

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 220 S. Main Street, Application Number HDC 16-119

DISTRICT: Main Street Historic District

REPORT DATE: July 14, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2016

OWNER	APPLICANT
Name: 220 Main LLC/John Curtis	Same
Address: 103 E. Liberty, Ste. 207 Ann Arbor, MI	
Phone: (734) 761-6163	

BACKGROUND: This three-story brick commercial building was built in 1900. The first occupant was Arnold Jewelers. At one time the three-story Mack and Company flanked it to the south, but that building was reduced to one story in 1939, leaving the south wall of 220 exposed.

In June, 2012 the HDC approved an application to replace the second and third floor windows on the front elevation. In December, 2013 the HDC approved a new storefront system. All of this work was completed.

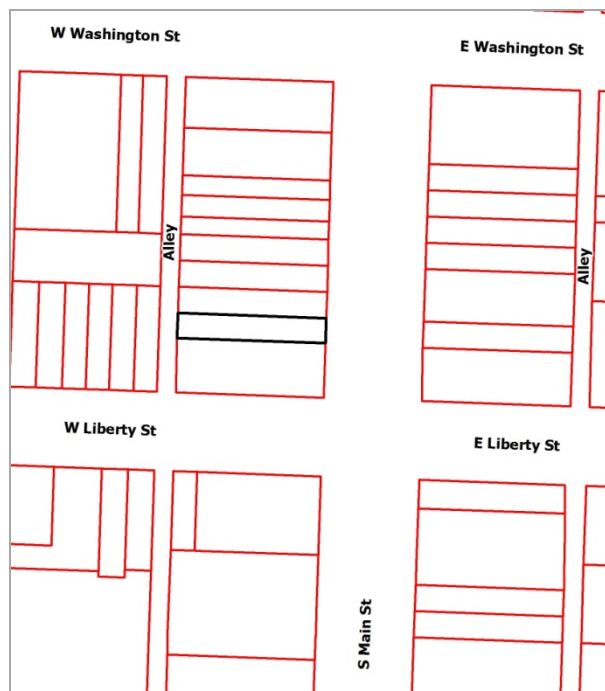
LOCATION: The site is located on the west side of South Main Street, north of Liberty and south of Washington.

APPLICATION: The applicant seeks HDC approval to install four evenly-spaced 4-foot by 4-foot Anderson sliding windows with low-e clear glass on the third floor of the south elevation.

APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or 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 will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

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.

Not Recommended: Changing the number, location, size, or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Introducing a new design that is incompatible with the historic character of the building.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

STAFF FINDINGS:

1. The applicant is requesting the installation of the additional windows in order to 1) provide natural light to the interior stairwell and third floor office; 2) allow fresh air and comfort; and 3) reduce tenant energy costs.
2. The windows are proposed along the south (side) building elevation. The 4'x4' windows will be visible from Main Street, but their small size in relation to this large blank expanse of brick will not detract from any historic resources. The elevation is not character

defining, and is an exposed party wall. Staff believes the proposed windows meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motions below are 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 approve the application at 220 South Main Street, a contributing property in the Main Street Historic District, to install four (4) new windows along the western half of the south building elevation at the third floor, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, and 9, and the guidelines for windows and health and safety, and the *Ann Arbor Historic District Design Guidelines*, in particular for windows and safety codes.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 220 S. Main 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

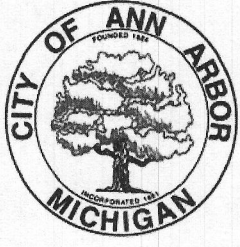
ATTACHMENTS: application, drawings, window information, photos

220 South Main Street (the blue storefront -- 2007 photo)



Undated photo, Bentley Historical Library. 220 S Main at right.





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

HDC 16-119
6/17

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: 220 S. Main Street
Historic District: Yes
Name of Property Owner (If different than the applicant):
220 Main LLC (John Curtis)
Address of Property Owner: 103 E. Liberty, Ste. 207 Ann Arbor
Daytime Phone and E-mail of Property Owner: 734.761.6163, info@azcurtis.com
Signature of Property Owner: John Curtis Date: _____

Section 2: Applicant Information

Name of Applicant: 220 Main LLC (John Curtis)
Address of Applicant: Same
Daytime Phone: () Same Fax: () _____
E-mail: info@azcurtis.com
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: John Curtis Date: 6/17/16

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental
 Commercial 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 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: JC

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

1. Provide a brief summary of proposed changes. We wish to install four evenly-spaced 4' x 4' Anderson sliding windows with low-e clear glass along the western half of the south wall of the 3rd floor. Window trim color: sandstone.

2. Provide a description of existing conditions. Painted brick wall.

3. What are the reasons for the proposed changes? To: 1) provide natural light to the interior stairwell and 3rd floor office. 2) allow fresh air and comfort, and 3) reduce tenant energy costs.

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 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:



THE PHOENIX CENTER



ELMO'S CUSTOM FRUIT & GIFT

220

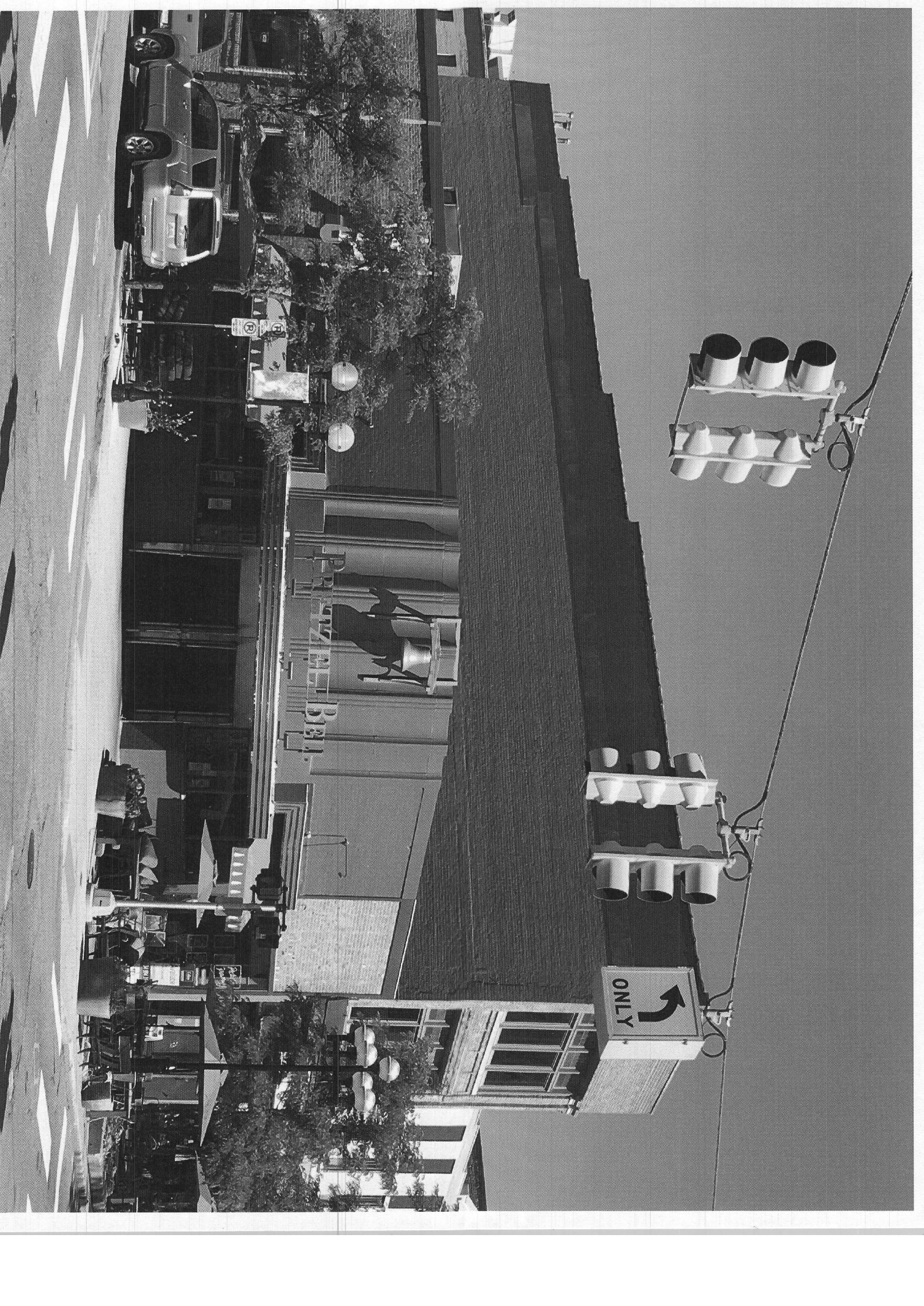
ELMO'S CUSTOM FRUIT & GIFT



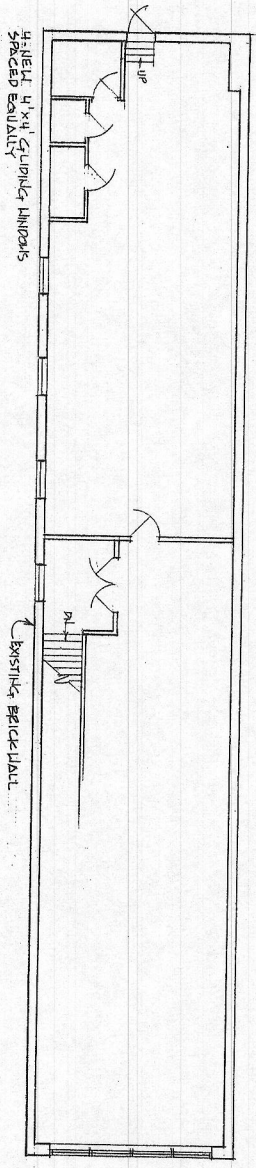
ELMO'S CUSTOM FRUIT & GIFT

Available
3100

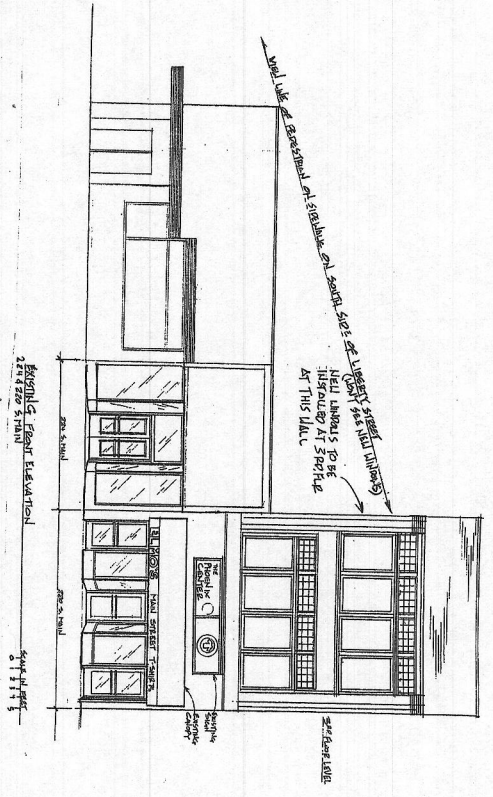
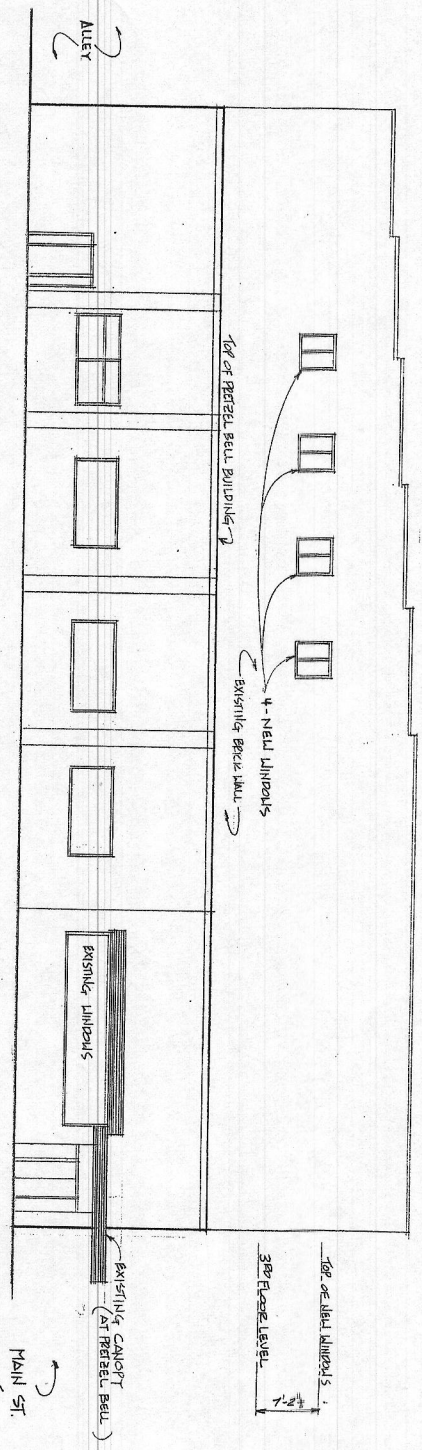
Call the toll free 1-800-763-8937



3RD FLOOR PLAN AT 220 S MAIN ST
SCALE IN FEET: 1" = 10'



SOUTH SIDE VIEW - FROM LIBERTY STREET
SCALE IN FEET: 1" = 5'



ISSUED:
4-17-16
FOR PERMIT

Gregory A. Raye A.I.A. Architect
13760 WATERS ROAD - CHELSEA, MICHIGAN 48116
734-433-1993

PLAN ELEVATIONS

NEW 3RD FLOOR WINDOWS
AT 220 S MAIN ST, ANN ARBOR, MI
FOR CURTIS COMMERCIAL



Andersen Windows - Abbreviated Quote Report

Project Name: 220 MAIN LLC

Quote #: 2510

Print Date: 05/24/2016

Quote Date: 05/24/2016

iQ Version: 16.0



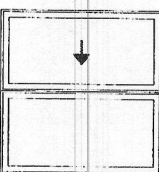
Dealer:

Sales Rep: DIANA STANFORD (734) 741-4222
Created By:

Customer:
Billing Address:
Phone:
Contact:
Trade ID:

Promotion Code:

Fax:



Item Qty Item Size (Operation)

0001 1 100GXO4040 (XO)
RO Size = 4' 0" W x 4' 0" H Unit Size = 3' 11 1/2" W x 3' 11 1/2" H

Unit, No Flange, Sandtone/White, XO Handling, Low E Glass (Each Sash), Insect Screen, Sandtone

Zone: Northern
U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No

Location

Customer Signature

Total Load Factor

0.152

Dealer Signature

** All graphics viewed from the exterior
** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

*\$320.18/ea.
w/day*