

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 208 East Huron Street, Application Number HDC17-67

**DISTRICT:** Main Street Historic District

**REPORT DATE:** May 5, 2017

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

**REVIEW COMMITTEE DATE:** May 8, 2017

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	East Huron, LLC	Andrew Hauptman
<b>Address:</b>	212 S Fifth Ave Ann Arbor, MI 48103	302 S State Ste B Ann Arbor, MI 48104
<b>Phone:</b>		(734) 929-9011

**BACKGROUND:** Per the Downtown Historic District Survey, 208-210 East Huron is a non-contributing structure built in 1965 for architects Colvin, Robinson & Wright. Its modern façade was originally brick punctuated only by a two-story glass center entry; in 1996 accent courses of brick and modifications to the glass center column on the second floor were approved by the HDC, along with another window that was never constructed. In 2007, a conference room on the back portion of the roof was approved and constructed. In 2015, the HDC approved new storefront and second-floor windows in one new two-story opening; and a vertical blade sign on the second floor. The 2015 work was not completed.

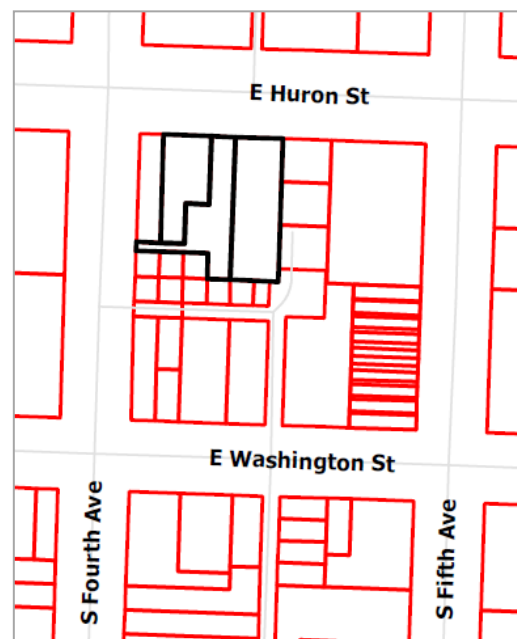
**LOCATION:** The site is located on the south side of East Huron Street, between South Fourth Avenue and South Fifth Avenue.

**APPLICATION:** The applicant seeks HDC approval to install three new windows in new openings on the front elevation.

#### **APPLICABLE REGULATIONS:**

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

- (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):**

**Storefronts**

Not Recommended: 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**

Not Appropriate: Installing a new storefront that is incompatible in size and material with the historic building and district.

**STAFF FINDINGS**

1. The proposed work includes a large window at grade, a columnar window the height of the building to the east of the door, and a punched window near the center of the second floor west.
2. Materials including aluminum window systems that match the existing one on the center of the building. The two-story column will have spandrel panels in the top two lites. The ground-floor windows mimic the existing brick banding. The top of the punched upper window is at the same level as the three second-floor windows two doors west, and compatible with the Kleinschmidt building.
3. Staff believes that the work does not negatively affect the historic Kleinschmidt building next door or other historic resources in the vicinity.

**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 208 East Huron Street, a non-contributing structure in the Main Street Historic District, to install three new windows in new openings on the front elevation. The work as proposed 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 storefronts and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9, and the guidelines for storefronts and neighborhood setting.

**MOTION WORKSHEET**

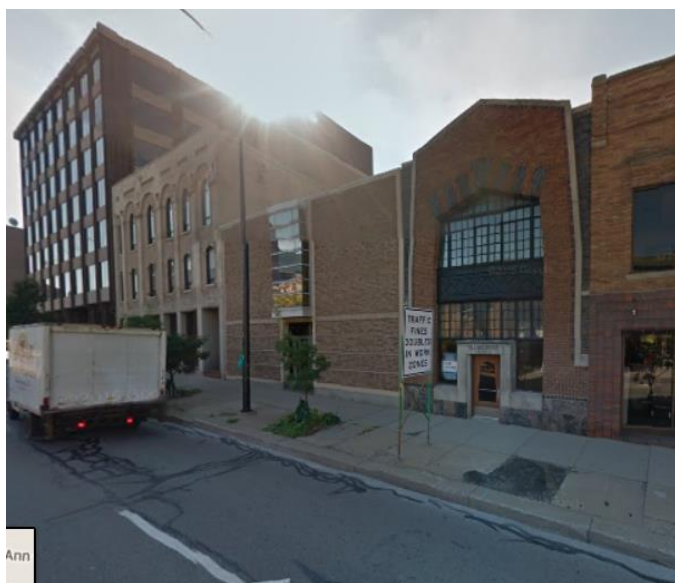
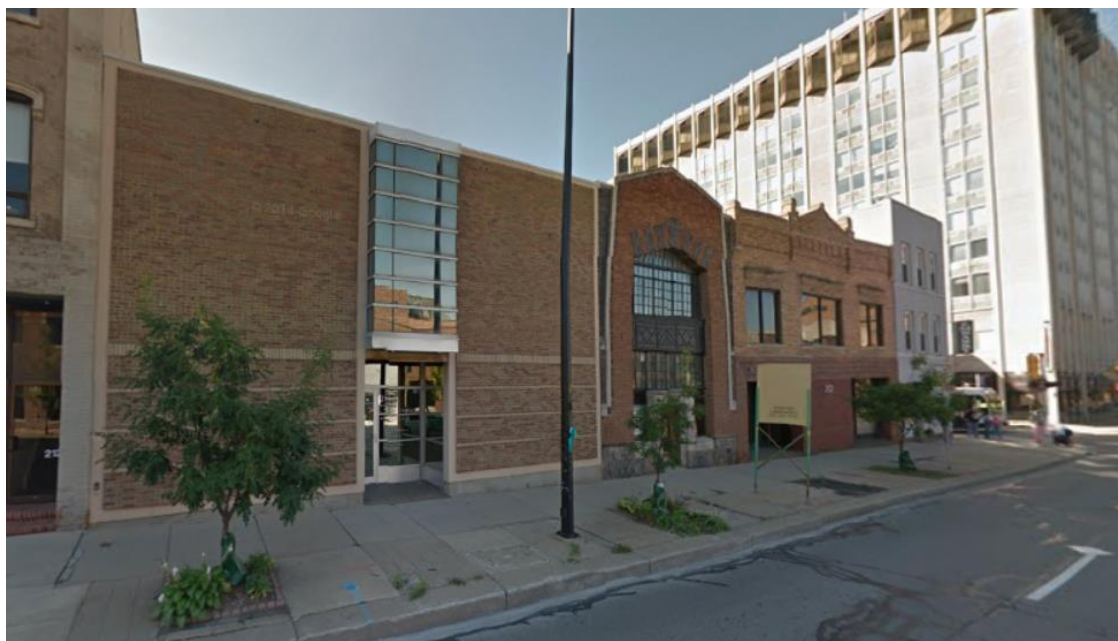
I move that the Commission issue a Certificate of Appropriateness for the work at 208 East Huron Street in the Main Street Historic District

\_\_\_\_\_ 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

208-210, 206, and 202-204 East Huron (2014, courtesy Google streetview)



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**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>208 E. Huron St. Ann Arbor, MI 48104</u>
Historic District: <u>Main Street Historic District</u>
Name of Property Owner <i>(If different than the applicant)</i> : <u>East Huron, LLC</u>
Address of Property Owner: <u>212 South 5th Ave Ann Arbor, MI 48103</u>
Daytime Phone and E-mail of Property Owner: <u>gsuter@gmail.com</u>
Signature of Property Owner: _____ Date: _____
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Andrew Hauptman</u>
Address of Applicant: <u>302 S. State St Ste B Ann Arbor, MI 48104</u>
Daytime Phone: ( <u>734</u> ) <u>929-9011</u> Fax: ( _____ ) _____
E-mail: <u>andrewh@oxstudioinc.com</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: _____ Date: <u>4/20/2017</u>
<b>Section 3: Building Use (check all that apply)</b>
<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
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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: _____

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_  
See attached

2. Provide a description of existing conditions. \_\_\_\_\_  
See attached

3. What are the reasons for the proposed changes? \_\_\_\_\_  
See attached

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.

**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:



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1 Facade Rendering  
SK-3 11/2" = 1'-0"

Job Title:

**CAHOOTS**

202 - 208 E. Huron Street

Sheet Title:

Proposed Facade Rendering  
Released For: HDC Submission

04/21/2017 Draw Date

CHL16 Project #

SK-3 Drawing #

Scales listed are for 22x34 drawing size



Plot Date/Time: 4/17/2017 1:45:46 PM File Path: C:\Revit Local Files\CHL16\_kirks.rvt



1 208 HDC Existing & Historic Views  
SK-4

1 1/2" = 1'-0"

Scales listed are for 22x34 drawing size



architecture | construction objects  
P: (734) 929-9000 | F: (734) 929-9001

Job Title:

**CAHOOTS**

202 - 208 E. Huron Street

Sheet Title:

Existing 208 Facade  
Imagery

Released For: HDC Submission

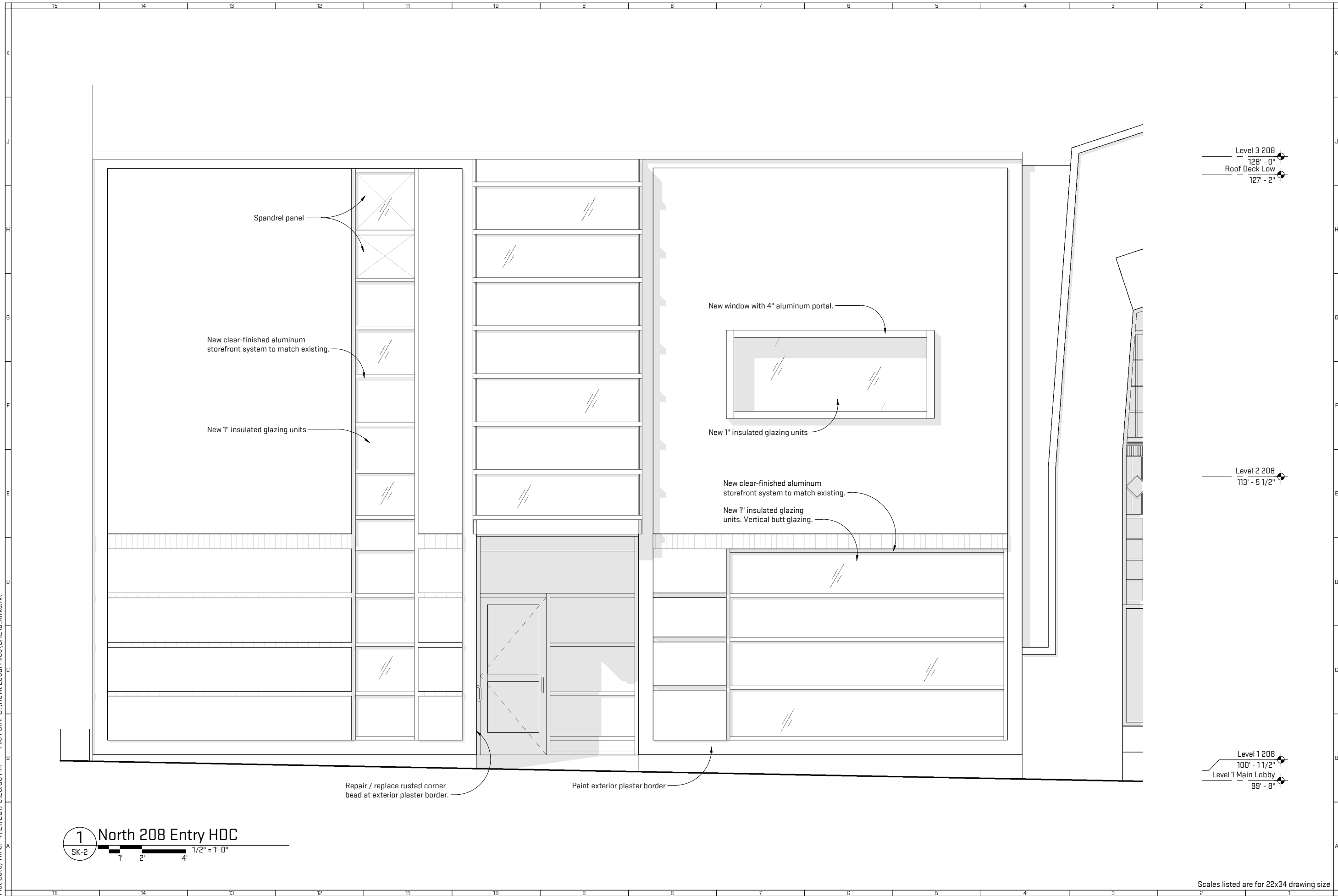
04/21/2017

CHL16

SK-4

Project # | Date  
Drawing #

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Level 3 208  
128' - 0"  
Roof Deck Low  
127' - 2"

Level 2 208  
113' - 5 1/2"

Level 1 208  
100' - 11/2"  
Level 1 Main Lobby  
99' - 8"

1 North 208 Entry HDC  
SK-2 1" 2" 4" 1/2" = 1'-0"

Scales listed are for 22x34 drawing size