

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 106 South Main Street, Application Number HDC12-056

**DISTRICT:** Main Street Historic District

**REPORT DATE:** April 30, 2012

**REPORT PREPARED BY:** Katie Remensnyder, Interim Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, May 7 for the Thursday, May 10, 2012 HDC meeting

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Dahlmann Florida Corporation	Momus, Inc
<b>Address:</b> 300 S. Thayer Ann Arbor, MI 48104	211 S. Fourth St. Ann Arbor, MI 48104
<b>Phone:</b> (734) 761-7600	(734) 998-0098

**BACKGROUND:** This seven-story, Beaux-Arts commercial building features an elaborate entablature, stone escutcheons, quoins, and window trim, and fluted columns. The ornate cornice was recently restored. This contributing building in the Main Street Historic District is known as the Glazier Building. It was built in 1906 and was originally occupied by the First National Bank of Ann Arbor. The proposed project is in a three story addition that was added to the southern elevation in 1908 and was first occupied by the W. Goodyear & Co. dry goods store. The storefront was infilled with windows during the mid- to late-1970s.

**LOCATION:** The site is located on the southwest corner of the Huron and Main Street intersection.

**APPLICATION:** The applicant seeks HDC approval to remove the existing infill windows and install a new storefront door and window openings.

#### **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.

- (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:* Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

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:* Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

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; using new illuminated signs.

**STAFF FINDINGS:**

1. Historic photographs of the Glazier Building show a commercial storefront at this location. The storefront appears to have spanned nearly the entire width of the building and was covered by a large awning. By 1973 the storefront had been narrowed but an entrance was still present. Between 1973 and 1992 the entire storefront was infilled with large windows and stone blocks.
2. The proposed storefront will be the same width as the windows that are currently installed. It consists of a central door surrounded by a large window on each side and smaller windows above.
3. Installation of the storefront will involve removing the non-historically significant infill windows and stone blocks. All of the surrounding historic materials will be left in place and the historical integrity of the building will not be harmed.
4. The proposed storefront is appropriately scaled and its placement in a previously infilled area is appropriate. On the provided photographic mock-up and schematic sketch, the

storefront appears to be compatible in size, materials, and color to the building. The storefront also appears to be well balanced and does not detract from the character defining features of the building.

5. Staff recommends approval of the proposed commercial storefront. The proposed storefront 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*, in particular standards 1, 2, and 9, and the guidelines for storefronts.

**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 106 South Main Street, a contributing property in the Main Street Historic District, to install a new commercial storefront. The proposed work is 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 1, 2, and 9 and the guidelines for storefronts.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 106 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.

106 South Main Street (April 2007 photo)





HD @ 12-056



City of Ann Arbor

4-20-12

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue | 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: 106 S. MAIN STREET

Historic District: Main Street

Name of Property Owner (If different than the applicant):

Dahlmann Florida Corporation

Address of Property Owner: 300 S. THAYER / or 668-2824 - ex 23

Daytime Phone and E-mail of Property Owner: 734 761-7600, smilne@annarboroffice.com

Signature of Property Owner: Susan Milne Date: 4/18/12  
Owner's agent Exec. V.P. - Dahlmann Properties

Section 2: Applicant Information

Susan Milne

Name of Applicant: MOMUS, INC (TODD MATTHEWS)

Address of Applicant: 211 S. FOURTH AVE, SUITE 1A

Daytime Phone: (734) 998 0098 Fax: (734) 996 8899

E-mail: todd@momusinc.com

Applicant's Relationship to Property:  owner  architect  contactor  other

Signature of applicant: [Signature] Date: 4.19.12

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: sm

scanned

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

1. Provide a brief summary of proposed changes. Removal of existing infill windows & installation of traditional storefront door / window entry for commercial space, at sidewalk

2. Provide a description of existing conditions. Traditional storefront entry was infilled w/ windows and stone sill. No access to Main Street

3. What are the reasons for the proposed changes? To provide pedestrian access and create a store front on Main Street

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

~~XXXXX~~ DRAWINGS OF PROPOSED ALTERATION & PHOTOS

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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

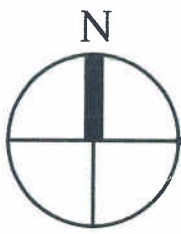
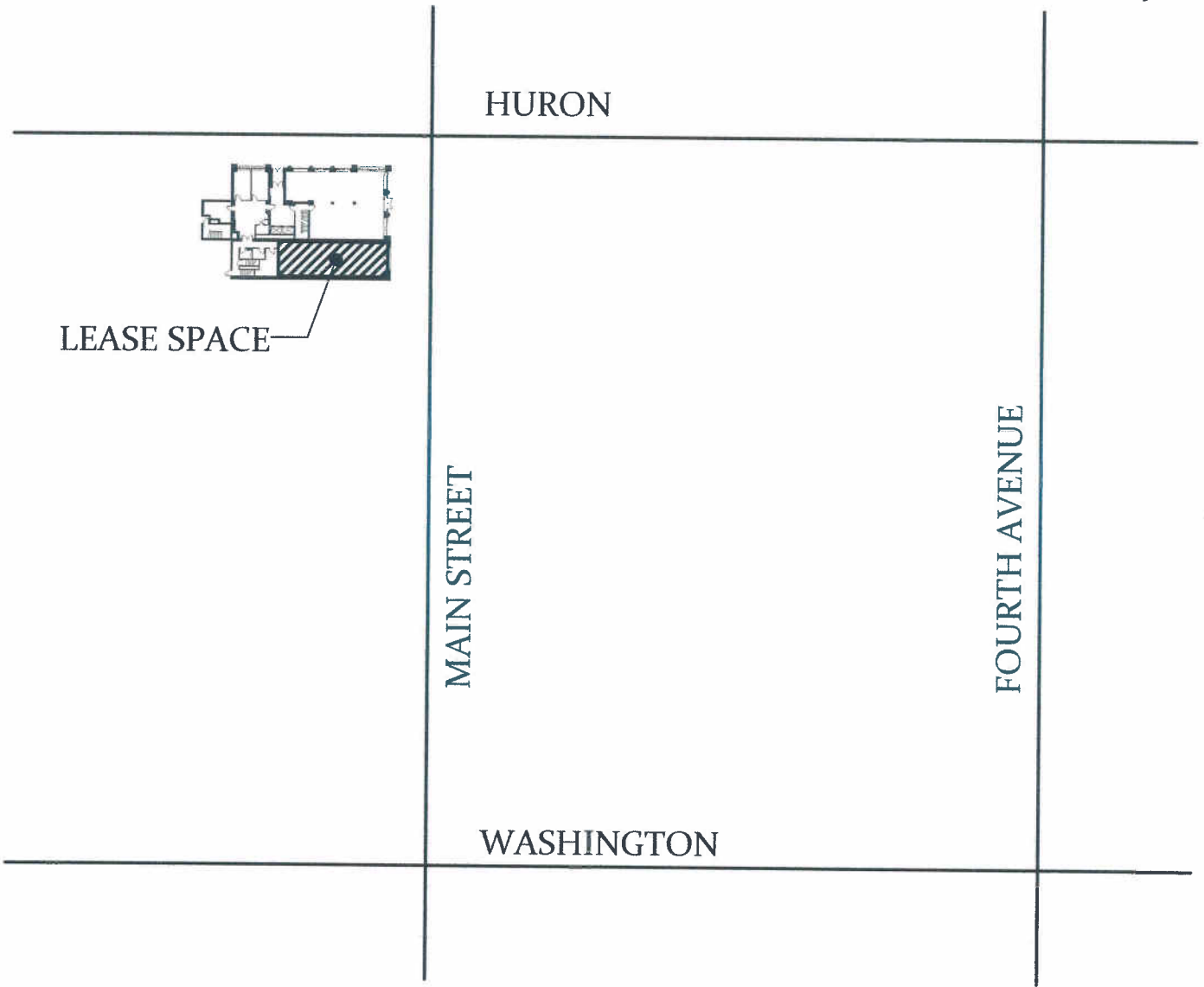
Project No.: HDC \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



**LOCATION MAP**

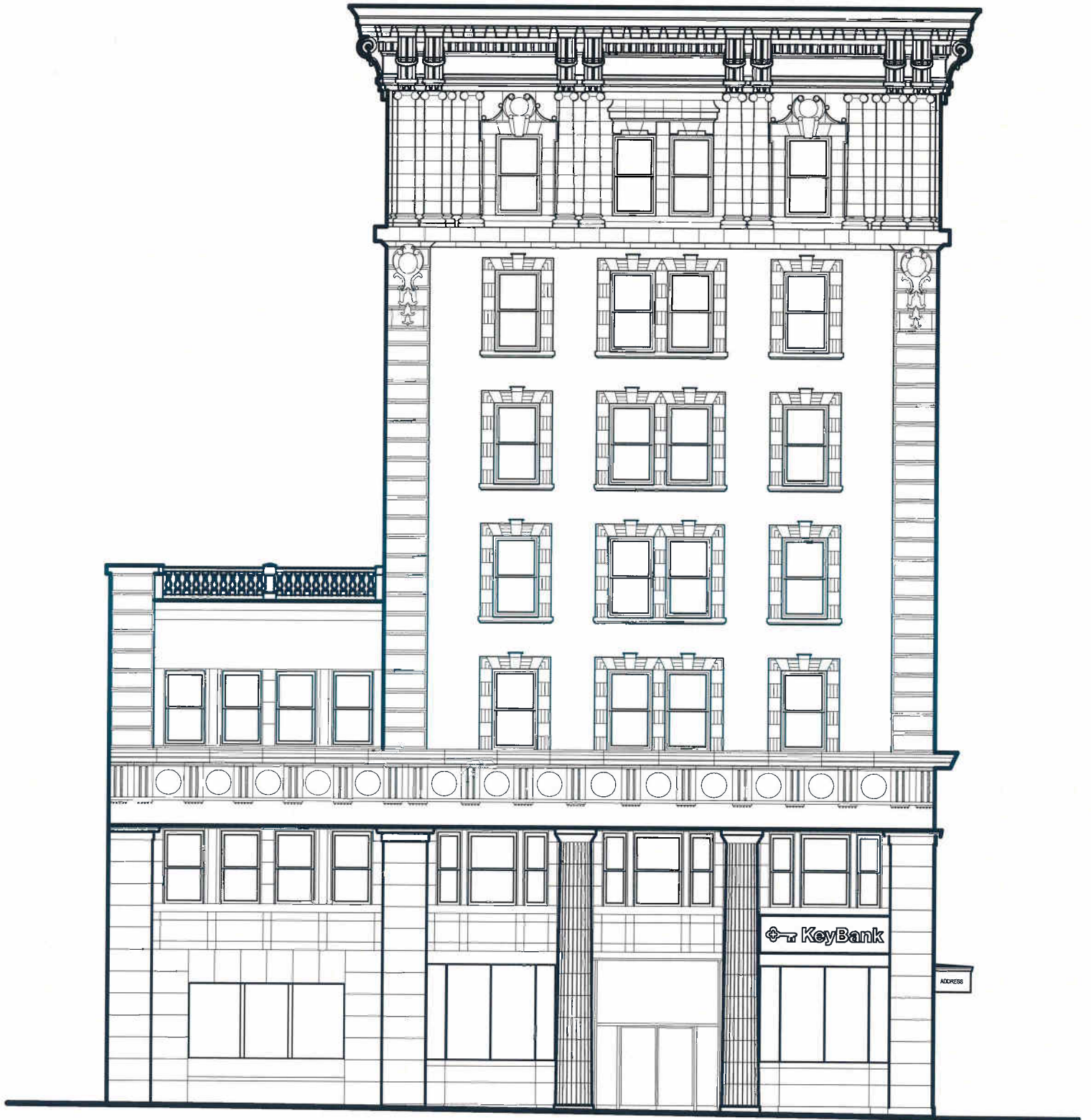
N.T.S.

<b>PROJECT</b>	106 S. MAIN STREET ANN ARBOR, MI	<b>DATE</b>	APRIL 19, 2012
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211 S. FOURTH AVENUE, SUITE 1A  
ANN ARBOR, MICHIGAN 48104





## EXISTING MAIN STREET ELEVATION

N.T.S.

PROJECT

106 S. MAIN STREET ANN ARBOR, MI

DATE

APRIL 19, 2012



211 S. FOURTH AVENUE, SUITE 1A  
ANN ARBOR, MICHIGAN 48104





NEW MTL.  
STOREFRONT DOOR &  
WINDOWS. FRAMES  
TO MATCH EXISTING  
IN COLOR & MATERIAL

EXISTG. OPENING  
9'-3 15/16"

EXISTING OPENING  
12'-6 3/4"

## PROPOSED MAIN STREET ELEVATION

SCALE 1/8" = 1'-0"

**PROJECT**

106 S. MAIN STREET ANN ARBOR, MI

**DATE**

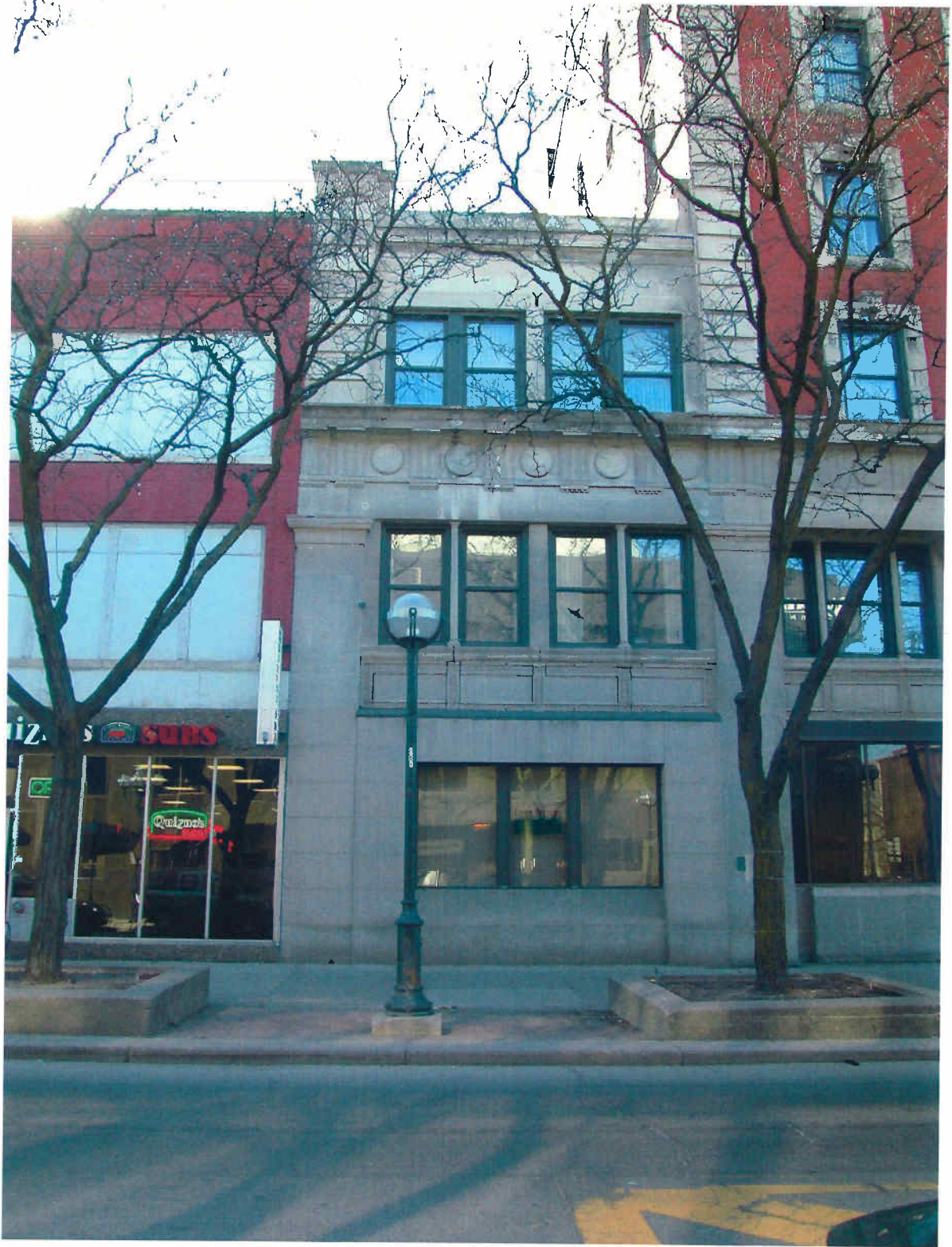
APRIL 19, 2012



211 S. FOURTH AVENUE, SUITE 1A  
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## CURRENT CONDITION PHOTO

**PROJECT**

106 S. MAIN STREET ANN ARBOR, MI

**DATE**

APRIL 19, 2012



211 S. FOURTH AVENUE, SUITE 1A  
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## CURRENT CONDITION PHOTO

**PROJECT**

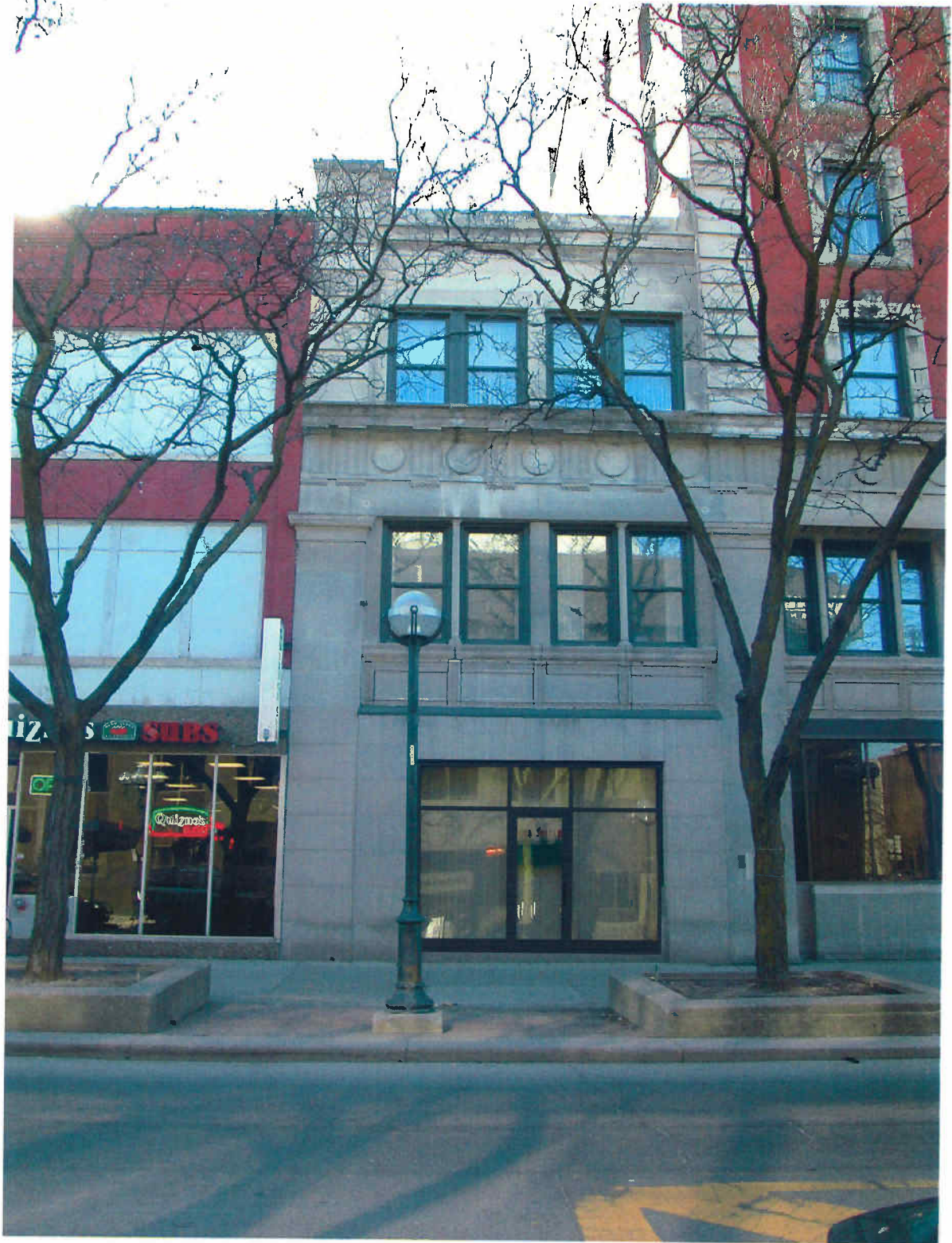
106 S. MAIN STREET ANN ARBOR, MI

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211 S. FOURTH AVENUE, SUITE 1A  
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## PROPOSED ELEVATION

**PROJECT**

106 S. MAIN STREET ANN ARBOR, MI

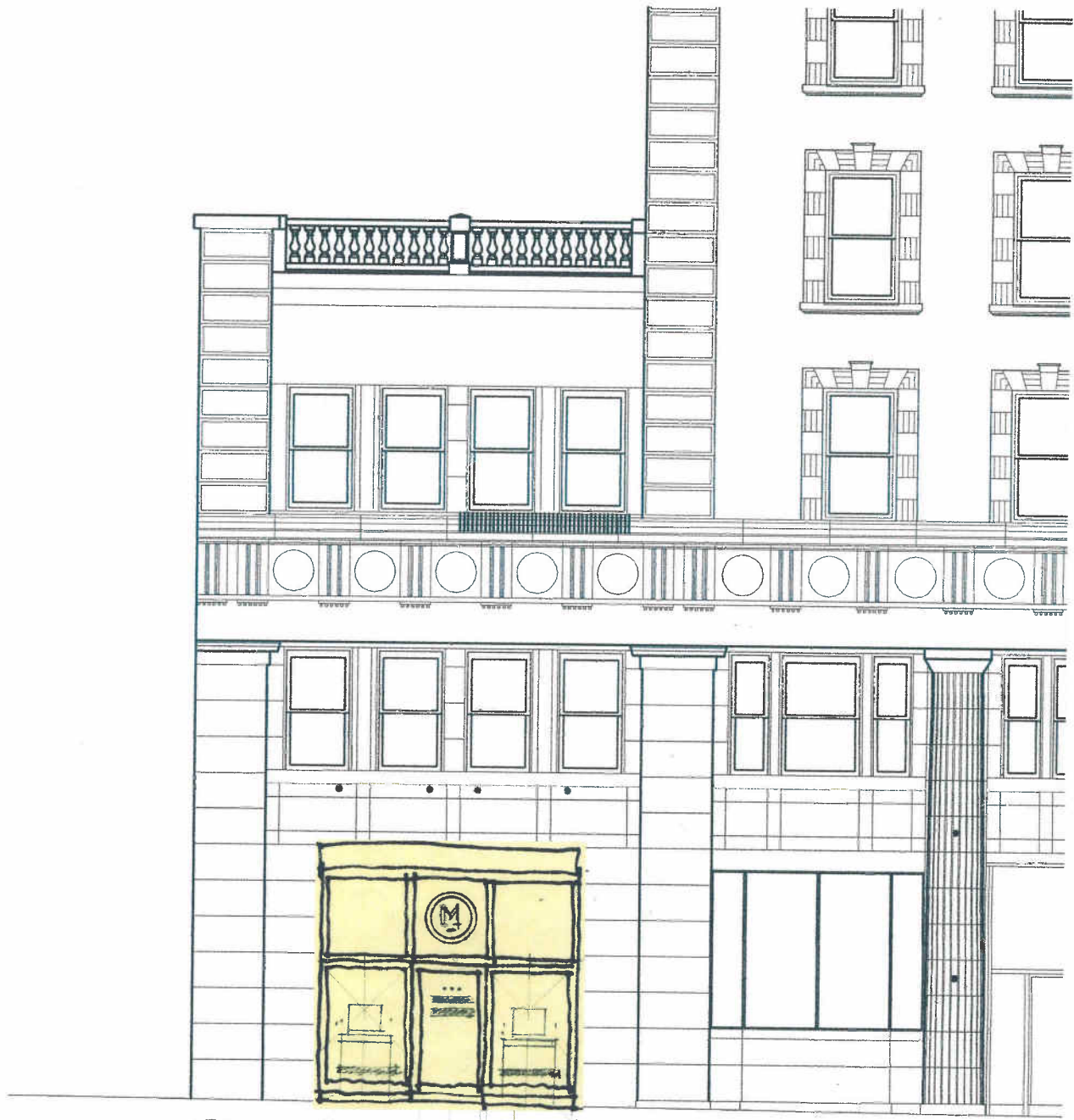
**DATE**

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211 S. FOURTH AVENUE, SUITE 1A  
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PROPOSED ENTRY



*Ann Arbor, Mich. The Glazier Building.*

## HISTORIC PHOTO

**PROJECT**

106 S. MAIN STREET ANN ARBOR, MI

**DATE**

APRIL 19, 2012

**MOMUS**

211 S. FOURTH AVENUE, SUITE 1A  
ANN ARBOR, MICHIGAN 48104





*Ann Arbor, Mich. The Glazier Building.*



ANN ARBOR TRUST BUILDING, ANN ARBOR MICH.



925-30

## HISTORIC PHOTO

**PROJECT**

106 S. MAIN STREET ANN ARBOR, MI

**DATE**

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211 S. FOURTH AVENUE, SUITE 1A  
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## CURRENT CONDITION PHOTO

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**DATE**

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ANN ARBOR TRUST BUILDING, ANN ARBOR MICH.

