

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 231 South State Street, Application Number HDC21-006

DISTRICT: State Street Historic District

REPORT DATE: January 14, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 11, 2021

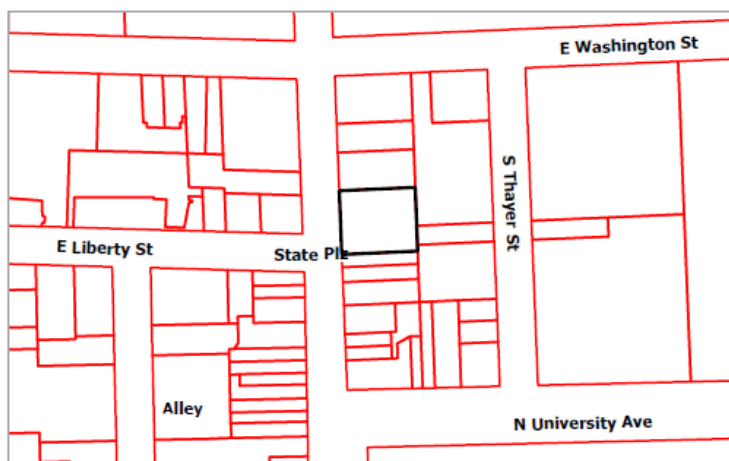
OWNER	APPLICANT
Name: State Theatre Retail, LLC	Zack Kartak
Address: 2440 W Stadium Blvd Ann Arbor, MI 48103	1000 Nicollet Mall, TPN-12H Minneapolis, MN 55403
Phone: (734) 646-1796	(612) 761-1664

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 became a two-screen film theater. In 1990 the yellow and red neon-embossed marquee was restored, and in 2013 the HDC approved an application for an elevator addition and many updates. Work was begun in 2016 and included the complete restoration of the STATE sign and marquee, including the reinstallation of hundreds of individual lightbulbs, this time LED. The building is currently a two-unit condominium with the State Theatre occupying the upper floors and ticket lobby. The other unit is commercial space at ground level.

In January of 2021, the HDC approved four new business signs. Approved by staff were the 2021 removal of a non-original equipment platform on the north elevation and in 2017 an HVAC update.

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

APPLICATION: The applicant seeks HDC approval to replace a non-original storefront beneath the marquee and install a new roof access ladder on the north elevation.



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**

Recommended: Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended: Introducing a new design that is incompatible in size, scale, material, and color.

Mechanical Systems

Recommended: Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

Roofs – Alterations, Additions

Recommended: Installing mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

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

Design Guidelines for Storefronts

Appropriate: Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or may be a new design that is compatible with the size, scale, and material of the historic building. New designs should be flush with the façade and be kept as simple as possible.

Not Appropriate: Installing a new storefront that is incompatible in size and material with the historic building and district.

STAFF FINDINGS:

1. The existing rusted-metal look double-doored storefront would be replaced with a bronze anodized aluminum storefront system. The color and proportions of the new storefront are compatible with the three storefront window bays to the north, and the transom is similarly sized (though the new transom is glazed instead of solid, which is an improvement). A sign approved last month by the HDC is correctly sized to fit the new storefront. The doors are automatic sliders. Staff believes the storefront is simple, compatible and appropriate.
2. A ladder is proposed to be mounted on the north elevation wall to access the first-floor roof, where a roof top HVAC unit (RTU) is located. There is currently access through a door in the second-floor State Theatre, but since the building has been divided into two condominium units, 24 hour notice and owner supervision are required to use it. The ladder gives immediate emergency access to the mechanicals on the roof. An empty platform for mechanical equipment would be removed to accommodate the ladder.

This roof area cannot be accessed by ladder from any other elevation of the building. The size of the ladder is minimal to get a person on the roof. The lack of interior access because the building has been divided is troubling in case of an emergency. Staff believes the work is appropriate on the condition that the ladder is mounted into mortar joints, not masonry units. It detracts minimally from the historic character of the building and is reversible.

POSSIBLE MOTION: (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will visit the site and make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 231 S State Street, a contributing property in the State Street Historic District, to replace a non-original storefront beneath the marquee and install a new roof access ladder on the north elevation, on the condition that the ladder is mounted into mortar joints, not masonry units. As conditioned, 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 231 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, photos, photo rendering, drawing.

231-233 S State (July 2019 google streetview)





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# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER State Theater - Retail, LLC		HISTORIC DISTRICT State Street	
PROPERTY ADDRESS 231 S State Street		CITY ANN ARBOR	
ZIPCODE 48104	DAYTIME PHONE NUMBER (734) 646-1796	EMAIL ADDRESS Jim.Chaconas@colliers.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 2440 W Stadium Blvd		CITY Ann Arbor	STATE, ZIP MI, 48103

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Jim Chaconas	DATE 12/21/20
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Zack Kartak			
ADDRESS OF APPLICANT 1000 Nicollet Mall, TPN-12H			CITY Minneapolis
STATE MN	ZIPCODE 55403	PHONE / CELL # (612) 761-1664	FAX No ()
EMAIL ADDRESS zack.kartak@target.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x Zack Kartak	DATE 12/23/2020
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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
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

The existing rusted steel, clear glass entry system will be removed and replaced with a new bronze anodized entry system, including sidelights and a transom, both with clear glass.

A new roof access ladder will be added to the north facade, in the northern alley, that will allow access to the roof top units. This type of access is deemed essential to comply with OSHA safety standards for individuals who will be maintaining the mechanical units.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The existing rusted steel, clear glass entry system does not relate the new tenant's design brand. Additionally, in order to provide a new vestibule that complies with the energy code the existing entry system needs to be removed.

A new roof access ladder is needed for safety for those who will be maintaining the mechanical units. The location of the ladder is the most feasible for access to the mechanical units.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

From: [Robert Miller](#)
To: [Thacher, Jill](#)
Subject: RE: State Theatre ladder and doors
Date: Tuesday, January 26, 2021 10:59:56 AM

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hi Jill:

I've discussed the ladder with the building owner and the following is his response:

- The access is required, due the State Theatre and the main floor space now being condo spaces. The only access to the RTU on the low roof is through the State Theatre, which they require 24 hr notice. This makes it very difficult to schedule multiple trades to service the roof/unit ie: Electricians, HVAC, Roof Repairs, Drain cleanouts etc.
- The access through the Theatre requires only the building owner to accompany said trades, thus causing a liability problem if he needs to get someone on the roof right away. In the event of a mechanical emergency, one that would shut down the tenant, and the building owner cannot get to the site to allow access through the theater, the main level tenant could remain closed. Access to the lower roof from the outside would allow immediate access to the units, and to that overall low roof area.
- This is the only location to access the low roof from any side of the building. Access from the front is not possible due to the front canopy. The south side and the rear of the building does not have access to this lower roof; the north side where proposed is the only access to the low roof from the outside.
- They sent me a sample of the dark bronze, which I will send you a link of the brand when I am back in my office tomorrow morning. Its standard anodized dark bronze that we always use.....I just cannot remember the anodized company name.

From: Thacher, Jill <JThacher@a2gov.org>
Sent: Tuesday, January 26, 2021 9:34 AM
To: Robert Miller <robert@marchitects.com>
Subject: State Theatre ladder and doors

Hi Robert,

Our IT department was able to extract your application, and now I have a few questions.

1. This is the first time I've seen a drawing of the ladder. Is there any alternative to having it located in such a highly visible location? How have people been getting on that roof for the last 80 years? What mechanical units are on this roof? Is a ladder required by code, or is there a less visible alternative?
2. Please provide a picture of the bronze color chosen for the door, so we can see its compatibility with the other storefront window units (I don't expect it to match).

I have no issues with the door, but need more information on the ladder to go into the staff report. Thank you!

Jill

Please note Planning Staff are continuing to work remotely and are committed to responding as soon as possible.

Jill Thacher | City Planner/Historic Preservation Coordinator | jthacher@a2gov.org

City of Ann Arbor, Michigan | www.A2Gov.org

301 E. Huron St. | Ann Arbor, MI 48104 | **734.794.6265 x42608** | 734.994.8312 (fax)

NAME _____
 COMPANY _____
 ADDRESS _____
 CITY, STATE, ZIP _____
 PHONE _____ FAX _____



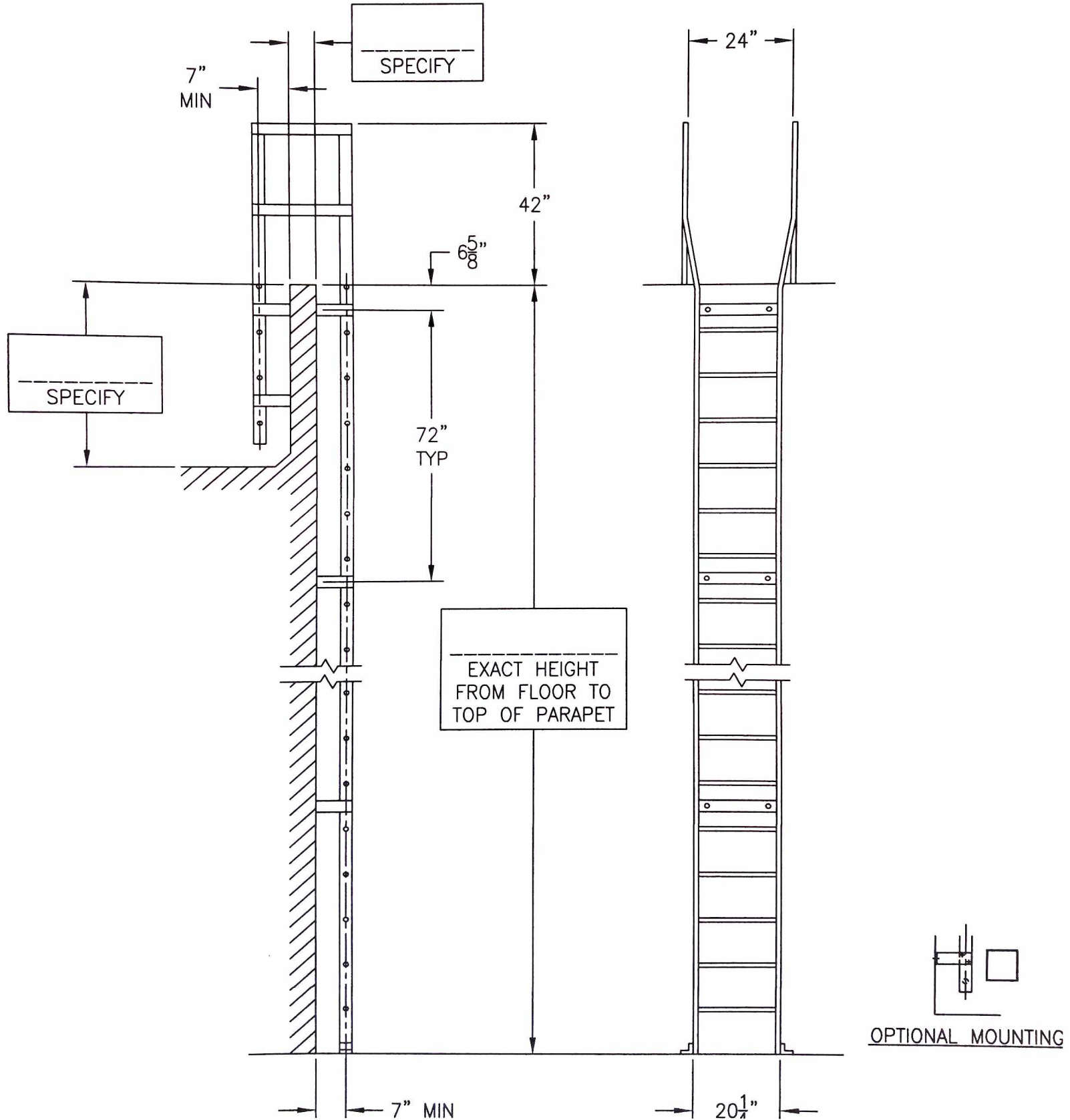
ALACO
Ladder Company

5167 "G" Street, Chino, CA 91710-5143
 Phone: 888-310-7040 • Fax: 909-591-7565

Save Document to local drive using "SaveAs", then email to sales@alacoladder.com

EXTERIOR PARAPET ACCESS

MODEL 563 — Fixed Wall Ladder with Parapet Return



Owner |
State Theater, LLC.
233 South State Street
Ann Arbor, MI
Contact: Jody Mendelson

Architect |
M Architects, Inc.
114 Rayson Street
Suite 2C
Northville, Michigan 48167
Contact: Robert E Miller
248.349.2708

General Contractor
Lovell Contractors, Inc.
107 April Drive
Suite 6
Ann Arbor, MI 48103
Contact: Jay Steinkraus
517.795.5815

Structural |
Atlantes
2562 Newport Road
Ann Arbor, MI 48103
Contact: Erik Majcher
734.780.7105

Mechanical |
GreenPath Design
42030 E Ann Arbor Trail
Plymouth, MI 48170
Contact: Kelly Sugg
248.310.7286

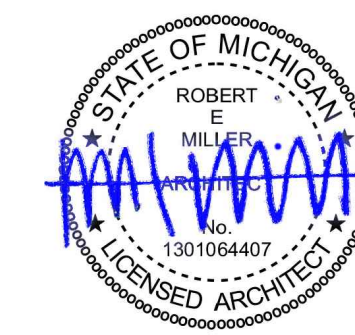
Electrical Engineer |
ETS Engineering
418 1/2 South Washington
Royal Oak, Michigan 48068
Contact: Scott Leo
248.744.0360

Drawing Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ROOM IDENTIFICATION		PARTITION TAGS
	DOOR SIZE 3'-0" WIDE X 7'-0" HIGH		FINISHES TAGS
	WINDOW / LOUVERS DESIGNATION		ELEVATED DETAIL CALL-OUT
	ELEVATION SYMBOL		SECTION SYMBOL
	ELEVATION TAG		
	COLUMN BUBBLE AND GRID		F-WALL-FIRE-20Mn F-WALL-FIRE-1HRS F-WALL-FIRE-2HRS F-WALL-FIRE-3HRS F-WALL-FIRE-4HRS F-WALL-FIRE-SMOK
	EXISTING WALL		
	WALL TO BE REMOVED		
	NEW STUD PARTITION WALL		
	NEW CONCRETE MASONRY UNIT		
	NEW BRICK AND CONCRETE MASONRY UNIT		
	NEW BRICK AND FRAMED WALL		
	NEW WALL OVER EXISTING WALL		

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER	ISSUE DATE
COVER SHEET	C1.0	
BASEMENT LEVEL DEMOLITION FLOOR PLAN, AND DEMOLITION PHOTOGRAPHS	AD101	
MAIN LEVEL DEMOLITION FLOOR PLAN	AD102	
LOWER LEVEL FLOOR PLAN	A101	
MAIN LEVEL FLOOR PLAN	A102	
EXTERIOR ELEVATIONS	A301	
PROJECT PHOTOGRAPHS	A302	
		12.04.2020 DEMOLITION PERMIT 01.22.2021 HISTORIC REVIEW

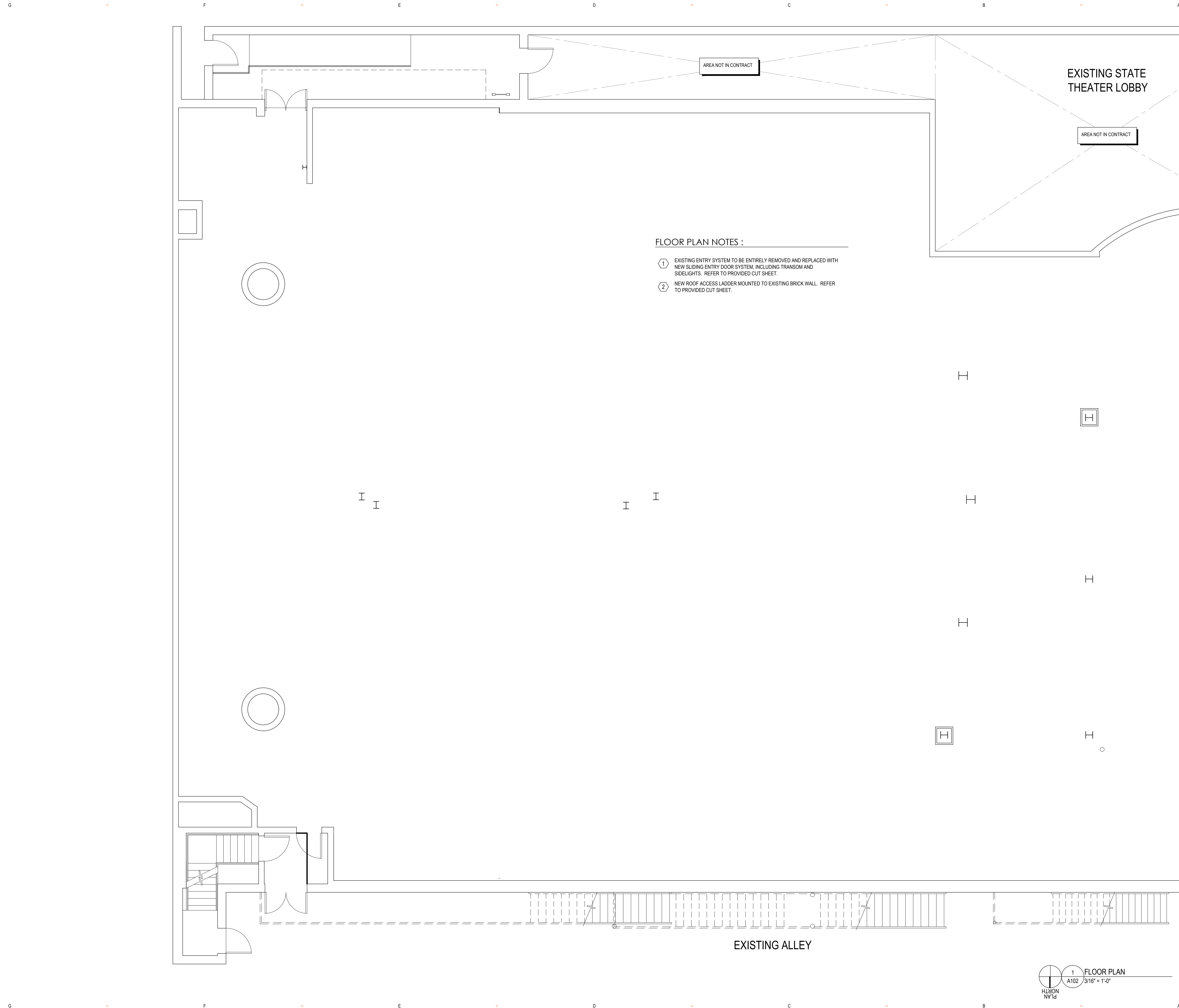


Project Data

*Governing Codes:	Michigan Rehabilitation Code for Existing Buildings, 2012 Edition Level 2 Alteration Michigan Building Code, 2015 Edition Michigan Plumbing Code, 2015 Edition Michigan Mechanical Code, 2015 Edition Michigan Electrical Code, 2014 Edition Michigan Uniform Energy Code, 2009 Edition ICC/ANSI 117.1, 2013 Edition NFPA 101 - Life Safety Standards <small>*All work shall be performed in accordance with all Federal, State, and Local codes. All work shall be done in a first class manner using standard construction practices.</small>
Use Group:	Mercantile (M): Main Level Tenant Space (Area of Work) Assembly (A-1): Mezzanine Level Theater (Not in Contract) Assembly (A-1): Upper Level Theater (Not in Contract)
Construction Classification:	3B Non-Separated Uses Fully Sprinklered, Per NFPA 13
Building Data:	Existing building was constructed in 1942 with a significant renovation completed in 2016-2017, and is considered a historic structure. The existing tenant, Urban Outfitters, is vacating the main level mercantile space and is being replaced by a new tenant, Target. The change of tenant does not change the occupancy group of the space, and thus the non-separated use classification between the mercantile use (M) and the theater (A-1) use on the upper levels does not change.
Building Area Calculations	
	Existing Area
Basement Level (Area of Work)	1,987 Sq. Ft.
Main Level (Area of Work)	13,139 Sq. Ft.
Mezzanine Level (NIC)	13,001 Sq. Ft.
Theater Level (NIC)	11,672 Sq. Ft.
Total Gross Building Area (not including basement level)	37,812 Sq. Ft.
Note: No change to building area is proposed.	
Building Height Information	
	Existing
Number of Stories	3
Building Height (Feet)	46'-5"
Note: No change to building height is proposed.	

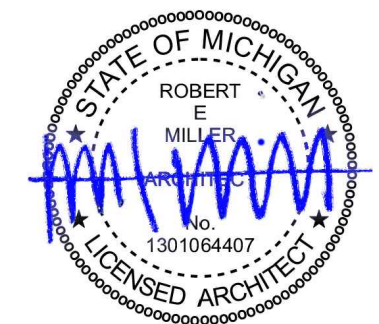
DO NOT SCALE DRAWINGS. USE NOTED DIMENSIONS ONLY.

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- FLOOR PLAN NOTES :**
- ① EXISTING ENTRY SYSTEM TO BE ENTIRELY REMOVED AND REPLACED WITH NEW SLIDING ENTRY DOOR SYSTEM, INCLUDING TRANSOM AND SIDELIGHTS. REFER TO PROVIDED CUT SHEET.
 - ② NEW ROOF ACCESS LADDER MOUNTED TO EXISTING BRICK WALL. REFER TO PROVIDED CUT SHEET.

ISSUE DATE
12-04-2020 DEMO, PERMIT



M
ARCHITECTS
114 RAYSON STREET
SUITE 202
NORTHVILLE, MICHIGAN 48167
PHONE 248.349.9708
marchitects.com

PROJECT
TENANTS IMPROVEMENTS AT
THE STATE THEATER BUILDING

PROJECT ADDRESS
233 South State Street
Ann Arbor, MI

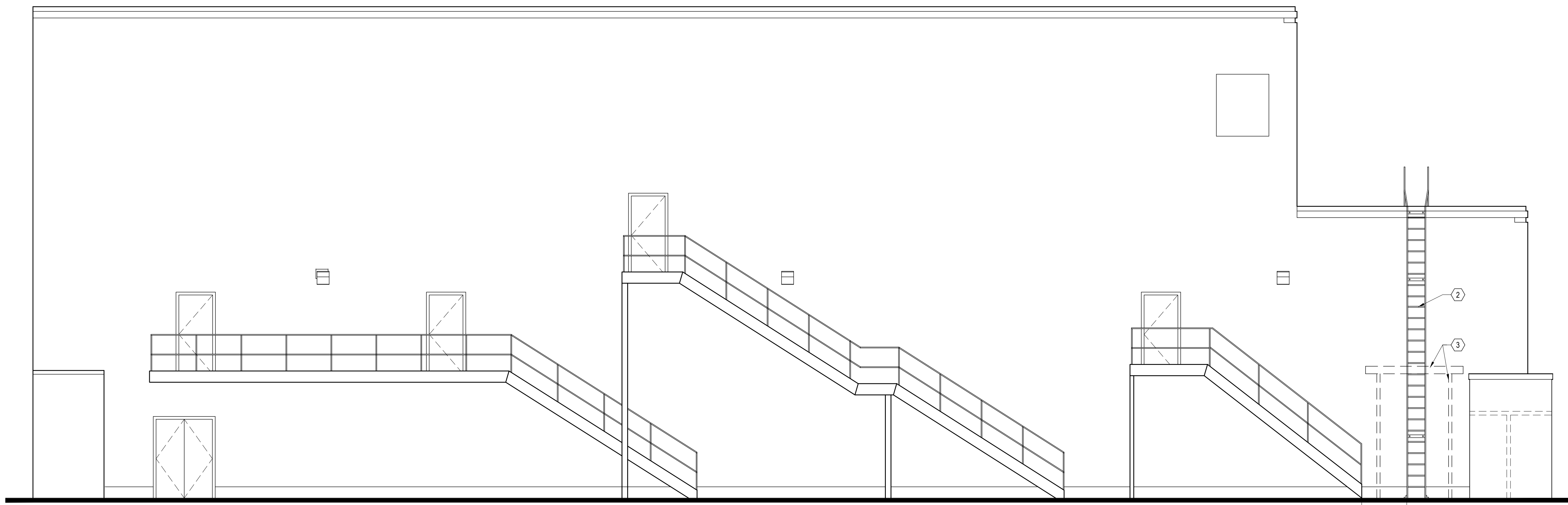
PROJECT NUMBER
20.15

SHEET NAME
MAIN LEVEL FLOOR PLAN

SHEET NUMBER
A102

1 FLOOR PLAN
A102 3/16" = 1'-0"
PLAN NORTH

DO NOT SCALE DRAWINGS. USE NOTED DIMENSIONS ONLY.

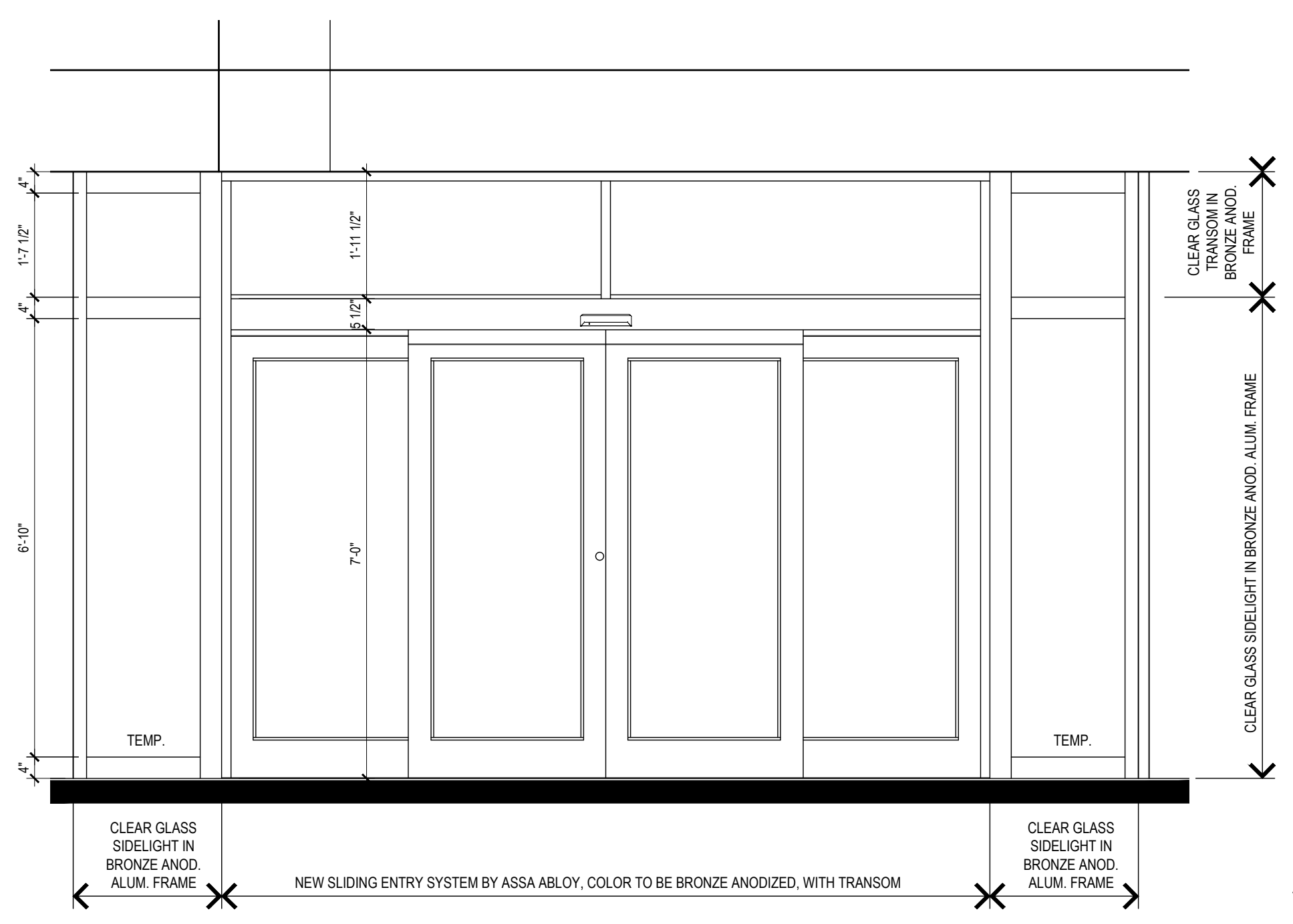


3 NORTH ELEVATION
A301 3/16" = 1'-0"

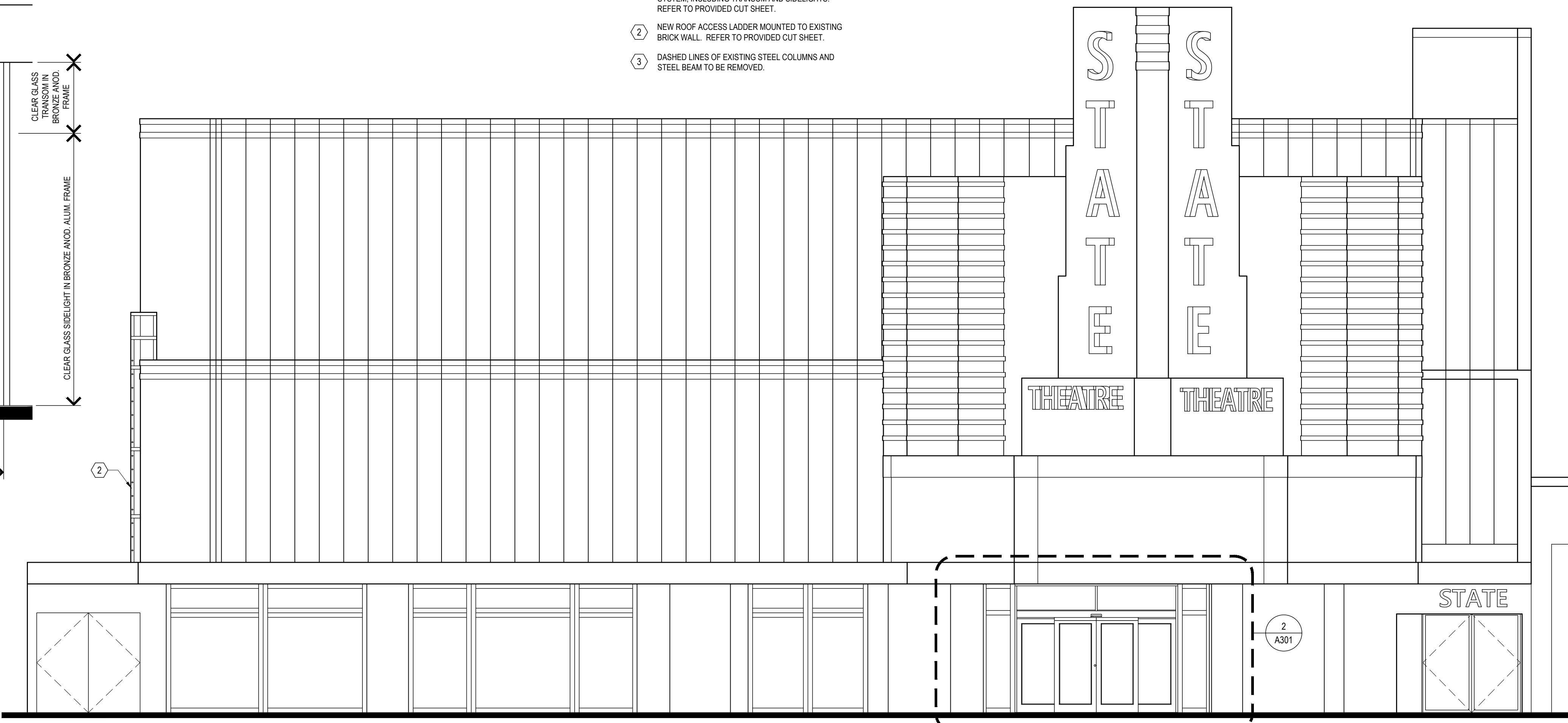
ELEVATION NOTES :

- 1 EXISTING ENTRY SYSTEM TO BE ENTIRELY REMOVED AND REPLACED WITH NEW SLIDING ENTRY DOOR SYSTEM, INCLUDING TRANSOM AND SIDELIGHTS. REFER TO PROVIDED CUT SHEET.
- 2 NEW ROOF ACCESS LADDER MOUNTED TO EXISTING BRICK WALL. REFER TO PROVIDED CUT SHEET.
- 3 DASHED LINES OF EXISTING STEEL COLUMNS AND STEEL BEAM TO BE REMOVED.

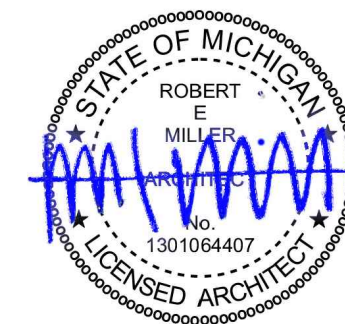
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2 ENLARGED ELEVATION AT ENTRY REPLACEMENT
A301 1/2" = 1'-0"



1 WEST ELEVATION
A301 3/16" = 1'-0"



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PROJECT
TENANTS IMPROVEMENTS AT
THE STATE THEATER BUILDING

PROJECT ADDRESS
233 South State Street
Ann Arbor, MI

PROJECT NUMBER
20.15

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A301

DO NOT SCALE DRAWINGS; USE NOTED DIMENSIONS ONLY.

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LOCATION OF PROPOSED ROOF ACCESS LADDER ON EXISTING NORTH WALL OF ALLEY FACADE



LOOKING WEST, ALLEY

IMAGE NUMBER
AP-5.0

LOCATION OF PROPOSED ROOF ACCESS LADDER ON EXISTING NORTH WALL OF ALLEY FACADE



LOOKING SOUTHEAST, ALLEY

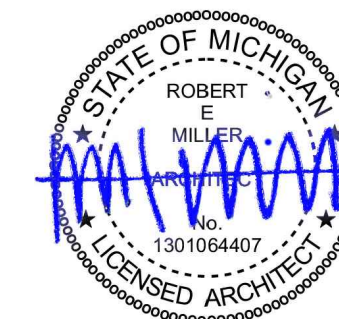
IMAGE NUMBER
AP-4.0

EXISTING TENANT ENTRY TO BE REPLACED



EXISTING TENANT ENTRY

IMAGE NUMBER
AP-3.0



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PROJECT
TENANTS IMPROVEMENTS AT
THE STATE THEATER BUILDING

PROJECT ADDRESS

233 South State Street
Ann Arbor, MI

PROJECT NUMBER

20.15

SHEET NAME

PROJECT PHOTOGRAPHS

SHEET NUMBER

A302

LOCATION OF PROPOSED ROOF ACCESS LADDER ON EXISTING NORTH WALL OF ALLEY FACADE



LOOKING SOUTHEAST

IMAGE NUMBER
AP-2.0



LOOKING NORTHEAST

LOCATION OF EXISTING TENANT ENTRY TO BE REPLACED

IMAGE NUMBER
AP-1.0

Sliding Door ASSA ABLOY SL500

ASSA ABLOY

ASSA ABLOY Entrance Systems

The global leader in
door opening solutions

Superior Performance
Unmatched Adaptability



Smooth, impressive, and reliable

The ASSA ABLOY SL500 sliding door provides superior performance and an array of innovative solutions that can be trusted in even the most demanding environments. Sleek styling, technological advancements and a comprehensive line make the ASSA ABLOY SL500 ideal for any architectural project.

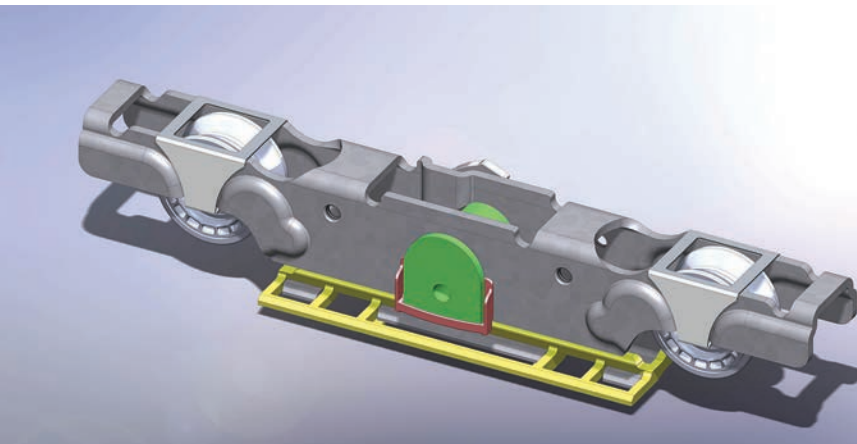


The ASSA ABLOY SL500 provides attractive, convenient and practical solutions for door automation at any facility, with a variety of options and configurations. This powerful sliding door system is engineered for high traffic flow environments and provides 20% faster opening speeds. When reliability and rugged performance are required, the ASSA ABLOY SL500 delivers one of the strongest doors on the market today.

From hospital entrances to retail applications, the smooth, quiet operation and flexible platform make the ASSA ABLOY SL500 ideal for any application. Thanks to its slim header, this door fits seamlessly into even the most demanding architectural scheme. And as structures become increasingly energy efficient, the ASSA ABLOY SL500 features a number of sustainable features and enhanced options to help minimize power usage and reduce air infiltration, providing you significant savings in reduced energy costs.

Rugged design for unparalleled reliability

The ASSA ABLOY SL500 utilizes heavy-duty anti-risers for improved stability, which results in smoother performance and less risk of “jumping” off track. Other systems utilize small anti-riser wheels, measuring ½” – 1” wide with only a single point of contact. ASSA ABLOY SL500 utilizes a revolutionary 4” long anti-riser, providing multiple points of contact and better protection against derailment.



ASSA ABLOY SL500's heavy-duty anti-risers deliver improved stability, smoother performance and reduced risk of derailment.



The ASSA ABLOY SL500 is provided with a powerful motor which provides fast opening speed and electronic dampening and braking.

Dual tandem carriage wheels are offered as standard equipment to provide superior stability and smoother performance. The electronic dampening feature cushions the opening and closing forces while the braking system reduces drive train wear to prolong operator life. Components are designed for fast replacement, to help speed the maintenance process and get your door up and running as quickly as possible.

Attribute	ASSA ABLOY SL500	Others
MAX. WEIGHT OF DOOR	300 LBS (PANIC)	150-220 LBS (PANIC)
LARGER ANTI-RISERS TO PREVENT DOOR DERAILMENT	●	
DUAL CARRIAGE WHEELS STANDARD FOR INCREASED STABILITY AND PERFORMANCE	●	
ECODOOR OPTIONS FOR REDUCED AIR INFILTRATION	OPTIONAL	
HEAVY DUTY DOOR OPTIONS FOR INCREASED DOOR STRENGTH	OPTIONAL	
AUTOMATICALLY MEASURES INERTIA AND WEIGHT OF DOOR DURING SET-UP	●	

Exceptional aesthetics, strength and serviceability



Superior Aesthetics

The ASSA ABLOY SL500 offers a shallow header design suitable for either 4.5" (114mm) or 6" (152mm) depth framing. The header sits between the frame, both inside and outside the storefront curtain wall, providing an attractive flush mount appearance for seamless integration with the building design.

- Sleek header provides minimum gaps
- Unique secure attachment of header end plate to jamb eliminates unsightly gaps

Maximum Strength

Featuring a fast and powerful drive train, ASSA ABLOY SL500 comes with a one-piece structural header capable of spanning a 16' opening without the need for overhead support.*

- Door weight up to 300 lbs (136 kg) panic doors for pedestrian applications
- Door weight up to 450 lbs (205 kg) non-panic doors for industrial applications
- Robust structural header allows support of door weight with less material

Ease of Serviceability

The ASSA ABLOY SL500 offers more than just great design and solid performance. The system was created for ease of serviceability to minimize downtime and maximize your investment over the entire product life cycle. ASSA ABLOY Entrance Systems also offers comprehensive Pro-Active Care service agreements to keep your equipment functioning at top levels at all times.

Other features and options

- Optional battery back-up allows the door to function during power failure.
- The ASSA ABLOY SL500 Telescopic features an inventive design which revolutionizes the way telescopic doors are approached, delivering a package that is more durable and cost effective to operate.
- The ASSA ABLOY SL500-HD, heavy duty door package can be further equipped to withstand the most demanding applications.
 - Security glass stops to reduce potential of theft or vandalism
 - Magnetic latches to bring door closed after small bumps that break out the door
 - Aluminum integrated door seals
 - Hydraulic closers which bring the door closed when it has been broken out
 - Heavy duty floor guide
 - 10" bottom rails
 - Stainless steel kick plates

*with 1/4" glass

Energy efficient design and technology



The ASSA ABLOY SL500 EcoDoor features a host of sustainable features and options, which reduce air infiltration and minimize power usage to provide more efficient performance, increased energy savings, and energy cost reductions. These features are available on new construction and modernization kits, which can be retrofitted onto existing ASSA ABLOY sliding doors. ASSA ABLOY SL500 EcoDoor options provide an impressive array of features, which offer the highest level of energy efficiency.

- EcoDoor seals which reduce air infiltration up to 40% over standard sliding door packages
- Magnetic catches
- Hydraulic closers that relatch and restart doors after breakout
- Separate time delays for devices that may require differing hold open times
- Clean lines and tight construction to eliminate gaps and reduce air infiltration
- Low energy consumption

Energy Calculator

Whether it's saving on energy costs, reducing CO2 emissions or just improving indoor comfort by reducing drafts, we can create the automatic entrance solution that's right for you and the environment. With access to professional tools that take relevant factors such as your local climate, energy sources, size of the entrance, and people and goods flow into account, our energy calculator can give you an estimate on your emissions and cost savings depending on your preferred entrance solution. Contact us today at specdesk.na.entrance@assaabloy.com to find out how much you can save by choosing one of our automated entrances.

ASSA ABLOY SL500 EcoDoor supports LEED initiatives



The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. The ASSA ABLOY SL500 EcoDoor contributes to key areas of human and environmental health that are promoted by LEED including energy and atmosphere, materials and resources, indoor environmental quality, and innovation in design.

ASSA ABLOY SL500 EcoDoor helps Earth Rangers meet sustainability goals

Earth Rangers envisions a world in which everyone is working to protect biodiversity. The Earth Rangers Centre in Toronto, Canada is a place where children can learn about our environment, our ecosystem and how their behaviors can help protect life on earth. In keeping with this vision, the Earth Rangers facility is designed to be extraordinarily efficient. The building is double LEED certified – Gold and Platinum - and is the highest rated LEED facility in all of Canada.

The Earth Rangers team worked closely with ASSA ABLOY to source doors that contribute towards an environmentally conscious structure. The ASSA ABLOY SL500 EcoDoor was installed in their front entrance to save energy and improve the comfort of the reception area.

Earth Rangers completed a thermal scan on the building after the installation of the ASSA ABLOY SL500 EcoDoor. The improved temperatures on the door surfaces were

immediately evident, with almost zero leakage around the seals. The ASSA ABLOY SL500 EcoDoor helped ensure that the Earth Rangers Centre does not waste heat while increasing convenience and improving the thermal comfort of both employees and visitors.



Versatile configurations to meet every need

The ASSA ABLOY SL500 is available in a variety of configurations, sizes and finishes to suit the requirements of any project. Consult with an ASSA ABLOY Entrance Systems automatic door specialist to determine the best equipment, configuration, and layout to help you achieve code compliance, maximize energy efficiency and optimize traffic flow.



Standard

The ASSA ABLOY SL500 standard package transforms your sliding doors with a signature combination of rugged performance, beautiful aesthetics, and innovative features. Available in overhead concealed or surface mount configurations to meet the requirements of a variety of construction projects, the ASSA ABLOY SL500 provides an entrance with uncompromised convenience and complete accessibility.



EcoDoor

ASSA ABLOY SL500 EcoDoor is equipped with a variety of features that radically reduce air infiltration in your facility by better sealing the building envelope. An ASSA ABLOY Entrance Systems architectural specialist can assist you with specification development and project design to help achieve the highest level of efficiency possible. Ask for your customized energy analysis to see the savings at your facility.



Telescopic

When you need more room in the tightest of spots, the ASSA ABLOY SL500 Telescopic is the ultimate choice. Combining the benefits of improved clear door opening with ASSA ABLOY SL500 Telescopic's breakthrough design, this door provides unparalleled performance.



All Glass Slider

Let your imagination soar to create an entrance of great distinction, elegance and grandeur with an all glass sliding door. Available in single slide or bi-part with an array of widths and sizes, the ASSA ABLOY SL500 CGL is adaptable and flexible for your unique door opening and needs.



Hurricane Resistant

Hurricane rated for superior strength, the ASSA ABLOY Resilience offers hurricane resistant sliding door products with Miami Dade and State of Florida product approvals for all counties. These unique sliding doors not only perform, they have the attractive appearance of a standard door package.



Clean Room

Automatic doors provide a useful function in clean room environments, increasing productivity and improving safety of transporting delicate and expensive equipment. The ASSA ABLOY SL500 Clean Room sliding door package separates work process areas and provides convenience, reliability and protection for new construction or existing environments.

ASSA ABLOY Entrance Systems is a leading supplier of entrance automation solutions for efficient flow of goods and people. Building on the long-term success of the Besam, Albany and Megadoor brands, we offer our solutions under the ASSA ABLOY brand. Our products and services are dedicated to satisfying end-user needs for safe, secure, convenient and sustainable operations. ASSA ABLOY Entrance Systems is a division within ASSA ABLOY.

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ANODIZE FINISHES

BEAUTY MADE TO LAST



BENEFITS OF ANODIZE

COLOR STABILITY

EXTREMELY HARD AND
WEAR-RESISTANT SURFACE

ECO-FRIENDLY PROCESS

DURABILITY, ABRASION RESISTANCE

ANODIZE PROTECTS AND MAINTAINS THE
STRUCTURAL INTEGRITY OF THE ALUMINUM

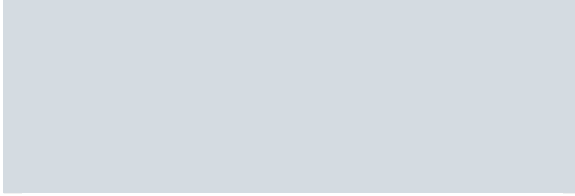
NON-HAZARDOUS, PRODUCES
NO HARMFUL OR DANGEROUS BY-PRODUCTS

EASE OF MAINTENANCE

EXCLUSIVE COPPER FINISH

ARCHITECTURAL ANODIZE FINISHES

Natural Coating / UV Resistant / Low Maintenance



Clear ANO-215 AE or ANO-204 AE



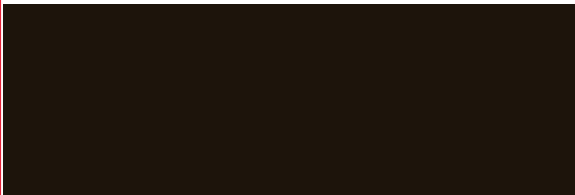
Champagne ANO-300 AE



Light Bronze ANO-301 AE



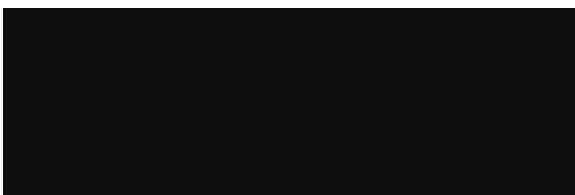
Medium Bronze ANO-302 AE



Dark Bronze ANO-303 AE



Extra-Dark Bronze ANO-304 AE



Black ANO-305 AE

*The color of your metal may vary slightly from these samples.
Linetec anodize finishes meet the AAMA-611 specification. All Linetec anodize finishes are Class I, with the exception of ANO-204 Clear, which is a Class II anodize.*



ANODIZING Anodizing is the process of electrochemically accelerating and controlling the oxidation of an aluminum substrate, creating an extremely hard, durable and aesthetically pleasing coating on the aluminum. Architectural anodize finishes are limited to certain colors; however their hardness and scratch-resistance far surpass that of paint coatings.

QUALITY Our automated system controls and monitors your product through the entire anodizing process. It tracks all aspects of the process including tank sequencing, voltage, current, time and temperature, ensuring the most consistent anodize finish available.

CARE & CLEANING Anodized material has an extremely hard surface that is colorfast and mar resistant. An anodized finish should be cleaned using mild soap solutions to retain its original beauty. The cleaning solution should be applied with a soft cloth, sponge or brush. Avoid the use of acidic or alkaline cleaners. To avoid damage to the finish, anodized aluminum should be placed into walls after mortar has cured. Any uncured masonry product that is not immediately removed from the anodized aluminum will destroy the finish, sometimes beyond repair.

MATERIAL SIZE GUIDELINES

STANDARD

Length 28' 6" (342")
 Height 6' 6" (78")
 Width 13"
 Weight per load 1800 lbs

CUSTOM / OVERSIZE

Length 30' 6" (366")
 Height 6' 6" (78")
 Width 3' (36")
 Weight per load 1800 lbs

AAMA ANODIZE SPECIFICATIONS

AAMA 611		
South Florida Weathering	CLASS I	CLASS II
End Use	Exterior	Interior or exterior with regular maintenance
Film Thickness	0.7 mils	0.4 mils
Salt Spray Resistance	3000 hours	1000 hours
Color Retention	10 yrs - fade = 5 Delta E	10 yrs - fade = 5 Delta E
Gloss Uniformity	15 unit Variation	15 unit Variation
Hardness	Excellent	Very Good
Gloss Options	4-30	4-30
Effect of Poor Quality Substrate	Significant	Significant
Warranty	5 to 10 years	N/A