

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 322-324 South State Street  
Application Number HDC21-209

**DISTRICT:** State Street Historic District

**REPORT DATE:** July 8, 2021

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

**REVIEW COMMITTEE DATE:** Tuesday, July 6, 2021

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Campus Management Inc Christopher Heaton	Manthri Srinath for The Ann Arbor Coffee Roasting Co.
<b>Address:</b>	337 E Huron St Ann Arbor, MI 48104	322 S State Street Ann Arbor, MI 48104
<b>Phone:</b>	(734) 663-4101	(831) 588-0800

**BACKGROUND:** 322 South State is the southernmost of four storefronts that make up the University Block, built in 1886. Its second story retains the decorative pressed-tin façade, elaborate cornice, quoins, and narrow windows. 324 South State was the first brick commercial building on the block. It was built in the 1870s as Mrs. West's Dining Hall, which also contained a skating rink. It's a three-story brick Italianate with pilasters – the cornice and elaborate stone window hoods are unfortunately gone. The most recent tenant was, for many years, Espresso Royale.

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

**APPLICATION:** The applicant seeks HDC approval to replace the storefront system with a new metal storefront system; replace the canvas awning with same and include a new sign on the awning; add a window decal sign; replace the soffit behind the awning with hardie board; and replace the lighting with new 4" LED recessed lighting.

#### **APPLICABLE REGULATIONS:**

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

- (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.

##### **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 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 Recommended: Introducing a new design that is incompatible in size, scale, material, and color.

### From the Ann Arbor Historic District Design Guidelines:

#### Design Guidelines for Storefronts

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

### STAFF FINDINGS:

1. These two buildings have had the demising wall removed to create a single interior space on the ground floor. The aluminum storefront and brick kickplate are modern, as are the heavy yellow brick columns at either end, with no visible remnants of the historic storefronts. The storefronts have been recessed about three feet, resulting in a soffit behind the awning that currently has recessed lighting.
2. The aluminum storefront system is proposed to be replaced with a similar storefront system in a different color (patina green) that retains the brick kickplate but replaces a single door with a double-leaf door. While combining two storefronts into one would not be considered appropriate today, in this case the damage has already been done. Replacing the storefronts would cause no additional harm to either building.
3. The white canvas awning would replace an existing one and reuse the aluminum frame. A small area of signage is centered on the awning. Per an email from the applicant, this sign area is 24" x 48". This work is appropriate and compatible with neighboring structures.
4. The window decal sign is scaled appropriately and easily reversed.
5. The soffit and lighting aren't visible because of the awning. Lighting this recessed space is acceptable, and LED fixtures are in the same locations and are an improvement over the lighting. The soffit in the recessed space is proposed to be Nichiha Ribbed fiber cement board that looks like the photo at right.
6. Staff believes the proposed work is appropriate since both historic storefronts are completely missing.



**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 322 and 324 S State Street, a contributing property in the Main Street Historic District: to replace the storefront system with a new metal storefront system; replace the canvas awning with same and include a new sign on the awning; add a window decal sign;

replace the soffit behind the awning with cement board; and replace the lighting with new 4" LED recessed lighting. The work as proposed 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 storefronts and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the guidelines for storefronts.

### MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 322 and 324 S State Street in the Main 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, drawings

324 S State and 322 S state (c.1870s, courtesy Bentley Historical Library)  
Mrs. West's Dining Hall and skating rink at left; students' book store at right





# 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

Fax: 734.994.8460 | [jthacher@a2gov.org](mailto:jthacher@a2gov.org) Phone: 734.794.6265 ext.

42608


### APPLICATION MUST BE FILLED OUT

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

### COMPLETELY PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <b>CAMPUS MANAGEMENT, INC</b>		HISTORIC DISTRICT	STATE STREET
PROPERTY ADDRESS <b>322 SOUTH STATE STREET</b>			CITY <b>ANN ARBOR</b>
ZIPCODE <b>48104</b>	DAYTIME PHONE NUMBER <b>(734) 663 4101</b>	EMAIL ADDRESS <b>CHRIS@CAMPUSMGT.COM</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <b>337 EAST HURON STREET</b>		CITY <b>ANN ARBOR</b>	STATE, ZIP <b>MI 48104</b>

### PROPERTY OWNER'S SIGNATURE

XX		<b>CHRISTOPHER J. HEATON</b>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <b>MANTHRI SRINATH, FOR THE ANN ARBOR COFFEE ROASTING COMPANY, LLC</b>			
ADDRESS OF APPLICANT <b>322 SOUTH STATE STREET</b>			CITY <b>ANN ARBOR</b>
STATE <b>MICHIGAN</b>	ZIPCODE <b>48104</b>	PHONE / CELL # <b>(831) 588 0800</b>	FAX No <b>( ) N/A</b>
EMAIL ADDRESS <b>MANTHRI@ANNARBORCOFFEEROASTING.COM</b>			

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

XX
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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).*

REMOVING AND REPLACING THE STOREFRONT SYSTEM, INCLUDING MAKING THE SINGLE DOOR INTO A DOUBLE DOOR.

REMOVING EXISTING CANVAS AWNING, AND REPLACING WITH NEW CANVAS AWNING. EXISTING ALUM. FRAMING TO REMAIN

ADDING A WINDOW DECAL BETWEEN THE (2) DOUBLE DOORS

REPLACING SOFFIT MATERIAL WITH HARDI BOARD

REPLACING EXISTING LIGHTING WITH NEW 4" LED RECESSED LIGHTING.

**DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:**

ANN ARBOR ROASTING COMPANY IS A NEW TENANT IN THE SPACE AND NEEDS NEW SIGNAGE.

THE EXISTING SOFFIT AND STOREFRONT HAS NOT BEEN MAINTAINED OVER THE YEARS AND IS NEED OF REPLACEMENT

REPLACING THE LIGHT TO LED FOR ENERGY EFFICIENCY

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)

G:\Community Services\CSA Shared\Planning & Development\Permit Application Forms APPLICATION CONTINUED ON OTHER SIDE



**HISTORIC DISTRICT COMMISSION APPLICATION**

**FEE CHART**

DESCRIPTION	FEE
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
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
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
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

HDC applications expire three (3) years after the date of approval.

**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](mailto: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.

**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	

**APPLICATION EXPIRATION**

# Ann Arbor Historic District Commission (HDC) Submittal - 06/17/2021

324 S. State Street, Ann Arbor, MI 48104

**Owner:**

Campus Management, INC  
Chris  
Chris@campusmgt.com  
(734) 663-4101

**Tenant:**

Ann Arbor Coffee Roasting Company, LLC  
Manthri Srinath  
Manthri@AnnArborCoffeeRoasting.com  
(831) 588-0800

**Architect:**

DRN Architects  
David Murphy  
David@Fractal-Designs.com  
(248) 946-1622

**Designers:**

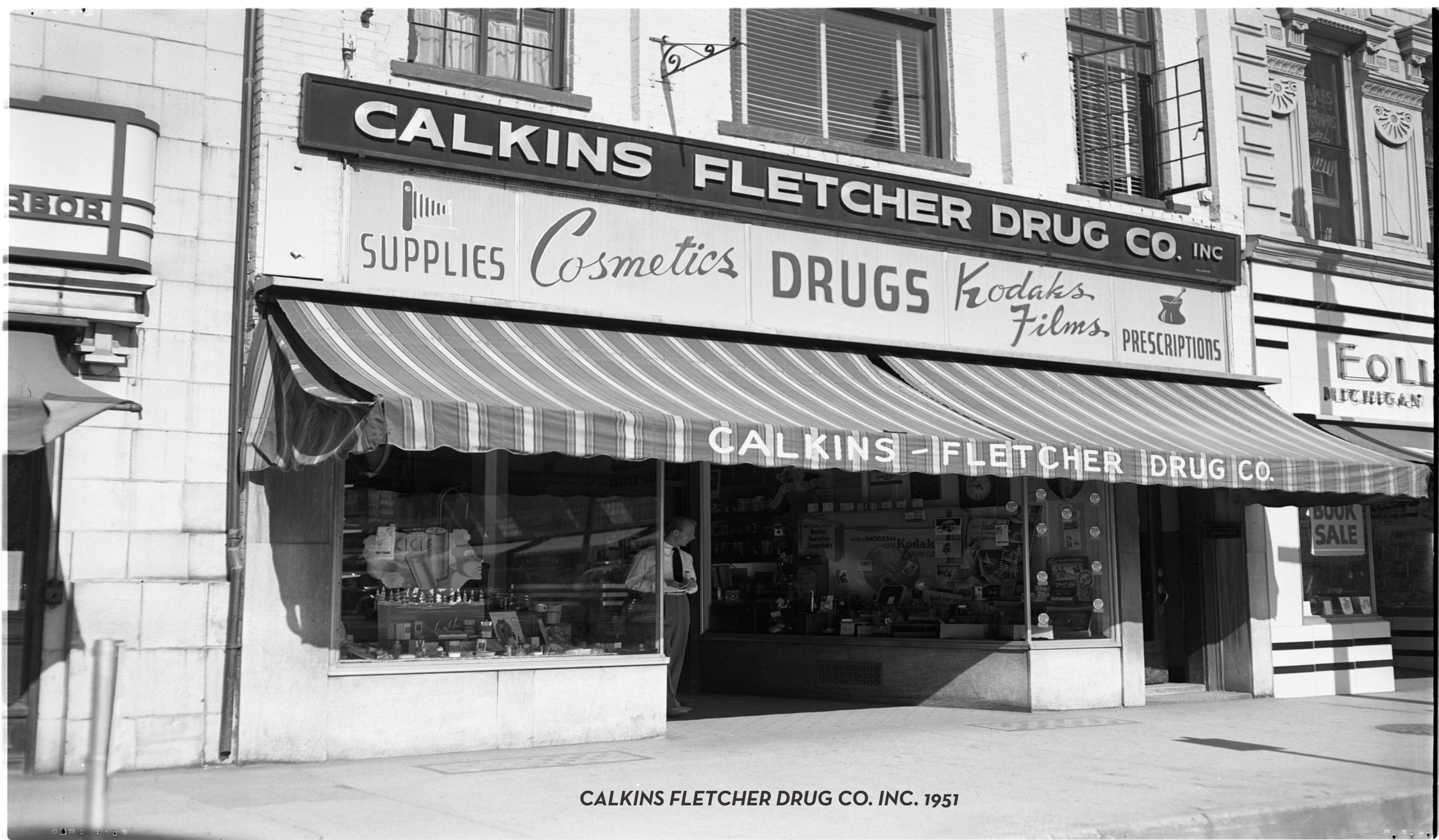
Nielsen Studios





CALKINS FLETCHER DRUG CO. INC. - 1937





CALKINS FLETCHER DRUG CO. INC. 1951



**SOUTH STATE STREET - 1955**



*FOLLETT'S BOOK STORE - 1968*



FOLLETT'S BOOK STORE - 1969



*FOLLETT'S BOOK STORE - 1980(s)?*

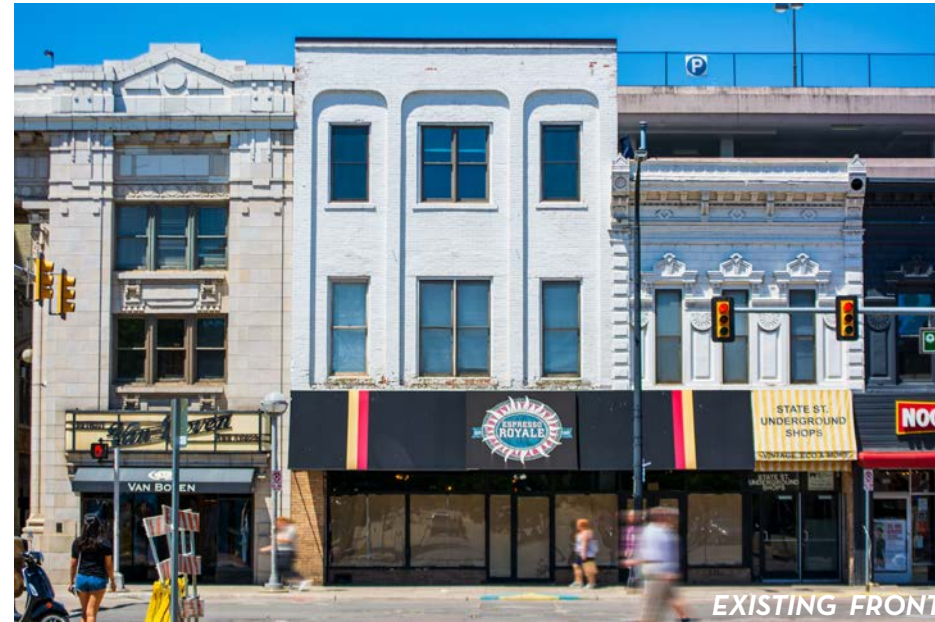
**EXISTING CONDITIONS**



EXISTING BUILDING ELEVATION



EXISTING STOREFRONT



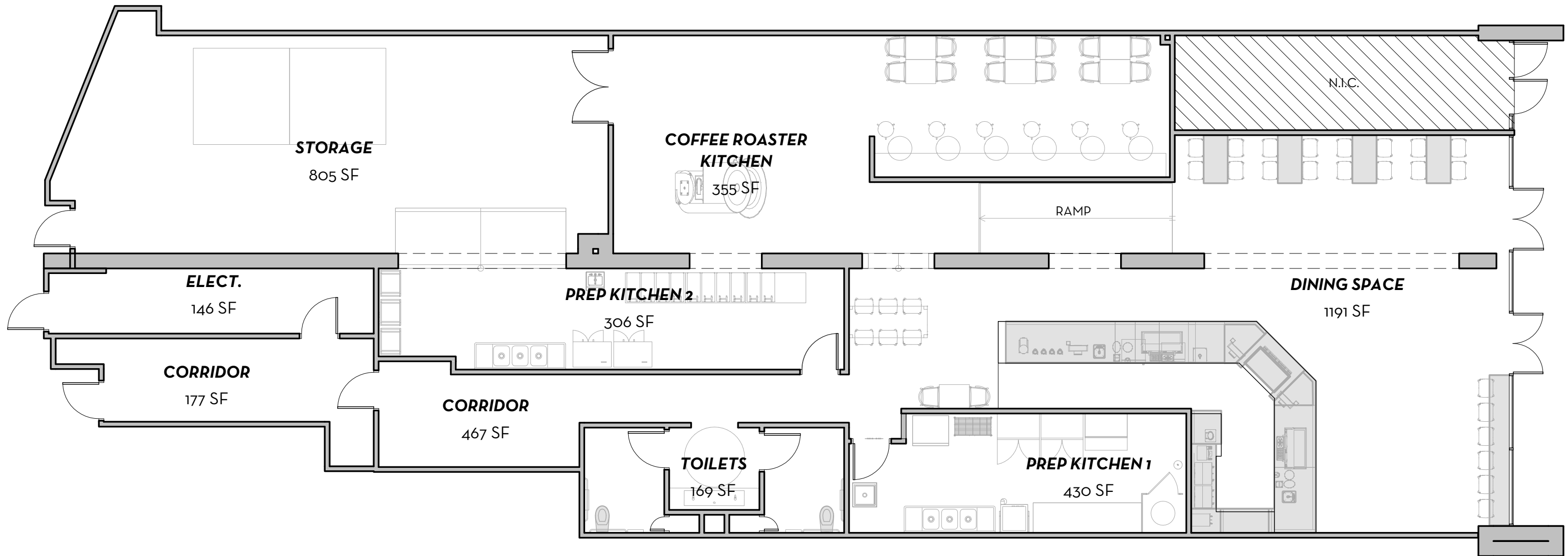
EXISTING FRONT



EXISTING STOREFRONT ELEVATION



EXISTING AWNING




**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH



EXISTING SOFFIT

EXIST. PAINTED BRICK TO REMAIN

NEW AWNING CANVAS (WHITE PATINA GREEN STRIPE) W/ 24" X 48" SIGNAGE, EXIST. ALUM. FRAME TO REMAIN

VINYL GLASS DECAL LOGO

EXIST. LIGHTING TO BE REPLACED (TYP. FOR 6) CREE - CR SERIES 4" LED DOWN LIGHT

REPLACE ENTRY DOOR WITH DOUBLE DOOR MATCH EXIST. WIDTH

NEW SOFFIT MATERIAL 4' X 8' FIBER CEMENT BOARD NICHHA RIBBED DIMENSION SERIES IVORY

NEW STORE FRONT SYSTEM ALUMINUM FRAMING TUBELITE

- 2" SIGHT LINE
- 4 1/2" DEEP
- THERMALLY BROKEN CLEAR INSULATED GLAZING
- ARGON FILLED
- LOW E-COATING

EXISTING BRICK TO REMAIN

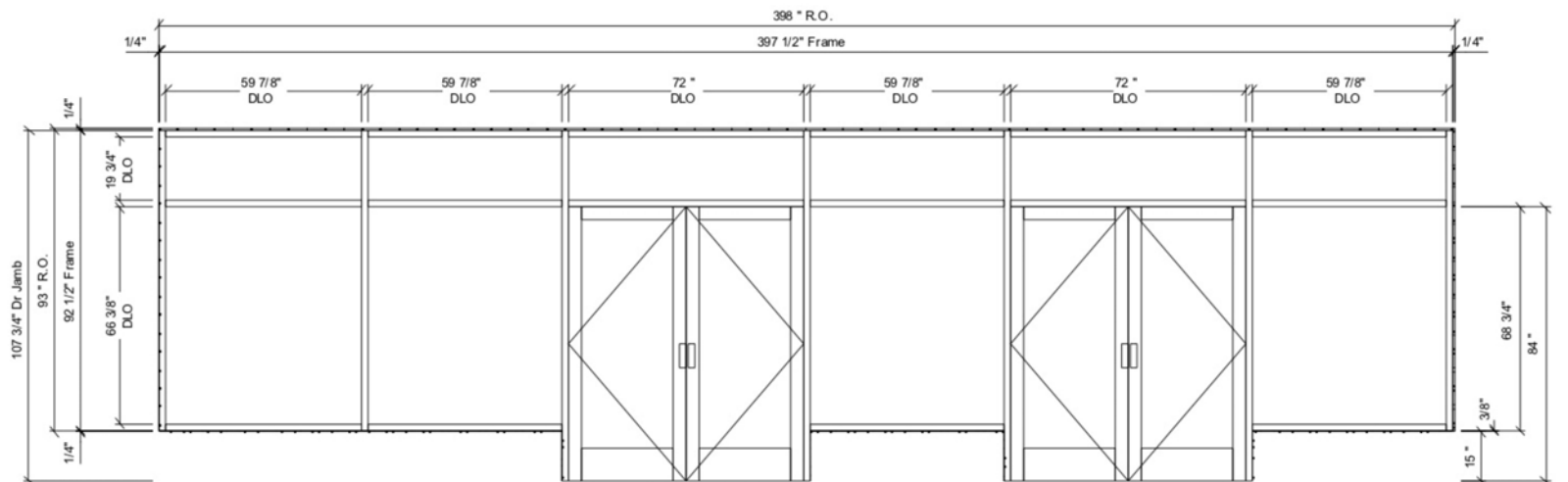


FRONT PERSPECTIVE

**TUBELITE**  
DEPENDABLE



PATINA GREEN SP



STOREFRONT ELEVATION