

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 332 South Main Street, Application Number HDC26-0063

DISTRICT: Main Street Historic District

REPORT DATE: July 9, 2026

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 6, 2026

OWNER

Name: Asuman Erturk

Address: Ann Arbor, MI

Phone: (734) 846-8048

APPLICANT

Dan Sonntag,
Sonntag Design Group

1009 Gott St
Ann Arbor, MI 48103

(734) 604-8833

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).

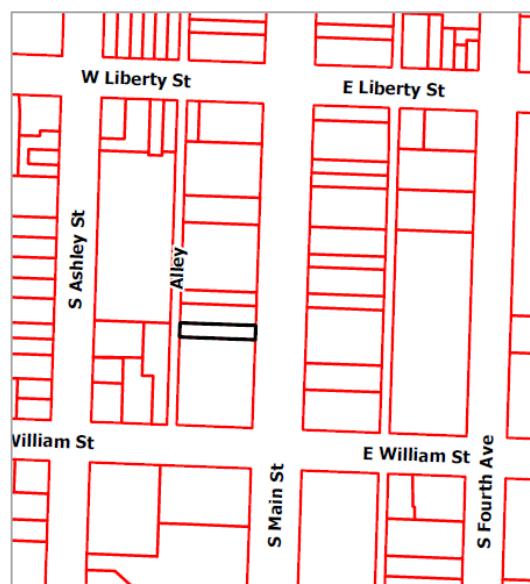
In January of 2014 a certificate of appropriateness (HDC13-232) was granted to remove an awning, rebuild the roof, and construct a roof deck and rear emergency egress stair. In September, 2014 new signage was approved, along with a new egress door in a new opening on the side elevation (HDC14-282).

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 continue a ramp between 330 and 332 S Main Street an additional 18' west, add an awning between buildings, and attach a handrail to the wall and install a new person door in a new opening on the north elevation.

APPLICABLE REGULATIONS:

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



- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (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):

Entrances/Porches

Recommended: Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

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

Barrier Free Accommodations, Safety Codes, and Fire Escapes

Appropriate: When required, installing barrier free access ramps, stairways, and elevators that do not alter character-defining features of the building, keeping historic building materials intact, and that if removed in the future keep the historic building intact.

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. Between this building and the Italianate house at 330 S Main is a concrete ramped sidewalk that was approved by the HDC (under the 332 address) and installed in 2017. The applicant desires to extend this ramp 18 feet farther toward the rear of the building to eliminate two steps. The ramp would lead to a new person door. Along the granite foundation of the Italianate house the poured concrete would be buffered by a 6 mil poly barrier with ½" compressible filler against the wall to protect the existing foundation from the poured concrete.
2. The new single-lite steel door is proposed in the center of the building's three sections, on a parged block wall. A handrail is attached to the wall of 332 along the new walkway, leading to the door. A similar handrail exists on the existing ramp. Since the wall is not a character defining feature of the building and the work is fairly easily reversible, the door and handrail are appropriate.

3. A new awning with strip lighting is proposed to be attached to both buildings (330 and 332) above the new 18' ramp. It parallels the new ramp, sloping slightly toward the rear. The awning starts at the corner of 330 S Main and features strip lighting mounted to the frame. It is described on the drawings as "waterproof track downlight that shines vertical to walk surface". The plans note that all attachments to both buildings would be through mortar joints, not masonry units.
4. An existing wood security gate would be moved farther west to accommodate the ramp extension. A decorative screen would be attached to the gate.
5. Staff has no reservations about the proposed work. It would (hopefully) help enliven this end of the traditional Main Street shopping district and allow improved access to 332 S Main.

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 continue a ramp between 330 and 332 S Main Street an additional 18' west, add an awning between buildings, and attach a handrail to the wall and install a new person door in a new opening on the north elevation. 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 1, 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)

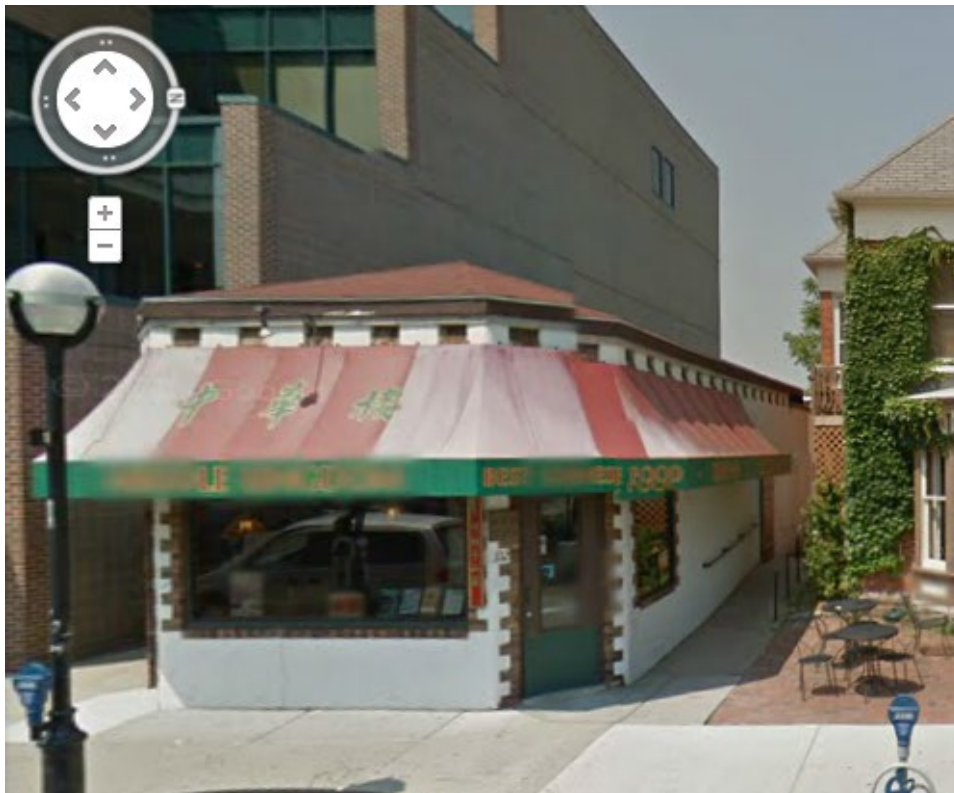
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: drawings, photos, details

332 South Main Street (April 2024 Google Street View)



332 South Main Street (June 2011 Google Street View)



332 South Main Street, detail from 1939 photo (courtesy AADL)



No.	Date	Description
	6.18.26	HDC

DRAWN BY DAS/ARG

FACILITY/CLIENT

EAT THAI RESTAURANT
332 S. MAIN
ANN ARBOR, MI 48104

PROJECT
PROPOSED
EXTERIOR
DOOR AND
WALKWAY

MOMUS
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL. 734.998.0098
FAX 734.996.8899

**SONNTAG
DESIGN
GROUP**
architecture - plc
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL 734.604.8833
DASONNTAG@GMAIL.COM

SHEET TITLE
ELEVATIONS, DETAILS-
332 + 330 S. MAIN

SHEET NO.
A2.0



DOOR MANUFACTURER:
CDF DISTRIBUTORS

SIZE: 36" X 84"
MATERIAL: STEEL WITH
RATED SINGLE GLASS LITE
24" X 60"

FINISH : PAINTED

FRAME: STEELCRAFT STEEL
KNOCKDOWN

FINISH : PAINTED

UNIT FIRE RATING : 90
MINUTES



MOUNT TRACK TO
FRAME OF AWNING
ON SOUTH SIDE OF
ALLEY



DECORATIVE- TO BE
FASTENED TO
PUBLIC-SIDE OF
RELOCATED WOOD
PRIVACY GATE

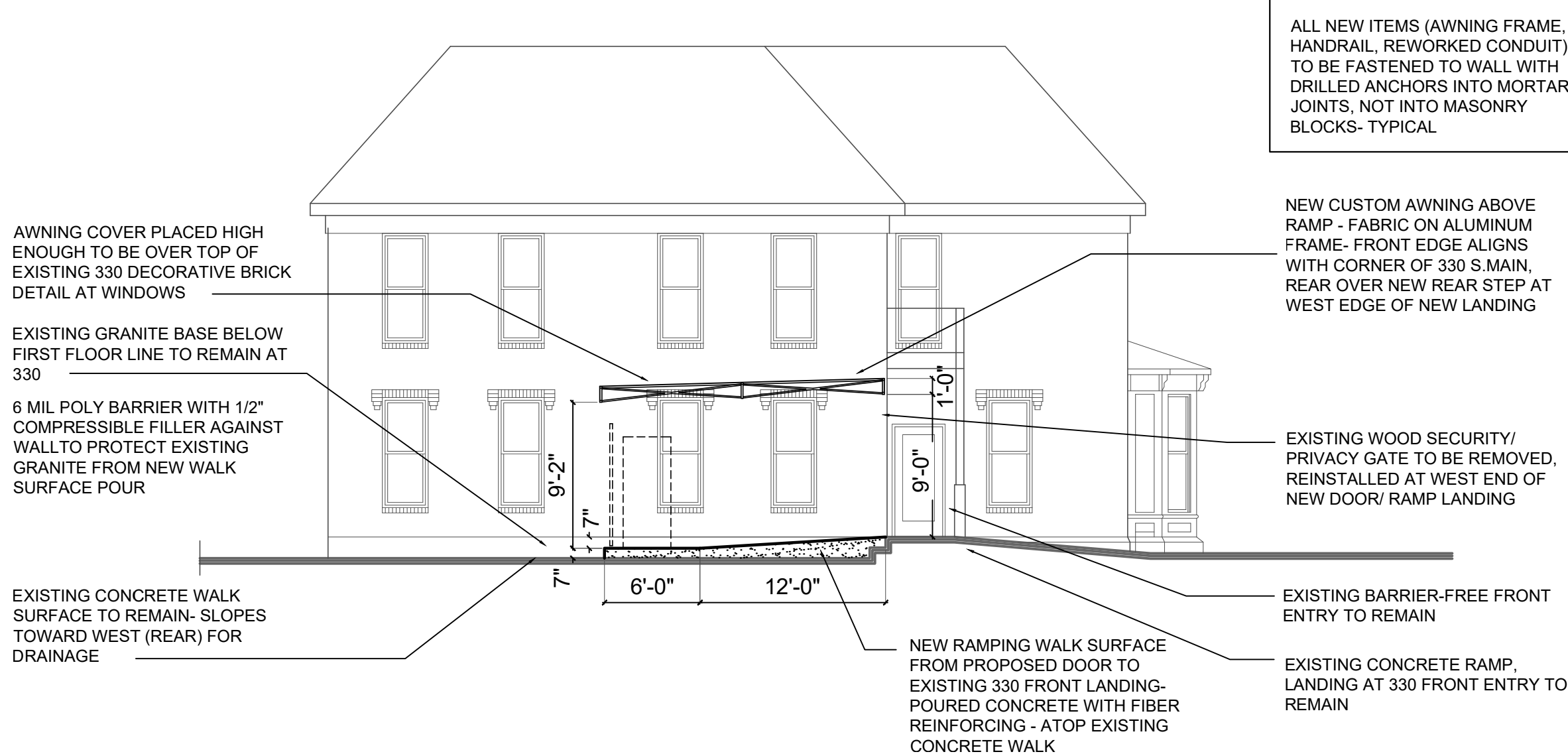
C NEW EXTERIOR DOOR

B STRIP LIGHT

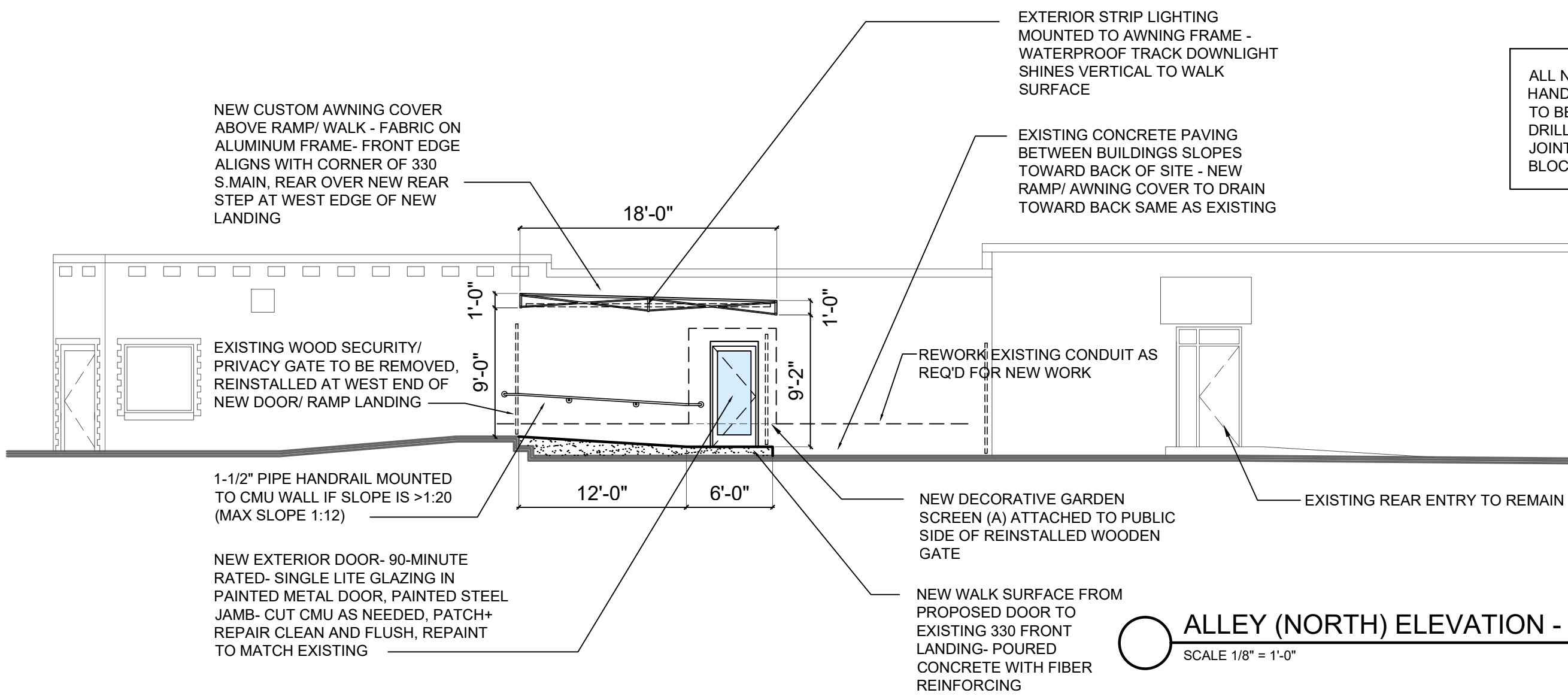
SIZE: 51" W. 79" H
(2) 96" LENGTHS
COLOR: 3000K

A GARDEN SCREEN

SIZE: 24X60
COLOR/ FINISH: RUSTY PATINA



ALLEY (NORTH) ELEVATION - 330 S. MAIN
SCALE 1/8" = 1'-0"



ALLEY (NORTH) ELEVATION - 330 S. MAIN
SCALE 1/8" = 1'-0"



MAIN STREET (EAST) ELEVATION
SCALE 1/8" = 1'-0"

[illegible]

DRAWN BY DAS/ARG

FACILITY/CLIENT

EAT THAI RESTAURANT
332 S. MAIN
ANN ARBOR, MI 48104

PROJECT

PROPOSED
EXTERIOR
DOOR AND
WALKWAY



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FAX 734.996.8899



SHEET TITLE

EXISTING
PHOTOS

SHEET NO.

A3.0



330 FRONT VIEW



332 FRONT VIEW



332 REAR VIEW

