

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 332 South Main Street, Application Number HDC14-282

DISTRICT: Main Street Historic District

REPORT DATE: January 8, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 5, 2015

	OWNER	APPLICANT
Name:	Ann Arbor Main Street Real Estate, LLC	Craig Borum, AIA
Address:	3060 Bolgos Circle Ann Arbor, MI 48105	679 S Wagner Road Ann Arbor, MI 48103
Phone:	(734) 846-8048	(734) 827-2238

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).

In January of 2014 a certificate of appropriateness (HDC13-232) was granted to remove an awning, rebuild the roof, and construct a roof deck and rear emergency egress stair. In September, 2014 new signage was approved, along with a new egress door in a new opening on the south side elevation (HDC14-282).

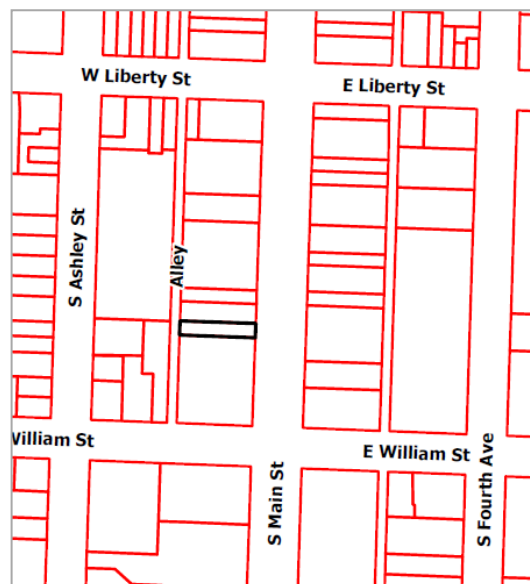
LOCATION: The site is located on the west side of South Main Street, south of West Liberty and north of West William.

APPLICATION: The applicant seeks HDC approval to construct a second story on the non-historic rear additions to the building.

APPLICABLE REGULATIONS:

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

- (2) The historic character of a property will be retained and preserved. The removal of



distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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):

Alterations/Additions for the new use

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Additions

Recommended: Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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.

Not Recommended: Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

District or Neighborhood Setting

Recommended: Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

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

From the Ann Arbor Historic District Design Guidelines:

Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

STAFF FINDINGS

1. The building was constructed in three sections -- the original storefront by 1934, and two rear additions in approximately the 1960s and 1980s. The three sections are pretty easily discernible. The proposed second-story addition would be set back 49'2" from the front parapet, which is 9' past the extent of the original building. By way of comparison, the second-story will begin almost 20' past the south side bumpout on the Italianate house next door to the north.
2. The addition features solid side walls on the north and south, and the rear would have a person door leading out to a wood egress stair. These three elevations are shown clad in hardie board siding panels. The street-facing east elevation features an aluminum wall of windows with double-leaf glass doors, with a band of hardie panels above. The same glass guardrail system used on the previous roofdeck application would be used around the slightly-enlarged roofdeck.
3. The addition would be visible from across Main Street, but is set so far back from the historic part of the building that staff believes it will in no way overpower or alter the original. Its design is simple and inconspicuous, and it should have no negative effects on the historic building or the contributing structures to the north in the Main Street Historic District.

POSSIBLE MOTIONS: (Note that the motion 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 332 South Main Street, a contributing structure in the Main Street Historic District, to construct a second story on the rear of the building, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for additions, and *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 additions and neighborhood setting.

MOTION WORKSHEET

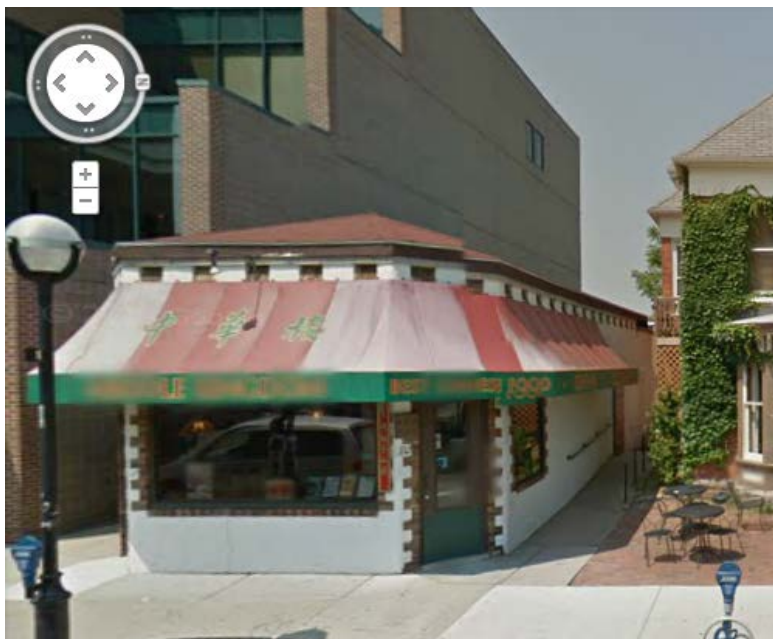
I move that the Commission issue a Certificate of Appropriateness for the work at 332 South Main Street in the Main Street Historic District

____ 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)



332 S Main, detail from 1939 photo (courtesy AADL)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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: 332 South Main Street
Historic District: Main Street, Downtown
Name of Property Owner (If different than the applicant):
Ann Arbor Real Estate LLC
Address of Property Owner: 3060 Bolgos Circle, Ann Arbor, 48105
Daytime Phone and E-mail of Property Owner: 734-846-8048, ilkimerturk@gmail.com
Signature of Property Owner: Date: 12-17-2014

Section 2: Applicant Information

Name of Applicant: Craig Borum
Address of Applicant: 679 S. Wagner Road, Ann Arbor 48103
Daytime Phone: (734) 827-2238 Fax: ()
E-mail: borum@plyarch.com
Applicant's Relationship to Property: owner X architect contractor other
Signature of applicant: Date: 12-17-2014

Section 3: Building Use (check all that apply)

 Residential Single Family Multiple Family X Rental
X Commercial 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 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: CB

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

1. Provide a brief summary of proposed changes. Add second story to rear of building, located on top of a 1960'S and 1980's concrete block addition.
The new addition will have windows on the east facade, as well as glass doors which will open up onto a new roof top patio. The set back, rear location of the addition will not compete or interfere with the charm of the original front facade. No new construction will modify or structurally bear on the original historic building. The existing hip roof (added at a later date) will be restored to its original flat roof for the patio. A wood exterior egress stair will be added on the rear of the building. Front awning will be removed. Entire building will be patched and painted, neutral color to be confirmed by HDC, with Hardie Board cladding on the addition to match painted portion below.

2. Provide a description of existing conditions. _____
Original historic 1-story brick and stucco building, with numerous renovations and additions since initial construction, including a 500sf brick addition with basement, a 930sf concrete block addition to rear of building, as well as an addition of a now deteriorated hip roof over original structure. Large canvas awning was added by "Middle Kingdom" restaurant within the last 20 years.

3. What are the reasons for the proposed changes? _____
To allow for additional leasable square footage, as existing 2045sf ground floor is very narrow and dark. A 1200sf addition and roof patio will make the property much more desirable to a prospective tenant and allow the building to serve many different and diverse uses over its lifetime, adding to the vibrance and value on Main Street.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
Drawings of proposed addition included.
Rendering of proposed addition included.
Photos of existing building included.

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: _____ Application to _____ Staff or _____ HDC

Project No.: _____ **HDC** _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Main St. Addition

332 South Main Street
Ann Arbor, MI

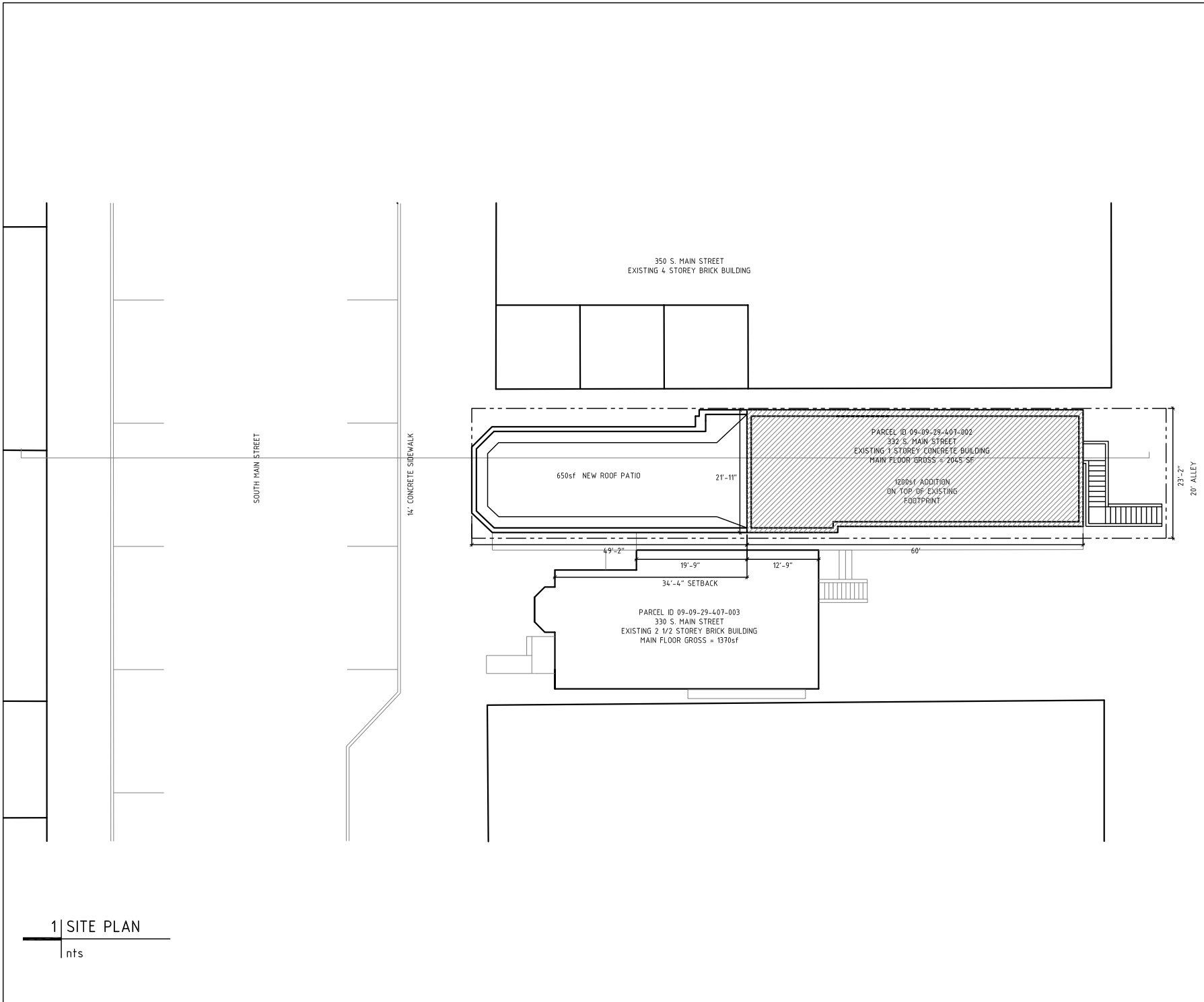
SITE PLAN

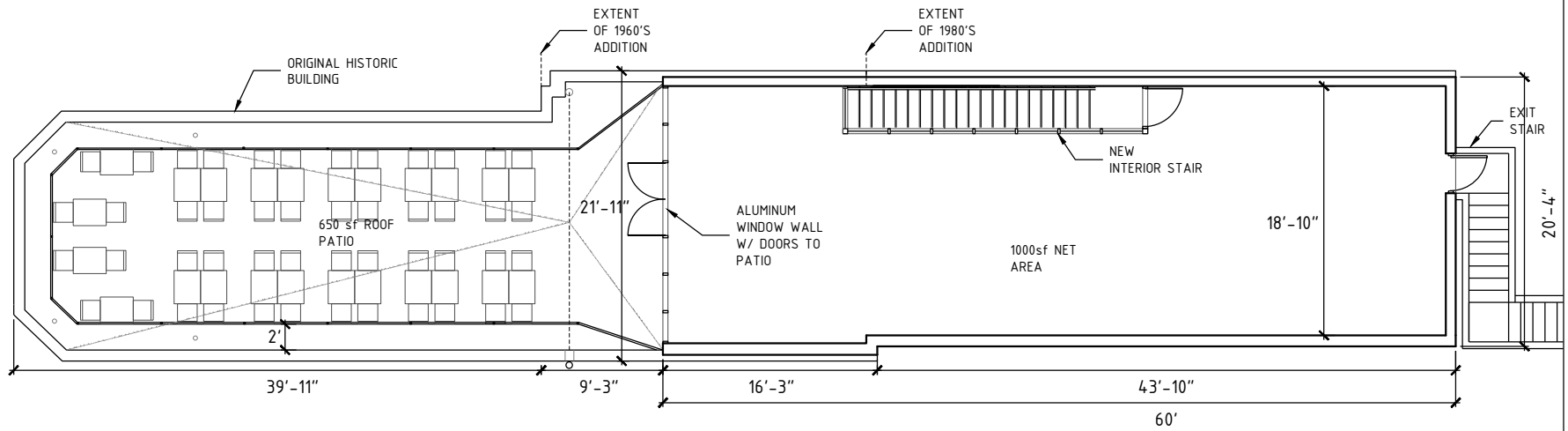
DATE:
17 December 2014

REVISIONS:
Date Drawing Checked
Prepared By By

PROJECT NUMBER:
PI328

A.I.O



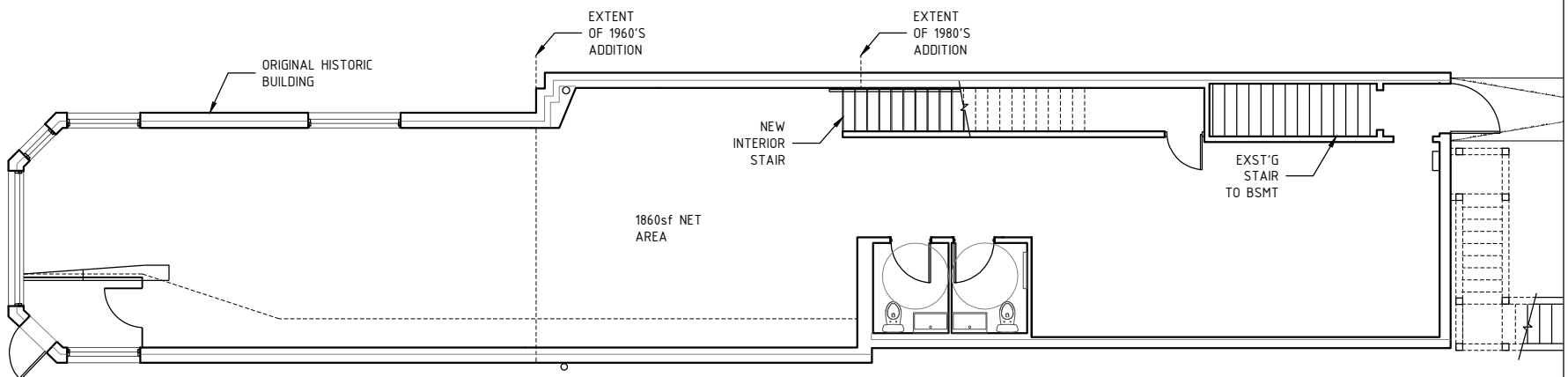


Main St. Addition

332 South Main Street
Ann Arbor, MI

1 | SECOND FLOOR PLAN

5/64" = 1'-0"



2 | GROUND FLOOR PLAN

5/64" = 1'-0"

PLANS

DATE:
17 December 2014

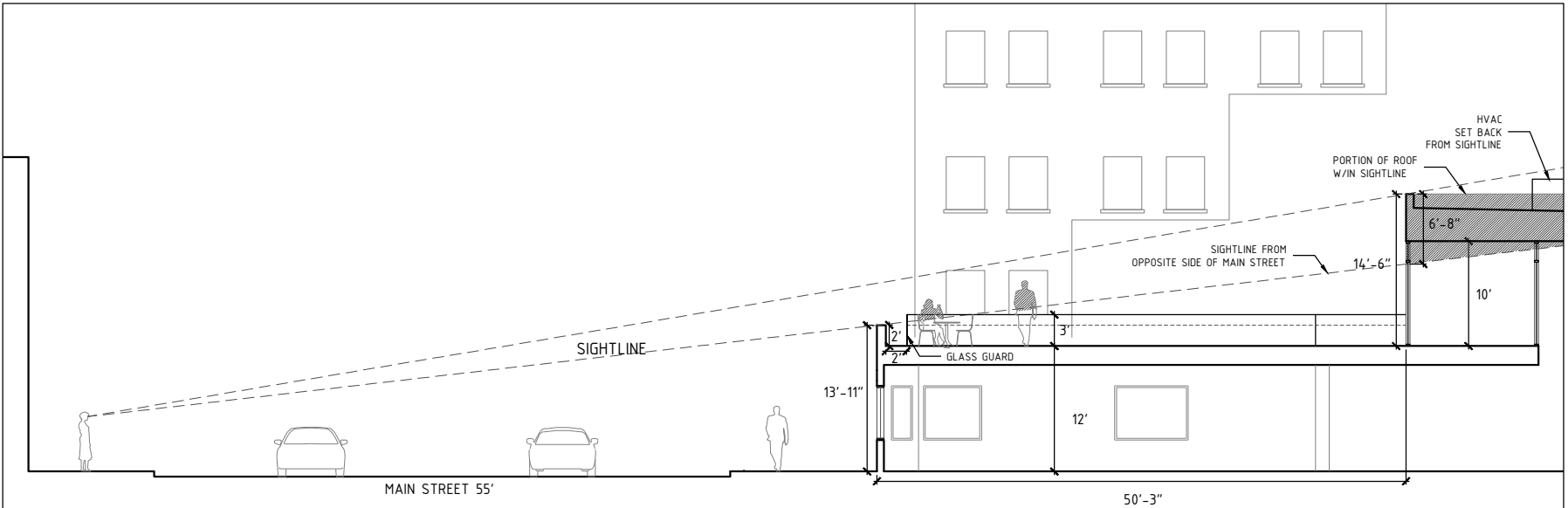
REVISIONS:
Date Drawing Prepared By Checked By

PROJECT NUMBER:
PI328

Main St. Addition

332 South Main Street
Ann Arbor, MI

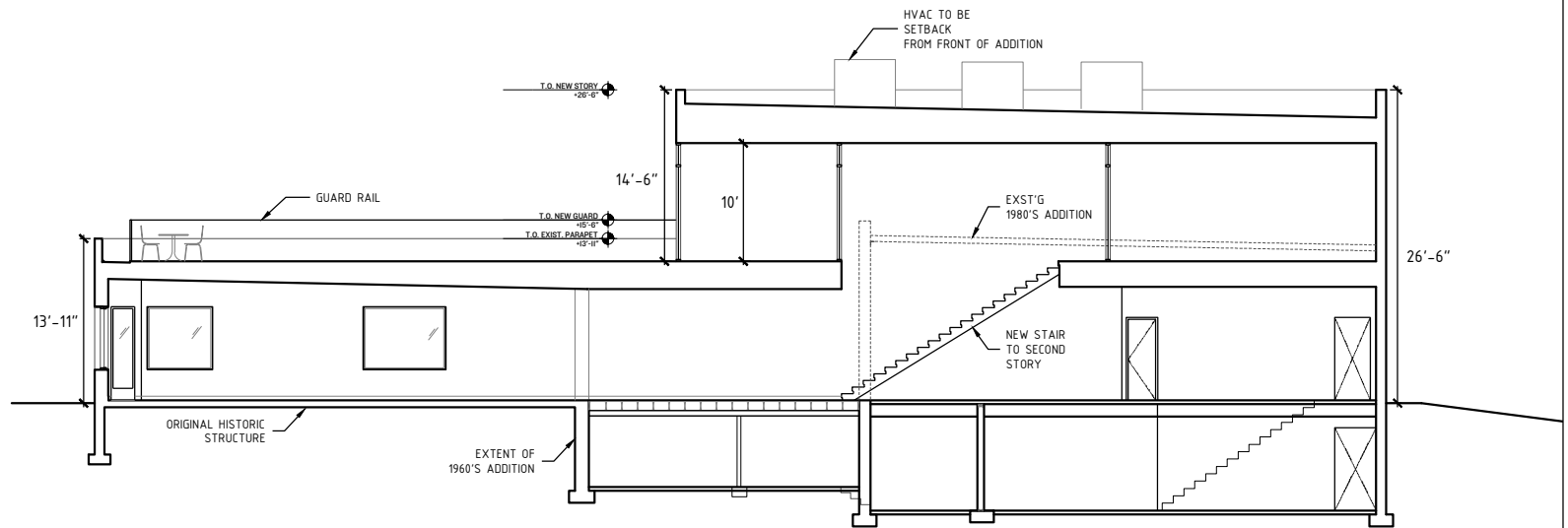
SECTIONS



1 | SIGHTLINE_through Main Street

1/16" = 1'-0"

* HATCH SHOWS OBJECTS VISIBLE FROM OPPOSITE SIDE OF MAIN STREET
2nd STOREY CANNOT BE SEEN FROM SAME SIDE OF STREET



2 | SECTION_through existing bldg

1/16" = 1'-0"

DATE:
17 December 2014

REVISIONS:
Date Drawing Prepared By Checked By

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Main St. Addition

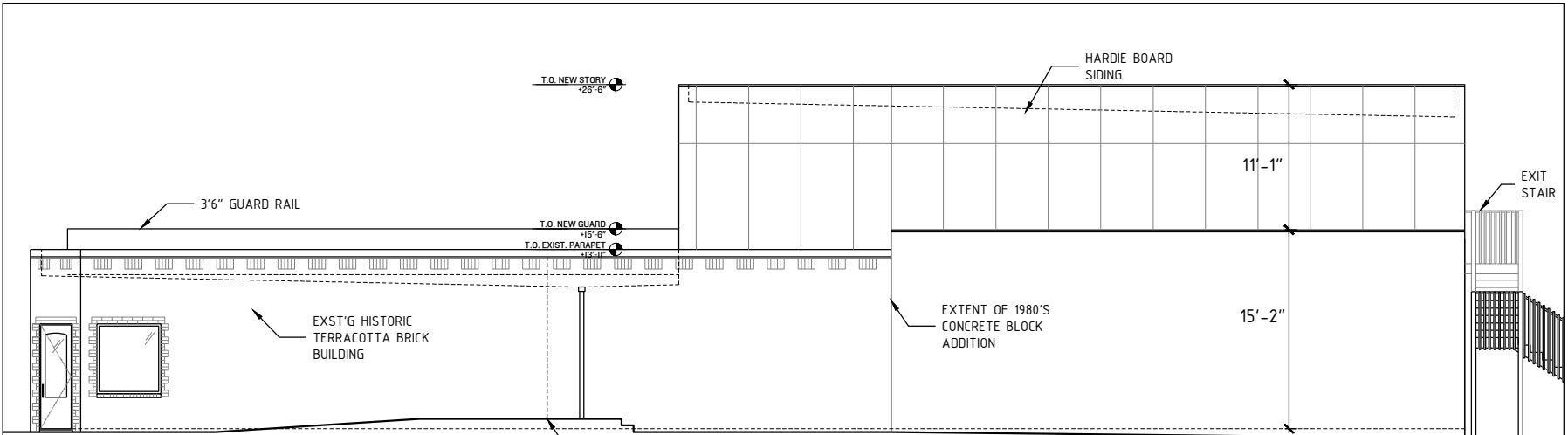
332 South Main Street
Ann Arbor, MI

ELEVATIONS

DATE:
17 December 2014

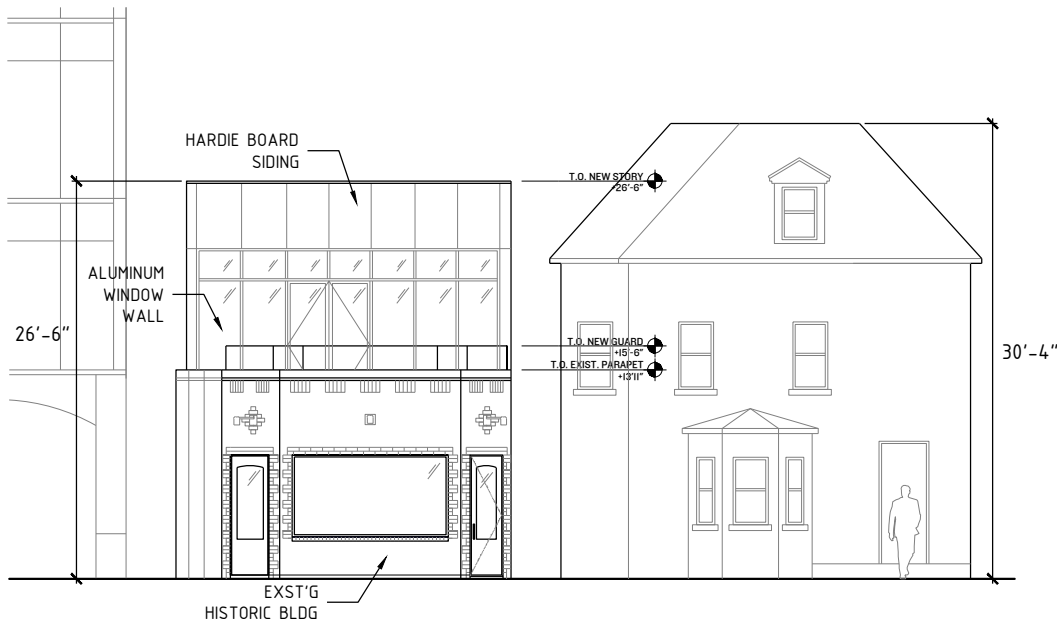
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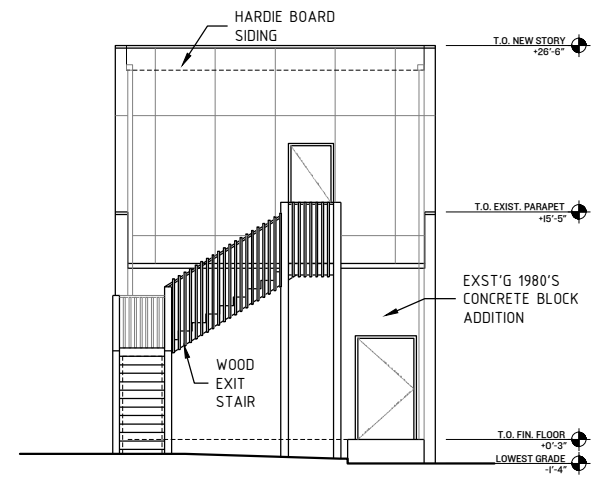
1 | ELEVATION_north

5/64" = 1'-0"



2 | ELEVATION_east

5/64" = 1'-0"



3 | ELEVATION_west

5/64" = 1'-0"



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PLY Architecture