

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 116 South Main Street, Application Number HDC17-068

DISTRICT: Main Street Historic District

REPORT DATE: May 11, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: May 8, 2017

	OWNER	APPLICANT
Name:	116 South Main LLC	Same
Address:	209 S Fourth Ave 1C Ann Arbor, MI 48104	
Phone:		

BACKGROUND: Per the Downtown Historic District Survey, 116 South Main first appeared in City Directories in 1899, and the original occupant was M. Shaller books. Historic photos (see application) give a sense of what the building used to look like. The original c1890 building was quite simple and square. The façade was altered at some point to include a brick arch and bay window. The current storefront was installed after WWII and a metal façade was used to cover the upper floors. There has been no access (from the interior or exterior) to the second floor and mezzanine for decades.

In March, 2017 the owner received a staff approval to remove the metal panels that covered the second and third floors, on the condition that he restore what was revealed or apply to the Historic District Commission if changes were necessary. The removal on April 2, 2017 revealed that the entire second floor façade had been taken out and filled in with CMU. The upper ¼ of the building still contains a keystone brick arch and two small square windows, and a band of brick corbeling.

LOCATION: The site is located on the south side of East Huron Street, between South Fourth Avenue and South Fifth Avenue.

APPLICATION: The applicant seeks HDC approval to replace a non-original storefront and second floor with a new storefront and second floor in a new design that is compatible with the building and surrounding historic district.

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.

- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (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):

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the Rehabilitation guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

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: Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

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: Repairing storefronts as needed, which may include replacing parts that are deteriorated beyond repair or that are missing with matching or compatible substitute materials. Missing parts must be appropriately documented.

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: Introducing new reproduction or salvaged architectural elements that were not historically part of the building.

Installing a new storefront that is incompatible in size and material with the historic building and district.

Signs

Appropriate: Installing signage that is subordinate to the overall building composition.

Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Placing signs to align with others along the commercial block face.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS

1. Both staff and the applicant have searched for photos and information describing the earlier appearance of 116 S Main. A few have been found and are included with the application, but they show only glimpses of the building. Since reproduction of an earlier façade isn't possible, the applicant is proposing a new design that is compatible with the remaining character-defining features of the historic building.
2. The photo from 1944 shows a second floor shallow bay window on 116 S Main. That bay probably caused the entire second floor to be removed so the metal panels could be easily hung on the upper floors. The current storefront is much shorter than its neighbors and has no historic proportions or materials.

3. The proposed work appropriately preserves and restores the top quarter of the front façade. The brick is painted and is proposed to be repainted, which is acceptable given its deteriorated state. The second floor work also utilizes brick but it will be modern and therefore distinguished from the historic material, and will also be painted to complement the masonry above it. The two pairs of fixed wood windows with applied false center muntins and shallow brick arches balance the historic arch above. The all-wood storefront aligns with neighboring storefronts and is correctly proportioned with a transom beneath the sign band that is flush with the front and a recessed main, and shallower secondary, entry. The secondary entry leads to a staircase up, and staff believes it is in the approximate location of the original staircase.
4. The two signage locations are appropriate. If approved, staff would review signage proposals for future tenants as a staff approval within these two areas.
5. Staff believes that all the components of this application meet the Commission's standards and guidelines. The design is compatible with the remaining historic fabric and uses traditional materials and massing, but has suitable modern elements.

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 116 South Main Street, a contributing structure in the Main Street Historic District, to replace a non-original storefront and second floor with a new storefront and second floor in a new design, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding historic district and meets *The City of Ann Arbor Historic District Design Guidelines* for storefronts and signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 3, 5, 6 and 9, and the guidelines for storefronts, design of missing features, and district setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 116 S 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, photos, drawings, historic photos.



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>116 SOUTH MAIN ST.</u>
Historic District: <u>MAIN STREET</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: _____ Date: _____
Section 2: Applicant Information
Name of Applicant: <u>116 SOUTH MAIN, LLC</u>
Address of Applicant: <u>209 S. FOURTH AVE., 1C, A2 48104</u>
Daytime Phone: <u>(734) 274-2259</u> Fax: <u>(877) 600-2699</u>
E-mail: <u>EDWARD@SHAFFRAN.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:  Date: <u>4/22/17</u>
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: 

1. Provide a brief summary of proposed changes.

Restoring the upper portion of the brick facade (arch to parapet) which happens to be the only remnants of the original masonry (brick) facade based on the photographs we've uncovered. A new slightly recessed street level facade/entrance featuring glass and simple wood detailing together with a separate second floor entrance located at the south end. The second floor will feature 3 large fixed windows with awning style windows located immediately above the 3 windows. The masonry and wood will be painted.

2. Provide a description of existing conditions.

A large portion of the existing facade from the masonry arch down is cinder block. The street level portion of the facade is painted wood with one large fixed glass opening. The entrance to the main floor is through a glass and wood door. There is no entrance to the second floor from the front of the building. The metal panels that were on the building for some 60 years were removed (with HCD Staff permission) on April 2, 2017, to reveal and assess the condition of existing facade.

3. What are the reasons for the proposed changes?

Aside from the obvious to beautify and enhance the building adjoining the neighboring and adjacent building in the Main Street Historic District.

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 photo's of the proposed work.

See attachments.

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

1. Provide a brief summary of proposed changes. _____

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: _____

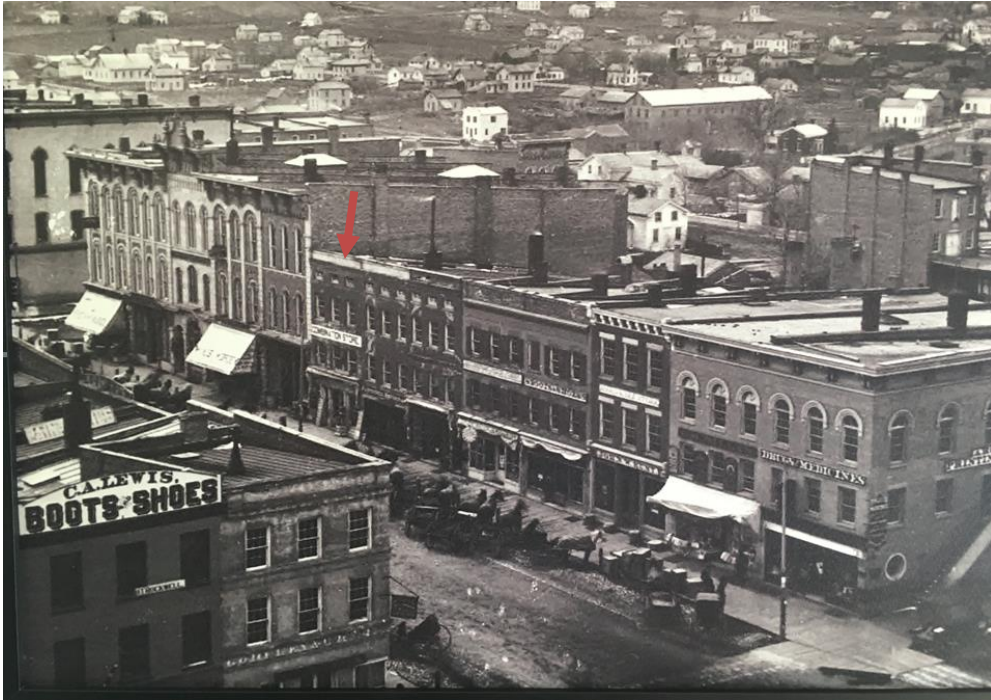
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

116 S Main Street (undated, 19th c.)



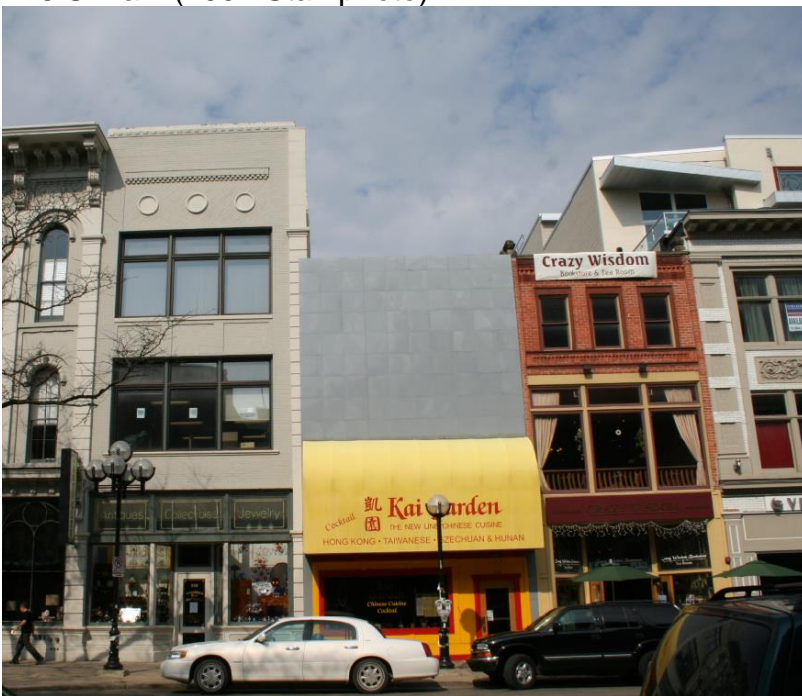
1944 War Bond Parade (courtesy Old News)

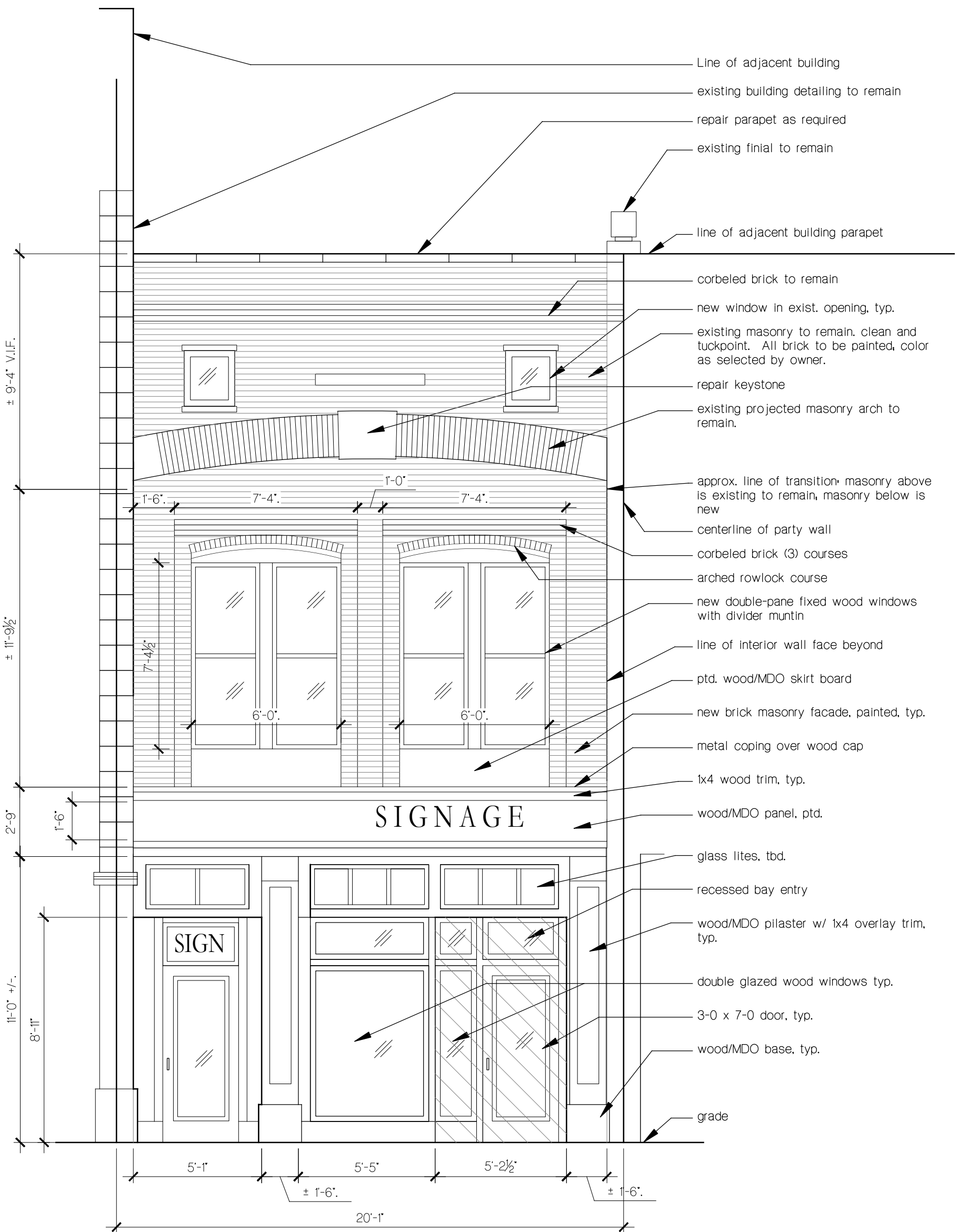


1964, courtesy Old News



116 S Main (2007 Staff photo)





A

Proposed East Elevation

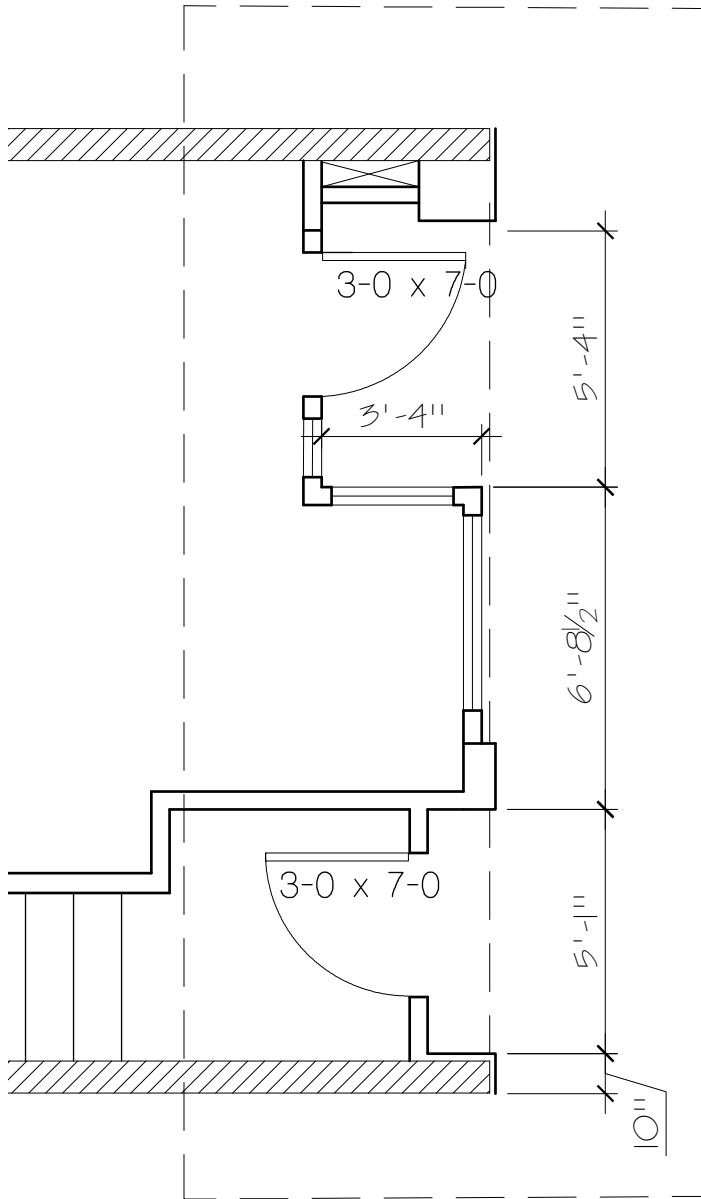
SCALE: 1/4" = 1'-0"

116 South Main Street

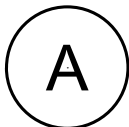
ANN ARBOR MI

4/27/2017

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See A3
Elevations



116 S. Main Plan at Street

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

Date: 10/20/2017
Time: 10:00:00 AM
User: [REDACTED]

If this is placed on the HBC's agenda to discuss any CHS Main building. Perhaps the working portion of the meeting? I'm attaching some photos, but will be helpful in the discussion. Long and short due to numerous engineering issues I will be regarding the main building. We will submit the work back at the June 8, 2017 meeting. Don't want to give the Commission a heads up on why.

10/20/2017
Edward A. GEA Shelton
1000 Wood Street, SE
Ann Arbor, Michigan 48106
402.774.2200
402.774.2201
cell: 402.774.2201









From: Edward Shaffran
To: [Thacher, Jill](mailto:JThacher@2gov.org)
Subject: Re: 116 S. Main
Date: Thursday, April 27, 2017 3:17:18 PM
Attachments: [116 S Main Plan at Street HDC.pdf](#)

Jill,

Attached please find the Plan View.

Answers to your questions/comments below.

On Apr 27, 2017, at 12:42 PM, Thacher, Jill <JThacher@2gov.org> wrote:

Thoughts:

1. Have you determined that stripping the paint from the historic brick up top isn't feasible or will be too destructive?

We have not officially attempted to remove the paint. A concern of course will be can we remove all the paint and what is the safest/least destructive means to removing the old paint.

The bigger concern is if we are successful at cleaning up the old paint can we match the brick/mortar. Painting is the logical step but until we 'peel back the skin the onion' and assess the condition we will commitment to painting.

2. You had mentioned a masonry or tile storefront base/kickplate, now changed to wood. Any reason?

We will placing at least a 4" tall limestone 'sill' piece along the entire bottom of the facade at sidewalk grade. Primarily to reduce/eliminate 'sodium' intrusion onto the wood. Now that we are looking at an all wood store front at the first floor using a taller 'masonry tile' look was removed. I'm certainly receptive to something taller. Perhaps the Commission will work with us as we proceed in the construction.

3. Is the door wood?

Yes. Wood and glass. Since we picked up on your comment about the early 20th century store front, we might opt to use a 6' 8" door instead of a 7' tall door as we do not want to squeeze the glass tile band. I need not tell you on paper its one thing but some how some way it takes on a whole different look in the field. The 4" of limestone is causing us bit of a head twist as we are somewhat locked in on height since we have an existing large steel beam at (bottom side of beam) 10' 11" off the sidewalk.

4. Will the wood/MDO storefront be painted? Or stained? I'd strongly suggest

bringing a sample of MDO to the meeting, to alleviate fears that it may look vinyl clad instead of resin-infused.

I'll make sure to bring in a sample. Ours will be smooth. No texture on my watch.

5. The storefront proportions look great! thanks for giving that your attention.

You've been a big help ... and always have been. I appreciate your candor and your willingness to listen and offer helpful suggestions on making the building look that much more special. Let me know if you require anything else.

—
Ed

-----Original Message-----

From: Edward Shaffran [<mailto:edward@shaffran.com>]

Sent: Thursday, April 27, 2017 10:57 AM

To: Thacher, Jill <JThacher@a2gov.org>

Subject: 116 S. Main

Jill,

Here is the elevation view. Plan view coming soon. Your thoughts.

—
Ed