

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 225 South State: Condo 2, Application Number HDC 16-126

DISTRICT: State Street Historic District

REPORT DATE: July 14, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2016

	OWNER	APPLICANT
Name:	Michigan Theater Foundation, Inc.	O'Neal Construction, Inc.
Address:	603 E. Liberty Ann Arbor, MI 48104	525 W. William Ann Arbor, MI 48103
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.

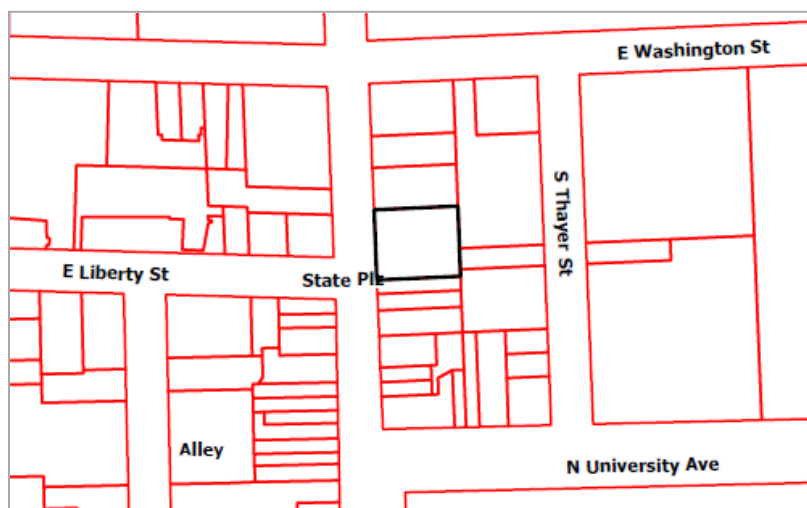
LOCATION: The site is located on South State Street, at the terminus of East Liberty Street.

APPLICATION: The applicant seeks HDC approval to (1) restore the existing façade, and (2) add an addition to provide an elevator for barrier-free access to the theaters located on the mezzanine and second levels.

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.



- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (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):

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the Rehabilitation guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

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.

New Additions

Recommended: Considering 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.

Designing additional stories, when required for the new use that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Accessibility

Recommended: Designing new or additional means of access that are comparable with the historic building and its setting.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Additions

Appropriate: Designing a new addition in a manner that makes clear what is historic and what is new.

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

Safety Codes

Appropriate: Complying with barrier-free and safety codes in a manner that ensures the preservation of character-defining features.

STAFF FINDINGS:

1. *Façade restoration.* The yellow metal fascia that spans the front of the building will be removed to reveal and restore the original lightbulb locations. The metal soffit beneath the marquee will be replaced with matching materials and dimensions because of deterioration. The sign will be repainted and new neon installed as needed.
2. *Elevator Addition.* A new three-story elevator with a 700 square foot footprint (8'3" x 91'2") is proposed along the south side of the building. The elevator will be used to access both the mezzanine level, for concessions and restrooms, and the theatre level, which will be converted from two screening rooms to four. The elevator will require the removal of a pair of original steel windows on the south elevation, and a non-original grille on the third floor, a door at grade, and another on the second floor. A new main entry with shiny red metal panels will be located at the south end of the theatre's front elevation, with double doors and a display window. The second floor of the elevator enclosure will face the street with clear glass, and the third floor will have dark-colored glass. The south-facing elevation will be clad in metal panels to match

the existing yellow brick.

The applicants have been very careful to keep the elevator enclosure clear of all character-defining features of the building. The stepped design helps it to recede, and attention to details (like the art-deco style sawtoothed windows that mimic the front of the building) tie it to the building cleanly and gracefully.

3. *Other alterations.* Rooftop mechanical units are proposed on the roof, out of sight. One redundant emergency egress door is proposed to be infilled on the north elevation using salvaged brick.
4. Given the complexity of adding an elevator to a building with a ground floor in separate ownership, and designing it for an architecturally unique building, staff believes that the proposal is appropriate and complimentary. It meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and the *Ann Arbor Historic District Design Guidelines*.

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 restore the existing façade, and add an addition to provide an elevator for barrier-free access to the mezzanine and third levels, and other work, 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 additions and safety codes, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 3, 6, 9 and 10 and the guidelines for storefronts, setting, accessibility and new additions.

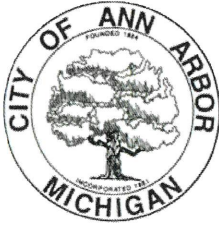
MOTION WORKSHEET:

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)


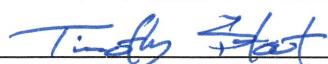
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photos, window details.



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>233 S. State Street, Ann Arbor, MI 48104</u>
Historic District: <u>State Street</u>
Name of Property Owner (If different than the applicant): <u>Michigan Theater Foundation, Inc.</u>
Address of Property Owner: <u>603 E. Liberty, Ann Arbor, MI 48104</u>
Daytime Phone and E-mail of Property Owner: <u>734.668.8397 rcollins@michigantheater.org</u>
Signature of Property Owner:  Date: <u>6/24/16</u>
Section 2: Applicant Information
Name of Applicant: <u>O'Neal Construction, Inc.</u>
Address of Applicant: <u>525 W. William, Ann Arbor, MI 48103</u>
Daytime Phone: (<u>734</u>) <u>769-0770</u> Fax:(<u> </u>)
E-mail: <u>tstout@onealconstruction.com</u>
Applicant's Relationship to Property: <u> </u> owner <u> </u> architect <input checked="" type="checkbox"/> <u> </u> contactor <u> </u> other
Signature of applicant:  Date: <u>6/24/16</u>
Section 3: Building Use (check all that apply)
<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
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)
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>HS/BSL</u>

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

1. Provide a brief summary of proposed changes. _____

The changes include a renovation of the existing theater space, restoration of the facade, and an addition to provide an elevator for barrier-free access to the theaters.

2. Provide a description of existing conditions. _____

The State Theatre opened in 1942 as a cinema-style movie theater, designed by C. Howard Crane. The building has since been divided into two spaces, with retail on Level 1 and two theaters on Level 2. The State Theatre operates a small lobby on Level 1 and the two theaters on Level 2.

3. What are the reasons for the proposed changes? _____

The reasons for the proposed changes are to provide barrier-free access to the theater spaces on Level 2 and restore the facade of the building.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Please see attached rendering, plans, photographs, and materials list. Thank you.

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: _____ Application to _____ Staff or _____ HDC

Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



HDC SUBMISSION PACKAGE

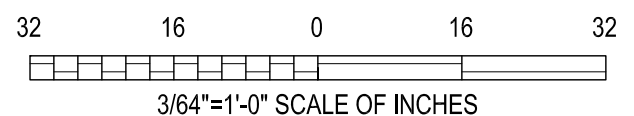
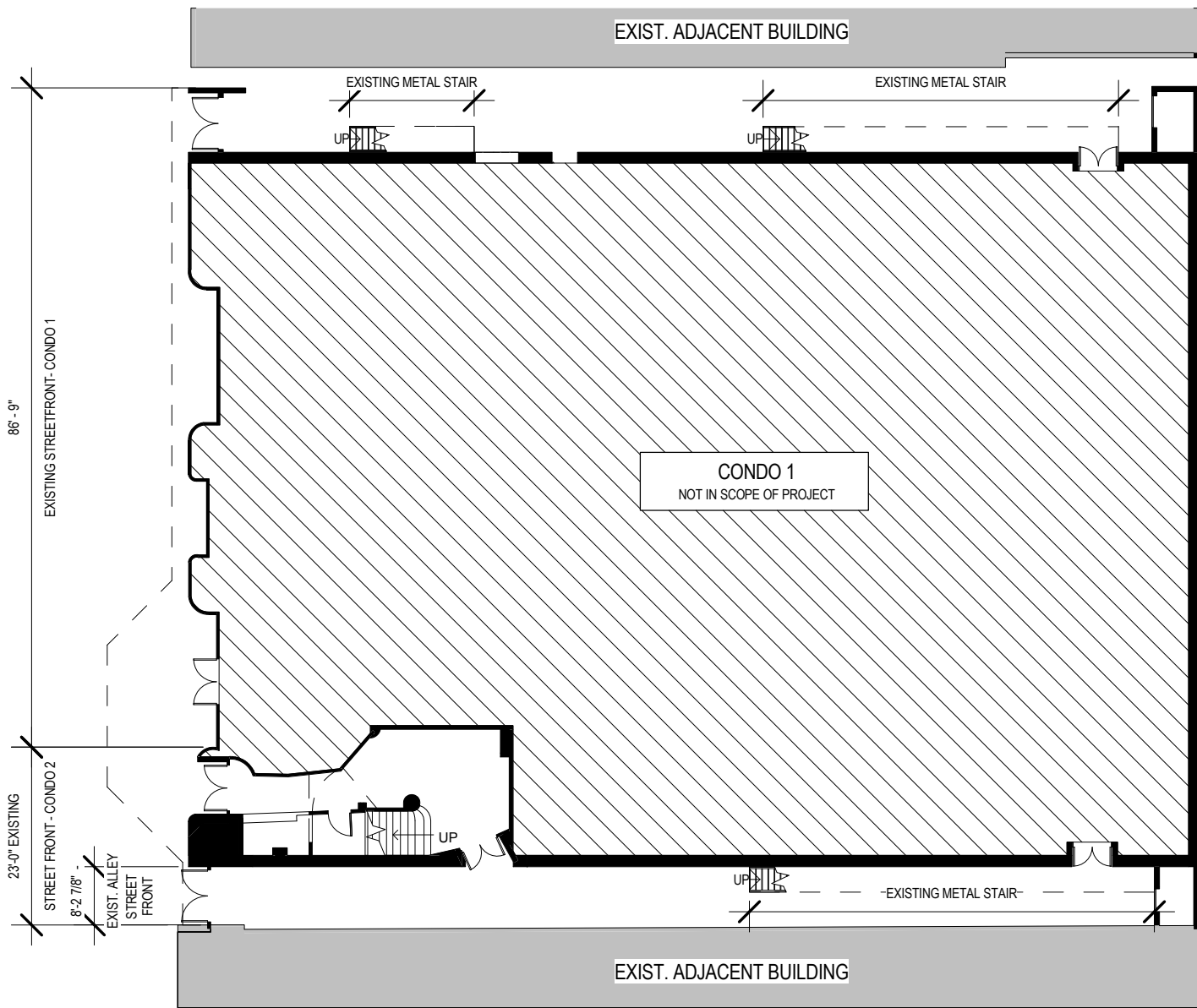
The State Theatre Project QEA# 31601000
233 S State St.
Ann Arbor, MI 48104

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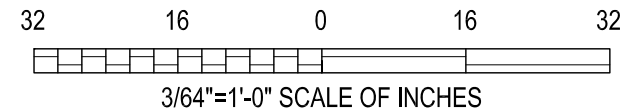
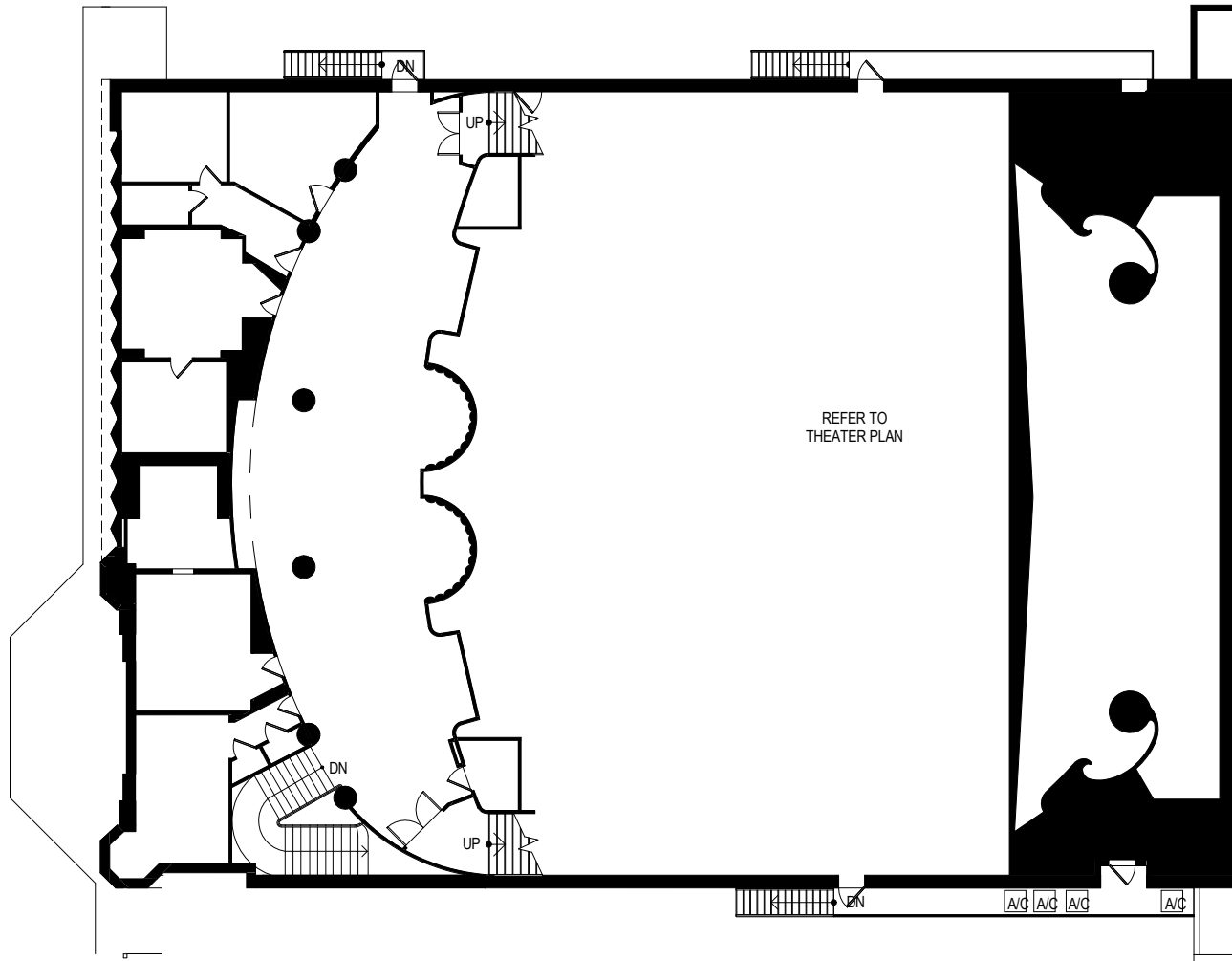


Existing Ground Floor Plan

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Existing Mezzanine Plan

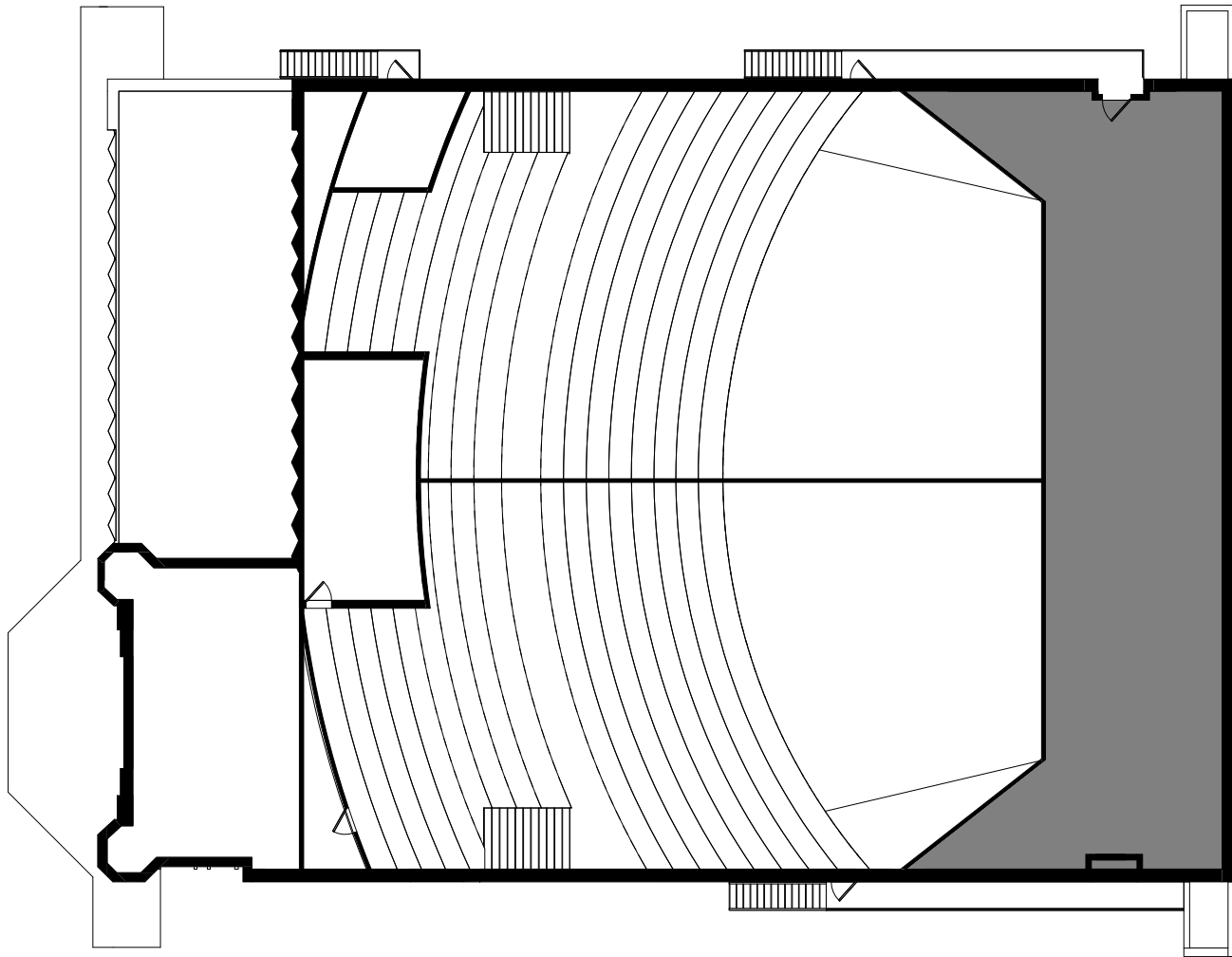
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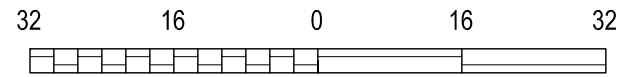
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NORTH



3/64"=1'-0" SCALE OF INCHES

Existing Theatre Plan

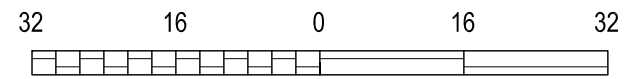
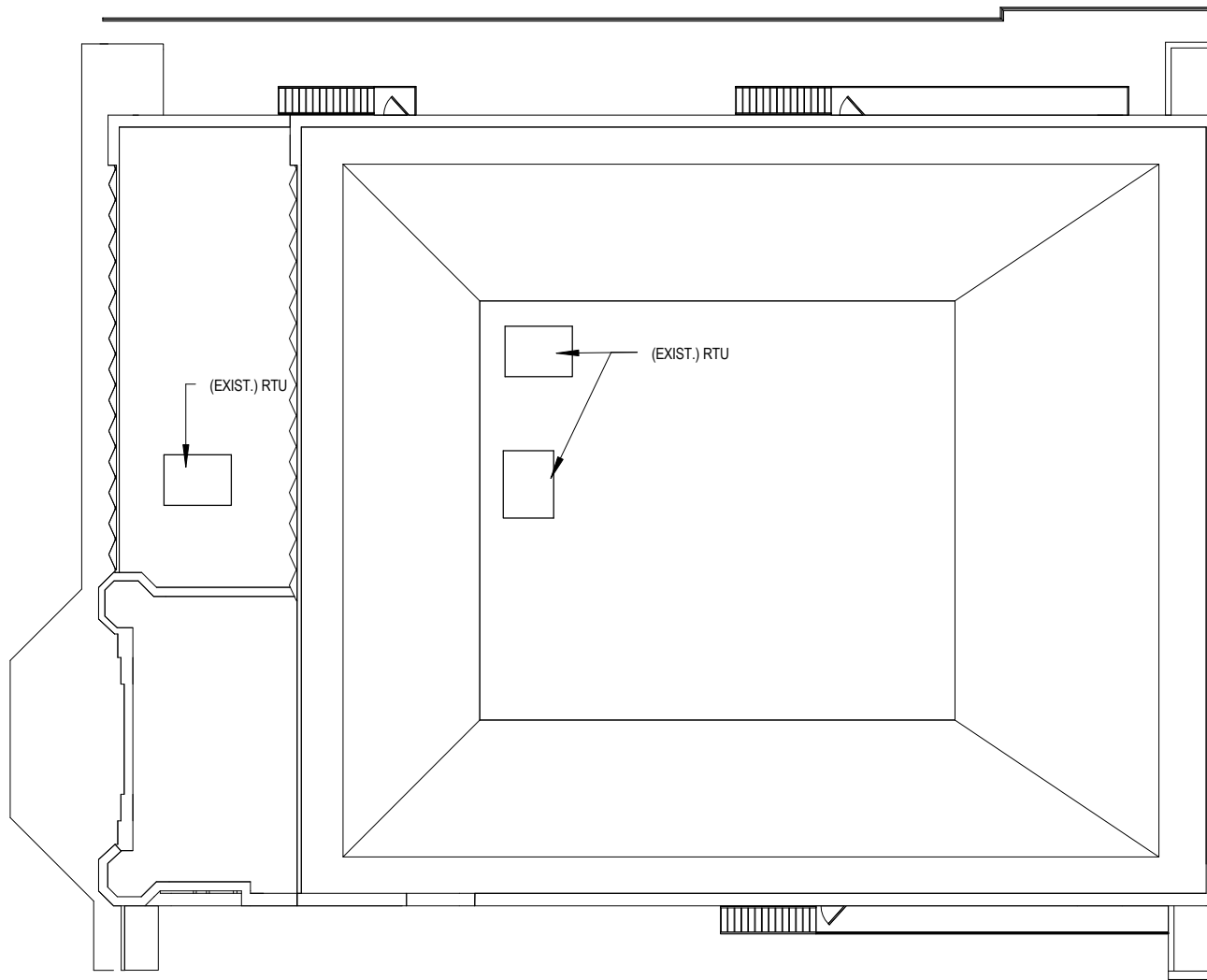
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3/64"=1'-0" SCALE OF INCHES

Existing Roof Plan

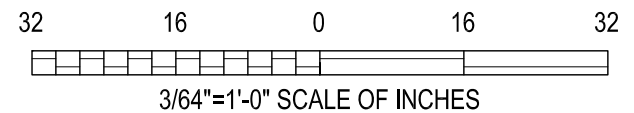
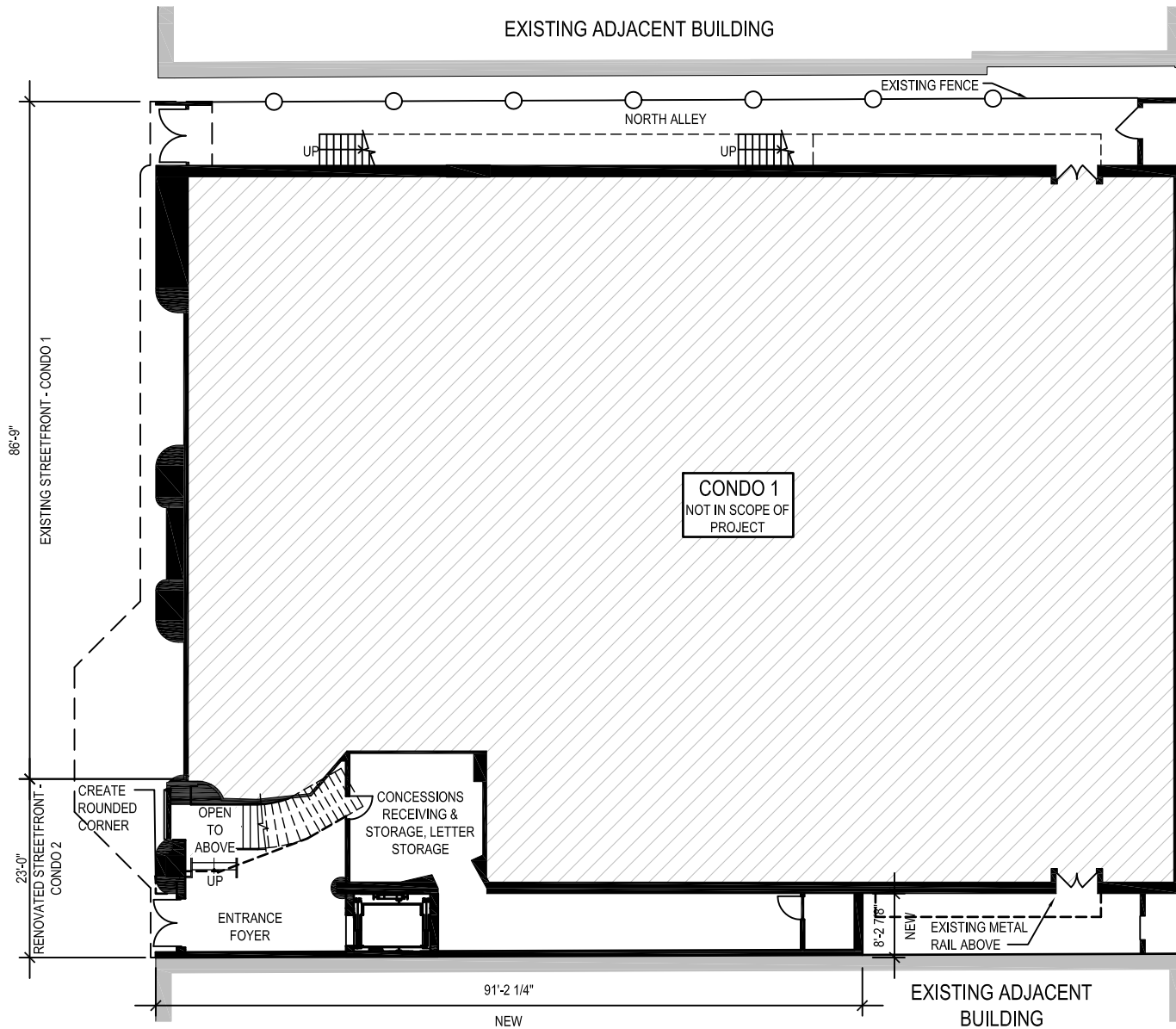
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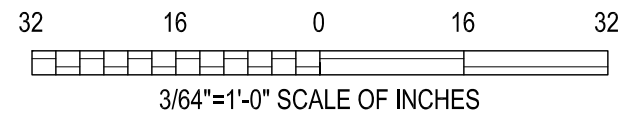
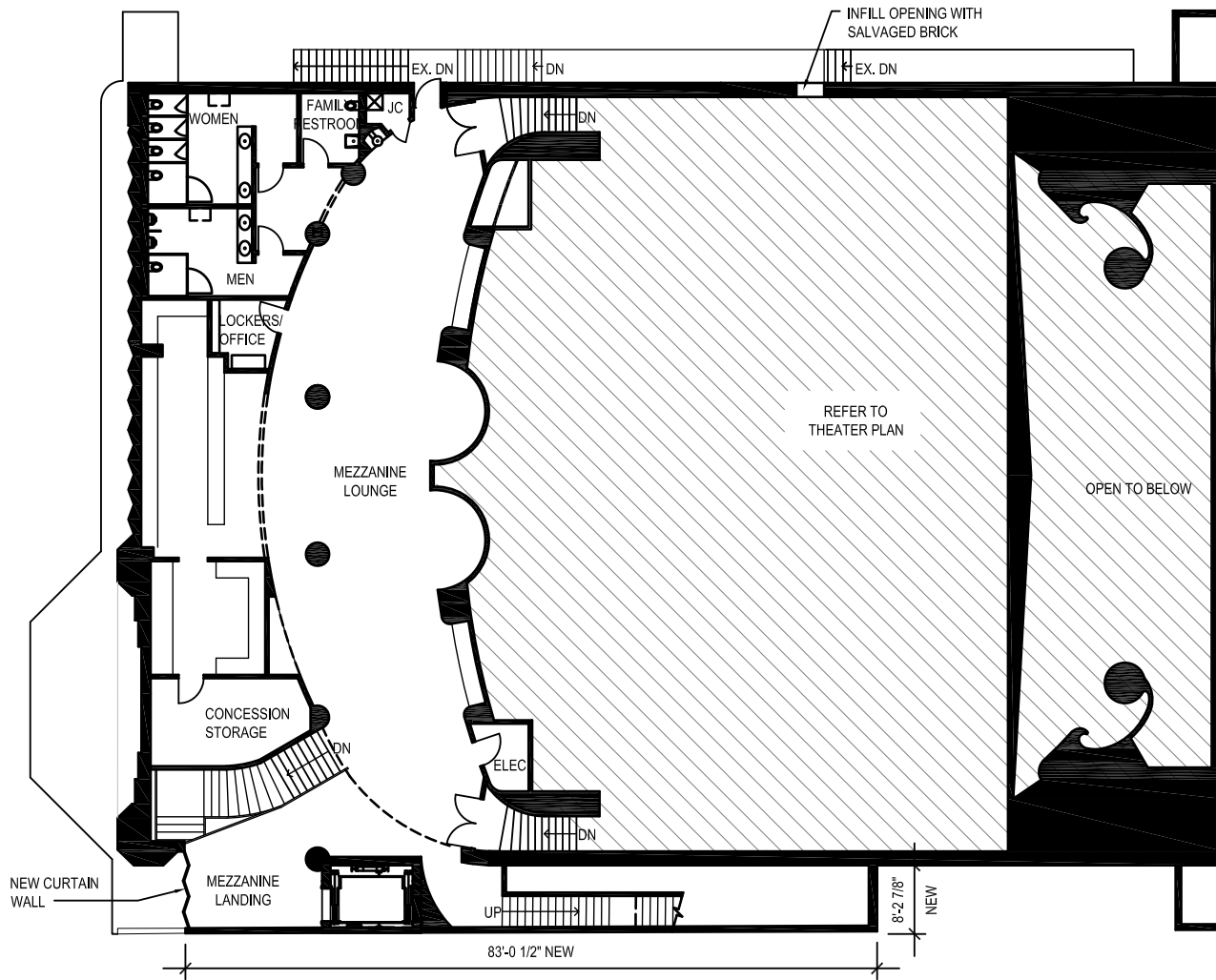
Proposed Ground Floor Plan

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Proposed Mezzanine Plan

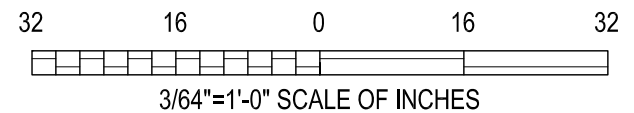
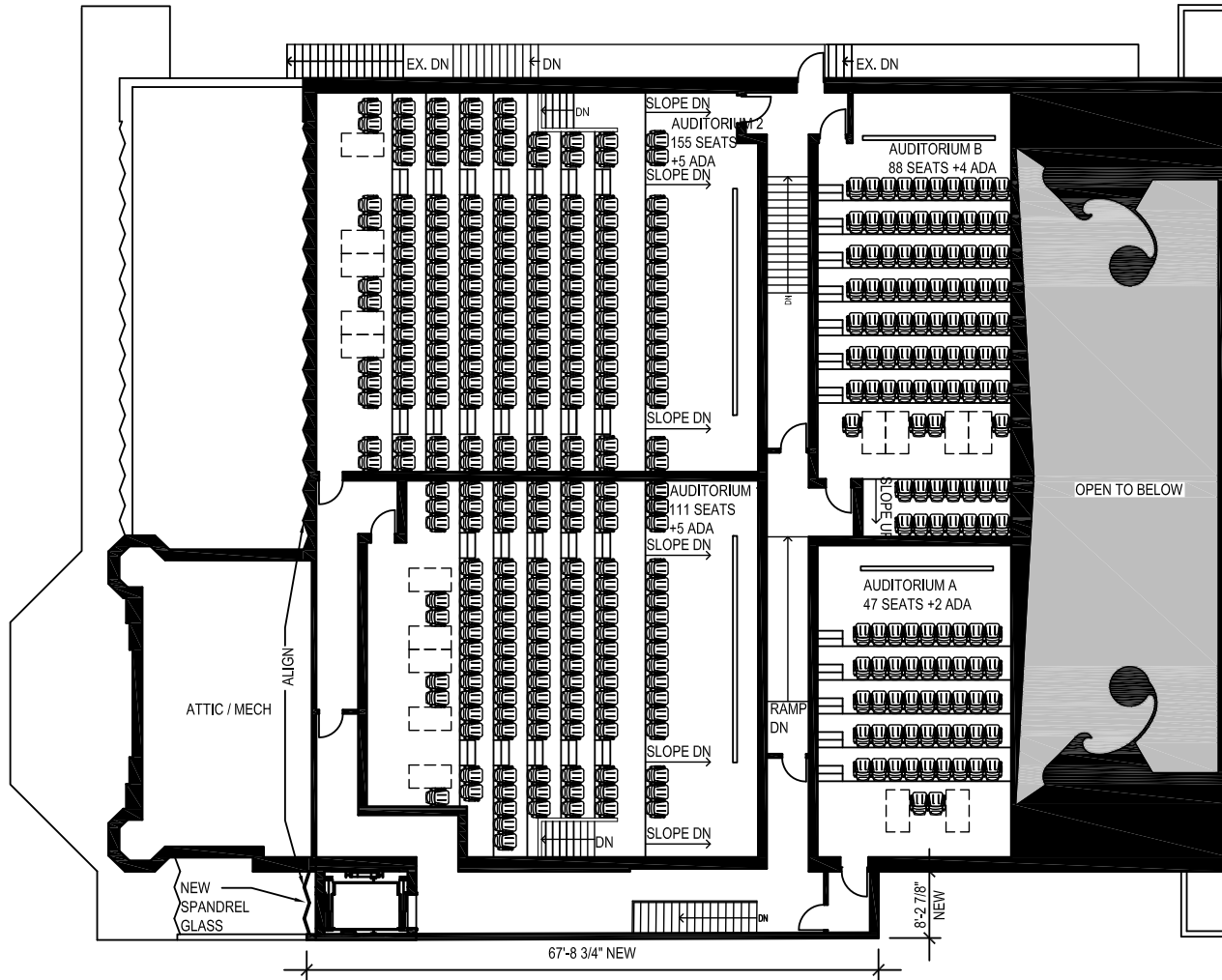
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Proposed Theatre Plan

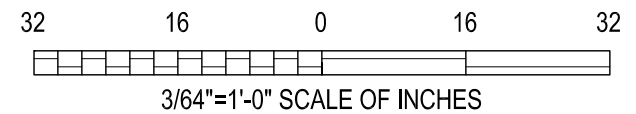
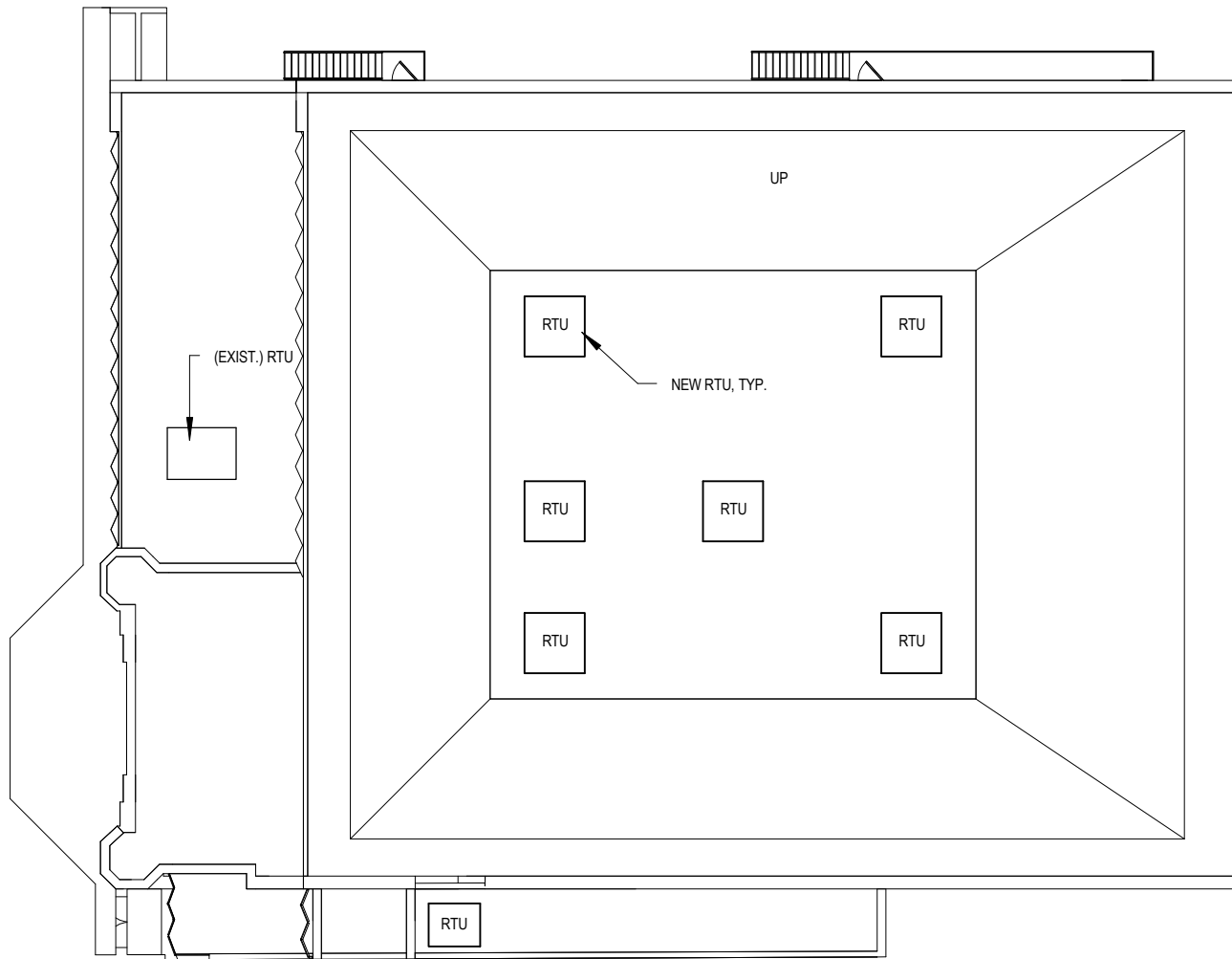
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Proposed Roof Plan

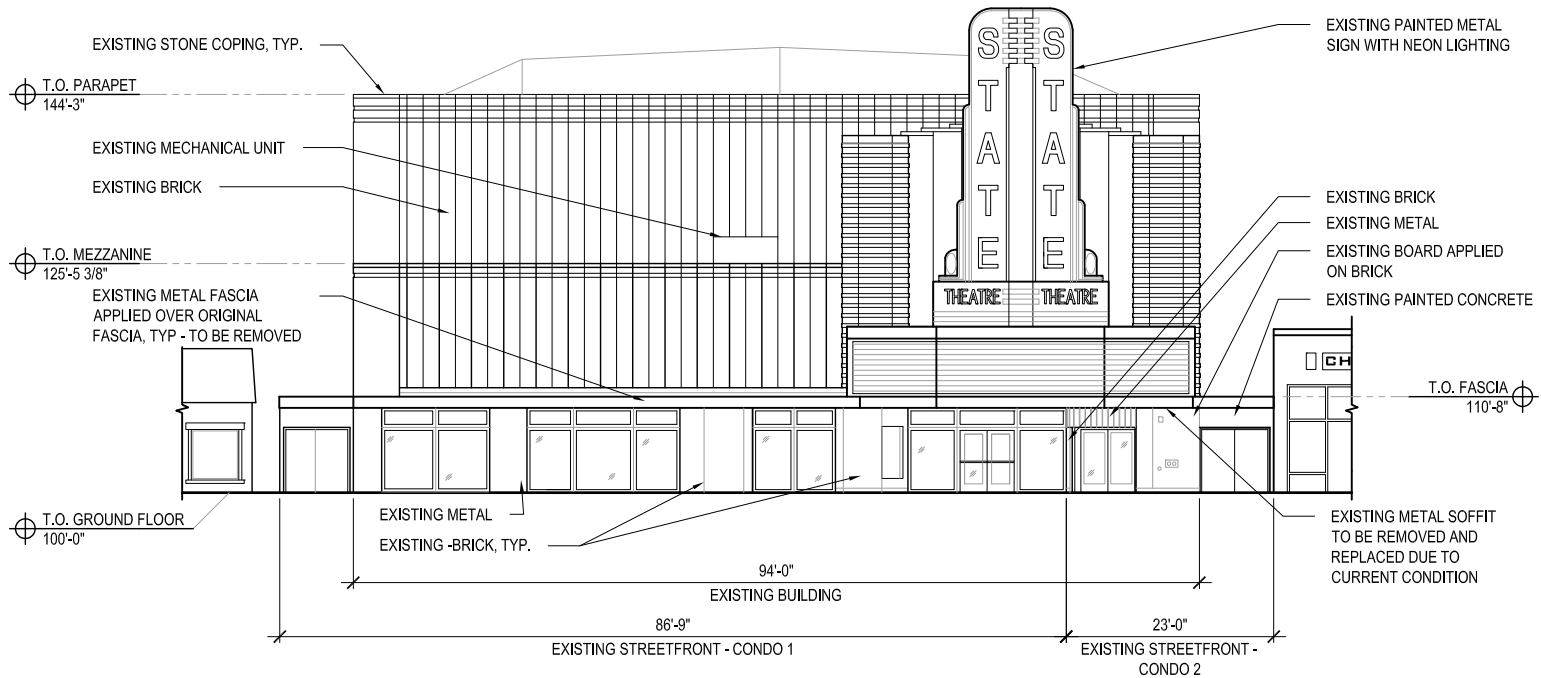
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Existing West Elevation

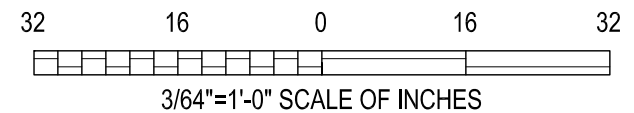
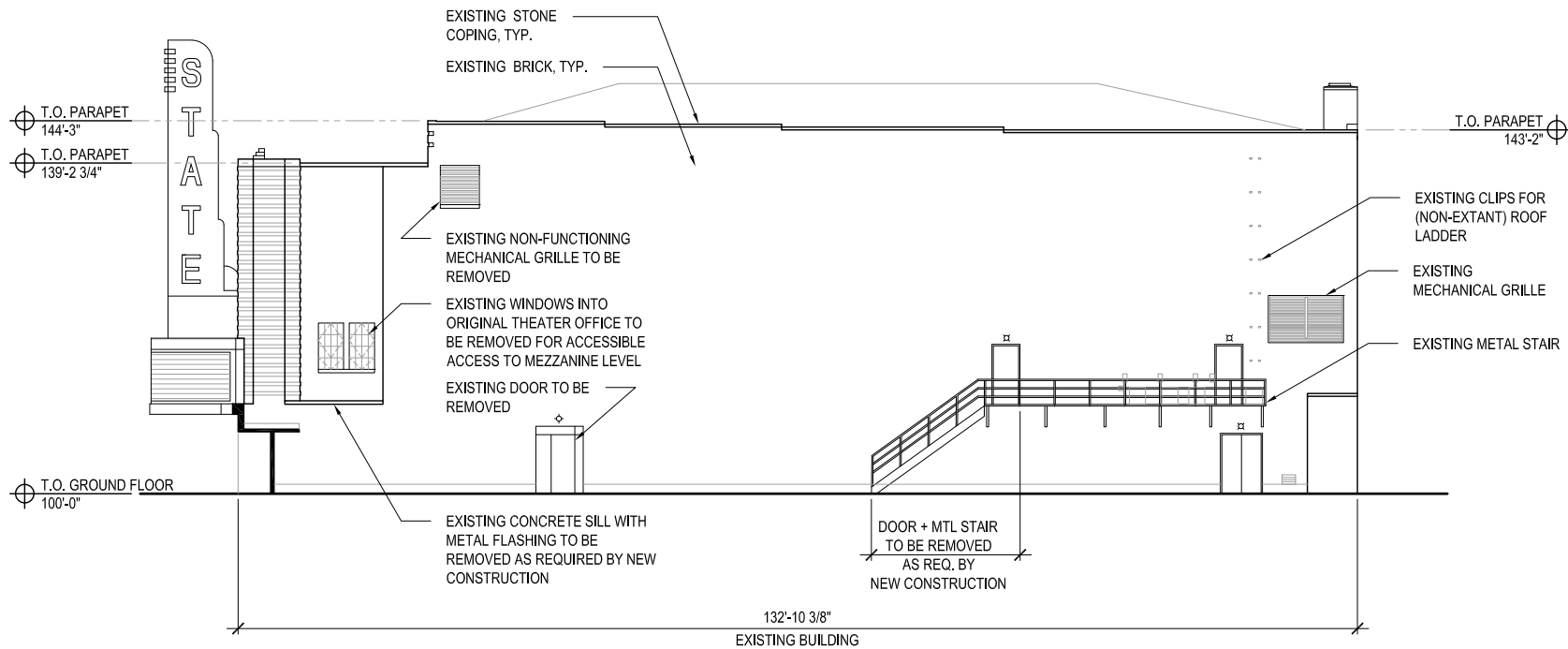
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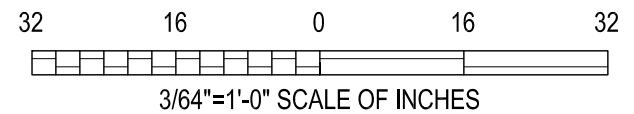
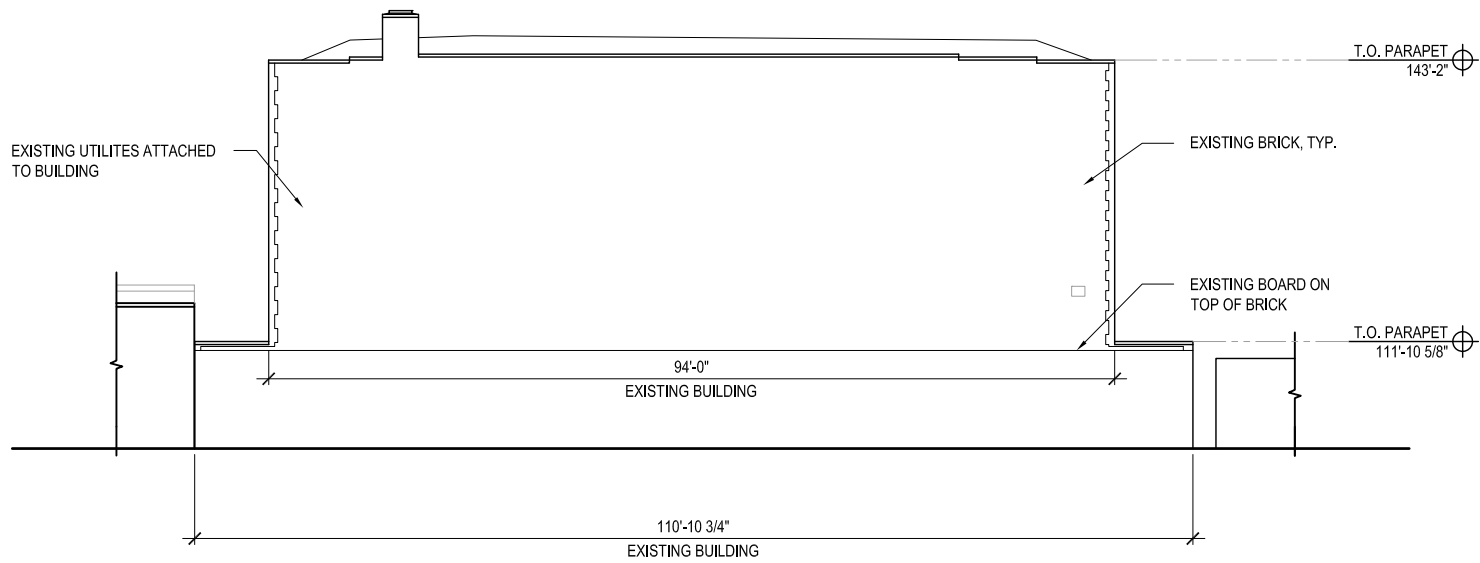
Existing South Elevation

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Existing East Elevation

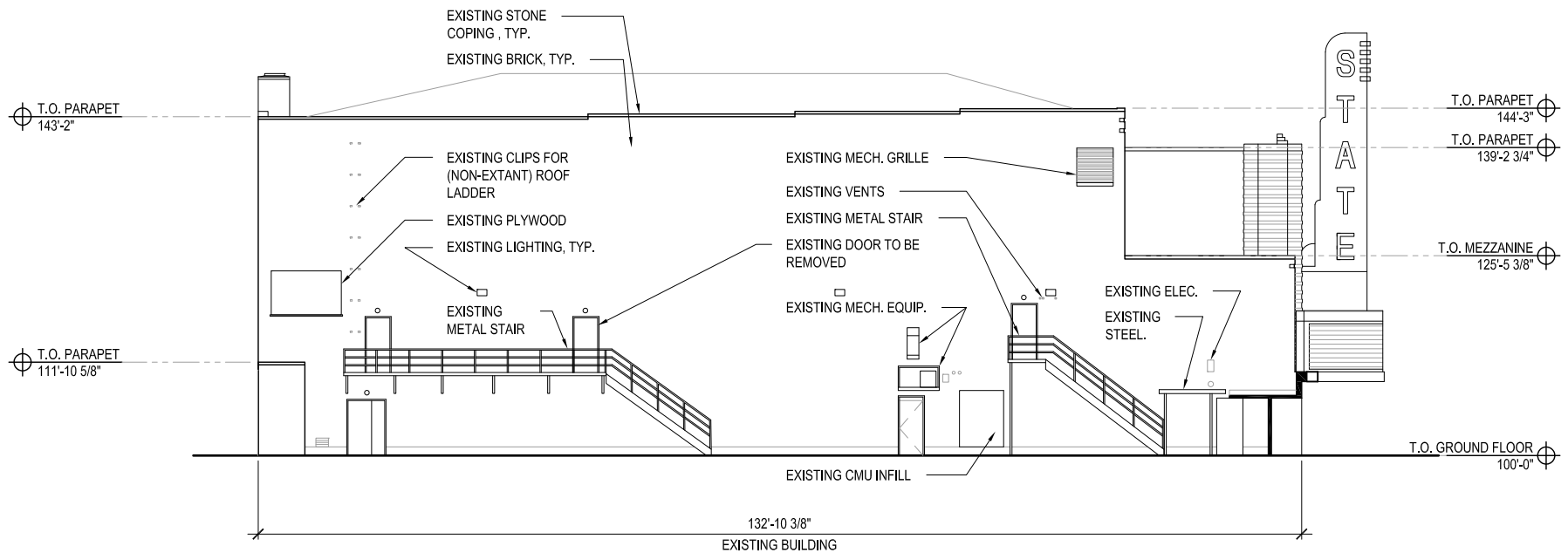
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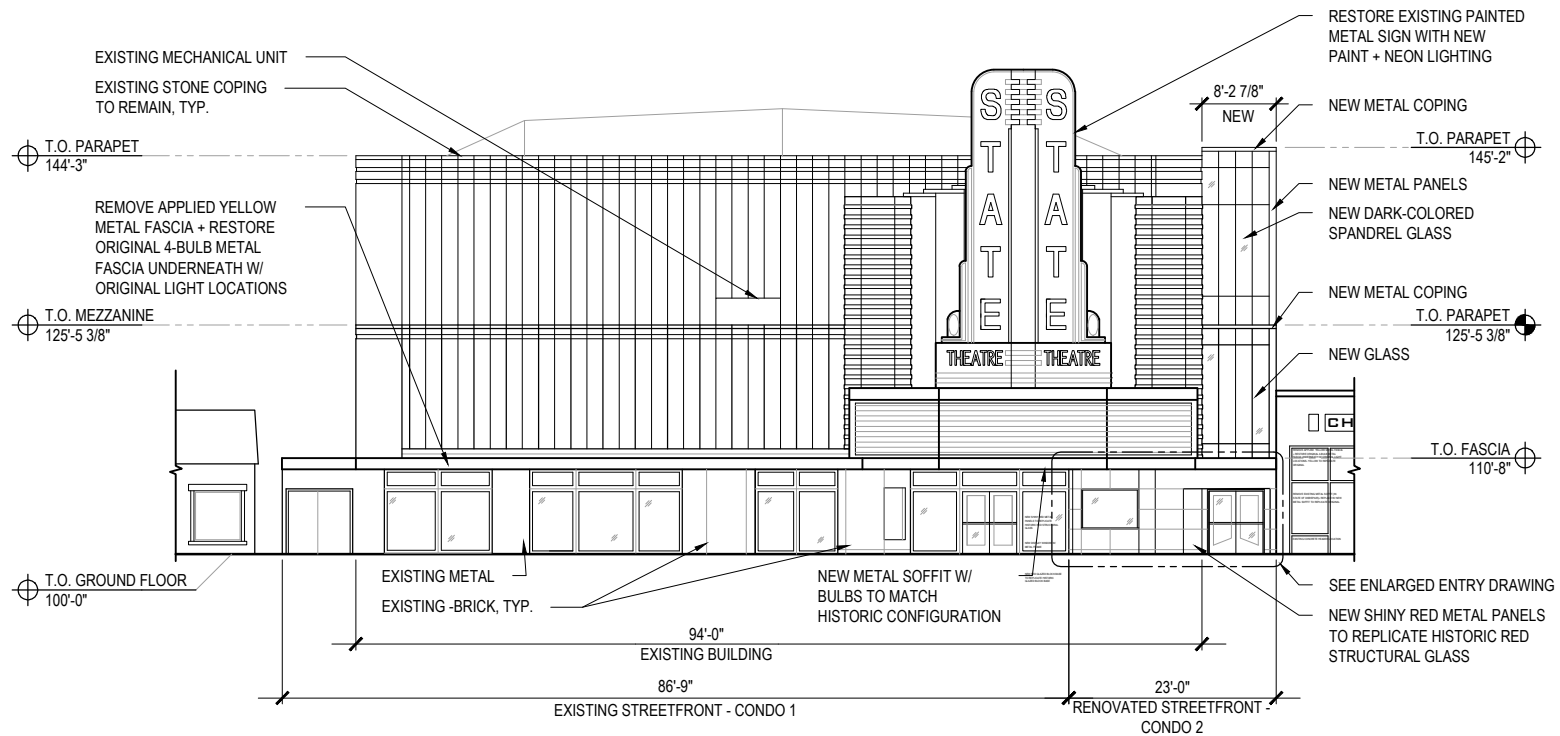
Existing North Elevation

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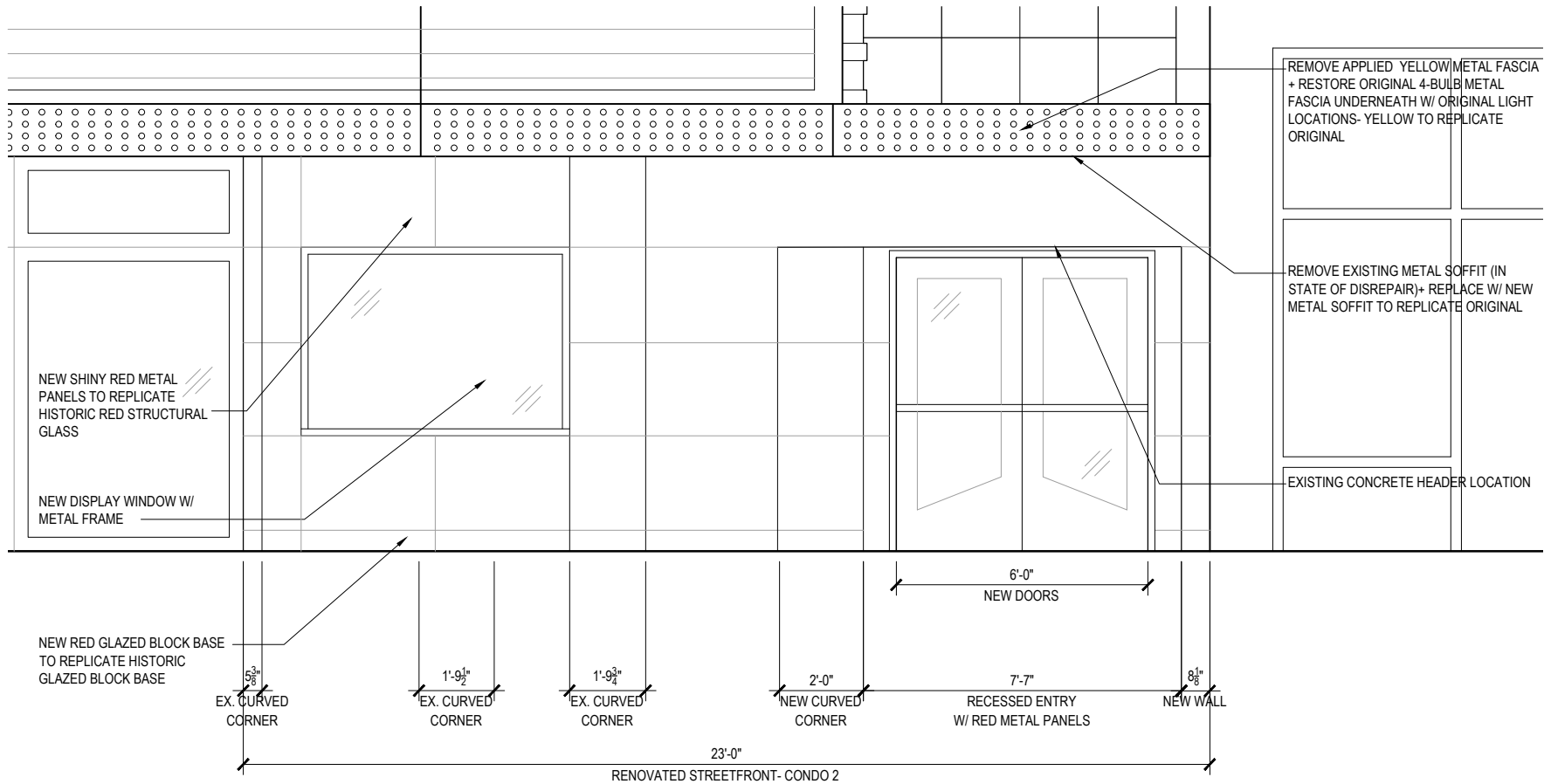
Proposed West Elevation

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

Proposed Enlarged West Elevation

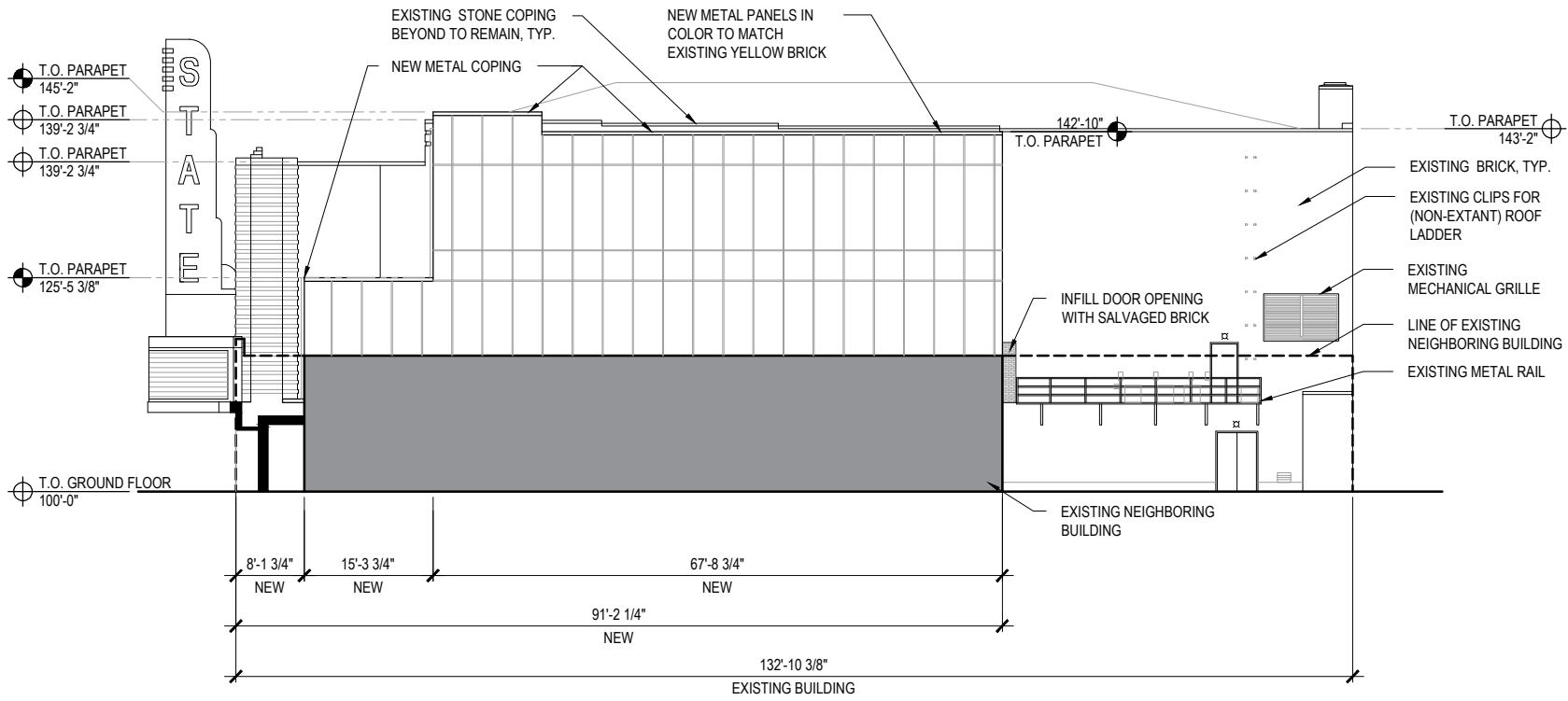
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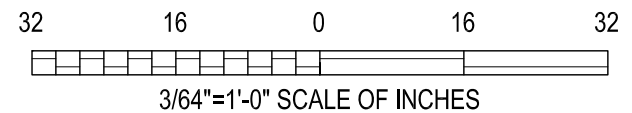


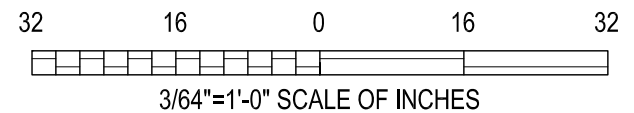
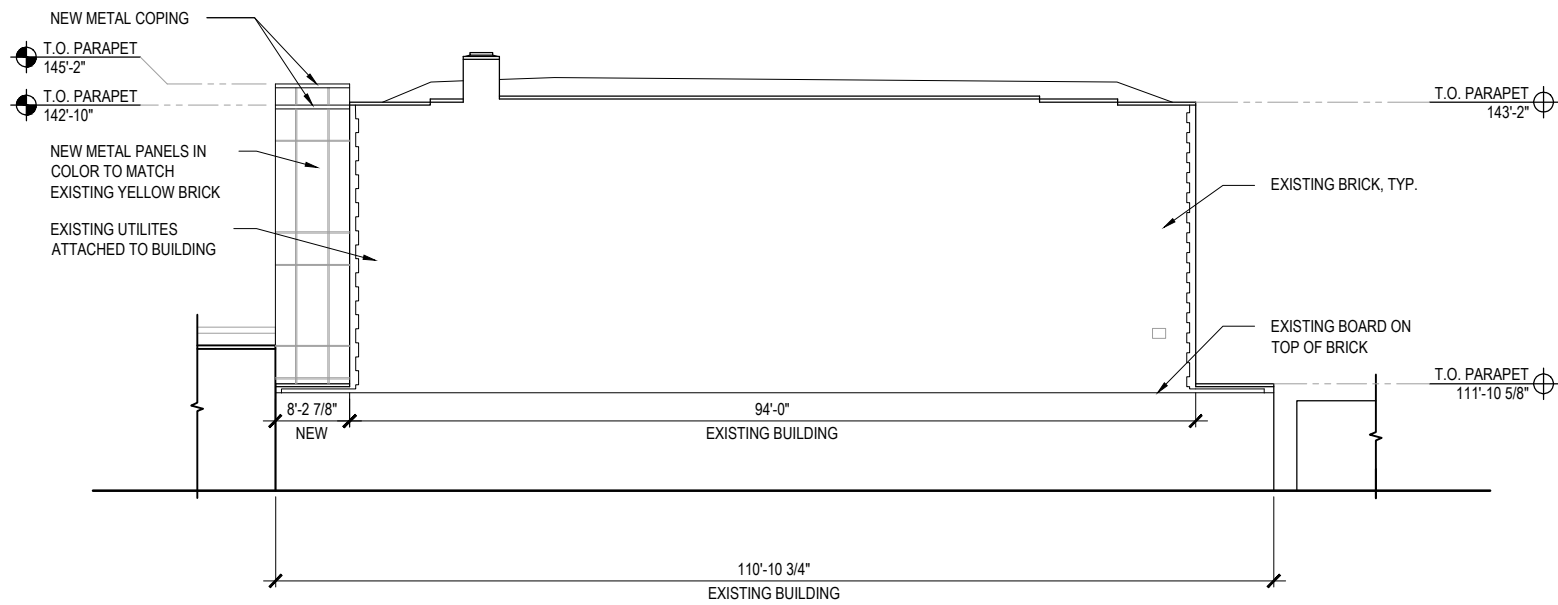
Proposed South Elevation

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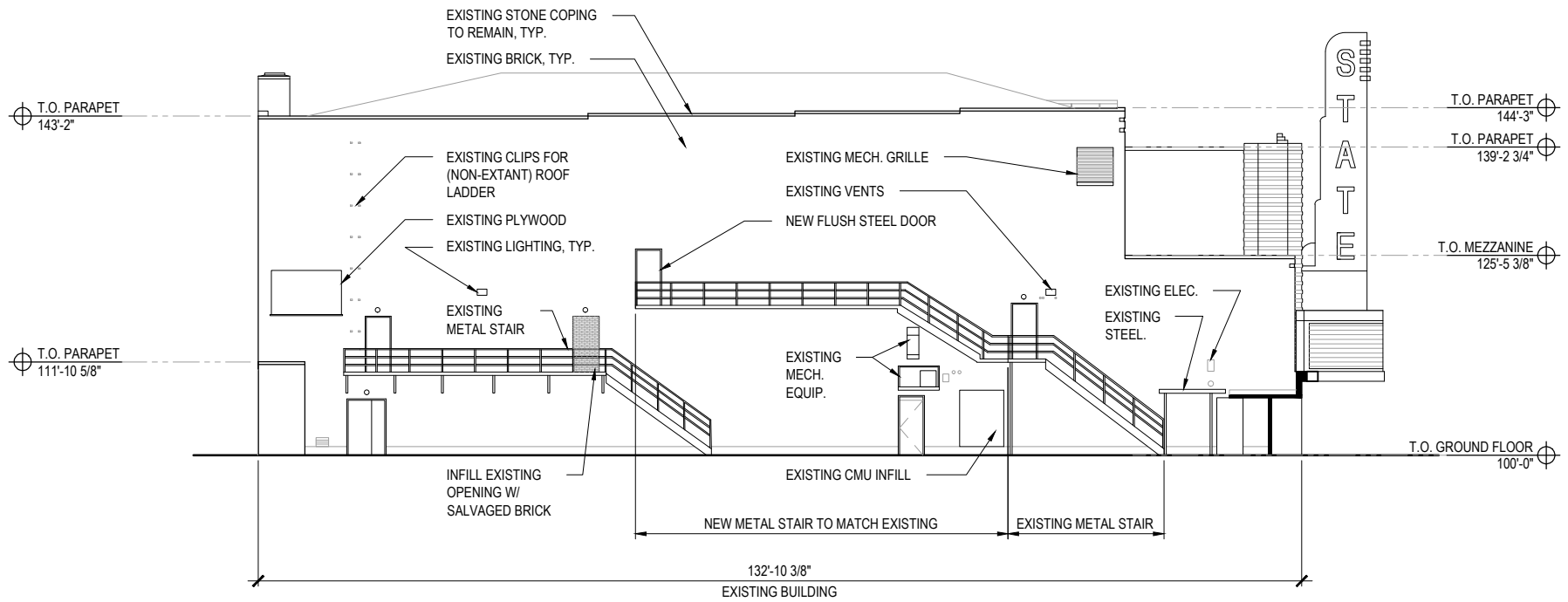
Proposed East Elevation

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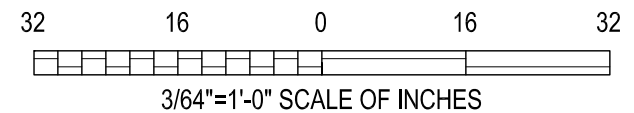


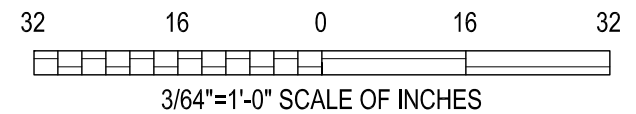
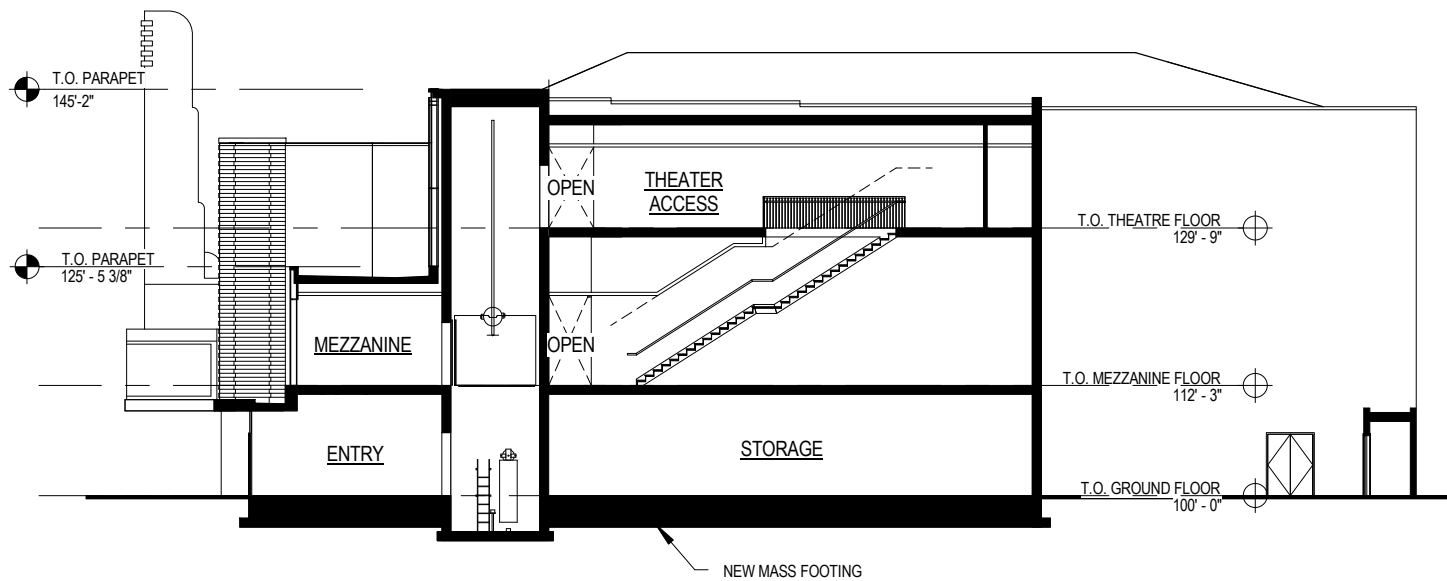
Proposed North Elevation

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Proposed Section

The State Theatre Project QEA# 31601000
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ANN ARBOR, MICHIGAN, TUESDAY, MARCH 17, 1942

ABLAZE WITH RADIANT BEAUTY



ANN ARBOR'S NEW
STATE THEATER
 OPENS TOMORROW

promotional material from Theatre opening - 03. 17. 1942

Photos

The State Theatre Project QEA# 31601000
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 Ann Arbor, MI 48104

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view from State Street and Liberty intersection (Southwest) - March 1942

Photos

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233 S State St.
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view from State Street and Liberty intersection (Southwest) - 2016

Photos

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West facade - circa 1974



marquee and box office - circa 1978

Photos

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West facade - 2016



marquee and entry - 2016

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current view of North alley/ facade - 2016

Photos

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current view of East alley/ facade - 2016

Photos

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current view of South alley/ facade - 2016

Photos

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State Theatre Materials List:

Historic Materials:

East, North and South Elevations: Brick

West Elevation: Base - Macotta (glazed CMU or concrete)- red
Wall surface- Structural glass or Vitrolite- red
Sign soffit- Metal
Brick- yellow and dark red brick

New Materials:

East: No change

North: Infill with salvaged brick, metal exit stair

South: Infill with salvaged brick
Addition: metal composite panel in color to match light brick

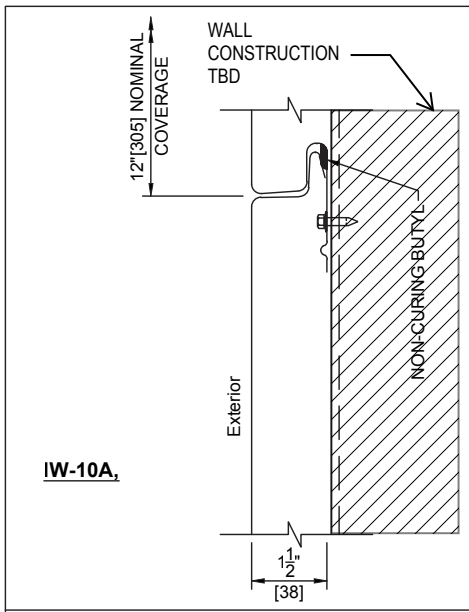
West: Base- glazed block in red color
Wall Surface near entry- metal panel in shiny red color
Brick- no change

Sign: Sign fascia- remove yellow metal band to expose existing metal beneath- restore if possible or replace
Sign soffit- replace metal with new metal
Lights- new LED fixtures in size, shape and glow to match historic bulbs
Marquee- repaint sign and repair Neon lighting

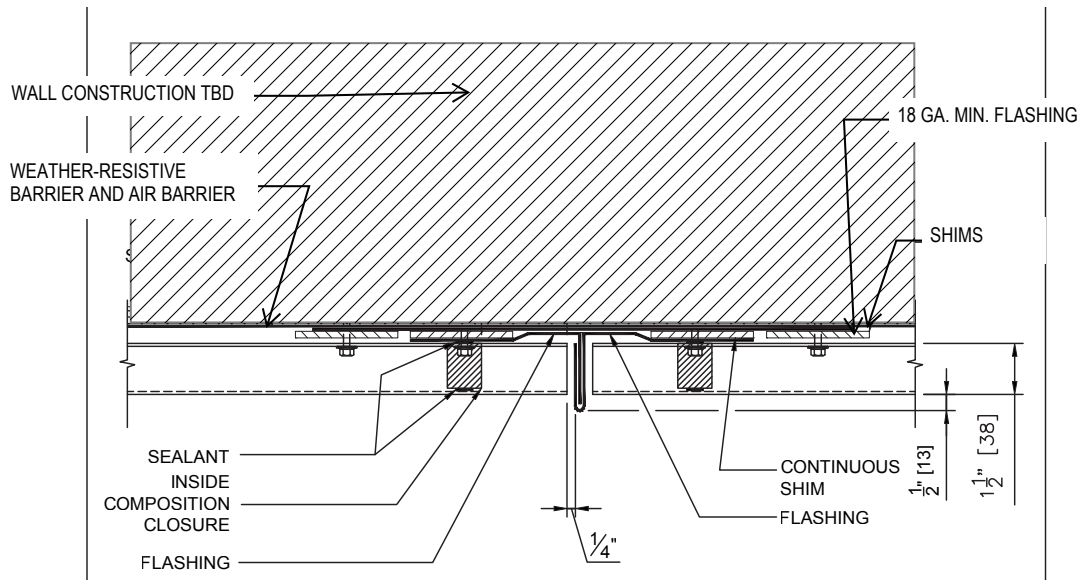
Addition: Storefront entry system
Glass curtain wall at mezzanine level
Spandrel glass at Theatre level

Materials List

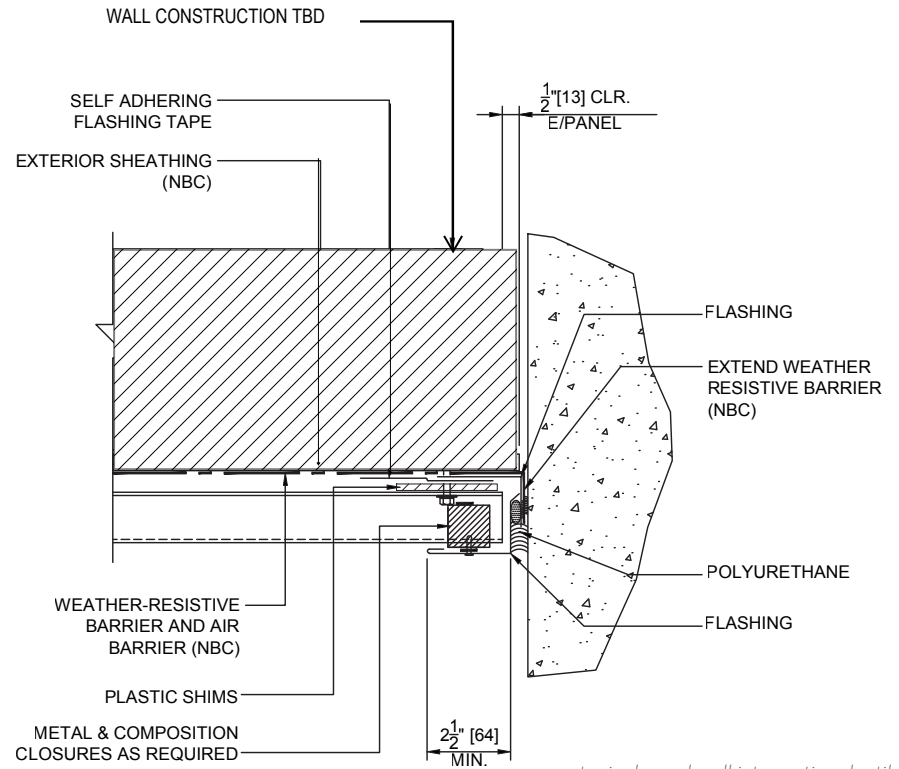




typical panel detail w/ minimal reveal



typical panel vertical flashing detail



typical panel wall intersection detail

Product Details - metal panels

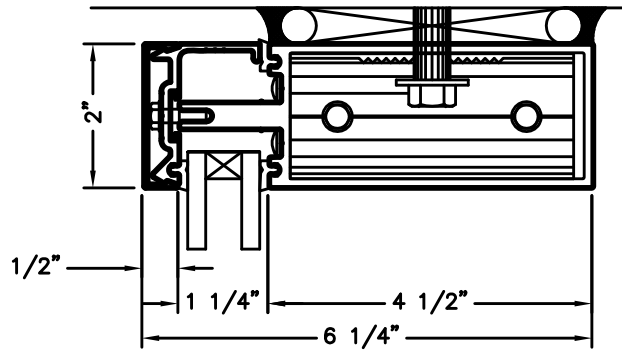
The State Theatre Project QEA# 31601000
 233 S State St.
 Ann Arbor, MI 48104

HISTORIC DESIGN COMMISSION SUBMISSION

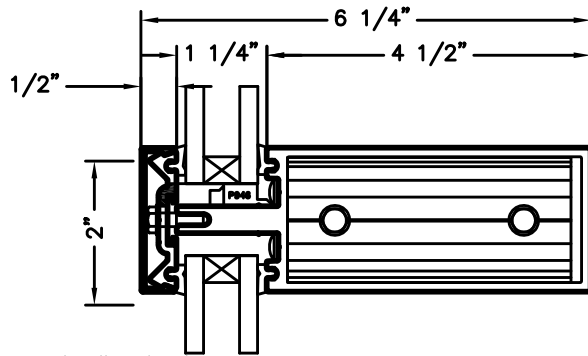
24 June 2016



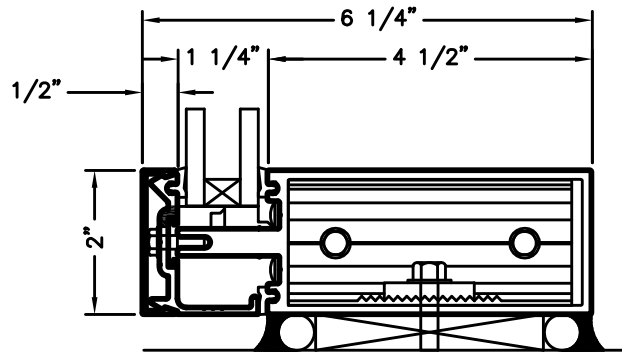
QUINN EVANS
 ARCHITECTS



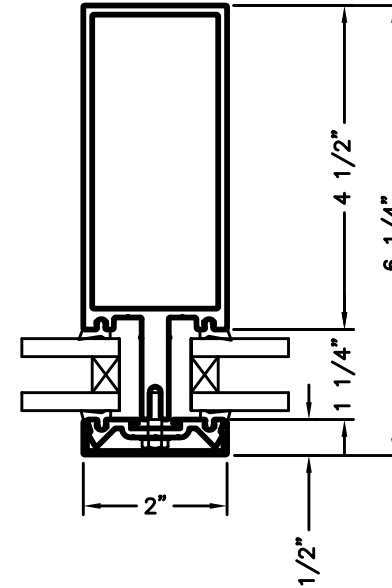
typical head detail (jamb sim)



typical mullion detail



typical sill detail



typical horizontal mullion detail

Product Details - spandrels/ glazing