

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 529 Detroit Street, Application Number HDC21-238

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: August 12, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: August 9, 2021

	OWNER	APPLICANT
Name:	Redeemer Church of Ann Arbor	Same
Address:	7500 Brookville Rd Plymouth, MI 48170	
Phone:	(734) 502-3809	

BACKGROUND: This proposal includes two parcels, 521 and 529 Detroit. The house at 521 was constructed in the 1890s by Herman Krapf. It replaced an earlier house on the site. 529 Detroit appears on 1853 City maps and is listed as Miller and Reyer's Planing Mill in the 1868 city directory. By 1874 it was called J.G. Miller's, "manufacturer of sash, doors, blinds and mouldings" per the Washtenaw County Atlas. In more recent history, the building was home to the Warehouse Furniture Store from 1932 to 1950, and Treasure Mart from 1960 to 2020.

LOCATION: The site is located on the northwest side of Detroit Street, northeast of East Kingsley and southwest of North Division.

APPLICATION: The applicant seeks HDC approval to restore the exterior of the main building including recreating the historic cornice and barn door openings and replacing non-original windows with aluminum clad wood windows that match the original opening sizes; demolish the sheds on the north side; pave and formalize the parking lot; clad the rear stair addition and office addition with metal siding; construct a new second floor on top of the office addition; and construct a new two-story stair/lobby addition on the north side of the building.

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 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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Alterations/Additions for the new use

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Additions

Recommended: Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Not Recommended: Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Constructing additional stories so that the historic appearance of the building is radically changed.

Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

Building Site

Recommended: Retaining the historic relationship between buildings, landscape features, and open space.

Removing non-significant buildings, additions, or site features which detract from the historic character of the site.

Not Recommended: Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design.

Windows

Recommended: Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

District or Neighborhood Setting

Recommended: Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

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

Entrances

Recommended: Identifying, retaining, and preserving entrances – and their functional and decorative features – that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.

From the Ann Arbor Historic District Design Guidelines:

Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Commercial Entries

Appropriate: Replacing missing original doors with a design that matches original doors remaining on the building, or with a compatible new design that fits style and period of the building and the existing opening.

Paved Areas

Appropriate: Installing new parking areas, which are compatible with the scale, proportion of yard area, and characteristics of the historic district, behind buildings. These shall be reviewed on a case-by-case basis.

STAFF FINDINGS

1. The restoration of the historic mill building includes removing plywood installed around top of the building, restoring the brick beneath, and rebuilding the front cornice based on the 1874 Washtenaw County Atlas illustration and other sources. There were several barn door openings that are currently bricked in; this plan restores wood doors that are non-operable in the openings, to look closer to the original appearance.
2. Current windows are non-original and many openings have been altered. This proposal returns those windows on the historic mill building to their original size (including removing the storefront display window on the building front) and replaces all of the current windows on the historic building with six-over-six aluminum clad wood windows with applied muntins based on the style seen in a 1936 photo (at the end of the application attachments).
3. The north side of the building has a large open shed built toward the street and along (and possibly over) the north (side) lot line. It was used by the Treasure Mart for furniture storage. It is not from the period of significance and its proposed removal is appropriate.
4. The parking lot is currently gravel and is proposed to be paved and formal parking spaces delineated, as required by city code for site plan projects. The driveway would be extended to wrap around the north side of the building as a one-way drive.
5. The oldest addition to the rear of the building is the office. It dates to the period of significance but has no distinct character-defining features. It is proposed to receive several new metal windows in new openings, have a second floor added and be re-clad with metal siding. An existing service door on the back would be lowered to below grade and accessed by a new stairwell. The other rear addition is a large modern 3-story stairwell that replaced an earlier addition in approximately the same footprint. This stair addition would also be clad in metal siding and the rear door currently leading into the basement would be reworked with a two-story portico that matches the new entry proposed on the north side. Tall, narrow, metal windows in new openings would be added to this addition. The style is modern but compatible with the historic building while giving a subtle church-like vibe.
6. A new two-story entry/lobby on the north side features brick cladding with a two-story glass and metal entry facing Detroit Street. The north elevation has a row of four tall, narrow windows. The most striking feature of the new entry is the roof, which has standing seam metal roofing and a tower-like presence. This roof is the only work proposed in this application that staff thinks does not meet the standards and guidelines followed by the HDC. The mass of the tower is appropriate, and character-defining features of the historic building that it obscures are minimal. The roof tower, however, calls too much attention away from the historic building and centers the eye on the new entry and tower feature when those should be secondary to the historic building.

Both the Secretary of the Interior's Guidelines and Ann Arbor's say that new additions should be placed on non-character-defining or inconspicuous elevations. The new north entry/lobby is appropriately situated against the historic building, but because of its height staff believes it does not meet the language of the guideline that says the size and scale of the addition should be limited in relationship to the historic property.

Staff believes a low roof would still accommodate and conceal a large skylight. The motion suggested below is conditioned on the metal roof not exceeding one-third of its current height (the height of the proposed roof is not included on the drawings, so no specific number is suggested), with final design approval by the HDC officers. This reduced height will return attention to the mill building instead of the tower roof.

7. At this time no work is proposed on the four-unit house at 521 Detroit.
8. Planning notes: The two lots (521 and 529) are separate parcels that will need to be combined before building permits may be issued. The zoning is R4C Multiple-Family Dwelling, and the church use will require a special exception use approval from the City Planning Commission. Final site plan approval would be from City Council.
9. The majority of the work being proposed is completely appropriate and the restoration work especially is appreciated. The tower roof height and design are not compatible with the historic building, and therefore staff recommends either a conditional approval (as in the suggested motions below) or postponement to next month if the applicants are willing to design a less prominent roof and resubmit the drawings by August 27.

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 Historic District Commission issue a certificate of appropriateness for the portion of the application at 529 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to do the following work, with conditions: restore the exterior of the main building including recreating the historic cornice and barn door openings and replacing non-original windows with aluminum clad wood windows that match the original opening sizes; demolish the sheds on the north side; pave and formalize the parking lot; clad the rear stair addition and office addition with metal siding; construct a new second floor on top of the office addition; and construct a new two-story stair/lobby addition on the north side of the building on the condition that the new stair/lobby roof does not exceed 1/3 of the height of the current tower roof and is approved by the officers of the Historic District Commission before the site plan application is submitted to the City. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines*, especially those for all addition, and *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 alterations for a new use, additions, windows, and district/neighborhood setting.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 529 Detroit Street in the Old Fourth Ward 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

529 Detroit Street, September 1960 (AADL Old News)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Redeemer Church of Ann Arbor		HISTORIC DISTRICT Old Fourth Ward	
PROPERTY ADDRESS 521 - 529 Detroit Street			CITY ANN ARBOR
ZIPCODE 48104	DAYTIME PHONE NUMBER (734) 502-3809	EMAIL ADDRESS bbryant@redeemera2.org	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 7500 Brookville Road		CITY Plymouth	STATE, ZIP MI 48170

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Barton B. Bryant	DATE June 23, 2021
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME X	DATE
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BUILDING USE – CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Restoration of building exterior, demolition of shed addition on north side, additions and alterations per attached drawings by Cooper Design, Inc. See attached drawings and other supplemental documents.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Existing building has been altered over time, and is in need of repair and restoration. Alterations and additions to the building are necessary to adapt the property to its proposed new use as a place of worship and assembly.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

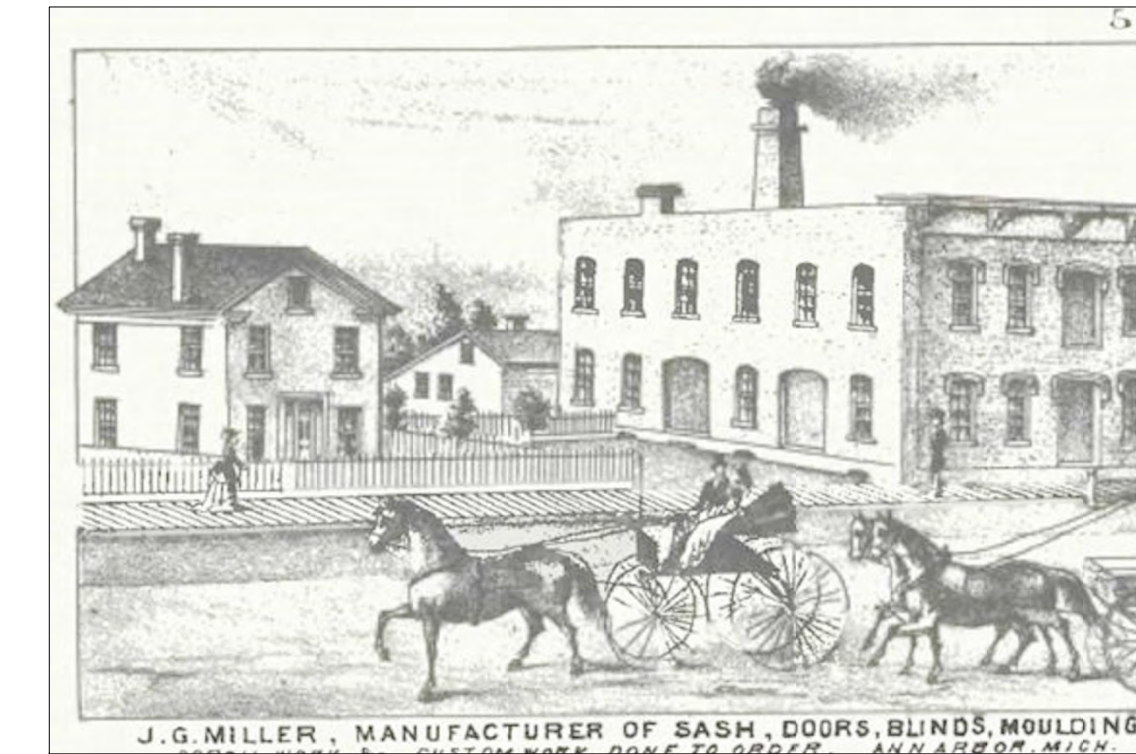
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



REDEEMER OF ANN ARBOR

HISTORIC PRESERVATION & ADAPTIVE REUSE

OWNER

REDEEMER OF ANN ARBOR
611 1/2 East Williams Street
Ann Arbor Michigan 48104
Barton Bryant
Mobile: 734.502.3809
Email: bbryant@redeemera2.org

ARCHITECT

COOPER DESIGN INC.
Gary L. Cooper ALSA, RA
2900 Brockman Blvd, Ann Arbor, Michigan 48104
Office: 734.7698.7007
Email: gcooper@cooperdesigninc.com

CIVIL ENGINEERING

Washtenaw Engineering, CO., INC.
3526 W. Liberty Suite 400, PO Box 1128
Ann Arbor, Michigan 48106
Joseph K. Maynard, P.E. 734.678.1233 Cell

CONSTRUCTION MANAGER

THE PERKINS CONSTRUCTION COMPANY
5643 Plymouth Road
Ann Arbor, MI 48105
Geoffery Perkins, President
Office: 734.769-7760
Email: geoff@perkinsconstruction.net

FORMER TREASURE MART BUILDING

521 & 525 DETROIT STREET, ANN ARBOR, MICHIGAN 48104



PROJECT DESCRIPTION

The project involves the preservation and adaptive reuse of the former Treasure Mart Building at 521-529 Detroit Street for use as a church by Redeemer of Ann Arbor Ministry.

Link to Redeemer of Ann Arbor Web Site: <https://www.redeemera2.org/>

Redeemer of Ann Arbor proposes to move their present operation in the renovated and restored former DKE Shant building at 611 1/2 Williams Street to this location.

The former Treasure Mart Building currently consists of the original 'Main Building' (constructed in 1861), a rear 'Stair Addition,' and a rear/side 'Office Addition.' Supplemental information submitted along with these drawings and illustrations, confirms that current additions existed and/or occupied the same footprint area prior to 1945; see 1931 Sanborn Map. If fact, in addition to the Main building and these additions, there was also a large, barn-like warehouse building at the rear of the site which has since been demolished.

Redeemer of Ann Arbor proposes to restore, and adaptively renovate the original main building to its appearance when originally constructed, CA 1861. This is documented in an illustration that appears in a City Atlas in the late 1800's.

The Owner proposes to

- Reconstructing the original upper, wood cornice at the front elevation of the building.
- To convert of former 'barn' type doors, that are now large windows, back to doors.
- To resize and replace windows and window types back to the original openings and double hung, 6/6 lite windows; likely aluminum clad wood double hung wood windows with simulated divided lites
- In addition, work includes repairing changes and damage to the existing brick walls to return the walls to their original state. The Owner proposes to repaint the building.

The rear Stair Addition, rebuilt in concrete block in 1976, will be retained, and an elevator added. In addition, it will be sided with a pre-painted, metal siding. A new main entryway will be constructed providing the main entrance to the building from the new rear parking area.

The 'Office Addition' will be completely rebuilt from within to align the floors of this addition with the Main Building making it accessible within the building. A new second story level will be added to this area. The entire Office Addition will also be sided with a pre-painted metal siding.

To meet entry and emergency existing requirements, a new Stair/Lobby addition will be constructed on the north side of the building, ahead of the existing Office Addition. This is proposed as a two story space offering entry to the first floor and egress from both the first and second floors. A basement level will be constructed below it to potentially provide barrier-free toilets at that level.

DRAWING SCHEDULE

	COVER SHEET
S2	SITE COVER SHEET, SITE DATA, ZONING, & UTILITIES
S2	BOUNDARY & TOPOGRAPHICAL SURVEY
S3	PROPOSED - DIMENSIONED SITE PLAN
A.1	EXISTING - BASEMENT LEVEL FLOOR PLAN
A.2	EXISTING - FIRST FLOOR PLAN
A.3	EXISTING - SECOND FLOOR PLAN
A.4	EXISTING - BUILDING SECTIONS 1
A.5	EXISTING - EXTERIOR ELEVATIONS 1
A.6	EXISTING - EXTERIOR ELEVATIONS 2
A.7	BASEMENT LEVEL CONCEPT PLAN
A.8	FIRST FLOOR CONCEPT PLAN
A.9	SECOND FLOOR CONCEPT PLAN
A.10	PROPOSED - EXTERIOR ELEVATIONS 1
A.11	PROPOSED - EXTERIOR ELEVATIONS 2

REDEEMER OF ANN ARBOR

CITY OF ANN ARBOR PROJECT MANAGEMENT

521-529 DETROIT STREET HISTORIC DISTRICT OLD FOURTH WARD

SITE DATA TABLE

	EXISTING	REQUIRED	PROPOSED
ZONING	R4C	R4C	R4C
LOT AREA	22,160 SF	8,500 SF	22,160 SF
MAX DENSITY - UNITS PER AC	N/A	20	N/A
MIN LOT AREA PER UNIT	N/A	2,175 SF	N/A
MIN OPEN SPACE PER UNIT	N/A	40%	N/A
MIN ACTIVE SPACE PER UNIT	N/A	300 SF	N/A
GROUND FLOOR AREA	3000 SF	N/A	3,256 SF
GROUND FLOOR COVERAGE	13.5%	N/A	14.7%
TOTAL FLOOR AREA	8,400 SF	N/A	9,714 SF
FLOOR AREA RATIO	37.9%	N/A	43.8%
MIN. SETBACKS			
FRONT	5.3 FT (DETROIT ST.)	25 FT	52 FT (JACKSON RD)
REAR	32.5' (WEST)	30 FT	45 FT (NORTH)
SIDE	20.1 (NORTHEAST)	12 FT	19.8 FT (WEST)
NUMBER OF BUILDINGS	2	N/A	2
MIN. WIDTH	104 FT	60 FT	104 FT
MAX HEIGHT		30' OR 2 STORY	
PARKING	15 TOTAL 15 REGULAR 0 BARRIER FREE	32 TOTAL 1 SPOT / 4 SEATS 128 SEATS / 4 = 32 SPOTS	17 TOTAL 15 REGULAR 2 BARRIER FREE

R4C - MULTIPLE-FAMILY DWELLING

DESCRIPTION

Lots 121 and 122 of Assessor's Plat No. 29 also being a part of the Northeast 1/4 Section 29, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan as recorded in Book 9 of Plats, Page 20, Washtenaw County Records.

SHEET TITLE

DRAWING SHEET

COVER SHEET	1
BOUNDARY & TOPOGRAPHICAL SURVEY	2
SITE PLAN	3

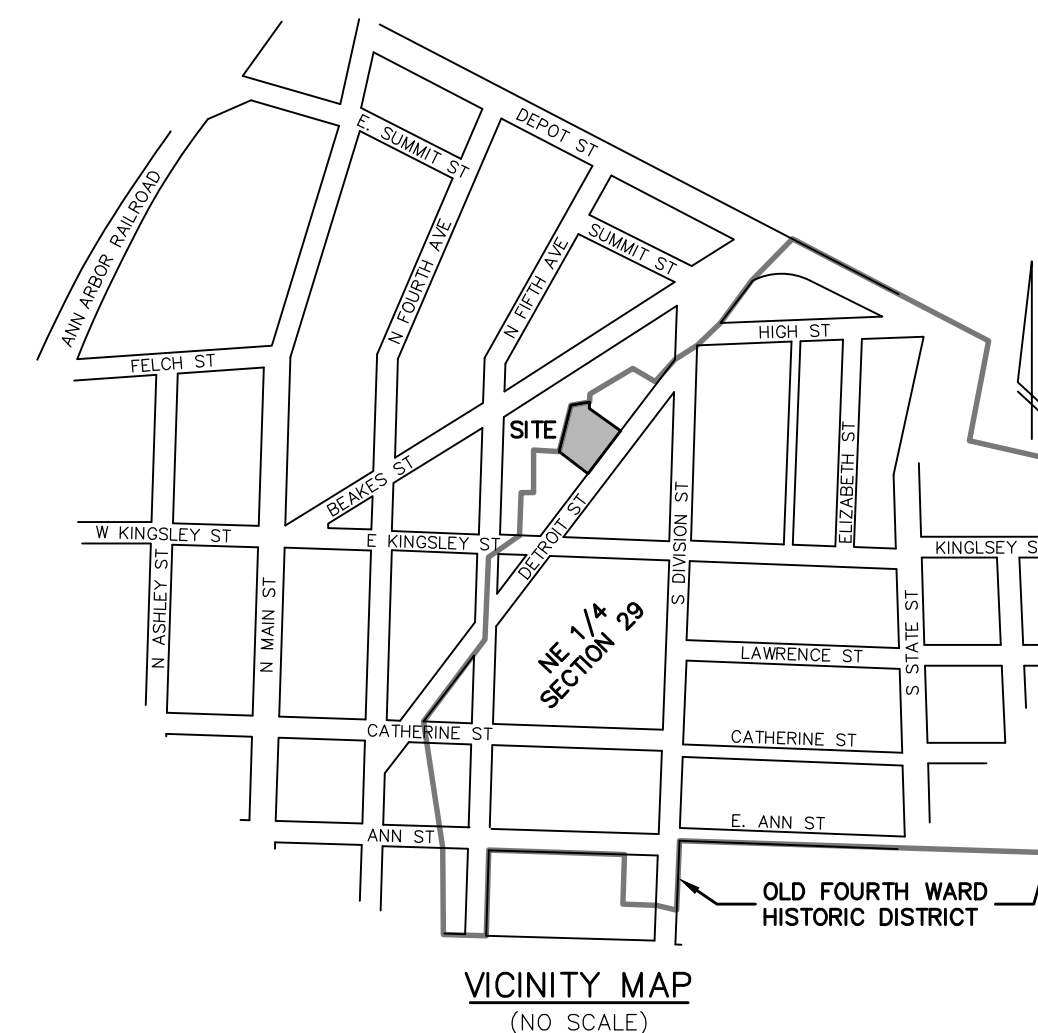
THE FOLLOWING UTILITIES ARE LOCATED IN OR NEAR THE RIGHT-OF-WAY FOR THIS PROJECT

PRIVATE UTILITIES

PHONE	AT&T 550 S. MAPLE ANN ARBOR, MI 48103	734-996-2135
CABLE	COMCAST 27800 FRANKLIN RD SOUTHFIELD, MI 48034	248-350-0102
ELECTRIC	DTE ENERGY WESTERN WAYNE SERVICE CENTER 8001 HAGGERTY RD BELLEVILLE, MI 48111	734-397-4321
GAS	DTE ENERGY 17150 ALLEN RD MELVINDALE, MI 48122	800-388-0178

PUBLIC UTILITIES

WATER		734-794-6320
SANITARY		734-794-6320
STORM	CITY OF ANN ARBOR PUBLIC WORKS W.R. WHEELER SERVICE CENTER 4251 STONE SCHOOL RD ANN ARBOR, MI 48108 734.794.6350	734-794-6320
FORESTRY		734-794-6320
SIGNS SIGNALS STREET LIGHTS	PUBLIC WORKS MANAGER MOLLY MACIEJEWSKI	734-794-6320



NOTES:
THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES STANDARD SPECIFICATIONS.

THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICES STANDARD SPECIFICATIONS.

LINE STOPS SHALL BE INSTALLED WHERE EXISTING WATER MAINS CANNOT BE SUFFICIENTLY ISOLATED TO COMPLETE THE WORK. THE COST OF ANY LINE STOP INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR.

PAVEMENT MARKINGS DISTURBED AS A RESULT OF PAVEMENT CUTS OR CONSTRUCTION ACTIVITIES SHALL BE REPLACED AS DIRECTED BY PROJECT MANAGEMENT OR THE MICHIGAN DEPARTMENT OF TRANSPORTATION. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

NORTH MAIN STREET IS UNDER THE JURISDICTION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT). A PERMIT TO WORK WITHIN THE MDOT RIGHT-OF-WAY IS REQUIRED. A COPY OF THE APPROVED PERMIT SHALL BE PROVIDED TO THE CITY.

CONFIRM WHERE STAGING WILL OCCUR FOR CONSTRUCTION AND NOTE IF A CRANE WILL BE NEEDED. IF A CRANE WILL BE USED FOR CONSTRUCTION PURPOSES AND IT IS NECESSARY TO LOCATE IT IN THE PUBLIC RIGHT-OF-WAY, A TEMPORARY LICENSE AGREEMENT MAY BE REQUIRED.

A RIGHT-OF-WAY PERMIT WILL BE REQUIRED PRIOR TO ANY INSTALLATION OF CONDUIT OR UTILITY POLES IN THE PUBLIC RIGHT-OF-WAY.



Know what's below.
Call before you dig.

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

CIVIL ENGINEERS * PLANNERS
SURVEYORS * LANDSCAPE ARCHITECTS

P.O. BOX 1128
3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106
TEL. 734-761-8800 FAX. 734-761-9530
E-MAIL: weco@wengco.com

CITY DEPARTMENTAL REVIEW					
REVIEW ENGINEER	TECH SUPERVISOR	CHIEF ENGINEER	TRANS. MANAGER	FIELD SERVICES	OTHER

ORIGINAL: XX-XX-XXXX

PREPARED UNDER THE SUPERVISION OF

JOSEPH K. MAYNARD P.E., MICH NO. 52559

DRAWING NO. CO	SHEET 1 OF 3
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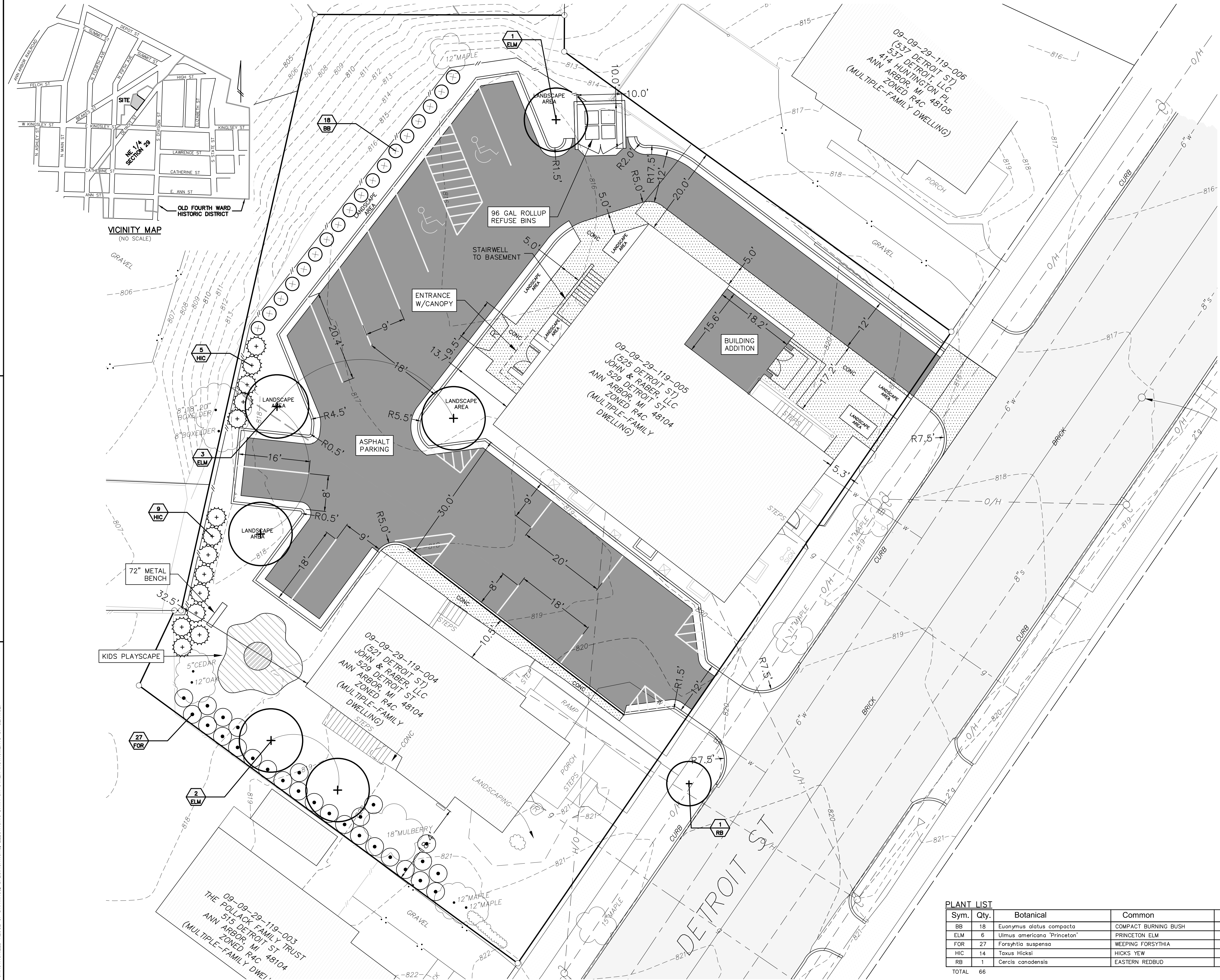
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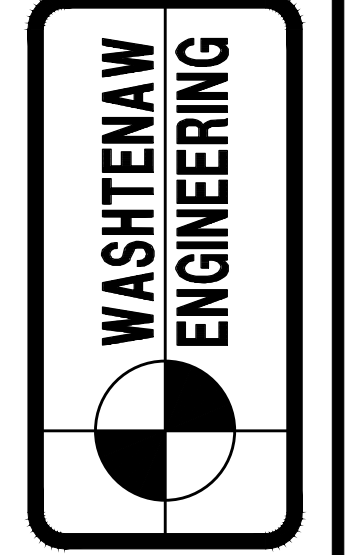
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED OR DEPTHS ARE ACCURATELY INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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REDEEMER
ANN ARBOR
611 EAST WILLIAM STREET,
ANN ARBOR, MI 48104

**DIMENSIONED
SITE PLAN**

REDEEMER CHURCH OF ANN ARBOR
HISTORIC PRESERVATION AND
ADAPTIVE REUSE FOR FORMER
TREASURE MART BUILDING



Know what's below.
Call before you dig.

SECTION 29 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTEANAW COUNTY • MICHIGAN
DATE 06-25-2021 JOB NO. 32825
DWS NO. 825-04-PSP-SITE
FIELD BOOK 648
FILE NO. 70692

LEGEND

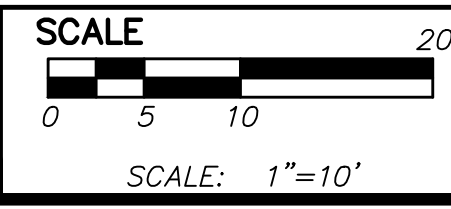
	LIGHT POLE		SPOT ELEV.		TOP OF CURB		GRAVEL		EXISTING STORM SEWER
	UTILITY POLE		POST		TOP OF WALL		FENCE		EXISTING SANITARY SEWER
	GUY ANCHOR		GATE VALVE		MANHOLE		CONCRETE		EXISTING WATER
	HYDRANT		CATCH BASIN		END SECTION		ASPHALT		EXISTING GAS
			SIGN				EXISTING ELECTRIC		EXISTING TELEPHONE

BENCHMARK BM1=NAIL IN S'LY FACE OF 12" MAPLE, NEAR NW'LY CORNER OF SITE, ELEV=816.93.
BM2=NAIL IN W'LY FACE OF UTILITY POLE, NEAR NE'LY CORNER OF SITE, ELEV=820.28.
DATUM=NAVD 88

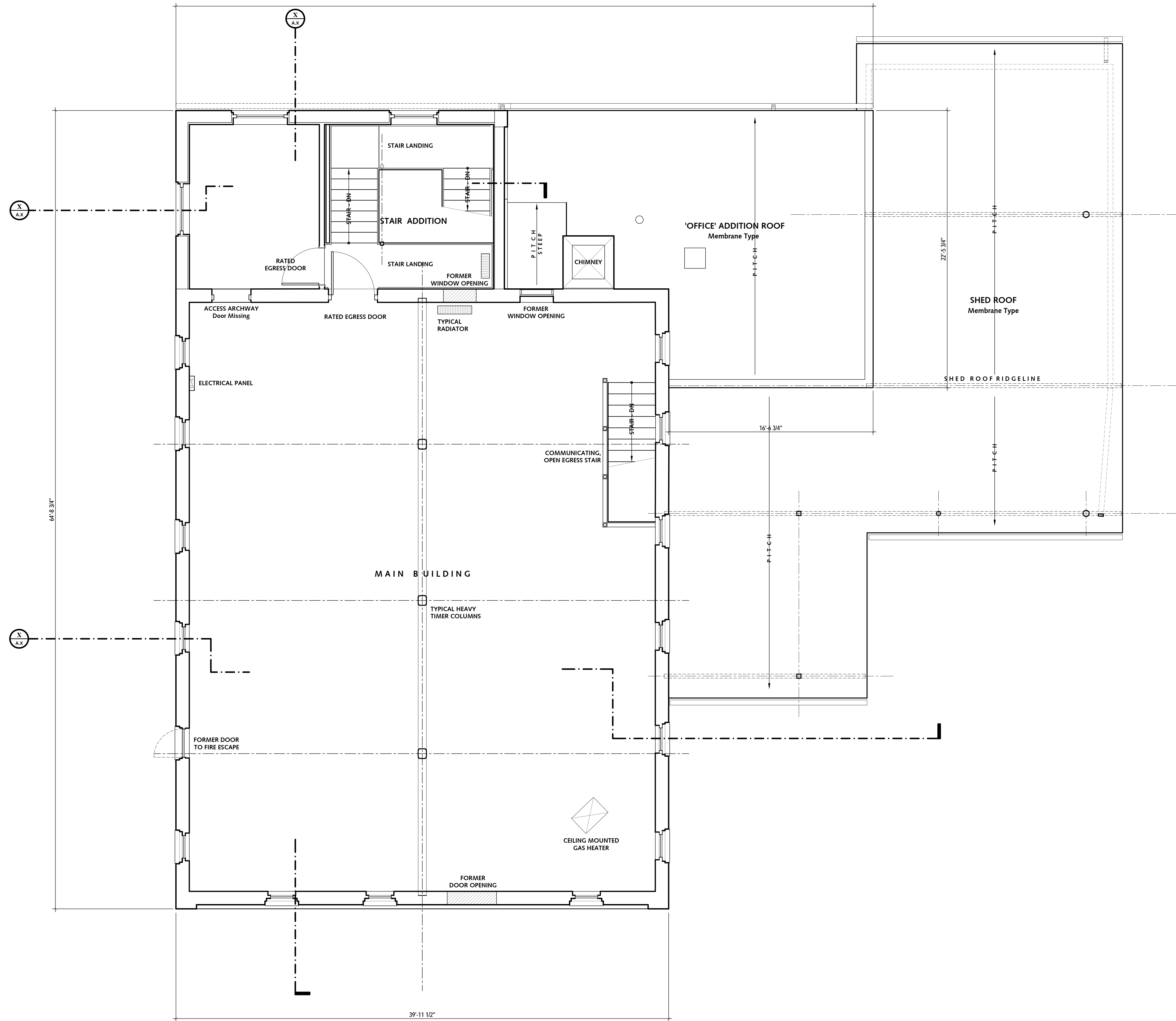
REVISIONS

PLANT LIST

Sym.	Qty.	Botanical	Common	Size	Comment
BB	18	Euonymus alatus compacta	COMPACT BURNING BUSH	3' HT.	CONTAINER
ELM	6	Ulmus americana "Princeton"	PRINCETON ELM	2" CAL.	B & B
FOR	27	Forsythia suspensa	WEeping FORSYTHIA	3' HT.	CONTAINER
HIC	14	Taxus Hicksi	HICKS YEW	3' HT.	CONTAINER
RB	1	Cercis canadensis	EASTERN REDBUD	5' HT.	B & B
TOTAL	66				



PREPARED BY: JOSEPH K. MAYNARD P.E., MICH No. 52559



NORTH  EXISTING
SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

 COOPER DESIGN

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 Ann Arbor, Michigan 48104
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 info@cooperdesigninc.com

Redeemer Church of Ann Arbor
**HISTORIC PRESERVATION
 AND
 ADAPTIVE REUSE**
 OF THE FORMER
**TREASURE MART
 BUILDING**
 521 & 525 Detroit Street
 Ann Arbor, Michigan 48104

Project _____
 Project Number 202110
 Sheet Title _____
 EXISTING - SECOND FLOOR PLAN

Scale **As Shown**
 Drawn By **GLC**
 Issued For _____
 23 JULY 2021
 HDC Review

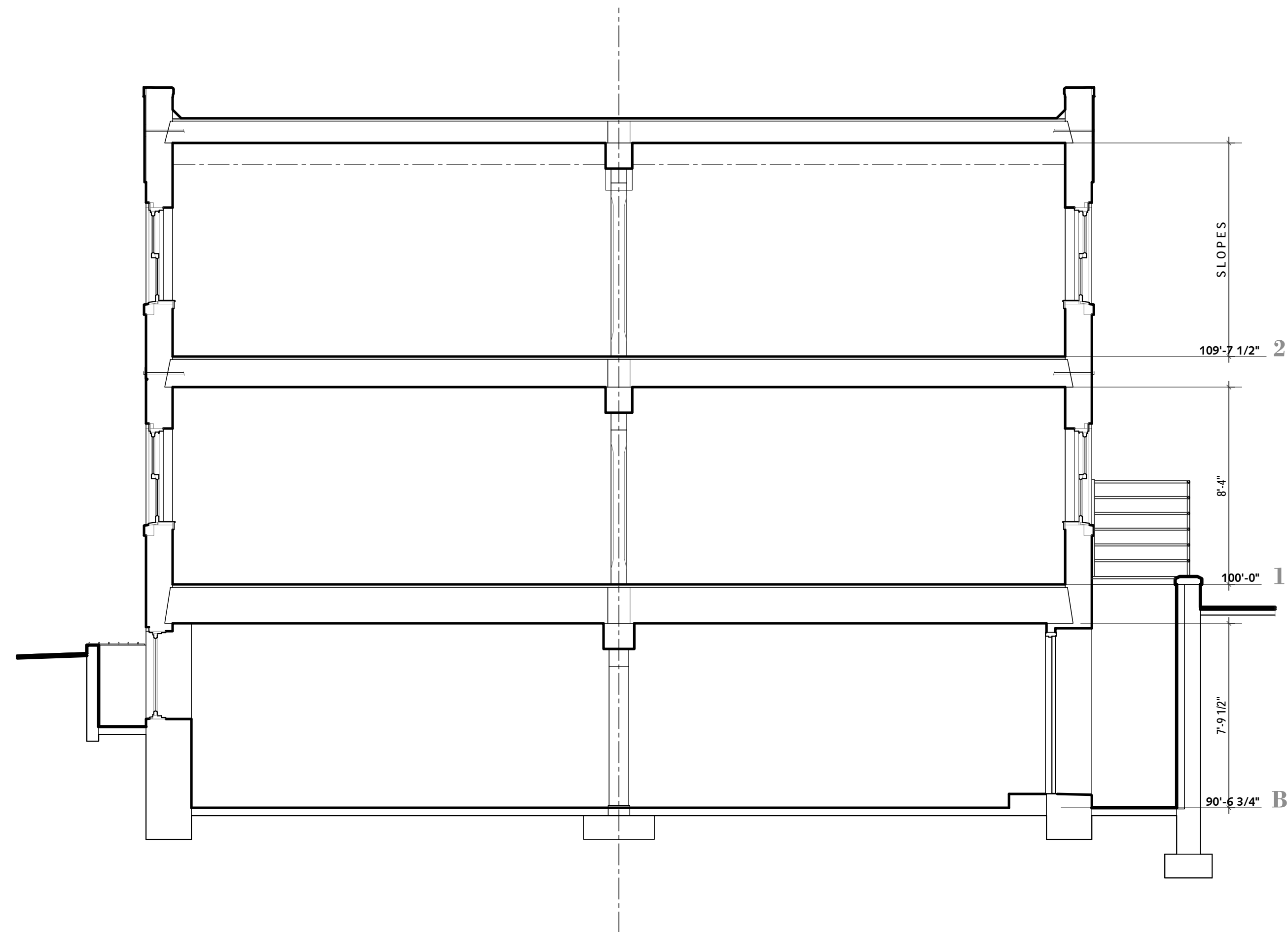
Revisions

Sheet No. _____

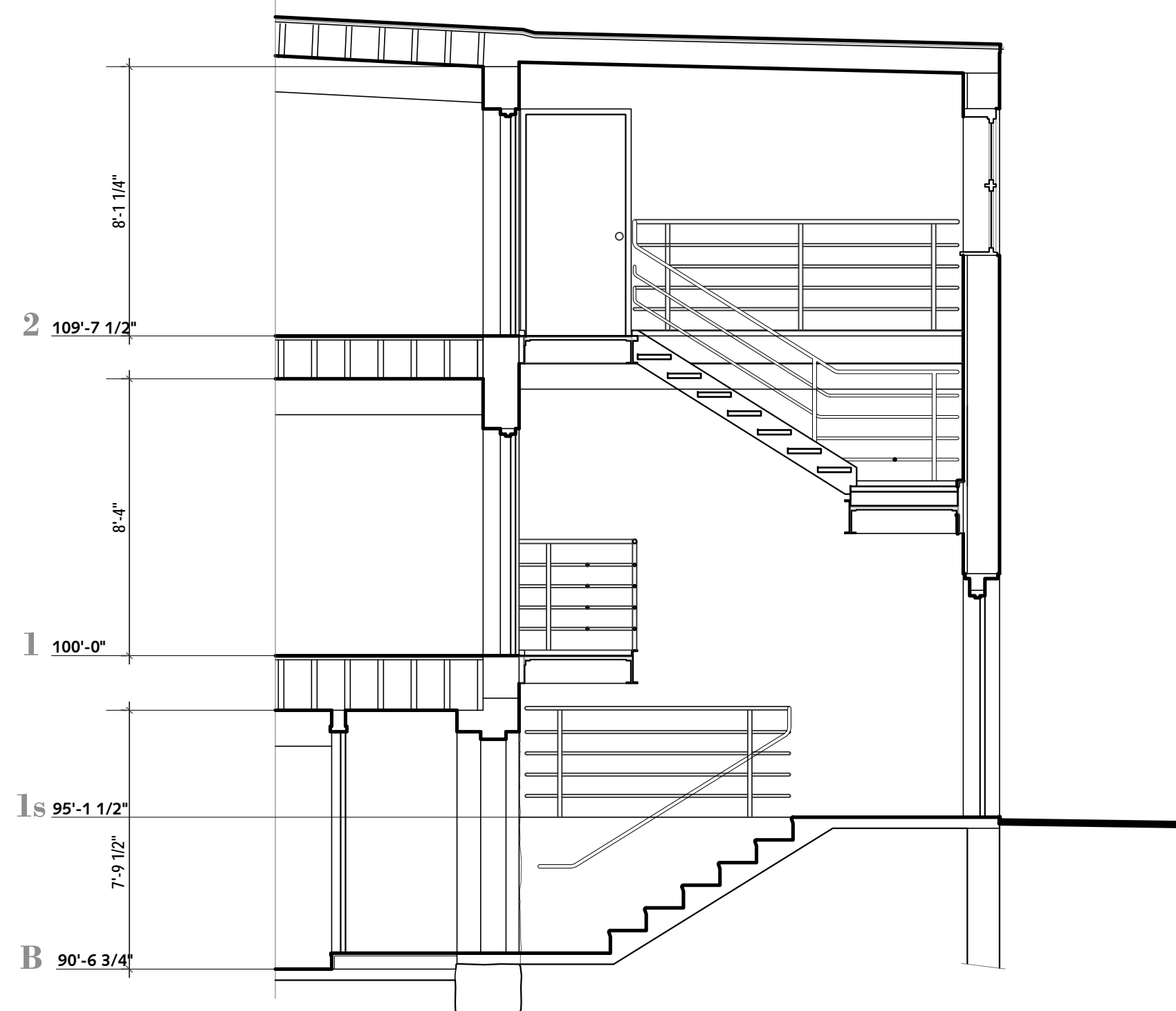
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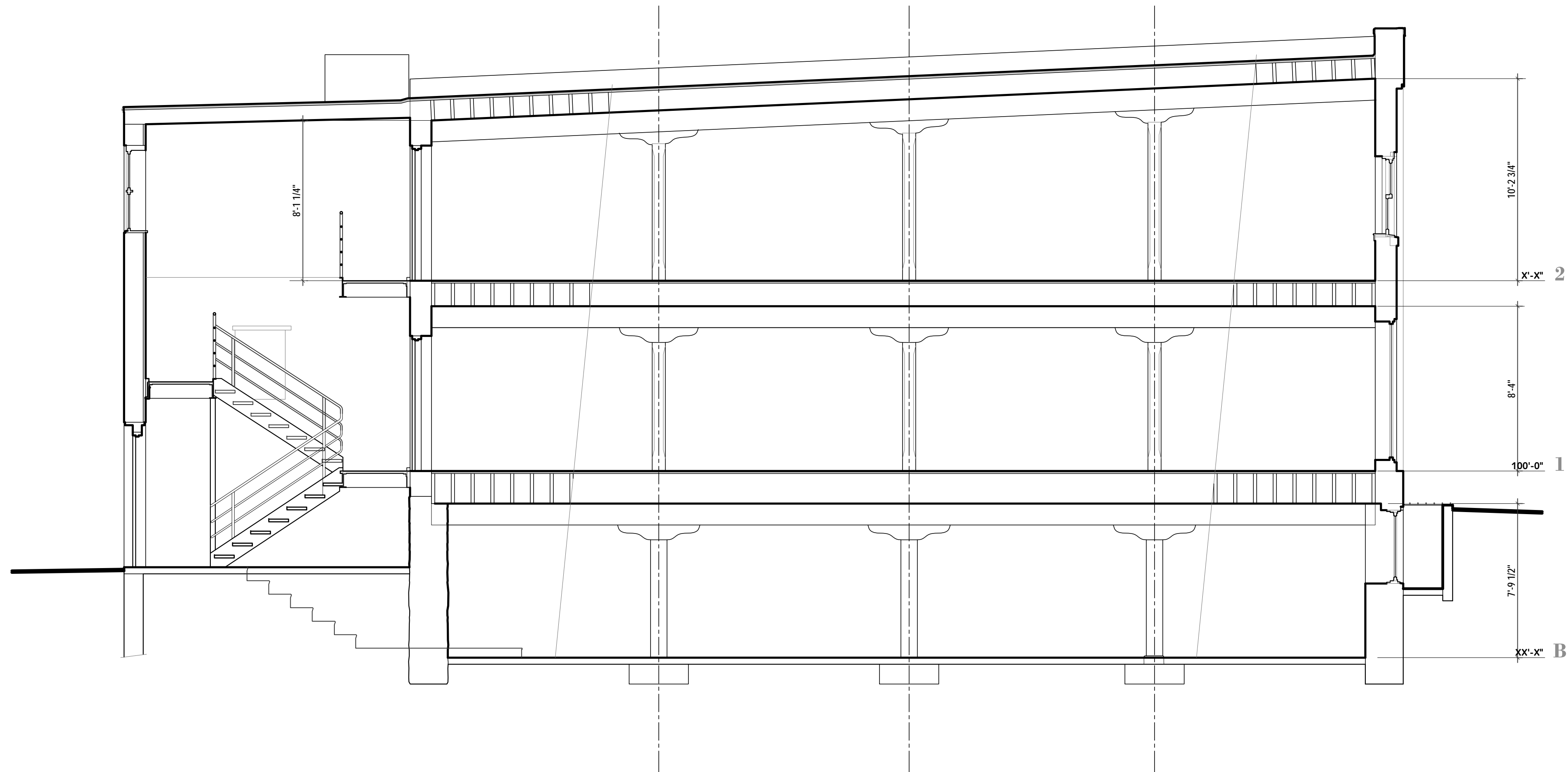
4
A.X. EXISTING
NORTH - SOUTH SECTION
@ STAIR ADDITION
LOOKING EAST
SCALE 1/4" = 1'-0"



1
A.X. EXISTING
NORTH - SOUTH SECTION
LOOKING WEST
SCALE 1/4" = 1'-0"



3
A.X. EXISTING
EAST - WEST SECTION
@ STAIR ADDITION
LOOKING SOUTH
SCALE 1/4" = 1'-0"



2
A.X. EXISTING
EAST - WEST SECTION
LOOKING NORTH
SCALE 1/4" = 1'-0"

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Project
Project Number 202110
Sheet Title
EXISTING - BUILDING SECTIONS 1

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Sheet No.

A.4



VIEW OF A PORTION OF THE EXISTING NORTH ELEVATION



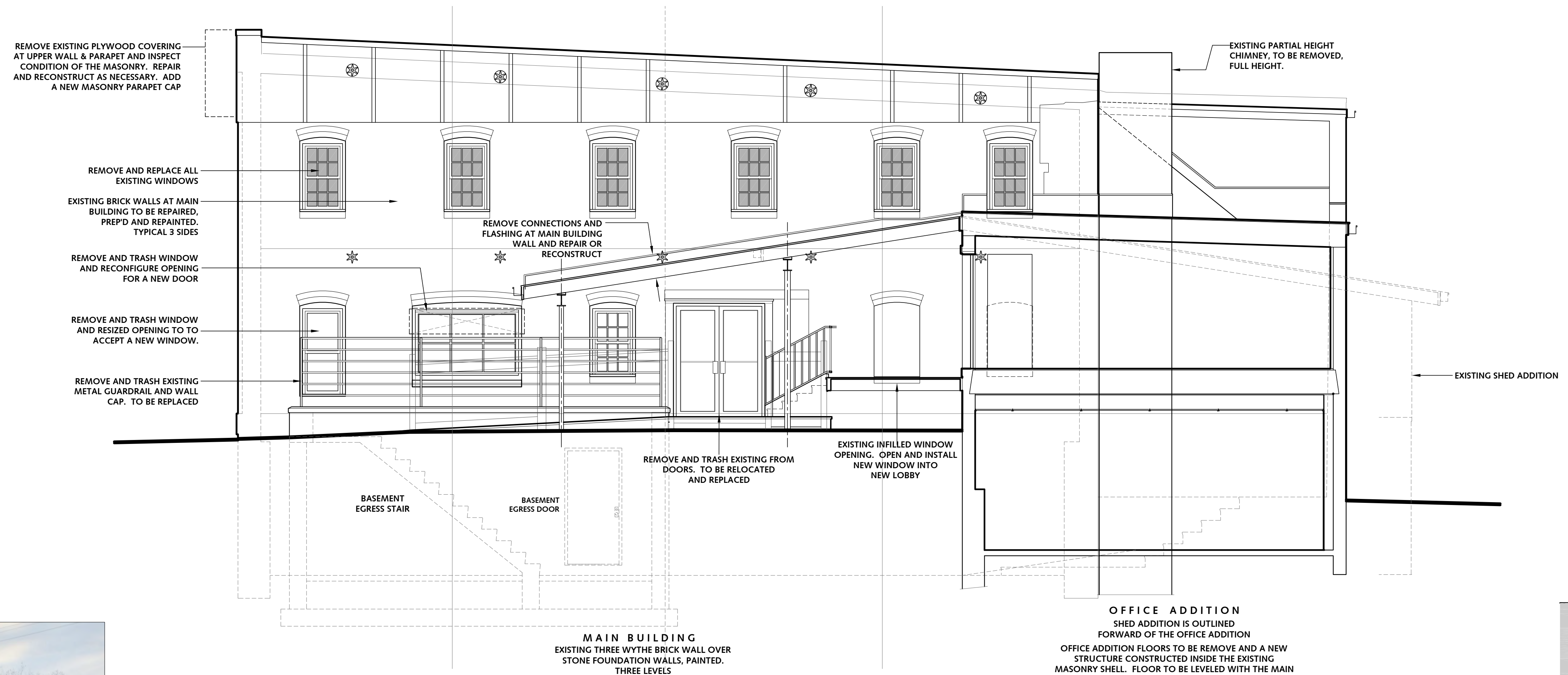
VIEW OF EXISTING NORTH ELEVATION, UNDER SHED ADDITION



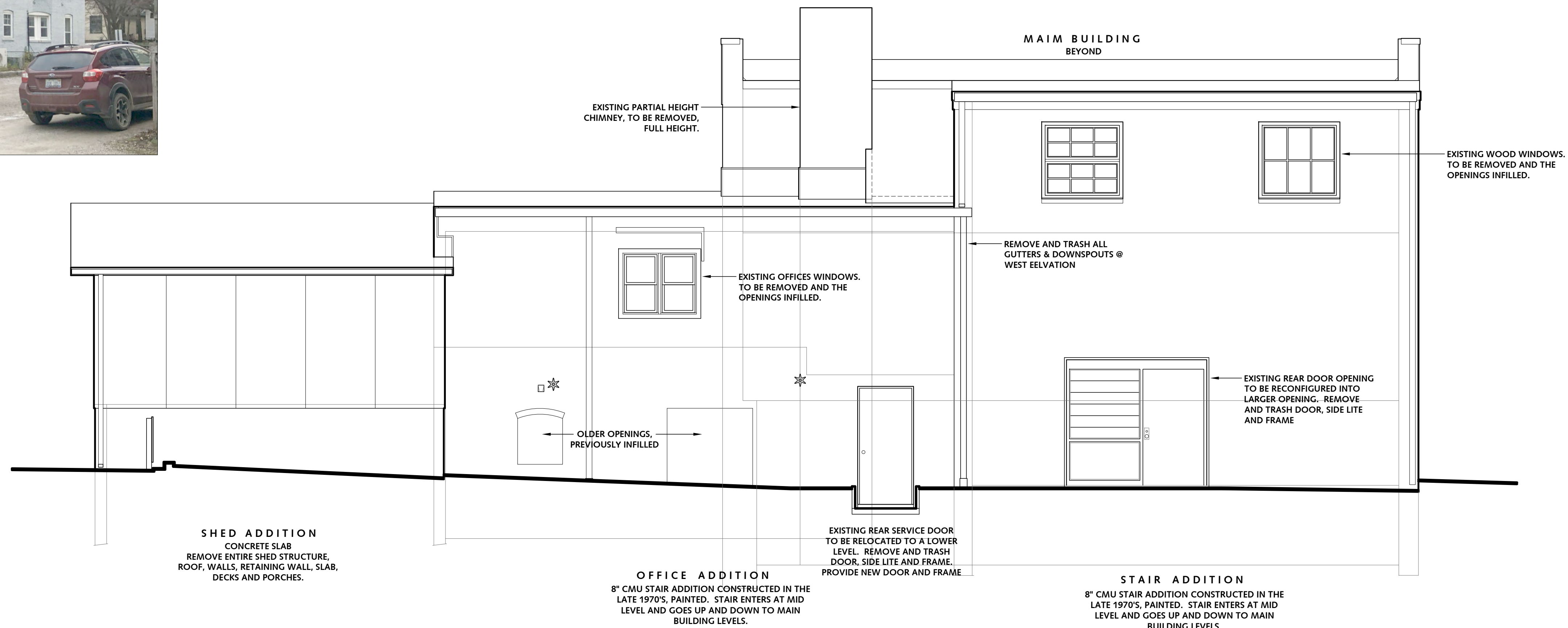
VIEW OF WEST & SOUTH ELEVATIONS FROM THE SOUTHWEST - 1



VIEW OF EXISTING WEST ELEVATION FROM THE SOUTH WEST - 2



2
A.X
EXISTING
NORTH SECTION - ELEVATION
SCALE 1/4" = 1'-0"

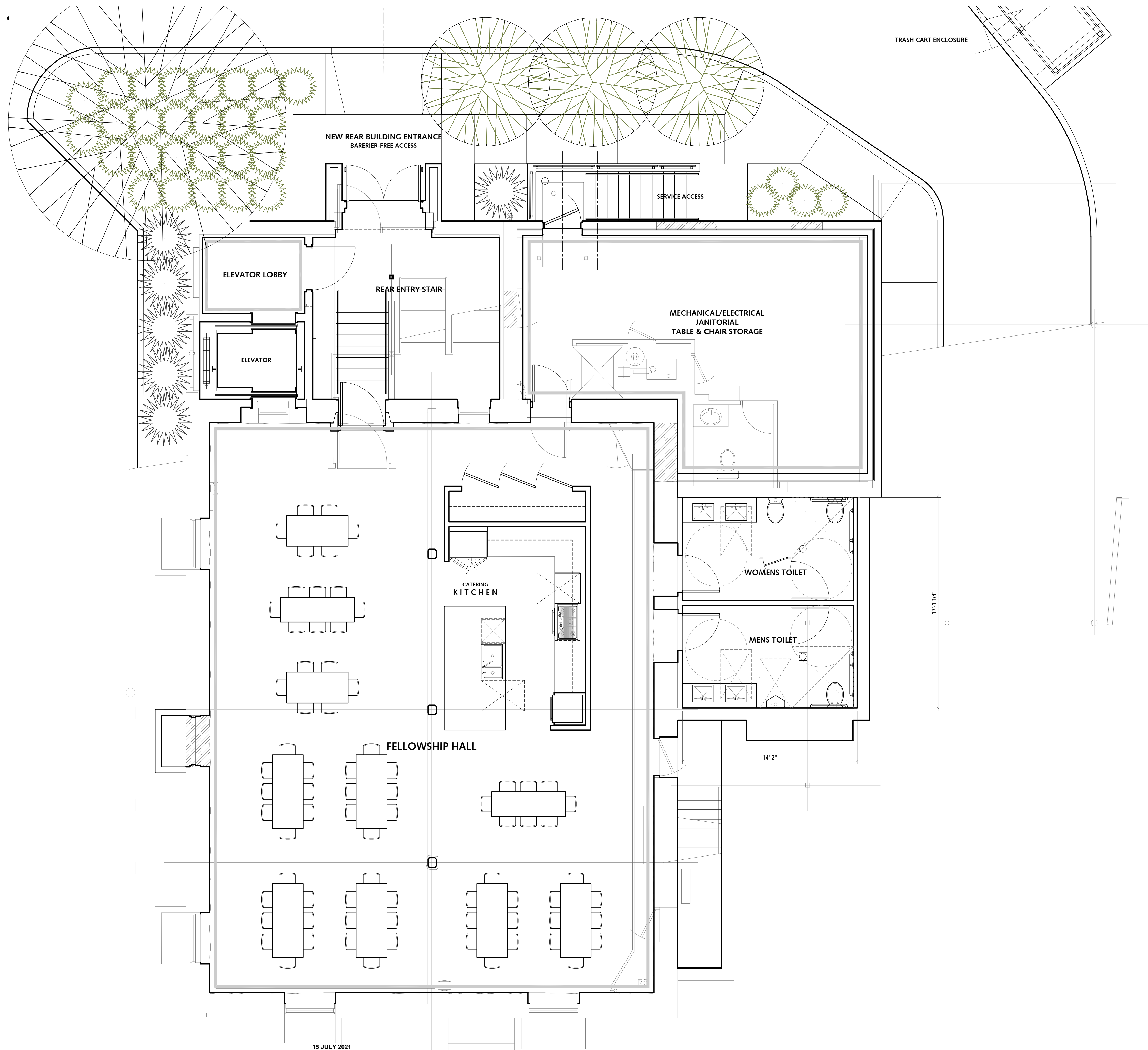


1
A.X
EXISTING
WEST ELEVATION
SCALE 1/4" = 1'-0"

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 EXISTING - EXTERIOR ELEVATIONS 2
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15 JULY 2021

NORTH  CONCEPT
BASEMENT FLOOR PLAN
 SCALE 1/4" = 1'-0"

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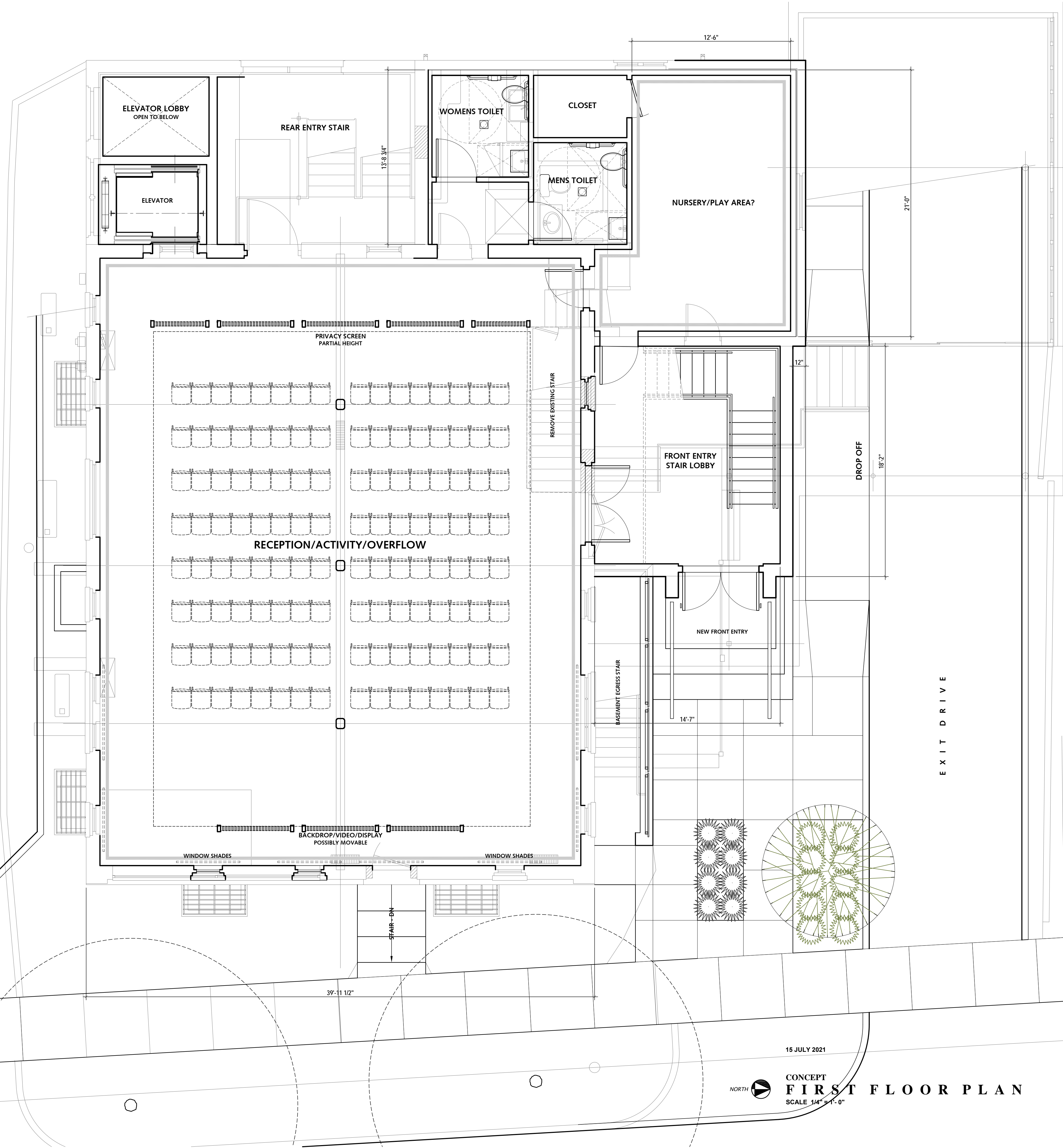
Project _____
 Project Number 202110
 Sheet Title _____
EXISTING - BASEMENT FLOOR PLAN

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23 JULY 2021
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Revisions

Sheet No. _____

A.7



SUMMARY BUILDING FLOOR AREAS			
FLOOR LEVEL	EXISTING AREAS, GSF	PROPOSED AREAS, GSF	PROPOSED INCREASE, GSF
BASEMENT LEVEL	3,000	3,256	256
FIRST FLOOR LEVEL	3,000	3,244	244
SECOND FLOOR LEVEL	3,400	3,214	814
TOTALS	8,400	9,714	1,314

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 Sheet Title
FIRST FLOOR CONCEPT PLAN

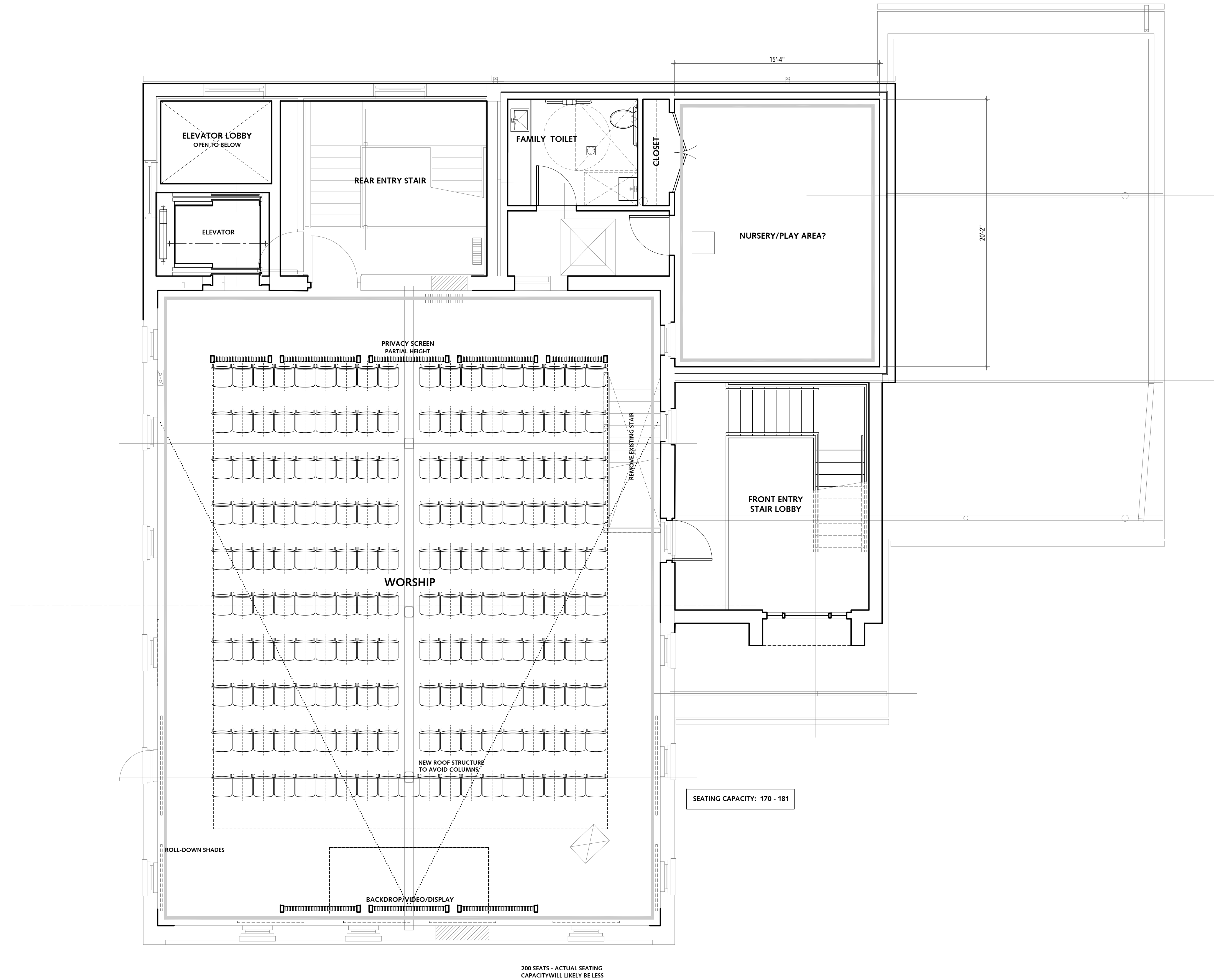
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15 JULY 2021
 NORTH
CONCEPT FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

A.8



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Project Number 202110

Sheet Title
SECOND FLOOR CONCEPT PLAN

Scale **As Shown**

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23 JULY 2021

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Sheet No.

15 JULY 2021
NORTH **CONCEPT
FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"

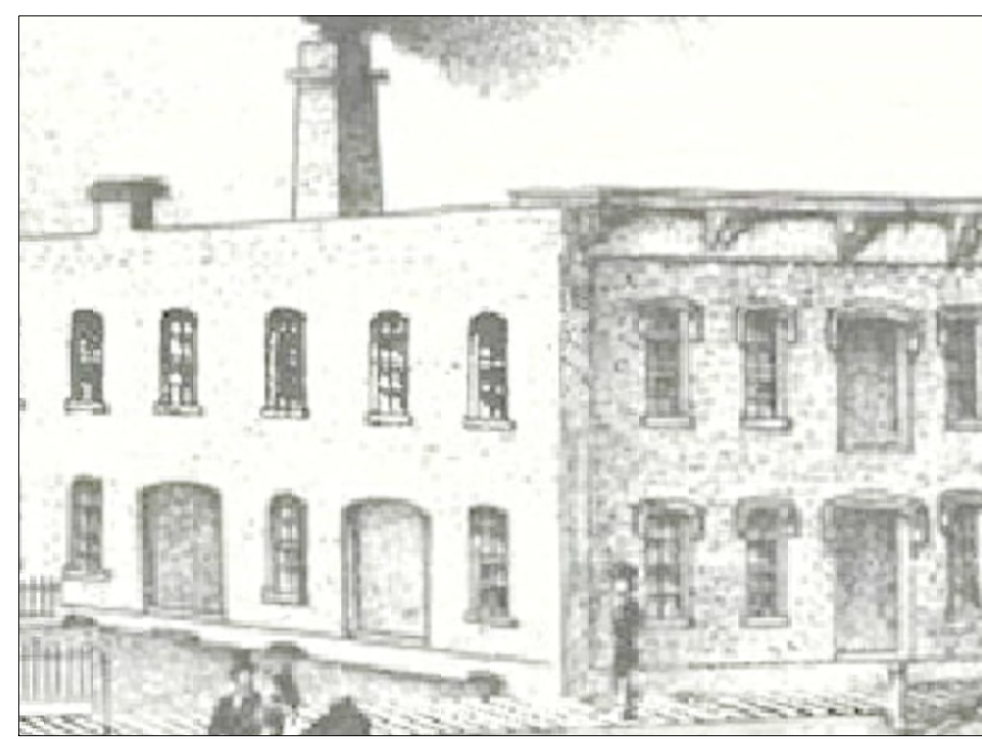
A.9



PROPOSED VIEW FROM DETROIT STREET, SOUTHEAST



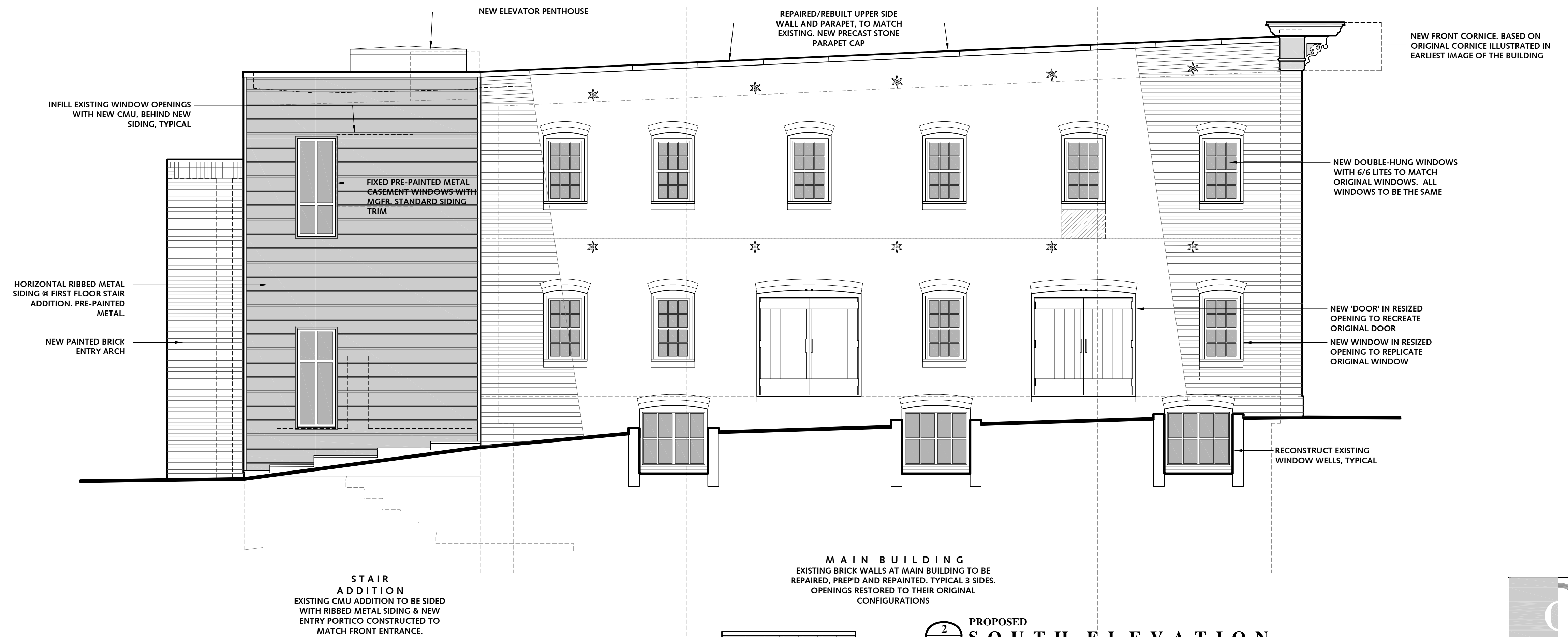
PROPOSED VIEW FROM DETROIT STREET, NORTHEAST



EARLY ILLUSTRATION FROM THE 1800'S, ENLARGED



HISTORIC PHOTO - 1936.



STAIR ADDITION
EXISTING CMU ADDITION TO BE SIDED WITH RIBBED METAL SIDING & NEW ENTRY PORTICO CONSTRUCTED TO MATCH FRONT ENTRANCE.

MAIN BUILDING
EXISTING BRICK WALLS AT MAIN BUILDING TO BE REPAIRED, PREP'D AND REPAINTED. TYPICAL 3 SIDES. OPENINGS RESTORED TO THEIR ORIGINAL CONFIGURATIONS

PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



MAIN BUILDING
EXISTING BRICK WALLS AT MAIN BUILDING TO BE REPAIRED, PREP'D AND REPAINTED. TYPICAL 3 SIDES. OPENINGS RESTORED TO THEIR ORIGINAL CONFIGURATIONS

STAIR / LOBBY ADDITION
IS MAIN FRONT ENTRANCE & EGRESS STAIR FROM SECOND FLOOR. PAINTED BRICK OUTSIDE. UNPAINTED BRICK INSIDE. PRE-PAINTED ALUMINUM, FIXED GLAZING

PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

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Project
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Sheet Title
EXISTING - EXTERIOR ELEVATIONS 1

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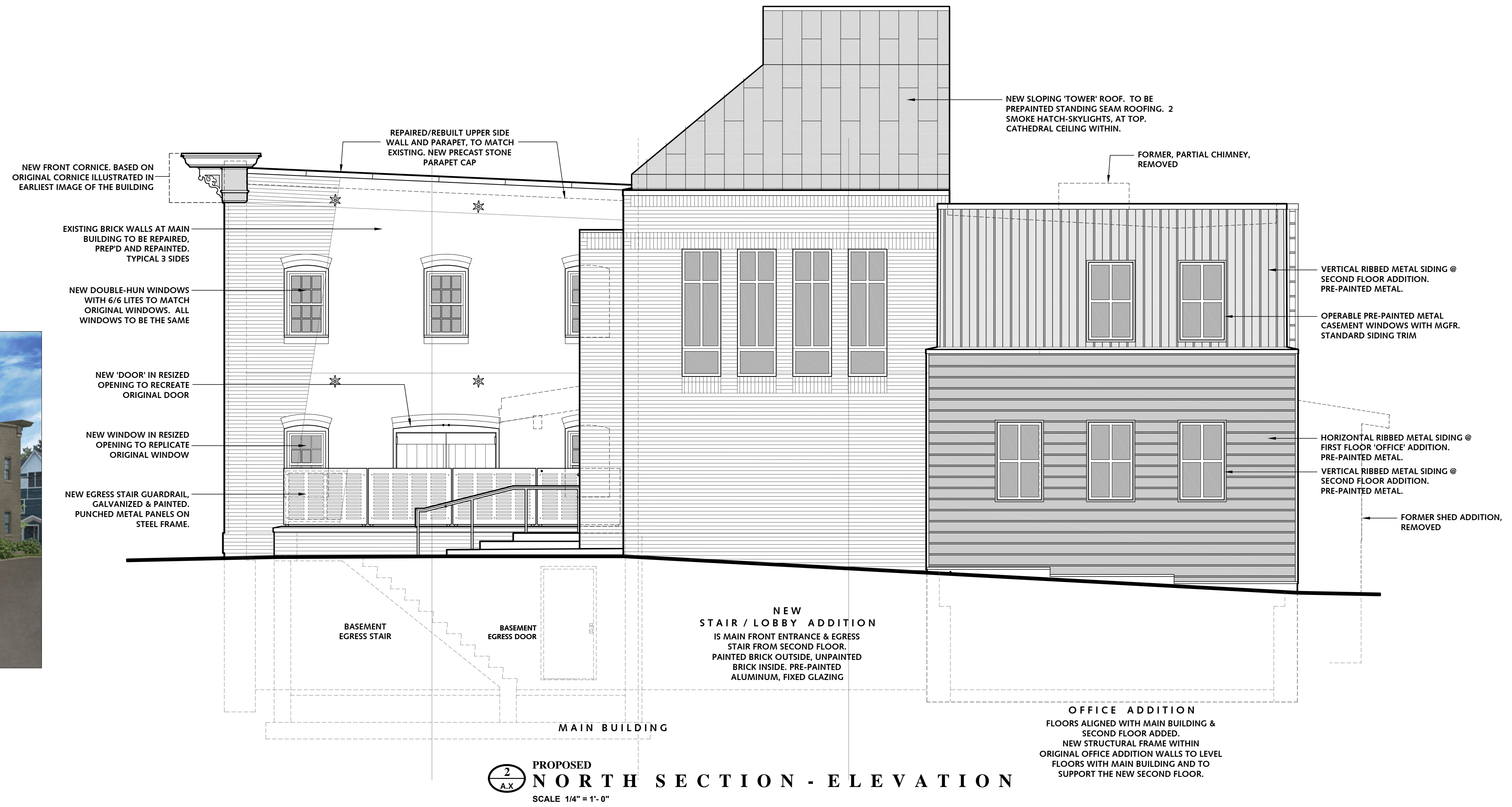
Revisions

Sheet No.

A.10



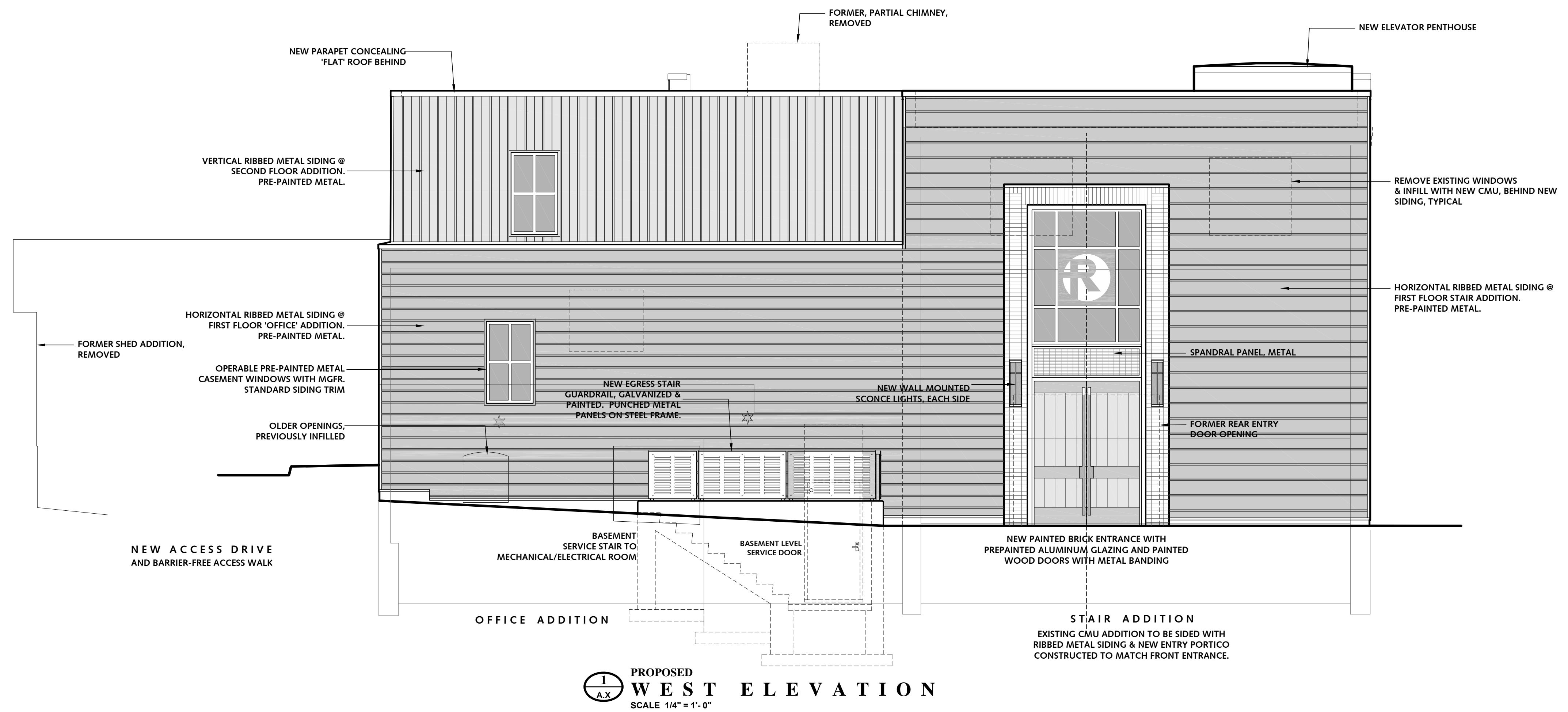
PROPOSED VIEW FROM THE PARKING AREA, SOUTHWEST



HISTORIC PHOTO - 1980'S.



HISTORIC PHOTO - 1960'S.



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Project
Project Number 202110
Sheet Title
PROPOSED - EXTERIOR ELEVATIONS 2

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HDC Review

Revisions

Sheet No.

A.11

TREASURE MART ADAPTIVE REUSE

Supplemental information for review & approval application to the Ann Arbor Historic District Commission

Prepared by Gary Cooper, COOPER DESIGN INC

THE TREASURE MART, AKA MILLER/KRAPF PLANING MILL- 525-529 Detroit St.

BUILT 1869

Prepared by Susan Wineberg, June 3, 2021 for Cooper Design/Bart Bryant client

202110 – Treasure Mart Adaptive Reuse

The Legal Description of this property is listed on the Assessor's site under 525 Detroit St. as Lot 122, Assessor's Plat #29. This was a replat of Blocks 3 and 4 N, Range 4, 5, and 6 E and was done in 1935. This property appears to be in B4N R6E. A portion of this map can be seen on the 1853 surveyor's map of Ann Arbor. I also have copies of the land transactions from the original deeds. The earlier legal description is complicated and involves Lots 2 and 3 and 6 and 7 which were purchased by John Reyer and John G. Miller in 1866 from John Egley and wife. The current buildings seem to be situated on Lots 2 and 3. An engraving of the mill and the miller's home appears in the 1874 Atlas of Washtenaw County.

The earliest evidence for a mill at this site comes from this 1853 map of Ann Arbor. It is the first map showing buildings. It is clearly a different building than what is there today and was destroyed by fire as reported in the *Michigan Argus* of July 23, 1869. By October 8 of that year the Argus reported on the rebuilding of the mill into its current configuration. That same year John Reyer sold his stake to John G.

Miller. Reyer's wife was Catherine Miller Reyer and may have been John G Miller's sister. He died in 1871. [In 1868, Reyer also owned the City Brewery at 206-222 S. First St. This brick building also stands today. The Reyer family has a substantial stone monument at Forest Hill Cemetery.] According to the *Peninsular Courier* of May 7, 1868, the firm of Hilton and Elsey, architects and builders, built a rear building in 1868.

The new mill demonstrated the ability of mills to operate away from water by using steam power to run their machinery. New planing mills sprang up in this commercial section of town, which was near the railroad and the lumber yards on Depot St. They specialized in Sash, doors, blinds (shutters), and mouldings, what we now call 'gingerbread.' People had more money after the Civil War and houses became more and more elaborate as planing mills increasingly put out fancier products. This all came to an end with the rise of first the Arts and Crafts movement (1895-1915), which emphasized simplicity and handmade items, and then modernism, beginning in the 1920s, which rejected all decorative elements that had no function.

In the *Michigan Argus* of March 24, 1876, it is reported that the sash, door and blind factory of the late John G. Miller, located on Detroit street ... "is to be sold at auction tomorrow ... A rare opportunity is offered to parties wishing to embark in that line ... the shop being new, the machinery good, and the location excellent." In a legal announcement in the paper, Anna G. Miller sold a "planing mill on Detroit

Street” to Herman Krapf (actually to his wife Julia Vandewarker Krapf) and Lewis Schleicher for \$7,000 in April of 1876. However, Schleicher never appears in city directories. In a biography of Krapf in **Chapman’s History of Washtenaw County**, 1881, Krapf is acknowledged to have begun his mill business here in 1876 as a sash, door and blind factory. He was born in Ann Arbor in 1841 to Conrad Krapf who came to Ann Arbor from Germany in 1836 and ran a lumber business in town. This made him a member of a special group of early German pioneers. In 1864, Herman enlisted and fought in the Civil War, and was honorably discharged in 1868. He first engaged in the lumber business but then began running this planing mill. He married Julia Vandewarker in 1866. He had two children and was a member of the IOOF (Odd Fellows) in which he held an official position. In a later atlas for the county, Past and Present of Washtenaw County written by Samuel W. Beakes in 1906, Krapf’s house at 521 Detroit was described as his ‘beautiful home on Detroit St.’ This brick home resembles the earlier Greek Revival home built by John Miller as seen in the 1874 Atlas engraving and may be a slightly different version with altered windows and a changed doorway (and additions in the rear of course). It was always the miller’s house and remained in the Krapf family until 1920 when Edwin Krapf, son of Herman, moved away. Krapf’s son William K. lived at 537 Detroit St. from c. 1894 – 1930.

The following is a timeline for the next inhabitants of these properties taken from City Directories:

1910- 521 is the home of Herman and Julia Krapf; 529 is **storage** (this is the first year Krapf retired and closed the mill).

1911- the same occupants plus William H (Mina). Herman C and Richard live at 537. 529 is still storage

1912- The same

1913 - The same. However, the newspaper of 1913 reported that the **Folding Device Co, Furniture Dept.** was located at 529. “We make a specialty of repairing and refinishing at very reasonable prices. Our workmen are experienced in this line of work.” A picture of their product appeared in the November issue of Park and Cemetery and Landscape Gardening, Vol. XXV, No 9, November 1915. This was a folding device for caskets!

1914 - 529 is now home to the **Quaint Craft Shop**, specializing in furniture refinished and repaired with Mission Furniture a specialty. An ad for the company with the 529 address was in a Majestic Theater program from February 9, 1914. The owners of the company are Frederick A. Goulding and Glenn Richardson, both of 1218 Washtenaw Ave. Herman and Edwin Krapf still live at 521 and William Krapf is at 537.

1915- Everything is the same.

1916- Herman Krapf dies. Edwin remains at 521. 529 is now occupied by **A.E. Jennings Company Specialty Manufacturers of National Barrel Folding Device Co.** (are these all the same business with different names??) A. E. Jennings is President and Treasurer; Alfred E Jennings is President and Treasurer of the **Come-Pakt Furniture Co.** F.N. Menefee is the VP and D.W. Jennings is the Sec’y. They also manufacture vacuum cleaners, vibrators and other specialties. The address is 525-535 Detroit St.

1917- 525-535 is now the **Stalker Furnace Regulator Co.**, Arthur W. Stalker, president (he's also a minister at the first ME Church), and Carl H Stalker is the Secy and treasurer.

1918- same

1919- same

1920- 525-535 is vacant. Carl Stalker has 'removed to Grand Rapids." James Elliot is living at 521 with his wife Amanda. He is a machine operator at Buhr. He shares the house with Harold, also a machine operator, and his wife Lucille. William H. Krapf is still at 537.

1921- The Barnard Toy Co, Charles E. Barnard, President, residence Toledo, Ohio and Don C. Barnard, Secy-Treasurer, resides in Detroit. A prospectus for this company appeared in the August, 7, 1920 issue of the Ann Arbor Times News with the address listed as 525. This company never got off the ground and never opened on Detroit St.

1922- 525-535 is again listed as **vacant**. Elliots are still at 521 and Krapf still at 537.

1923- 525-529- **Household Packing Company, Clyde Rhead**, Mgr. Moving, packing storage. There is an ad on page 314 for this business.

1924- same

1925- same

1926- same but 537 is now vacant

1927- same except Clyde Rhead now lives at 537!

1928- same

1929- same

1930- Vacant; Elliott is at 521 and Clarence W. Hahn is at 537.

1931- 525-529 **Warehouse Furniture Sales, Carroll P Crosley**, manager- new and used furniture. 537 is vacant and 521 houses Daniel and Birdie Mahler.

1932- Warehouse Furniture Sales, W.W. Lepard, manager [he runs Handicraft Furniture Store in town at Liberty and Division]. 521 is Mahler, 537 is Birch.

1933- same for 525-529; 521 is Mahler, 537 is George Bills, barber.

1934- same

1935- same

1936- same

1937- same except the **Yanitsky** family begins its long occupation of 537.

1938- same

1938- same

1940- same

1941- same

1942- same

1943- no city directory

1944- no city directory

1945- same

1946- no city directory

1947- same (No Birdie)

1948- no city directory

1949-same

1950- no city directory

1951/52- same

1953- no city directory

1954- VACANT (525-529); 521- Mrs. Mabel Gough; 537- Antoinette Yanitsky

1955- Warehouse Furniture Company; same

1956- 529- Ann Arbor Fruit and Produce; 521- Mrs. Ada Augustus; 537 Salem Ahmed

1957- Same; no return for 537

1958- Same; 521 Mrs. Augustus; 537- Mrs. Yanitsky

1959- Same

1960- Same

1961- Treasure Mart – 525-529; 525-529- Ann Arbor Fruit and Produce; 521 Mrs. Augustus; 537- Mrs. Yanitsky.

1962- Same

1963- Same plus Big Bee Hive Ice Skates also at 525-529/

1970- 529- Treasure Mart and AA Fruit and Produce; 521- Mrs. Mabel Gough; 537- Mrs. Yanitsky

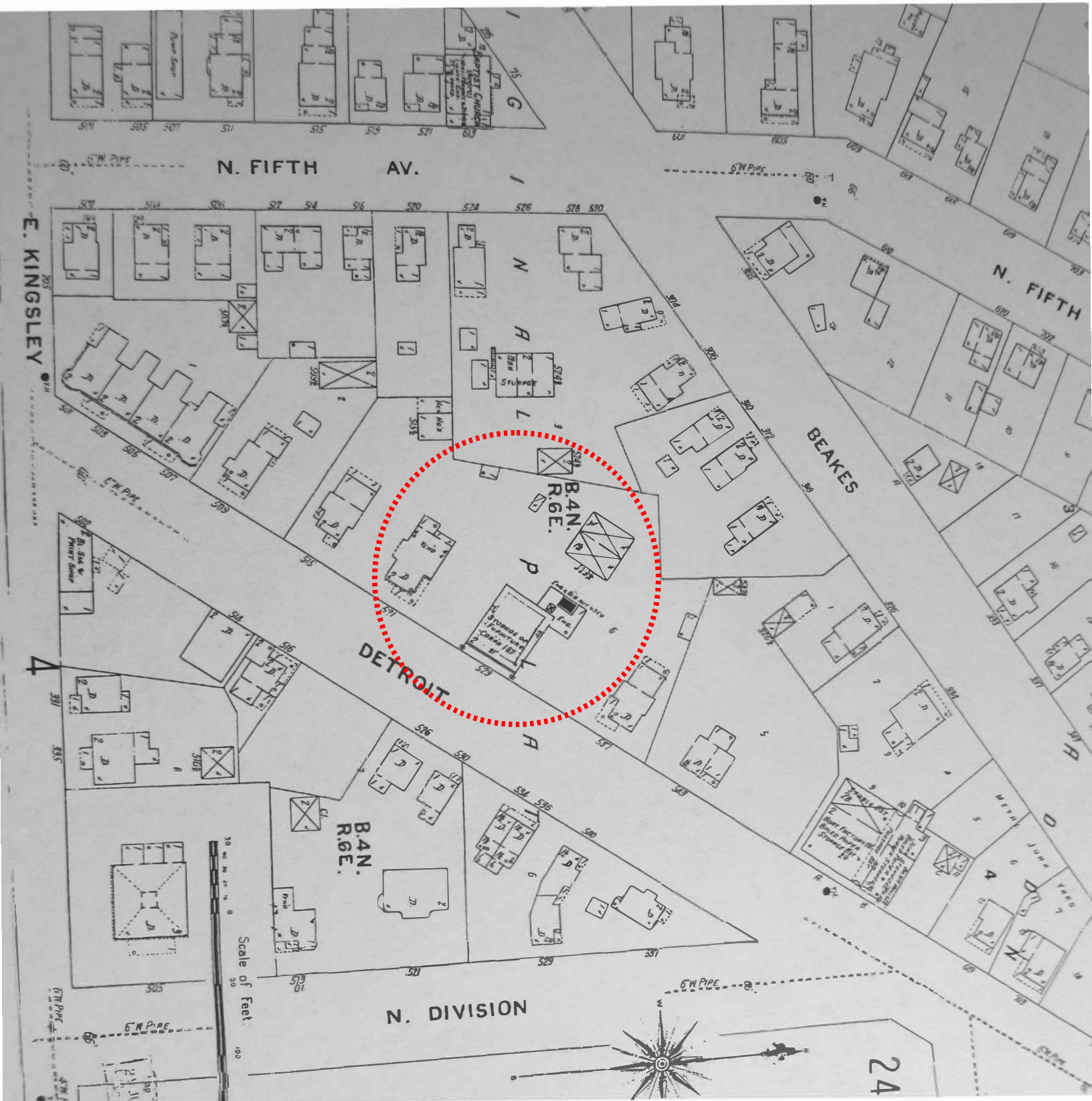
1974- Same

1976- Same

1983- 529- Treasure Mart and Treasure Mart Annex; 521 Curley Greene and Gail Kelly; 527- Mrs. Yanitsky. By this date the AA Fruit and Produce is no longer here. Eventually, the wooden barnlike structure in the rear used by AA Fruit and Produce was demolished and turned into a parking lot.

SANBORN MAP - 1908

STORAGE OF FUNITURE



FIRST ADDITION WITH CHIMNEY @ NW

SANBORN MAP - 1889

Prepared by Gary Cooper, COOPER DESIGN INC.

H. KRAPH, PLANNING MILL, SASH, DOOR,
BLIND FAC.



FIRST ADDITION WITH CHIMNEY @ NW

REAR BUILDING IN PARKING LOT AREA

SANBORN MAP - 1916

A.E. JENNINGS CO., MFG. EGG TESTERS & VACUUM CLEANERS



SANBORN MAP - 1925

G. E. RNEAD FURNITURE WAREHOUSE NO.2



SANBORN MAP - 1931



TWO LARGE ADDITIONS AT REAR, IN PRESENT PARKING AREA

SANBORN MAP - 1948



NEWER LARGE FURNITURE STORAGE BUILDING IN REAR, PRESENT PARKING AREA.
OFFICE AREA ADDITION AND STAIR ADDITION (PRIOR TO STAIR CONSTRUCTION IN 1976).

SANBORN MAP - 1931

Pre-1945 Building Footprint

FORMER BARN-LIKE
WEARHOUSE



OFFICE ADDITION

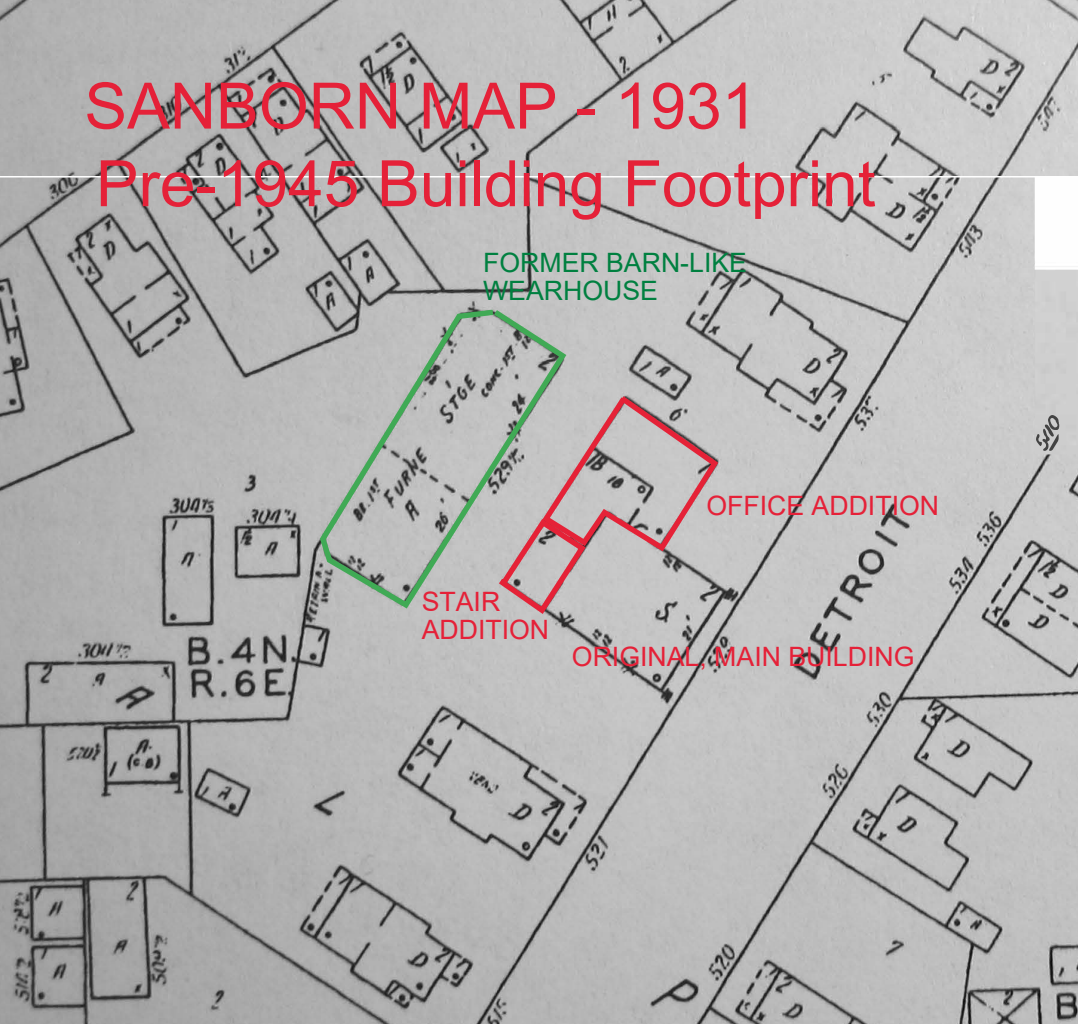


STAIR
ADDITION

ORIGINAL MAIN BUILDING

B.4N
R.6E

DETROIT



Treasure Mart, Historic Photos

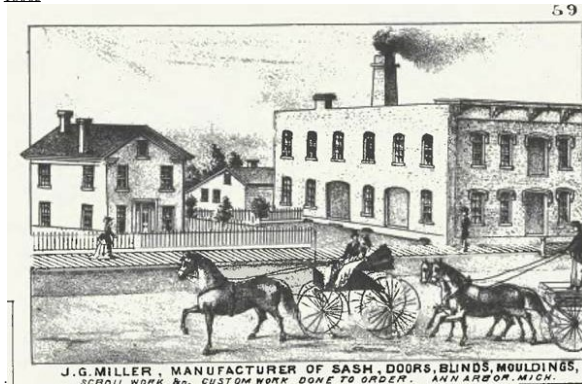
G. Cooper, 02.19.2021

From: [Geoff Perkins](#)
To: [Bart Bryant](#); [Gary Cooper](#)
Subject: Redeemer A2
Date: Saturday, December 05, 2020 10:22:04 AM

Hi Bart and Gary:

Here is sort of an evolution of the facade.

1800s



1936



1960s I think we would be looking at for returning the exterior of the building to this condition

1936, or before



1980s

This is the oldest of two additions, which has been significantly modified since this time.

fire escape



Present state





