



City of Ann Arbor
Formal Minutes
Historic District Commission

301 E. Huron Street
Ann Arbor, MI 48104
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Thursday, September 8, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

E-1. **16-1287** HDC16-157; 315-321 S Main - New Downtown Building - MSHD

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.

Jill Thacher presented the memo of revisions.

REVIEW COMMITTEE REPORT AND RECOMMENDATIONS:

The September Review Committee did not visit the site, since previous month's Committee had.

PUBLIC HEARING:

Richard Mitchell, Mitchell and Mouat Architects, IHC, 113 S. Fourth Ave., Ann Arbor, Architect and Applicant was present, along with the owner, to respond to enquiries of the Commission. Mitchell reviewed the revisions in detail.

Noting no further speakers, the Chair declared the public hearing closed.

Moved by White, seconded by Bushkuhl, that the Commission issue

a certificate of appropriateness for the application at 315-321 S. Main Street, a non-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.

COMMISSION DISCUSSION:

The members of the Commission took into consideration the presented application and discussed the matter.

On a voice vote, the vote was as follows with the Chair declaring the motion carried. Vote: 4-0

Certificate of Appropriateness was Granted.

Yeas: 4 - White, Ramsburgh, Chair Bushkuhl, and Vice Chair Beeson

Nays: 0

Absent: 3 - Secretary Ross, Hall, and Cope