

MEMORANDUM

To: Historic District Commissioners

From: Jill Thacher, Historic Preservation Coordinator

Date: November 12, 2020

Re: Historic Plaque for 210 S Main Street

This month staff received one application for a historic building plaque for the commercial building at 210 South Main Street, in the Main Street Historic District. This three-story brick commercial vernacular building was constructed in 1860 and its first occupant was a saloon operated by George F. Lutz. It features three storefronts (208, 210 and 212) with corresponding upper story bays separated by pilasters and double arch-topped third floor windows. This request is only for 208, in the center, which was previously occupied by The Peaceable Kingdom and is the new home of Discount Records.

The Historic District Commission will consider all of the following when reviewing an application for a historic property plaque.

- a) The building must be at least fifty years old, as documented by a combination of records (title search, tax records, wills, etc.).
- b) The building must have been maintained, over time, in its original condition, or must have undergone historically appropriate restoration or rehabilitation.
- c) The building may not have historically inappropriate features, enclosures or repairs.
- d) The principal facades of the building visible from the street or any public right of way must maintain integrity of form, materials, and architectural features consistent with the dominant period of the building.

The building is 160 years old. It has maintained most of its historic integrity, though the cornice is missing. The date of the storefront is unknown but is appropriate for the building. It is an excellent example of a nineteenth-century Ann Arbor commercial building. Staff feels that a historic plaque is appropriate and suggests that the plaque read "George F. Lutz Saloon, 1860" after its first occupant.

Sample Motion

I move that the 1860 commercial building at 210 South Main Street meets the criteria for a City of Ann Arbor Historic Building marker based on its age, historic and architectural significance, and contribution to the history of Ann Arbor.

Historic Property Plaques

The Ann Arbor Historic District Commission considers requests for bronze plaques honoring significant historic buildings in the City of Ann Arbor. Plaques show the original or earliest known owner's name and the year in which the structure was built. Current property owners may apply to the Commission and, if approved, purchase a bronze plaque for their building.



What criteria will be applied?

The Historic District Commission will consider all of the following when reviewing an application for a historic property plaque.

- e) The building must be at least fifty years old, as documented by a combination of records (title search, tax records, wills, etc.).
- f) The building must have been maintained, over time, in its original condition, or must have undergone historically appropriate restoration or rehabilitation.
- g) The building may not have historically inappropriate features, enclosures or repairs.
- h) The principal facades of the building visible from the street or any public right of way must maintain integrity of form, materials, and architectural features consistent with the dominant period of the building.

If one or more of the criteria cannot be met, staff and the Commission will consider whether the building has special historic or architectural significance on a case by case basis.

The property must meet one of the following four criteria:

- 1) Listed or determined eligible for the National Register of Historic Places or State Register of Historic Sites
- 2) Included in the Individual Historic Properties Historic District listed in Title IX of the Ann Arbor Register of Historic Places prior to 2001
- 3) Received an award from the Ann Arbor Historic District Commission
- 4) Others may be approved for a historic property plaque by the Ann Arbor Historic District Commission on a case-by-case basis

How to Apply for a Historic Property Plaque

1. The current property owner should fill out the application and return it to the Historic Preservation Coordinator via email to hdc@a2gov.org, or by dropping it off at the Planning & Development desk on the first floor of City Hall, 301 E Huron Street.
2. Be sure to include a description of how the property qualifies for a plaque (from the list above), and any information or history unique to the home. The application will be evaluated based on the information it provides.
3. After an initial screening by staff for completeness and content, the request will be placed on a Historic District Commission agenda for consideration. If the request is approved, the historic preservation coordinator will contact the plaque manufacturer (Arnet's, Inc. at 4495 Jackson Road) with the correct historic name and date of construction of the house. The cost of the plaque fluctuates based on the price of bronze, usually between \$175 and \$225. Arnet's will fax a proof to the Historic Preservation Coordinator, which the applicant must sign off on. Once the proof has been approved, Arnet's will manufacture the plaque and notify the applicant when it is ready to pick up. The applicant picks up and pays for the plaque at Arnet's at 4495 Jackson Road.
4. The applicant must mount the plaque on a visible spot at the front of the building, preferably near the front door, in a location that does not destroy or obscure historic architectural features of the building.

Questions? Please contact the Historic Preservation Coordinator at hdc@a2gov.org or 734-794-6265 x42608.

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What criteria will be applied?

The Historic District Commission will consider all of the following when reviewing an application for a historic property plaque.

- a) The building must be at least one hundred years old, as documented by a combination of records (title search, tax records, wills, etc.).
- b) The building must have been maintained, over time, in its original condition, or must have undergone historically appropriate restoration or rehabilitation.
- c) The building may not have historically inappropriate features, enclosures or repairs.
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ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION for HISTORIC MARKER

100 N. Fifth Avenue Ann Arbor, MI 48104 (734)794-6265 x42608 Fax: (734) 994-8312
Historic District Email: hdc@a2gov.org; www.a2gov.org

Section 1: Applicant Information

Name of Property Owner: Mark Wilfong
Address of Owner: 1111 Paul St., Ann Arbor, MI 48103-3746
Daytime Phone: (734) 545-2078
Fax: ()
Email: MarkWilfong@Gmail.com
Signature of owner: Mark Wilfong *date:* 10/20/2020

Section 2: Historical Information (attach additional sheets as necessary)

Address of Property: 210 S. Main St., Ann Arbor, MI 48104-2106
Name of Historic District, if applicable: Main Street
Name of First Owner of building: George F. Lutz
Bibliographic Source: City Directory
Date of Construction: 1860
Bibliographic Source: City Directory

Additional history of the property—including ownership, evolution of the building and its use:
The building's first tenant was a Saloon operated by Swabian immigrant George F. Lutz. Consistant
with the times, Lutz raised his family in the apartments above for the next 24 years. The space would
remain a Saloon until 1910, when the growing temperance movement made the business
untenable. Particularly unique is the 90 SF mural commisioned in 1863 to commemorate the opening
of The Western Brewery's new facility on Fourth Street. Today's use is Mercantile.

(continue on reverse or on additional sheets)

Section 3: Photographs (attach or submit electronic copies of photos of the building)

Staff Use Only

Date Submitted: _____ Date of HDC Action: _____
Staff signature: _____ Action: _____ HDC Approval _____ HDC Denial _____
Comments: