

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 215 South State Street, Application Number HDC18-056

**DISTRICT:** State Street Historic District

**REPORT DATE:** May 10, 2018

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

**REVIEW COMMITTEE DATE:** Monday, May 7, 2018

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Issa Properties	Marygrove Awning Company
<b>Address:</b> 314 E. Huron Ann Arbor, MI	12700 Merriman Rd Livonia, MI 48104
<b>Phone:</b>	(734) 422-7110

**BACKGROUND:** This storefront occupies a portion of the Brown House/Foster's House of Art at 213-217 S. State Street. See attached history from *Historic Ann Arbor: An Architectural Guide*.

**LOCATION:** The site is located on the east side of South State Street between East Liberty and East Washington.

**APPLICATION:** The applicant seeks HDC approval to install a sign in the style of a valence on the bottom of an existing canopy/awning.

#### **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.

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 sign would be hung like a valence from the bottom of the non-historic slate faux-roof/canopy/awning that is attached to the front of the building. The sign is 1'4" tall and would be installed 8' above the sidewalk, per code. The aMa Bistro signage is minimal, most of the sign area is decorative olive branches. The petitioner is working with zoning staff to sort out the variety of existing signs on site, and confirm that the amount of aMa Bistro signage meets code.
2. The style of the sign is not traditional, but it does no harm to the non-historic awning/canopy and does not detract from this or nearby historic structures. A significant architectural feature of the building, the already-obscured storefront transom behind the awning/canopy is not affected by this work. It is compatible with existing Totoro and Getup Vintage signage that is in the same plane and roughly the same size.
3. If the HDC has concerns about this sign installation becoming a permanent feature of the storefront, the motion could be conditioned upon any replacement of the sign requiring HDC approval, not staff. This could also be determined at a later date, after installation.
4. 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 215 South State Street, a contributing property in the State Street Historic District, to install a new 22' x 1'4" valence 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 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 215 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

215 S State (August 2017 Google Streetview)



213-217 S State (2007 Staff Photo)



213-217 S State (1914)





100

## 213–217 S. State

## Brown House/Foster's House of Art

1872/1913

In the mid-19th century, this block of State Street was lined with homes of wealthy businessmen and professors. The set-back part of this building is the last remainder of this residential neighborhood. The visible parts of the second floor show classic features of the Italianate style: double brackets under the eaves, frieze windows in the attic portion with stylized Grecian flowers, windows with peaked caps, and a symmetrical floor plan. The home was built in 1872 by the Hon. Benjamin Brown, an Englishman by birth, emigrant from Rochester, NY, and former state representative. His daughter Mary later married Fred Taylor, a well-known economics professor, and continued to live in Ann Arbor. You can see the original staircase as you enter the building.



By the early 20th century these homes were being converted into doctors' offices and eventually demolished for commercial structures. In 1913, instead of demolition, James P. Foster commissioned University of Michigan Professor of Architecture Emil Lorch to design a commercial addition to the Italianate Brown house.

The addition is in the Arts and Crafts style, reminiscent of some buildings in Chicago and even Scotland. Colorful art glass patterns form the upper register of the front plate-glass windows. They are lovely in the late afternoon when the sun shines through them (despite the awning).

Foster's House of Art was *the* place to buy cutting-edge products in the first half of the 20th century—lamps, furniture, picture frames, china, art, pottery, jewelry, textiles—you name it. They also ran a tea room, lived in the back, and provided housing for girls in the old part of the house. When Mr. Foster died in 1949, his wife Clarice, the artistic one of the duo, put his money into a foundation which is now the Ann Arbor Area Community Foundation.

The building later housed a branch of Goodyear's department store, who added a slate roof for a "Normandy" effect, and maintained the tea room for many years. Eventually other shops came and went and it's been home to many restaurants and retail establishments over the years. Today, it maintains the eclectic nature of Ann Arbor businesses.

SSHHD

130



# 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 [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>18-050</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED APR 02 2018	

PROPERTY LOCATION/OWNER INFORMATION		
NAME OF PROPERTY OWNER ISSA Properties		HISTORIC DISTRICT State Street Historic District
PROPERTY ADDRESS 215 S. State St. - aMa Bistro		CITY ANN ARBOR
ZIP CODE 48104	DAYTIME PHONE NUMBER ( 734 ) 780-7202	EMAIL ADDRESS amabistro@gmail.com
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 341 E. Huron St.		CITY Ann Arbor
		STATE, ZIP MI, 48104

PROPERTY OWNER'S SIGNATURE		
SIGN HERE	PRINT NAME <u>Lisa Blander</u>	DATE <u>3/29/18</u>

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Marygrove Awning Company (Rachel Falahee, Permit Contact)			
ADDRESS OF APPLICANT 12700 Merriman Rd.			CITY Livonia
STATE MI	ZIP CODE 48150	PHONE / CELL # ( 734 ) 422-7110 ext 212	FAX No ( 734 ) 422-3225
EMAIL ADDRESS rfalahee@marygrove.com			

APPLICANT'S SIGNATURE (if different from Property Owner)		
SIGN HERE	PRINT NAME <u>x Rachel Falahee</u>	DATE <u>03/29/2018</u>

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). Installation of one (1) permanent wall sign panel onto front (west) facade of restaurant. <u>Design will be digitally printed onto acrylic (canvas) material.</u> <u>See sample attached - exact material just smaller scale. (U)</u>

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
Need for additional signage and decorative valance to increase visibility and "warm up" the front facade.
For Further Assistance With Required Attachments, please visit <a href="http://www.a2gov.org/hdc">www.a2gov.org/hdc</a>



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<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

### 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.

## APPLICATION EXPIRATION

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

## 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:	\$ <u>35</u>	
Payment Type	<input checked="" type="checkbox"/> Check: # <u>05427</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



Photo of Existing Façade



Proposed Sign Panel Design



DESIGNED BY DANIELA FERRI



**Marygrove**  
ADVISORS, INC.  
DALE BACHE  
ACCOUNT REPRESENTATIVE  
734-855-9320



Proposed Sign Area Layout





ACCOUNT REPRESENTATIVE

DALE BACHE

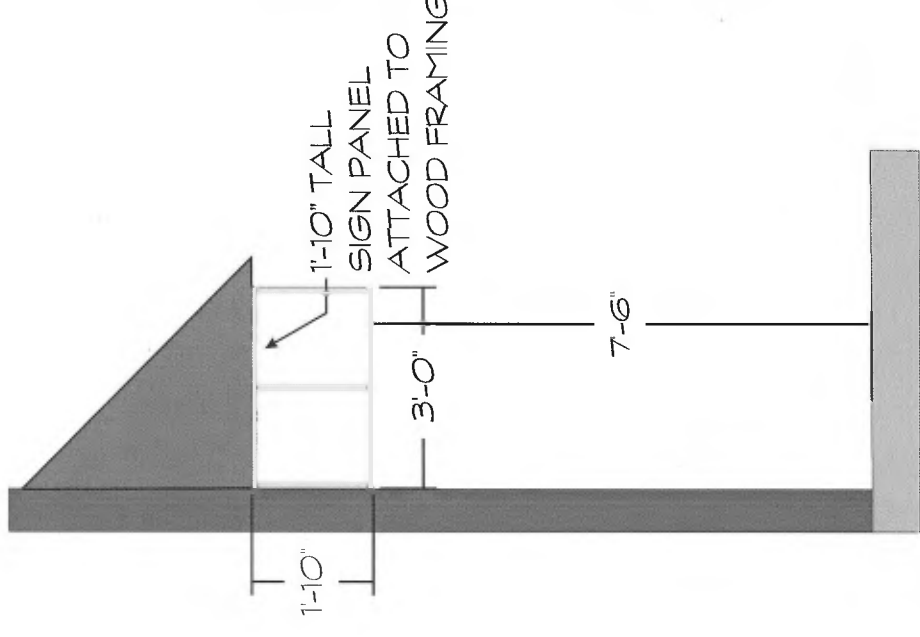
AMA BISTRO

215 SOUTH STATE STREET

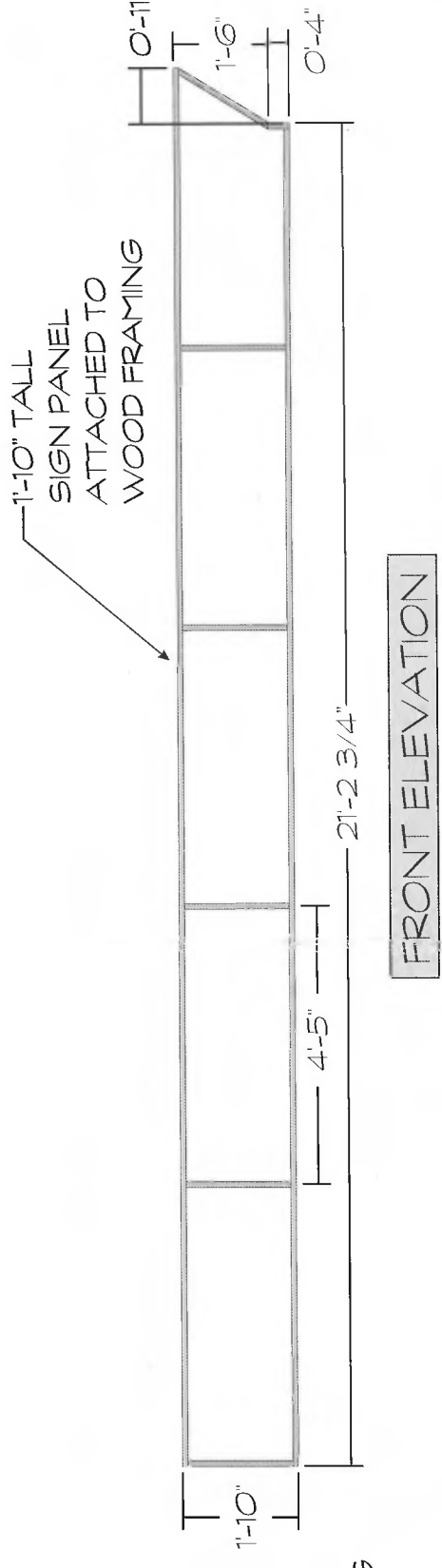
ANN ARBOR, MI 48104

3/22/2018

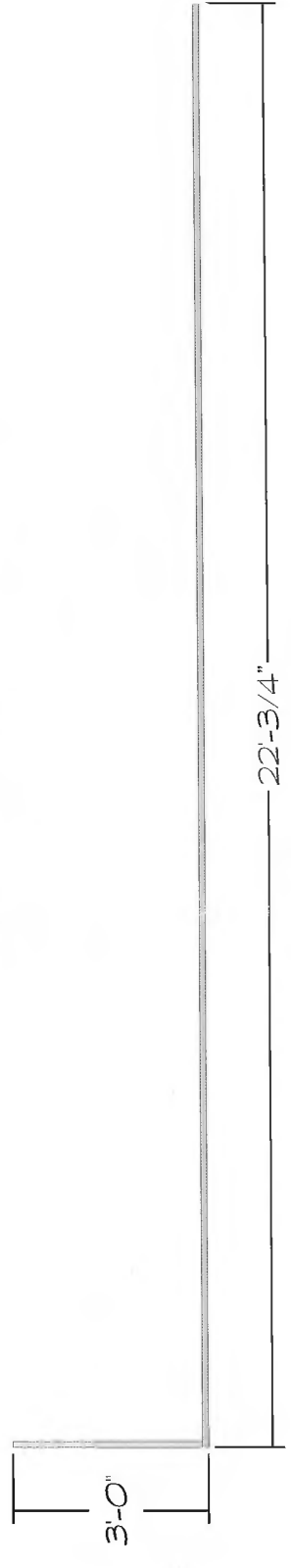
# AMA BISTRO SIGN PANELS



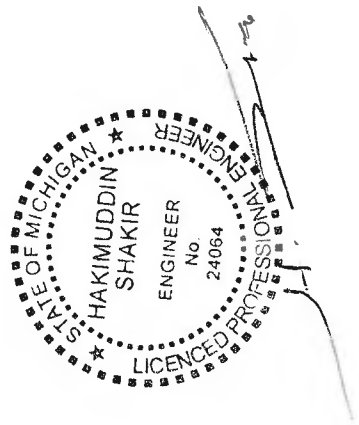
LEFT ELEVATION



FRONT ELEVATION



PLAN VIEW



ALL FRAMING ALUMINUM  
1" X 1" X .093 UNLESS NOTED

FABRIC: SUNBRELLA INKJET WHITE

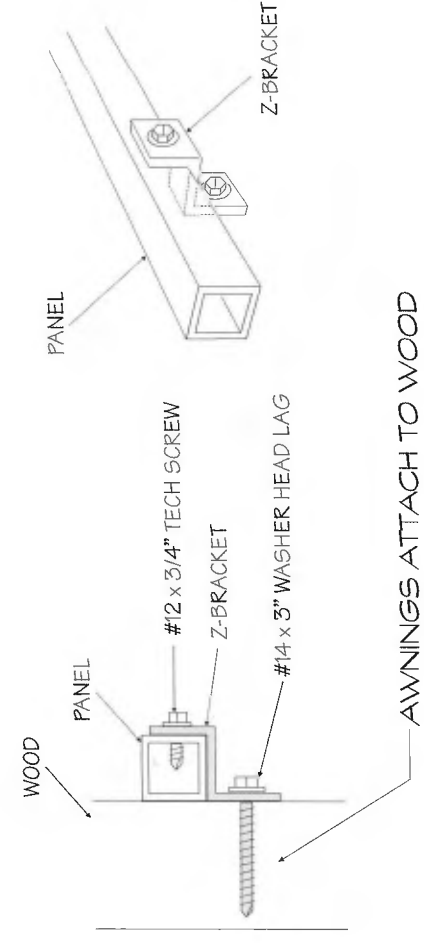
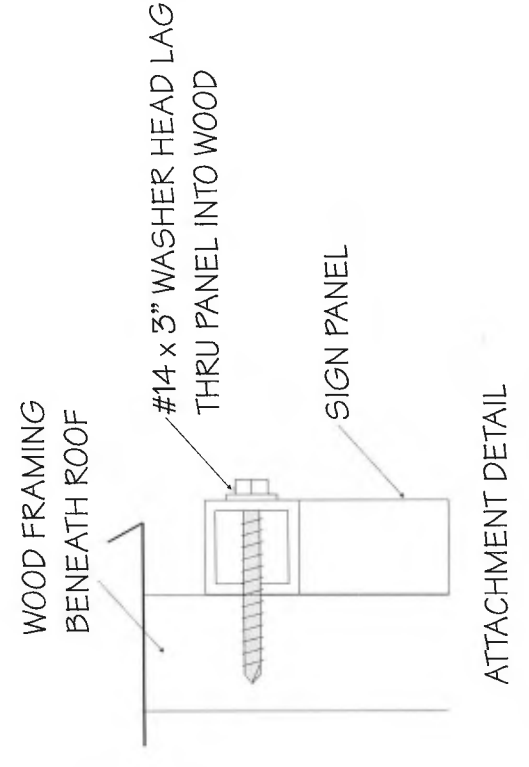
FRAMES: MILL FINISH

DESIGN CRITERIA:  
THE AWNING SUPPORTS  
ARE DESIGNED FOR 115 MPH,  
3 SEC. GUST ULTIMATE WIND SPEED  
WIND UPLIFT @ 22 PSF & 30 PSF  
GROUND SNOW LOADS FOR  
EXPOSURE B, RISK CATEGORY II  
AS PER 2015 - MBC AND ASCE 7-10

ALL MOUNTING HARDWARE SHALL  
BE NON-CORROSIVE  
ALL STRUCTURAL TUBE STEEL  
TO ASTM A500 GRADE B

ALL WELDING SHOULD BE  
USING E70 ELECTRODES  
AS PER AWS D 1.1 & D 1.2

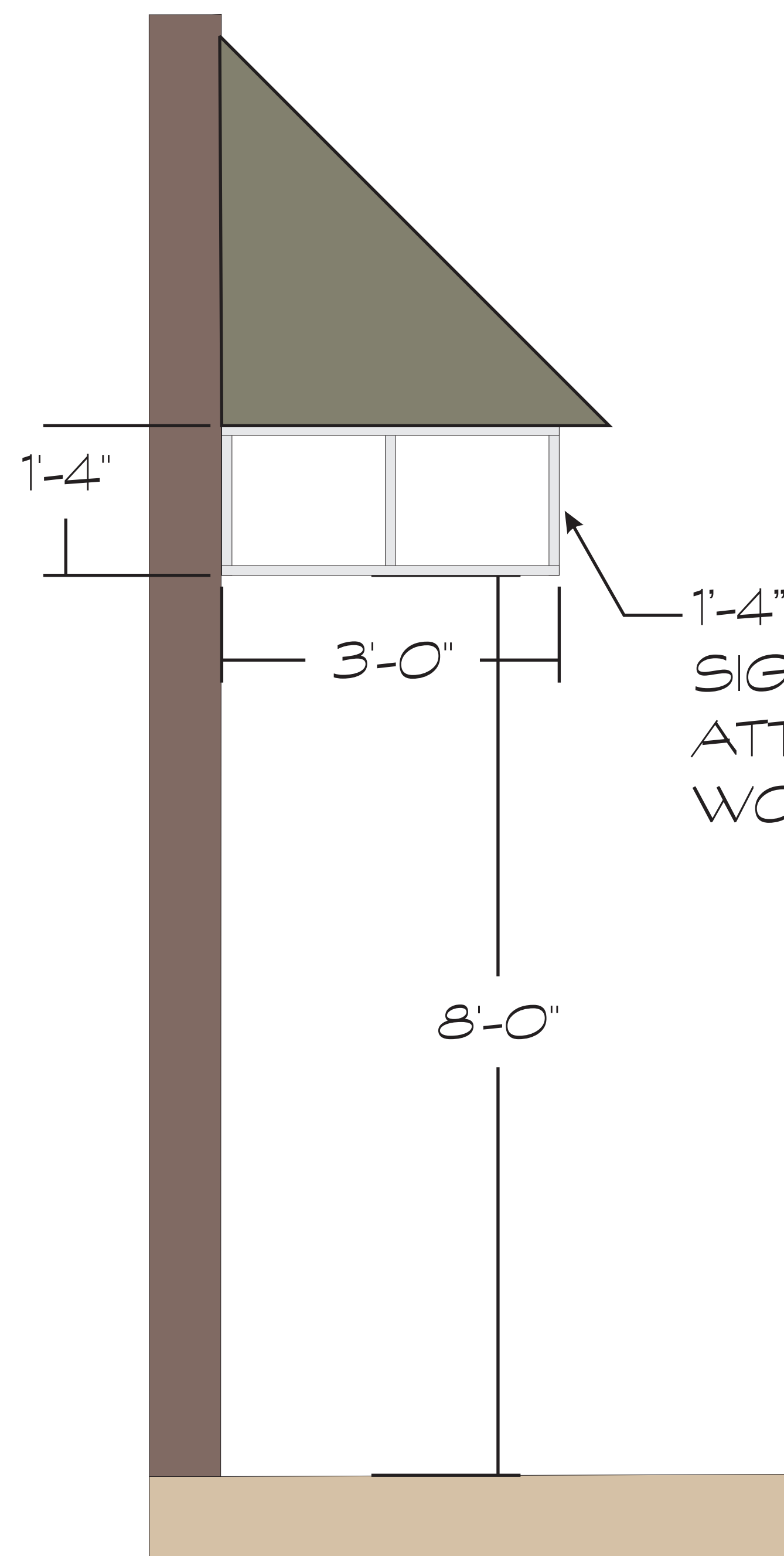
ALL ALUMINUM SECTIONS SHALL  
BE 6063-T6 ALLOY  
A PROTECTIVE BARRIER SHALL BE  
PROVIDED BETWEEN ALL STEEL AND  
ALUMINUM TO PREVENT CORROSION



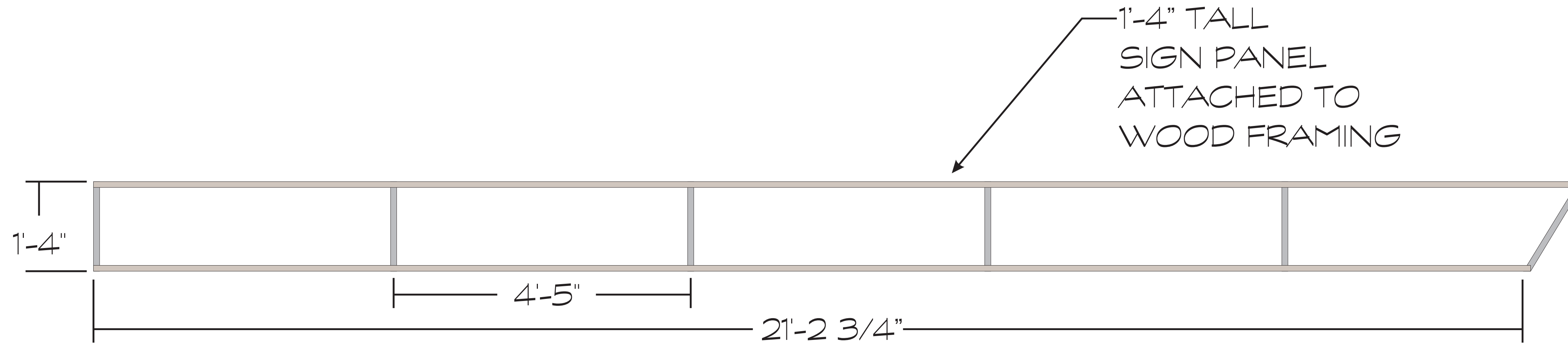
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3/22/2018



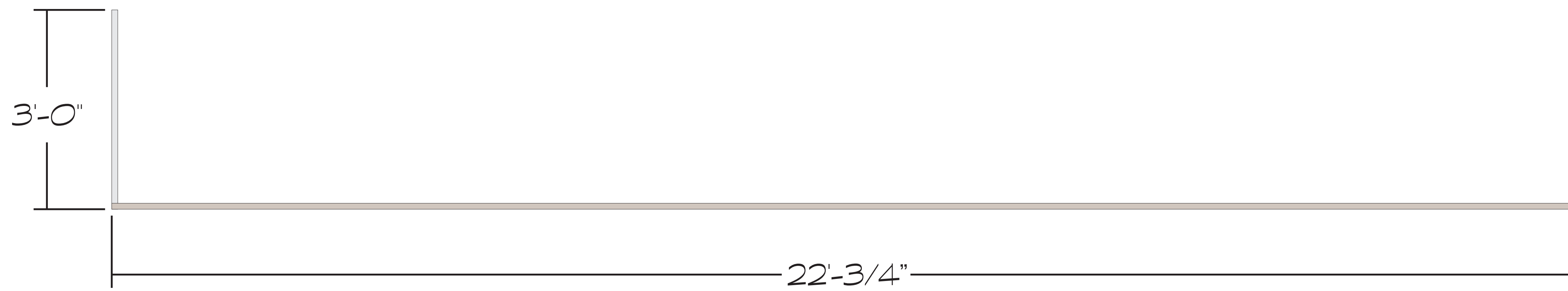
# AMA BISTRO SIGN PANELS



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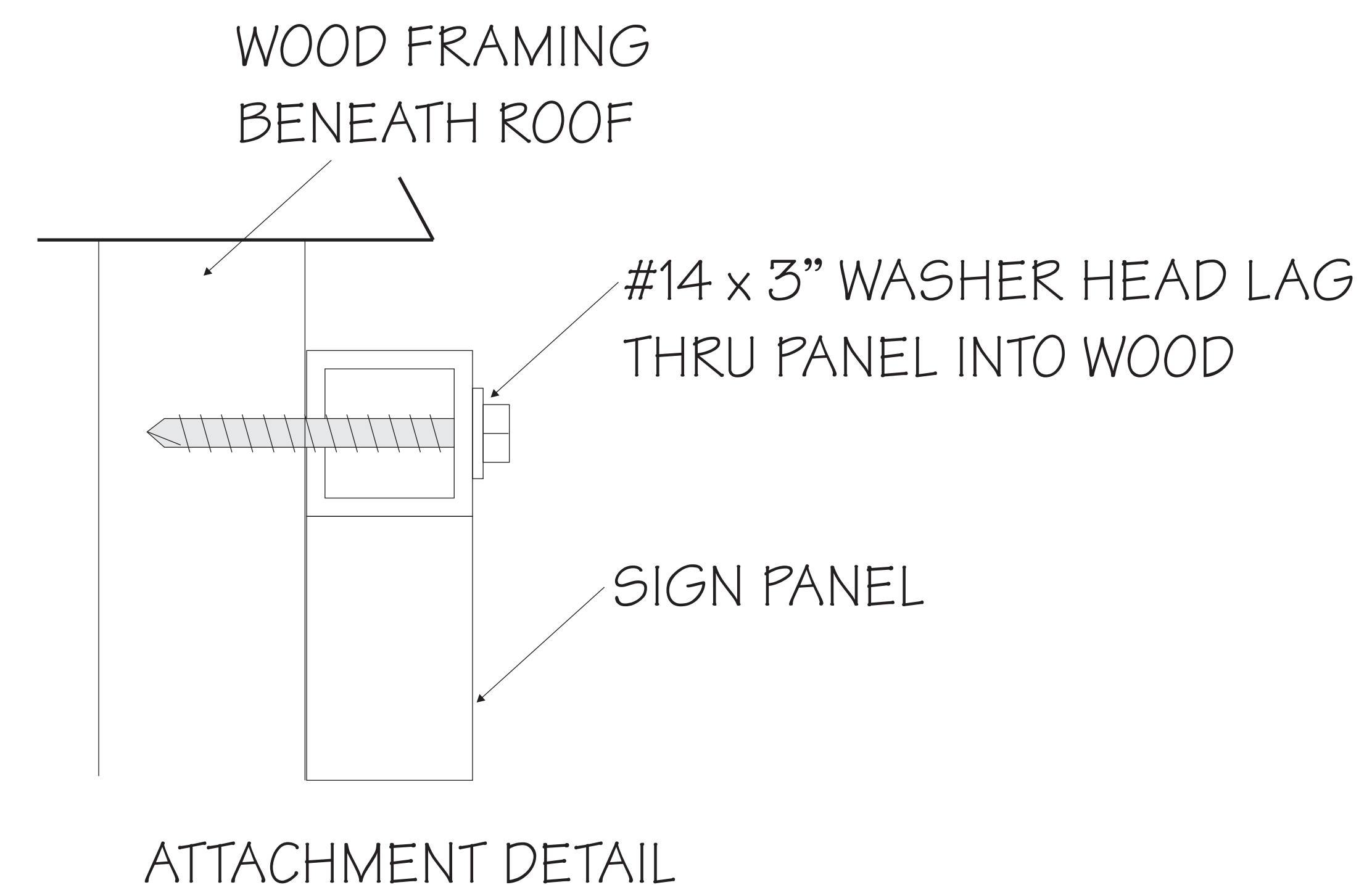
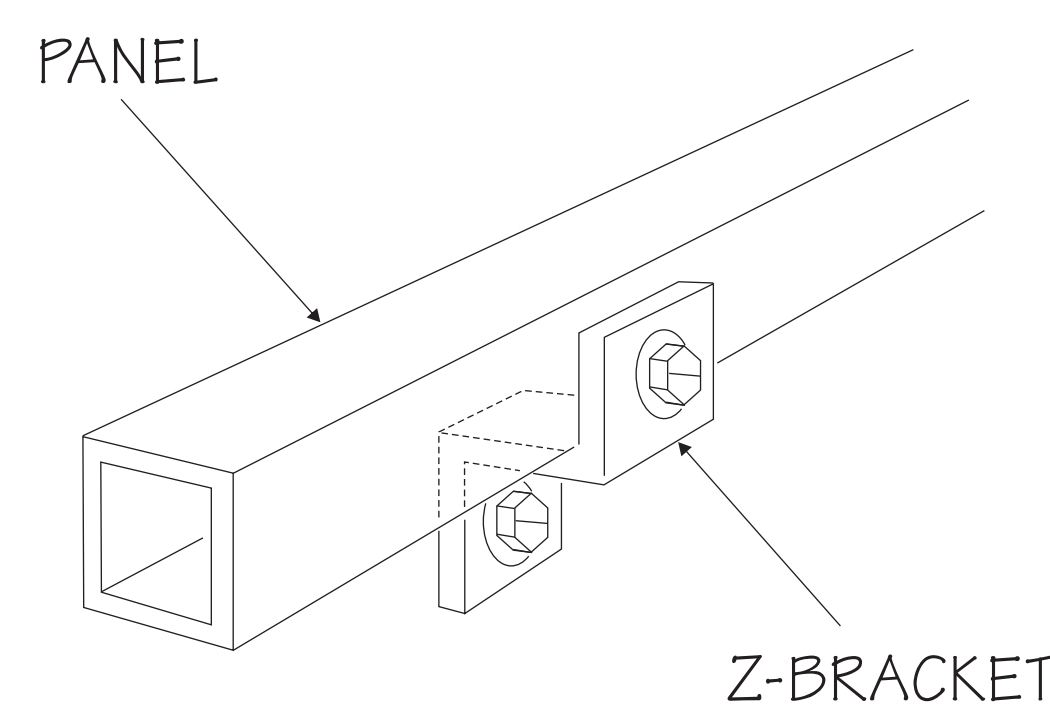
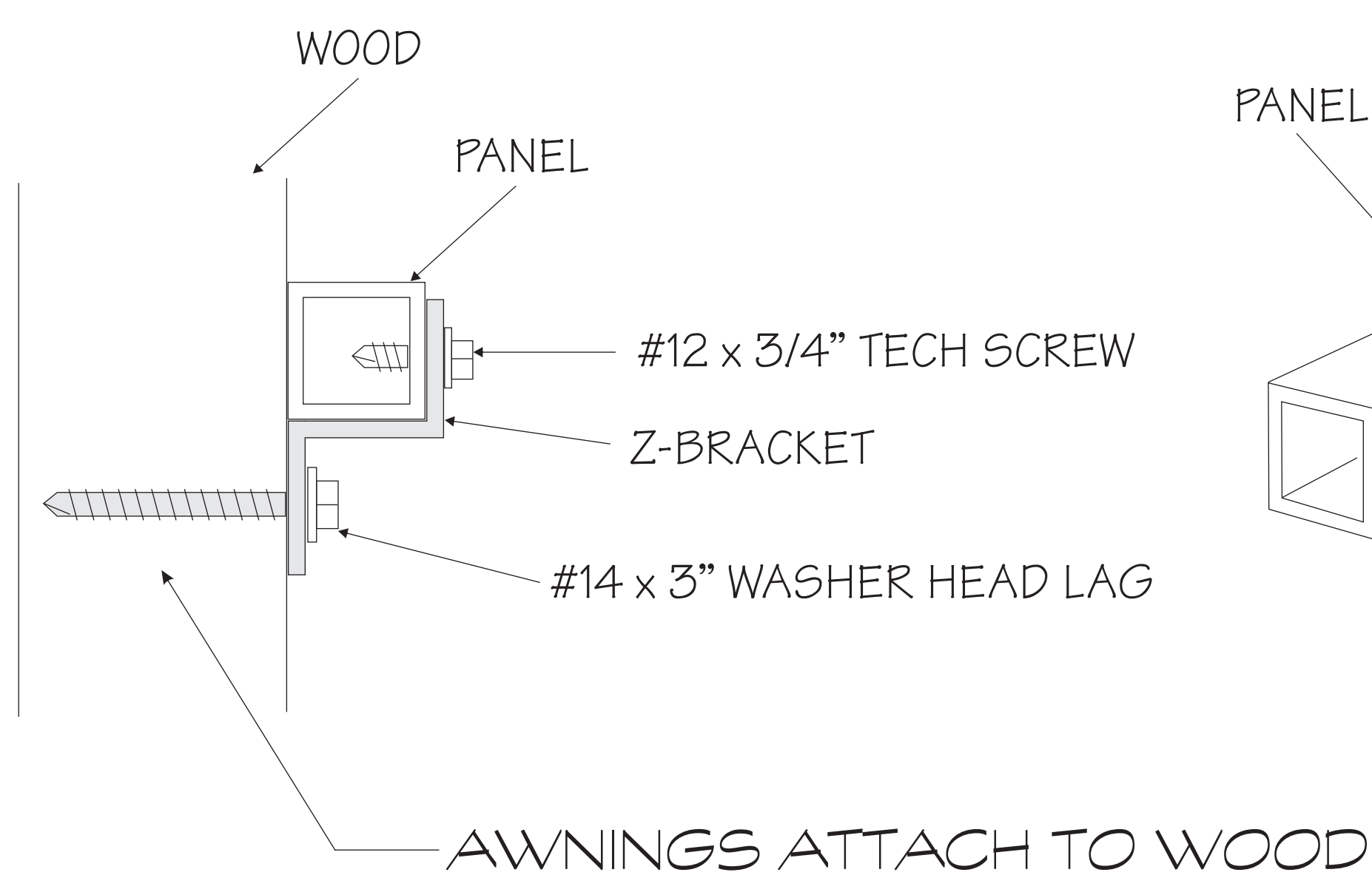
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DALE BACHE  
AMA BISTRO  
215 SOUTH STATE STREET  
ANN ARBOR, MI 48104  
4/19/2018

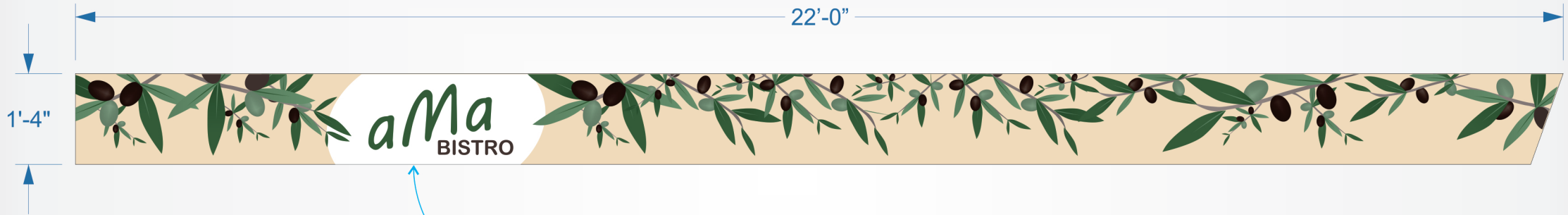




PRINTED ON SUNBELLA FABRIC



**Marygrove**  
AWNINGS  
DALE BACHE  
ACCOUNT REPRESENTATIVE  
734-855-9320



**GRAPHICS ARE 3'-3" WIDE BY 1'-4" HIGH  
WITH A TOTAL OF 4.5' SQFT OF SIGNAGE**



DALE BACHE  
ACCOUNT REPRESENTATIVE  
734-855-9320