolts, latch locks, and flush bolts are a few of the compatible types of locks. Panic devices include concealed rod devices, rim devices and removable mullions. Concealed overhead, surface mounted and floor closers are accommodated. EFCO Ultraline™ push-pulls are standard.

Glazing

Doors are glazed with extruded aluminum, pressure fitting glass stops. Glazing of 3/16" to 1 1/16" insulated units are available. See Glazing chart for exact size.

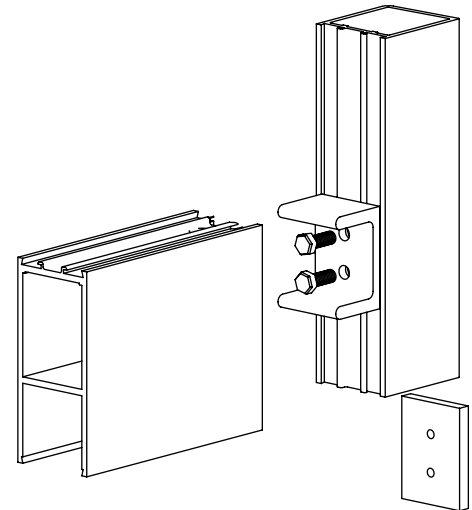


Illustration 1