

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 330 South Main Street, Application Number HDC13-231

**DISTRICT:** Main Street Historic District

**REPORT DATE:** January 9, 2013

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** January 6, 2013

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> 330 S Main St Investment, LLC	Attila Huth
<b>Address:</b> 330 S Main Street Ann Arbor, MI 48104	719 Fifth Street Ann Arbor, MI 48103
<b>Phone:</b> (734) 846-8048	(734) 904-2002

**BACKGROUND:** The construction date of this two-story Italianate home is unknown, but it was the residence of Miss Laura and Miss Persis Willard in 1888 (at 80 South Main) They also sold “millinery and fancy goods” here. The Willards moved from 69 South Main across the street, where they had lived and worked the previous year. The house is constructed of brick, and features wide board trim under the eaves, dormers on the hipped attic roof, and a large bay window that is shown on the 1888 Sanborn map. A one-story wood-framed addition is present on the rear of the house in that year, but it is smaller than the current rear addition.

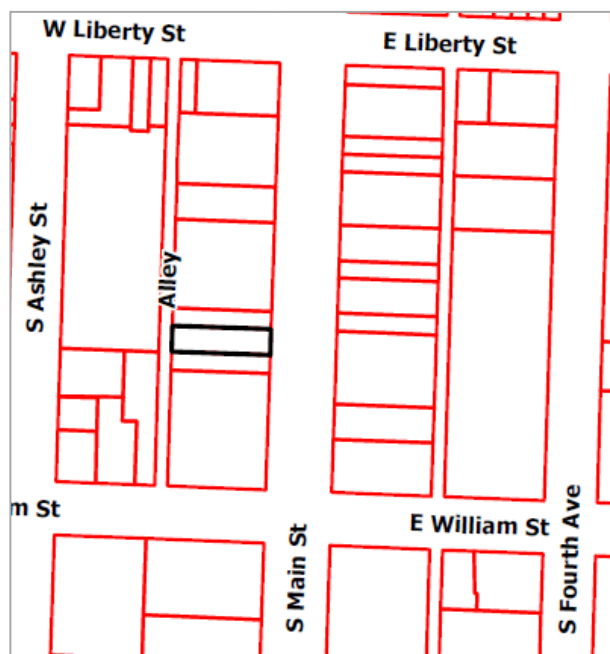
**LOCATION:** The site is located on the west side of South Main Street, south of West Liberty and north of West William.

**APPLICATION:** The applicant seeks HDC approval to remove a rear addition that houses walk-in coolers; infill a rear first floor door opening with glass block; install a rear exterior stairway to the second floor apartment; install a door in a new second-floor opening; replace all of the second-floor non-original windows; and install a barrier-free ramp to the front door.

#### APPLICABLE REGULATIONS:

#### From the Secretary of the Interior’s Standards for Rehabilitation:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.



- (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):**

**Entrances and Porches**

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

**Windows**

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

**From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):**

**Doors**

Not Appropriate: Installing a new door opening.

**Windows**

Not Appropriate: Removing or radically changing a window that is important in defining the overall historic character of the property.

Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

**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.

When required, adding new stairways and elevators that do not alter existing facilities and spaces of the building.

### STAFF FINDINGS:

1. The cooler enclosure on the back of the house is non-original and removing it is appropriate. The applicant clarified to staff that the window shown as new glass block on the first floor rear wall is currently a door opening to the cooler enclosure. Salvaged brick would be used to infill the lower 18" of the opening, and the remainder would be infilled with glass block. Since it is unknown what the wall looked like before the doorway was cut into it, staff believes this is an appropriate approach. If a photo or other record turns up later, the opening could be re-worked to become more historically accurate. In the meantime, the window will read as clearly non-original.
2. The proposed rear stairway leads to a new door opening on the second-floor. A non-original interior stair that is awkwardly located in the center of the house is planned to be removed as part of the interior remodel. The exterior stair would become the primary entrance for the second-floor apartment. Staff feels that cutting a new entrance is inappropriate since there are two existing non-original doorways on the second floor. The applicant has indicated that he's willing to instead use the opening that is currently infilled with glass block, and will bring a model showing the same to the HDC meeting. The new stair and doorway are appropriate on this secondary elevation.
3. Per the applicant, all of the second floor windows are modern replacements, and most have only been partially and incorrectly installed. They are proposed to be replaced with Andersen 400 series wood windows clad in Perma-Shield (a wood fiber and PVC composite, similar to fiberglass). The first floor windows are all or mostly from the period of significance, and are not proposed to be replaced.
4. The concrete front stoop would be doubled in width to accommodate one step up on half and a 13' barrier-free ramp on the other half. This work is appropriate, unobtrusive, and in an area that is already paved.
5. Staff believes the work, as conditioned in the proposed motion below, is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the *Secretary of the Interior's Standards and Guidelines* and the *Ann Arbor Historic District Design Guidelines*.

**POSSIBLE MOTIONS:** (Note that the motions are 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 330 South Main Street, a contributing property in the Main Street Historic District, to: remove a rear addition; infill a rear first floor door opening with glass block and brick; install a rear exterior stairway to the second floor apartment; install a door to the stairway on the second-floor on the condition that the existing glass-blocked opening is used, not a new opening; replace all of the second-floor non-original windows; and install a barrier-free ramp to the front door. As proposed and conditioned, 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 1, 2, 9 and 10 and the guidelines for entrances and porches and windows, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to doors, windows, and barrier-free accommodations.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 330 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.

330 South Main Street (June 2011 Google Streetview)

