

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 222 South State Street, Application Number HDC20-095

**DISTRICT:** State Street Historic District

**REPORT DATE:** July 9, 2020

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

**REVIEW COMMITTEE DATE:** Monday, July 6, 2020

**OWNER**  
**Name:** Cabrio Properties  
**Address:** 222 S State St, Suite 20  
 Ann Arbor, MI 48104  
**Phone:** (734) 994-7374

**APPLICANT**  
 SCS Image Group  
 4676 Freedom Dr  
 Ann Arbor, MI 48108  
 (734) 368-0989

**BACKGROUND:** The three-story brick State Street Plaza building was constructed in 1983. It replaced a two-story building constructed in 1955 for the Collins Shop (below left). That building replaced the Campus Drug building, which was destroyed by fire in February of 1954 (below right). Both images courtesy AADL Old News.



**LOCATION:** The site is on the northwest corner of East Liberty and South State Street.

**APPLICATION:** The applicant seeks HDC approval to install a new double-sided, 40" x 16" projecting sign near the East Liberty entrance to the building.

### APPLICABLE REGULATIONS:

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

- (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:* 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.

Installing signage that is subordinate to the overall building composition.

### **Pedestrian Scale Signs**

*Pedestrian scale signs should be:* Located near the business's entry, at least 8' from the ground on the first floor.

Mounted on an arm or arms or hung from a bracket.

Aligned with similar signs on the block.

Sized not to exceed 4.5 square feet per side. This is roughly a 28" diameter circle, or 25" square. Odd shapes are welcomed and will be reviewed on a case by case basis.

### **STAFF FINDINGS:**

1. The proposed aluminum sign is 40" wide, 16" high and 2" thick, mounted directly through the sign with three tapcons into masonry joints. There is no mounting bracket.

2. The location is slightly awkward but does not detract from nearby historic resources. It is scaled for pedestrians (4.4 square feet) and mounted at a height (8') and location compatible with the American Apparel signs on the building to the west. It is entirely reversible. Staff is awaiting confirmation that the entry near the sign is the one used for the second-floor business being advertised.
3. Staff believes the sign is appropriate and meets 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 222 South State Street, a non-contributing property in the State Street Historic District, to install a new 40" by 16" business sign, 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 222 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, photo rendering.

222 S State (July 2019, courtesy Google Streetview)



(August, 2016 courtesy 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

[sharlene@pds.org](mailto:sharlene@pds.org)


OFFICE USE ONLY	
Permit Number	HDC#
	BLOG#
	DATE STAMP

APPLICATION MUST BE FILLED OUT COMPLETELY

#### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <b>Cabrio Properties</b>		HISTORIC DISTRICT <b>State Street</b>
PROPERTY ADDRESS <b>222 S. State St., Suite 20</b>		CITY <b>ANN ARBOR</b>
APCODE <b>48104</b>	DAYTIME PHONE NUMBER <b>(734) 994-7374</b>	EMAIL ADDRESS <b>natalie@cabrioproperties.com</b>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY STATE, ZIP

#### PROPERTY OWNER'S SIGNATURE

 **Natalie Mejia** 6/19/2020

#### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <b>SCS Image Group</b>		CITY <b>Ann Arbor</b>
ADDRESS OF APPLICANT <b>4676 Freedom Dr.</b>		
STATE <b>MI</b>	APCODE <b>48108</b>	PHONE / CELL# <b>(734) 368-0989</b>
E-MAIL ADDRESS <b>steve@scsimagegroup.com</b>		

#### APPLICANT'S SIGNATURE (if different from Property Owner)

 **Steve Jedele** 6/16/2020

#### 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)

Add a business identification sign as shown in rendering.

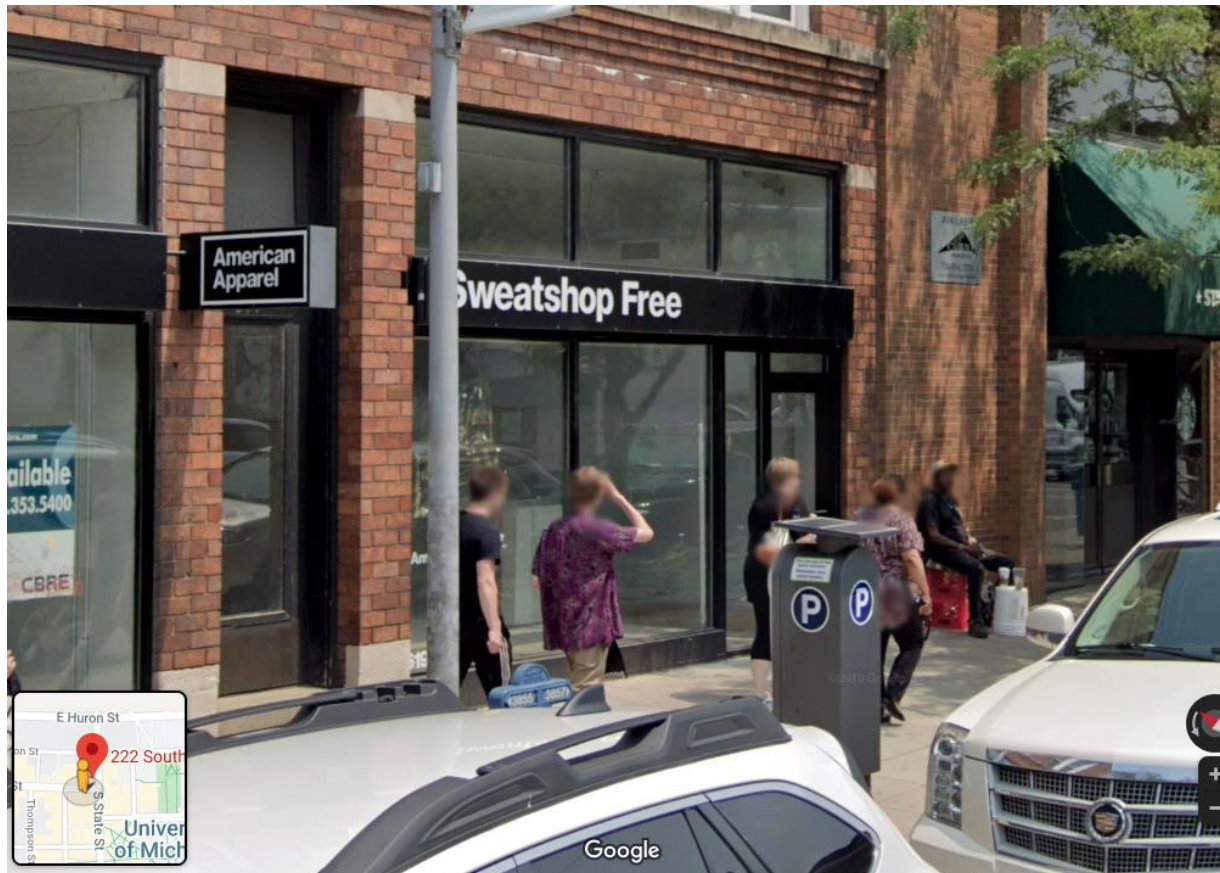
#### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES

This sign will help visitors locate the business.

**Existing conditions:**

New sign placement to be at the same level as the existing American Apparel sign.

American Apparel sign is currently 102" from sidewalk in terms of height.





ITEM #1

Qty 1: Project Blade Sign  
40" x 16" x 2" Double-Sided Non-Lit Blade Sign Mounted  
to Brick Building w/ Hardware

40" x 16" Digital Print Vinyl w/ Gloss Lam applied to 3mm Aluminum  
glued to Aluminum Frame (Double Sided)



40" x 16" x 2" Fabricated Aluminum Frame - Painted White



Hardware:  
6" 3/16" tapcons (quantity 3)  
Through sign frame into mortar joints



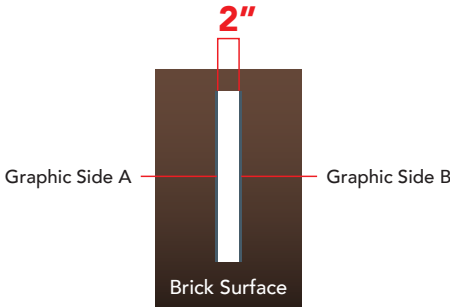
Side A



Side B



Front View



Installer:  
SCS Image Group  
734-662-5964 | scsimagegroup.com  
4676 Freedom Dr., Ann Arbor, MI 48108

Installation location:  
222 South State Street, Suite 20  
Ann Arbor, MI 48104

Landlord:  
Cabrio Properties



Sign height from  
side walk to bottom of sign  
= 97"

Edge of building to edge of  
sign = 60"

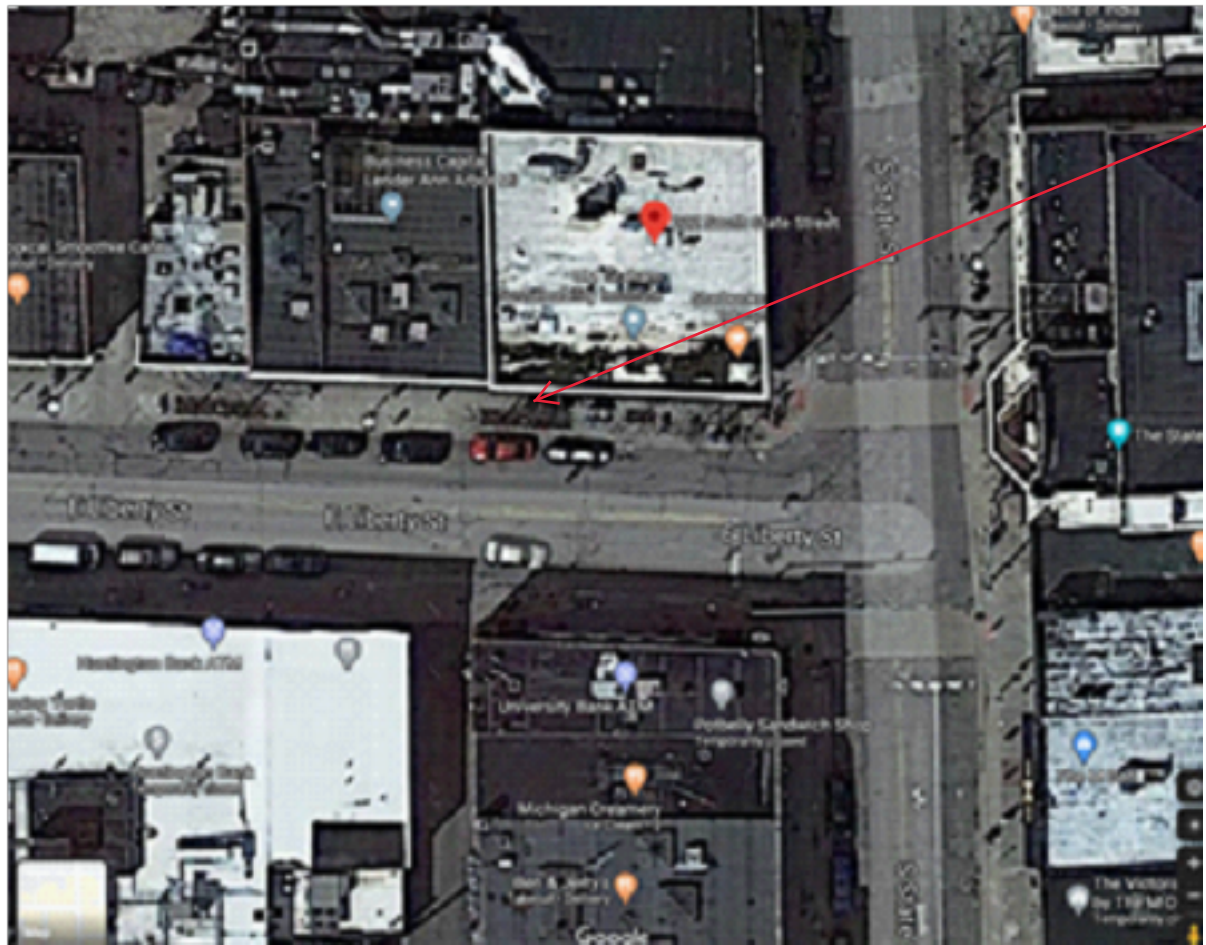
Edge of awning to edge of  
sign = 50"

Existing Starbucks  
Awning height = 97"



Building Address:  
222 South State Street, Suite 20  
Ann Arbor MI 48104

Sign location:  
Side of building on East Liberty Street as shown



Height of new sign to be at the  
same height as the current  
Starbucks awning 97"