

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 233 South State Street, Application Number HDC 13-193

**DISTRICT:** State Street Historic District

**REPORT DATE:** November 14, 2013

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

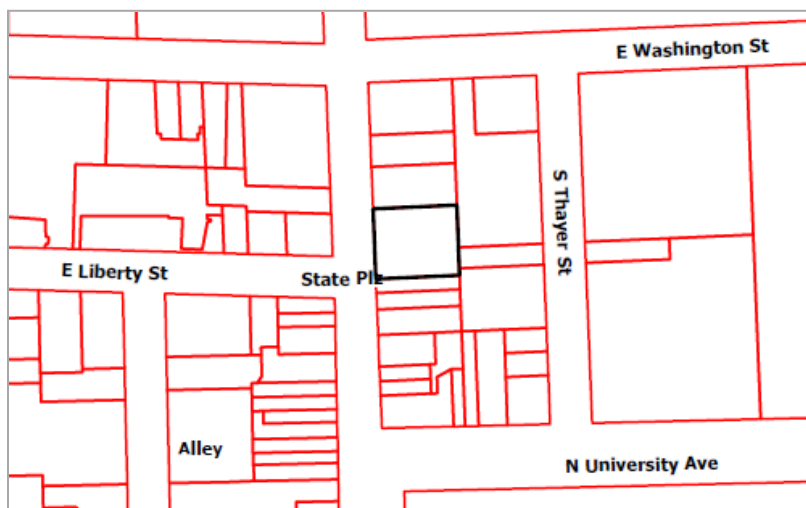
**REVIEW COMMITTEE DATE:** Tuesday, November 12, 2013

| <b>OWNER</b>                                               | <b>APPLICANT</b>                           |
|------------------------------------------------------------|--------------------------------------------|
| <b>Name:</b> State Theater LLC                             | Shelly Mendelson, JDP Management           |
| <b>Address:</b> 2440 W Stadium Blvd<br>Ann Arbor, MI 48103 | 2440 W Stadium Blvd<br>Ann Arbor, MI 48103 |
| <b>Phone:</b> (734) 302-7830                               | (734) 302-7830                             |

**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 marquee is an Ann Arbor icon.

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

**APPLICATION:** The applicant seeks HDC approval to construct an elevator addition on the south elevation that would be clad in metal panels; install a new glass and aluminum storefront with decorative cast stone panels on the south entry to the building; install skylights on the roof; remove louvered vent panels on the north and south elevations, near the front of the building; install four new 8' x 15' aluminum windows on the south elevation; install three new 8' x 15' aluminum windows and two new 8' x 5'1" aluminum windows on the north elevation; infill two existing emergency egress door openings on the north elevation, install one new steel egress door in a new opening, and replace a fire escape stair with a new one in a new configuration.



## APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or 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):

#### Windows

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

#### Additions

Recommended: Consider 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.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

*Not Recommended* Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

## **Health and Safety**

*Recommended*: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

*Not Recommended*: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

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

### **Additions**

*Appropriate*: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Placing a new addition on the rear or inconspicuous elevations and limiting the size and scale in relationship to the historic property.

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

*Not Appropriate*: Attaching an addition so that the character-defining features of the property are obscured, damaged or destroyed.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

### **Additions to Historic Commercial Properties**

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

### **Windows**

*Not Appropriate*: Removing or radically changing a window that is important in defining the overall historic character of the property.

## 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.

## STAFF FINDINGS:

### *Elevator Addition*

1. The proposed elevator addition is set back approximately 38' from the front of the building. The addition would be 37' tall, 11' wide (when viewed from the south), and extend out 8' from the side of the building (when viewed from the front or rear). The height of the addition does not exceed that of the striped columns flanking the neon "STATE" sign above the marquee. The metal cladding is distinguished from the brick structure without being a distraction. Because of the alley doorwall connecting the theater to the building occupied by Chipotle to the south, the addition will only be viewable from across South State Street on the south side of East Liberty. Staff believes the elevator addition is inconspicuous and appropriately located on a non-character-defining elevation, set back from the front of the building.

### *Storefront*

2. The current storefront for the theater is non-original aluminum and glass. The proposed replacement consists of a "decorative door", material not specified, with sidelights. To the right (south) of the door is a sort of bulkhead that curves inward toward the existing door. This curved section was originally a straight bevel that aligned with the bevel of the striped column flanking the sign above the marquee. The application proposes a corner with no bevel, and decorative horizontal cast stone panels. Though a return to the beveled corner would be preferable, staff believes the design is appropriate and will distinguish the entryway from the retail store next door and the original structure in a compatible manner.

### *Windows*

3. The proposed windows on the south elevation will be completely hidden from view by the elevator addition. The windows on the north elevation will be visible from both sides of East Liberty Street just to the north of the theater. Situated on an otherwise blank brick wall, staff believes these windows are proportioned correctly on a non-character-defining elevation, and compatible in design and materials.

### *Other work*

4. Reworking the emergency exit doors and fire escape stairs is acceptable on the non-character-defining north elevation. Infilling the louvered vents (that are causing rust stains on the brick) on the north and south elevations is appropriate since they are no longer necessary for the building's mechanical system. It is not known whether those vents are original to the building. The skylights will be invisible to the pedestrian and therefore are acceptable.
5. For the reasons outlined above, staff recommends approval of the application and believes it meets the *Secretary of the Interior's Standards and Guidelines* and the *Ann Arbor Historic District Design Guidelines*.

**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 233 South State Street, a contributing property in the State Street Historic District, to construct an elevator addition on the south elevation; install a new glass and aluminum storefront on the south entry to the building; install skylights on the roof; remove louvered vent panels on the north and south elevations; install four new windows on the south elevation and five on the north, in new openings; and infill two door openings on the north elevation, install one new steel egress door in a new opening, and replace a fire escape stair, as detailed in the application. 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 City of Ann Arbor Design Guidelines for Historic Districts*, 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 windows, additions, and health and safety.

### MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 233 South 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, site photos, drawings.

233 S State Street (March 2007 photo)





# City of Ann Arbor

## PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120  
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Section 1: Property Being Reviewed and Ownership Information</b>                                                                                                                                                                                                                                                                                                                                                                                   |
| Address of Property: <u>225 S. State Street</u>                                                                                                                                                                                                                                                                                                                                                                                                       |
| Historic District: <u>State Street District</u>                                                                                                                                                                                                                                                                                                                                                                                                       |
| Name of Property Owner (If different than the applicant):<br><u>State Theater LLC</u>                                                                                                                                                                                                                                                                                                                                                                 |
| Address of Property Owner: <u>90 JDP Management, 2440 W. Stadium Blvd. Ann Arbor 48103</u>                                                                                                                                                                                                                                                                                                                                                            |
| Daytime Phone and E-mail of Property Owner: <u>734 302 7830 / shelly.jdp@gmail.com</u>                                                                                                                                                                                                                                                                                                                                                                |
| Signature of Property Owner: <u>Shelly Mendelson for State Theater</u> Date: <u>10-23-13</u>                                                                                                                                                                                                                                                                                                                                                          |
| <b>Section 2: Applicant Information</b>                                                                                                                                                                                                                                                                                                                                                                                                               |
| Name of Applicant: <u>Shelly Mendelson rep for State Theater LLC</u>                                                                                                                                                                                                                                                                                                                                                                                  |
| Address of Applicant: <u>2440 W. Stadium Blvd. Ann Arbor MI 48103</u>                                                                                                                                                                                                                                                                                                                                                                                 |
| Daytime Phone: <u>(734) 302 7830</u> Fax: <u>(734) 302 7831</u>                                                                                                                                                                                                                                                                                                                                                                                       |
| E-mail: <u>shelly.jdp@gmail.com</u>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other                                                                                                                                                                                                                                                                 |
| Signature of applicant: <u>Shelly Mendelson for State Theater</u> Date: <u>10-23-13</u>                                                                                                                                                                                                                                                                                                                                                               |
| <b>Section 3: Building Use (check all that apply)</b>                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b><br>(This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )                                                                                                                                                                                                                                                                                       |
| 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: <u>SM</u>                                                                                                                                                                                                                                                                                                                                                                                                                        |



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

1. Provide a brief summary of proposed changes.

Change existing second floor from theater to office use. Add elevator at south elevation. Add new windows at north and south elevations.

2. Provide a description of existing conditions.

First floor retail (to remain), second floor theater. No elevator.

3. What are the reasons for the proposed changes?

Change of use from theater to office use.

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: 10/25/13 Application to \_\_\_\_\_ Staff or  HDC

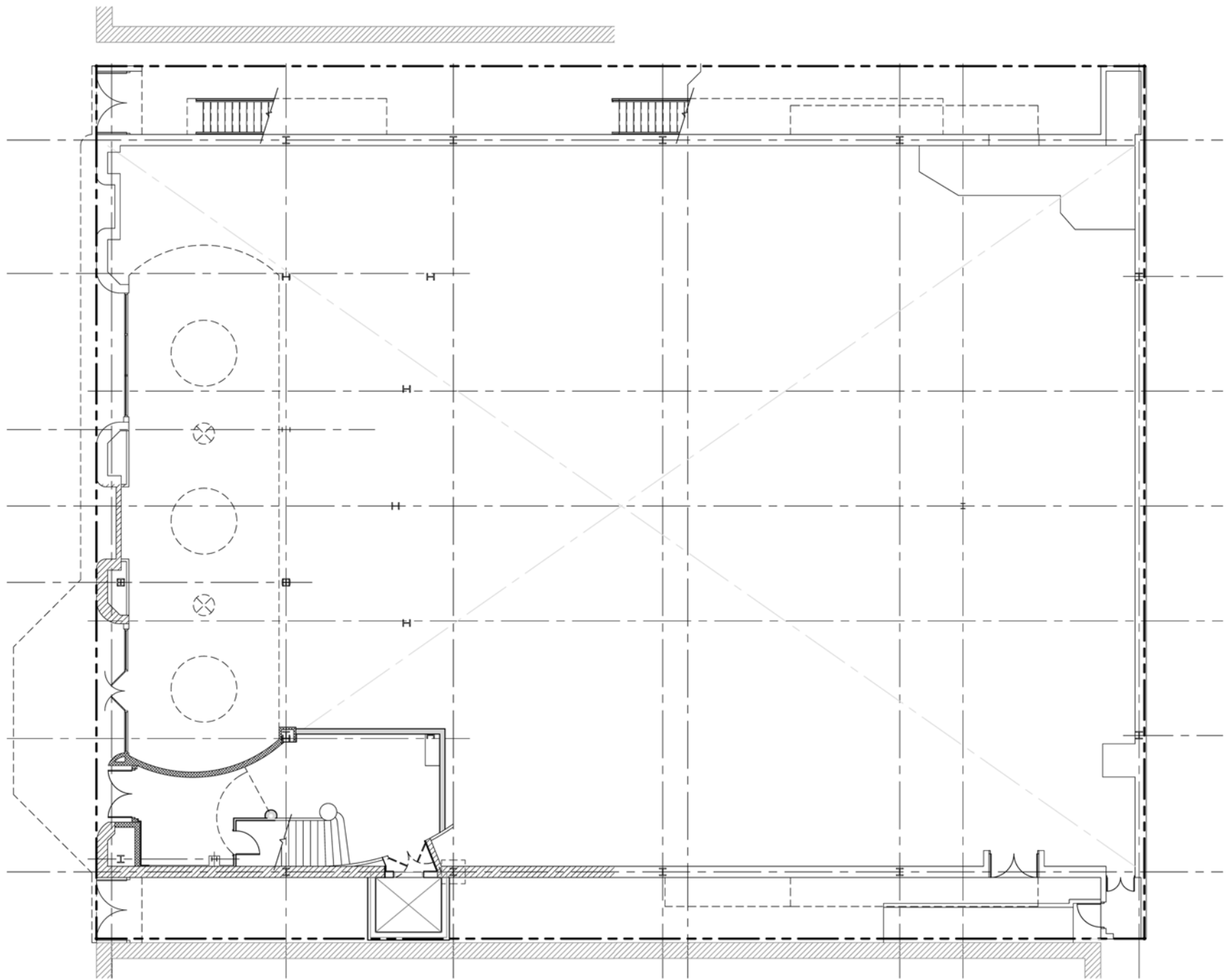
Project No: HDC 13-193 Fee Paid: \$100<sup>00</sup>/<sub>th</sub>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: 10/25/13 Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

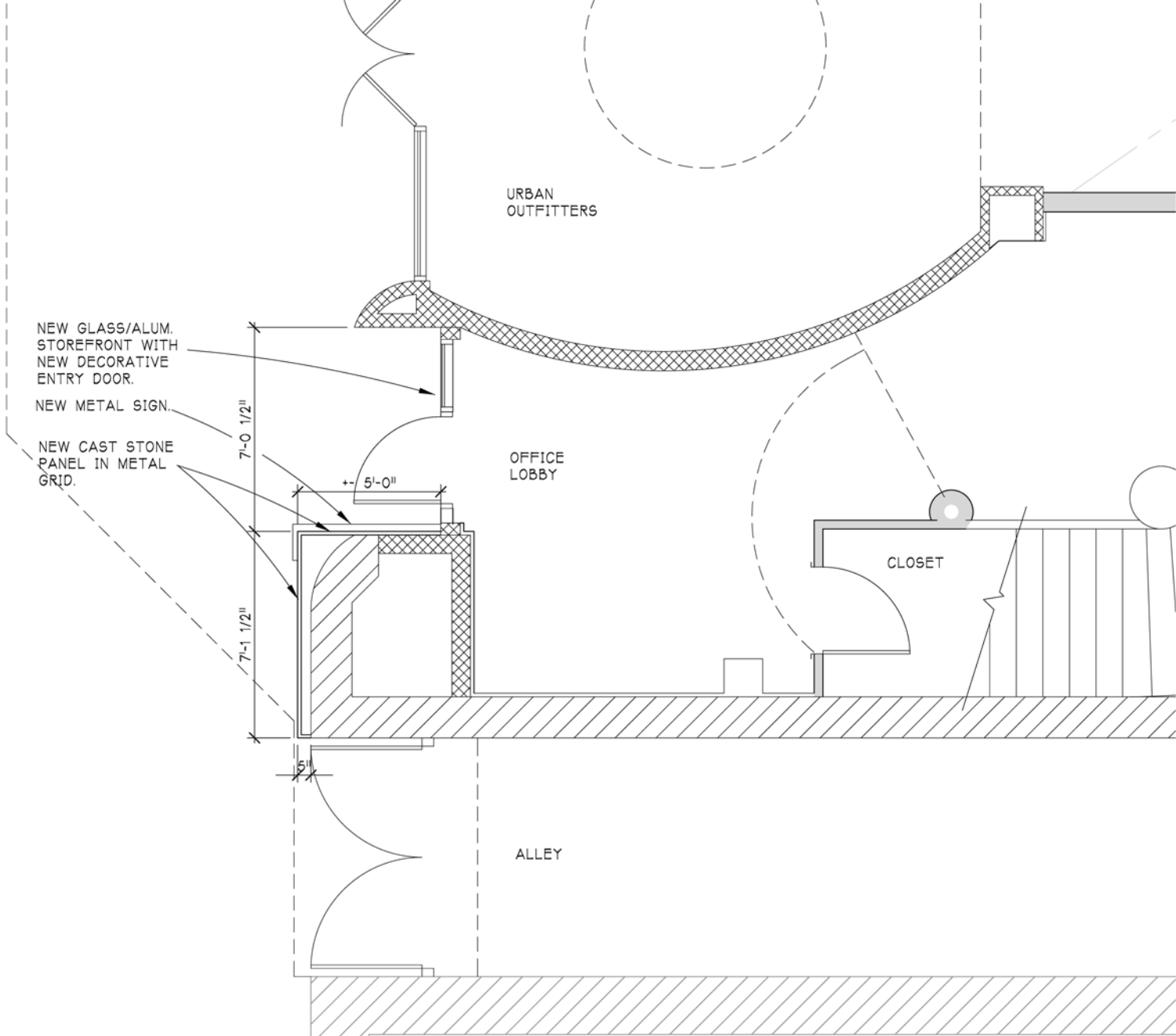
Comments:



NORTH  
1ST FLOOR PLAN  
SCALE - 1/8" = 1'-0"  
DWG 101A

STATE THEATER





NEW GLASS/ALUM.  
STOREFRONT WITH  
NEW DECORATIVE  
ENTRY DOOR.

NEW METAL SIGN.

NEW CAST STONE  
PANEL IN METAL  
GRID.

7'-0 1/2"

+/- 5'-0"

7'-1 1/2"

5'

URBAN  
OUTFITTERS

OFFICE  
LOBBY

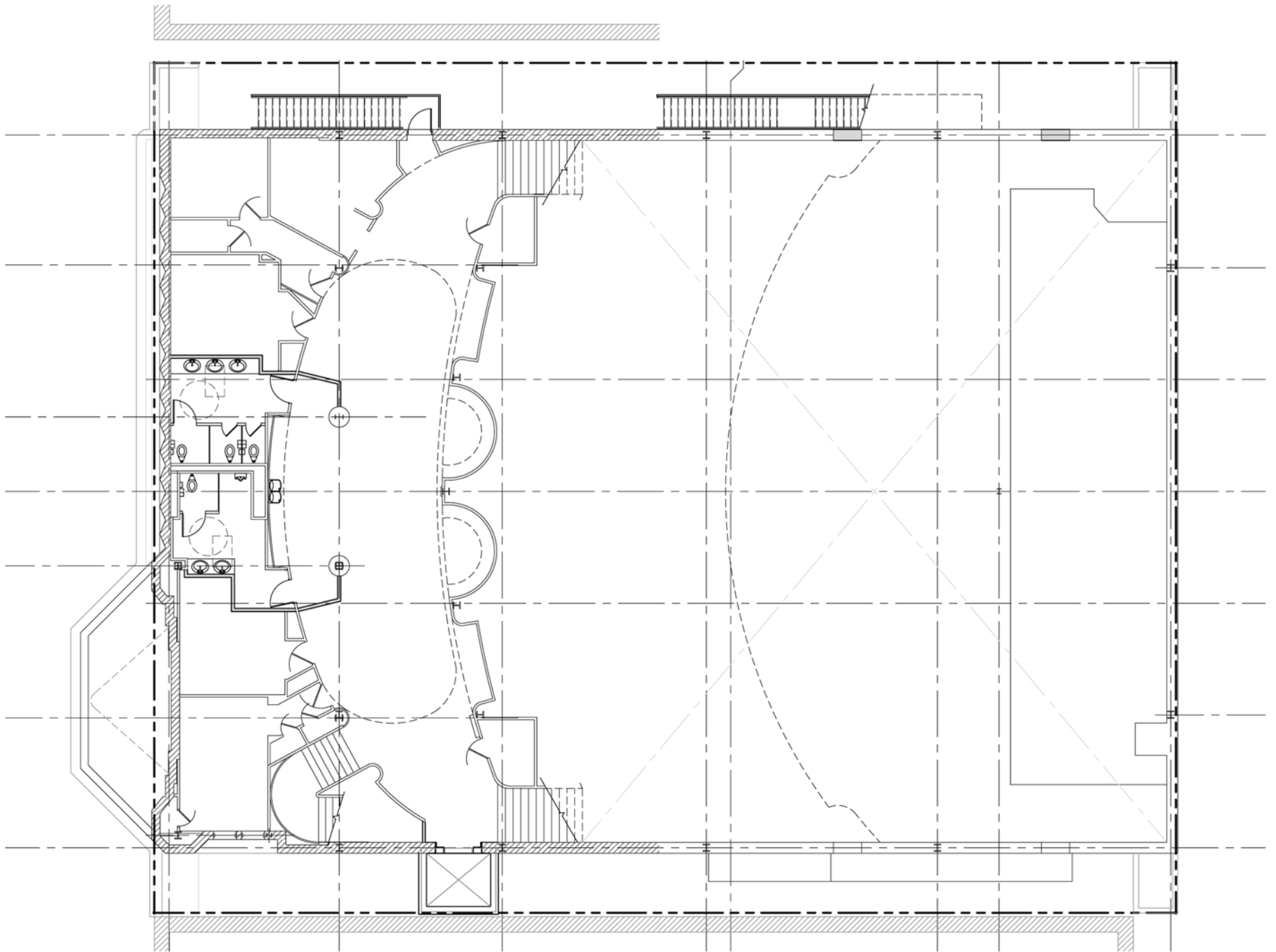
CLOSET

ALLEY



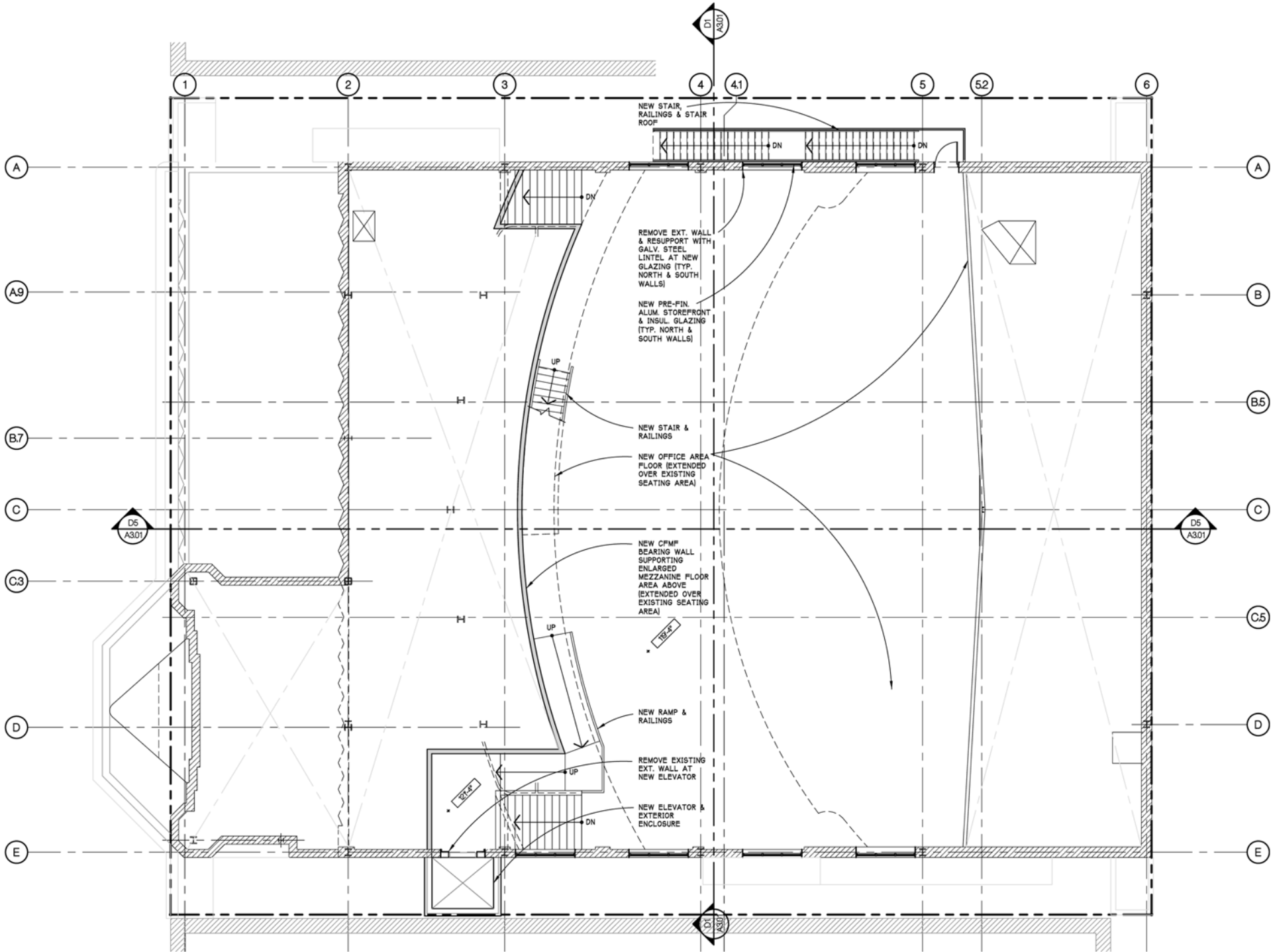
**NEW OFFICE ENTRY  
PLAN DETAIL**

SCALE - NO SCALE  
BND04P03 REV ENTRY



NORTH  
 2ND FLOOR MEZZANINE  
SCALE - 1/8" = 1'-0"  
09/20/14

STATE THEATER



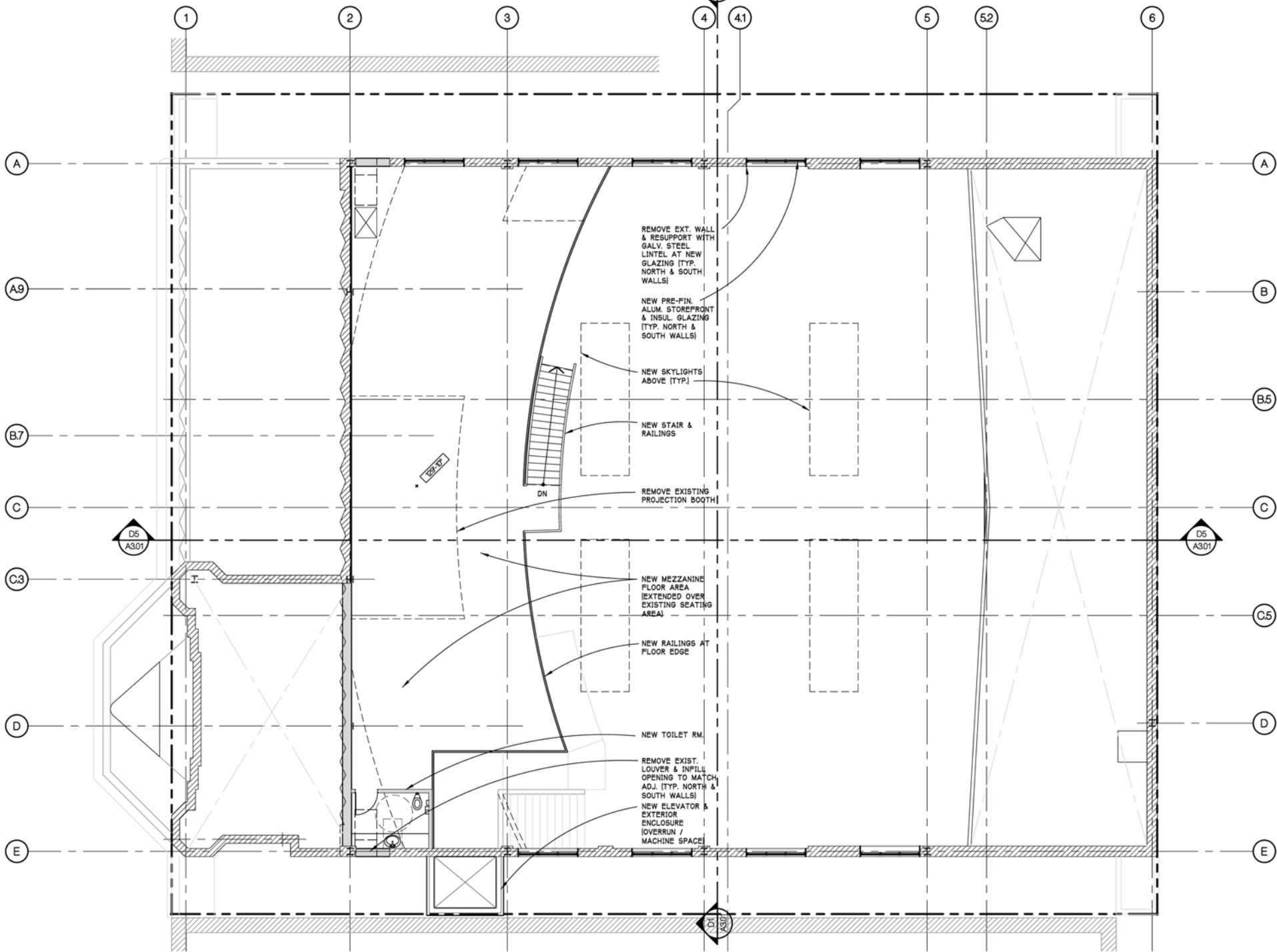
NORTH  
D1  
A101

**LEVEL 2 OFFICE  
FLOOR PLAN - OPTION A**

SCALE - 1/8" = 1'-0"

|                  |         |
|------------------|---------|
| 2ND FLR. OFFICES | 5586 SF |
| TOTAL            | 5586 SF |

**STATE THEATER**



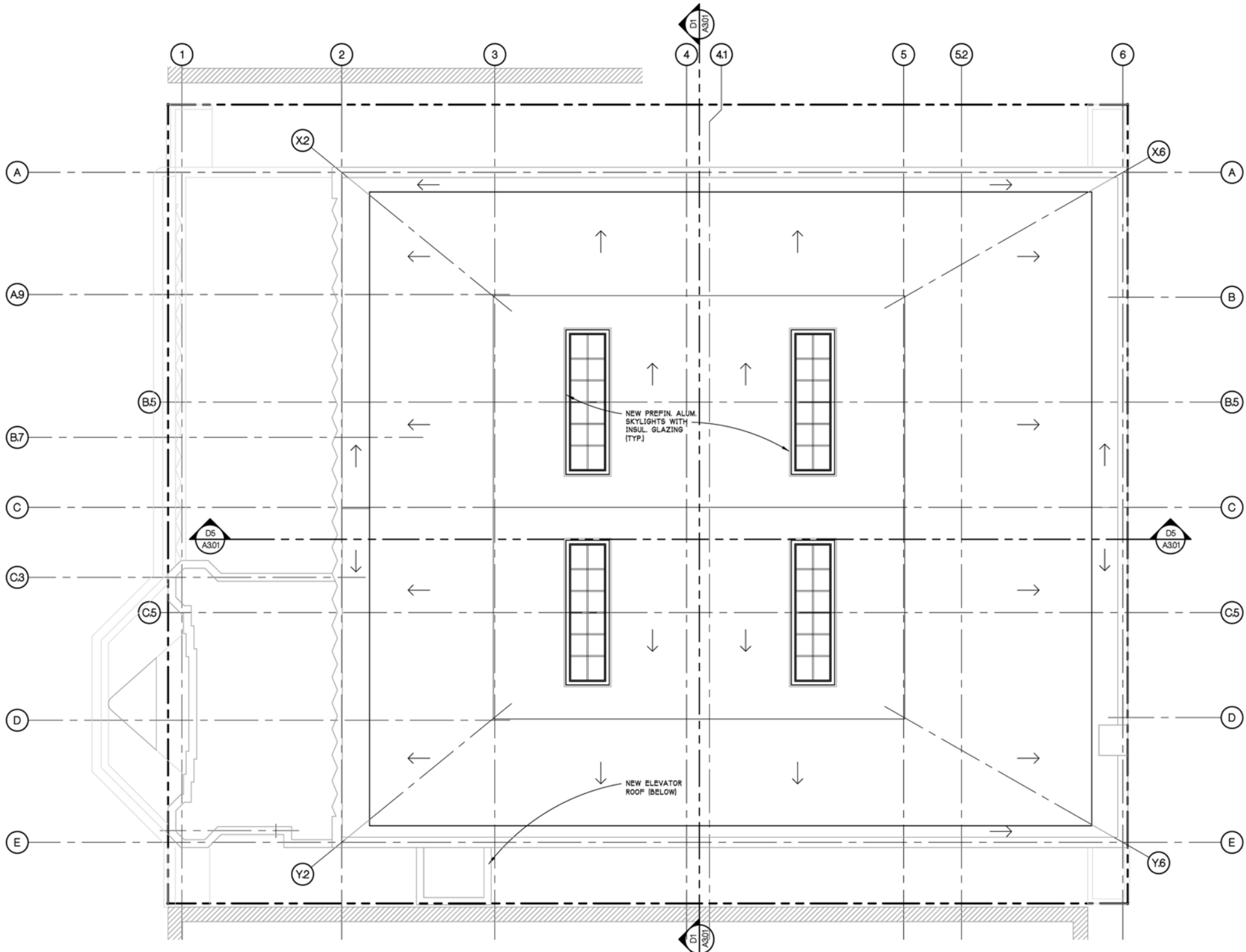
D1  
A102

**LEVEL 3 MEZZANINE  
FLOOR PLAN - OPTION A**

SCALE - 1/8" = 1'-0"

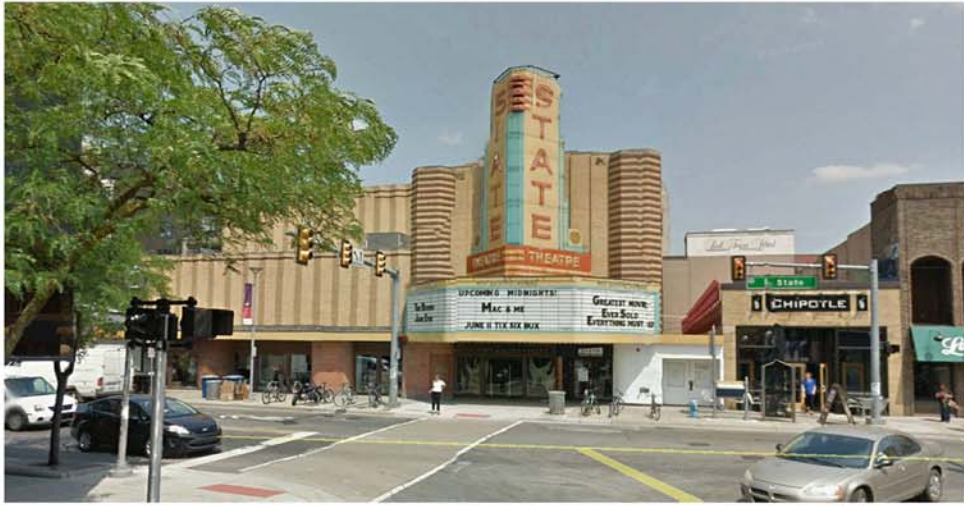
|                    |         |
|--------------------|---------|
| 3RD FLR. MEZZANINE | 2221 SF |
| TOTAL              | 2221 SF |

**STATE THEATER**



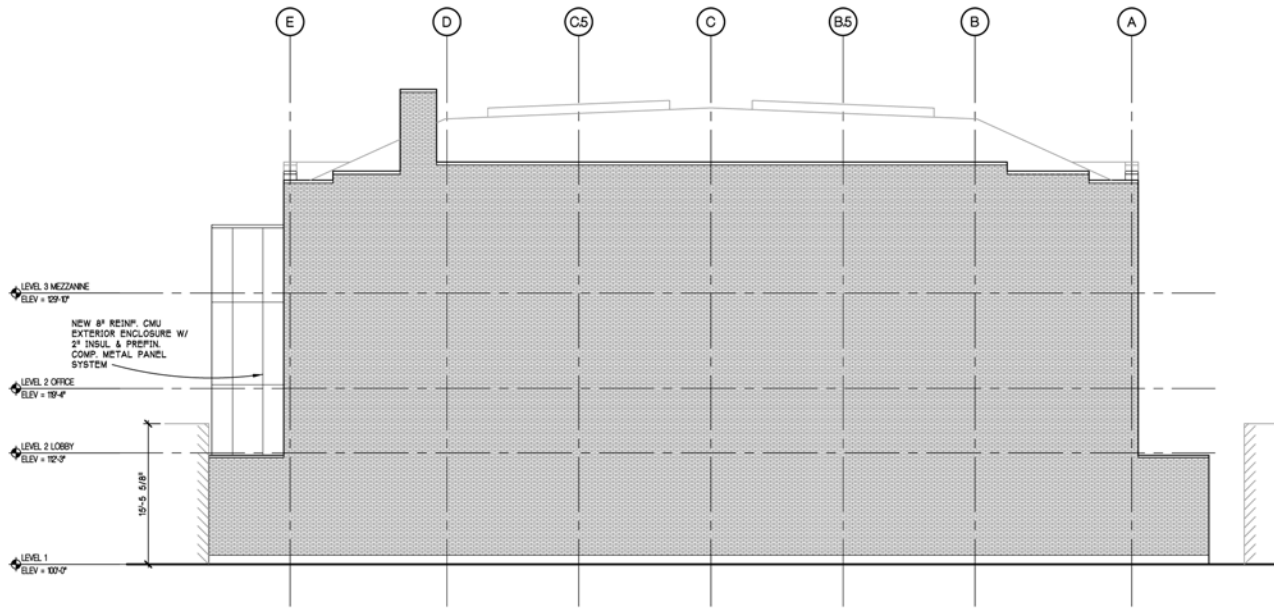
**ROOF PLAN**  
 SCALE - 1/8" = 1'-0"  
ENR001

**STATE THEATER**

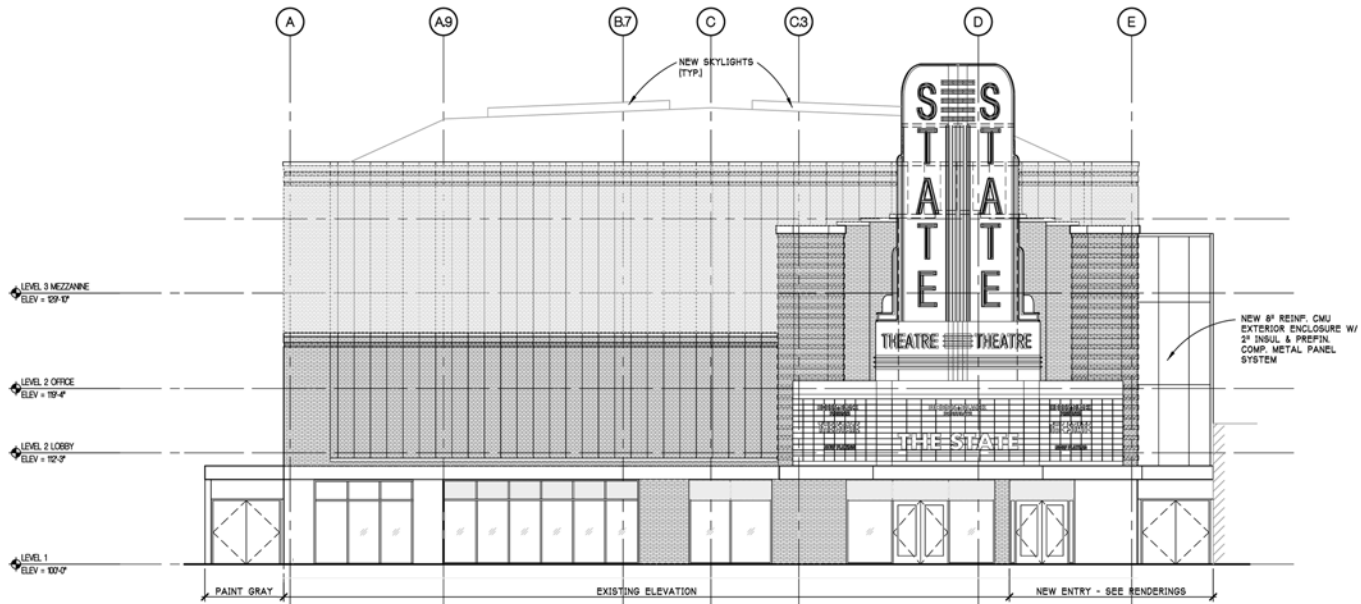


STATE THEATER



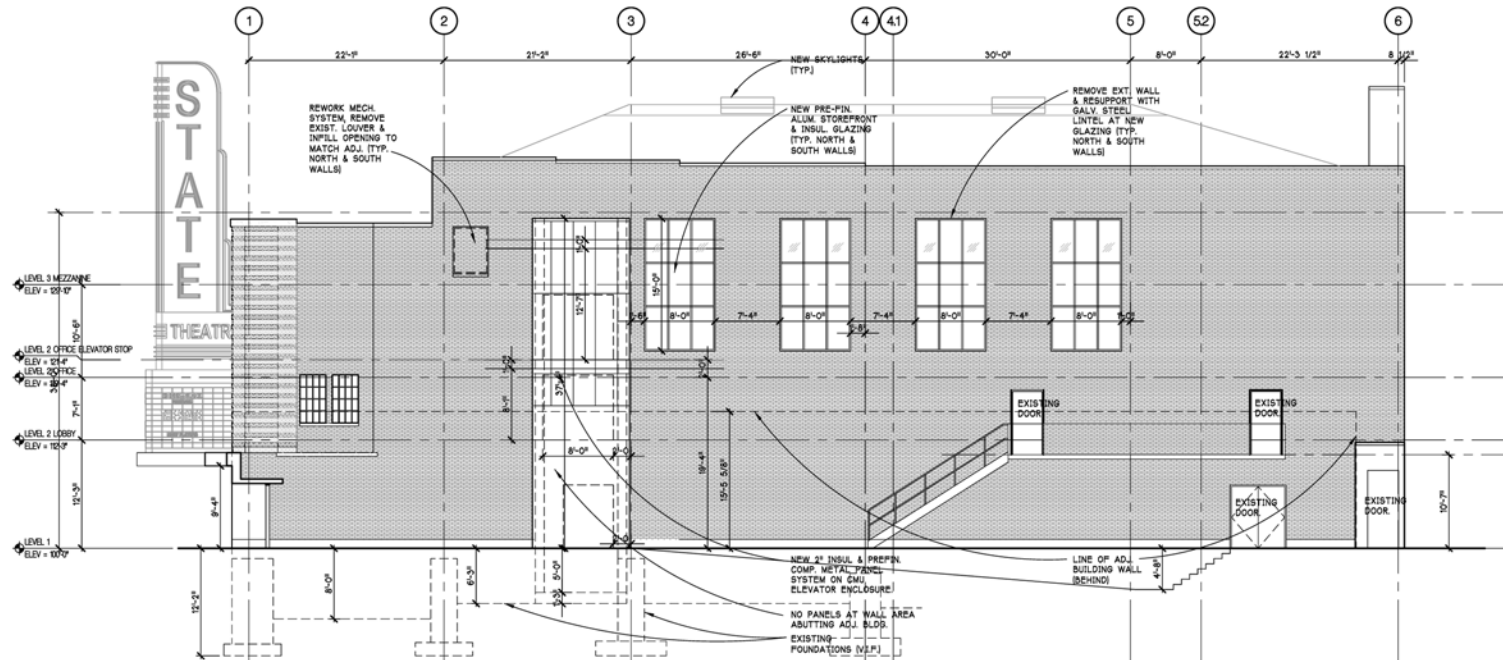


**EAST  
EXTERIOR ELEVATION**  
 D5  
 A201  
 SCALE - 1/8" = 1'-0"  
DRW#23

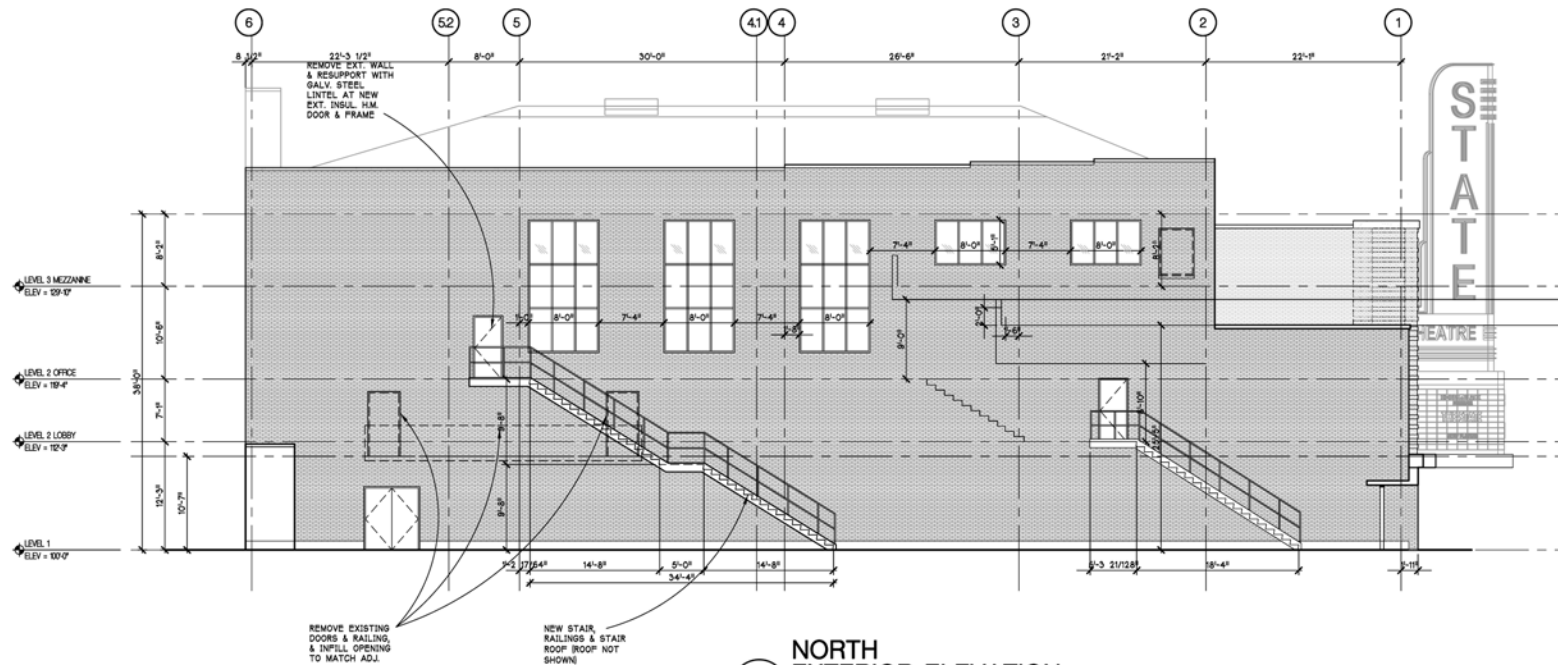


**WEST  
EXTERIOR ELEVATION**  
 D1  
 A201  
 SCALE - 1/8" = 1'-0"  
DRW#23

**STATE THEATER**

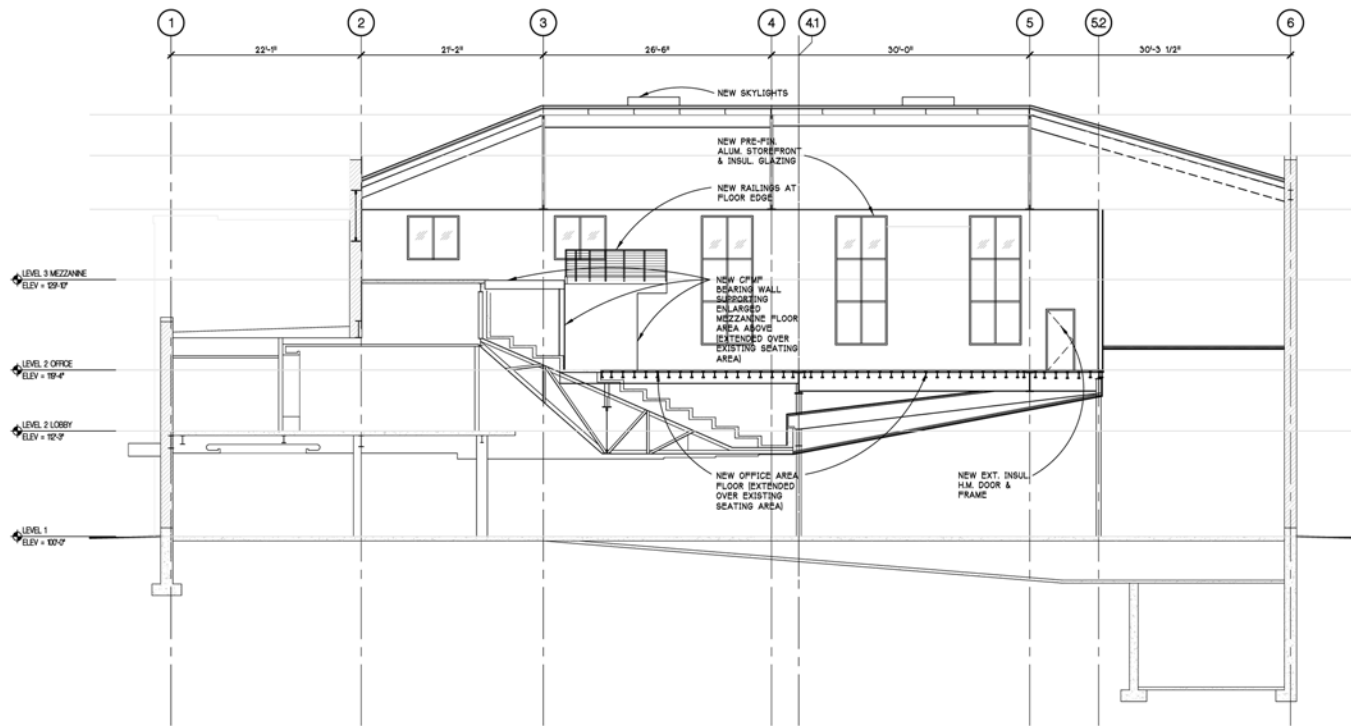


**SOUTH  
EXTERIOR ELEVATION - OPTION A**  
 D5  
 A200  
 SCALE - 1/8" = 1'-0"  
 BREWER

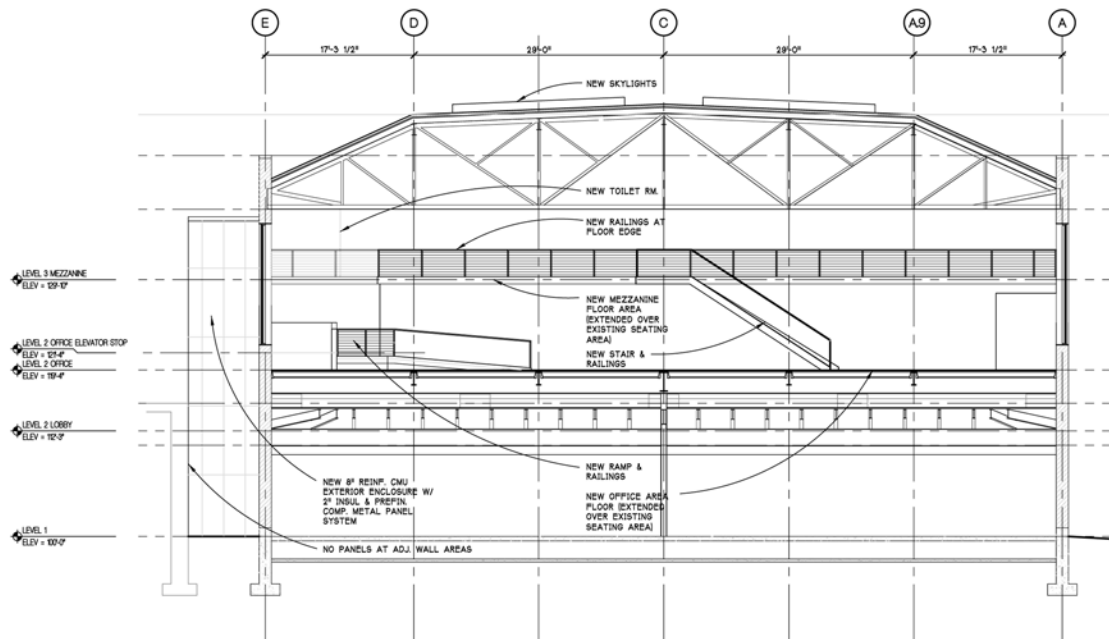


**NORTH  
EXTERIOR ELEVATION**  
 D1  
 A200  
 SCALE - 1/8" = 1'-0"  
 BREWER

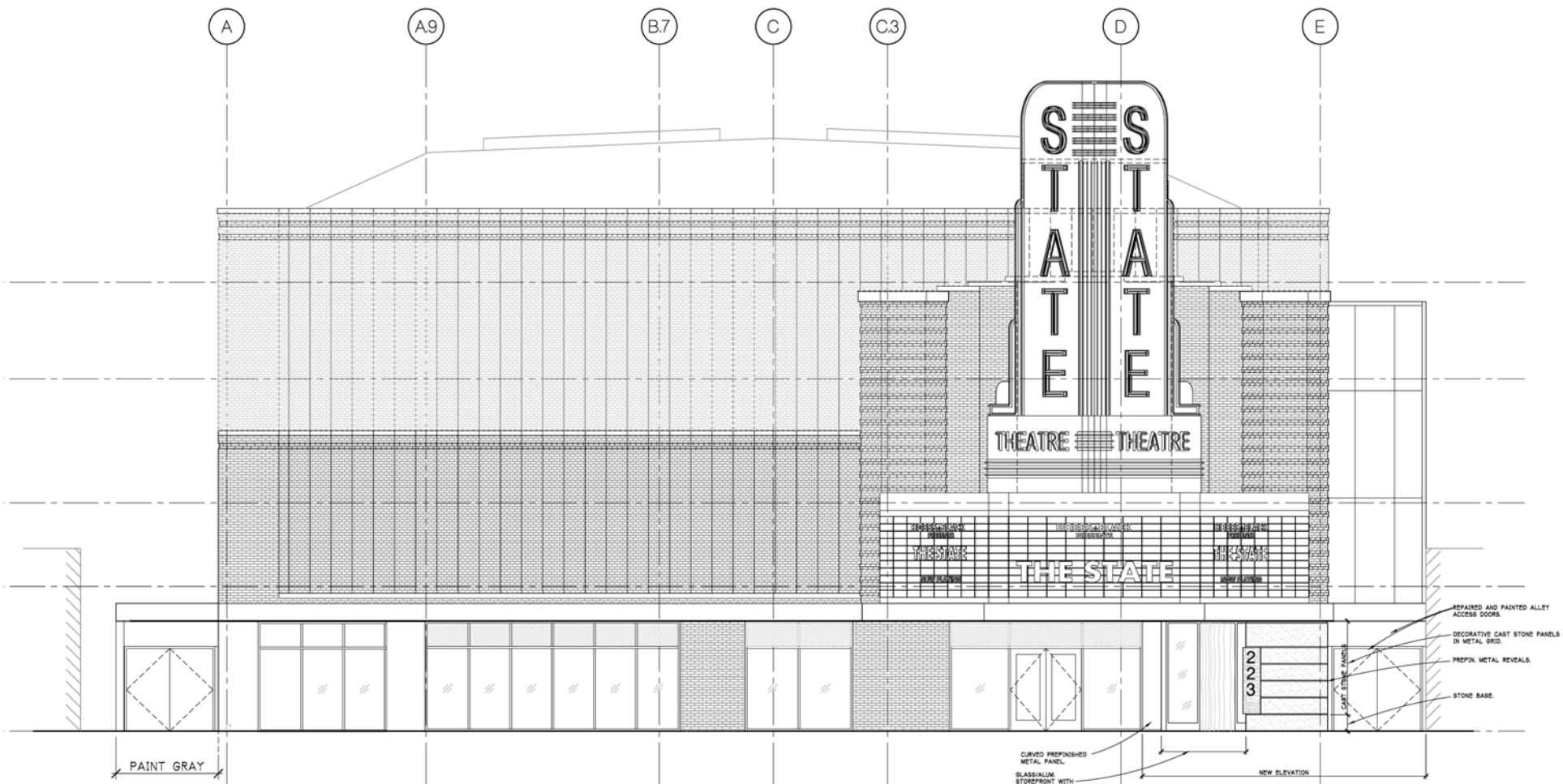
**STATE THEATER**



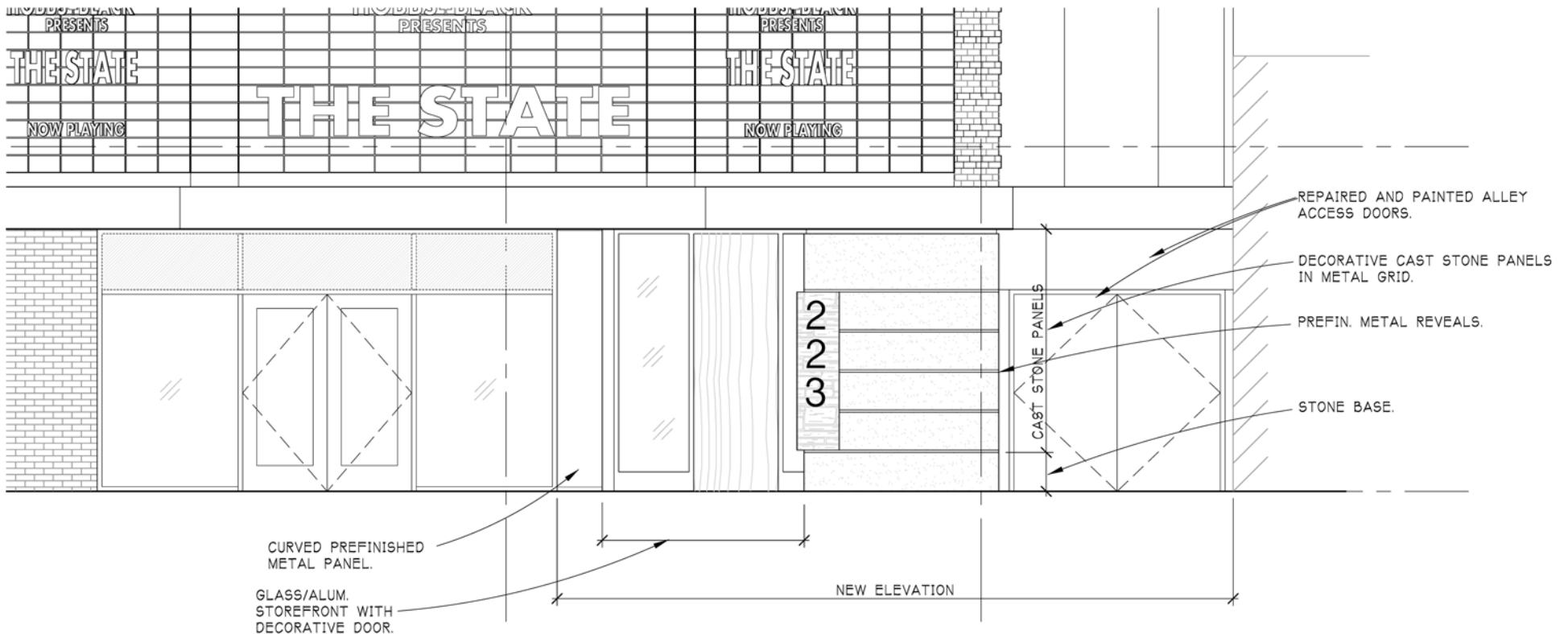
**D5 BUILDING SECTION**  
 SCALE - 1/8" = 1'-0"  
DATE: 01/20/11



**D1 BUILDING SECTION**  
 SCALE - 1/8" = 1'-0"  
DATE: 01/20/11



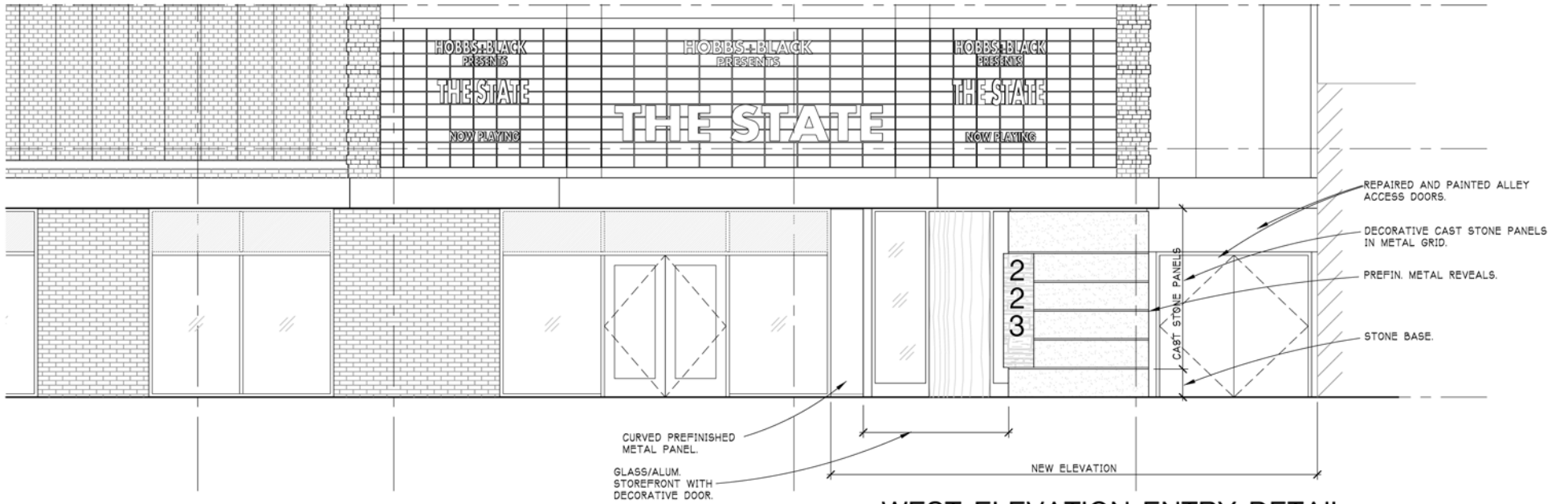
**WEST ELEVATION ENTRY DETAIL**  
**NEW OFFICE ENTRY**  
 SCALE - 1/4" = 1'-0"



## WEST ELEVATION ENTRY DETAIL NEW OFFICE ENTRY

SCALE - 1/4" = 1'-0"

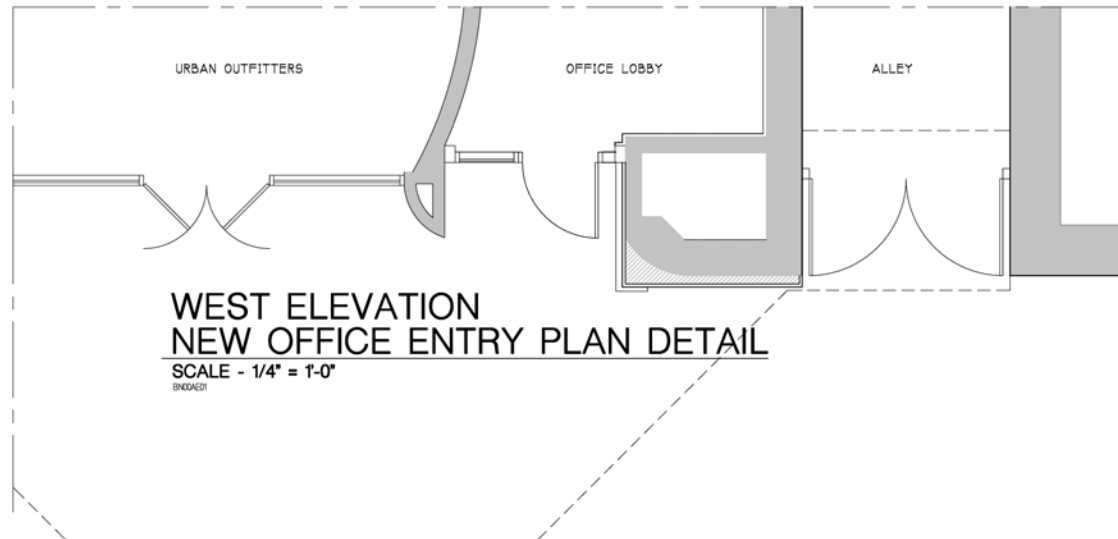
BN00AE01



**WEST ELEVATION ENTRY DETAIL  
NEW OFFICE ENTRY**

SCALE - 1/4" = 1'-0"

BK09A021



**WEST ELEVATION  
NEW OFFICE ENTRY PLAN DETAIL**

SCALE - 1/4" = 1'-0"

BK09A021





STATE THEATER





STATE THEATER