

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 312 South State, Application Number HDC17-203

DISTRICT: State Street Historic District

REPORT DATE: October 12, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 9, 2017

	OWNER	APPLICANT
Name:	312 S State Street, LLC	Norr – Scott Robach
Address:	210 S Fifth Avenue Ann Arbor, MI 48104	150 W Jefferson, Suite 1300 Detroit, MI 48226
Phone:	(734) 548-6935	(313) 324-3111

BACKGROUND: The two storefronts at 312 and 314 South State were built in 1886 as the College Block. The slightly larger but matching buildings at 316-322, built at the same time and rebuilt in 1888 after a fire, are known as the University Block. Until the 1940s, all six featured matching pressed metal facades.

The current Art Deco façade on 312 dates to 1931. The two-story building features a limestone stone façade, multi-paned windows in the upper story, and round carved medallions above the upper windows. Fluted stone pilasters originally flanked the two front doors and display window. It is unknown whether they remain under the current wood storefront or were removed.

The storefront was home to Amer's until the summer of 2016, when they downsized the restaurant. Amer's moved in around 1997, and before that Jacobson's home store occupied 312 and 314.

In February of 2016, the HDC approved an application to replace the storefront display windows, and install a new business sign, two canopies, and mechanical equipment.

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

APPLICATION: The applicant seeks HDC approval to install a new double-sided, 30" x 20" projecting sign, and spot lighting, at the top of the wooden sign band.

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:

Design Guidelines for 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.

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.

Installing signage that is lit from external light fixtures above or below the sign.

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 aluminum sign is 30" wide, 20" high and 5" thick, mounted on a single 3" arm. It is illuminated by two spot lights, one on each side.
2. Mounting the sign and lights in the non-original wood sign band is appropriate. The location is near the Roasting Plant front door, but far enough away from the awning to the south that it should be visible. It is scaled for pedestrians, and mounted at a height compatible with other small projecting signs nearby ("See" and "Dascola Barbers").
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 312 S. State Street, a contributing property in the State Street Historic District, to install a new 30" by 20" 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 storefronts and 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 312 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.

South State Street, 1893 (Bentley Historical Library)



1915 (Wystan Stevens, via Flickr)



310-312-314 S State, 1949 (copyright Ann Arbor News, via AADL)

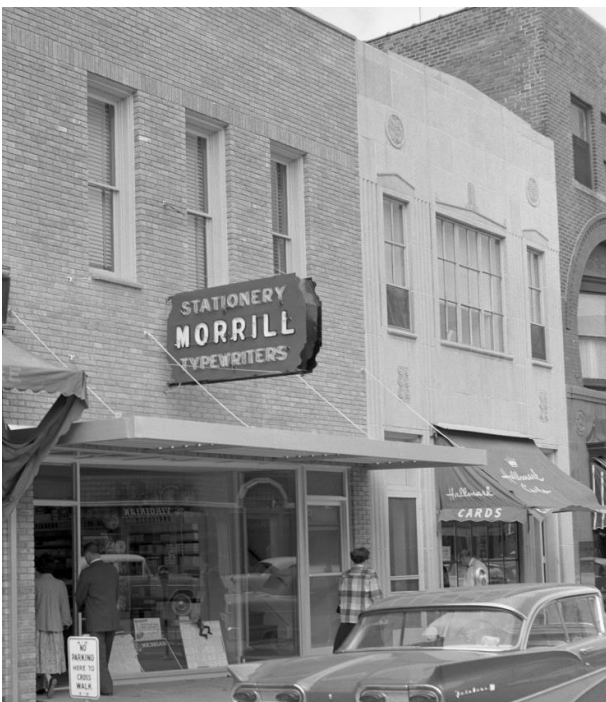


Paving over the bricks on State Street, 1951
312 S State, Chester Roberts Gifts at right (copyright Ann Arbor News, via AADL)





312-314 S State, 1958
(Copyright Ann Arbor News, via AADL)





HISTORIC DISTRICT COMMISSION

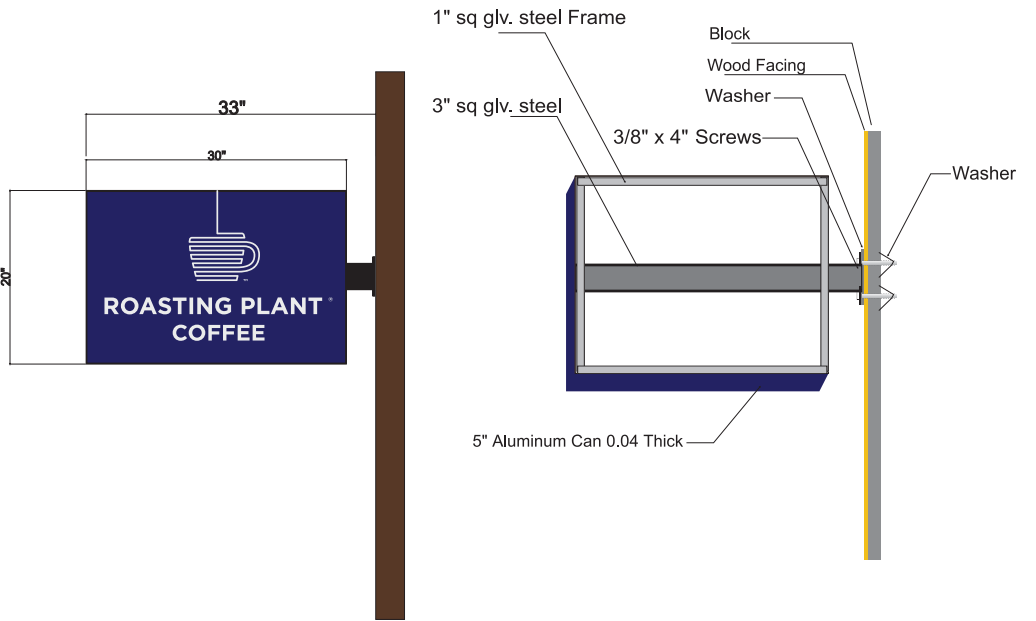
PLANNING AND DEVELOPMENT SERVICES

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 Phone: 734.794.6265 ext. 42608 jthacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER <i>Oxford Companies</i>		HISTORIC DISTRICT <i>State Street</i>			
PROPERTY ADDRESS <i>312 S. State Street</i>			CITY ANN ARBOR		
ZIP CODE <i>48107</i>	DAYTIME PHONE NUMBER ()	EMAIL ADDRESS			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY <i>Ann Arbor</i>	STATE, ZIP <i>MI 48107</i>		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE <i>[Signature]</i>	PRINT NAME KAREN FARMER	DATE 10.5.17			
APPLICANT INFORMATION					
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <i>Scott Robach - NORR</i>					
ADDRESS OF APPLICANT <i>150 W Jefferson Ave. Suite 1300</i>			CITY Detroit		
STATE MI	ZIP CODE <i>48126</i>	PHONE / CELL # <i>1313 1324 3136</i>	FAX No ()		
EMAIL ADDRESS					
APPLICANT'S SIGNATURE (if different from Property Owner)					
SIGN HERE <i>[Signature]</i>	PRINT NAME x Scott Robach	DATE 10.5.17			
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).					
<i>Add blade sign above door</i>					
<i>Add spot lighting for sign</i>					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
<i>Better street presence</i>					
<i>Identify entrance</i>					
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc					



**Ultimate
SIGNS**

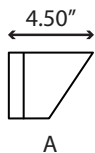
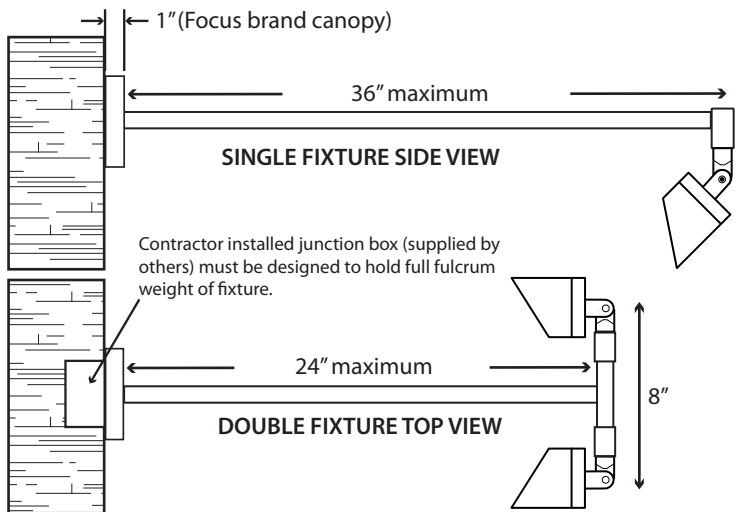
PROJECT: Blade Sign	
TITLE: Roasting Plant	
Address: 312 S. State St	
DATE: 7/21/2017	PROJECT #: 4219

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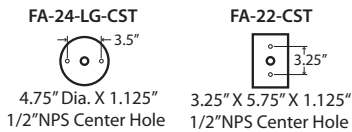


SLS-42 SERIES SIGN LIGHT

TYPE

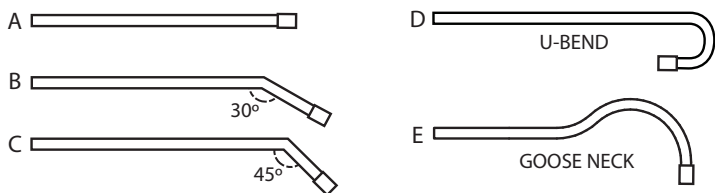


CAP STYLE



CANOPY STYLES

EXTENSION POLE STYLES



SPECIFICATIONS

Aluminum, Brass or Copper with matching adjustable die cast 240° swivel;

Aluminum or Brass extruded extension pole and matching canopy

Max Wattage: 15w

Lamp Options: 7w, 11w or 15w Integrated LED Module with 12v driver on board. 50,000 hour lifetime rating.

Socket:
None - hard wired

Wiring:
12v - Black 18/2 SPT-1W 8" from base of fixture

Power Supply:
12v - Remote 12v transformer (not included)

Finish: See color options in ordering information below



ORDERING INFORMATION

SLS-42- A - 1 - 01 - A - 1 - 0 - 0 - - - - - 1 - WBR

1 2 3 4 5 6 7 8 9 10 11

1. MATERIAL

- A: ALUMINUM
- B: BRASS
- C: COPPER (WITH BRASS POLE/CANOPY)

2. FIXTURE TYPE

- 1: SINGLE
- 2: DOUBLE

3. LIGHT SOURCE

- 01: 7W LED MODULE 15° SPOT
- 02: 7W LED MODULE 40° FLOOD
- 03: 7W LED MODULE 60° WIDE FLOOD
- 04: 7W LED MODULE NO OPTICS
- 05: 11W LED MODULE 15° SPOT
- 06: 11W LED MODULE 40° FLOOD
- 07: 11W LED MODULE 60° WIDE FLOOD
- 08: 11W LED MODULE NO OPTICS
- 09: 15W LED MODULE 15° SPOT
- 10: 15W LED MODULE 40° FLOOD
- 11: 15W LED MODULE 60° WIDE FLOOD
- 12: 15W LED MODULE NO OPTICS

4. CAP STYLE

- A: ANGLE CAP ONLY

5. LENS TYPE

- 1: CONVEX LENS

6. LENS ENHANCEMENT

- 0: NO LENS ENHANCEMENT
- A: N/A
- B: WIDE SOFTENER
- C: BLUE
- D: GREEN

7. GLARE SHIELDING

- 0: NO SHIELDING
- H: HEX CELL LOUVER

8. EXTENSION POLE LENGTH N/A

- 12: 12 INCHES
- 18: 18 INCHES
- 24: 24 INCHES (MAX DOUBLE)
- 30: 30 INCHES (SINGLE ONLY)
- 36: 36 INCHES (MAX SINGLE)
- CUSTOM: LIST # OF INCHES

9. EXTENSION POLE STYLE

- A: STRAIGHT
- B: 30° BEND
- C: 45° BEND
- D: U BEND (PROVIDE SPEC)
- E: GOOSE NECK (PROVIDE SPEC)
- F: CUSTOM BEND (PROVIDE SPEC)

10. CANOPY

- 0: NO CANOPY (1/2" NPS REQUIRED)
- 1: FA-24-LGCST ALUM ROUND
- 2: FA-24-LGCST BRASS ROUND
- 3: FA-22-CST ALUM RECTANGLE
- 4: FA-22-CST BRASS RECTANGLE

11. COLOR

- BLT: BLACK TEXTURE (STANDARD)
 - ATV: ANTIQUE VERDE
 - BLK: BLACK GLOSS
 - BRT: BRONZE TEXTURE
 - CAM: CAMEL TONE
 - CPR: CHROME POWDER
 - HTX: HUNTER TEXTURE
 - RBV: RUBBED VERDE
 - RST: RUST
 - STU: STUCCO
 - WBR: WEATHERED BROWN
 - WIR: WEATHERED IRON
 - WHT: WHITE GLOSS
 - WTX: WHITE TEXTURE
 - BRS: UNFINISHED BRASS
 - BAR: BRASS ACID RUST
 - BAV: BRASS ACID VERDE
 - BAT: BLACK ACID TREATMENT
- CUSTOM COLORS AVAILABLE

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