

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 314 South Main, Application Number HDC12-008

DISTRICT: Main Street Historic District

REPORT DATE: February 2, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 6, 2012 for the Thursday, February 9, 2012 HDC meeting

OWNER

Name: 312 SMS, LLC
Address: 48033 Manorwood
 Northville, MI 48168
Phone: (734) 222-0202

APPLICANT

Marygrove Awning Co.
 12700 Merriman Rd
 Livonia, MI 48150
 (734) 422-0957

BACKGROUND: This storefront occupies the southern end of the building containing 312 to 316 S. Main Street. It was built in 1941 and was originally occupied by Sears Roebuck & Co. In January 1996, the Historic District Commission approved plans for the remodeling of the facade.

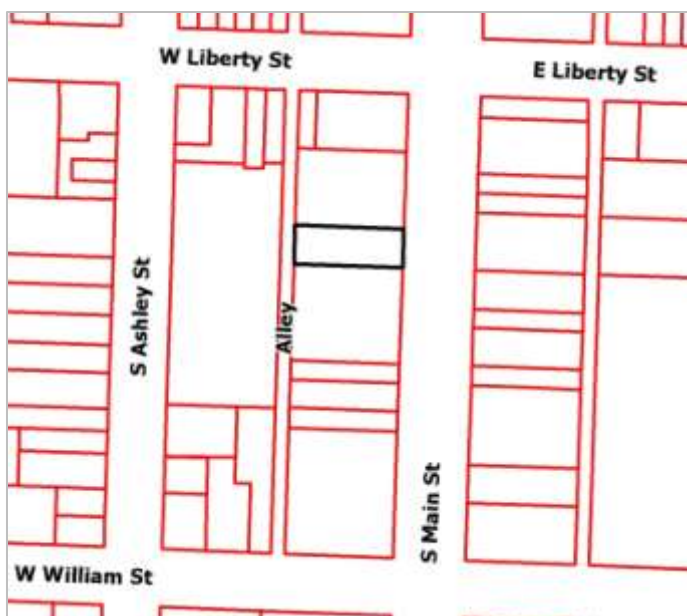
LOCATION: The two-story building is located on the west side of South Main Street in the middle of the block, between West Liberty and West William Streets.

APPLICATION: The applicant seeks HDC approval to install one new decorative canvas awning over the main entrance to provide some protection from the elements and to better identify the entrance to the building. The proposed awning is rectangular with an arched top, and the color is black. The profile is two feet two inches high, by nine feet five inches wide, by five feet deep.

APPLICABLE REGULATIONS:

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

- (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.

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

Storefronts

Not Recommended: Introducing a new design that is incompatible in size, scale, material, and color.

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

STAFF FINDINGS:

1. The four storefront entrances on this building are a modern design and do not contribute to the historic character of the building. The awning design proposed is non-traditional. Per the detail, the awnings would be appropriately mounted below the existing vertical sign and above the front entrance. The drawings indicate that the awning will be mounted to the non-historic part of the storefront façade.
2. Staff feels that the proposed awning is appropriate for this site and meets the *Secretary of the Interior's Standards* and guidelines.

POSSIBLE MOTIONS: (Note that the motions are only suggested. 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 issue a certificate of appropriateness for 314 South Main Street, a contributing structure in the Main Street Historic District, for the application to install a storefront awning. The work is generally 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 2 and 9 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 314 South 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, photographs

314 South Main Street, (April 2007 photos)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES PLANNING SERVICES
 100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 t. 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: 314 S. Main St.

Historic District: Main Street Historic District

Name of Property Owner (if different than the applicant):
Dr. Rahmani, 312 SMS, LLC

Address of Property Owner: 48033 Manorwood, Northville, MI 48168

Daytime Phone and E-mail of Property Owner: 734-222-0202 or laura@melangebistro.com

Signature of Property Owner: [Signature] Date: 1/12/12

(Laura Wanke, Owner Agent)

Section 2: Applicant Information

Name of Applicant: Rachel M. Falaher, Marygrove Awning Co.

Address of Applicant: 12700 Merriman Rd, Livonia, MI 48150

Daytime Phone: (734) 422-7110 Fax: (734) 422-0957

E-mail: rfalaher@marygrove.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 1/17/12

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 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: [Initials]

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

1. Provide a brief summary of proposed changes. _____

Installation of 1 awning over main entrance.

2. Provide a description of existing conditions. _____

No protection (over area approaching main entrance) sheltering from rain, etc. Vertical sign also exists, mounted above door. (see photo attached).

3. What are the reasons for the proposed changes? _____

Protection from the elements, illumination of entrance under canopy, and signage for better identification of entrance.

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: 1/20/12 Application to _____ Staff or X HDC
Project No.: HDC 12-008 Fee Paid: \$100
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 2/9/12
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial
Staff signature: _____ HDC NTP _____ Staff COA
Comments:



S. MAIN ST.

Ann Arbor Charter Township, MI 48104



AWNING LOCATION

MELANGE

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Imagery Date: 5/9/2010

1992

42° 16' 44.31" N 83° 44' 54.90" W ele

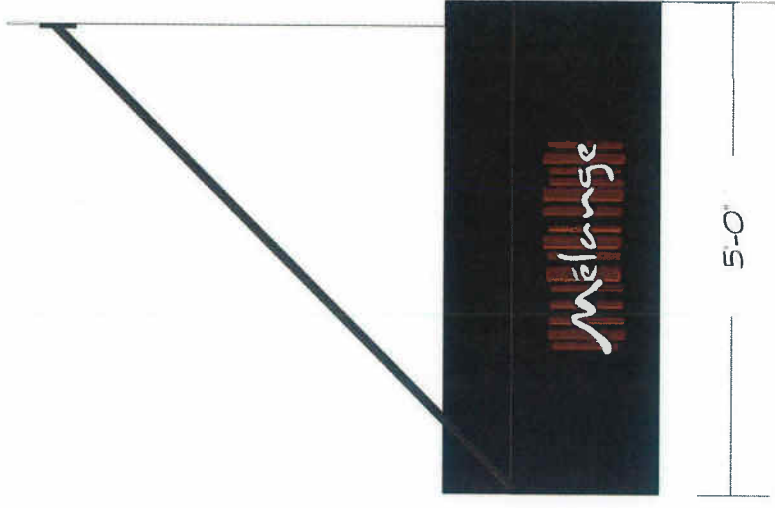
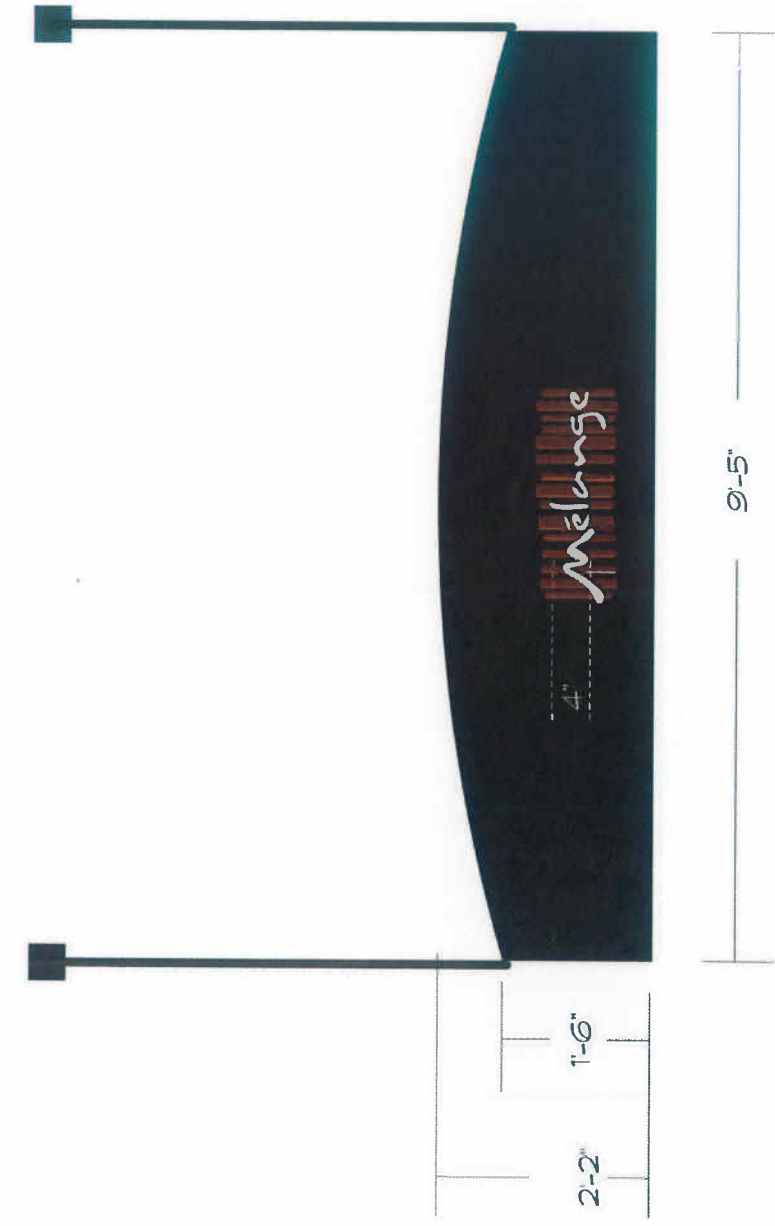
(EXISTING FACADE)



PROPOSED FACADE/AWNING



Marygrove
AWNINGS
DALE BACHE
ACCOUNT REPRESENTATIVE
734-855-9320



LOGO ART IS 10" x 26" = 1.8 sf EACH SIDE

1.8 x 3 = 5.4 sf TOTAL SIGN AREA