



APPROVED MINUTES OF THE REGULAR SESSION OF THE HISTORIC DISTRICT COMMISSION OF THE CITY OF ANN ARBOR Thursday, February 14, 2008.

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Commissioners Present: Sarah Shotwell, Diane Giannola, Robert White, Jim Henrichs and Kristina Glusac **(5)**;
Commissioners Absent: Michael Bruner and Sarah Ellen Ramsburgh **(2)**

Staff Present: Jill Thacher, HDC Coordinator/Planner II, Kristine Kidorf, Kidorf Preservation Consulting and Brenda Acquaviva, Administrative Support Specialist V, Planning and Development Services **(3)**

CALL TO ORDER: Commissioner White called the meeting to order at 7:02 p.m.

ROLL CALL: Quorum satisfied.

APPROVAL OF THE AGENDA:

Moved by Commissioner Henrichs, Seconded by Commissioner Shotwell **“to approve the agenda as presented.”**

On a Voice Vote – MOTION TO APPROVE - PASSED - UNANIMOUS

A - HEARINGS

A-1 309 SOUTH MAIN STREET - MSHD

BACKGROUND: Long familiar as Dietzel’s Shoe Store, the storefront on this 1916 building was formerly recessed with show windows on either side. After Dietzel’s closed, the storefront was removed and boarded up. In January 1992, the Commission granted permission to remodel the storefront by bringing it out flush with the front of the building in a wood framed design that matches that of #311 next door.

The large neon sign on the front façade has changed with the tenants. As Dietzel’s, the five vertical blocks read SHOES (see attached 1973 survey photo). Later, as City Grill and other entertainment venues, it said DANCE (1992 photo). The most recent tenant, Improv Inferno comedy club, changed it to LAUGH. Appropriate modifications to the sign may be approved at the staff level.

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

APPLICATION: Approval is requested to replace the existing non-original storefront, which was installed around 1992, with a new wood-and-glazing storefront. A new main-floor wood-and-glazing entrance door would be installed, and the exterior door to the stairwell to the upper floors would be eliminated.

STAFF FINDINGS:

- 1. If this work is undertaken, the stair to the upper floors would be accessed from the interior of the first floor, instead of its current configuration from the street.

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- 2. The new storefront would be slightly narrower than the existing one, which extends to the neighboring building to the south, and nearly so to the north. The new opening is shown on the drawings as aligned with the decorative rectangular band of raised bricks that is above the storefront and below the windows. This is more appropriate than the existing design which obscures some of the masonry.
- 3. The proposed storefront, including the removal of one door and the replacement of another, is simple and compatible with the building and neighboring buildings, and an appropriate design for a non-original storefront.

Owner/ Address: Shaw Restaurants, Inc (Leasee), Mark Shaw, 969 Skyevale Dr, NE, Ada, MI 48104

Applicant: Rockford Construction, Randy VanderHoff, 5540 Glenwood Hill Pkwy Grand Rapids, MI 49512

Review Committee: Commissioners ~~Henrichs~~ White and Glusac visited the site.

Commissioner Glusac – I agree with the staff report. The proposed store front is appropriate. The only question I have is the drawing and if it can be changed regarding the elevation. The masonry on the storefront continues on the drawing . Not sure if they were able to investigate any further? A question I had for the applicant.

Commissioner White – Concurs with Commissioner Glusac.

Applicant Presentation: Mr. Randy Vanderhoff was present speak on behalf of the application. He is a project executive for Rockford Construction Company (the general contractor). He stated that the question Commission Glusac raised concerning the brick – the elevation is the same, but questioned how to do the changes for aesthetic changes because there are two kinds of brick on the frontage. He suggested bringing the entire band out to make it consistent. The door openings or window sizes would not be changed.

J. Thacher – To clarify – you submitted something different than what you are suggesting. (Yes, because we don't think the architect researched this. We can do what we've submitted, but aesthetically, it might look better bringing this out to the corners instead.) Since you've applied, this is what is being considered. If you want to change this, it will have to be resubmitted (No, we can do what is submitted.)

Questions of the Applicant by the Commission:

Commissioner Henrichs – In the exterior elevation at the proposed entry door – that unidentified 'white' space there? What is going to go in there? (Petitioner – It would be the wood to match the front.) Solid wood with no glass? (Yes. Approximately 12 to 14 inches.) The door will be recessed? (Yes, approximately 5 feet.) The existing windows stay? (Yes.)

Audience Participation: None.

Discussion by the Commission:

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MOTION

Moved by Commissioner Glusac, Seconded by Commissioner Giannola, “**that the Commission issue a Certificate of Appropriateness for the application at 309 South Main Street in the Main Street Historic District to replace the existing non-original storefront with a new storefront per the submitted drawings. 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 standards 2 and 9.***”

On a Voice Vote – MOTION PASSED – *UNANIMOUS (Application Approved)*

B - OLD BUSINESS – None.

C - NEW BUSINESS –

C-1 Annual Report – Coordinator Thacher passed out an annual report according to the rules of the by-laws. If these are approved by the Commission, these will be sent to City Council. Ms. Thacher suggested that the by-laws be changed to reflect that the ‘Annual Report’ now be done in February, and the Commission could review that along with the by-laws at the same time. The Commission was in agreement with this.

AUDIENCE PARTICIPATION – GENERAL – None.

D - APPROVAL OF MINUTES –

D-1 Draft Minutes of the January 2008 Regular Session were not available at the time of meeting. (These are postponed until the March, 2008 Regular Session.)

E - REPORTS FROM COMMISSIONERS – None.

F - ASSIGNMENTS –

Monitor:

F-1 309 South Main Street - Commissioner Giannola

F-2 Review Committee – For the March 13, 2008 Regular Session – Commissioner’s White and (undetermined) will meet Coordinator J. Thacher on Monday, March 10, 2008, tentatively at 2:00 p.m.

G – STAFF ACTIVITIES REPORT

G-1 Staff Activities Report – In January there were 8 applications; 1 went to the HDC, the other 7 were approved by staff for 100 percent approval.

HDC – February 14, 2008

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157 **G-2 Retreat** – 9 to 1 at the Kemp House. Pat Austin has agreed to come back. We
158 will do breakfast instead of lunch and try to keep the entire retreat just in the a.m.
159 March 8, 9:00 a.m.

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161 **H - CONCERNS OF COMMISSIONERS** – None.

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164 **J - COMMUNICATIONS** – None.

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166 *The Meeting was adjourned at 7:30 p.m. without objection.*

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168 ***SUBMITTED BY: Brenda Acquaviva, Administrative Service Specialist V, Planning and***
169 ***Development Services.***