

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 301 South Main Street, Application Number HDC14-275

DISTRICT: Main Street Historic District

REPORT DATE: January 8, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: January 5, 2014

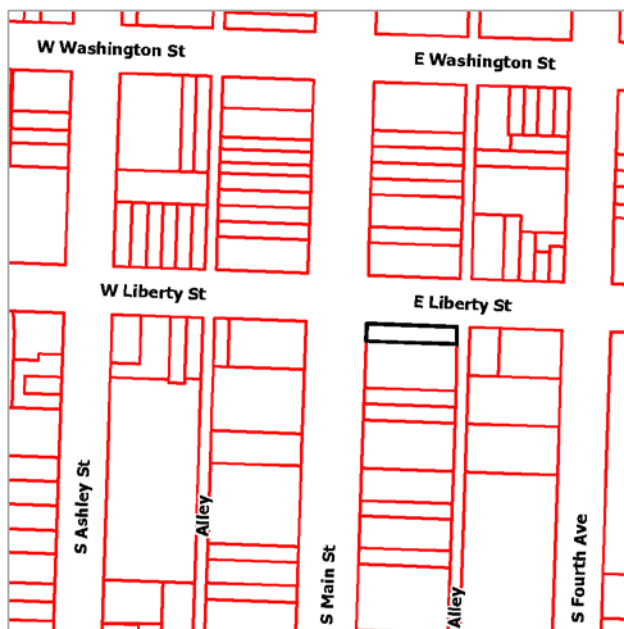
	OWNER	APPLICANT
Name:	Dr Reza Rahmani	Theresa Angelini Angelini & Associates Architects
Address:	19727 Allen Road, Suite 11 Brownstown, MI 48183	113 East Ann Street Ann Arbor, MI 48104
Phone:	(734) 657-3000	(734) 998-0735

BACKGROUND: Henry Binder tore down his home to build this three-story brick commercial building, which was completed in 1871. It was then in the Italianate style with elaborate carved window hoods and a bracketed cornice. The Binder family and its eleven children lived on the second floor, and Binder's Orchestration Hall (a saloon with a large mechanical instrument) was located on the third floor. In 1877, S. and J. Baumgartner's Bakery and Grocery was located on the first floor, which was replaced by the Ann Arbor Organ Company in 1892.

A 1908 remodeling kept the same floor height and window openings (except for the three bay windows) but changed all the details to the more fashionable Roman style for the German-American Bank. From 1916 to 1986 Hutzel's Ladies Apparel occupied the main floor. In 1990 owners of the Selo-Sheval gallery purchased the building, which they sold to the current owner in March of 2014.

The windows on the second and third floors were replaced in 1994 with vinyl windows (though the star transoms are applied wood), with the HDC's approval. Records of the dimensions of the original windows are on file.

The applicant applied previously for several alterations to the building including storefront reconstruction (HDC14-207); new windows, sign refurbishments, skylights, and changes to the building entrances (HDC14-082). Some of this work has been completed.



LOCATION: The site is located on the southeast corner of South Main Street and East Liberty Street.

APPLICATION: The applicant seeks HDC approval to enlarge a previously approved roofdeck (which has not yet been constructed) and redesign the rooftop stair enclosure.

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.

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.

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 a rooftop addition so that the historic appearance of the building is radically changed.

Windows

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

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.

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.

STAFF FINDINGS

1. The proposed roofdeck is 360 square feet, and roughly 19' x 21', with one corner notched out for the stair enclosure. It would be constructed of Azek resurfacing pavers, with a 42" tall metal cable guardrail. The deck is set back 5' from the parapet on the north and west edges of the roof. The stair enclosure has a 4'9" x 20' footprint, and is located on the south edge of the roof, 16'7" behind the front parapet. The stair enclosure is clad in stucco Hardie Board, and the roof is nearly flat to minimize the height. The door to the stair faces west, and the north and south side elevations each feature a single window. The star-shaped muntins shown in these windows mimic the design of the third-floor windows. While the rest of the structure is unlikely to be confused with historic parts of the building, it would be best to remove the stars and keep the windows a single light, and avoid confusing the historic record. The sample motion provided below includes this condition.
2. Per two-dimensional drawings provided, the work will not be visible to a person standing on a corner of the Liberty/Main intersection.
3. Per the SOI *Guidelines* for additions, no character-defining features of the historic building are obscured, damaged, or destroyed by this proposal. The stair enclosure's height is low, and is set back from the two street frontages in order to minimize the line of

sight from pedestrians on Main Street and Liberty. The materials and methods of construction clearly delineate what is historic and what is new, with the exception of the windows' mullions.

4. The design and scale of the proposed addition does not detract from the existing building and uses distinct materials to further differentiate it from the historic structure. Overall, staff feels that the historical integrity and character-defining features of the building will not be harmed. Staff recommends approval of this stair enclosure and deck proposal, on the condition that the window is a single light without muntins.

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 application at 301 South Main Street, a contributing property in the Main Street Historic District, to construct a roof deck and stair enclosure on the following condition: that the stair enclosure windows are a single light with no muntins. As conditioned, the work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1 and 2, and the guidelines for additions, windows, and district/neighborhood setting.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 301 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



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: <u>301 South Main Street</u>
Historic District: <u>Main Street Historic District</u>
Name of Property Owner (If different than the applicant): <u>Dr. Reza Rahmani</u>
Address of Property Owner: <u>19727 Allen Road, Suite 11, Brownstown, MI 48183</u>
Daytime Phone and E-mail of Property Owner: <u>734-657-3000</u> <u>lrahmani@comcast.net</u>
Signature of Property Owner: <u><i>R. Rahmani</i></u> Date: <u>12-16-14</u>
Section 2: Applicant Information
Name of Applicant: <u>Theresa Angelini, Angelini & Associates Architects</u>
Address of Applicant: <u>113 East Ann Street</u>
Daytime Phone: (<u>734</u>) <u>998-0735</u> Fax: (<u>734</u>) <u>998-0319</u>
E-mail: <u>tangelini@angeliniarchitects.com</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect ^{for tenant} <input type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant: <u><i>Theresa Angelini</i></u> Date: <u>12-12-2014</u>
Section 3: Building Use (check all that apply)
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input checked="" 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: <u>TA</u>

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

1. Provide a brief summary of proposed changes. The applicant seeks approval to install a 4'-10" wide x 20'-1" long roof access penthouse on the southwest portion of the roof, in lieu of the 8' x 8' roof deck access penthouse previously approved by the HDC. The proposed work also includes a new 360 sq. ft. roof deck, in lieu of the 250 sq. ft. roof deck previously approved by the HDC. The proposed penthouse is located so as to not be highly visible and also to not block the drainage. The penthouse will be finished in Stucco Hardie Board with windows to allow light into the mezzanine below. The west wall of the penthouse is set back 21'-6" from Main St.

2. Provide a description of existing conditions. The existing roof is sloped from the west side to the east side, to drain on the east side at the alley. The existing parapet on the west and north sides is painted brick masonry and projects above the cornice approximately 3'-7". The parapet projects above the existing roof approximately 12". A new mezzanine floor of approximately 454 sq. ft. is being constructed within the third floor space at the west end of the third floor, which will provide access to the proposed new roof deck at the west end. The proposed roof deck guardrail respects the 5' foot zoning setback requirement from the exterior face of the building.

3. What are the reasons for the proposed changes? The tenant for the second and third floors hosts visitors to Ann Arbor who are considering investing in a franchise or training to manage a franchise. The third floor roof deck would allow the tenant to provide hospitality to enjoy the views and urban experience of downtown Ann Arbor. The proposed penthouse will provide access to this deck with the appropriate stairway (not spiral). The previously submitted penthouse with the spiral stair only allowed 3-5 occupants and the desired number of occupants is 12-15 occupants.

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:

301 South Main Street

(2007)



(1908, Library of Congress photo)



301 South Main Street, Hutzel Building, Photos of Existing Conditions



View from NW corner looking Southeast at 301



View from SW looking Northeast at 301

View of Hutzel Building from NW corner of Liberty and Main

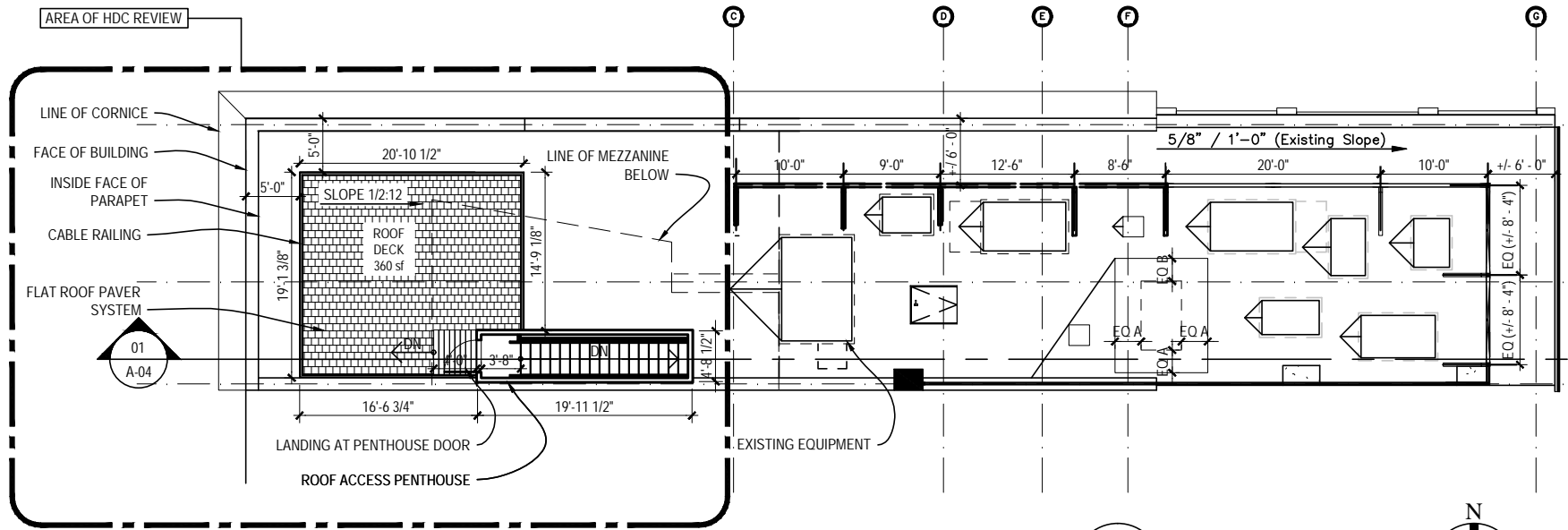


301 South Main Street, Hutz Building, Proposed Roof Penthouse and Roof Deck

Proposed Materials

- A. Penthouse Structure
 - a. Roofing, 3:12 roof slope using fiberglass/asphalt roof shingles, Certainteed Landmark Shingles, or equal, color: Colonial Slate.
<http://www.certainteed.com/products/roofing/Residential/designer/308747#>
 - b. James Hardie HardiePanel Fiber Cement Panel siding, 5/16" thick stucco panel. Painted to match parapet color: Benjamin Moore Platinum Gray PM-7.
 - c. Any corner trim or door trim to be 1 x Boral TruExterior Trim. Installed smooth finish out. To be painted to match stucco color above.
 - d. Door to be steel, full light glass, dark bronze finish.
 - e. Windows to be Anderson, with 400 Series Fixed Awning Window, Dark Bronze finish. (New windows on main building are Marvin, dark bronze finish.)

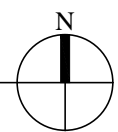
- B. Roof Deck Guardrail
 - a. AGS Rainier Cable Railing, installed with metal post frames (top-mount). Post frames to be dark gray. Cable to be stainless steel, installed 3" on center vertically to 42" above the finished roof deck. <http://agsstainless.com/rainier-cable-railing/>
 - b. The proposed roof deck size is 360 sq. ft. and measures 19'-1-1/2" x 20'-10-1/2".
 - c. The roof deck surface will be AZEK composite resurfacing pavers for installation on a flat roof surface with a slight slope. Thickness is 1.75" installed height with grid and additional 0.44" drainage mat below. <http://www.azek.com/azek-pavers/paver-colors.aspx> Color: Redwood. (not visible from below).



01
A-01

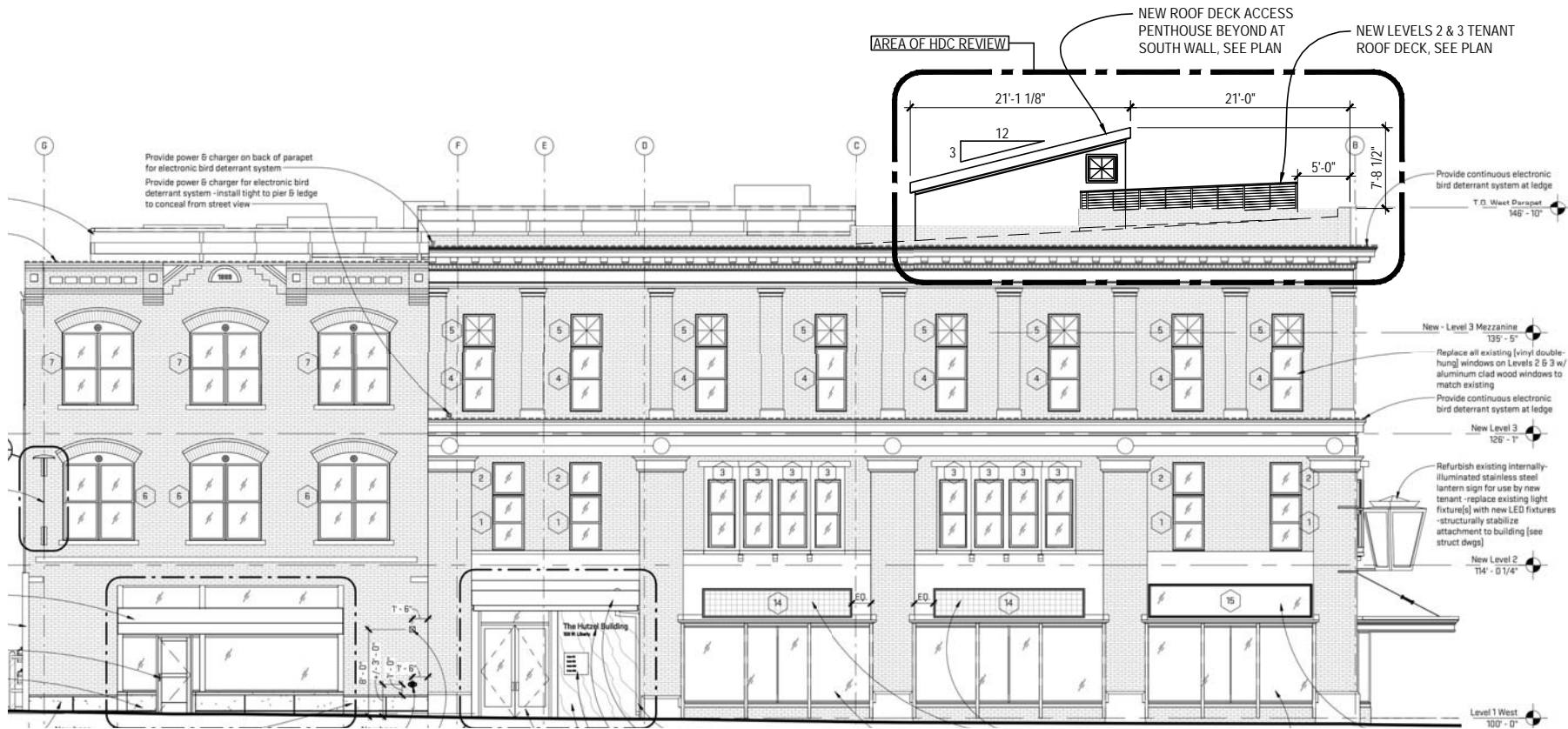
ROOF PLAN

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



	Angelini & Associates Architects 113 East Ann Street Ann Arbor, Mi. 48104 (734) 998-0735	12/16/14 HDC Review	A-01
--	--	------------------------	-------------

TBC International Corporate
 106 E. Liberty Street
 Project #: 1454-09



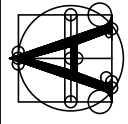
01 NORTH ELEVATION
 A-02 SCALE: 1/16"=1'-0"

(BASE ELEVATION DONE BY OX STUDIO)

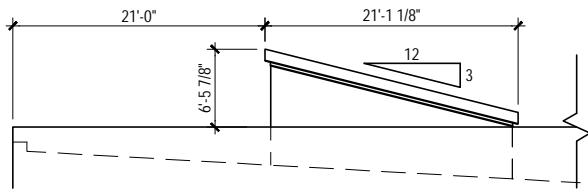
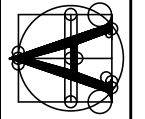
A-02

12/16/14	HDC Review

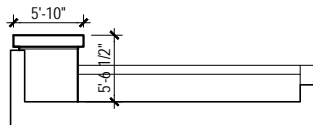
Angelini & Associates
 Architects
 113 East Ann Street
 Ann Arbor, MI 48104
 (734) 998-0735



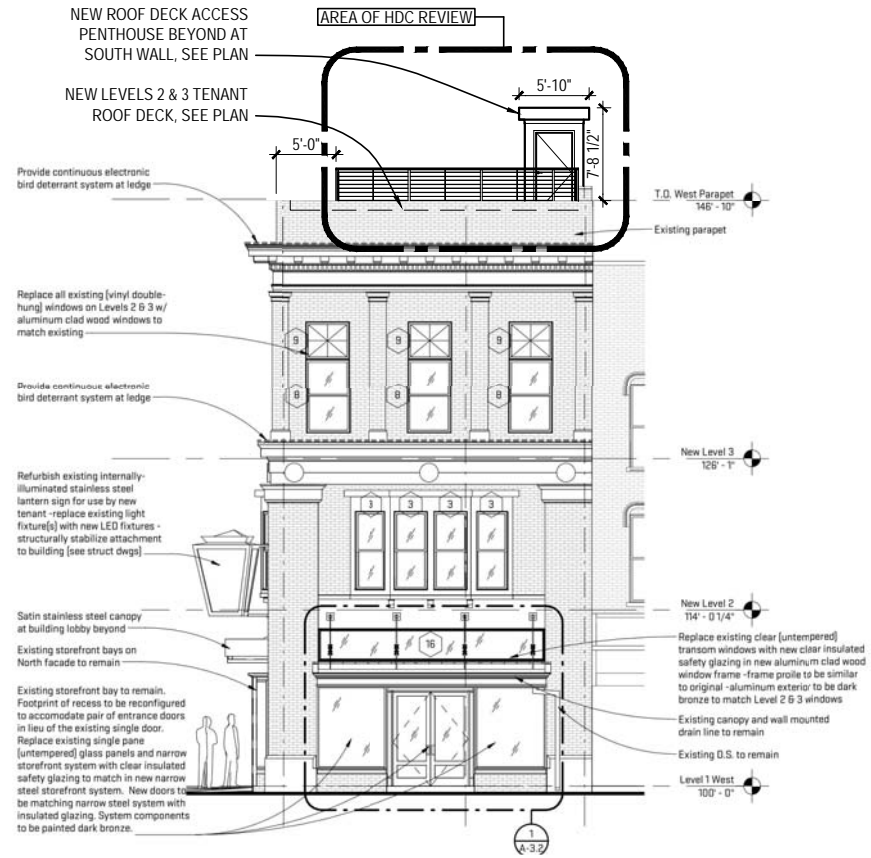
TBC International Corporate
 106 E. Liberty Street
 Project #: 1454-09



03 SOUTH ELEVATION
A-03 SCALE: 1/16"=1'-0"

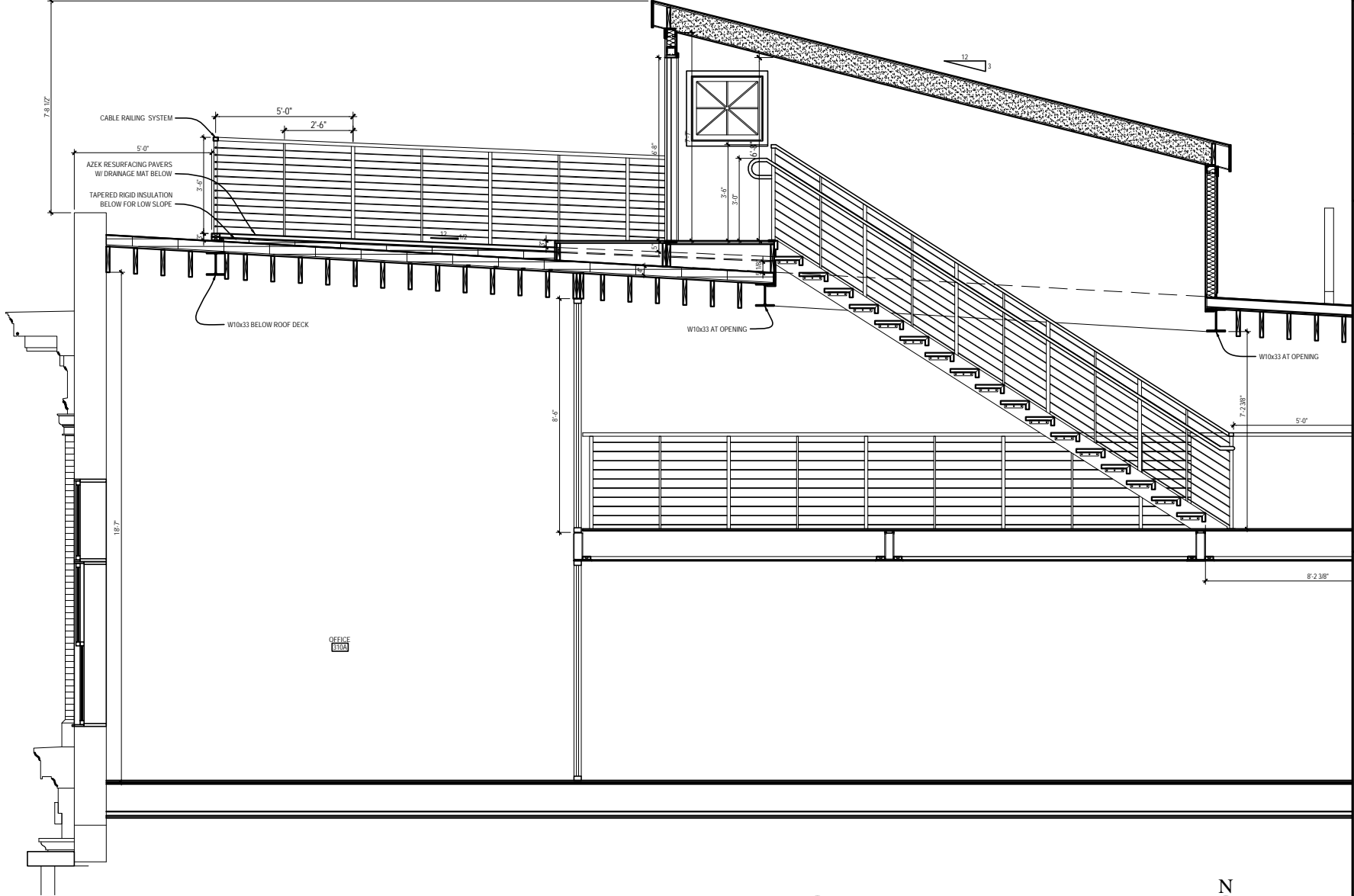


02 EAST ELEVATION
A-03 SCALE: 1/16"=1'-0"



01 WEST ELEVATION
A-03 SCALE: 1/16"=1'-0"

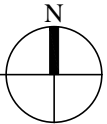
(BASE ELEVATION DONE BY OX STUDIO)

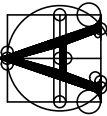


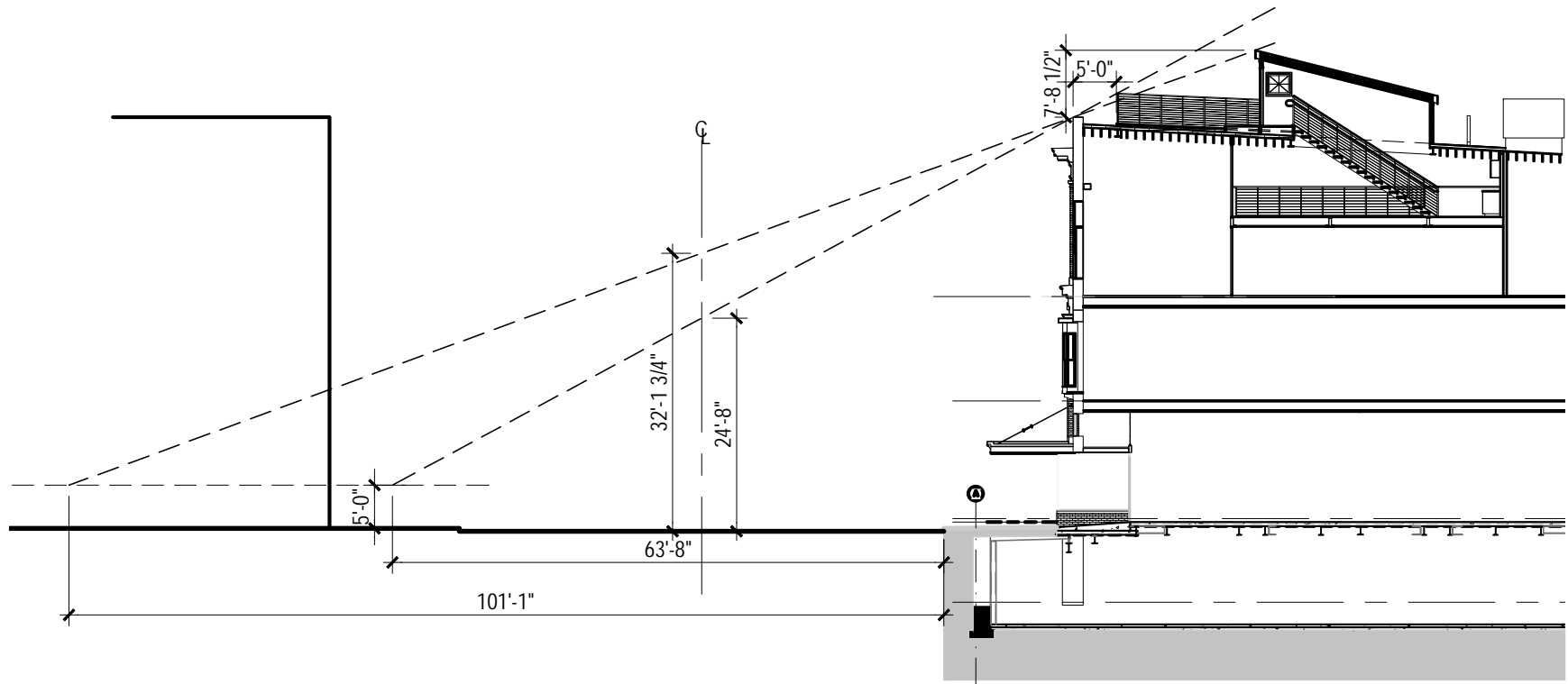
01
A-04

PENTHOUSE SECTION

SCALE: 3/16"=1'-0"



<p>TBC International Corporate 106 E. Liberty Street Project #: 1454-09</p>	 <p>Angelini & Associates Architects 113 East Ann Street Ann Arbor, Mi. 48104 (734) 998-0735</p>	<p>12/16/14 HDC Review</p>	<p>A-04</p>
--	--	----------------------------	--------------------

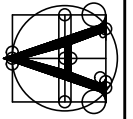


01
A-05

SIGHT LINES FROM WEST FACADE

SCALE: 1"=20'-0"

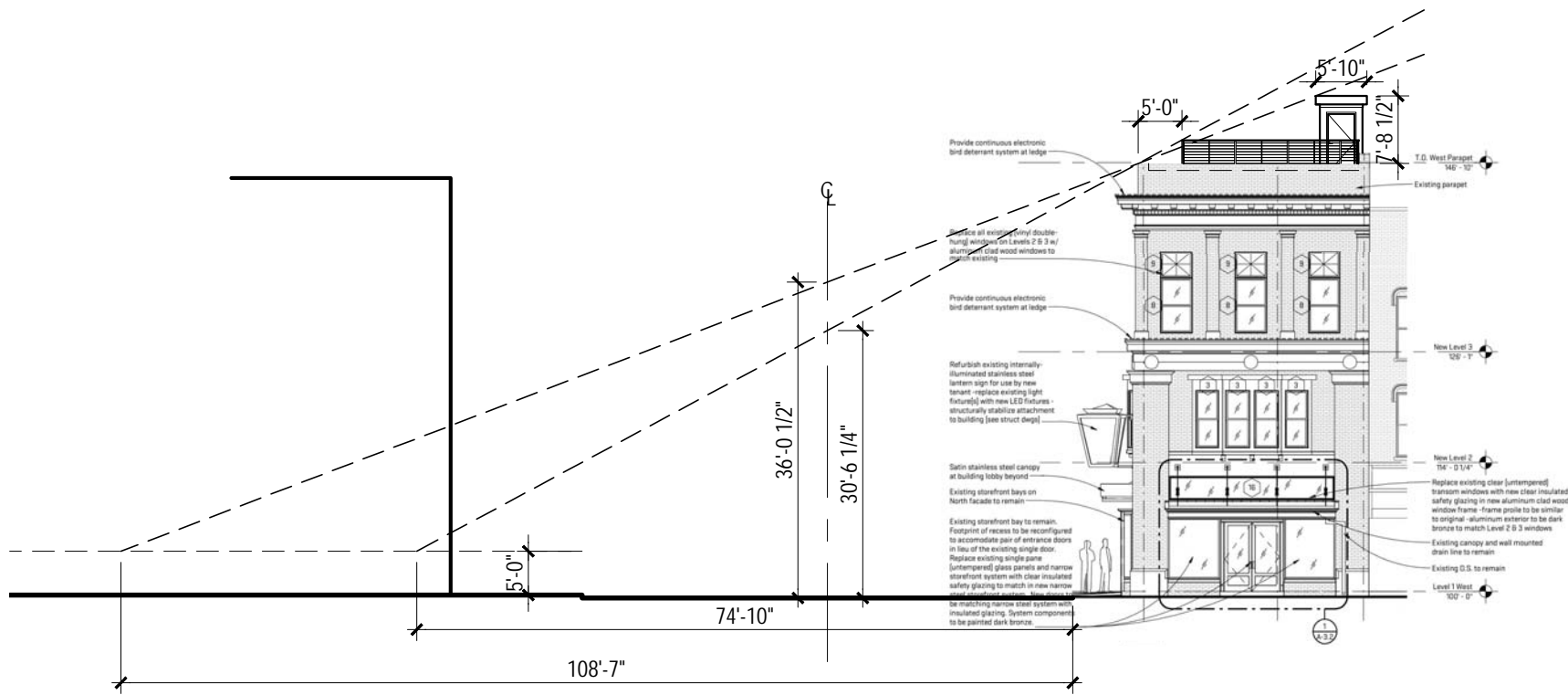
TBC International Corporate
 106 E. Liberty Street
 Project #: 1454-09



Angelini & Associates
 Architects
 113 East Ann Street
 Ann Arbor, Mi. 48104
 (734) 998-0735

12/16/14	HDC Review

A-05



01
A-06

SIGHT LINES FROM NORTH FACADE

SCALE: 1"=20'-0"

A-06
HDC Review
12/16/14
Angelini & Associates Architects 113 East Ann Street Ann Arbor, MI 48104 (734) 998-0735
TBC International Corporate 106 E. Liberty Street Project #: 1454-09