

Gale, Mia

From: Gale, Mia
Sent: Thursday, August 12, 2021 11:55 AM
To: Anna Epperson; David Rochlen; Jennifer Ross; Jessica Quijano; Jill Thacher; John Beeson; Kathryn Fortener; Robert White
Cc: DiLeo, Alexis; Vander Lugt, Kristen; Thacher, Jill; Cheng, Christopher
Subject: FW: TRASURE MART BUILDING - 529 Detroit Street, Application Number HDC21-238
Attachments: TREASURE MART-529 Detroit Staff Report w Attachmentspdf-081121.pdf; TREASURE MART-529 Detroit STAIR-LOBBY BUILDING HEIGHTS-081121.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commission:

Forwarding additional information on the proposed 529 Detroit St Application. Please read email and inserted responses below. The information will also be uploaded to Legistar for the complete record.

Please note Planning Staff continue to work remotely and are committed to responding to your email as soon as possible.

Mia Gale, Administrative Assistant

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From: DiLeo, Alexis <ADiLeo@a2gov.org>
Sent: Thursday, August 12, 2021 11:47 AM
To: Gale, Mia <RGale@a2gov.org>
Cc: Cheng, Christopher <CCheng@a2gov.org>; Vander Lugt, Kristen <KVanderLugt@a2gov.org>
Subject: FW: TRASURE MART BUILDING - 529 Detroit Street, Application Number HDC21-238

Mia,
This seems to be follow up/response from Gary Cooper about the 529 Detroit Street HDC application, sent to Chris yesterday. I think it should be forwarded to HDC as additional or supplemental information from the applicant. It contains some height measurements that Jill noted were missing, but also asks clarifying questions which only Jill and or the Commission can answer.

Hope I'm making sense here.

Please note that I'll be out of the office Monday, August 16 until Monday, August 30 and will not be checking email during that time.

Alexis DiLeo
City Planner | City of Ann Arbor Planning Services
Direct: 734-224-2023 | adileo@a2gov.org
Voicemail and Desk: 734-794-6000 x 42610

*Planning Staff continue to work remotely
and remain committed to maintaining services as usual as much as possible.*

From: Cheng, Christopher <CCheng@a2gov.org>
Sent: Thursday, August 12, 2021 10:00 AM
To: DiLeo, Alexis <ADiLeo@a2gov.org>
Subject: Fwd: TRASURE MART BUILDING - 529 Detroit Street, Application Number HDC21-238

FYI

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From: Gary Cooper <gcooper@cooperdesigninc.com>
Sent: Wednesday, August 11, 2021 3:32:06 PM
To: Cheng, Christopher <CCheng@a2gov.org>
Cc: Thacher, Jill <JThacher@a2gov.org>; Geoff Perkins (geoff@perkinsconstruction.net) <geoff@perkinsconstruction.net>; Bart Bryant <bbryant@ask-services.com>
Subject: TRASURE MART BUILDING - 529 Detroit Street, Application Number HDC21-238

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Chris,

Attached is the staff report for the Treasure Mart Building. I have highlighted the following portion of the recommended motion:

..... 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.

I wanted to clarify this language if I could: *..... the new stair/lobby roof does not exceed 1/3 of the height of the current tower roof.* I am not clear what you are proposing. The roof height (the sloping roof) cannot exceed 1/3 the height of the “*current tower roof.*” Do you mean the proposed tower roof? The roof height cannot exceed 1/3 of the proposed height of the stair/lobby addition, as measured from the grade to the proposed top of the masonry (brick)? See attached illustration of proposed heights of the stair/lobby addition.

If I am understanding this correctly, the proposed roof height cannot exceed 1/3 the height of the masonry height of the proposed addition. Therefore, the roof height cannot exceed 7'-4", which is 1/3 of 22'-0." We would need to reduce the proposed height of the roof by 3'-8" (11'-0" – 7'4").

I gather that the goal here is reduced the overall height of proposed stair/lobby addition; that the concern is the relative height of the proposed addition to the existing building. How was the 1/3 figure arrived at?

The perception of the mass of the addition, relative to the existing building, will be established primarily by the masonry portion of the addition and less so by the sloping roof. The sloping roof will generally recede from the public's view. In addition, it will likely be not be visible from the south or southwest. The roof as proposed will reinforce the use to the building as a church (place of worship) and provide a signature space within the building,

also beneficial to that use. I was involved in the design of the southeast lobby and bell tower at Kerrytown and I do not remember any concerns about the height of either at the time.

Gary

Gary L. Cooper RLA, RA



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