

## MEMORANDUM

To: Historic District Commissioners

From: Jill Thacher, Historic Preservation Coordinator

Date: September 8, 2016

Re: Revisions to 315 S. Main application HDC16-157

Revisions were resubmitted for the application at 315 South Main Street to demo a noncontributing building and replace it with a new structure. Please reference the detail provided in the addendum by the applicant. The revisions include:

1. A heavier cornice profile at level 3.
2. More uniform coloration of the Mankato stone.
3. Modified window aspect ratio on floors 4-6 and sun shades on the west-facing windows.
4. Larger terrace setbacks from the front parapet.
5. Added south elevation recesses to break up the wall surface visually.

Staff believes the revisions to the project are appropriate and responsive to concerns of the HDC expressed at the August 11, 2016 meeting. For the applicable standards and guidelines, please see the attached August 11 Staff Report.

**POSSIBLE MOTION:** (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 S. Main Street, a contributing property in the Main Street Historic District, to demolish the existing one-story building and construct a six-floor mixed-use building, as revised by the applicant for the September 8, 2016 Historic District Commission meeting. The revised work compatible in exterior design, arrangement, texture, material and relationship to adjacent and surrounding buildings and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings* and the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to New Construction in Historic Commercial Settings.

Attachments: Revised drawings dated September 8, 2016; and the August 11, 2016 Staff Report, application, and attachments.