

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 225 South State: Condo 2, Application Number HDC 17-248

DISTRICT: State Street Historic District

REPORT DATE: December 14, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 11, 2017

	OWNER	APPLICANT
Name:	Michigan Theater Foundation, Inc.	Mark Chalou
Address:	603 E. Liberty Ann Arbor, MI 48104	3458 E. Pineview Drive Dexter, MI 48130
Phone:	(734) 668-8397	(734) 769-0770

BACKGROUND: Construction began on the art deco State Theater in 1940, and it opened in 1942. The theater was designed by C. Howard Crane, who was also the architect for the Fox Theater in Detroit. The first floor was originally clad in red vitrolite structural glass panels. In the late 1970s the interior was divided into four screening rooms, and in 1989 the first floor was converted to retail use. The second floor remains a two-screen film theater. In 1990 the yellow and red neon-embossed marquee was restored by Hogarth Management, who received a Special Merit Award from the Ann Arbor Historic District Commission for the work. The State Theater is an Ann Arbor icon.

In September, 2016 the HDC approved an application for restoration work and an elevator addition. That work is close to being completed.

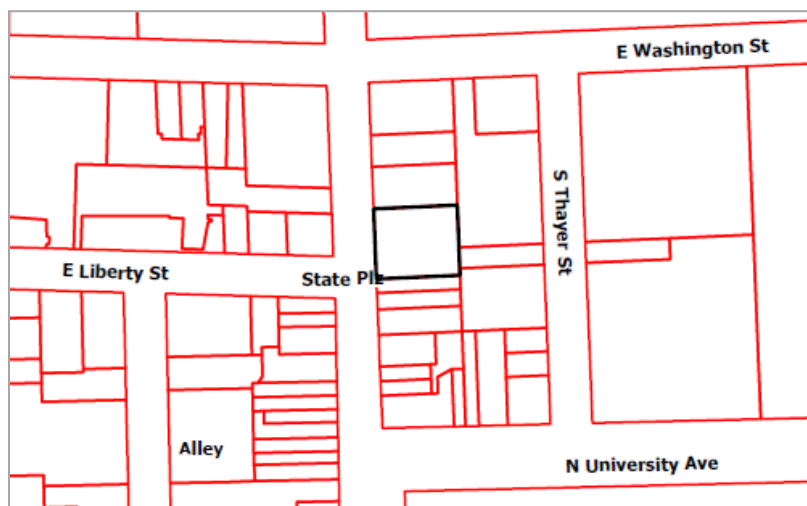
LOCATION: The site is located on South State Street, at the terminus of East Liberty Street.

APPLICATION: The applicant seeks HDC approval to install three signs and replace the front door with a similar door that meets code requirements.

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 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):

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.

From the Ann Arbor Historic District Design Guidelines:

Signs

Appropriate: Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

Attaching signage through masonry joints or through materials that can be easily repaired, such as wood, when signage is removed.

Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Placing signs to align with others along the commercial block face.

Installing signage that is subordinate to the overall building composition.

STAFF FINDINGS:

1. The two signs are 76" by 12" ("MCKINLEY FILM CENTER") and 76" by 24" ("STATE"). Both are 6" deep, with rounded ends. The lettering is 5" tall and 18" tall, respectively. The smaller sign will be located above the new display case under the canopy, and the larger sign above the new main entrance doors at the south end of the building. The signs are metal (probably aluminum), with yellow lettering on an orange background. They match the color scheme of the newly refurbished State Theatre marquee and canopy. The theatre currently has no ground-floor signage.

2. Staff believes the signs are appropriate and meet the *Ann Arbor Historic District Design Guidelines*, and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

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 225 S. State Street, a contributing property in the State Street Historic District, to add two signs to the State Theatre on the ground floor, as proposed. 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 *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 1, 2, 9 and 10 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 225 S. State Street in the State 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.



HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

Phone: 734.794.6265 ext. 42608

jthacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>17-248</u>
	BLDG# _____
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
NOV 22 2017	
PLANNING & DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER <u>The State Theatre, Stephen Crowley</u>		HISTORIC DISTRICT			
PROPERTY ADDRESS <u>225 S. State St.</u>		CITY ANN ARBOR			
ZIP CODE <u>48104</u>	DAYTIME PHONE NUMBER ()	EMAIL ADDRESS <u>SCrowley@michtheater.org</u>			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE		PRINT NAME	DATE		
		<u>Stephen Crowley</u>	<u>11-22-17</u>		
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Mark Chalou</u>					
ADDRESS OF APPLICANT <u>3458 East Pineview Drive</u>			CITY <u>Dexter, MI</u>		
STATE <u>Michigan</u>	ZIP CODE <u>48130</u>	PHONE / CELL # <u>(734) 320-1215</u>	FAX No ()		
EMAIL ADDRESS					
APPLICANT'S SIGNATURE (If different from Property Owner)					
SIGN HERE		PRINT NAME	DATE		
		<u>MARK CHALOU</u>	<u>11-22-17</u>		
BUILDING USE - CHECK ALL THAT APPLY					
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
PROPOSED WORK					
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).					
<u>See Attached Artwork</u>					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
<u>This is to indentify the location of the New Entrance to the State Theatre.</u>					
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc					



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	<u>\$100.00</u>
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

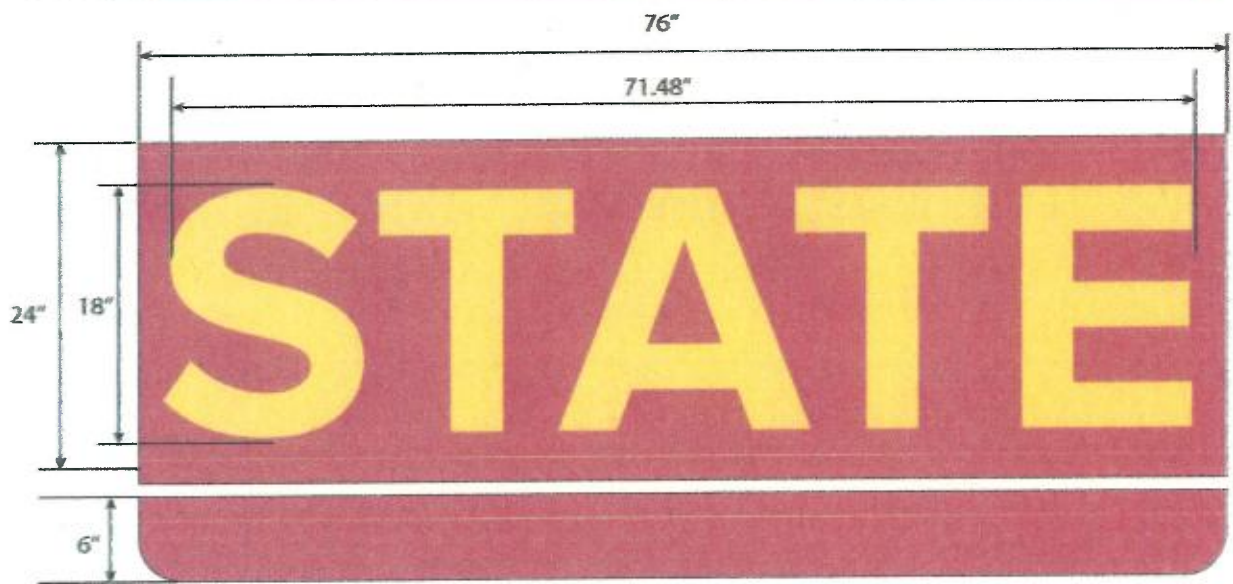
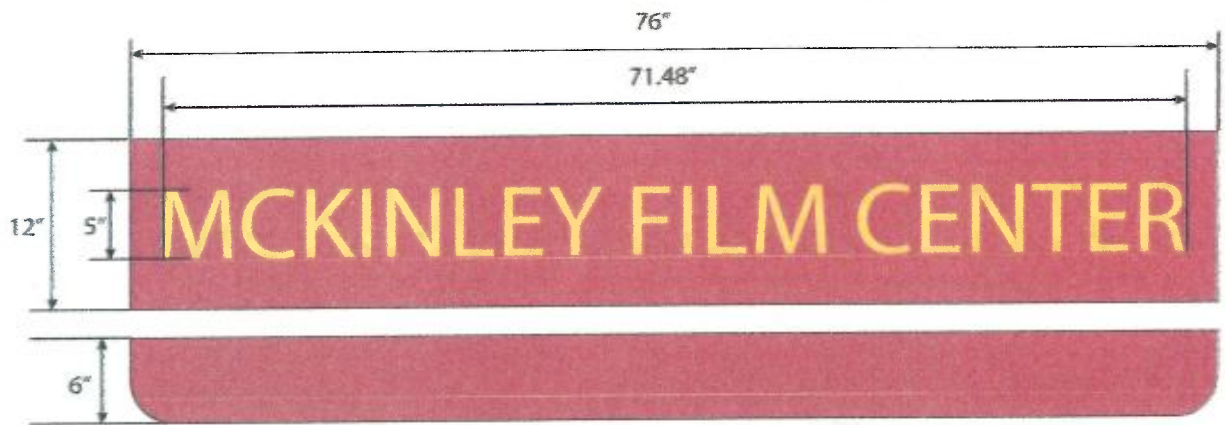
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

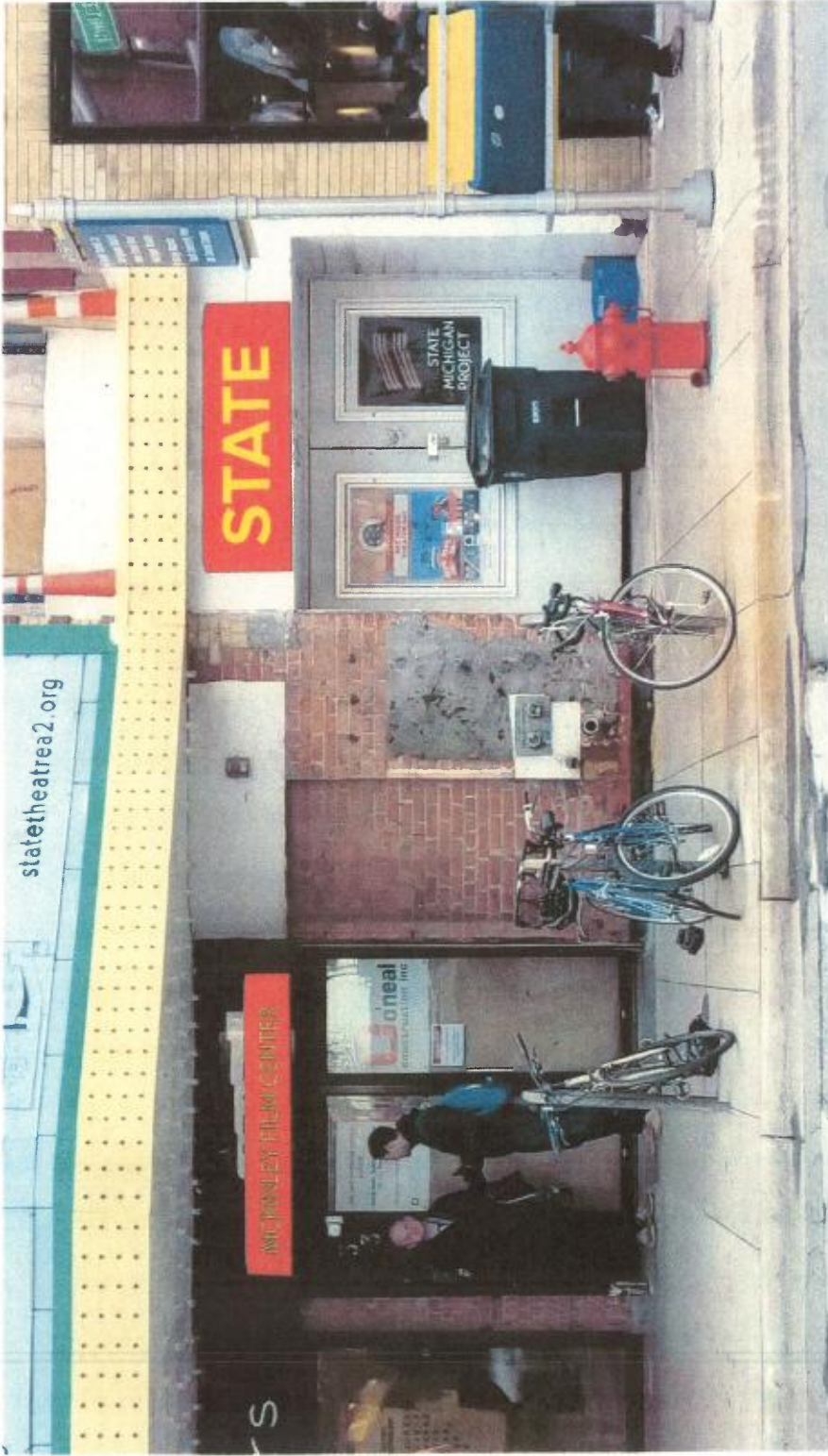
APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>100</u>	
Payment Type	<input checked="" type="checkbox"/> Check: # <u>2343</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



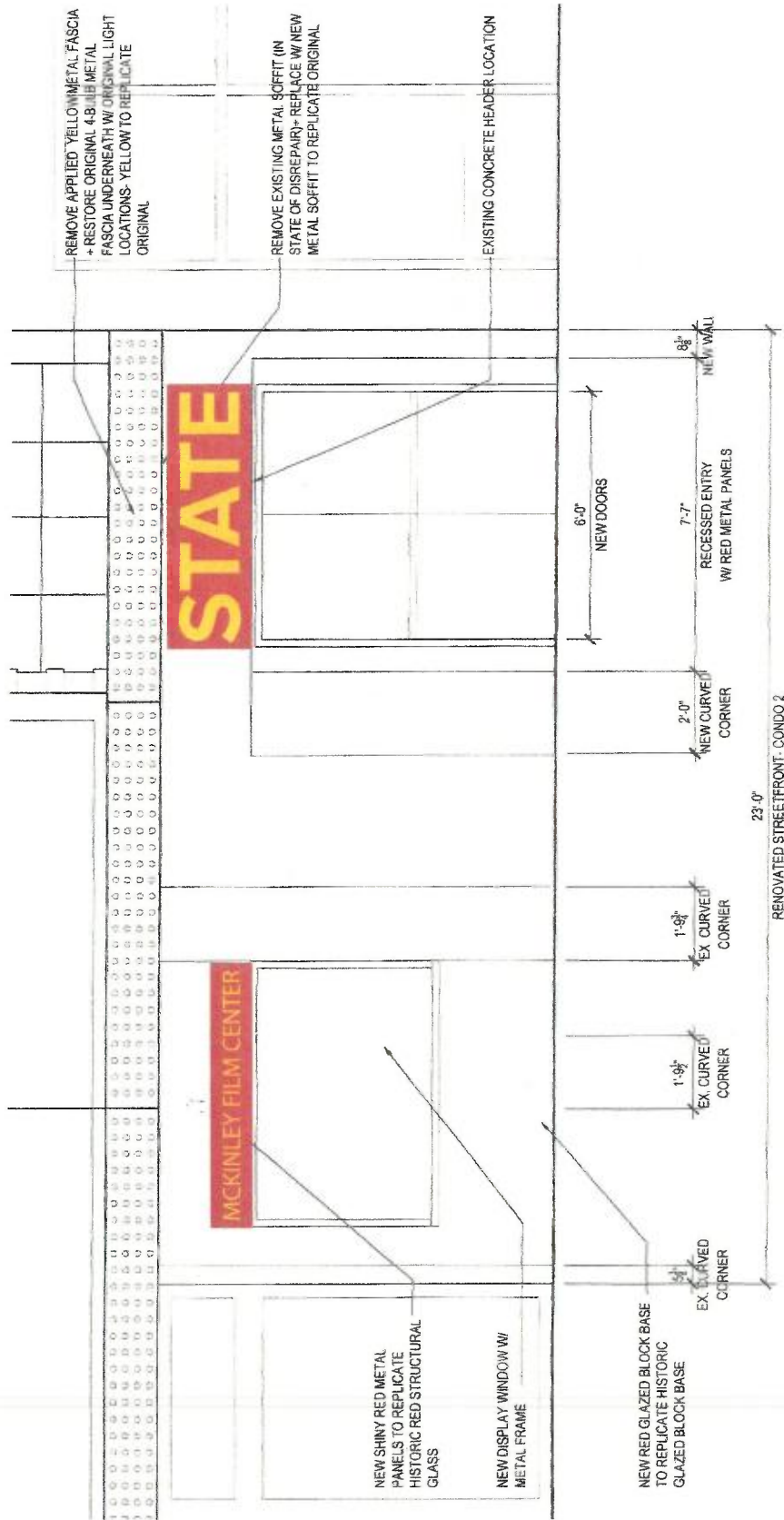


STATE

STATE

MCKINLEY FILM CENTER

MCKINLEY FILM CENTER



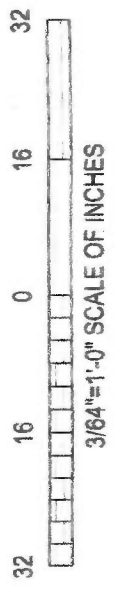
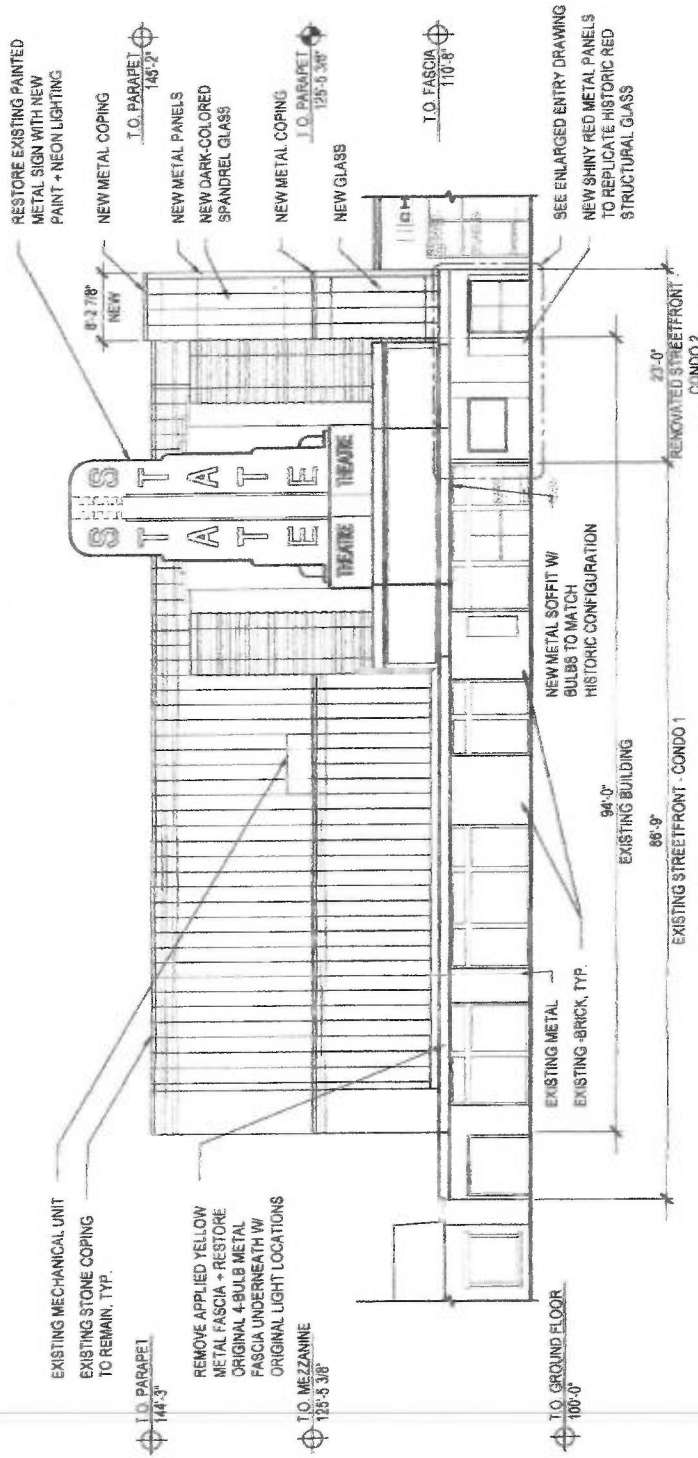
Proposed Enlarged West Elevation

The State Theatre Project QEA# 31601000
 233 S State St.
 Ann Arbor, MI 48104

HISTORIC DESIGN COMMISSION SUBMISSION
 24 June 2016

QUINN EVANS





Proposed West Elevation

The State Theatre Project QEA# 31601000
 233 S State St.
 Ann Arbor, MI 48104

HISTORIC DESIGN COMMISSION SUBMISSION

24 June 2016

QUINN EVANS