

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 332 South Main Street, Application Number HDC14-047

**DISTRICT:** Main Street Historic District

**REPORT DATE:** May 8, 2014

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, May 5, 2014

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Ann Arbor Real Estate, LLC	Craig Borum, AIA
<b>Address:</b>	3060 Bolgos Circle Ann Arbor, MI 48105	679 S Wagner Road Ann Arbor, MI 48103
<b>Phone:</b>	(734) 846-8048	(734) 827-2238

**BACKGROUND:** This one-story brick and stucco building features two front entrance doors flanking a picture window, all with decorative quoins, and originally had a flat roof and crenellated parapet (the crenellations have since been infilled but are still very visible). It first appears in Polk City Directories in 1934 as Joe's Snappy Service (listed as 334 S Main), possibly Ann Arbor's first fast-food hamburger joint. Snappy Joe's was a small regional chain, with restaurants in Jackson, Ypsilanti, and Owosso, and a branch at 306 South Division (now the site of Liberty Plaza).

In January of 2014 a certificate of appropriateness was granted to remove an awning, rebuild the roof, and construct a roof deck and rear emergency egress stair.

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

**APPLICATION:** The applicant seeks HDC approval to 1) construct a new egress door opening with a full-light door on the north side elevation; 2) install three new signs on the storefront; and 3) paint the unpainted brick quoins surrounding the existing front windows and doors.

#### **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.

- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Doors**

*Not Recommended:* Cutting new entrances on a primary elevation.

**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; using new illuminated signs.

**Masonry**

*Recommended:* Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

*Not Recommended:* Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

**From the Ann Arbor Historic District Design Guidelines:**

**Signs**

*Appropriate:* Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

Installing signage that is subordinate to the overall building composition.

**Masonry walls, trim, and foundations**

*Appropriate:* Retaining original masonry and mortar whenever possible without the application of any surface treatment.

Protecting, maintaining and preserving masonry features and surfaces that contribute to the overall historic character of a building and site.

*Not Appropriate:* Painting previously unpainted masonry.

## STAFF FINDINGS

1. The proposed side door is set back from the front elevation around 55', and is inset into the wall to accommodate door swing. The location is at the back of the first addition to the original building. The building continues to the west via a second addition. Additional egress in the center of this very long building is appropriate, and the location will have no negative impacts on the historic character of the building or its neighbor.
2. Two round signs 32" in diameter are proposed, one over each of the front doors. They are vinyl panels within a round aluminum frame, and each is lit with one downward-shining light in a 4 5/8" hood on a 14" straight arm. An additional sign over the storefront display window would be 5'5" long and consist of 5" extruded aluminum letters saying "sweets. coffee. tea".
3. The brick trim around the windows, doors, and crenellated parapet are unique to this building in downtown. Painting the masonry would change the character of the building and the style of the brick would make future paint removal particularly difficult. Repainting the already-painted stucco and CMU portions of the building is appropriate, but staff's opinion is that both the federal and local guidelines are clear that painting the decorative brick trim is not appropriate.
4. Staff recommends approval of the new signs and door. Each is an appropriate size, design, and material, and are compatible with the historic structure and neighborhood. No character-defining features of the building will be impacted, and their locations on the building are appropriate. Staff recommends denial of the request to paint the unpainted brick window, door, and parapet trim based on the standards and guidelines. Two motions are suggested below.

**POSSIBLE MOTIONS:** (Note that the motions are 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.)

### **Signage and Door:**

I move that the Commission issue a certificate of appropriateness for the portion of the application at 332 South Main Street, a contributing structure in the Main Street Historic District, to install three signs and a new door in a new opening, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 9 and 10, and the guidelines for storefronts and doors.

### **Brick Trim Painting:**

I move that the Commission issue a certificate of appropriateness for the portion of the application at 332 South Main Street, a contributing structure in the Main Street Historic District, to paint the previously unpainted masonry on all parts of the building, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for masonry trim, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 5, and the

guidelines for masonry.

### MOTION WORKSHEET

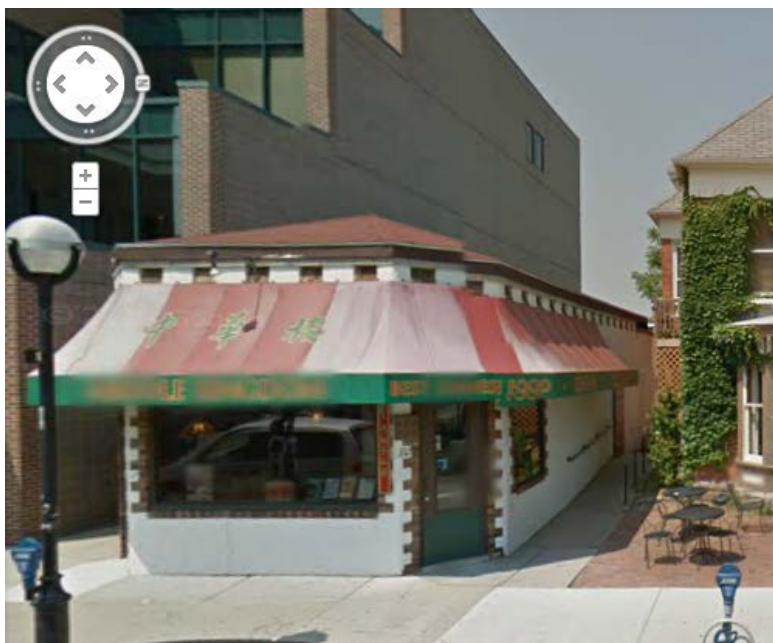
I move that the Commission issue a Certificate of Appropriateness for the work at 332 South Main Street in the Main Street Historic District

\_\_\_\_ 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

332 South Main Street (June 2011 Google Streetview)



332 S Main, detail from 1939 photo (courtesy AADL)

