

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 118-122 East Liberty Street, Application Number HDC12-098

DISTRICT: Main Street Historic District

REPORT DATE: June 4, 2012

REPORT PREPARED BY: Katie Remensnyder, Interim Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 11 for the Thursday, June 14, 2012 HDC meeting

OWNER

Name: Edward Shaffran
Questor Development, LLC
Address: 120 E Liberty
Ann Arbor, MI 48104
Phone: (734) 665-1200 ext. 2

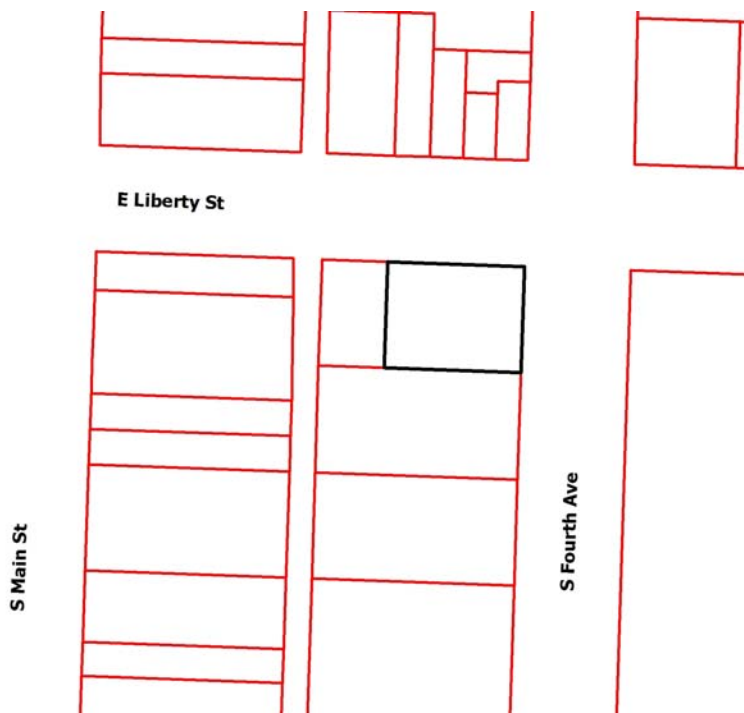
APPLICANT

Same

BACKGROUND: This three-story brick commercial vernacular building was built in 1906 and is commonly known as the Pretzel Bell Building. Its original occupant was Martin Haller Furniture. The building features fixed double-pane windows, stone label molding and window sills, and a decorative brick cornice with corbelling. Sometime between 1981 and 1992 it appears that the first floor of the north (front) elevation was modified, with the window openings at 120 and 122 E Liberty decreasing in size. It appears that the sills were raised and the openings below were infilled with brick. Three windows were added and a doorway was relocated in the first floor of the east (side) elevation during this time period (see attached photos).

LOCATION: The site is located on the southwest corner of East Liberty and South Fourth Avenue.

APPLICATION: The applicant seeks HDC approval to lower the sill height of the windows in the first floor at 120 and 122 East Liberty. The applicant also seeks HDC approval to lower the sill height of the windows on the first floor of 122 East Liberty that face South Fourth Avenue, and create three new window openings in the first floor of this elevation.



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.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**Storefronts**

Recommended: Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

Not Recommended: Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Windows

Recommended: Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

Not Recommended: Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

STAFF FINDINGS:

1. The applicant proposes to lower the sill height of six windows in the north (front) elevation of the building so that they are the same height as the windows currently in place 118 E Liberty. Lowering the sills would create a more uniform appearance to the façade of the building while also allowing for more light in the interior of the building. Based on a photograph taken during a survey of E Liberty Street in 1981, the six windows at 120 and 122 E Liberty appear to have originally had sills at the same height as those at 118 E

Liberty. In a photograph taken during a survey in 1992, the six windows had their sill raised, resulting in smaller windows. The area below the sills was infilled with brick.

2. The six windows at 120 and 122 E Liberty are non-historically significant. Lowering the sills would involve removing the non-historic infill. Based on the provided drawings, none of the surrounding historic materials would be altered and the historical integrity of the building will not be harmed.
3. The applicant also proposes to lower the window sills in three windows in the east (side) elevation of the building that faces S Fourth Avenue. These existing window openings were added sometime between 1981 and 1992, based on the survey photographs, and are non-historically significant. The creation of three new window openings in the east elevation of the building, to the rear of three currently existing windows is proposed as well.
4. Although lowering the sills of the existing three windows on the east elevation and adding three new openings will harm original building materials, it appears that this elevation has been modified several times in the past. The three existing window openings were added between 1981 and 1992, and a doorway towards the rear of the building was relocated. In general, the first floor of this elevation is nondescript. Most of the building's character-defining features on this elevation are on the second and third floors, which will not be impacted by the new windows. It is staff's opinion that lowering the sills of the existing windows and installing three new windows openings will have a minimal impact on the building's historical integrity and character-defining features.
5. Based on the provided mock up, the proposed window alterations are appropriately scaled and their placement in a previously altered area is appropriate. The proposed new window openings are also appropriately scaled.
6. Staff recommends approval of the proposed window alterations and new window openings. They are 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*, in particular standards 2 and 9. The sign meets the guidelines for storefronts.

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 188-122 East Liberty Street, a contributing property in the Main Street Historic District, to lower the sill height of nine windows and create three new window openings. The proposed work is 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 standards 2 and 9 and the guidelines for storefronts and windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 118-122 East

Liberty 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, drawings, photos.

118-122 East Liberty Street (April 2007 photos)





1981 Survey photo of 118-122 E Liberty




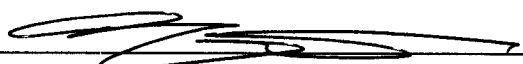
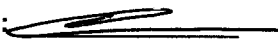
1992 Survey photo of 118-122 E Liberty





City of Ann Arbor
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>100 E. LIBERTY ST.</u>
Historic District: <u>MAIN STREET</u>
Name of Property Owner (If different than the applicant): <u>QUESTOR DEVELOPMENT, LLC</u>
Address of Property Owner: <u>209 S. FOURTH AVE. 1C, AA 48104</u>
Daytime Phone and E-mail of Property Owner: <u>734-665-1200x2</u> <u>EDWARD@SHARCON.COM</u>
Signature of Property Owner:  Date: <u>24 MAY '12</u>
Section 2: Applicant Information
Name of Applicant: _____
Address of Applicant: _____
Daytime Phone: (____) _____ Fax: (____) _____
E-mail: _____
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant:  Date: <u>24 MAY '12</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: 

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

1. Provide a brief summary of proposed changes. LOWER THE SILL ON THE WINDOWS LOCATED @ 120 AND 122 E. LIBERTY TOGETHER WITH THE WINDOWS LOCATED ON S. FOURTH AVENUE, AND ADD THREE (3) ADDITIONAL WINDOWS ON THE S. FOURTH AVE SIDE. NOTE: MATCHING SILL LOCATED AT 118 E. LIBERTY.

2. Provide a description of existing conditions. PAINTED MASONRY BUILDING. STORE FRONT WINDOWS LOCATED ON BOTH E. LIBERTY SIDE AND S. FOURTH AVE.

3. What are the reasons for the proposed changes? TO MATCH THE SILL ELEVATION ~~ON~~ EXISTING STOREFRONT WINDOW OF 118 E. LIBERTY.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. ATTACHED PHOTO ~~DEPICT~~ EXISTING AND PROPOSED.

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:



