

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 208 South Main Street, Application Number HDC12-138

DISTRICT: Main Street Historic District

REPORT DATE: August 6, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 13 for the Thursday, August 16, 2012 HDC meeting

OWNER

Name: Judith A. Schlanderer
Address: 10642 Scio Church Rd
 Chelsea, MI 48118
Phone: (734) 433-1110

APPLICANT

Angie Lane
 211 S Fourth Ave, Suite 1A
 Ann Arbor, MI 48104
 (734) 998-0098

BACKGROUND: This three story, brick Italianate commercial building was built in 1860, and was first occupied by Paul Christman, who ran a tin and stove store in the same building. The building features arched windows with brick window hoods, decorative pilasters, and segmented brick arches above the second-floor windows. The building has been occupied by Schlanderer and Sons Jewelers since 1932.

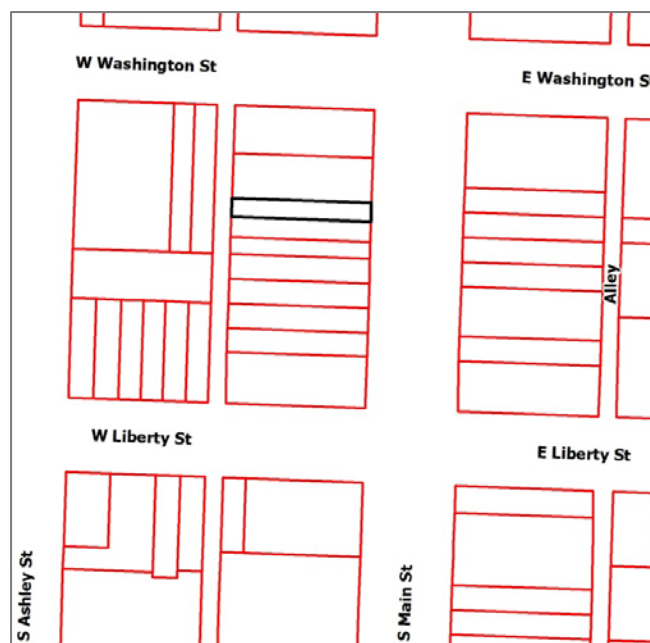
LOCATION: The site is located on the west side of South Main Street between West Washington Street and West Liberty Street.

APPLICATION: The applicant seeks HDC approval to 1) remove some of the existing green granite veneer and replace it with new black granite, 2) remove the existing fabric awning and replace it with a new steel frame canopy, 3) install a new wall sign above the proposed canopy, and 4) replace two metal grilles with new metal signs.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and 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):

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.

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.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

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. The applicant proposes replacing the green granite stone on the storefront (east) elevation with new black granite stone above the entrance, and on the south and north corners of the building. The green granite below the windows will be retained. The green granite is a character-defining feature of the building. Although the storefront is not an original feature of the building, it has acquired historic significance of its own by virtue of being installed during the period of significance for the Main Street Historic District. (This was confirmed by a 1939 film of downtown Ann Arbor which features Schlanderer's.) Replacing the green granite with black granite would remove historic materials and alter the historic appearance of the building.
2. The applicant proposes to remove the existing retractable canvas awning and replace it with a rigid steel canopy. The proposed canopy measures approximately seventeen feet wide and will span the entire storefront. Above the windows the canopy will measure seventeen inches high and three feet deep. Above the door it will measure twenty-five

inches high and four feet deep. The proposed canopy will have a steel frame and will be mounted into the stone façade. Two additional steel brackets located on top of the canopy, one on each end, will also be attached to the stone façade. The canopy appears to meet building code requirements for size and height.

3. The proposed canopy has a stained wood “ceiling” with four recessed lights. The wood ceiling will be tongue and groove cedar stained a dark brown color. The “roof” of the canopy will have two small spotlights to illuminate the proposed wall sign located on the façade above the canopy. Based on the provided mock ups, the entire canopy will be painted beige and will have copper flashing on the raised portion along the front edge. The existing canvas awning is much more typical of this type of building than the proposed canopy. The historic documentation (photos) that staff was able to find all showed canvas awnings on this storefront.
4. The proposed new wall sign will be installed above the proposed canopy. The word “Rolex” will be installed within the portion of inset stone. The word measures two feet eleven inches wide and six inches high, and will be stainless steel. The Rolex logo, a crown, will be installed above the lettering. It measures eleven inches high and approximately ten inches wide, and will also be stainless steel. The location and scale of the sign are appropriate, if installed in the black granite. Installation through the green granite would damage a historic feature.
5. The applicant proposes replacing two metal grilles below the storefront windows with new signage. The signs, which measure approximately eight inches high and twelve inches wide, will be aluminum plaques that are black with white lettering. One sign will contain the text “Schlanderer & Sons,” and the other “208 S. Main Street.” It could not be conclusively determined if the existing metal grilles are old or replacements. However, it is likely that metal grilles have been present since the time that the green granite was installed (photo evidence shows they were there in 1975). Therefore, it is inappropriate to obscure the grilles (architectural features of the façade) with signage.
6. Staff believes that the proposed canopy and replacement of the façade with black granite is inappropriate. If the granite is not replaced, the proposed wall sign would be installed on the green granite, which may harm historic materials. The proposed work is generally incompatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and does not meet *The Secretary of the Interior’s Standards for Rehabilitation*, in particular standards 2, 4, 9 and 10, and the guidelines for storefronts.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 208 South Main Street, a contributing property in the Main Street Historic District, to remove the existing stone veneer and replace it with new, remove the existing awning and replace it with a new canopy, install a new wall sign above the proposed canopy, and replace two metal grilles with new metal signs. 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

2, 4, 9 and 10 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 208 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.



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
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 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:	<u>208 S. MAIN STREET</u>
Historic District:	<u>MAIN STREET HISTORIC DISTRICT</u>
Name of Property Owner (If different than the applicant):	<u>JUDITH A. SCHLANDERER</u>
Address of Property Owner:	<u>10642 SCIO CHURCH RD, CHELSEA, MI 48118</u>
Daytime Phone and E-mail of Property Owner:	<u>(734) 433-1110 JSchlander@aol.com</u>
Signature of Property Owner:	<u><i>Judith A. Schlanderer</i></u> Date: <u>7-26-2012</u>
Section 2: Applicant Information	
Name of Applicant:	<u>ANGIE LANE</u>
Address of Applicant:	<u>211 S FOURTH AVE, SUITE 1A</u>
Daytime Phone:	<u>(734) 998 0098</u> Fax: <u>(734) 996 8899</u>
E-mail:	<u>angie@momusinc.com</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u><i>Angie Lane</i></u> Date: <u>7/26/12</u>
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> 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 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: <u><i>AL</i></u>	

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

1. Provide a brief summary of proposed changes. Remove existing stone veneer, replace with new. Remove existing fabric awning & install new steel frame awning. New Rolex signage

2. Provide a description of existing conditions. stone veneer storefront with fabric awning/signage

3. What are the reasons for the proposed changes? updating worn out materials

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

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: 7/27-2012 Application to _____ Staff or _____ HDC

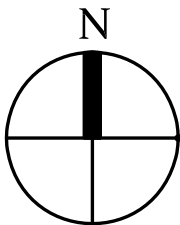
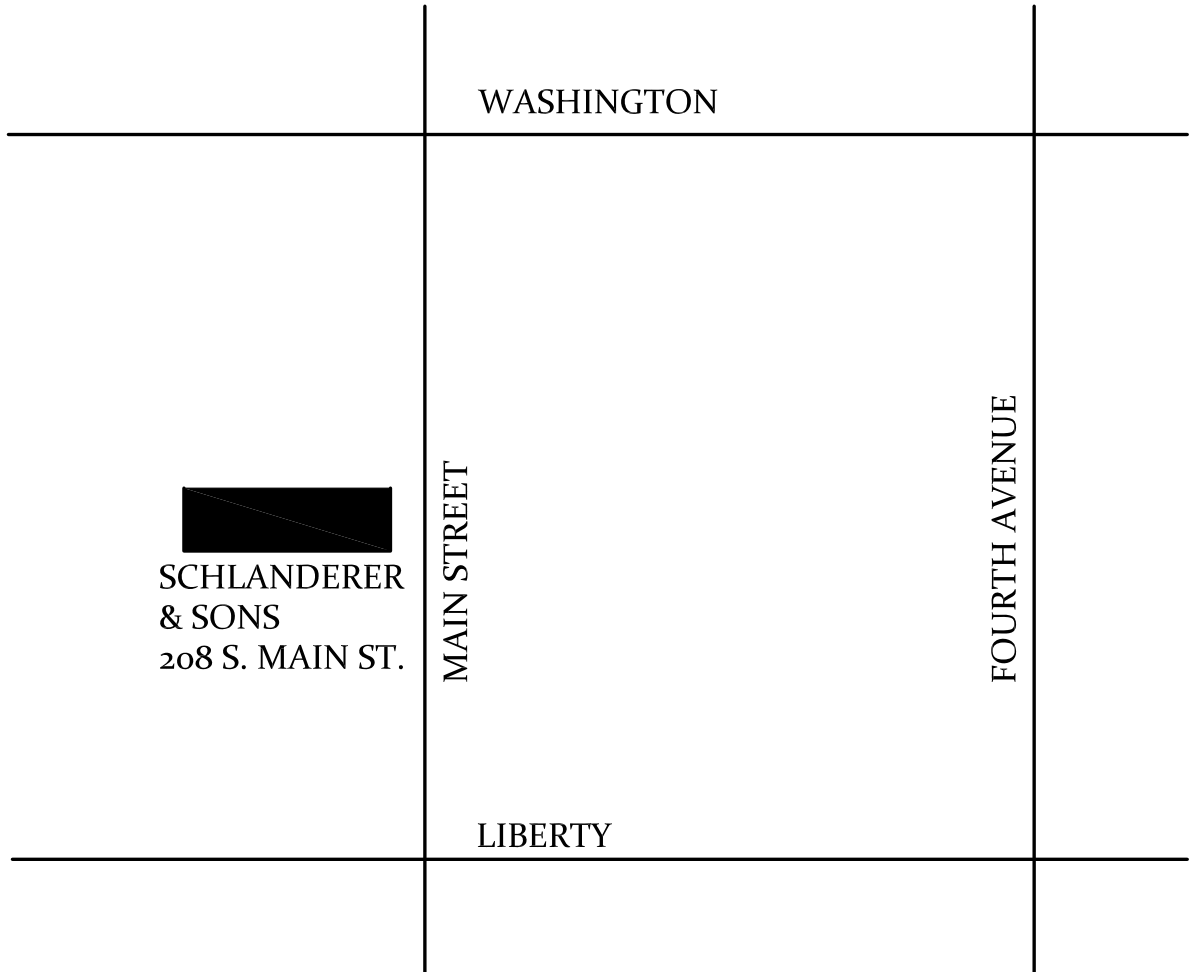
Project No.: HDC Fee Paid: 100⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 8/16-2012

Application Filing Date: 7/27-2012 Action: _____ HDC COA _____ HDC Denial


Staff signature: _____ _____ HDC NTP _____ Staff COA

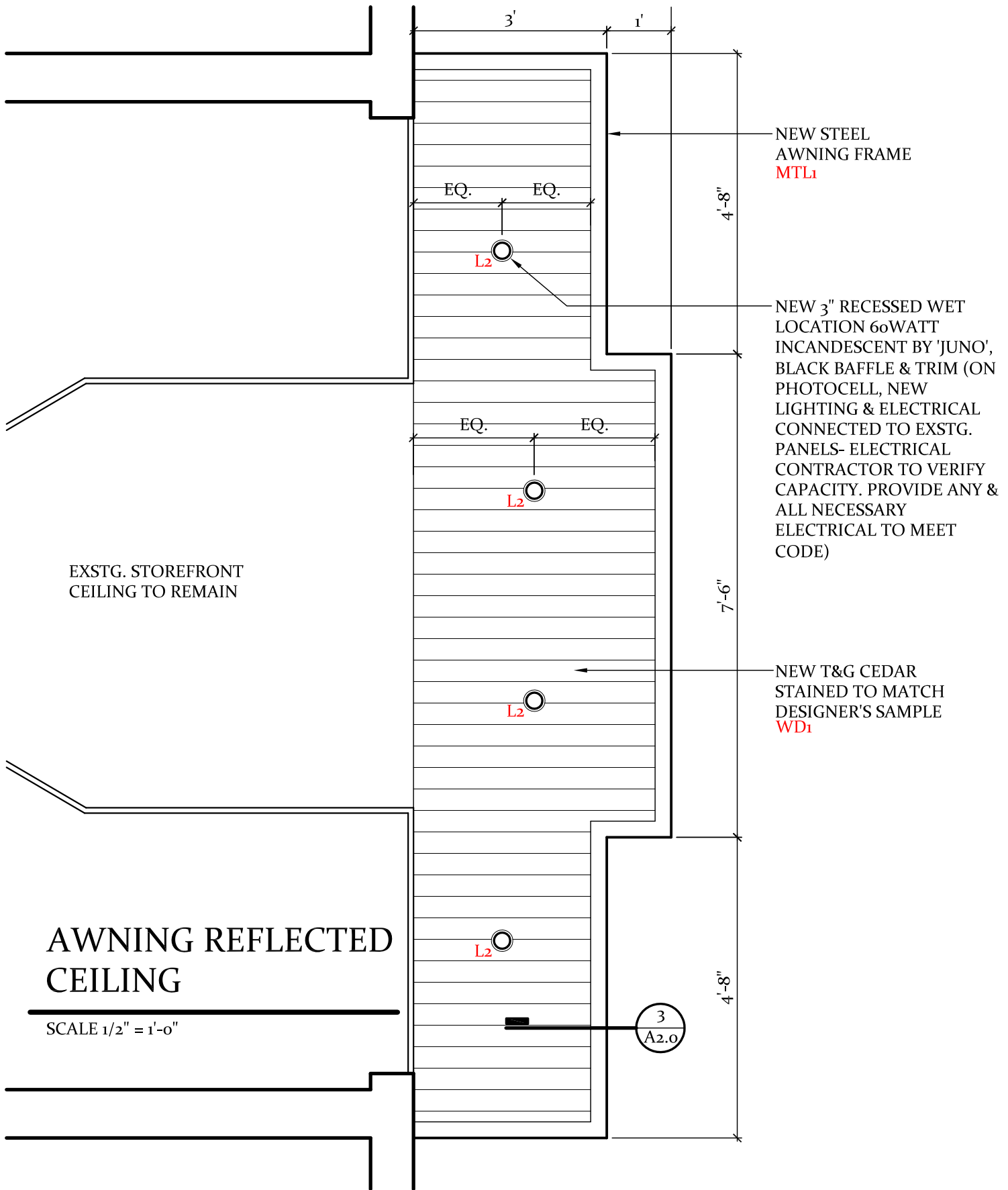
Comments:



LOCATION MAP

N.T.S.

<p>PROJECT SCHLANDERER & SONS ANN ARBOR, MI</p>	<p>DATE JULY 27, 2012</p>
<div style="display: flex; justify-content: space-between; align-items: center;">  <p>211 S. FOURTH AVENUE, SUITE 1A ANN ARBOR, MICHIGAN 48104</p> </div>	



PROJECT

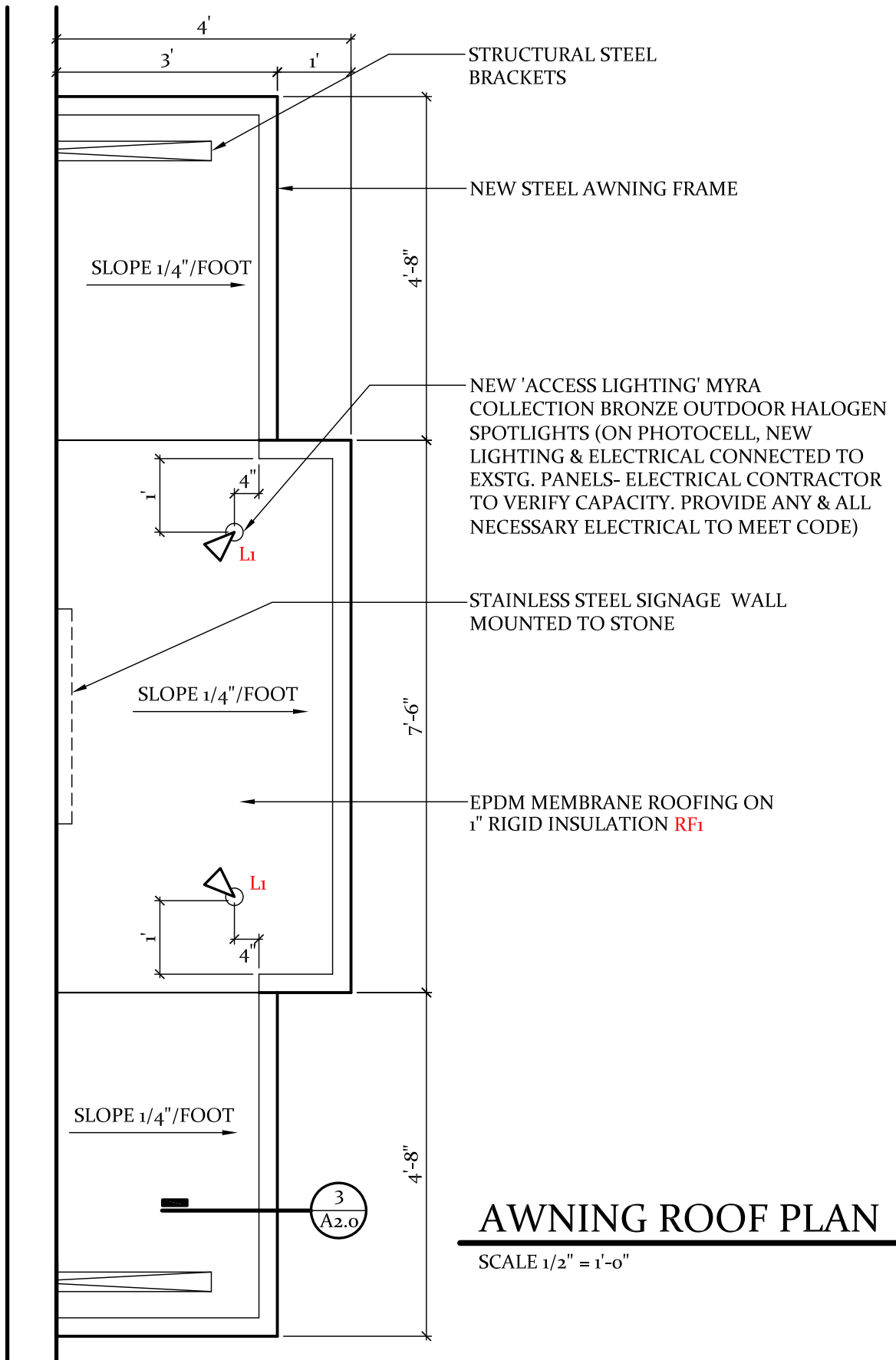
SCHLANDERER & SONS ANN ARBOR, MI

DATE

JULY 27, 2012



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



AWNING ROOF PLAN

SCALE 1/2" = 1'-0"

PROJECT SCHLANDERER & SONS ANN ARBOR, MI

DATE JULY 27, 2012



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CURRENT CONDITION PHOTOS

N.T.S.

PROJECT

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PROPOSED STOREFRONT ELEVATION

N.T.S.

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PROPOSED ELEVATION- STREET VIEW

N.T.S.

PROJECT

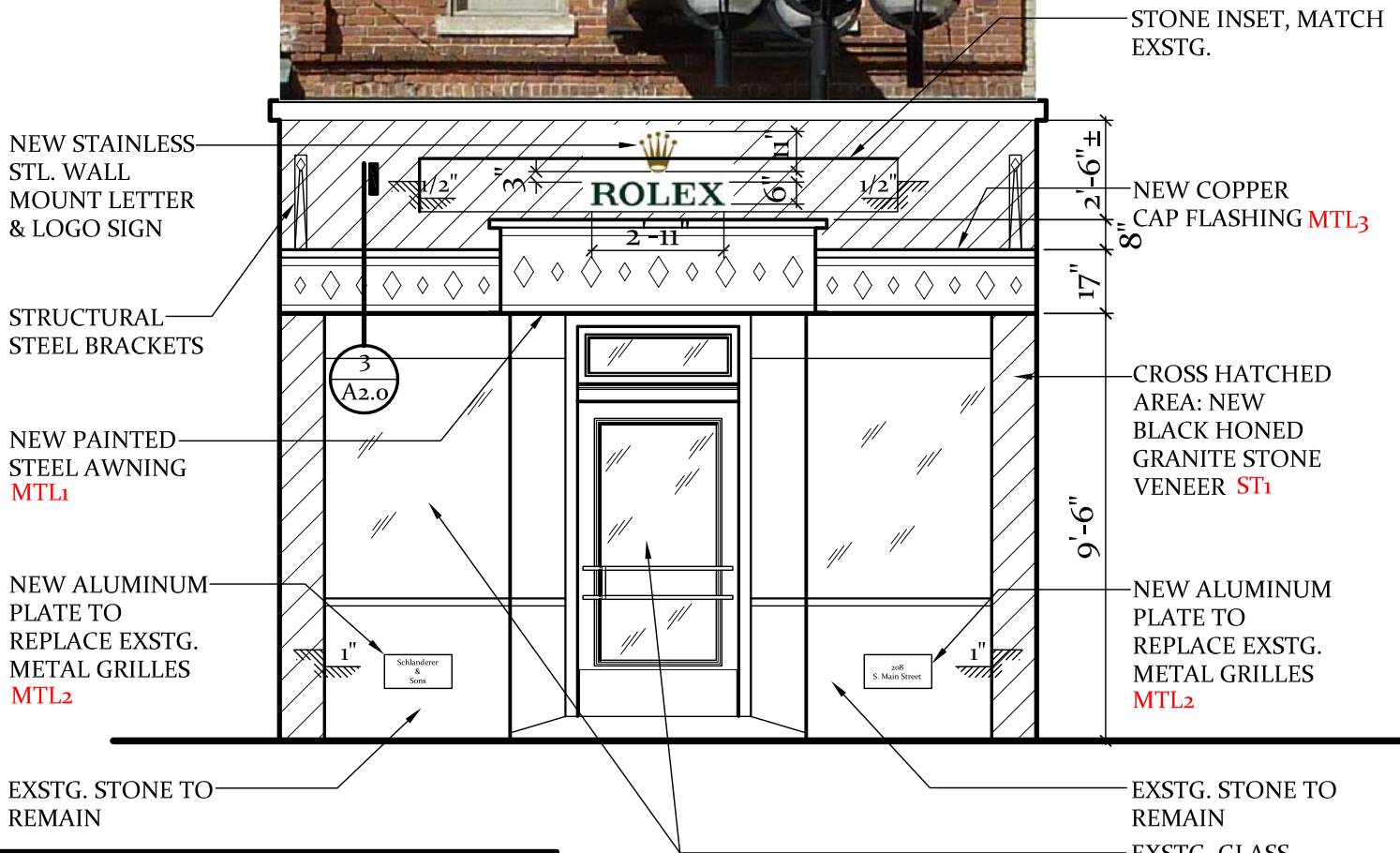
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SIGNAGE:	
ALLOWABLE AREA	
2s.f. x 16'-10" (lineal foot of frontage)	= 33.67
S.F.	
PROPOSED SIGN AREA	= 4 S.F.
MAX. MESSAGE UNITS	= 10
PROPOSED MESSAGE UNITS	= 2

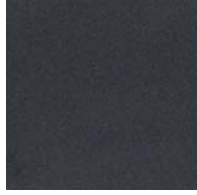
PROPOSED ELEVATION

SCALE 1/4" = 1'-0"

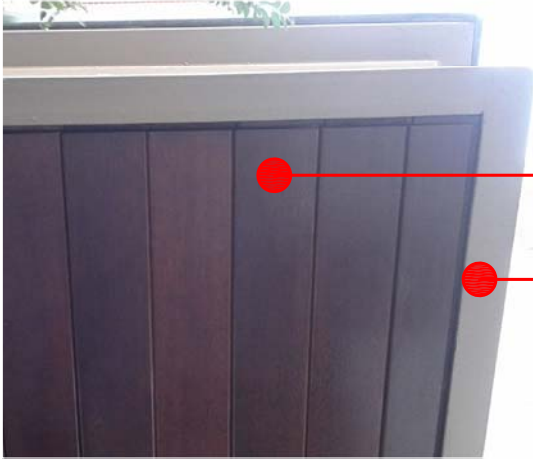
PROJECT	SCHLANDERER & SONS ANN ARBOR, MI	DATE	JULY 27, 2012
		211 S. FOURTH AVENUE, SUITE 1A ANN ARBOR, MICHIGAN 48104	

MATERIALS LIST

RF1- EPDM ROOFING BY 'CARLISLE SYNTEC' OR APPROVED EQUAL

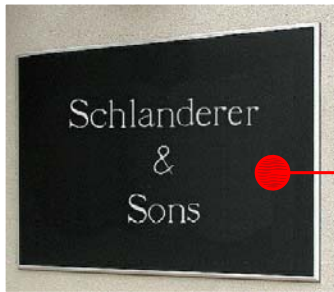


ST1- BLACK HONED GRANITE



WD1- TONGUE & GROOVE CEDAR, STAINED TO MATCH DESIGNERS SAMPLE

MTL1- PAINTED STRUCTURAL STEEL AWNING FRAME



MTL2- CAST BLACK ALUMINUM PLAQUE



MTL3- COPPER FLASHING



LT1- 'ACCESS LIGHTING' MYRA COLLECTION BRONZE ADJUSTABLE OUTDOOR SPOTLIGHT, 50WATT HALOGEN, 2 3/4" w. x 3 1/2" h.



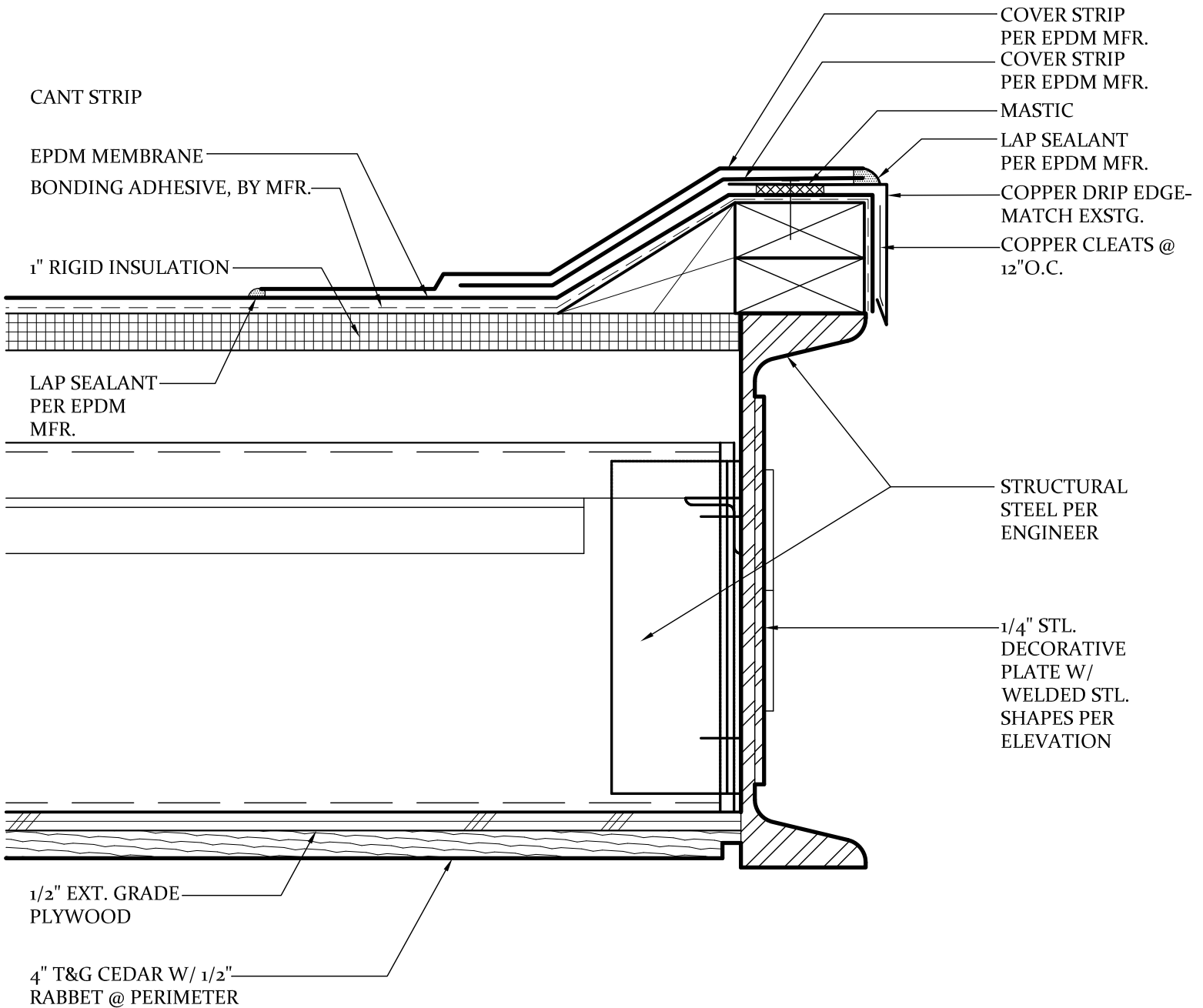
LT2- 3" RECESSED WET LOCATION 60WATT INCANDESCENT BY 'JUNO', BLACK BAFFLE & TRIM

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DATE JULY 27, 2012




211 S. FOURTH AVENUE, SUITE 1A
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3
A2.0

AWNING DETAIL

SCALE 3" = 1'-0"

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