

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 211 South Main Street, Suite A, Application Number HDC14-262

DISTRICT: Main Street Historic District

REPORT DATE: December 11, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: December 8, 2014

OWNER

Name: Ann Arbor Main Street Condo LLC
Address: 211 S Main Street
 Ann Arbor, MI 48104
Phone:

APPLICANT

Tamara E. L. Burns
 4709 N. Delhi Road
 Ann Arbor, MI 48103
 (734) 929-9801

BACKGROUND: This three story, brick Italianate commercial style building features brick pilasters with stone trim, brick corbelling, and double-hung one-over-one windows with segmented arches on the second floor and round arches on the third floor. The front façade windows on the second and third floors also feature arched stone window hoods, and brick surrounds. The building was constructed in 1868 or 1872 and Florian Muehlig is listed as the first occupant. The 1869 City Directory lists Muehlig as both an undertaker and furniture manufacturer and dealer.

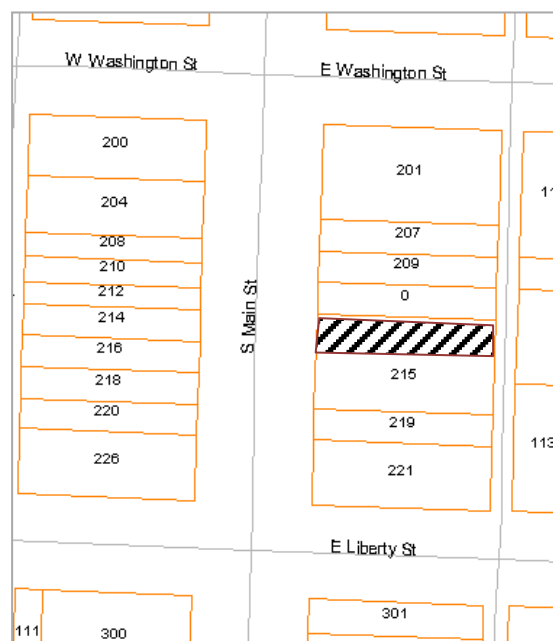
LOCATION: The site is located on the east side of South Main Street south of East Washington Street and north of East Liberty Street.

APPLICATION: The applicant seeks HDC approval to construct a 514 square foot rooftop addition and roofdeck, enclose rear-facing balconies on the second and third floors, rebuild the rear deck and trellis, and on the six west-facing windows, replace the non-original lower sashes and install insulated glass in the upper sashes.

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.

- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (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 (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.

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.

Windows

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.

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.

Windows

Appropriate: If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the Commission on a case-by-case basis.

Not Appropriate: Removing or radically changing a window that is important in defining the overall historic character of the property.

STAFF FINDINGS

1. The proposed rooftop addition is 29 feet deep and spans the width of the 22 foot wide building. An 18' deep deck sits in front of the addition, with a metal guardrail that is inset a couple of feet from the front parapet. The sidewalls of the addition are proposed to be brick with no openings. The front and rear walls would be cementitious board and batten that is painted. The proposed windows are wood with aluminum cladding.
2. Per line-of-sight drawings provided, only a metal chimney will be visible to a person standing across South Main Street. The parapet on the building next door to the south is slightly lower, so it is possible that a small part of the brick sidewall may be seen from the sidewalk across the street to the south. Since the building is mid-block, the work should

not be visible from street level anywhere else. If the metal chimney is non-reflective, staff has no concerns about a small portion of it being visible from certain vantage points across the street. Chimneys are customary on rooftops, and it would not damage or obscure character-defining features of the building.

3. The work on the rear of the building includes moving the rear walls on the second and third floors a little less than 7', to align them with the ends of the historic side walls of the building. Sliding doors and casement windows on the new walls would be wood that is clad in aluminum. The new walls would be clad in cementitious plank siding, as would a 9'8" privacy wall on the alley side of the rear deck that would replace an existing privacy fence. The rear deck would be expanded to the north, and the existing wood trellis structure replaced with a new, slightly larger, wood trellis.
4. Per the SOI *Guidelines* for additions, no character-defining features of the historic building are obscured, damaged, or destroyed by this proposal. The addition's height is low, and is set back from the parapet 18' and stepped in order to minimize the line of sight from pedestrians on Main Street. The materials and methods of construction clearly delineate what is historic and what is new. The design is contemporary.
5. The lower sashes of the front (west) windows are stated to be replacements in the application. The Review Committee will confirm this at the site. Replacement of non-original lower sashes with new custom built ones that match the dimensions of the historic upper sashes is appropriate. The use of insulated glass on both the lower and upper sashes is appropriate as long as the glass is clear and the inset from the face of the wooden sash to the face of the glass does not change.
6. The design and scale of the proposed additions do not detract from the existing building and use distinct materials to differentiate them from the historic structure. The work on the back deck over the garage is appropriate, and installing new lower sash to match the upper ones is encouraged. Overall, staff feels that the historical integrity and character-defining features of the building will not be harmed. Staff recommends approval of the application with the conditions noted below.

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 211 South Main Street, a contributing property in the Main Street Historic District, to construct a 514 square foot rooftop addition and roofdeck, enclose rear-facing balconies on the second and third floors, rebuild the rear deck and trellis, and on the six west-facing windows, replace the non-original lower sashes and install insulated glass in the upper sashes, on the following conditions: The glass in the west-facing windows must be clear and the inset between the sash face and glass on the upper sash must remain the same, and the chimney must be non-reflective. 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* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 5, 6, and 9, and the guidelines for additions, district/neighborhood setting, and windows.

MOTION WORKSHEET:

I move that the Historic District Commission issue a Certificate of Appropriateness for the work at 211 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

211 South Main Street (April, 2007)





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>211 S. MAIN STREET, ANN ARBOR, MI 48104</u>
Historic District: <u>MAIN STREET</u>
Name of Property Owner (If different than the applicant): <u>ANN ARBOR MAIN STREET CONDO LLC</u>
Address of Property Owner: <u>211 S. MAIN STREET, ANN ARBOR, MI 48104</u>
Daytime Phone and E-mail of Property Owner: _____ <u>annarbor sue@yahoo.com</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>11/20/14</u>
Section 2: Applicant Information
Name of Applicant: <u>TAMARA E L BURNS</u>
Address of Applicant: <u>4709 N. DELHI RD, ANN ARBOR, MI 48103</u>
Daytime Phone: (<u>734</u>) <u>424-3344</u> Fax: (<u>734</u>) <u>864-5746</u>
E-mail: <u>tamara.burns@hopkinsburns.com</u>
Applicant's Relationship to Property: _____ owner <input checked="" type="checkbox"/> architect _____ contractor _____ other
Signature of applicant: <u>[Signature]</u> Date: <u>11/20/14</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential _____ Single Family _____ Multiple Family _____ Rental
<input checked="" type="checkbox"/> 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 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>tb</u>

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

1. Provide a brief summary of proposed changes. WE ARE PROPOSING A ROOFTOP ADDITION (514 SF) AND DECK (377 SF) SETBACK 18 FT FROM STREET WALL. ALSO PROPOSING TO ENCLOSE AN EXISTING BALCONY (THIRD FLOOR) AND ENCLOSE PART OF DECK AREA (SECOND FLOOR) ALONG ALLEYWAY. NEW INSULATED GLASS WILL BE PROVIDED FOR (6) WEST FACING WINDOWS.

2. Provide a description of existing conditions. THIS IS A 3-STORY PROPERTY ON MAIN STREET (GROUND LEVEL RETAIL) 2 LEVELS RESIDENTIAL WITH BASEMENT.) THERE IS ALSO A GARAGE OFF THE ALLEYWAY.

3. What are the reasons for the proposed changes? TO PROVIDE OWNER WITH ADDITIONAL LIVING SPACE AND ACCESS TO EXTERIOR SPACE WHILE IN THE DOWNTOWN AREA.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. SEE ATTACHED FLOOR PLANS, EXTERIOR ELEVATIONS AND DETAIL. SEE ATTACHED STREET SECTION AND PERSPECTIVE VIEW OF PROPOSED ADDITION - SEE ATTACHED WINDOW/DOOR CUTSHEETS AND DETAILS.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. PHOTOS ARE INCLUDED AS PART OF SUBMITTAL.

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:

DRAWINGS:

- SHEET 0 TITLE SHEET
- SHEET 1 KEY PLANS AND BUILDING AREA
- SHEET 2 PROPOSED SECOND AND THIRD FLOOR PLANS, ENLARGED
- SHEET 3 PROPOSED ROOF LEVEL PLAN, ENLARGED
- SHEET 4 EXISTING CONDITIONS
- SHEET 5 EXISTING CONDITIONS
- SHEET 6 EXISTING CONDITIONS
- SHEET 7 PROPOSED CONDITIONS
- SHEET 8 PROPOSED CONDITIONS
- SHEET 9 PROPOSED EXTERIOR ELEVATIONS

ATTACHMENTS:

- MANUFACTURER CUT SHEET - NEW WINDOWS
- MANUFACTURER CUT SHEET - NEW DOORS
- SKETCH - EXISTING CONDITIONS: 6 WINDOWS ON WEST FACADE

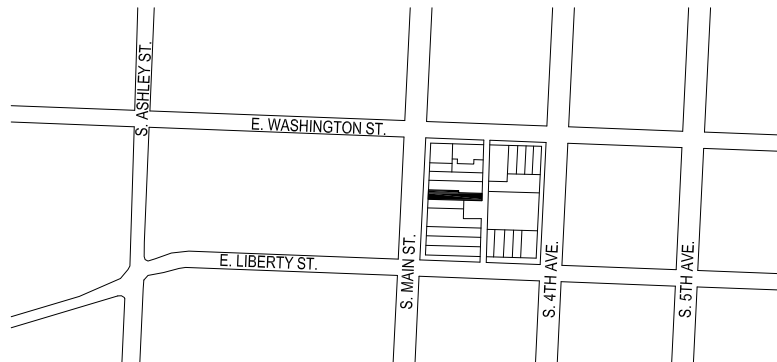
- ROOFING MEMBRANE ROOF, WHITE
- SIDING HARDIE PLANK LAP SIDING, SMOOTH, PAINTED (@ SECOND AND THIRD FLOOR)
- SIDING HARDIE BOARD VERTICAL BOARD & BATTEN, SMOOTH, PAINTED (@ ROOF LEVEL)
- TRIM HARDIE TRIM BOARD, SMOOTH
- MASONRY BRICK (COLOR TO MATCH EXISTING BRICK) WITH CLAY TILE COPING
- GUARDRAIL METAL PIPE AND STAINLESS STEEL CABLE
- DECKING WOOD
- TRELLIS WOOD, OPAQUE STAIN

DRAWING LIST

NO SCALE

EXTERIOR FINISH INFORMATION

NO SCALE



LOCATION MAP

NO SCALE

NEW WINDOWS AND DOORS:

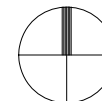
- ALUMINUM CLAD EXTERIOR
- 1 INCH INSULATED GLASS
- SEE ATTACHED MANUFACTURER CUT SHEETS

EXISTING WINDOWS @ WEST FACADE:

- NEW INSULATED GLASS IN ORIGINAL TOP SASH
- NEW INSULATED GLASS IN NEW LOWER SASH (EXISTING LOWER SASH IS NOT ORIGINAL)
- SEE ATTACHED SKETCH FOR MEETING RAIL DETAIL

DOOR AND WINDOW INFORMATION

NO SCALE

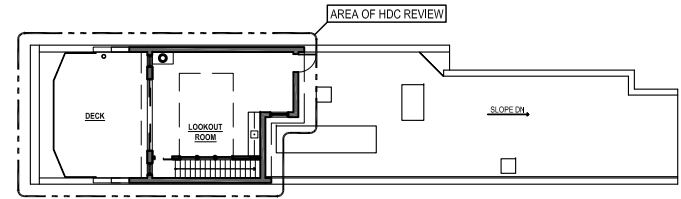


LOT DIMENSION	
FRONTAGE	22 FEET
DEPTH	124 FEET

FLOOR LEVEL	BUILDING AREA				
	EXISTING	EXISTING Accessory	NEW	NEW Accessory	TOTAL
BASEMENT	1736				1736
GROUND	2037				2037
GARAGE		540			
SECOND	2255		95		2350
SECOND DECK		404			
THIRD	2125		95		2220
FOURTH (ROOF)			514		514
ROOF DECK				377	
	8153	944	704	377	8857

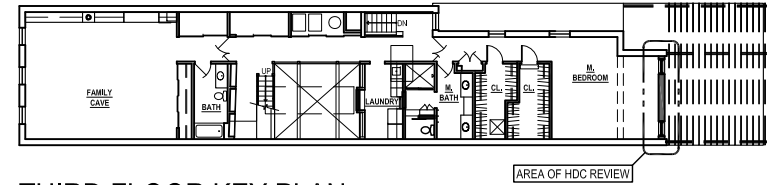
BUILDING AREA

NO SCALE



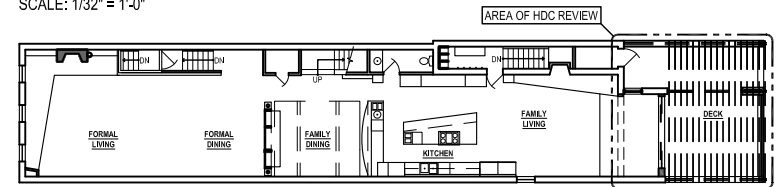
ROOF LEVEL KEY PLAN

SCALE: 1/32" = 1'-0"



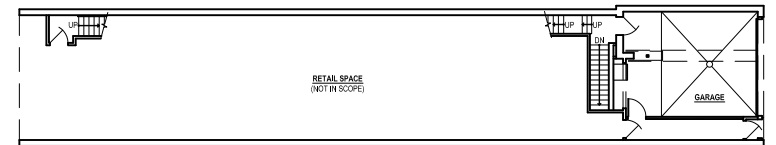
THIRD FLOOR KEY PLAN

SCALE: 1/32" = 1'-0"



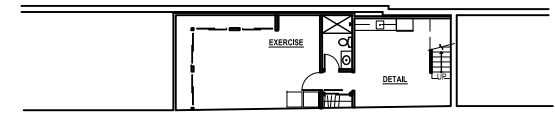
SECOND FLOOR KEY PLAN

SCALE: 1/32" = 1'-0"



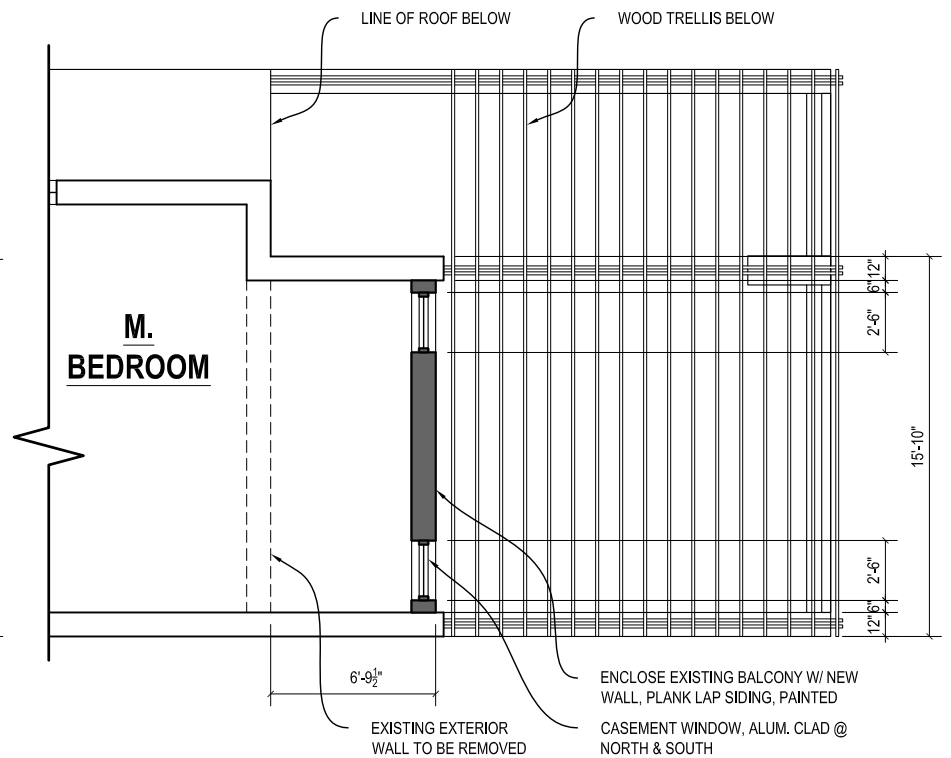
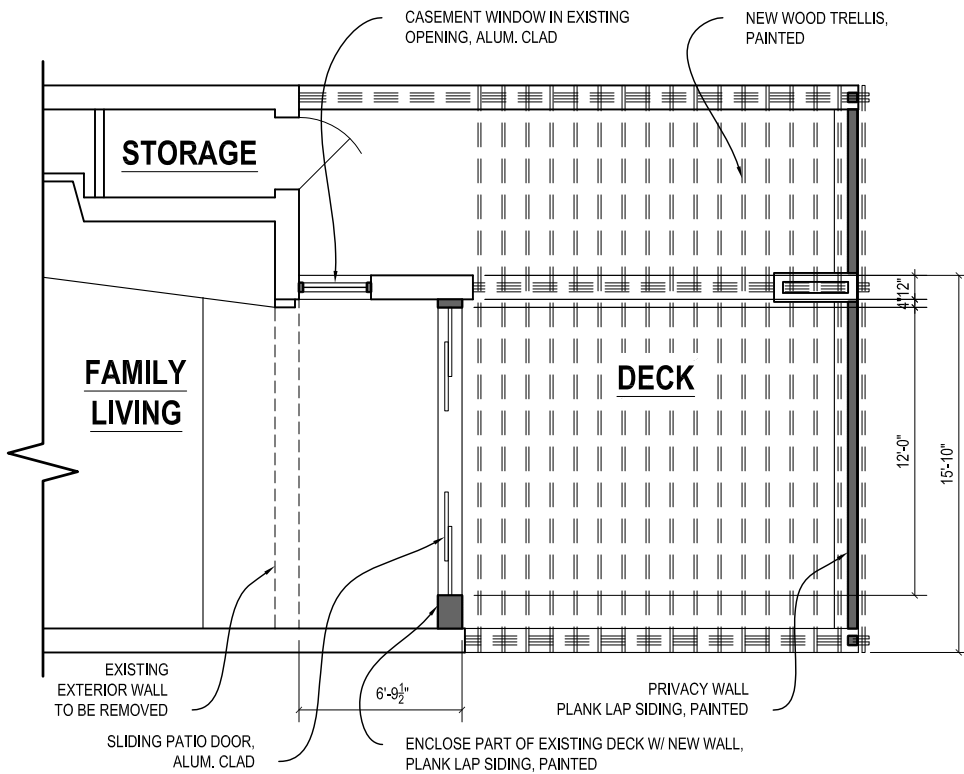
FIRST FLOOR KEY PLAN

SCALE: 1/32" = 1'-0"



BASEMENT KEY PLAN

SCALE: 1/32" = 1'-0"

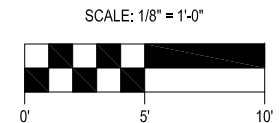
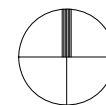


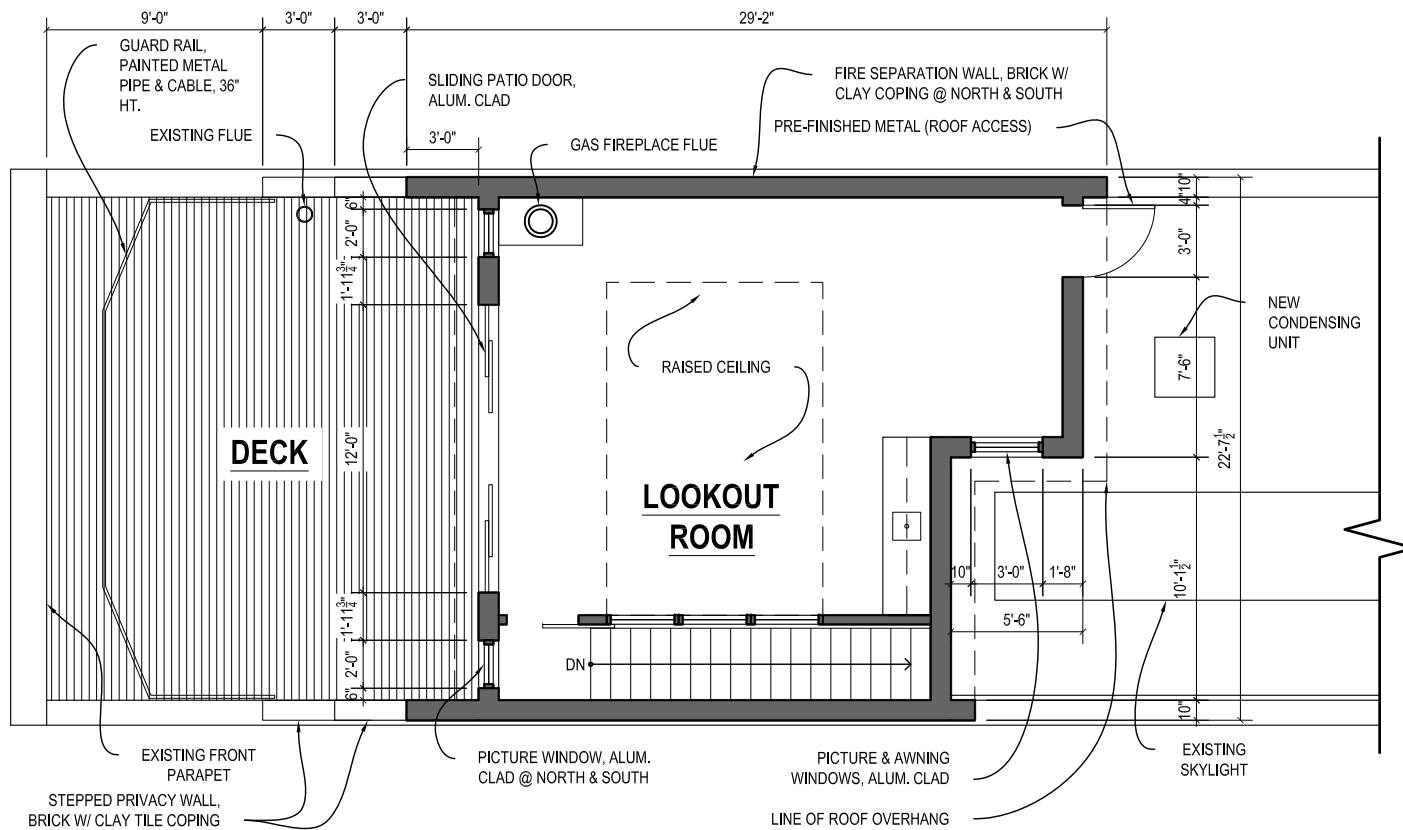
AREA OF HDC REVIEW:
PROPOSED SECOND FLOOR PLAN, ENLARGED

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

AREA OF HDC REVIEW:
PROPOSED THIRD FLOOR PLAN, ENLARGED

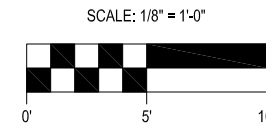
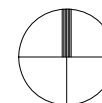
SCALE: 1/8" = 1'-0"





AREA OF HDC REVIEW:
 PROPOSED ROOF LEVEL PLAN, ENLARGED

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





EXISTING CONDITIONS, VIEW FROM WEST (MAIN STREET)

NO SCALE



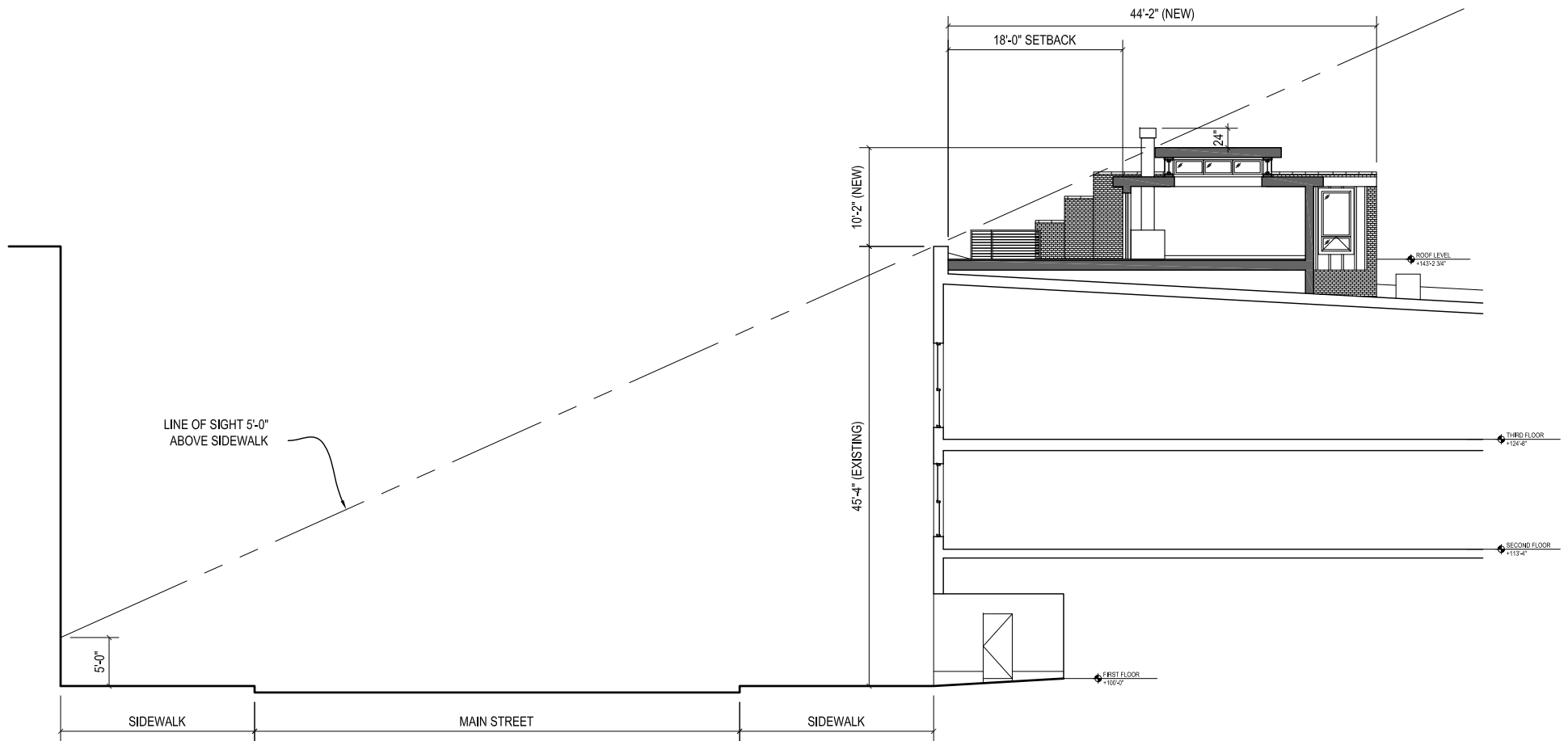
EXISTING CONDITIONS, VIEW FROM SOUTHEAST (ALLEY)

NO SCALE



EXISTING CONDITIONS, VIEW FROM NORTH (ROOF)

NO SCALE



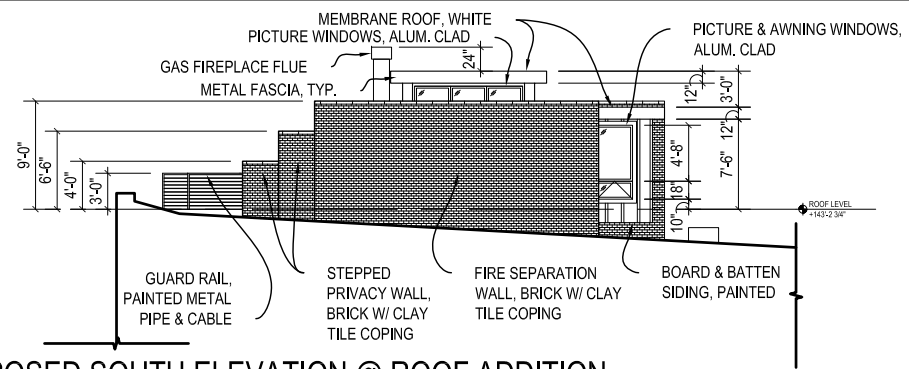
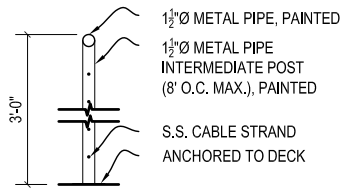
PROPOSED CONDITIONS, EAST-WEST STREET SECTION

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



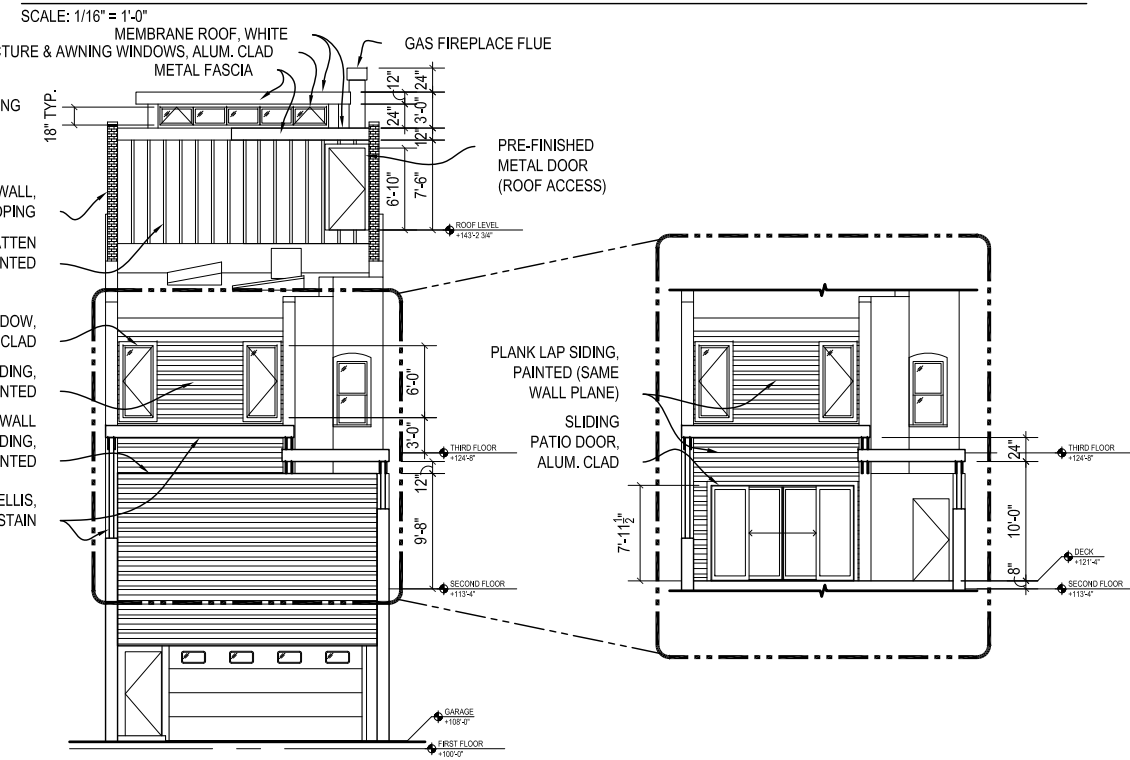
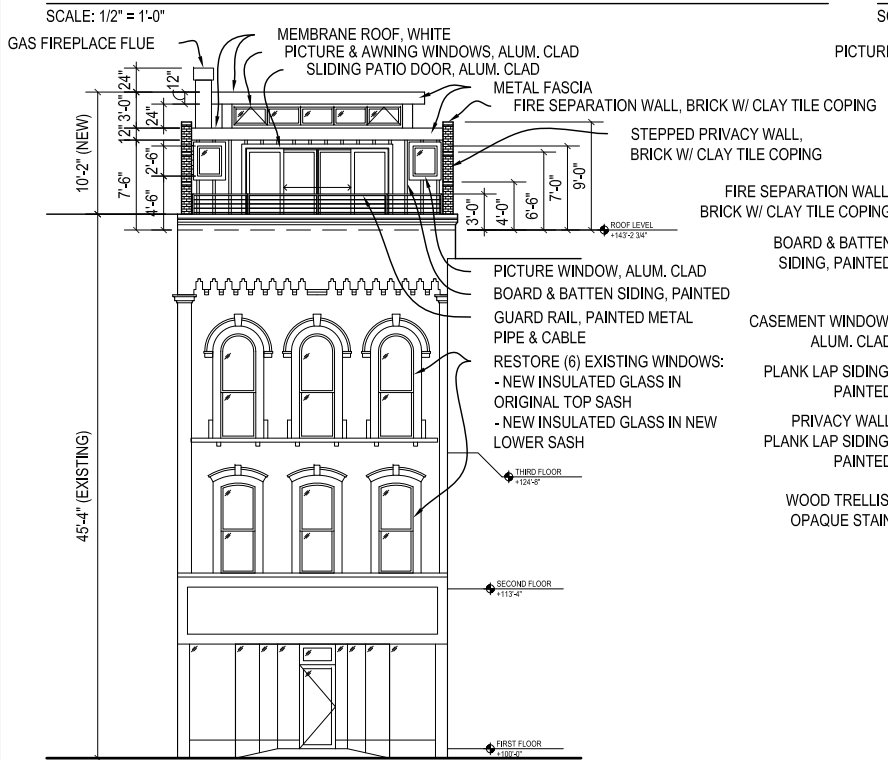
PROPOSED CONDITIONS, VIEW FROM WEST (MAIN STREET)

NO SCALE



PROPOSED SOUTH ELEVATION @ ROOF ADDITION
 (VIEW @ PARTY WALL, NORTH ELEVATION SIM.)

DETAIL: METAL GUARD RAIL @ ROOF ADDITION, WEST



PROPOSED WEST ELEVATION

PROPOSED EAST ELEVATION

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

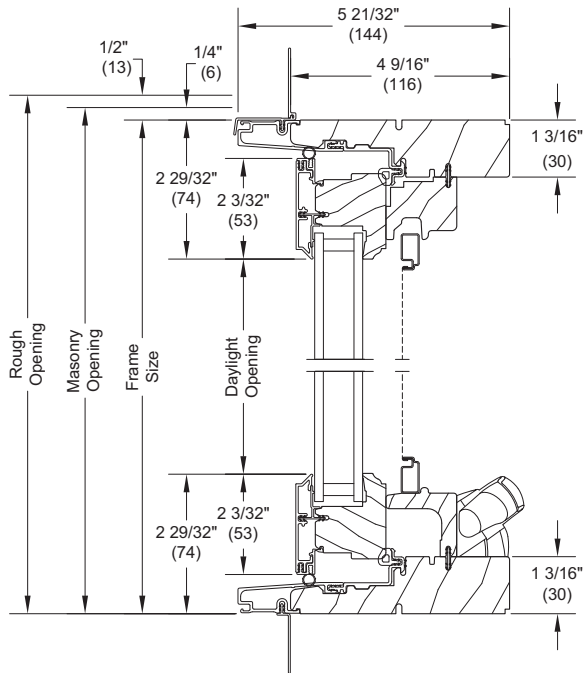
SCALE: 1/16" = 1'-0"

Clad Ultimate Casement, Awning and Picture

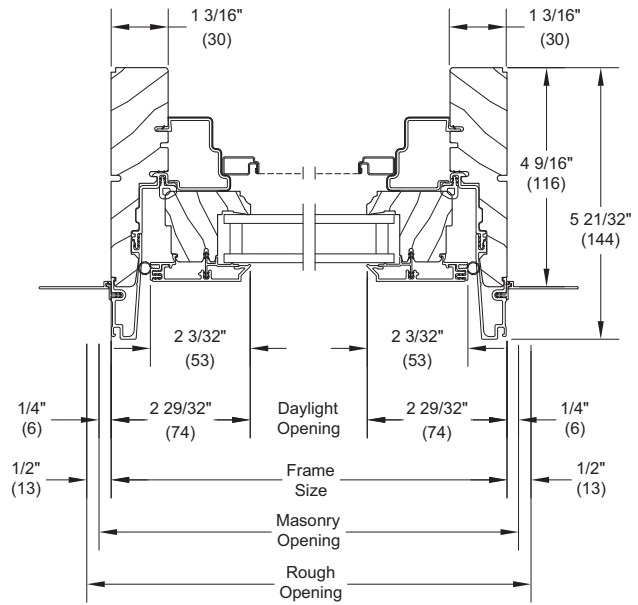
Section Details: Operating/Stationary/Picture - 1" (25) IG

Scale: 3" = 1' 0"

Operating

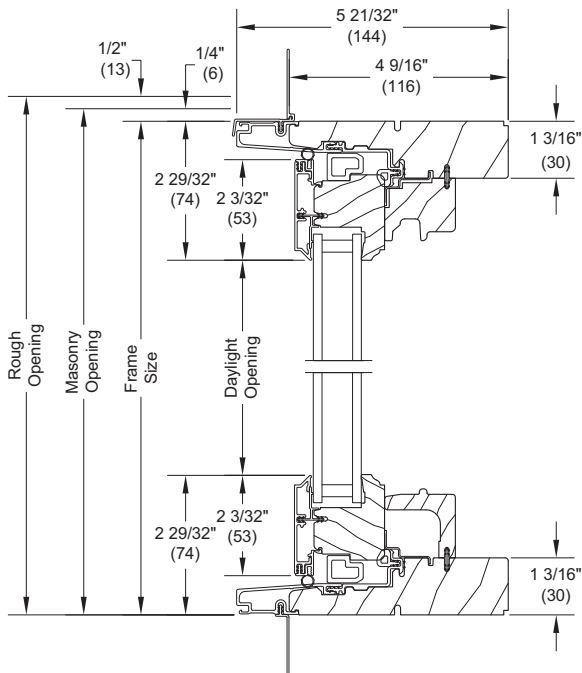


Head Jamb and Sill

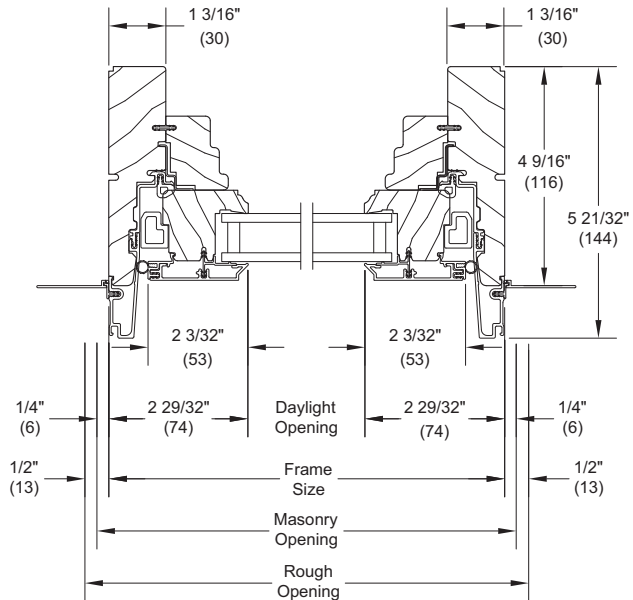


Jambs

Stationary/Picture



Head Jamb and Sill

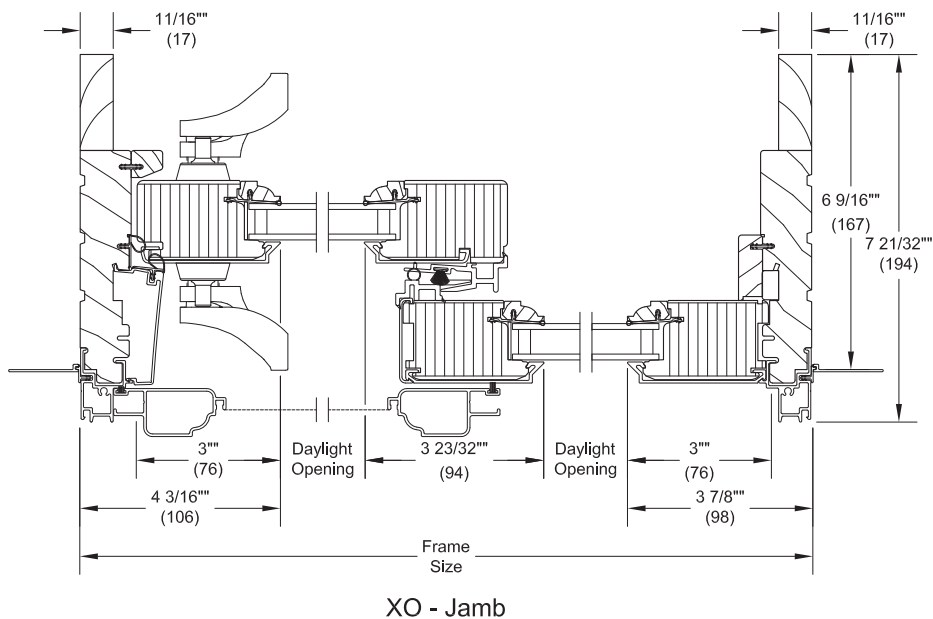
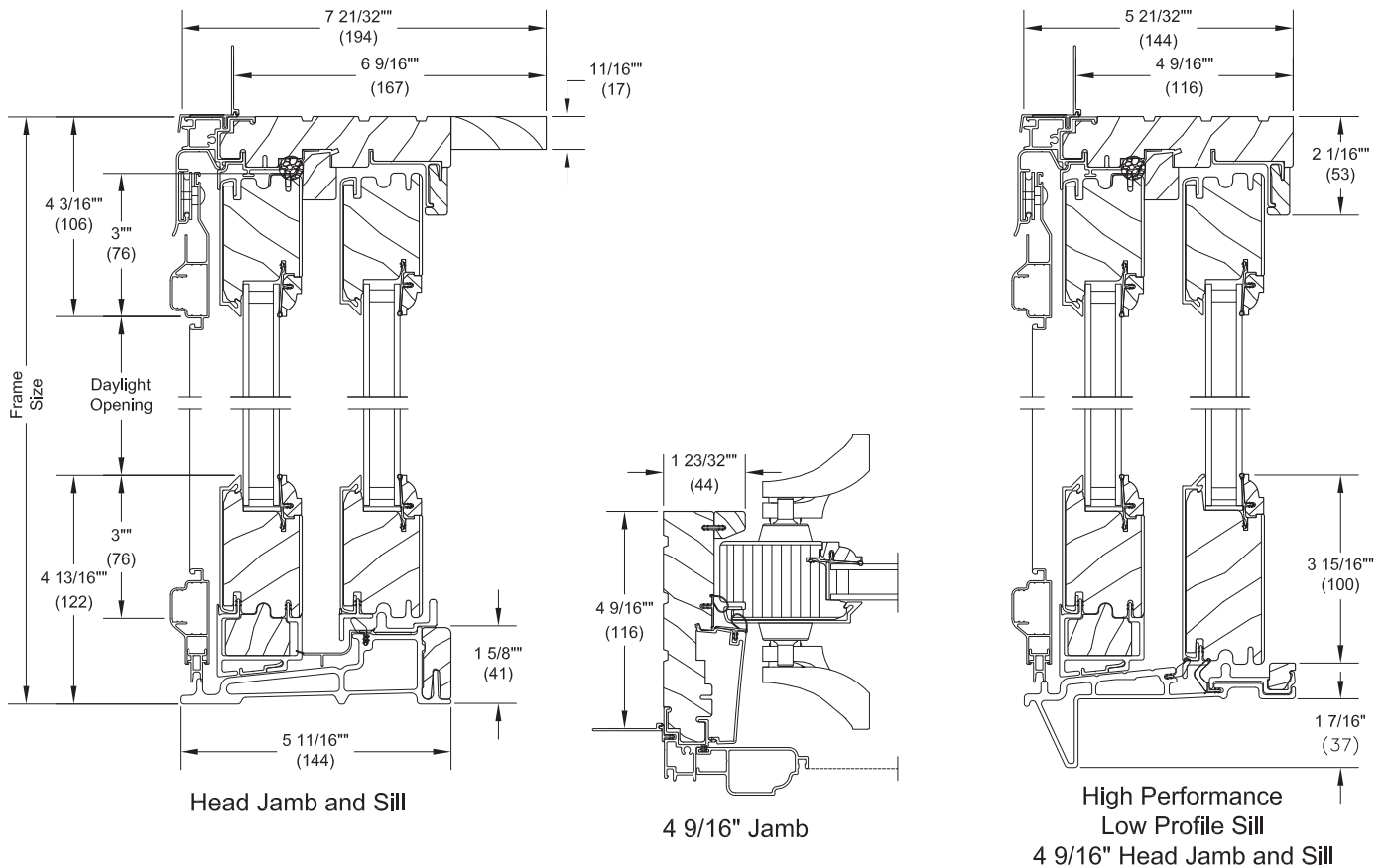


Jambs

Clad Ultimate Sliding French Door and Clad Sliding Patio Door

Sliding Patio Section Details: Operating

Scale: 3" = 1' 0"



NOTE: CE mark is not available with low profile sill.

Drawn By: HBDS (G.A.J.)

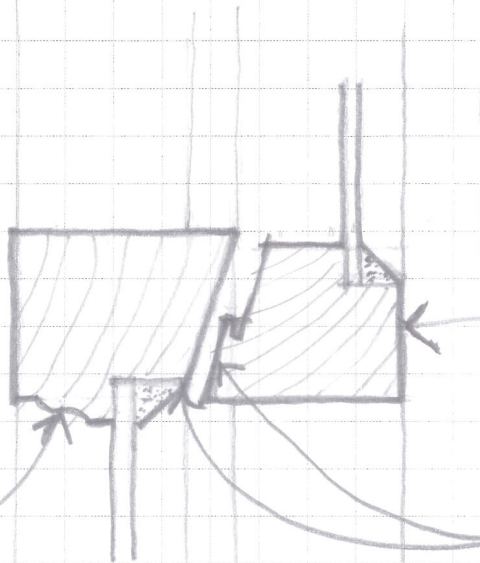
Project: 211 S. MAIN ST, ANN ARBOR, MI 48104

Date: 11.20.14

Subject: EXISTING CONDITIONS: 6 WINDOWS ON WEST FACADE

INTERIOR

NON-ORIGINAL
LOWER SASH
(SHARP EDGES
& PROFILES
LITTLE PAINT
BUILD-UP)



EXTERIOR

ORIGINAL UPPER
SASH (ROUNDED,
WORN EDGES & PROFILES,
HEAVY PAINT BUILDUP)

MISMATCHED
MATING SURFACES

MEETING RAIL