

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 332 South Main Street, Application Number HDC13-232

DISTRICT: Main Street Historic District

REPORT DATE: January 9, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: January 6, 2013

OWNER	APPLICANT
Name: 330 S Main St Investment, LLC	Attila Huth
Address: 330 S Main Street Ann Arbor, MI 48104	719 Fifth Street Ann Arbor, MI 48103
Phone: (734) 846-8048	(734) 904-2002

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).

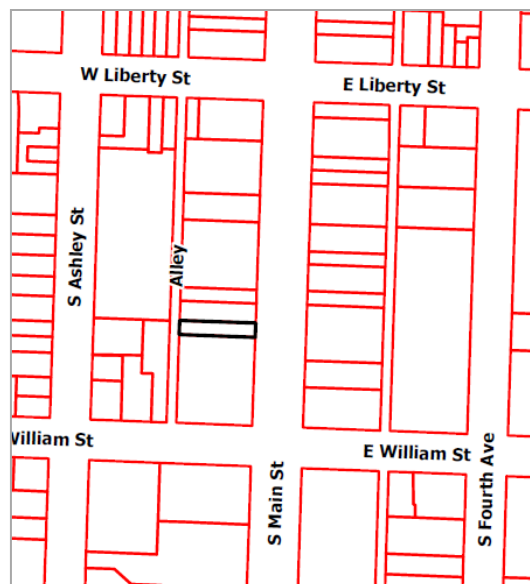
LOCATION: The site is located on the west side of South Main Street, south of West Liberty and north of West William.

APPLICATION: The applicant seeks HDC approval to remove an awning; remove the pitched roof and rebuild as a flat roof; construct a roof deck and stair housing; and construct a secondary rear fire escape.

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

New Additions

Recommended: Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting their size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Roofs

Appropriate: Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.

Additions to Historic Commercial Structures

Appropriate: Placing additions such as balconies on non character-defining elevations and limiting the number, size and scale in relationship to the historic building.

When required, designing additional stories that are set back from the front and side wall planes and are as inconspicuous as possible when viewed from the street.

Locating a rooftop addition to be inconspicuous when viewed from the street.

STAFF FINDINGS:

1. Removing the Middle Kingdom awning and reconfiguring the roof back to the original flat style is appropriate.
2. The parapet wall is approximately 24" high around the front and first 60' of the sides of the building. Beyond that is a modern addition to the structure (basically a one-story rectangular box added onto the back). The roofdeck is proposed to go on this original part of the roof, while the addition has mechanical and other equipment that prevents it from being utilized. The proposed stair enclosure is set 60+ feet back from the front elevation, and has a sloped roof to minimize its height. Materials are not specified in the

application. If appropriate materials are used, staff feels the minimal size and location of the stair enclosure are appropriate.

3. A glass guardrail is shown inset 2' from the parapet around the front and sides of the roof, surrounding the proposed roof deck. Staff is concerned not so much about the guardrail being conspicuous as about people standing and sitting at tables on the roof. From the front elevation, staff suggests setting back the guardrail at least 12' from the parapet to minimize sight lines from pedestrians on both sides of South Main Street from looking up at people, tables, and other roof deck accoutrement. While the HDC can regulate items attached to the structure, like pergolas, it cannot regulate items sitting on top of the roof deck, like umbrellas or potted trees or propane heaters, which may be several feet taller than a person. By setting the roof deck back 12' to the same vertical plane as the bay window next door there is at least some visual consistency with the neighboring property. It is important to remember that if this roof deck is approved and constructed, it's a permanent change to a structure that would be more heavily used than a residential condo roof deck. It's also more visible because it is only a single story.
4. One of the drawings shows a "possible canopy" over the front door. No mention of this canopy is made elsewhere, nor are details such as dimensions or materials included. Because of its incompleteness, staff does not consider it a part of this application.
5. If the roof deck is approved, staff believes the rear emergency egress stair is appropriate. It is on a secondary elevation on a non-historic addition to the building, and is only visible from the alley and parking lot behind the building.
6. Pending an explanation of materials to be used for the stair enclosure, staff believes the work, as conditioned in the proposed motion below, is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the *Secretary of the Interior's Standards and Guidelines* and the *Ann Arbor Historic District Design Guidelines*. If that information is not adequately addressed at the meeting, staff suggests postponing the item to the February agenda.

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.)

I move that the Commission issue a certificate of appropriateness for the application at 332 South Main Street, a contributing property in the Main Street Historic District, to: remove an awning; remove the pitched roof and rebuild as a flat roof; construct a roof deck and access stair; and construct a secondary rear fire escape; on the condition that the glass guardrail on the roof deck is set back at least 12' from the front parapet wall and at least 2' from the side parapet walls. As conditioned, the 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, 9 and 10 and the guidelines for new additions, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to roofs and additions to historic commercial structures.

MOTION WORKSHEET:

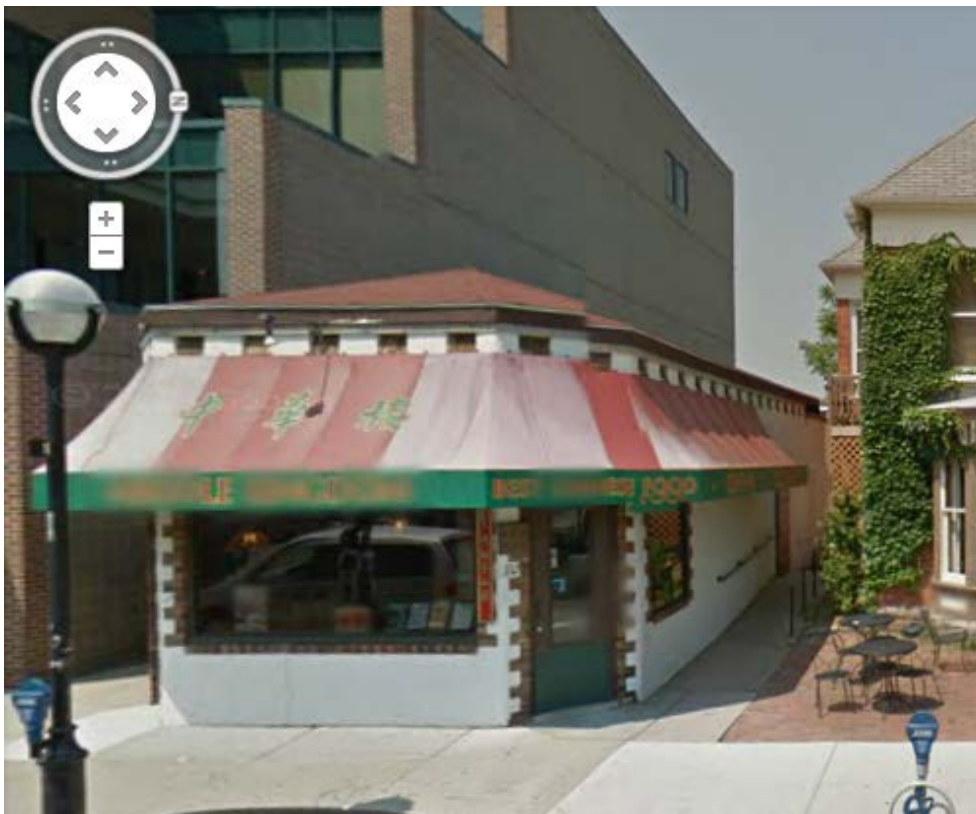
I move that the Commission issue a Certificate of Appropriateness for the work at 332 South Main Street in the Main Street Historic District

___ 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)



Detail from 1939 photo (courtesy AADL)



Elks Club, 338 South Main, 1968 photo (courtesy AADL)



DETAIL Elks Club, 338 South Main, 1968 photo (courtesy AADL)

