

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 115 W Liberty Street, Application Number HDC11-140

DISTRICT: Liberty Street Historic District

REPORT DATE: October 07, 2011, for the October 13, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 10, 2011

OWNER

Name: Rishi & Alison Narayan
Address: 115 W Liberty #3
 Ann Arbor MI 48103
Phone: (734) 945-7300

APPLICANT

J. Bradley Moore & Assoc Architects
 4844 Jackson Rd #150
 Ann Arbor MI 48103
 (734) 930-1500

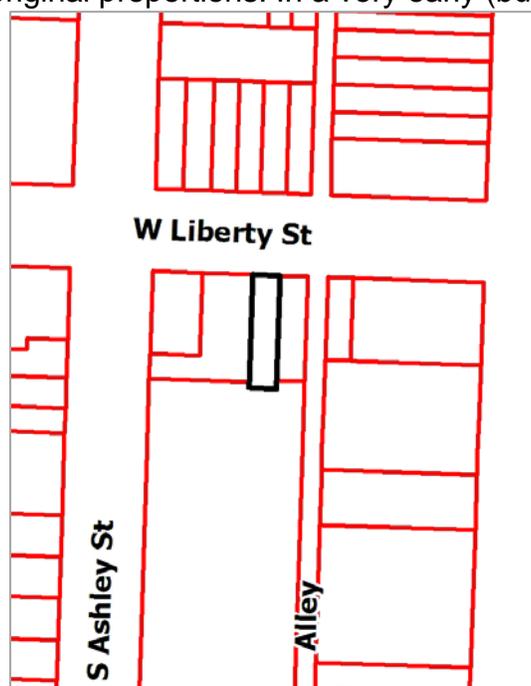
BACKGROUND: This building and its neighbor to the west (117-119 W Liberty) make up the Christian Walker and Brother Buildings. 117-119 was built in 1886 to accommodate the Walker brothers' growing carriage works. 115 was added in 1893 as a carriage showroom, and served as such until 1921. It was designed as a modified copy of the Haarer building to the east at 113 West Liberty, and features round-arched windows in the Richardsonian Romanesque style. The storefront details reflected the style and proportions of 117-119 next door, which have since been replaced with a modern storefront. These three buildings (113-119 West Liberty) make up the Liberty Street Historic District.

The storefront retains its original columns and kick plate moldings (which are currently behind flowerboxes), and the large display windows are in their original proportions. In a very early (but undated) photograph, the double doors appear to match the current ones in style and dimension. Originally, the doors and transom were flush with the large display windows at the street front. The transom and double doors were recessed to their current location (door hinge marks and transom window latches are still visible on the front columns) between 1973 and 1981.

In 2009 an application to replace the double front storefront doors was denied.

LOCATION: The site is located on the south side of West Liberty Street, east of Ashley and west of South Main.

APPLICATION: The applicant seeks HDC approval to construct an 11 ½' x 22' deck with a pergola and an 8' x 12' stair enclosure on the roof.



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):**New Additions**

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

STAFF FINDINGS:

1. The work is being proposed to allow roof access to a new deck for a condominium conversion on the third floor of the building. The design and materials are simple and compatible. The massing is minimal, and the pergola and stair enclosure are set back from the parapet (14' and 25' respectively) to insure their invisibility from the sidewalk across West Liberty Street. Staff agrees with the applicant's statement that the new construction will be barely visible (from any location), if at all. The addition's impact on neighboring properties is minimal.
2. Staff recommends approval of the proposed addition since it meets the *Secretary of the Interior's Standards and Guidelines for New Additions and District or Neighborhood Setting*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 115 W Liberty Street, a contributing property in the Liberty Street Historic District, to construct a construct an 11 ½' x 22' deck with a pergola and an 8' x 12' stair enclosure on the roof, as submitted. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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, 9 and 10 and the guidelines for new additions and district or neighborhood setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 115 W Liberty Street in the Liberty Street Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

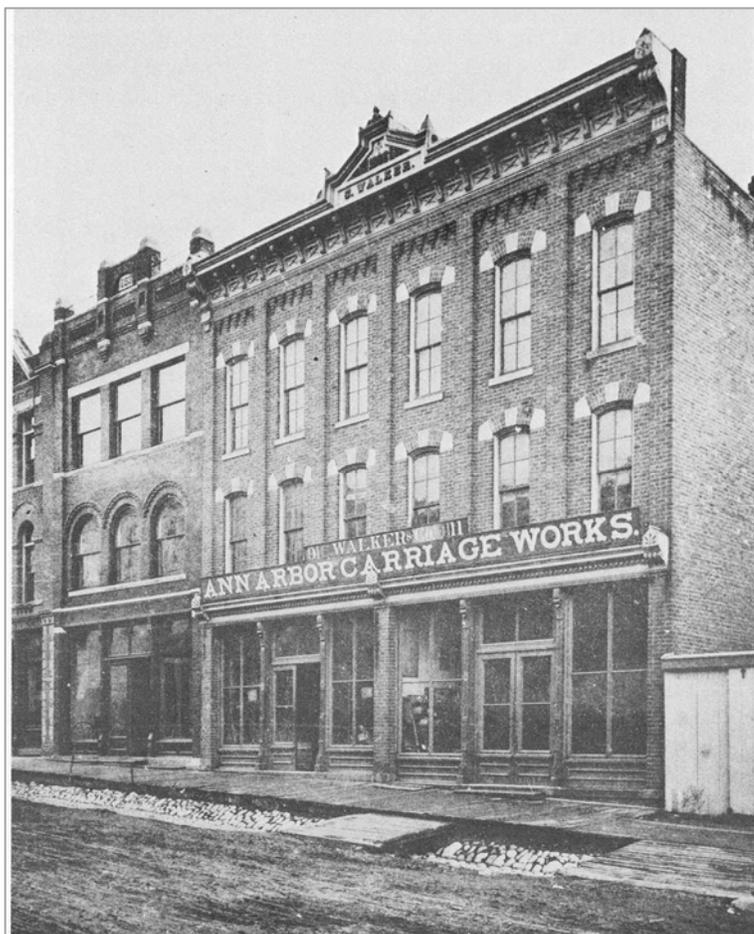
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawing

115 W Liberty, 2007



115 West Liberty (left)
117-119 West Liberty (right)
1893



115 W Liberty Street aerial photo





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>115 W. LIBERTY</u>
Historic District:	<u>LIBERTY ST.</u>
Name of Property Owner (If different than the applicant):	<u>RISHI & ALISON NARAYAN</u>
Address of Property Owner:	<u>115 W. LIBERTY # 3, 48103</u>
Daytime Phone and E-mail of Property Owner:	<u>734-945-7300 / RISHI.NARAYAN@GMAIL.COM</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>9/22/11</u>
Section 2: Applicant Information	
Name of Applicant:	<u>J. BRADLEY MOORE & ASSOCIATES ARCHITECTS, INC</u>
Address of Applicant:	<u>4814 JACKSON RD #150, ANN ARBOR, MI 48103</u>
Daytime Phone:	<u>(734) 930 1500</u> Fax: <u>(734) 994 1510</u>
E-mail:	<u>BRADLEY BRADLEYMOORE.COM</u>
Applicant's Relationship to Property:	owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other <input type="checkbox"/>
Signature of applicant:	<u>[Signature]</u> Date: <u>9-22-11</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential	<input checked="" 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: <u>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. SEE ATTACHED

2. Provide a description of existing conditions. SEE ATTACHED

3. What are the reasons for the proposed changes? SEE ATTACHED

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

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. SEE ATTACHED

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: HDC 11-140 Fee Paid: 100.00 -

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

1). The owners of the third floor residential condominium wish to add a roof-top patio/deck to give them enough space to garden, entertain and generally enjoy the out-of-doors.

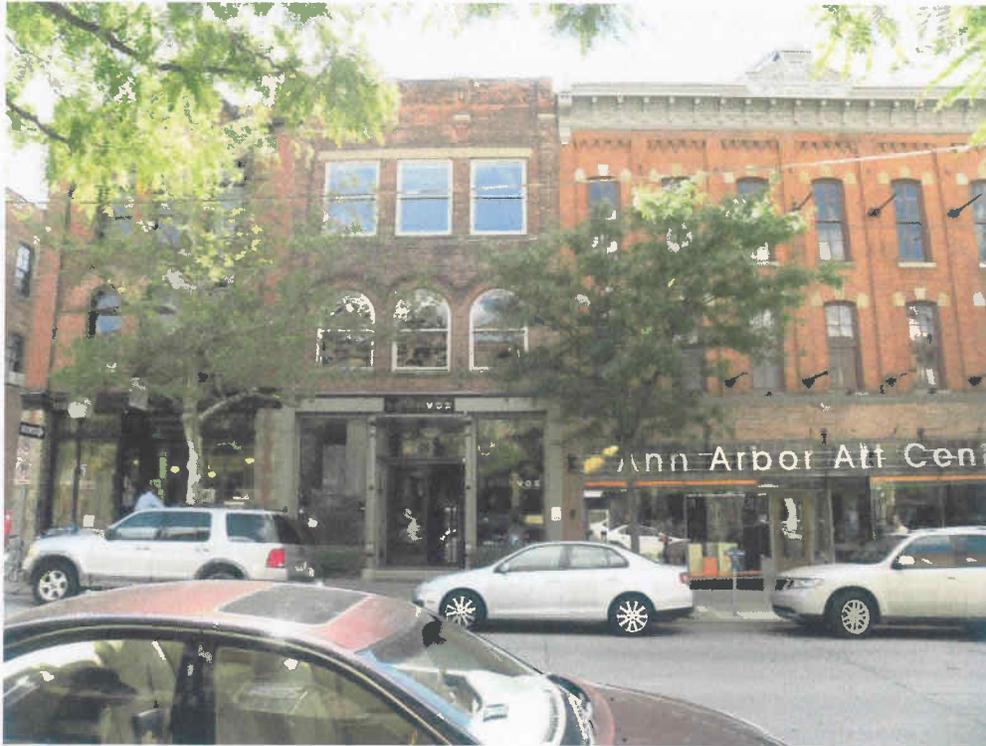
2). The roof-top is currently unused except for typical mechanical equipment and exhausts.

3). A love of the great out-doors and a desire to have an outdoor space large enough to accommodate five or six people and some potted vegetables and flowers.

4). The proposed 240 s.f ±roof-top patio/deck is located well back from the front and rear walls of the existing building. As such the new construction will be barely visible if at all. The materials selected will be #1 durable high quality materials and #2 be painted/finished in neutral mid-tone colors to reduce any visual impact from off-site.

Due to the high parapet wall on the north side of the building (and the setback distance of the proposed patio/deck and the adjacent access structure) the new construction will not be visible from Liberty Street (much like the similar structure constructed on the roof-top of the building across the street).

The building next to and east of to 115 W Liberty is taller and as such will minimize the visibility of the new structure from the Main Street Historic District – in effect screening it. Due to the great distance of 115 W Liberty from Ashley St. the new structure will not be very visible from the west end of the Liberty St. historic district at all. The proposed structure will have no visual impact on the streetscape of Liberty between Main & Ashley streets.



115 W Liberty front Façade (looking due south)



115 W. Liberty (view from NW looking SSE)



View looking towards 115 W Liberty from the NW corner of the W. Liberty & Ashley.

These buildings are characterized by high front parapets and great depth (front to back)



Looking eastward due west of 115 W Liberty (in front of 312 S. Ashley St.).



Due west of 115 W Liberty looking NE.



Roof-top of 115 W Liberty looking south from proposed patio/deck location



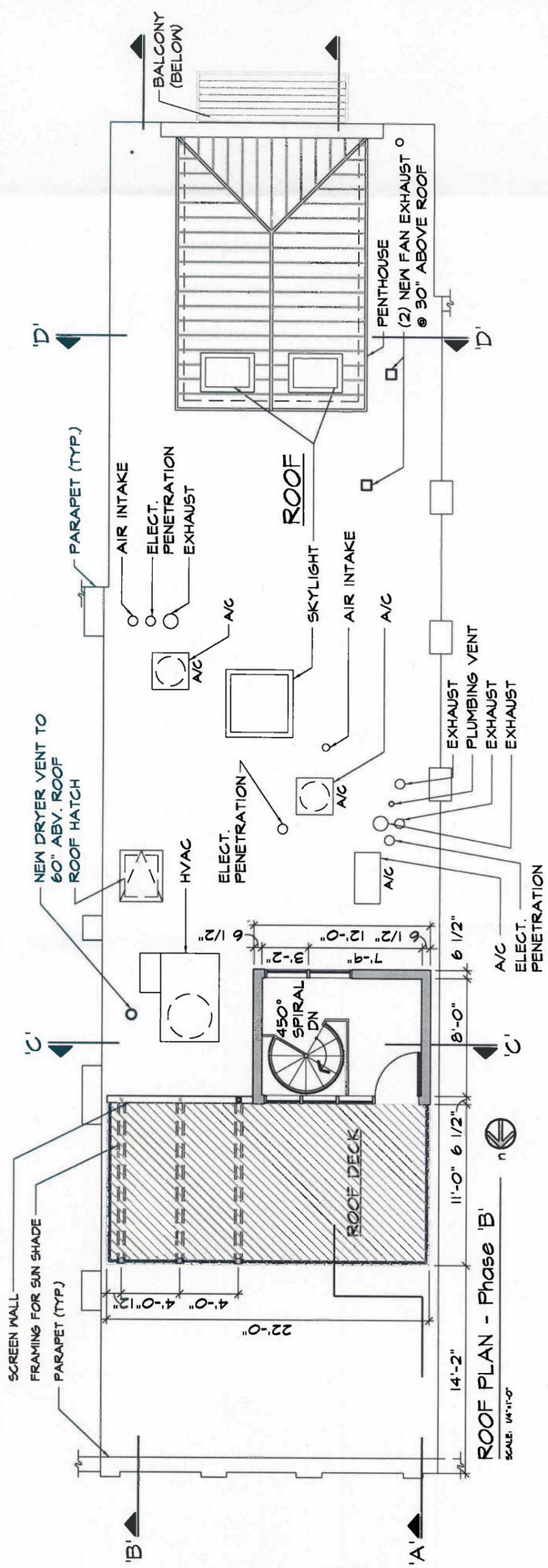
115 W Liberty roof-top looking north from north edge of proposed roof-top patio/deck location



Looking north from the roof-top of 115 W Liberty at the front parapet wall.



South elevation of 115 W Liberty.



ROOF PLAN - Phase 'B'
SCALE: 1/8"=1'-0"



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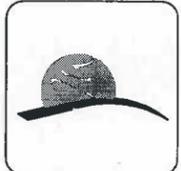
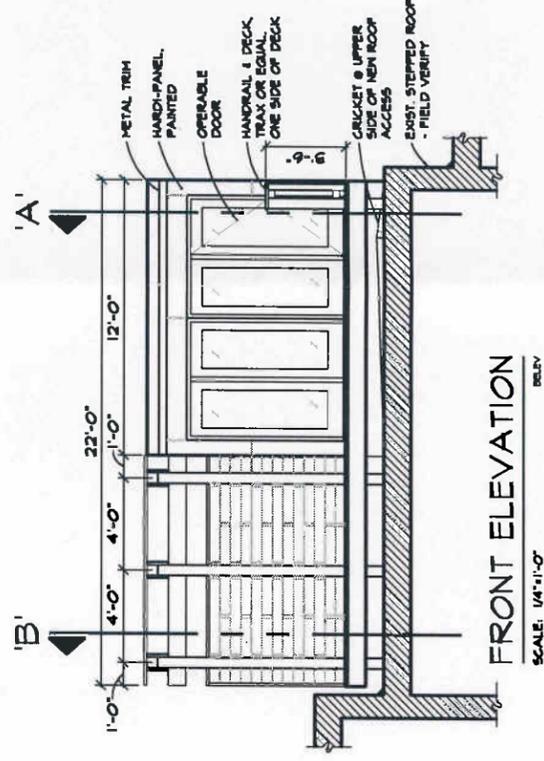
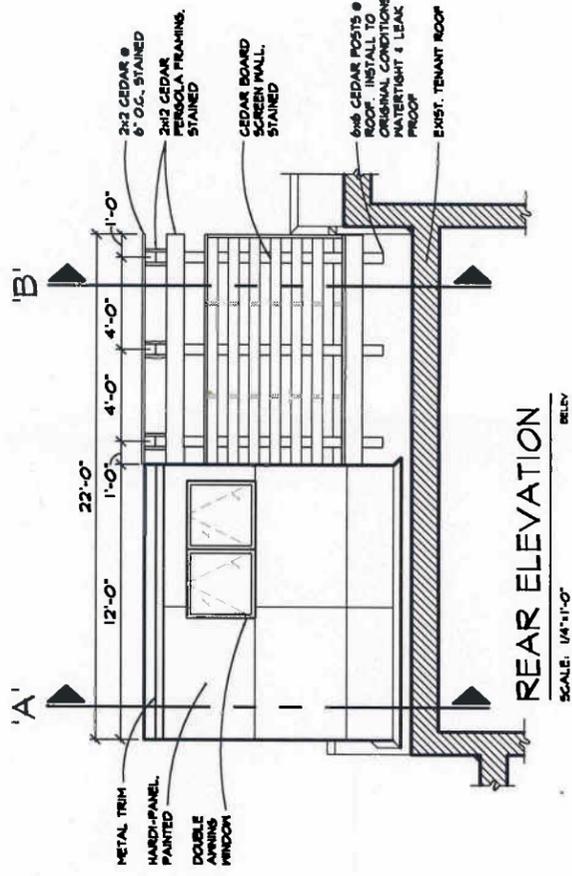
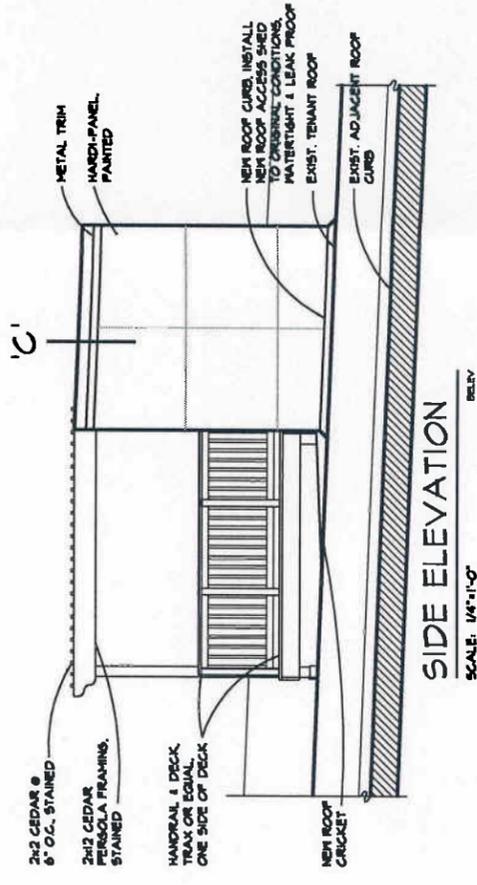
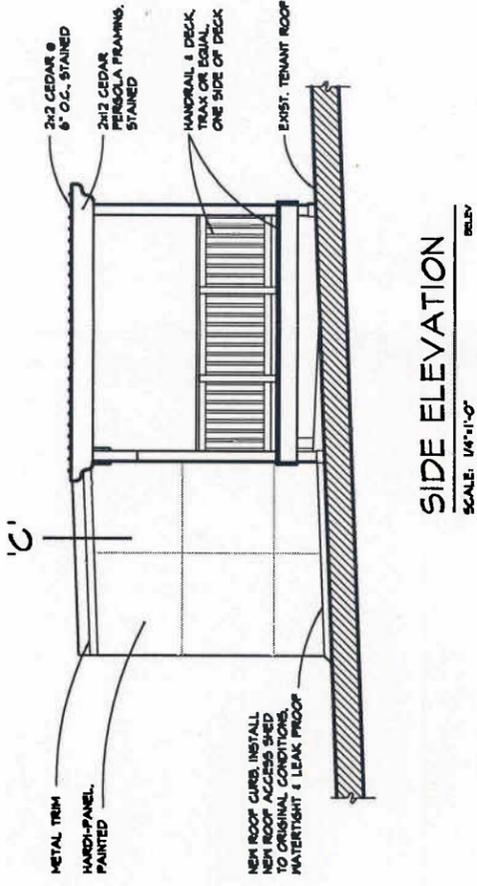
J BRADLEY MOORE & ASSOCIATES
4844 Jackson Road, #150 Ann Arbor, MI 48103 (734) 930-1500

Narayan Loft Residence
115 West Liberty
Condo Build-out
Roof Plan

revisions

Job 211280

drawn by
date 09.16.11
shl
A12



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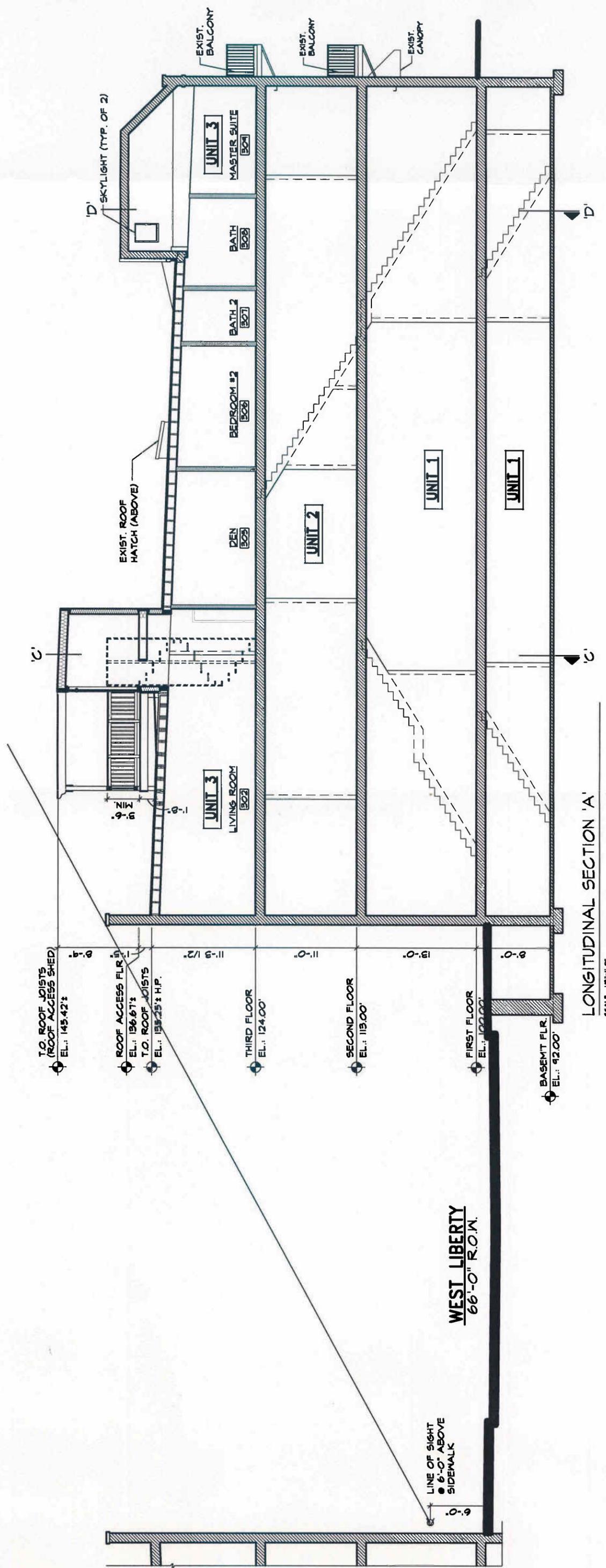
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Narayan Loft Residence
115 West Liberty
Condo Build-out
Roof Access Elevations

revisions

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drawn kwk
date 04.16.11
shl
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LONGITUDINAL SECTION 'A'
SCALE: 1/8"=1'-0"



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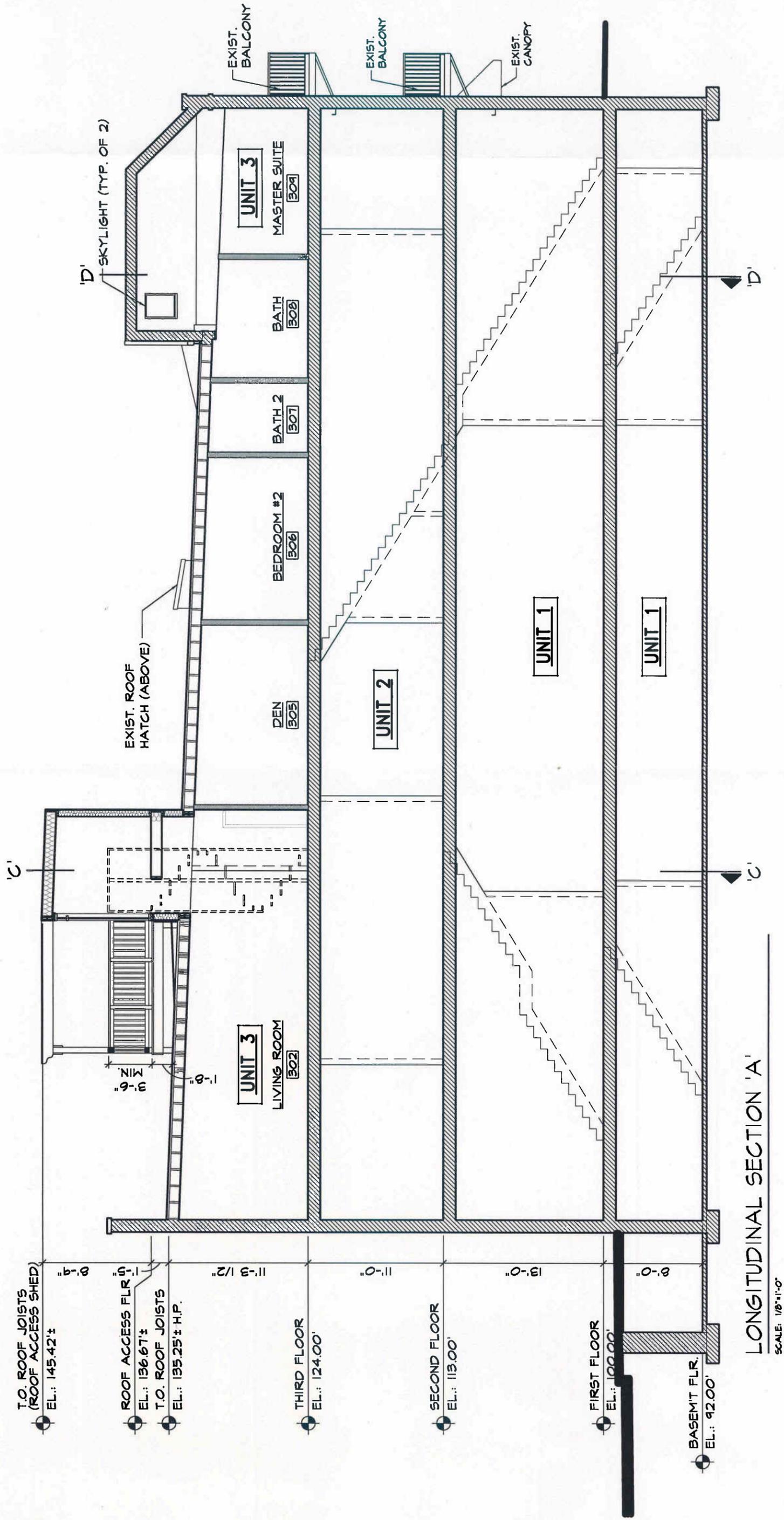
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Narayan Loft Residence
115 West Liberty
Condo Build-out
O. A. Building Section

revisions

Job 211280

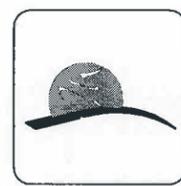
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LONGITUDINAL SECTION 'A'

SCALE: 1/8"=1'-0"

- T.O. ROOF JOISTS (ROOF ACCESS SHED) EL.: 145.42'
- ROOF ACCESS FLR EL.: 136.67'
- T.O. ROOF JOISTS EL.: 135.25' H.P.
- THIRD FLOOR EL.: 124.00'
- SECOND FLOOR EL.: 113.00'
- FIRST FLOOR EL.: 100.00'
- BASEM'T FLR. EL.: 92.00'



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Narayan Loft Residence
 115 West Liberty
 Condo Build-out
 Building Sections

revisions

Job 211280

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 date 09.16.11
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