

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 332 South Main Street, Application Number HDC15-115**DISTRICT:** Main Street Historic District**REPORT DATE:** September 10, 2015**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Tuesday, September 8, 2015

	OWNER	APPLICANT
Name:	Ann Arbor Main St Real Estate	Michael Stephens, Sign-A-Rama
Address:	3060 Bolgos Circle Ann Arbor, MI	1017 Naughton Troy, MI 48083
Phone:	(734) 846-8048	(248) 585-6848

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 was granted to remove an awning, rebuild the roof, and construct a roof deck and rear emergency egress stair. A request to paint the brick quoins around the windows and door was denied.

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 install non-lit dimensional metal letters to the front and rear of 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.

- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be 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

Not Recommended: 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.

Masonry

Recommended: Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

Not Recommended: Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

From the Ann Arbor Historic District Design Guidelines:

Signs

Appropriate: Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

Installing signage that is subordinate to the overall building composition.

Masonry walls, trim, and foundations

Appropriate: Retaining original masonry and mortar whenever possible without the application of any surface treatment.

Protecting, maintaining and preserving masonry features and surfaces that contribute to the overall historic character of a building and site.

Not Appropriate: Painting previously unpainted masonry.

STAFF FINDINGS

1. Two identical signs are proposed, one on the front (South Main Street) elevation and one on the rear (facing the alley and parking lot). They consist of individually mounted aluminum letters that are threaded 3" deep into the stucco and masonry wall. The signs are 25" tall and 105" wide.
2. Typical masonry applications would require mounting through mortar joints, but since the front of the building has a parge coat of stucco or concrete, that won't be possible. Since the parge coat has historically been on the building (see 1939 photo below), staff believes that the work is acceptable since the holes can be filled in the future and easily returned to their original appearance. The rear wall of the building is part of a modern addition.
3. A previous request to paint the unique brick trim around the windows, doors, and crenellated parapet was denied by the HDC. Painting the masonry would change the character of the building and the style of the brick would make future paint removal particularly difficult. Repainting the already-painted stucco and CMU portions of the building is appropriate. Staff has explained this to the sign contractor, who will remind the property owner and business owner.
4. Staff recommends approval of the new signs. Each is an appropriate size, design, and material, and is compatible with the historic structure and neighborhood. No character-defining features of the building will be impacted, and their locations on the building are appropriate.

POSSIBLE MOTIONS: (Note that the motion below 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 install two signs of non-lit dimensional metal letters, one on the front and one on the rear of the building. 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 signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 9 and 10, and the guidelines for storefronts.

MOTION WORKSHEET

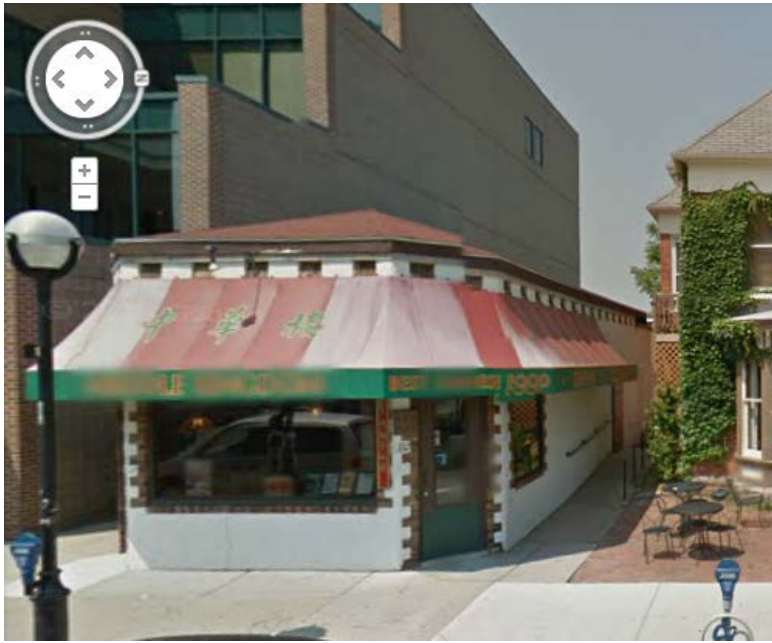
I move that the Commission issue a Certificate of Appropriateness for the work at 332 South Main Street in the Main Street Historic District

_____ 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: 3325 Main

Historic District: _____

Name of Property Owner (if different than the applicant):

Ann Arbor Main Str. Real Estate LLC (Ilkim Erturk)

Address of Property Owner: 3060 Bolgas Circle

Daytime Phone and E-mail of Property Owner: 734-8468048 ilkimereturk@gmail.com

Signature of Property Owner: [Signature] Date: 08/10/2015

Section 2: Applicant Information

Name of Applicant: Michael Stephens - Sign-A-Rama Tray

Address of Applicant: 1017 Naughton Tray MI 48106

Daytime Phone: (248) 525-6820 Fax: (248) 525-6848

E-mail: mike@michigansignshops.com

Applicant's Relationship to Property: owner architect contactor other

Signature of applicant: [Signature] Date: 8-4-15

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

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: [Signature]

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

1. Provide a brief summary of proposed changes. _____

Install non-lit dimensional metal letters to front and rear of building.

2. Provide a description of existing conditions. _____

Current building has no signage on front or rear of building.

3. What are the reasons for the proposed changes? _____

New business

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

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

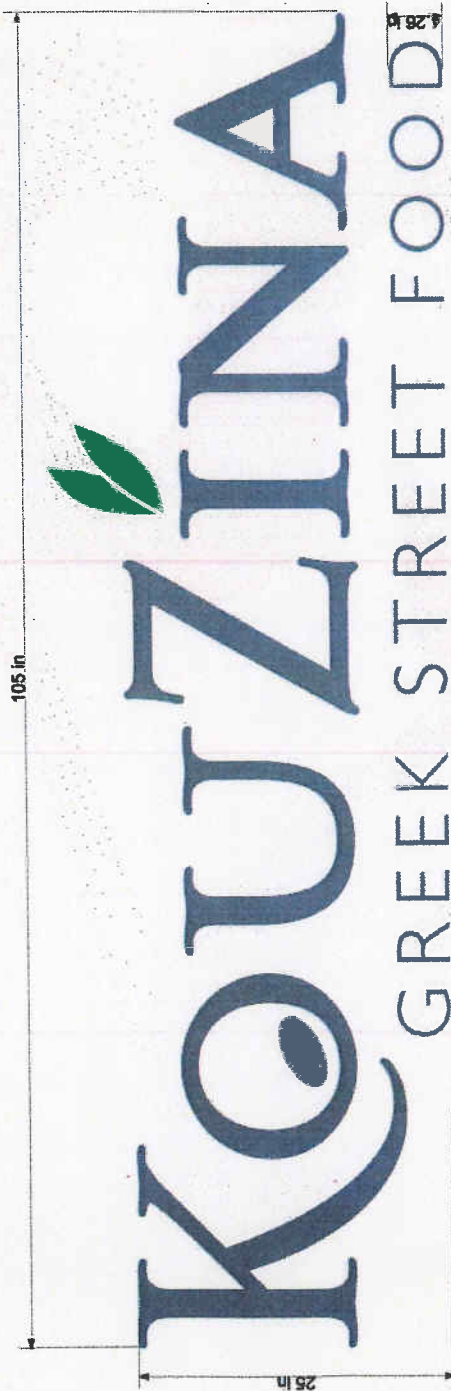
Comments:



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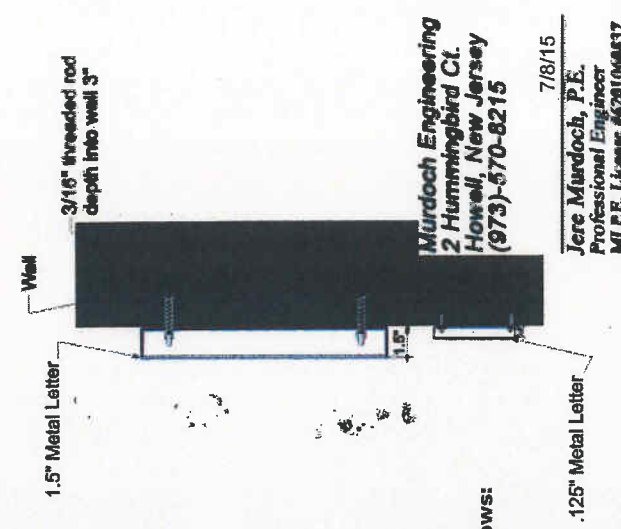
Kouzina:
 332 S. Main St.,
 Ann Arbor MI 48104



- Non-Lit Lit Metal Letters
- Brushed Silver & Green "KOUZINA"
- Depth: 1.5"
- Non-Lit Lit Metal Letters
- Brushed Silver "GREEK STREET FOOD"
- Depth: .125"

Engineers Connection Note:
 - Provide 3/16" Diam. All-Threaded Rods into a minimum 1-1/2" Solid masonry embedment with structural epoxy adhesive or into 1/2" thk. Plywood min. with washers and nuts as follows:
 - Letters: K,Z: Provide Five(5) per/Letter, Two(2) Top, Bottom and One(1) at Center
 - Remaining Kouzina: Letters: Provide Four(4) per/Letter
 - Green LOGO and Letter O center: Provide Three(3) per/type
 - 4.26" Letters: Provide Two(2) per/Letter

18 SF



Murdoch Engineering
 2 Hummingbird Ct.
 Howell, New Jersey
 (973)-570-8215
 7/8/15
Jere Murdoch, P.E.
 Professional Engineer
 MI P.E. License #629104637

Above grade components designed per IBC - 2012, MI Edition
Snow Loads:
 Ground Snow Load.....Pg-30 psf
 Snow Exposure Factor...Cs=1.0
 Snow Load Importance...Is=1.1
 Thermal Factor.....Ct=1.0
Wind Loads:
 Ultimate Design Wind Speed.....115 mph
 Normal Design Wind Speed.....90 mph
 (3-sec peak gust MPH)
 Wind Importance Factor...I=1.15
 Wind Exposure.....C
 Gust Factor.....0.85
 Exterior Components designed in accordance with applicable provisions of the ASCE 7-10

CLIENT APPROVAL By signing this proof I approve the size, quantity, spelling, color(s) and overall design of my order. I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

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CLIENT APPROVAL SIGNATURE _____
 CLIENT PRINTED NAME _____ DATE _____

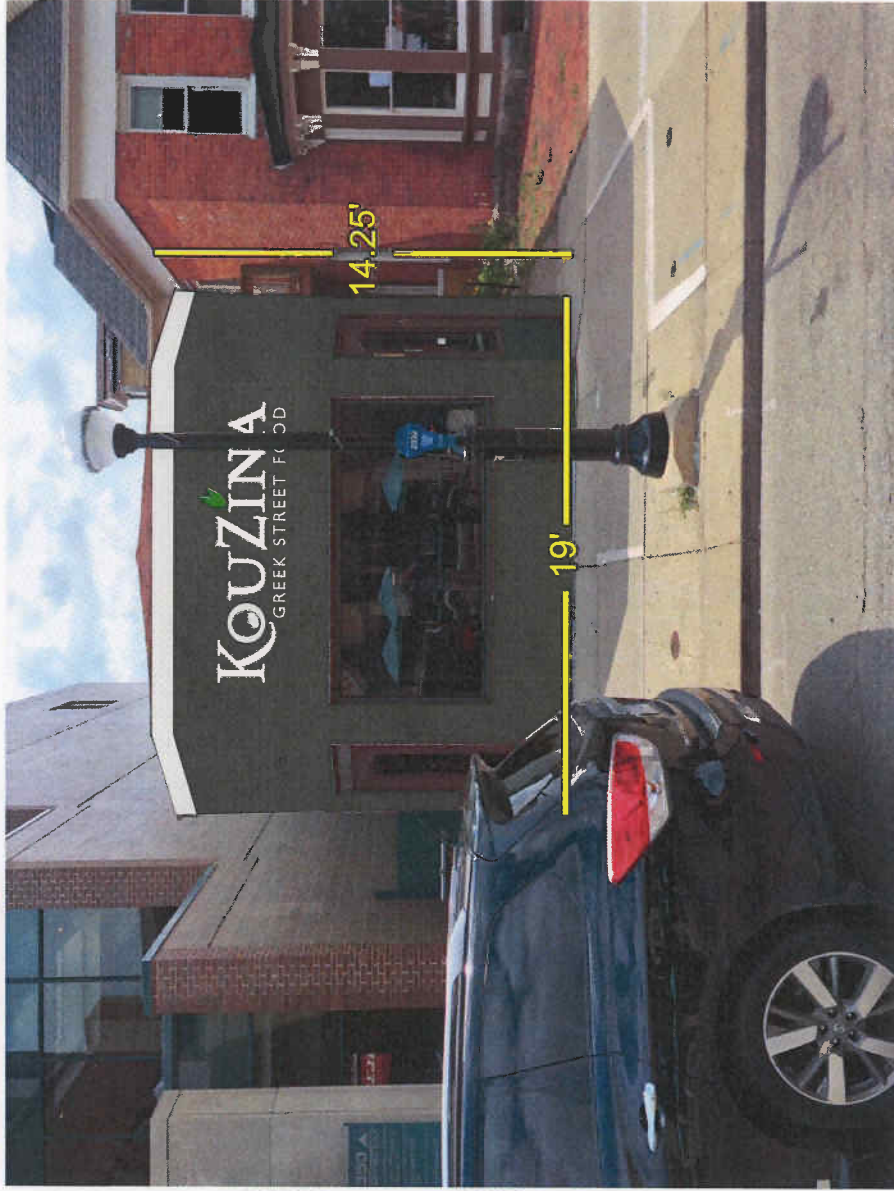


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Troy, MI 48063
michigansignshops.com

(248) 585-6880 OFFICE

FRONT of Building



Linear Frontage = 19'

SF Frontage = 270 (14.25' x 19')

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CLIENT APPROVAL SIGNATURE

CLIENT PRINTED NAME

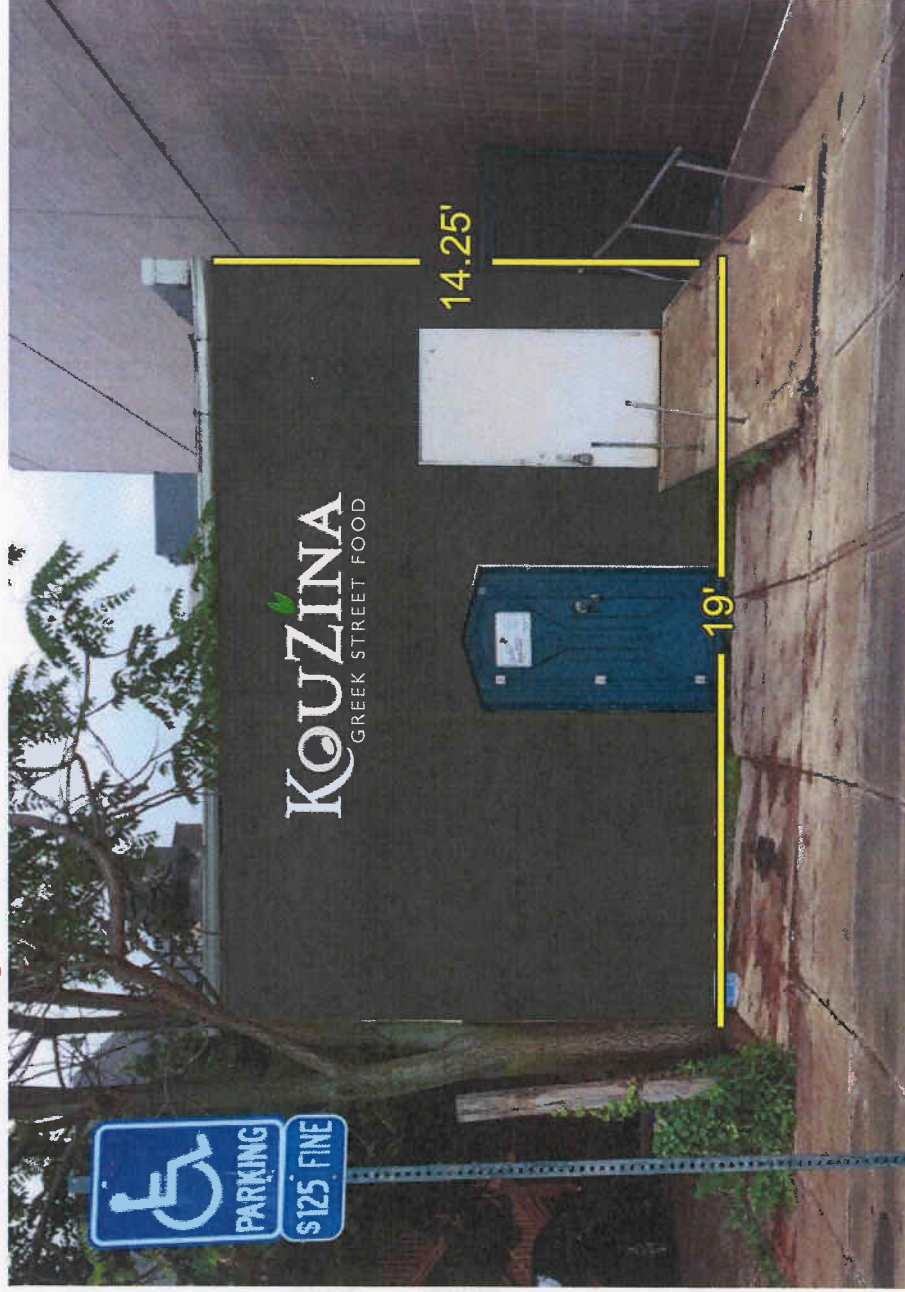
DATE



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REAR of Building



Linear Frontage = 19'

SF Frontage = 270 (14.25' x 19')

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CLIENT APPROVAL SIGNATURE _____

CLIENT PRINTED NAME _____ DATE _____



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312

