

# ANN ARBOR HISTORIC DISTRICT COMMISSION

## Staff Report

**ADDRESS:** 310 South State Street, Application Number HDC20-011

**DISTRICT:** State Street Historic District

**REPORT DATE:** March 12, 2020

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

**REVIEW COMMITTEE DATE:** Monday, March 9, 2020

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Florence Groves Trust	Mark Chalou
<b>Address:</b>	312 S State St Ann Arbor, MI 48104	3458 E Pineview Dr Dexter, MI 48130
<b>Phone:</b>	(734) 662-3743	(734) 320-1215

**BACKGROUND:** The three-story brick commercial vernacular building at 308-310 South State was constructed in 1890. It features large second-floor arches enclosing bay windows, and flat, fluted pilasters extend the arches down to high black granite bases on either side of each storefront. The north half of the building, 308, was originally occupied by Butts & Hazelwood, billiards. 310 was originally the home of Wahr's Books. The double-hung windows in both bays were replaced in the 1990s.

In July, 2010 a certificate of appropriateness was granted to replace seven windows on the rear elevation (HDC10-083). In August, another 19 windows on the north and south elevations were approved for replacement.

**LOCATION:** This site is located on the west side of South State Street, south of East Liberty and north of North University.

**APPLICATION:** The applicant seeks HDC approval to install a new pedestrian scale bracket sign with neon lettering on the front façade.

### 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 proposed pedestrian scaled sign is 39" wide by 16" tall by 8" deep, for a surface area of 4.33 square feet. It is supported by an internal arm attached to a metal plate. The plate is designed to take advantage of two existing holes through the storefront's green tile, and is shaped to wrap around the tile surface. The sign has the word Sharetea in neon. The disconnect switch sits on the bay window frame above and the electrical conduit enters the electrical box on the base of the support arm.
2. The tile above the copper awning has been inappropriately drilled through in many

places. In order to prevent further damage at those sites, staff suggests conditioning the approval on the petitioner filling in the holes using an appropriate method and removing the metal brackets from a previous sign. This is included on the proposed work on the application.

3. The mounting system bears similarities to the See bracket sign next door at 308. Other projecting signs on this block are located at Potbelly (300 S State), Ben & Jerry's (304 S State), Dascola Barbers (306 S State) and Poké Poké (312 S State). All but Potbelly (large) are a similar pedestrian scale to this proposed sign.
4. 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 visit the site and make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 310 S State Street, a contributing property in the State Street Historic District, to install a 4.33 square foot projecting sign on two conditions: that the petitioner fills in all holes in the green tile using an appropriate method and material, and removes the metal brackets left from a previous sign. 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.

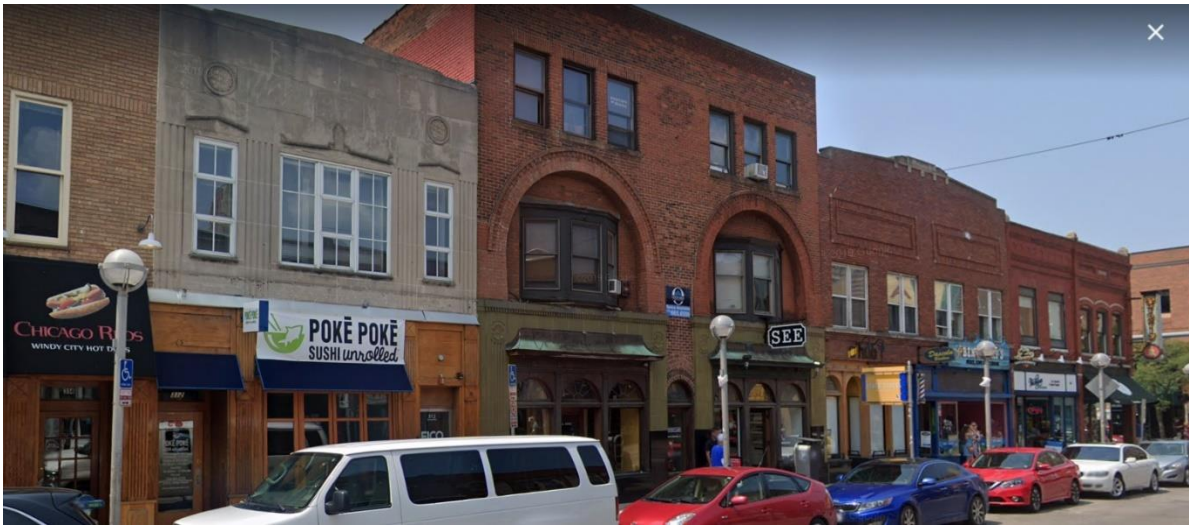
#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 310 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, drawing, photos.  
310 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

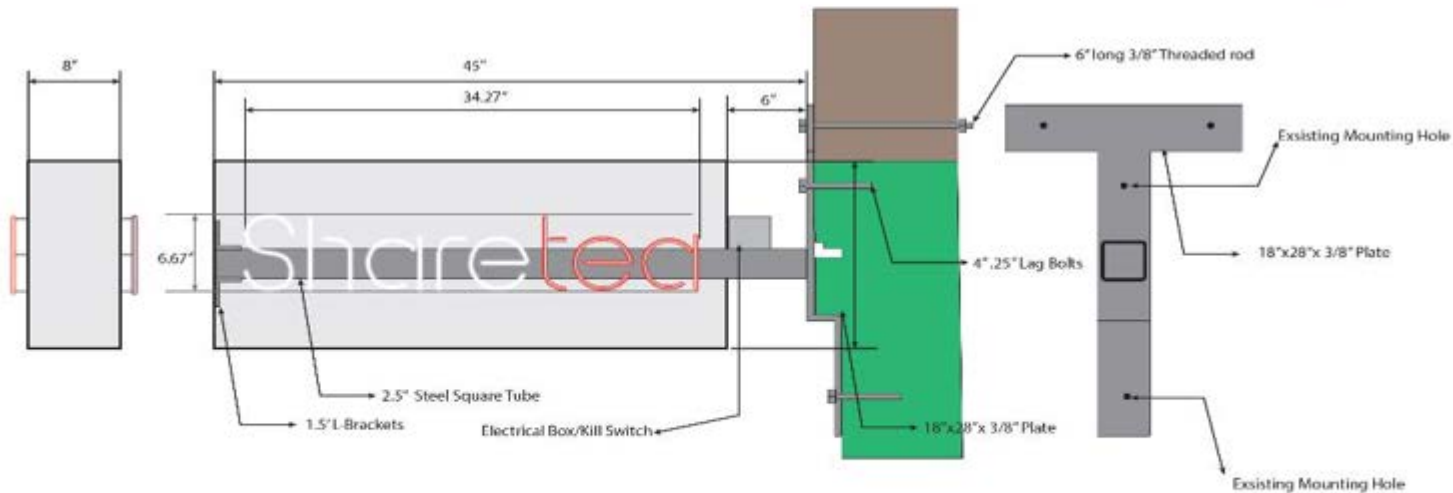
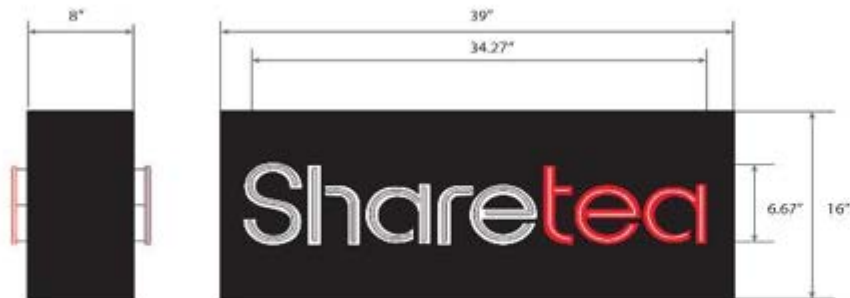
Fax: 734.994.8460

[jthacher@a2gov.org](mailto:jthacher@a2gov.org)

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION				
NAME OF PROPERTY OWNER Groves State Street LLC		HISTORIC DISTRICT State Street		
PROPERTY ADDRESS 310 S. State Street		CITY ANN ARBOR		
ZIP CODE 48104	DAYTIME PHONE NUMBER ( 734 ) 548-6935	EMAIL ADDRESS kfarmer@oxfordcompanies.com		
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 777 E Eisenhower Parkway, Suite 850; c/o Oxford Property MGT		CITY Ann Arbor	STATE, ZIP MI 48108	
PROPERTY OWNER'S SIGNATURE				
SIGN HERE <i>Karen Farmer</i>		PRINT NAME Karen Farmer	DATE 1/28/2020	
APPLICANT INFORMATION				
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <i>Mark Chalou</i>				
ADDRESS OF APPLICANT 3458 E. Pineview Drive		CITY Dexter		
STATE MI	ZIP CODE 48130	PHONE / CELL # ( 734 ) 220-1215	FAX NO ( ) N/A	
EMAIL ADDRESS <i>chaloudesigns@att.net</i>				
APPLICANT'S SIGNATURE (if different from Property Owner)				
SIGN HERE <i>X</i> <i>Mark Chalou</i>		PRINT NAME <i>X</i> MARK CHALOU	DATE <i>X</i>	
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).				
Add new neon sign, with painted back letters, see drawing. The electrical box for the sign is going to be relocated underneath the existing fire alarm box. The seal tight wire will run along the back wall and be hidden under the window dormer. The holes will be filled in on the tile area to match the color, as close as possible. The existing old sign brackets will be removed.				
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:				
Follows all guidelines regarding the historical commission.				
For Further Assistance With Required Attachments, please visit <a href="http://www.a2gov.org/bids">www.a2gov.org/bids</a>				







Electrical Junction Box  
Kill Switch

Seal Tight Conduit



Electrical Junction Box  
Kill Switch

Seal Tight Conduit







