

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

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

**DISTRICT:** Main Street Historic District

**REPORT DATE:** September 4, 2012

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

**REVIEW COMMITTEE DATE:** Monday, September 10 for the Thursday, September 13, 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.

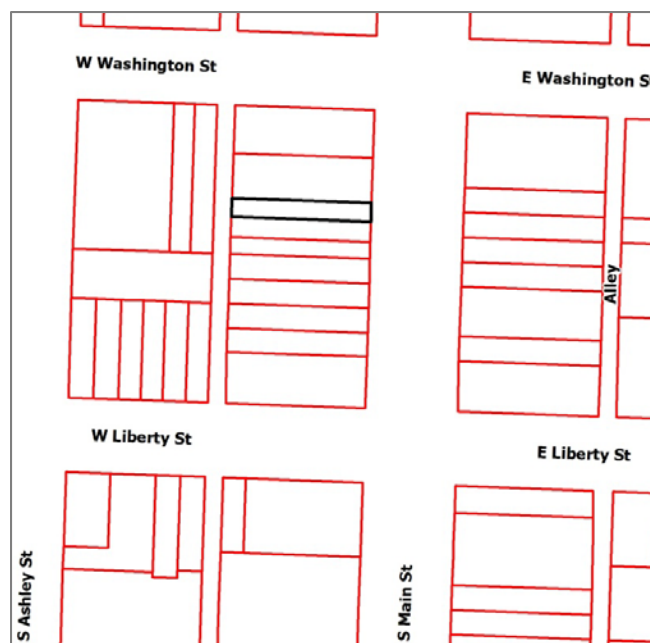
**LOCATION:** The site is located on the west side of South Main Street between West Washington Street and West Liberty Street.

**APPLICATION:** The applicant seeks HDC approval to 1) remove some of the existing green marble 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.

The application was postponed from the August 2012 HDC meeting to give the applicants more time to provide condition information and possibly revised drawings.

#### 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.

**District or Neighborhood Setting**

*Not Recommended:* Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

**STAFF FINDINGS:**

1. The applicant proposes replacing the green marble 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 marble below the display windows will remain. The green marble 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 Schlenderer's.) Replacing the green marble with black granite would remove historic materials and alter the historic appearance of the building.

2. The applicant has provided additional information and photos on the damaged marble veneer that has multiple cracked and patched areas. This has allowed water to infiltrate behind the marble veneer and damage the existing brick substructure. Mike Woodrel of the Tramontin Tile Company states that the only way to repair the substructure and prevent additional water infiltration would be to remove the stone veneer. During this process the stone would likely be further damaged and would not be able to be used for repair. Removing and replacing the stone veneer with new stone would allow the brick substructure to be repaired, preventing any further damage or degradation to the building. A photograph provided by the applicant that was taken in the late 1990s/early 2000s appears to show some damage to the bricks along the northern end of the east (front) elevation.
3. Before attaching the new stone veneer, the applicant proposes filling the gaps between the existing brick and proposed veneer with a cementitious mortar. The stone veneer will then be attached to the mortar, so none of the bricks are damaged.
4. The applicant proposes to remove the existing retractable canvas awning and replace it with a rigid steel canopy. In comparison to the canopy proposal submitted last month, the brackets on each end of the roof of the canopy have been removed, and the formerly flat top surface has been raised a few inches to make a very shallow slope. 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. The canopy appears to meet building code requirements for size and height.
5. 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 one small spotlight 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 a small downtown storefront than the proposed canopy. The historic documentation (photos) that staff was able to find all showed canvas awnings on this and neighboring storefronts.
6. In relation to SOI standards 2, 9 and 10, and the guidelines for storefronts, the canopy would not destroy historic materials, would be reversible, and is differentiated from the historic features of the building. However, the architectural features of the canopy are not compatible with the front elevation of the building, and the steel canopy would replace the awning, which is an existing functional and decorative feature of the storefront.

7. Staff did a survey of downtown canopies over storefronts and found:



Three that are original (Cunningham's Drugs/Parthenon/Lena at 226 South Main, and the Greyhound Bus Depot, both in the art moderne style) or reproductions of the original (Marchese Building at 319-325 South Main, left in photo);



Two that are relatively new (Starbucks on the southwest corner of West Liberty and South Main was approved by the HDC in 2005, and Moosejaw at 327 South Main, right in photo, was approved by the HDC in 1995 on a non-contributing building);



Three that are older but not from the period of significance for the district (Sudworth Building at 205-207 West Washington, 212 South Main, and 113-115 East Liberty, a non-contributing building).



Several buildings have fixed canopies covering only the front door, not the storefront (a steel one on the Chop House at 322 South Main, and canvas over Melange at 312 South Main and Rush Street at 314 South Main), as well as side doors on the Glazier Building (Key Bank, 100 South Main) and others.



The canopy on 301 South Main (Selo Sheval) dates back to at least 1973, but whether it dates to the period of significance is unknown.

8. 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.
9. 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 marble was installed (photo evidence shows they were there in 1975).
10. Staff believes that the proposed removal of portions of the green marble and replacement with black granite is appropriate and will differentiate the new materials from the historic marble. The green marble has been harmed over time, which has led to water infiltrating behind it, damaging the brick substructure. Replacing the green marble with new black granite will also allow the proposed wall sign to be installed without damaging any historic materials.

11. Staff believes that the proposed canopy is inappropriate. While alternate materials to a canvas awning may be acceptable, the shallowly sloping design does not convey the look or feel of an awning, which would traditionally be found on this building. 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, 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, install a new wall sign above the existing awning, 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.

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 canvas awning and replace it with a new steel frame canopy. 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, 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

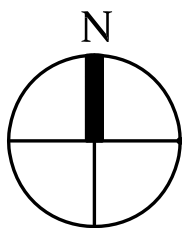
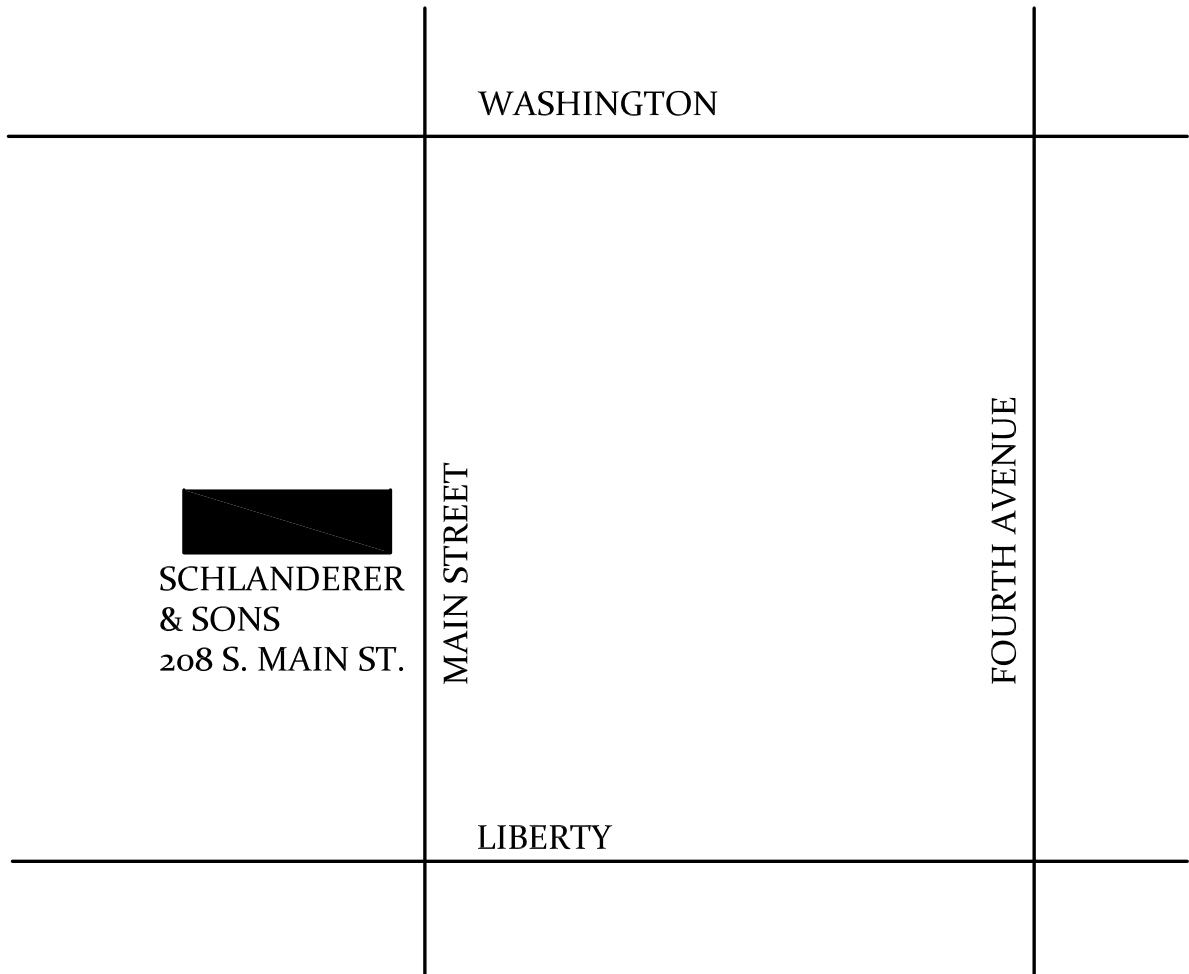
\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

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.

208 S Main St. (August 2012 photo)





**LOCATION MAP**

N.T.S.

<b>PROJECT</b>	SCHLANDERER & SONS ANN ARBOR, MI	<b>DATE</b>	AUGUST 29 , 2012
		211 S. FOURTH AVENUE, SUITE 1A ANN ARBOR, MICHIGAN 48104	



Tramontin Tile Company, LLC  
7747 Woodbrook Rd.  
Ann Arbor, MI 48103

August 27, 2012

Ann Arbor Historic District Commission  
100 North Fifth Avenue  
Ann Arbor, MI 48107

Dear Commission Members,

After reviewing the condition of the existing façade stone in question at 208 S. Main Street (Schlanderer's & Sons), my professional recommendation is replacement. The existing stone damage has created and perpetuated water damage to the sub structure. To fix the sub structure, the façade stone would need to be removed. In doing so, the stone would be damaged beyond reasonable repair. The existing stone is cracked and patched in multiple locations. This makes saving the stone for replacement not an option.

The removal of the existing stone will allow us to make necessary repairs to the sub structure. Once the sub structure is repaired the new stone will be applied in a way to ensure any future water damage.

Sincerely,

Mike Woodrel  
President  
Tramontin Tile Company, LLC



## CURRENT CONDITION PHOTOS

N.T.S.

**PROJECT**

SCHLANDERER & SONS ANN ARBOR, MI

**DATE**

AUGUST 29, 2012



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



## PROPOSED STOREFRONT ELEVATION

N.T.S.

**PROJECT**

SCHLANDERER & SONS ANN ARBOR, MI

**DATE**

AUGUST 29, 2012



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





## PROPOSED ELEVATION- STREET VIEW

N.T.S.

**PROJECT**

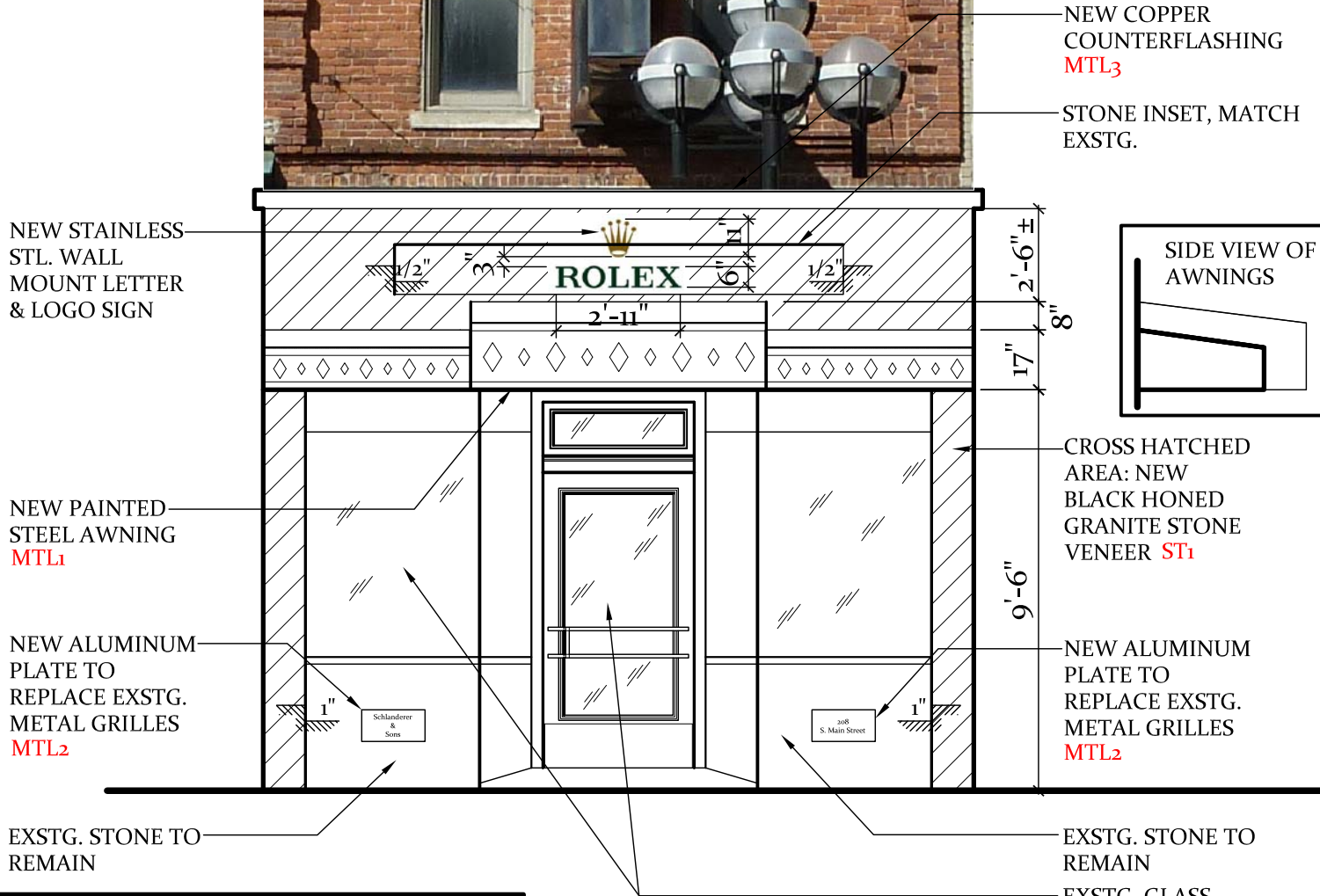
SCHLANDERER & SONS ANN ARBOR, MI

**DATE**

AUGUST 29, 2012




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



## PROPOSED ELEVATION

SCALE 1/4" = 1'-0"

<b>PROJECT</b>	SCHLANDERER & SONS ANN ARBOR, MI	<b>DATE</b>	AUGUST 29, 2012
		211 S. FOURTH AVENUE, SUITE 1A ANN ARBOR, MICHIGAN 48104	



# MATERIALS LIST

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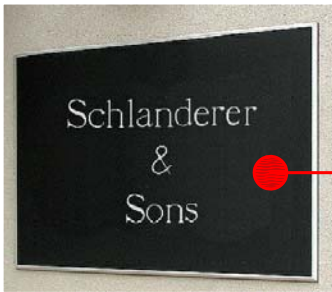


—ST<sub>1</sub>- BLACK HONED GRANITE



—WD<sub>1</sub>- TONGUE & GROOVE CEDAR, STAINED TO MATCH DESIGNERS SAMPLE

—MTL<sub>1</sub>- PAINTED STRUCTURAL STEEL AWNING FRAME



—MTL<sub>2</sub>-CAST BLACK ALUMINUM PLAQUE



—MTL<sub>3</sub>-COPPER FLASHING



—LT<sub>1</sub>- SPJ-WM800, BRONZE FINISH, 12V, 50w Max. HALOGEN, EXTERIOR  
1 1/2" w. x 12" d.



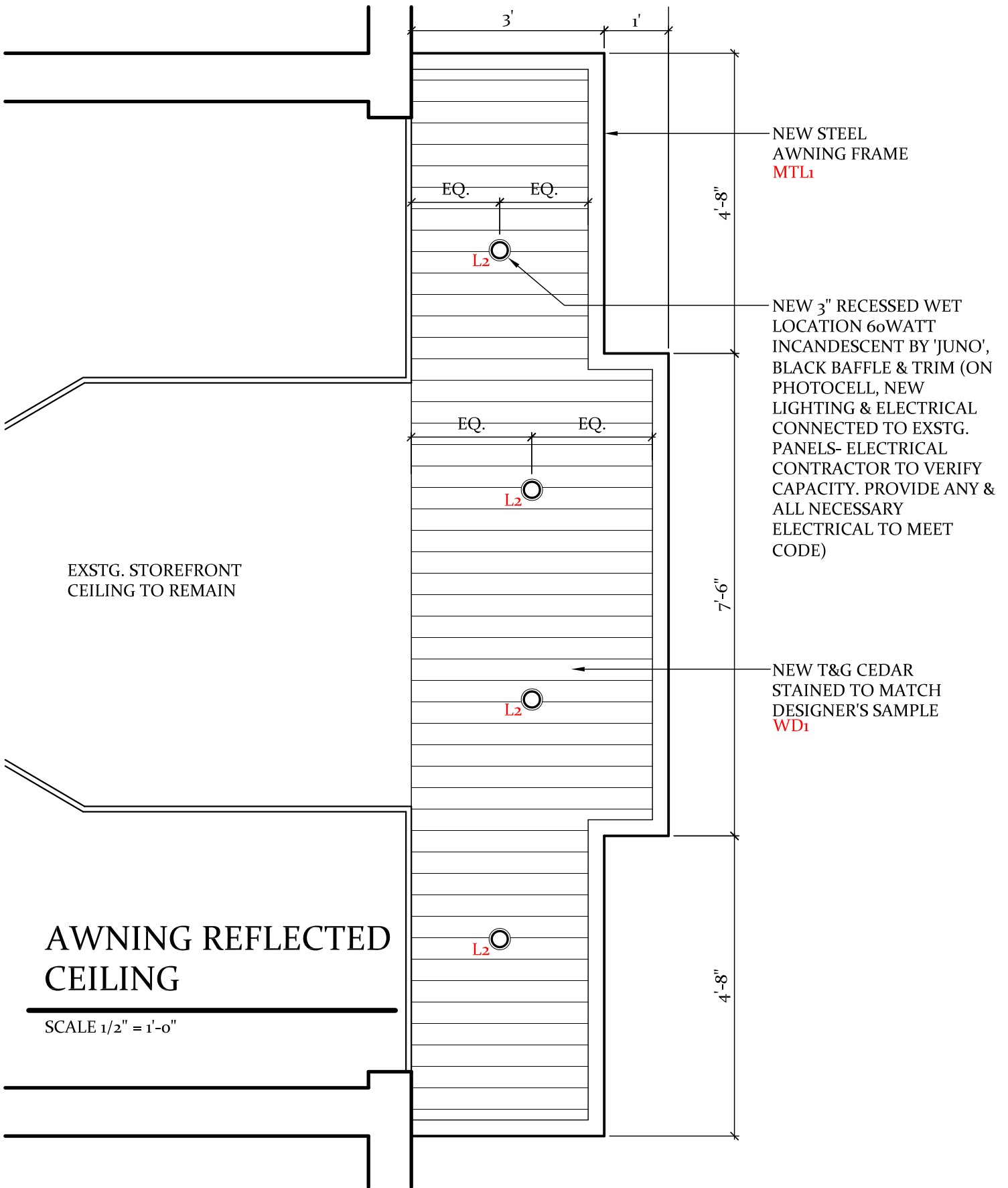
—LT<sub>2</sub>- 3" RECESSED WET LOCATION 60WATT INCANDESCENT BY 'JUNO', BLACK BAFFLE & TRIM

PROJECT SCHLANDERER & SONS ANN ARBOR, MI

DATE AUGUST 29, 2012



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



EXSTG. STOREFRONT  
CEILING TO REMAIN

## AWNING REFLECTED CEILING

SCALE 1/2" = 1'-0"

NEW STEEL  
AWNING FRAME  
MTL1

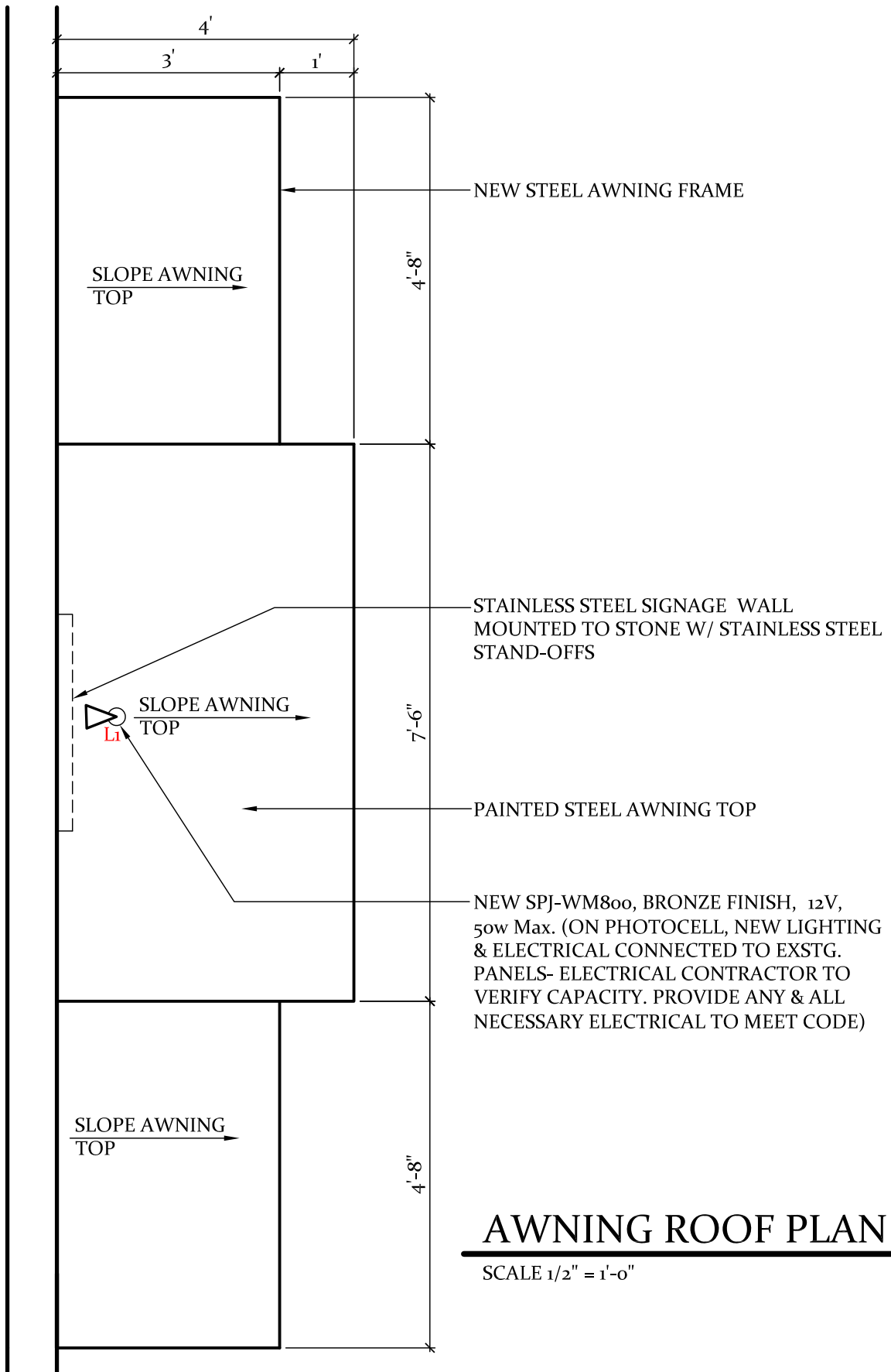
NEW 3" RECESSED WET  
LOCATION 60WATT  
INCANDESCENT BY 'JUNO',  
BLACK BAFFLE & TRIM (ON  
PHOTOCELL, NEW  
LIGHTING & ELECTRICAL  
CONNECTED TO EXSTG.  
PANELS- ELECTRICAL  
CONTRACTOR TO VERIFY  
CAPACITY. PROVIDE ANY &  
ALL NECESSARY  
ELECTRICAL TO MEET  
CODE)

NEW T&G CEDAR  
STAINED TO MATCH  
DESIGNER'S SAMPLE  
WD1

<b>PROJECT</b>	SCHLANDERER & SONS ANN ARBOR, MI	<b>DATE</b>	AUGUST 29, 2012
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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 AUGUST 29, 2012



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



**PHOTOS OF DAMAGED STONE**

**PROJECT**

SCHLANDERER & SONS ANN ARBOR, MI

**DATE**

AUGUST 29, 2012



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





## PHOTO OF SUBSTRUCTURE

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**PROJECT**

SCHLANDERER & SONS ANN ARBOR, MI

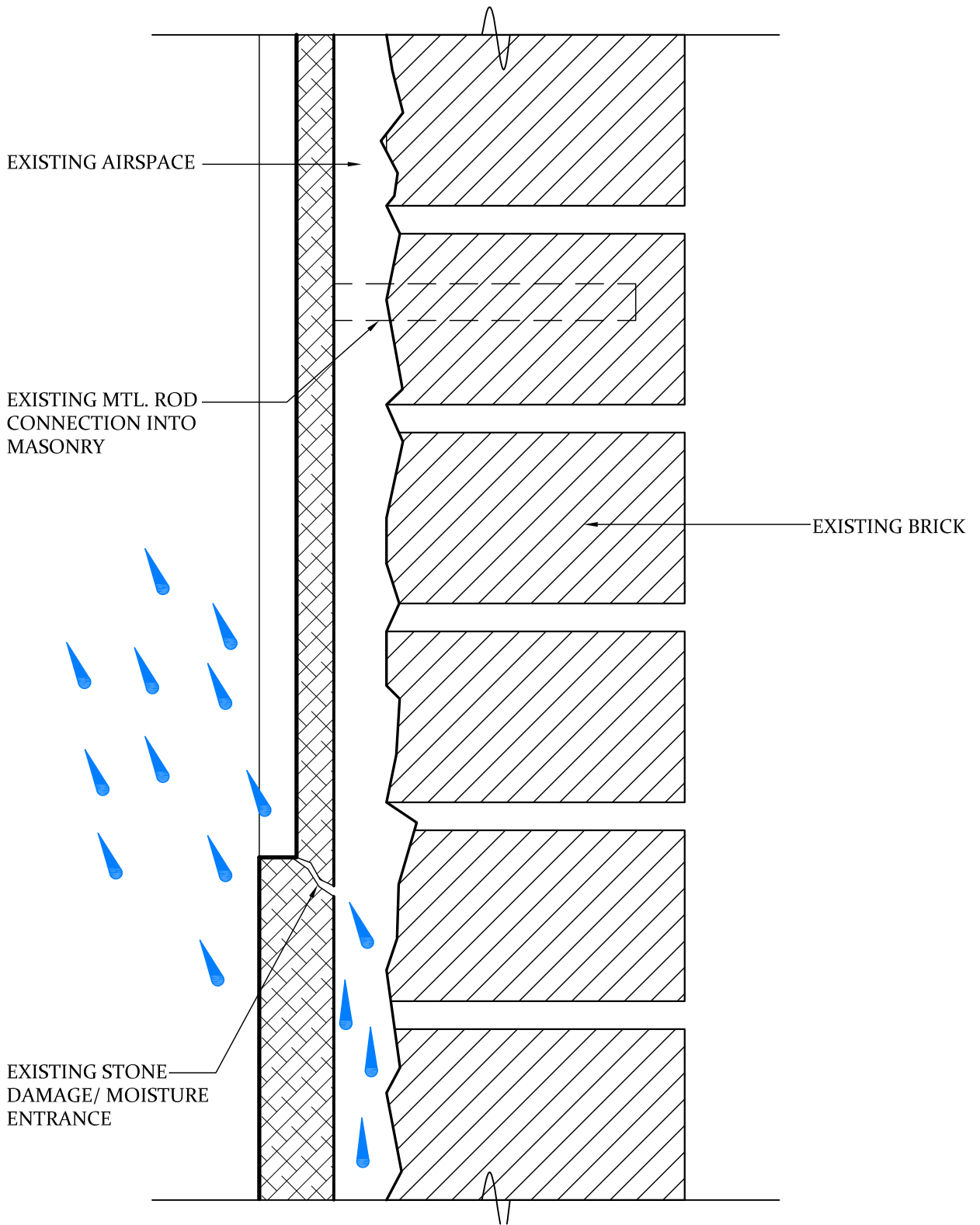
**DATE**

AUGUST 29, 2012



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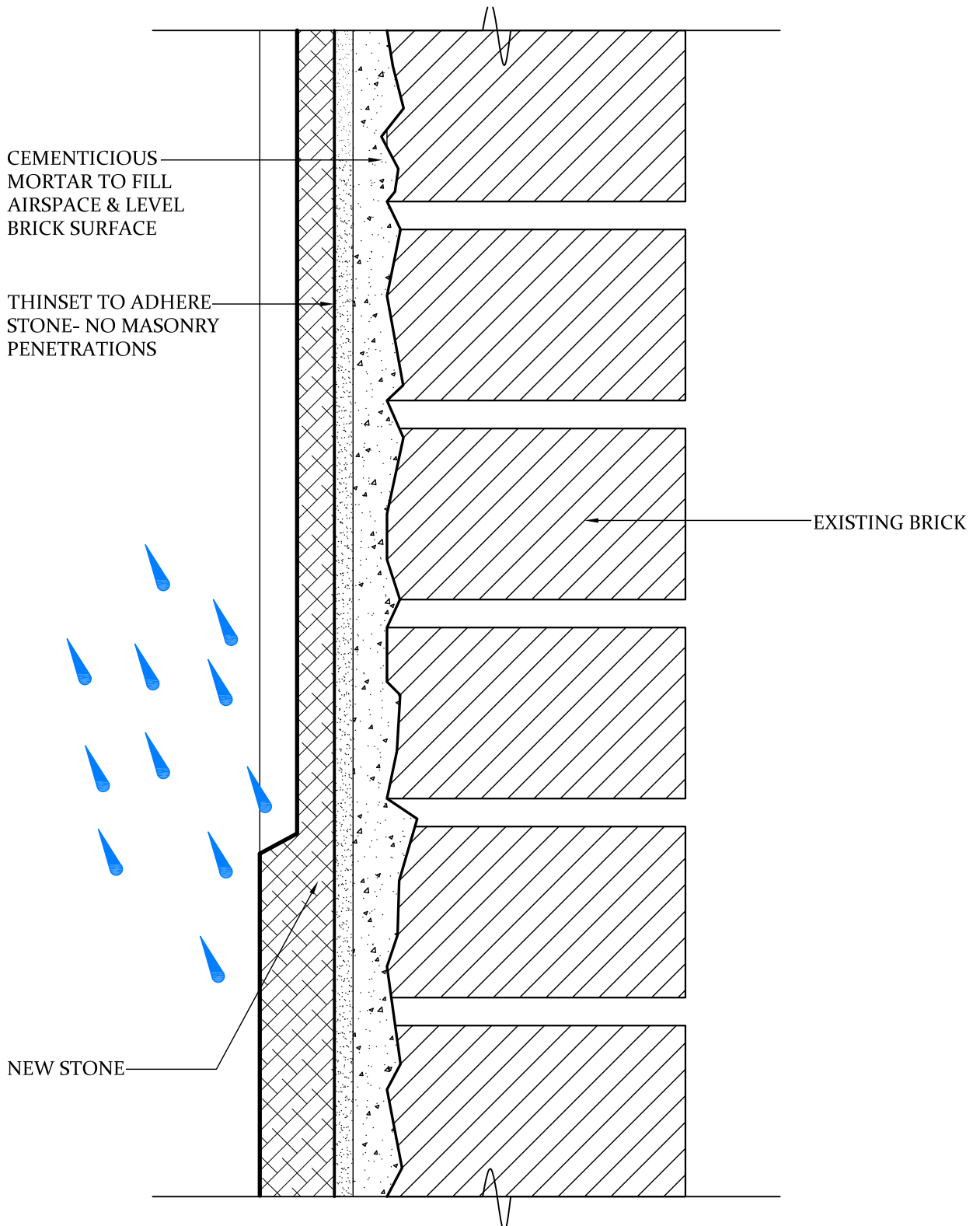
## DETAIL OF EXISTING STONE ATTACHMENT

HALF-SCALE

<b>PROJECT</b>	SCHLANDERER & SONS ANN ARBOR, MI	<b>DATE</b>	AUGUST 29, 2012
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211 S. FOURTH AVENUE, SUITE 1A  
ANN ARBOR, MICHIGAN 48104



## DETAIL OF NEW STONE ATTACHMENT

HALF-SCALE

**PROJECT**

SCHLANDERER & SONS ANN ARBOR, MI

**DATE**

AUGUST 29, 2012



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