

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 202-206-210 East Huron Street, Application Number HDC15-211

DISTRICT: Main Street Historic District

REPORT DATE: November 12, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

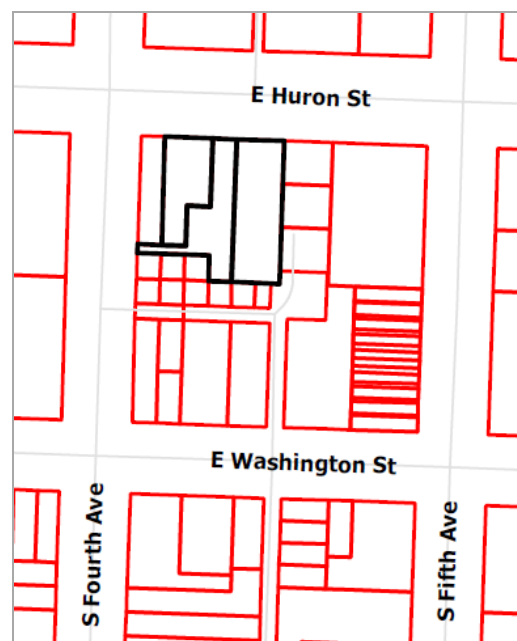
REVIEW COMMITTEE DATE: November 9, 2015

	OWNER	APPLICANT
Name:	East Huron, LLC	Michael Poris, AIA
Address:	212 S Fifth Ave Ann Arbor, MI 48103	36801 Woodward Ave Suite 200 Birmingham, MI (248) 258-9346
Phone:		

BACKGROUND: The following information is per the Downtown Historic District Survey. 202-204 East Huron was constructed in 1905, and the first occupant was Eschelbach's Meat Market. It is a brick, two-story, commercial vernacular building with a brick cornice and stone trim. 206 East Huron was constructed in 1931 for the Ann Arbor Tribune. It is an Art Moderne jewel, with steel casement windows tapestry brick, stone trim and bronze work. It was the home of Kleinschmidt Insurance for many years. 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.

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 modify the rooftop by adding an elevator shaft, adding mechanical units, expanding the patio, and add stairs between roof surfaces. Also, on 202-204 East Huron, to replace the second floor fixed windows with aluminum clad double-hung windows; add a 28 square foot wall sign on the first floor; replace a modern roll-up garage door on the rear elevation with a new garage door and add a new person door next to it; and unbrick three window openings on the rear elevation and install fixed-sash aluminum-clad nine-lite wood windows. Also, on 208-210 East Huron, to add storefront and second-floor windows in one new two-story opening; and add a vertical blade sign on the second floor.



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

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**

Not Appropriate: 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.

Not Appropriate: Installing signs that are too large or that are made from a material that is incompatible with the historic building or 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 work on the roof spans all three buildings. None of new additions will be visible from East Huron Street -- the elevator shaft, patio guardrail, and new mechanical equipment are all setback adequately from the front parapet. The addition of several new patio areas and one large and two small metal stairways linking them is an efficient use of rooftop spaces, and would cause no adverse affects on the historic buildings.
2. On 202 E Huron, replacement of the second floor fixed windows with traditional double-hung windows will greatly improve the appearance of the front façade. The use of aluminum cladding is appropriate since the historic windows no longer exist to be replicated. The 28 square foot wall sign on the first floor is correctly proportioned and its placement as high as possible on the non-historic façade is appropriate. The tiered brickwork above the storefront windows hinders the installation of a sign in the traditional sign band area. The replacement of the modern roll-up garage door on the rear elevation with a new garage door that features acrylic panels that will allow more light into the space is appropriate, and the proposed person-door next to it is in an inconspicuous location on a non-historic addition to the building. Three bricked-in window openings on the second floor of the rear-side elevation are proposed to be restored and fixed-sash aluminum-clad nine-lite wood windows installed. These windows are visible from the alley off Fourth Avenue, and the work is completely appropriate. The use of muntins will provide a traditional look but are countered by the modern aluminum cladding.
3. On 208-210 East Huron, the proposed aluminum windows in a two-story opening is acceptable since the building is non-contributing and the front facade has been previously altered. The modern appearance of the windows is complementary to the modern façade, and interior spaces that have never seen the light of day will benefit from natural sunlight. The work does not distract from the Ann Arbor Tribune/Kleinschmidt building next door to the west, or from the three-story Haven Block building to the east at 212-216 East Huron, and the banks of windows are aligned with the horizontal features of the other two buildings that are part of this project. The addition of a vertical blade sign on the second floor (per sheet 5 of the attachments, not the color rendering) is low-key and proportionate to the proposed new windows.
4. Each conceptual sign will need an additional HDC application for staff approval showing their design, materials, and final dimensions when applications are submitted for sign permits. The approval of the blade sign will also be contingent upon mounting through mortar joints (not bricks).

5. Staff believes that all the components of this application meet the Commission's standards and guidelines. The replacement of the second-floor single-sash windows on 202 and the opening of the rear bricked-in windows is particularly appropriate to the historic structure. The introduction of new front-façade windows on 208-210 is appropriate since it does not detract from the abutting historic resources on either side.

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 202-204, 206, and 208-210 East Huron Street, two contributing and one non-contributing structures in the Main Street Historic District, to modify the rooftop; and on 202-204 East Huron to replace the second floor fixed windows; add a 28 square foot wall sign on the first floor; replace a modern roll-up garage door on the rear elevation and add a new person door next to it; and un-brick three window openings on the rear elevation and install fixed-sash aluminum-clad wood windows; and on 208-210 East Huron, to add storefront and second-floor windows in one new two-story opening; and add a vertical blade sign on the second floor. 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, signs, and barrier free accommodations, 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 accessibility, storefronts, and neighborhood setting.

MOTION WORKSHEET

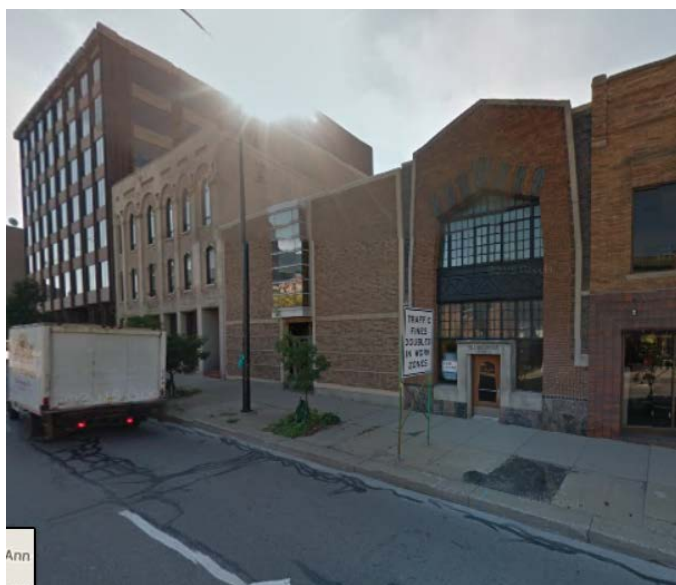
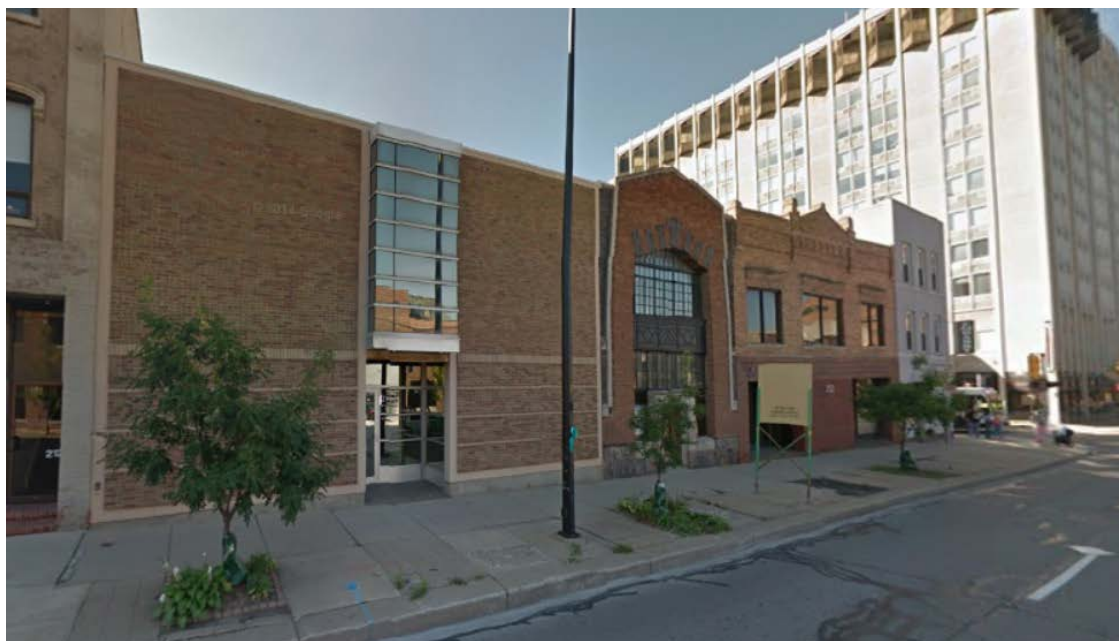
I move that the Commission issue a Certificate of Appropriateness for the work at 202-206-208 East Huron Street in the Main Street Historic District

_____ 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)



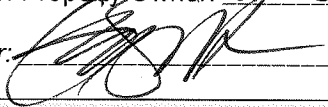

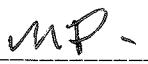
Ann



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: 202, 206, 208 ^E Huron St. Ann Arbor, MI 48104
Historic District: Main Street Historic District
Name of Property Owner (If different than the applicant): East Huron, LLC
Address of Property Owner: 212 South 5th Ave Ann Arbor, MI 48103
Daytime Phone and E-mail of Property Owner: gsuter@gmail.com
Signature of Property Owner:  Date: 10/23/2015
Section 2: Applicant Information
Name of Applicant: Michael Poris, AIA
Address of Applicant: 36801 Woodward Ave STE 200 Birmingham, MI 48103
Daytime Phone: (248) 258-9346 Fax: (248) 258-0967
E-mail: mporis@mcintoshporis.com
Applicant's Relationship to Property: ___ owner <input checked="" type="checkbox"/> architect ___ contractor ___ other
Signature of applicant:  Date: 10.23.15
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 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. Major exterior changes proposed include adding a new aluminum storefront system to the front facade of 208 Huron, replacing the second story windows in 202 with more historically accurate double-hung windows, adding three new fixed windows to the west facade of 208, and replacing the garage door on the alley side of 206. An expansion to the existing rooftop terrace and the addition of a new elevator shaft, both of which will not be visible from Huron Street.

2. Provide a description of existing conditions. 202, 206, 208 Huron are located in the Main Street Downtown Character Overlay District. 202 Huron is a two story brick building that was originally constructed in 1905 as the J.P. Eschelbach Meat Market. 206 Huron is also a two story brick building that was built in 1931 and has served as the Ann Arbor Tribune Building, as well as the offices of Kleinschmidt Insurance. 208 Huron is a two story brick building done in a contemporary style that was built in 1965 and has served as an office building.

3. What are the reasons for the proposed changes? These changes reflect the owner's desires to renovate the three buildings. Coolhouse Labs, a tech startup accelerator and venture fund plan on renovating the buildings into a co-working office space.

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 15-211 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:

202-206-208 HURON

EXTERIOR RENOVATIONS AND SITEWORK | OCTOBER 23, 2015 | HISTORIC DISTRICT COMMISSION



EAST HURON, LLC

MCINTOSH
PORIS ASSOCIATES

202-206-208 HURON

MAIN STREET HISTORIC DISTRICT

LIKE MAIN STREETS THROUGHOUT AMERICA, ANN ARBOR'S MAIN STREET EXPERIENCED A CONSTRUCTION BOOM IN THE POST-CIVIL-WAR YEARS (1864-1874) AND AGAIN, AFTER A NATIONWIDE RECESSION, IN THE 1880'S. BUILDINGS FROM BOTH THESE ERAS GIVE THE MAIN STREET HISTORIC DISTRICT AN ARCHITECTURAL CHARACTER DISTINCT FROM THAT OF COMMERCIAL CENTERS WHOSE DEVELOPMENT BEGAN LATER. SOME OF THE BEST EXAMPLES (ALREADY PROTECTED BY THE ANN ARBOR REGISTER OF HISTORIC PLACES) SERVE AS PRIME SUPPORTS OF THE PROPOSED DISTRICT: THE GOODYEAR AND MUCHLIG BUILDINGS (1860'S), THE DEL RIO (1869), THE GERMANIA HOTEL (1885), AND THE CLUSTER OF BUILDINGS ON WEST LIBERTY INCLUDING THE ART ASSOCIATION (1870'S TO 1893). THE DISTRICT DOES INCLUDE MANY EXAMPLES OF LATER ARCHITECTURAL STYLES: SIMPLE BRICK FACADES WITH BIGGER, WIDER RECTANGULAR WINDOWS, WHICH BECAME POPULAR AT THE TURN OF THE CENTURY, AND DISTINGUISHED EXAMPLES OF TAPESTRY BRICK AND TERRA COTTA ORNAMENTATION WHICH FLOURISHED LATER. AGAIN, OUTSTANDING EXAMPLES HAVE ALREADY BEEN PROTECTED BY THE REGISTER AND CONTRIBUTE A SPECIAL DIGNITY TO THE PROPOSED DISTRICT: THESE ARE THE CLASSIC REVIVAL (OR BEAUX ARTS) GLAZIER BUILDING (1908), AND THE ART DECO FIRST NATIONAL BUILDING (1929). OTHER ART DECO BUILDINGS IN THIS DISTRICT INCLUDE THE YPSI-ANN BUILDING (1928-NOW WASHINGTON SQUARE), THE FORMER TRIBUNE BUILDING ON HURON STREET (1931) AND THE FORMER CUNNINGHAM'S AT MAIN AND LIBERTY (1939). THERE IS ALSO ONE DINER (1948). HOWEVER, THE MAIN STREET DISTRICT'S IDENTIFYING AND DOMINANT STYLE IS SET BY THE ITALIANE COMMERCIAL BUILDINGS OF 1864-1890: THESE ARE CHARACTERIZED BY GROUND LEVEL STOREFRONTS WITH GLASS ENCLOSED DISPLAYS, TWO UPPER STORIES WITH NARROW WINDOWS, AND A CORNICE ON TOP.

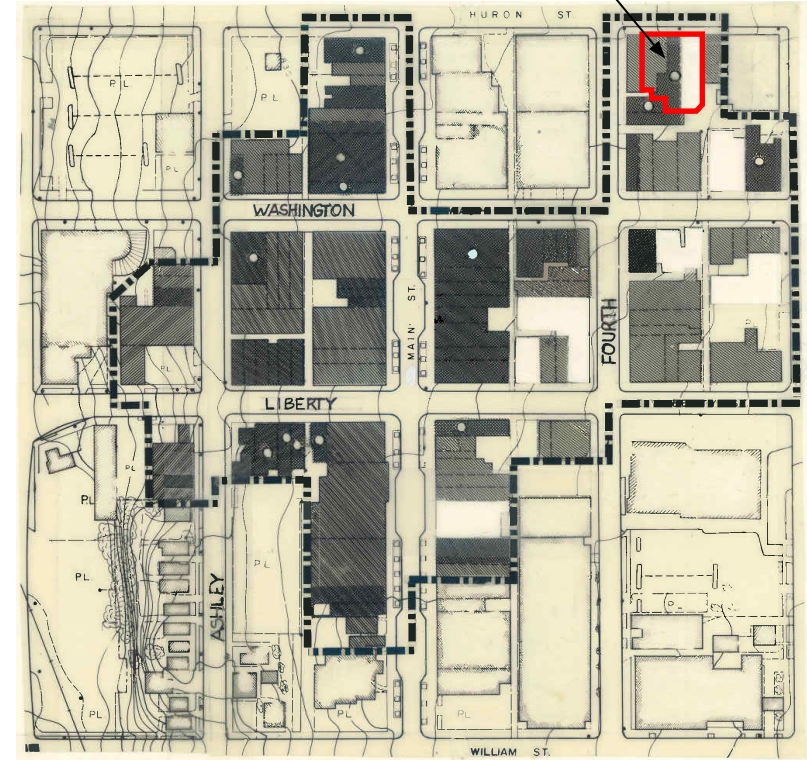
HISTORICAL SIGNIFICANCE OF 202-206-208 HURON

LOCATED IN THE MAIN STREET DOWNTOWN CHARACTER OVERLAY DISTRICT, 202, 206, AND 208 HURON EACH HAVE A SPECIFIC DESIGNATION: A COMPLEMENTARY BUILDING, A PREVIOUSLY DESIGNATED BUILDING, AND A NON-CONTRIBUTING BUILDING, RESPECTIVELY (SEE MAIN STREET HISTORIC DISTRICT MAP). 202 HURON WAS ORIGINALLY BUILT IN 1905 AS J.P. ESCHELBACH MEAT MARKET. 206 HURON IS FORMERLY THE HISTORIC ANN ARBOR TRIBUNE BUILDING BUILT IN 1931. THIS BUILDING ALSO SERVED AS THE KLEINSCHMIDT INSURANCE OFFICE LATER IN THE CENTURY. 208 HURON WAS ORIGINALLY BUILT IN 1965 AND HAS SERVED AS AN OFFICE BUILDING.

PROPOSED PROJECT

COOLHOUSE LABS, A TECH STARTUP ACCELERATOR AND VENTURE FUND FOUNDED ON THE SHORES OF LAKE MICHIGAN, PLAN TO RENOVATE THE EXISTING BUILDINGS INTO A CO-WORKING OFFICE SPACE. MAJOR EXTERIOR CHANGES PROPOSED INCLUDE ADDING A NEW STOREFRONT TO THE FRONT FACADE OF 208 HURON (NON-CONTRIBUTING BUILDING), REPLACING THE SECOND STORY WINDOWS IN 202 WITH MORE HISTORICALLY ACCURATE DOUBLE HUNG WINDOWS, ADDING THREE NEW WINDOWS TO THE WEST FACADE OF 208, AND REPLACING THE GARAGE DOOR ON THE ALLEY SIDE OF 206. AN EXPANSION TO THE EXISTING ROOFTOP TERRACE IS ALSO BEING PROPOSED WITH THE UNDERSTANDING THAT THE GUARD RAIL WILL NOT BE SEEN FROM HURON STREET. A NEW ELEVATOR SHAFT WILL PENETRATE THE ROOF OF 208 AND WILL ALSO NOT BE SEEN FROM HURON STREET. SOME EXISTING INTERIOR STAIRS WILL BE REMOVED, BUT NO NET CHANGE WILL BE MADE TO THE USEABLE FLOOR AREA DUE TO THE ADDITION OF THE ELEVATOR.

PROJECT LOCATION

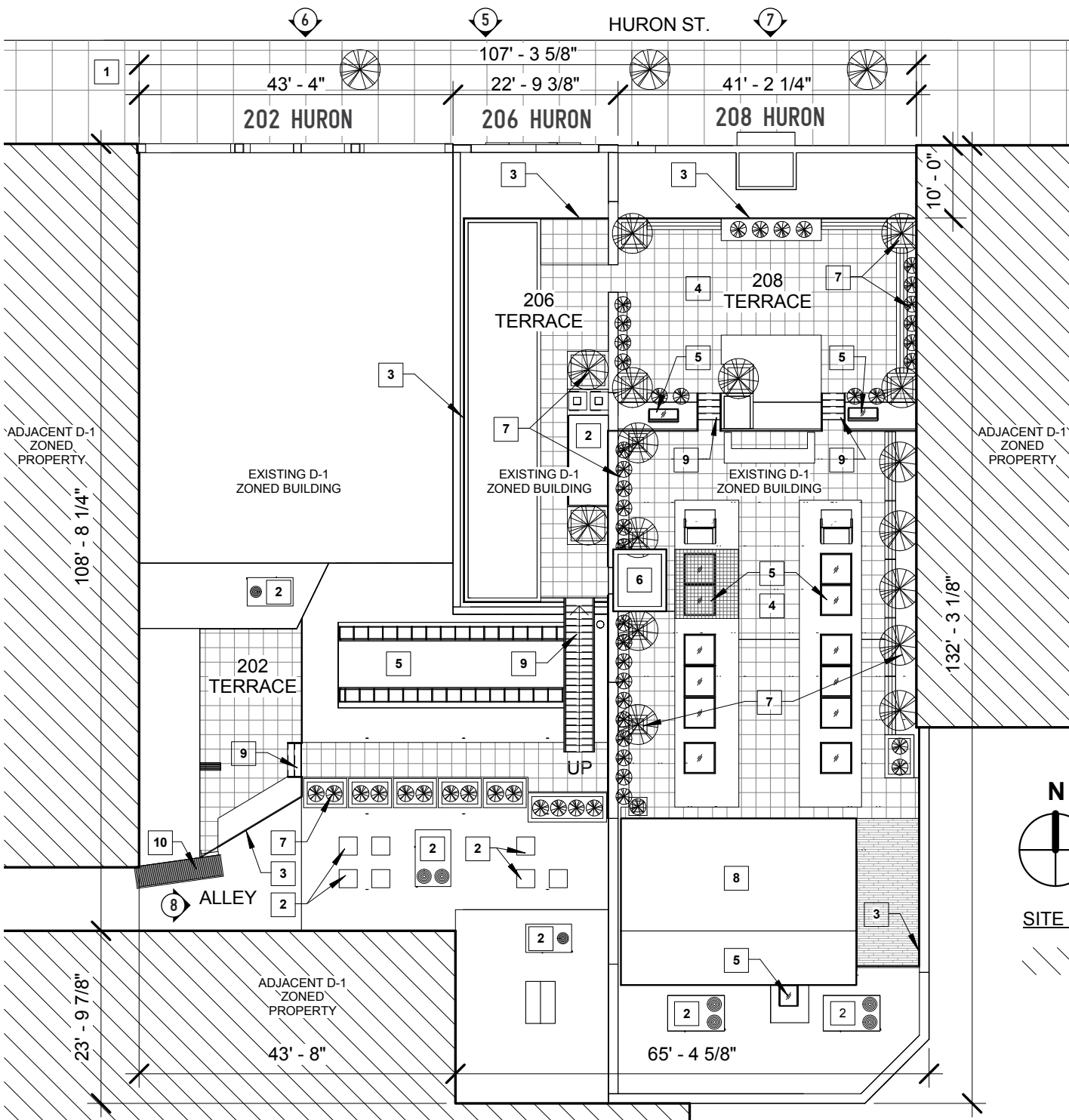


MAIN STREET HISTORIC DISTRICT

Significant historic building	
Complementary building	
Previously designated building	
Non-contributing building	

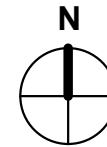






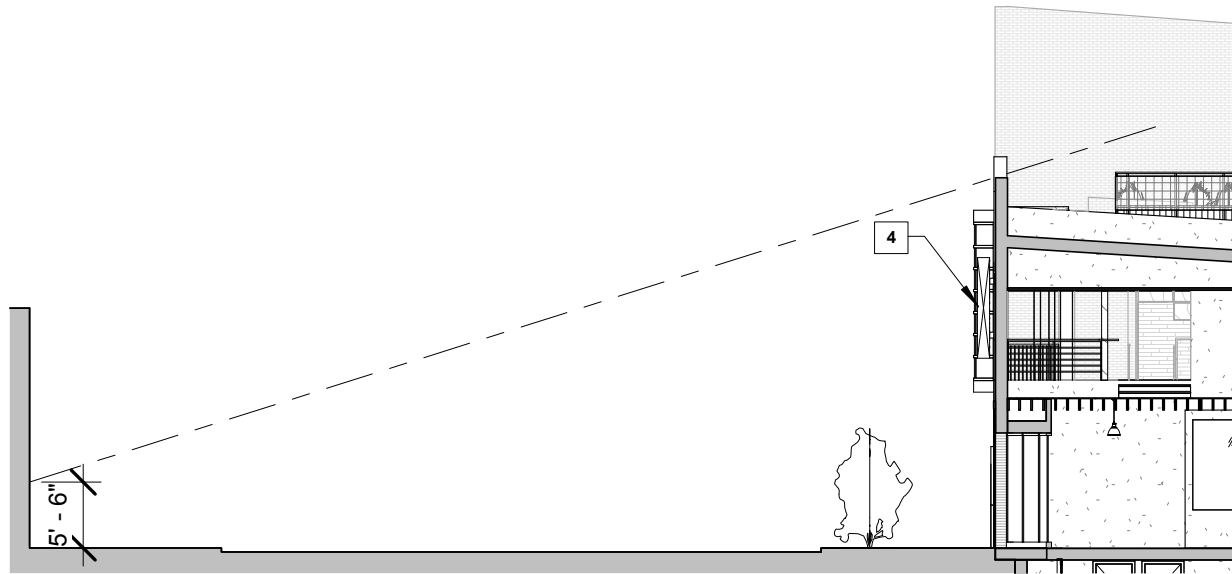
KEY NOTES

1. EXISTING SIDEWALK BELOW
2. NEW MECHANICAL UNITS
3. NEW METAL PERFORATED GUARD RAIL
4. NEW PEDESTAL PAVER TERRACE SYSTEM
5. EXISTING SKYLIGHTS TO REMAIN
6. NEW ELEVATOR SHAFT
7. NEW PLANTERS AND LANDSCAPE ELEMENTS
8. EXISTING PENTHOUSE AND INTERIOR STAIR
9. NEW EXTERIOR PAINTED METAL STAIR
10. EXISTING METAL FIRE ESCAPE



SITE PLAN LEGEND:

NOT IN SCOPE



KEY NOTES

1. EXISTING PENTHOUSE BEYOND
2. NEW ELEVATOR SHAFT
3. NEW ALUMINUM STOREFRONT GLAZING SYSTEM - CLEAR ANODIZED
4. NEW BLADE SIGN (3 SF)
5. REPLACE EXISTING ALUMINUM GLAZING WITH NEW ALUMINUM CLAD WOOD DOUBLE-HUNG HISTORICALLY ACCURATE WINDOWS (7 UNITS) - DARK BRONZE
6. REPLACE EXISTING STEEL SASH FIXED WINDOWS WITH NEW STEEL SASH REPLICATED WINDOWS (2 UNITS) - MATCH EXISTING COLOR
7. NEW SIGNAGE AREA (87 SF)



SIGNAGE AREA

TOTAL FACADE AREA = 3,218 SF
 PROPOSED SIGNAGE AREA = 31 SF
 (1% OF OVERALL AREA)

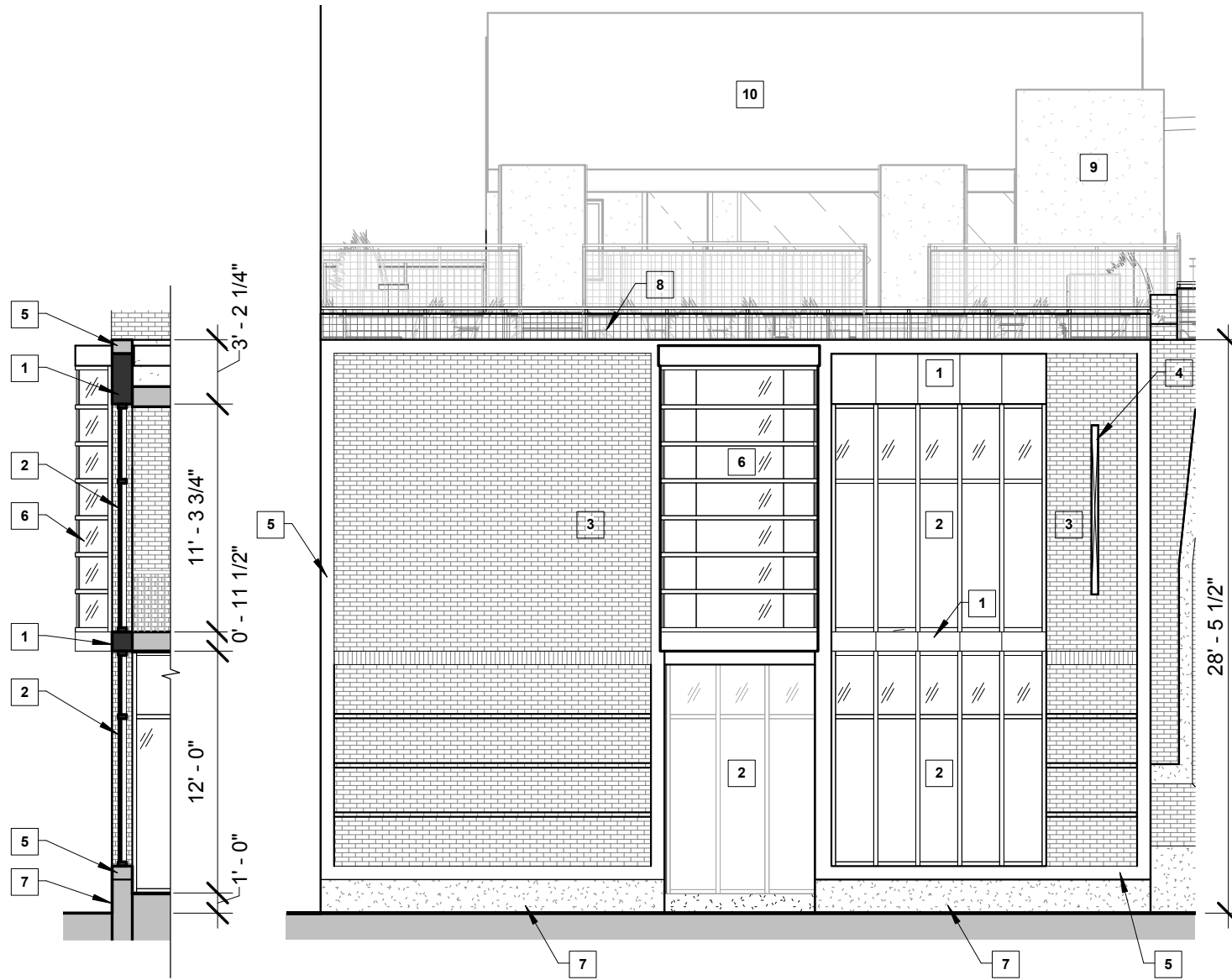
SCALE: 1/16" = 1'-0"



KEY NOTES

1. REPLACE EXISTING ALUMINUM GLAZING WITH NEW ALUMINUM CLAD WOOD DOUBLE-HUNG HISTORICALLY ACCURATE WINDOWS (7 UNITS) - DARK BRONZE
2. EXISTING ALUMINUM STOREFRONT
3. EXISTING BRICK
4. EXISTING WOOD CLADDING TO BE REFINISHED - STAIN COLOR TBD
5. NEW SIGNAGE AREA (28 SF)

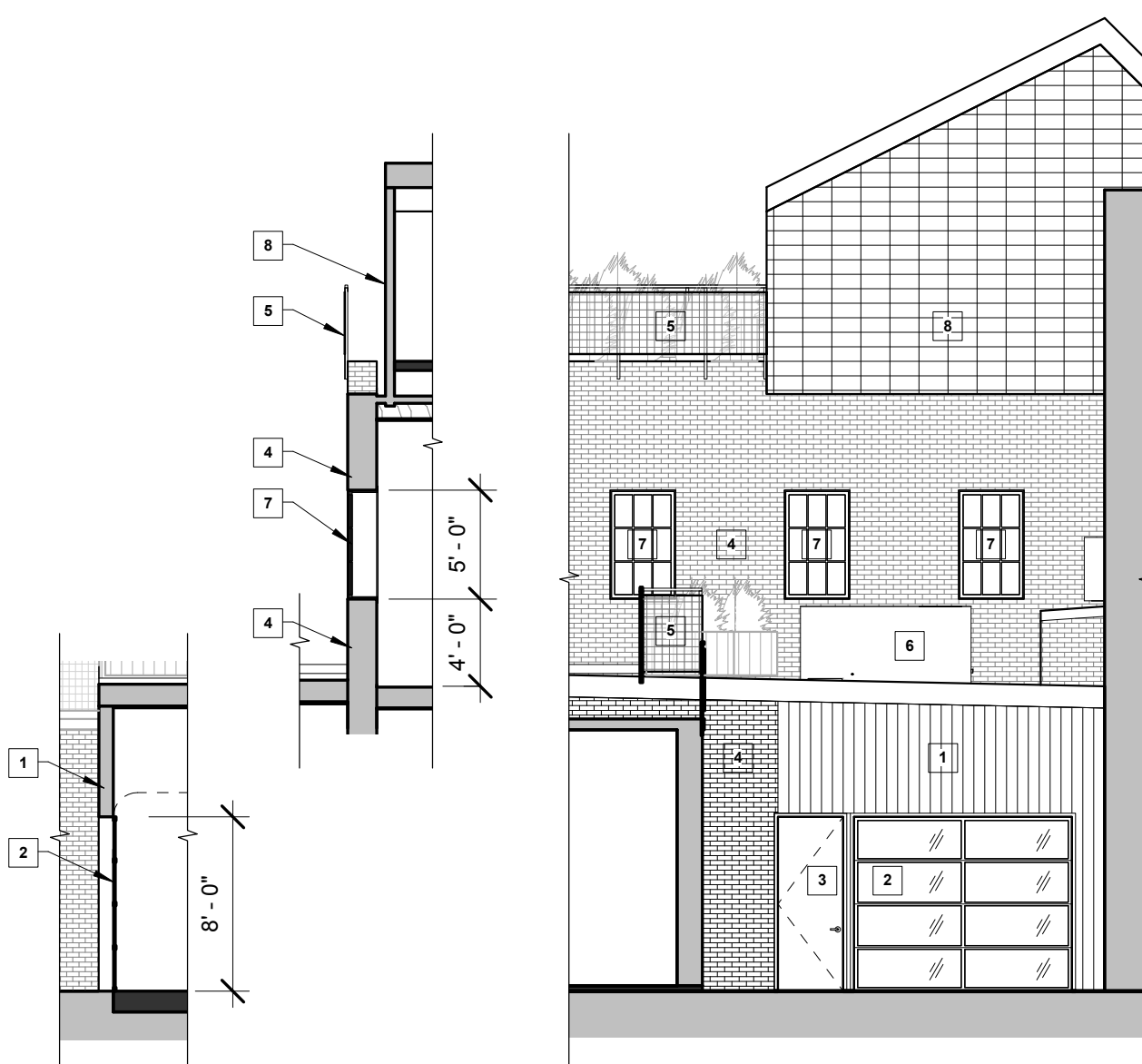
SCALE: 1/8" = 1'-0"



KEY NOTES

1. NEW ALUMINUM FLAT SEAM PANEL FIELD INSTALLED - CLEAR ANODIZED
2. NEW THERMALLY BROKEN, CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
3. EXISTING BRICK
4. NEW BLADE SIGN (3 SF)
5. EXISTING STEEL FRAME - PAINT TBD
6. EXISTING CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM TO REMAIN - PROJECTING ELEMENT FROM THE FACADE
7. EXISTING CONCRETE BASE
8. NEW PERFORATED METAL GUARD RAIL - BEYOND
9. NEW ELEVATOR SHAFT - BEYOND
10. EXISTING PENTHOUSE - BEYOND

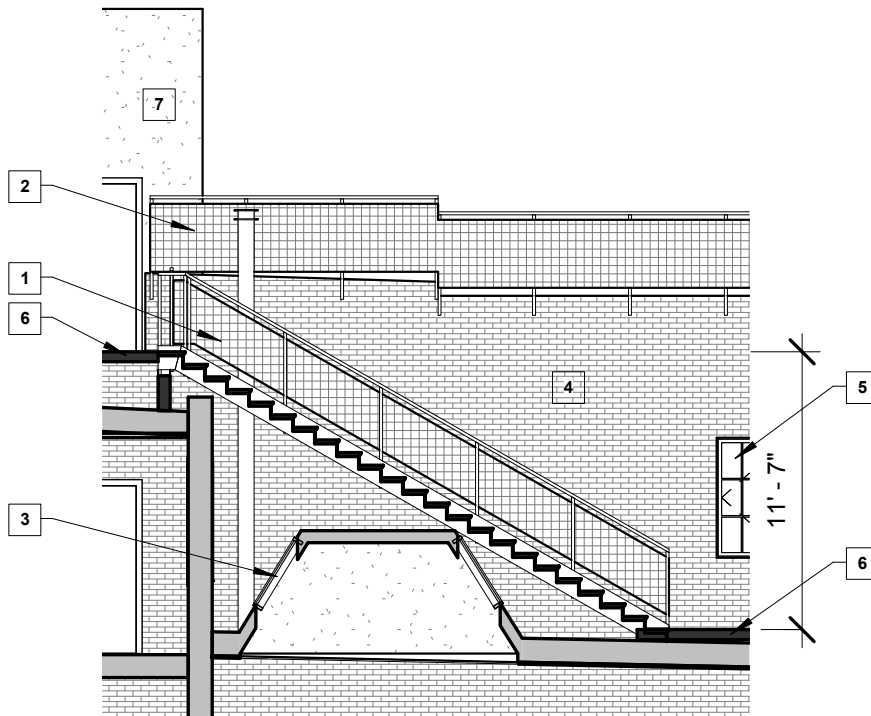
SCALE: 1/8" = 1'-0"



KEY NOTES

1. EXISTING WOOD CLADDING TO BE REFINISHED AND REPAINTED - COLOR TBD
2. NEW CLEAR ANNOXIDIZED ALUMINUM GARAGE DOOR WITH FROSTED ACRYLIC LITES - INCREASED OPENING SIZE
3. NEW INSULATED METAL DOOR - PAINT COLOR TBD
4. EXISTING BRICK
5. NEW PERFORATED METAL GUARD RAIL
6. NEW ROOFTOP HVAC UNIT
7. NEW ALUMINUM CLAD WOOD FIXED SASH HISTORICALLY ACCURATE WINDOWS (3 UNITS) - DARK BRONZE - TO BE PLACED IN EXISTING BRICKED-IN OPENINGS
8. EXISTING PENTHOUSE

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



KEY NOTES

1. NEW PAINTED STEEL STAIR WITH PERFORATED METAL GUARD RAIL
2. NEW PERFORATED METAL GUARD RAIL
3. EXISTING SKYLIGHT
4. EXISTING BRICK
5. NEW ALUMINUM CLAD WOOD FIXED SASH HISTORICALLY ACCURATE WINDOWS (3 UNITS) - DARK BRONZE - TO BE PLACED IN EXISTING BRICKED-IN OPENINGS
6. NEW PEDESTAL PAVER SYSTEM
7. NEW ELEVATOR SHAFT

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