

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 210 South Fifth Avenue, Application Number HDC12-235

DISTRICT: Main Street Historic District

REPORT DATE: January 4, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 7 for the Thursday, January 10, 2013 HDC meeting

OWNER

Name: 210 Fifth Associates LLC
Address: 312 S State St
 Ann Arbor, MI 48104
Phone: (734) 747-6000

APPLICANT

Andrew Hauptman
 308 ½ S State St
 Ann Arbor, MI 48104
 (734) 929-9011

BACKGROUND: The site at 210 S Fifth Avenue has a history dating back to 1933, when a building there was known as Sperry's Diner & Restaurant. By 1940, it was the location of the Swiss Garment Cleaning Company, which it remained until 1965. The Fifth Forum Theater building was constructed in 1967. In 1999, the then-owner gained approval to clad the theater building in modern pressed metal. Windows were also added to the south and east elevations at that time. The building has been occupied since the early 2000s by a succession of nightclubs, most recently the Fifth Quarter. Modifications were approved to add double doors in 2004, and to alter the two large front windows in 2007.

The building is now planned to be repurposed for office space. In September of 2012, work began without permits or a certificate of appropriateness (CofA) to re-establish windows that had been bricked over on the south elevation. A stop work order was posted, and permits and a staff CofA were applied for and issued.

In late November of 2012, the existing front façade was largely removed without permits or a certificate of appropriateness, and work on a new façade was begun. A stop work order was posted, an application was made to amend the building permit to include the façade, and an application was made to this commission for a CofA. The applicant also requested permission to complete some work on the façade that was in progress (applying EIFS exterior plaster to columns and installing the front windows).

In early December of 2012, another stop work order was posted because work had proceeded on the front façade while HDC staff and the Chief Building Official were still reviewing the EFIS and window request, and other site issues that had been called into question. This was eventually resolved and the EFIS and window work were allowed to proceed at the applicant's risk, knowing that the HDC might or might not issue a certificate of appropriateness for the work.

LOCATION: The two-story building is located on the west side of South Fifth Avenue between East Washington and East Liberty Streets.

APPLICATION: The applicant seeks after-the-fact HDC approval to replace the front façade with a new design featuring larger windows and horizontal wood siding. In addition, conceptual approval for future signage as shown on the drawings is also requested.

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:

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.

STAFF FINDINGS:

1. The proposed design and materials of the front façade on this non-contributing building are compatible with the surrounding historic district, and an improvement over the most recent façade. The streamlined, metal-clad 1999 design had been painted over and altered by an awkward sign and unbalanced double doors. The proposed redesign features horizontal tongue and groove cedar siding, vertical columns with EFIS plaster, a large amount of glazing, balanced bays, and two single entry doors.
2. The proposed conceptual signage consists of two first-floor awnings and a blade sign. The signage is balanced and tasteful. Staff requests conceptual approval of the signage conditioned on the applicant's obtaining a future staff approval for the final design, dimensions, and materials before sign permits may be issued.
2. Staff feels that the proposed façade design is appropriate for this site, protects the integrity of the surrounding historic district, and meets the *Secretary of the Interior's Standards* and guidelines.

POSSIBLE MOTIONS: (Note that the motions are only suggested. 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 210 South Fifth Avenue, a contributing structure in the Main Street Historic District, for the application to reconstruct the front façade, provided the following condition is met: before sign permits are issued, a staff approval must be obtained for signage and awnings that are in keeping with the concept shown on this application. The work as conditioned is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *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 210 S Fifth Avenue 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, drawings, photographs

210 South Fifth Avenue (2008 assessor's photo)



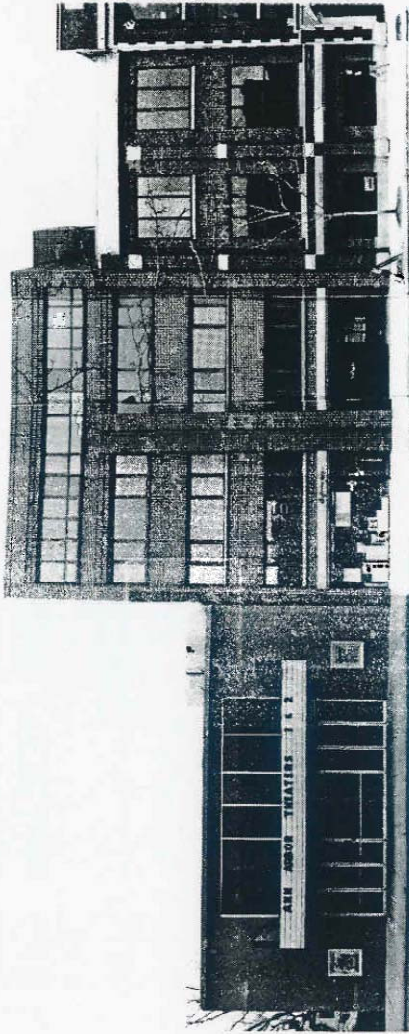
1999 Façade Re-Design (undated photo)



1991 Ann Arbor Survey of Buildings



Appendix B
Page 17



(N) 208-10 (N) 206 (220 E. Washi

(N) 208-10

(N) 206

ADDRESS

SOUTH FIFTH AVENUE

(west side, part III) Main Street Historic Dist

DATE	1960's	c. 1980	1927
ORIGINAL OCCUPANT	The Fifth Forum Movie Theater	Federal Center	Salvation Army
CURRENT OCCUPANT	Ann Arbor (Movie) Theatre	Federal Center	Artrain
STYLE	Modern	Modern	Collegiate Gothic
NUMBER OF STORIES	two	five	three
MATERIAL	brick	brick	brick
WINDOW TYPE	fixed pane	fixed pane	fixed pane
SPECIAL DETAILS	none	none	stone trim, buttresses, quoins



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>210 S. Fifth Street</u>
Historic District: <u>Main Street Historic District</u>
Name of Property Owner (If different than the applicant): <u>210 Fifth Associates, LLC, C/O Oxford Companies</u>
Address of Property Owner: <u>312 S. State, 2nd Floor, Ann Arbor, MI 48104</u>
Daytime Phone and E-mail of Property Owner: <u>(734)747-6000, lb@oxfordcompanies.com</u>
Signature of Property Owner: _____ Date: <u>9/6/2012</u>
Section 2: Applicant Information
Name of Applicant: <u>Andrew Hauptman, AIA, CDT, LEED AP</u>
Address of Applicant: <u>308 1/2 S. State St., Ann Arbor, MI 48104</u>
Daytime Phone: <u>(734) 929-9011</u> Fax: <u>(734) 929-9001</u>
E-mail: <u>andrewh@oxstudioinc.com</u>
Applicant's Relationship to Property: ___ owner <input checked="" type="checkbox"/> architect ___ contractor ___ other
Signature of applicant: _____ Date: <u>9/6/2012</u>
Section 3: Building Use (check all that apply)
___ Residential ___ Single Family ___ Multiple Family ___ Rental <input checked="" type="checkbox"/> Commercial ___ 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: _____

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

1. Provide a brief summary of proposed changes. _____

Re-building engaged columns to eliminate anachronistic slant,
re-cladding west facade and replacing existing aluminum
storefront window systems.

2. Provide a description of existing conditions. _____

The former theater awning and supporting cantilevered beams were
cut back and removed in 2004/5 after the building was converted
to support a sign for Cafe Oz (later: the 5th Quarter). The rest
of the facade was clad in galvanized metal.

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

The space is now being used for office occupancy and daylight
is strongly desired. In addition, the current "aesthetic"
is out of place with the context.

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

Attached are photographs of the existing facade, construction
drawings and a rendering of the proposed elevation.

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

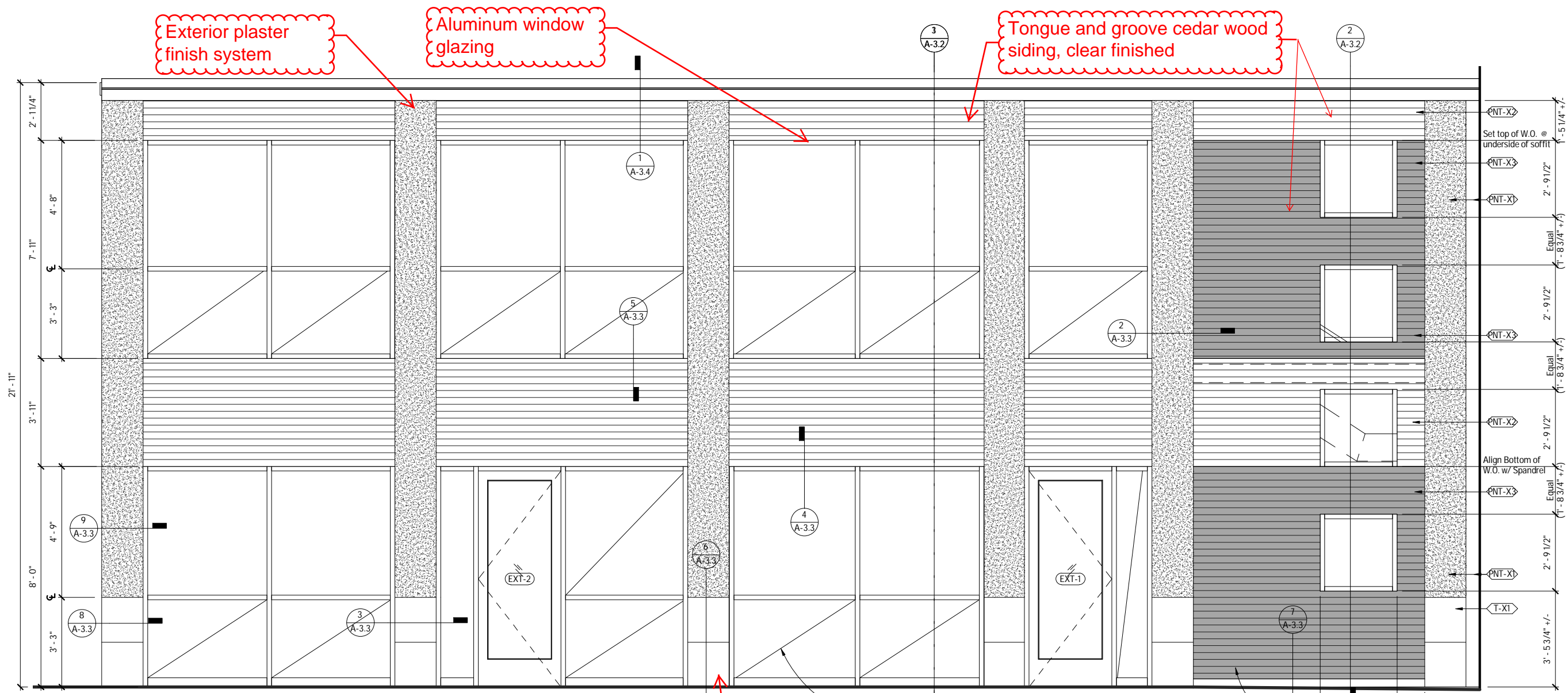
Comments:







Plot Date/Time: 12/31/2012 7:42:58 AM File Path: C:\Users\andrewm\Documents\OXF12_andrewh.rvt



Exterior plaster finish system

Aluminum window glazing

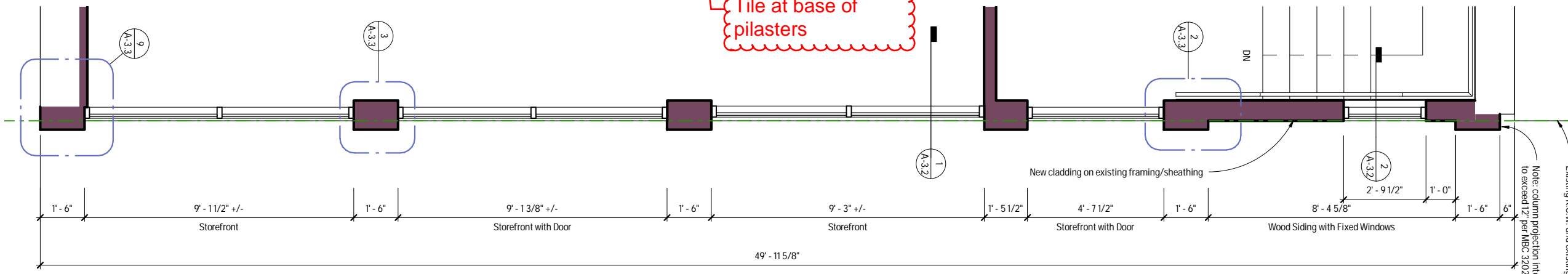
Tongue and groove cedar wood siding, clear finished

Tile at base of pilasters

Note: Glass to be 1" IGU (1/4" / 1/4" clear with low-E on #3 surface and Argon gas fill.)

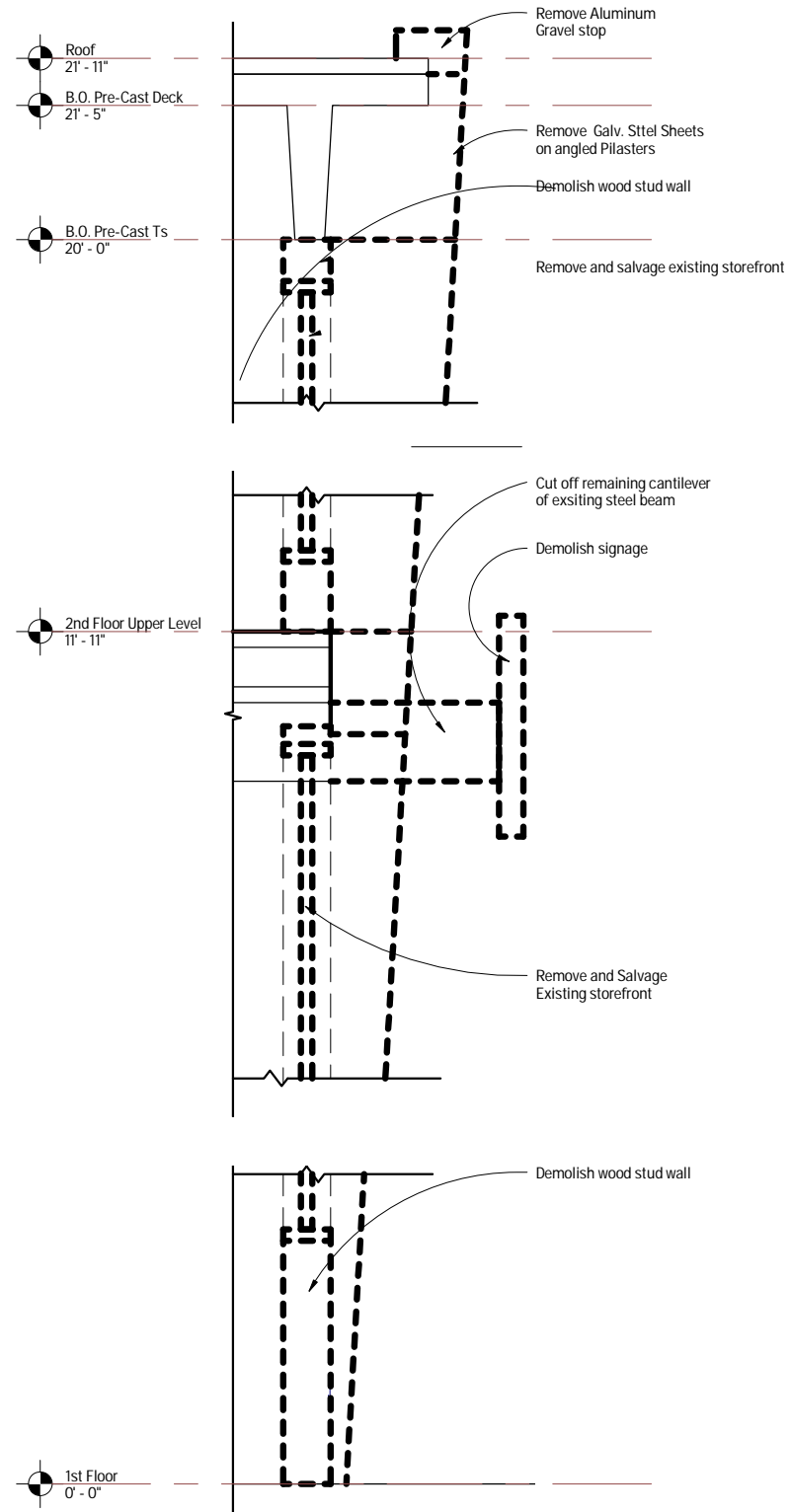
Provide safety glazing per MBC 2406 and where indicated, see attached code for reference

New cladding on existing framing/sheathing, see details

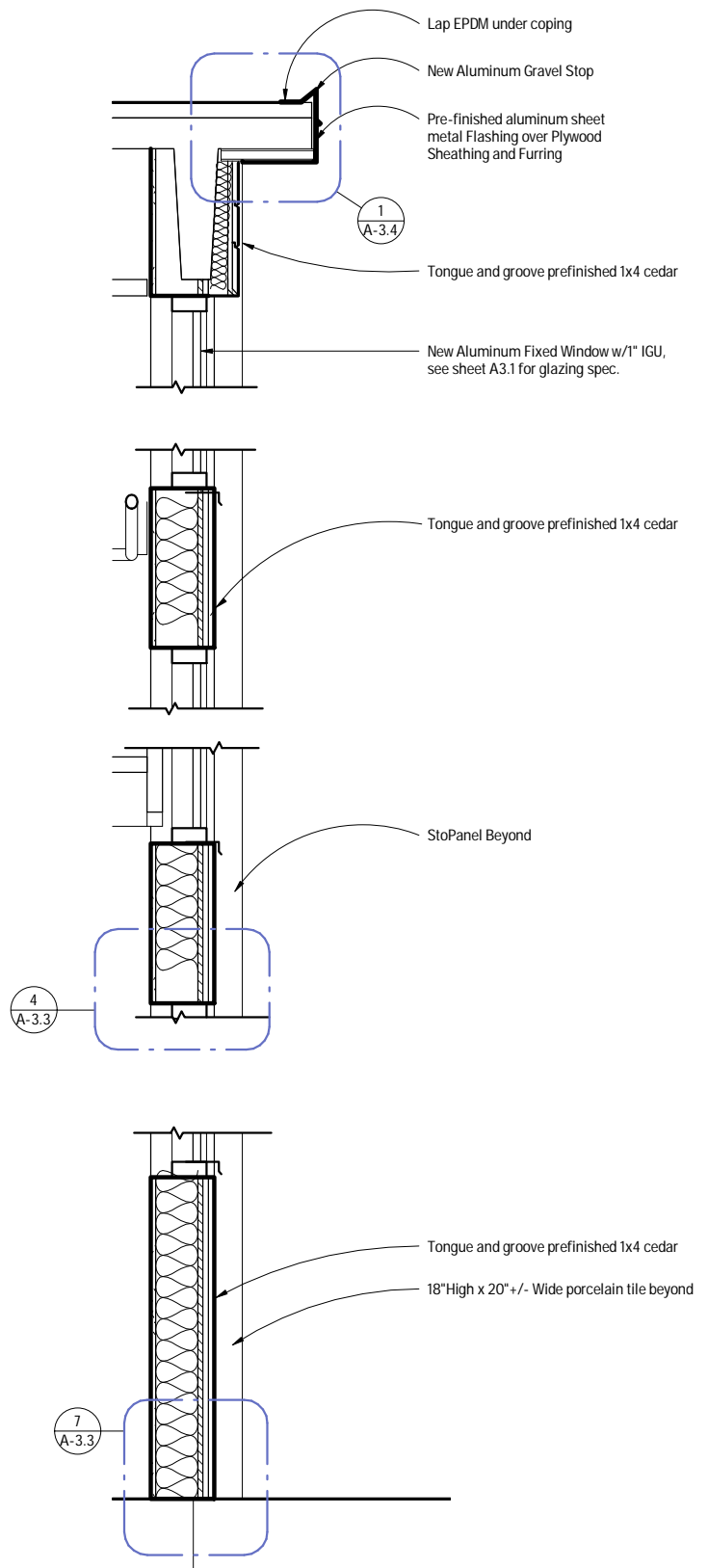


2 Front Elevation - Proposed
A-3.1 Scale: 1/4" = 1'-0"

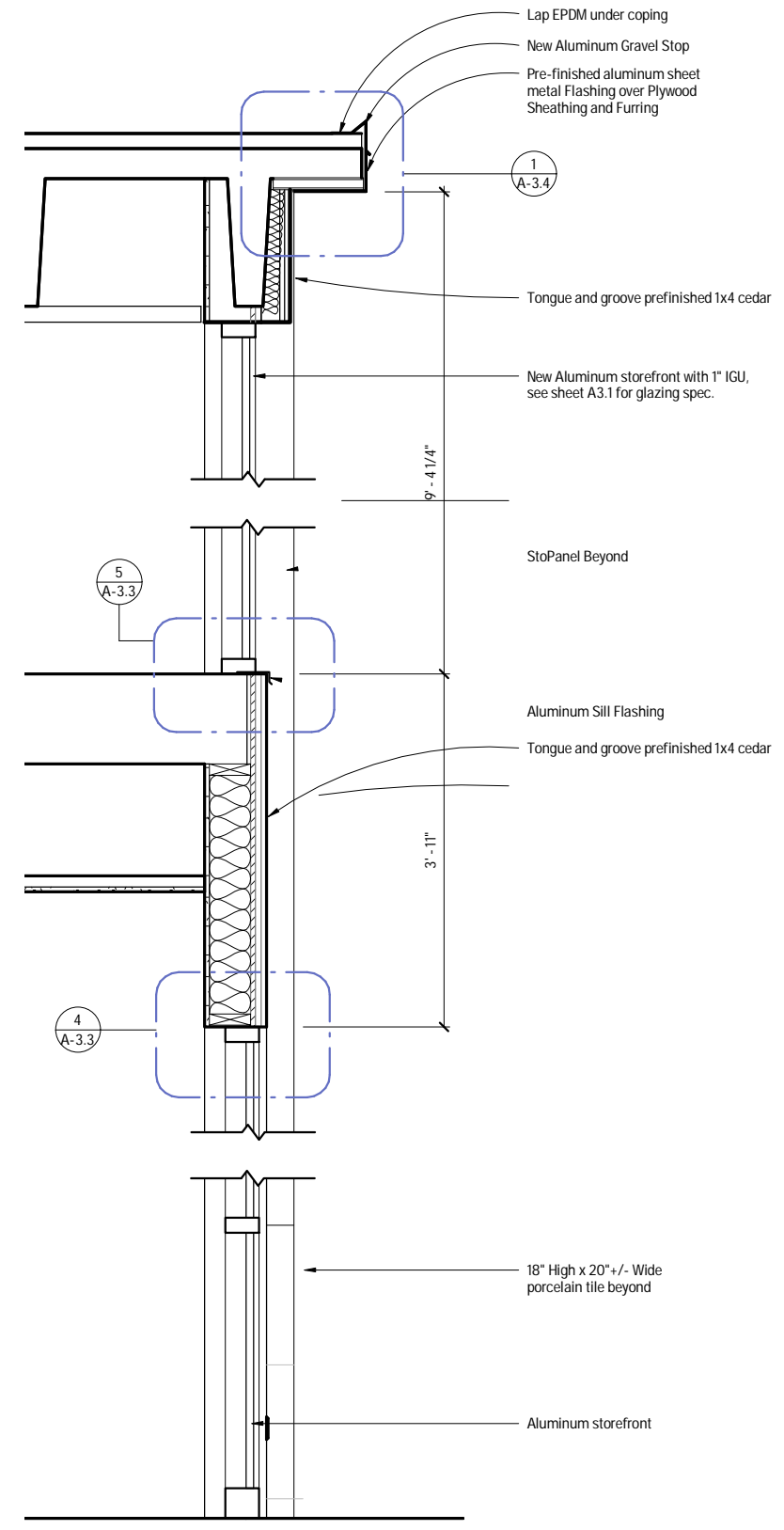
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3 Facade Section - Demolition
A-3.2 Scale: 1/2" = 1'-0"

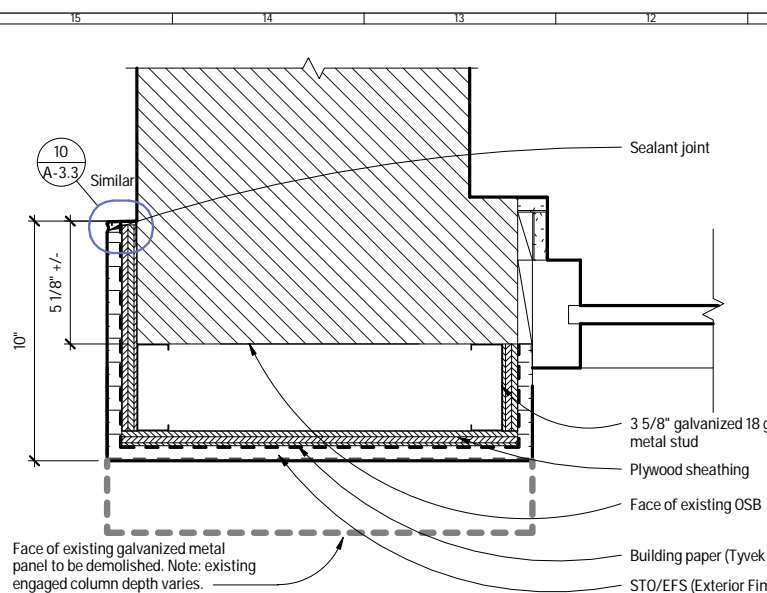


2 Facade Section at Stair
A-3.2 Scale: 1/2" = 1'-0"

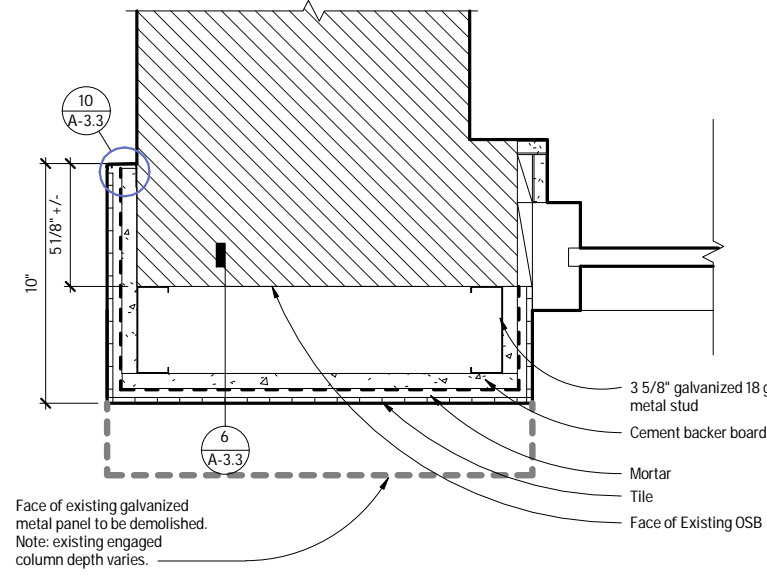


1 Facade Section
A-3.2 Scale: 1/2" = 1'-0"

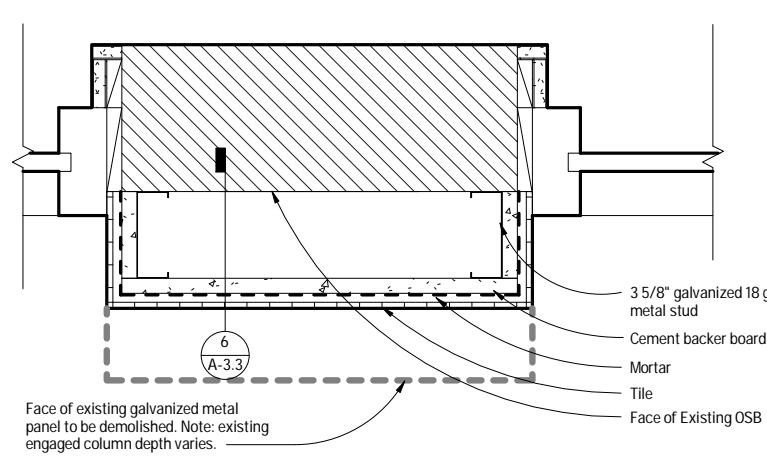
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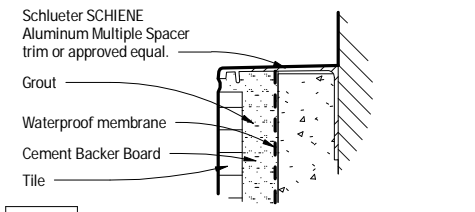
9 Facade Plan Detail @ Building Corner w/EFS
A-3.3 Scale: 11/2" = 1'-0"



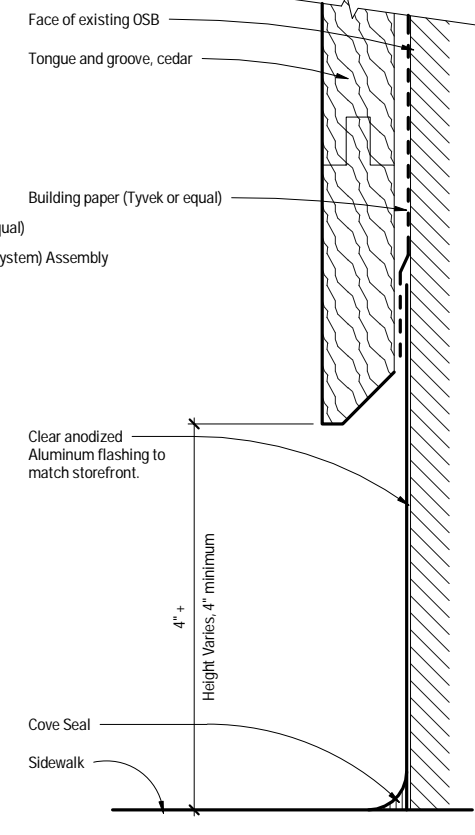
8 Facade Plan Detail @ Building Corner w/Tile
A-3.3 Scale: 11/2" = 1'-0"



3 Facade Plan Detail @ Column w/Tile
A-3.3 Scale: 11/2" = 1'-0"

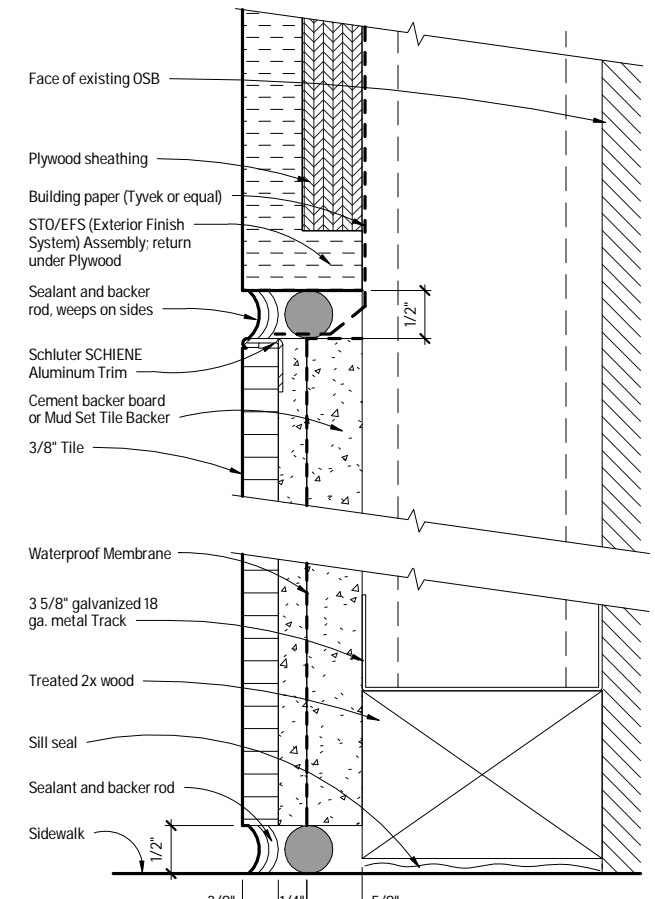


10 Tile Edge Detail
A-3.3 Scale: 6" = 1'-0"

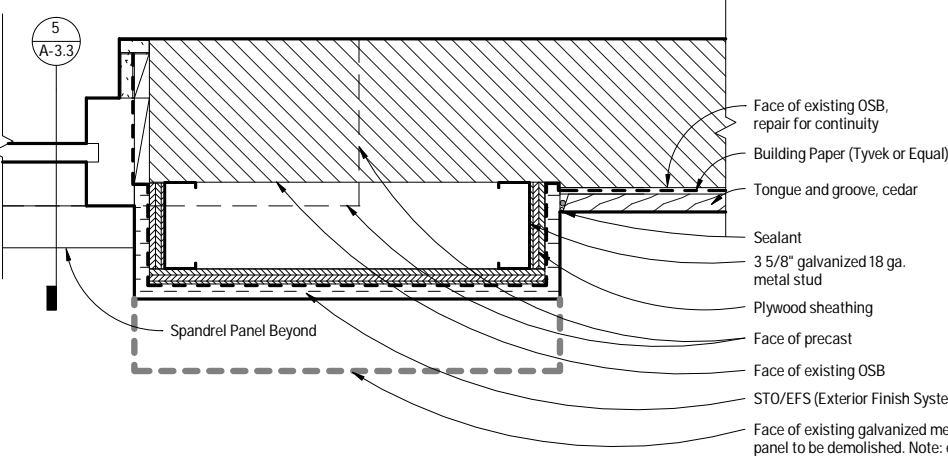


7 Facade Detail @ Sill
A-3.3 Scale: 6" = 1'-0"

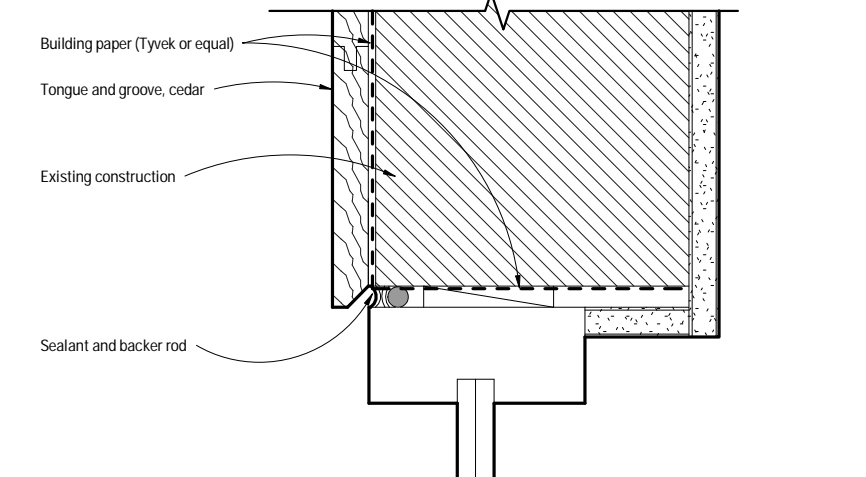
Notes:
A. Refer to TCNA W244E-11 for tile/cement backer board construction



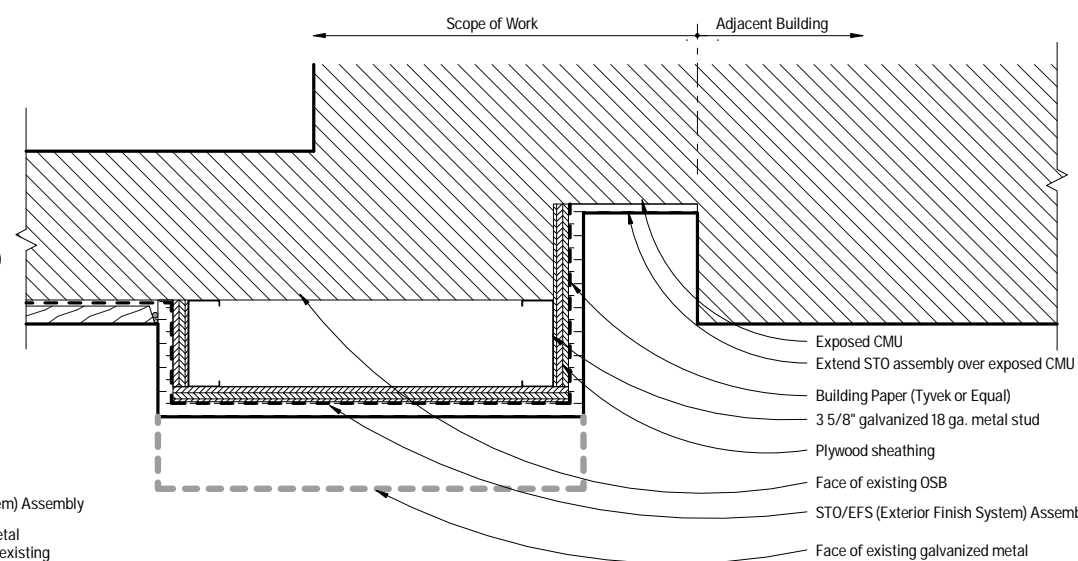
6 Facade Detail @ Tile Transition
A-3.3 Scale: 6" = 1'-0"



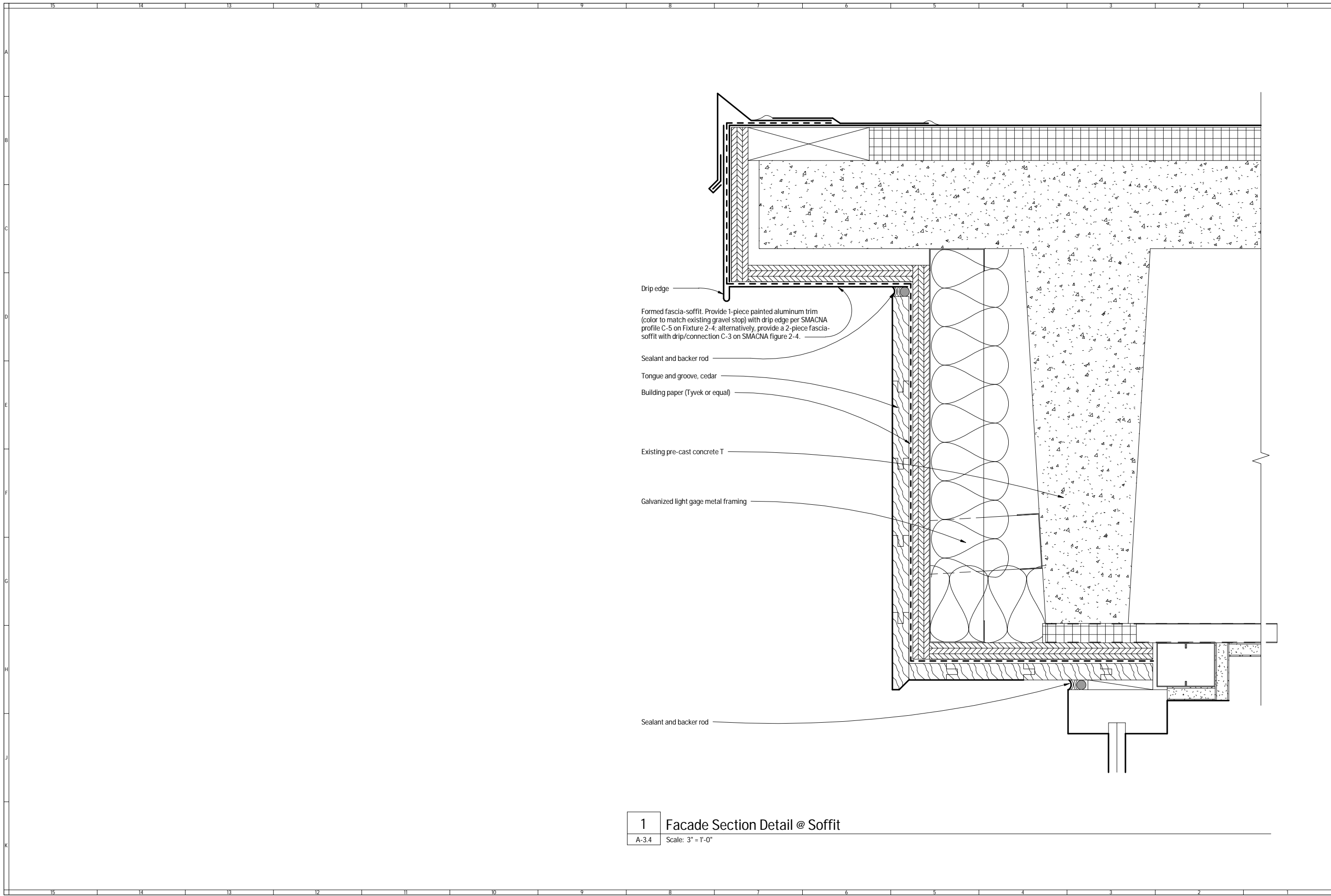
5 Facade Section Detail @ Sill
A-3.3 Scale: 3" = 1'-0"



4 Facade Section Detail @ Head
A-3.3 Scale: 3" = 1'-0"



1 Facade Plan Detail @ Adjacent Building
A-3.3 Scale: 11/2" = 1'-0"



1 Facade Section Detail @ Soffit
 A-3.4 Scale: 3" = 1'-0"

Job Name: **210 S. Fifth St.**
 Owner (Client): **210 Fifth Associates, LLC**
 Job Address: **210 S. Fifth Ave.
 Ann Arbor, MI 48104**
 o/x Job #: **OXF12**

Sheet Title: **Facade Details**
 Released For: **Historic District
 Commission**

Latest Revision: **12/31/2012**
 Original Issue: **12/19/2012**
 Drawing Number: **A-3.4**