

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 315 South Main Street; HDC18-264

DISTRICT: Main Street Historic District

REPORT DATE: December 13, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 10, 2018

OWNER

Name: 315 SMS, LLC
Address: 19727 Allen Road, Suite 1
 Brownstown, MI 48183
Phone: (617) 335-1486

APPLICANT

Mitchell and Mouat Architects, IHC
 113 S. Fourth Street
 Ann Arbor, MI 48104
 (734) 662-6070

BACKGROUND: 315 S Main was the site of a two story brick house until 1962, when the current storefronts were built. Bertha Muehlig lived her entire life (1874-1955) in the house, and she was the third owner of the store at South Main and Washington that opened in 1865 as Bach and Abel, and later, Muehlig's. Muehlig's closed in 1980.

In 2016, the HDC approved a new six-story building, which is currently under construction.

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

APPLICATION: The applicant seeks HDC approval to remove a center recessed entrance in the middle bay of the building, remove four vertical mullions on the large display windows and transoms on the two storefronts, and shift the front door on the southern lobby bay.

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 (other SOI Guidelines may also apply):

Storefronts

Recommended: Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

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

Building Site

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Storefronts

Appropriate: Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or may be a new design that is compatible with the size, scale, and material of the historic building. New designs should be flush with the façade and be kept as simple as possible.

STAFF FINDINGS:

1. The building has previously been addressed 315 (north storefront), 317 (center storefront), and 321 (lobby entrance to upper floors). A tenant has leased both of the storefronts, making two entrances unnecessary. The recessed entry is proposed to be removed from the plans for 317, and replaced with a display window that matches the flanking ones. The entire 317 storefront would be flush.
2. The approved plans show two vertical mullions through the transom and display windows on each bay that are proposed to be removed to allow a larger expanse of display glass. The recessed entry would be unchanged. Though losing the mullions removes a small vertical element that plays well with the upper stories of the building, larger expanses of storefront glass are compatible with the building and surrounding storefronts.
3. The door on 321 is shown centered between two side windows on the original approved plan, and is proposed to be shifted to the left with the windows on the south side.
4. Staff believes the proposed work is compatible with, and does not diminish the character of, surrounding historic buildings in the Main Street Historic District, and meets the

Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.

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 Commission issue a certificate of appropriateness for the application at 315 South Main Street, a non-contributing property in the Main Street Historic District, to remove a center recessed entrance in the middle bay of the building, and remove four vertical mullions on the large display windows and transoms on the two storefronts, 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 *Ann Arbor Historic District Design Guidelines* for storefronts and *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 and building site.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 315 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, background information, drawings

315-321 South Main Street (July 2018)



Renderings from plans approved in 2016





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 jtthacher@a2gov.org
 Fax: 734.994.8460

| OFFICE USE ONLY | |
|-----------------|-------------|
| Permit Number | HDC# _____ |
| | BLDG# _____ |
| DATE STAMP | |
| | |

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

| | | |
|--|---------------------------------|---|
| NAME OF PROPERTY OWNER Dr. Reza Rahmani | | HISTORIC DISTRICT Main Street |
| PROPERTY ADDRESS 315 S. Main | | CITY ANN ARBOR |
| ZIPCODE | DAYTIME PHONE NUMBER () | EMAIL ADDRESS |
| PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) | | CITY STATE, ZIP |

PROPERTY OWNER'S SIGNATURE

| | | |
|--------------------|---------------------|---------------|
| SIGN HERE → | PRINT NAME → | DATE → |
|--------------------|---------------------|---------------|

APPLICANT INFORMATION

| | | | |
|---|-------------------------|---|--------------------------|
| NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Mitchell and Mouat Architects, Inc. | | | |
| ADDRESS OF APPLICANT 113 S. Fourth Avenue | | | CITY Ann Arbor |
| STATE Mi | ZIPCODE 48104 | PHONE / CELL # (734) 662-6070 | FAX No () |
| EMAIL ADDRESS rmitchell@mitchellandmouat.com | | | |

APPLICANT'S SIGNATURE (if different from Property Owner)

| | | |
|--------------------|--|-------------------------------|
| SIGN HERE → | PRINT NAME → x Richard W. Mitchell | DATE → 10-08-18 |
|--------------------|--|-------------------------------|

BUILDING USE - CHECK ALL THAT APPLY

| | | | | | |
|--|---------------------------------|---------------------------------|--|--|--|
| <input type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> DUPLEX | <input type="checkbox"/> RENTAL | <input type="checkbox"/> MULTIPLE FAMILY | <input checked="" type="checkbox"/> COMMERCIAL | <input type="checkbox"/> INSTITUTIONAL |
|--|---------------------------------|---------------------------------|--|--|--|

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Please see attachment "A"

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Please see attachment "A"

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

Historic District Commission
City of Ann Arbor

Re: 315 S. Main

ATTACHMENT A

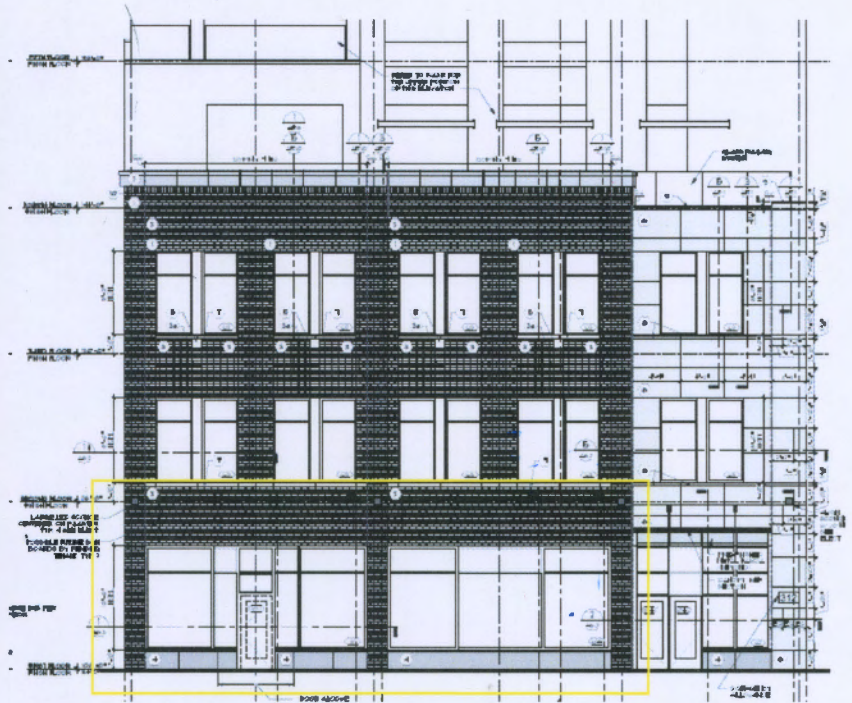
Proposed Work

Describe in detail each proposed exterior alteration, improvement and/or repair:

315 S. Main is a new building in the Main Street Historic District that is under construction. The grade level storefront was approved by the Ann Arbor HDC prior to the issuance of building permits.

Since that time, a tenant for the grade level storefront has been secured that plans to occupy both of the two storefront bays. The approved plan had anticipated two tenants.

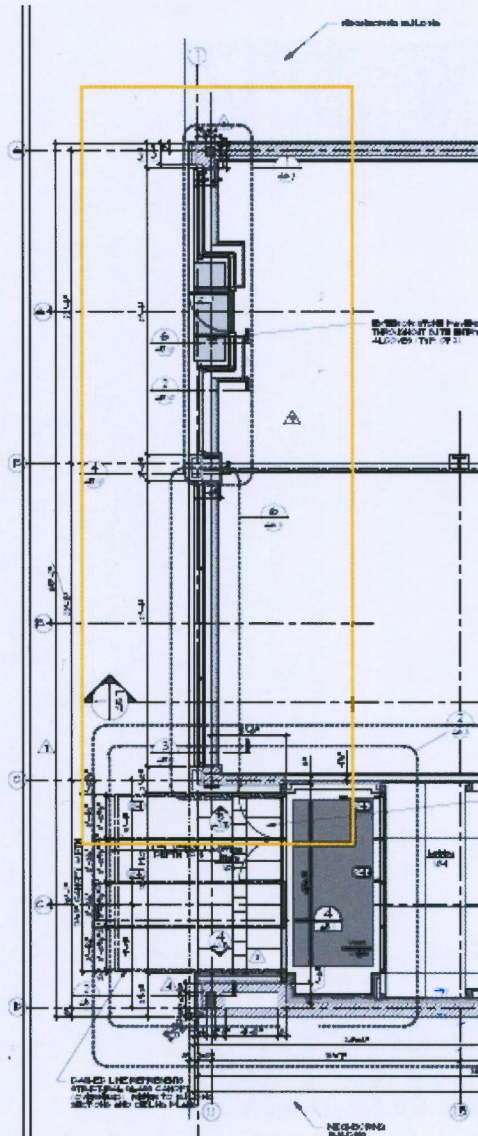
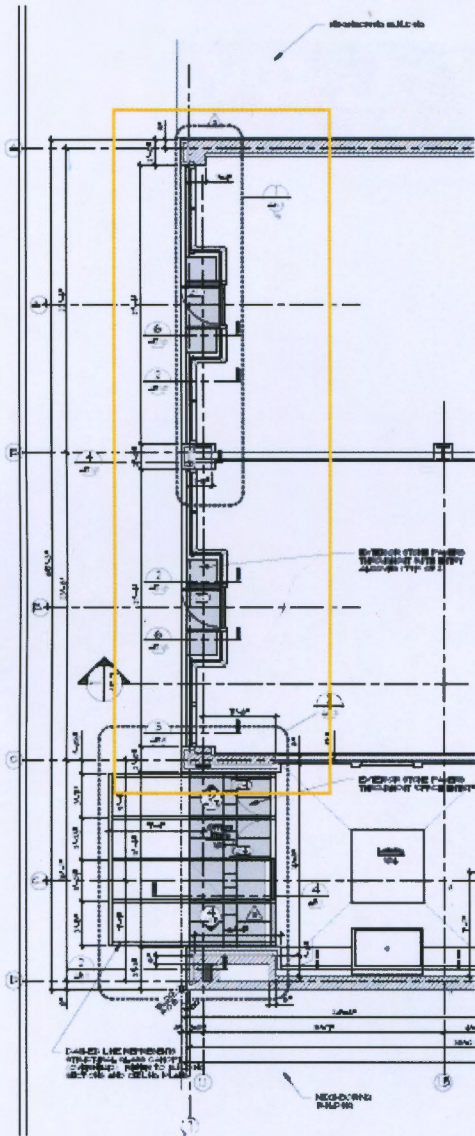
Because the tenant prefers a single entrance and more broad display windows it has been requested that the southern most of the two recessed entrances be eliminated and the number of vertical mullions be reduced. Please see the approved image (left) and the proposed (right) below:



In plan, the approved recess at the south entry (pictured below) is proposed to be eliminated as well (also pictured below):

Left, below:
Main Street plan as approved.

Right, below:
Main Street plan as proposed.



Describe conditions that justify the proposed changes:

The tenant for the street level retail space at 315 S. Main is The M Den, a sports apparel retailer. The M Den will occupy the entire first floor.

For security reasons, a single point of entry and egress is desired. Because the approved entry was recessed, simply removing the south entry door would have resulted in a dead-end alcove on Main Street.

The M Den plans to display merchandise on Main Street and would like to have a few interruptions as possible.