

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 121-123 East Liberty Street, and 220 South Fourth Avenue,
Application Number HDC 13-132

DISTRICT: Main Street Historic District

REPORT DATE: August 8, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 12 for the Thursday, August 15, 2013 HDC meeting

	OWNER	APPLICANT
Name:	Liberty, LLC	J. Bradley Moore & Associates
Address:	5700 Jackson Rd Ann Arbor, MI 48103	4844 Jackson Rd Ann Arbor, MI 48103
Phone:	(734) 929-9025	(734) 930-1500

BACKGROUND: The non-contributing building located at 121-123 East Liberty and 220 South Fourth Avenue was built as two storefronts on East Liberty in 1897 or earlier. The 220 South Fourth storefront was carved out of the rear of 123 East Liberty. The 1901 City Directory lists Gilbert W Snow as the occupant of 121 E Liberty. In 1912, the City Directory lists the store as a machine shop. William E Pardon is listed as the occupant of 123 E Liberty, who also ran a grocery store in the same location. By 1915, the store was the location of a clothing store run by Fred W Gross. Originally a two-story (121) and a three-story (123) building, a fire in the 1950s damaged both. The upper floors were removed, creating a one-story building, and the building was refaced with enameled steel panel siding.

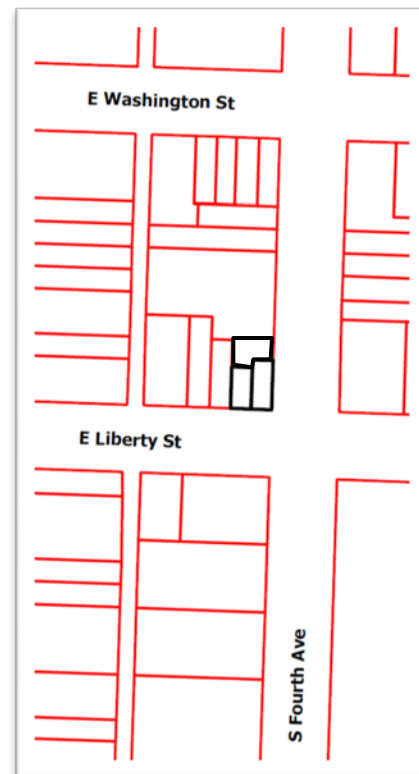
LOCATION: The site is located on the north side of East Liberty Street at the corner of South Fourth Avenue.

APPLICATION: The applicant seeks HDC approval to construct three new floors above the existing one-story building, creating six new residential units.

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.



- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (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):

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Storefronts

Recommended: 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 be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended: Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

New Additions

Recommended: 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.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Setting

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

From the Ann Arbor Historic District Design Guidelines:

New Construction in Historic Districts

Rather than imitating older buildings, a new design should relate to the fundamental characteristics of the historic district while also conveying contemporary stylistic trends.

Building Massing for New Construction in Downtown Historic Districts

Building massing should fit with existing historic patterns. Existing historic patterns and traditions in building massing include varied heights, articulated masses, visually interesting skylines and pedestrian-scaled street fronts. Building massing should continue to provide a variety of pedestrian-friendly scales and visually appealing masses. Buildings should not be immense in scale or greatly contrast with the existing scale on the block or in the surrounding historic district.

Design Guidelines for Additions

Appropriate: When required, designing additional stories that are set back from the front and side wall planes and are as inconspicuous as possible when viewed from the street.

Locating a rooftop addition to be inconspicuous when viewed from the street.

Design Guidelines for Storefronts

Appropriate: Repairing storefronts as needed, which may include replacing parts that are deteriorated beyond repair or that are missing with matching or compatible substitute materials. Missing parts must be appropriately documented.

Replacing in-kind an entire storefront that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work.

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.

STAFF FINDINGS:

1. The existing building is non-contributing, and photo documentation of its predecessor has not been found. Its streetwall and general first-floor fenestration pattern will be

retained, thus preserving the established pedestrian experience at this corner. A second, third, and partial fourth floor are proposed to be added on top of the existing building, though the exterior of the first floor will be completely re-done. There may or may not be historic materials underneath the enameled steel panels, and those materials are not proposed to be restored, which is acceptable for a non-contributing structure.

2. The building's proposed three stories are in keeping with the original structure at 123 E Liberty, and adds a floor to what was originally at 121 E Liberty. The fourth floor is roughly half the area of the underlying floors, and set into the rear corner of the building. The steel-clad fourth floor is set back 9'9" from the South Fourth Avenue façade, and 28'6" from East Liberty. There are shade pergolas on the terrace off the fourth floor that are about 16' from the East Liberty façade. A 48" parapet wall along the two street elevations eliminates the need for a railing around the roof, and hides the fourth floor completely from across East Liberty. The top few feet of the fourth floor's parapet will be visible from across South Fourth Avenue.
3. The brick veneer, fenestration pattern and style, and simple cornice are all compatible with the surrounding historic district. The storefronts and doors are anodized aluminum and the presence of a sign band at a height that is similar to adjacent buildings is appropriate, as are the shallow fixed metal canopies over the first floor and some of the third floor windows.
4. Staff believes the design, materials, and massing are compatible with the surrounding historic district, and will be complimentary to it. The storefront design is simple and appropriate. The fourth floor is taller than the adjacent structures on East Liberty, but still inconspicuous and it does not detract from contributing resources. The proposed building relates to the fundamental characteristics of the Main Street Historic District without being overwhelming, and meets the Secretary of the Interior's Standards

POSSIBLE MOTIONS: (Note that the motions are 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 121-123 E Liberty Street and 220 S Fourth Ave, a non-contributing property in the Main Street Historic District, to construct three new floors above the existing one-story building, creating six new residential units. 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 *Ann Arbor Historic District Design Guidelines* for additions and storefronts, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 6, 9 and 10 and the guidelines for storefronts and new additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 121-123 E Liberty Street and 220 N Fourth 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, photos.

1947 Aerial Photo



121-123 East Liberty (2007)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall First Floor 301 E. Huron St. Ann Arbor, MI 48104-6120
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>121-123 E. LIBERTY</u>
Historic District: <u>MAIN ST</u>
Name of Property Owner (If different than the applicant): <u>LIBERTY, LLC - STONE ANGERMAN, MANAGING MEMBERS</u>
Address of Property Owner: <u>5700 JACKSON RD, ANN ARBOR MI 48103</u>
Daytime Phone and E-mail of Property Owner: <u>734 929 9025</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>7/25/13</u>
Section 2: Applicant Information
Name of Applicant: <u>J. BRADLEY MOORE + ASSOC</u>
Address of Applicant: <u>4944 JACKSON RD #150 A2, MI 48103</u>
Daytime Phone: <u>(734) 930 1500</u> Fax: <u>(734) 994 1500</u>
E-mail: <u>BRAD@JBRADLEYMOORE.COM</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>7/20/13</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input checked="" 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. 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 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:



MEMORANDUM

Date: July 22, 2013

To: City of Ann Arbor Historic District Commission

From: J. Bradley Moore, AIA

Project: 121-123 E Liberty St. - Running Fit Building Project

Re: Supplement to HDC application

Section 5: Description of Proposed Changes

1. Provide a Brief Summary of Proposed Changes:

The existing buildings at 121, and 123 E liberty as well as 220S 4th Ave. are what remain of a previously three story building at the North-West corner of East Liberty and South 4th Ave. The building suffered a fire in the upper levels in the mid to late 1950's and the owner at that time elected to scrape off the two damaged upper floors and roof over the second floor joists creating a one story building (the stairs to the old second floor are still there just dry-walled over). At the same time the owner of the building refaced the remaining single story building in enameled steel panel siding. The current owners wish to rebuild the missing two upper floors and add an additional limited area fourth level. The uses of the upper floors would be residential - 3 units above 121 -123 East liberty and 3 units above 220 S. 4th Ave. for a total of 6 dwelling units.

2. Provide a Description of Existing Conditions:

Currently there exists a single story (with basement) retail building with enameled steel panel siding and aluminum framed store-front which is a remnant of a previous 3 story building that occupied the North-West corner of East Liberty Street and South 4th Avenue.

3. What are The Reasons For The proposed Changes?

For approximately 55 years the buildings located at 121, & 123 E liberty and 218 S 4th Ave. have been an anomaly in the down-town and the Main Street Historic District which is dominated by two and three story buildings which traditionally had first floor retail uses with offices and residences above. The current owners have recently completed the purchase of all the contiguous properties and wish to restore the traditional configuration and uses at a time when there is a resurgent demand for downtown residential uses.

4. Attach Additional Information That Will Further Explain or Clarify the Proposal:

Please see the attached site plan, floor plans, elevation drawings, perspectives, etc.

5. Attached Photographs of The Existing Property

Please see those attached with the submission.

Running Fit Addition Photos

Existing Conditions



Looking NW from the SE corner of the intersection of E. Liberty and 4th Ave. at the single story remains of the three buildings collectively now known as the Running Fit building (the old Montgomery Ward store building to the right of the Running Fit building).



The original stairs to the former second and third floors still exist within the remaining single story Running Fit Building.

Historic:



Looking west along East Liberty Street toward South 4th Ave., circa 1925 - three story building on the NW corner of the Liberty and 4th Ave intersection (now the site of the Running Fit building) clearly visible ("pretzel Bell" building visible on the SW corner of the same intersection).

Running Fit Addition

New Exterior Material Descriptions:

Roof:

Parapet coping - dark brown bent metal on main building parapet with medium sand color bent metal on penthouse parapet

Membrane - white EPDM or Vinyl mechanically adhered

Patios - pedestal mounted prefabricated, tinted concrete patio tiles

Vegetation - "extensive" modular tray system equal to Green Grid

Walls:

Street wall - Brick Veneer over wood framing with accent color courses and decorative masonry and tile accents as shown

Penthouse - light grey, tightly corrugated, steel panel siding

Cornice - painted CPVC (dark burgundy brown)

Windows:

First Floor - Thermally broken dark bronze anodized aluminum store front system with clear low-e, fixed sash, thermo-pane glazing. Corner sash and canopy to have a dark cherry red Kynar 500 finish

Second Floor - Wood with dark bronze aluminum or vinyl cladding, double hung windows with fixed transoms above with clear low-e thermo-pane glazing. Corner window to be aluminum curtain wall system with a dark cherry red Kynar 500 finish with clear low-e, fixed sash, thermo-pane glazing.

Third Floor - Wood with Dark Bronze aluminum or vinyl cladding, double hung windows with fixed transoms above with clear low-e thermo-pane glazing. Corner window to be aluminum curtain wall with a dark cherry red Kynar 500 finish with clear low-e, fixed sash, thermo-pane glazing. Corner sunshade to be aluminum tube stock with a dark cherry red Kynar 500 finish

Penthouse - Thermally broken anodized aluminum and/or wood with aluminum or vinyl cladding with dark cherry red Kynar 500 finish with clear low-e thermo-pane glazing. Pergola sunshade to be white CVPC or fiberglass.

Window lintels - 8" inch brick soldier course at street wall

Window sills - 8" inch brick sill/soldier course at street wall

Canopies - 8" x 1-1/2" painted steel channel perimeter rail with painted Hardie-panel ceiling on soffit and epdm membrane roofing

Doors at first floor to be thermally broken dark bronze anodized aluminum or stained wood with clear low-e thermo-pane/insulated fixed glazing.

Penthouse Roof: 149.83'

Terrace: 134.0' 138.0'

Third Floor: 123.0'

Second Floor: 112.0'

First Floor: 100.0'



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South 4th Ave. Street Scape

Running Fit
212-213 East Liberty
Ann Arbor, MI 48103

Penthouse Roof: 149.83'

138.0'

Terrace: 134.0'

Third Floor: 123.0'

Anodized Aluminum
(Dark Cherry Red)

Second Floor: 112.0'

First Floor: 100.0'

Bent Metal Coping
(Medium Sand)

Corrugated Steel
(Light Grey)

Anodized Aluminum
(Dark Cherry Red)

Painted CPVC
(Dark Burgundy Brown)

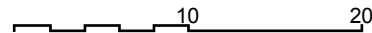
Brick Veneer

Up/Down Light

Steel Canopy
(Dark Bronze)

Anodized Aluminum
(Dark Bronze)

Public Art or Mosaic Tile



East Elevation

Running Fit

212-213 East Liberty
Ann Arbor, MI 48103



**J Bradley Moore
& Associates**

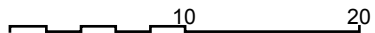
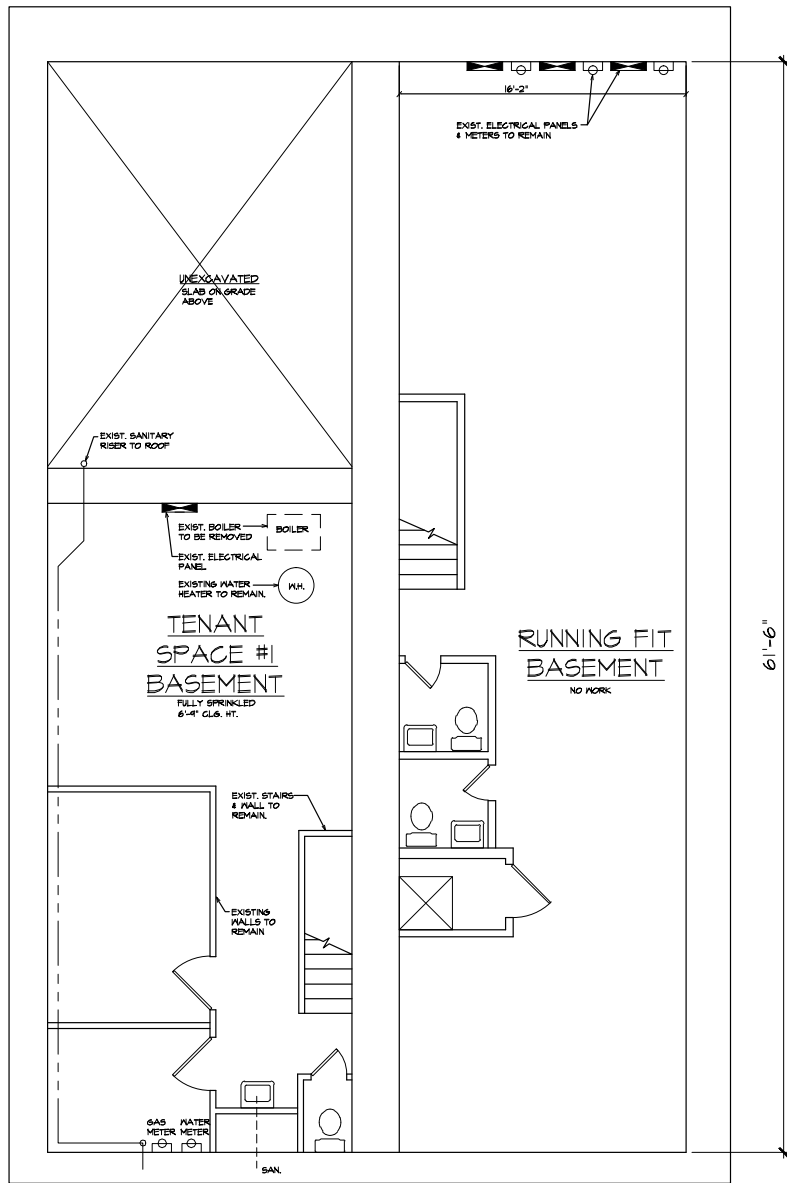
4844 Jackson Road # 150
Ann Arbor, MI 48103
(734) 930-1500



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 Liberty Street Scape

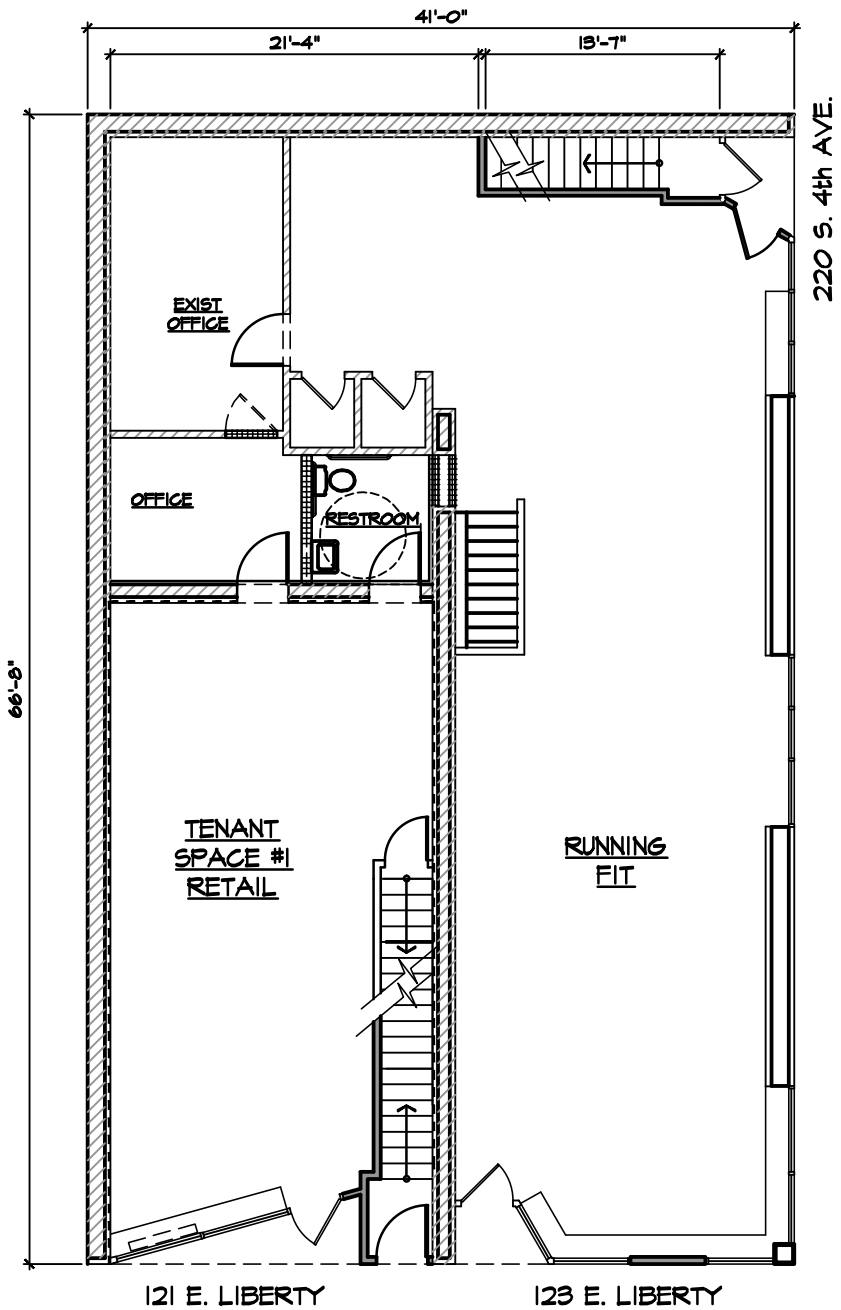


South Elevation

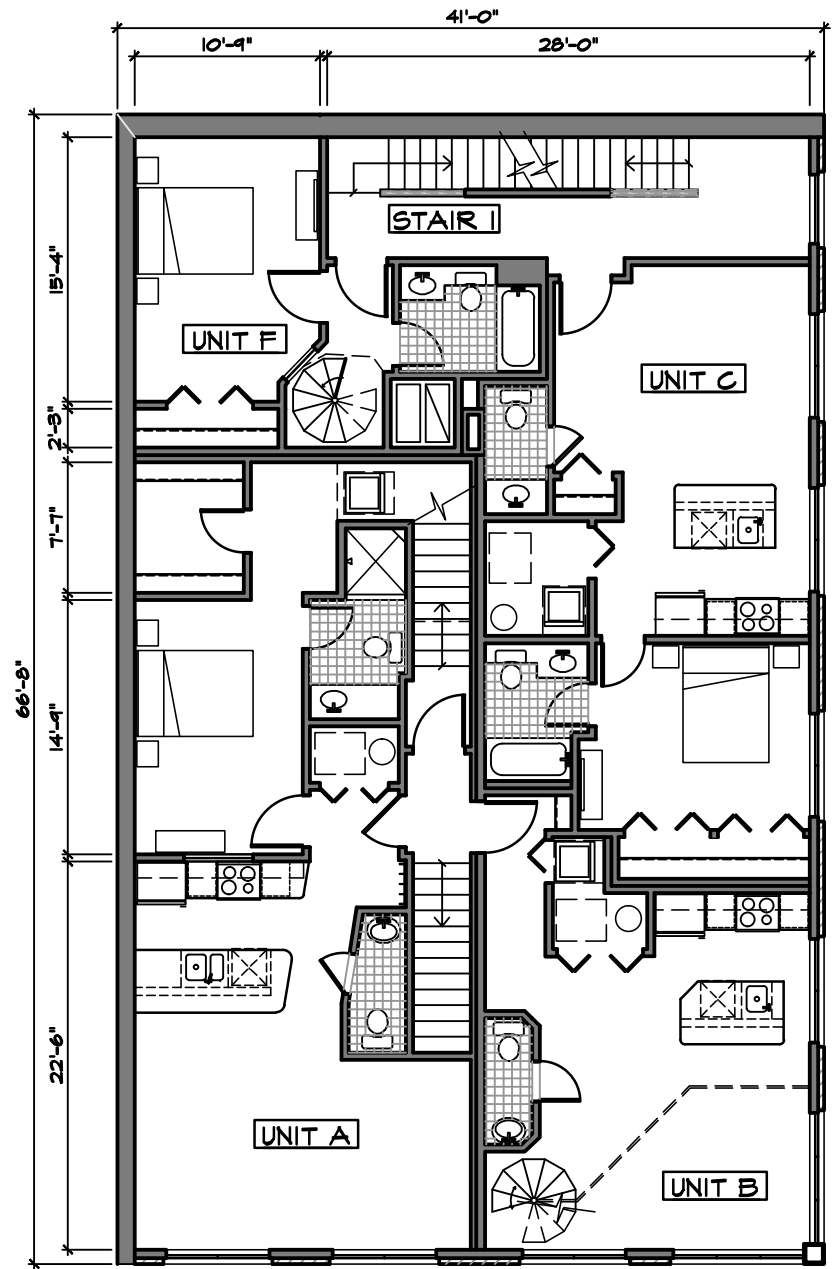


Basement Plan

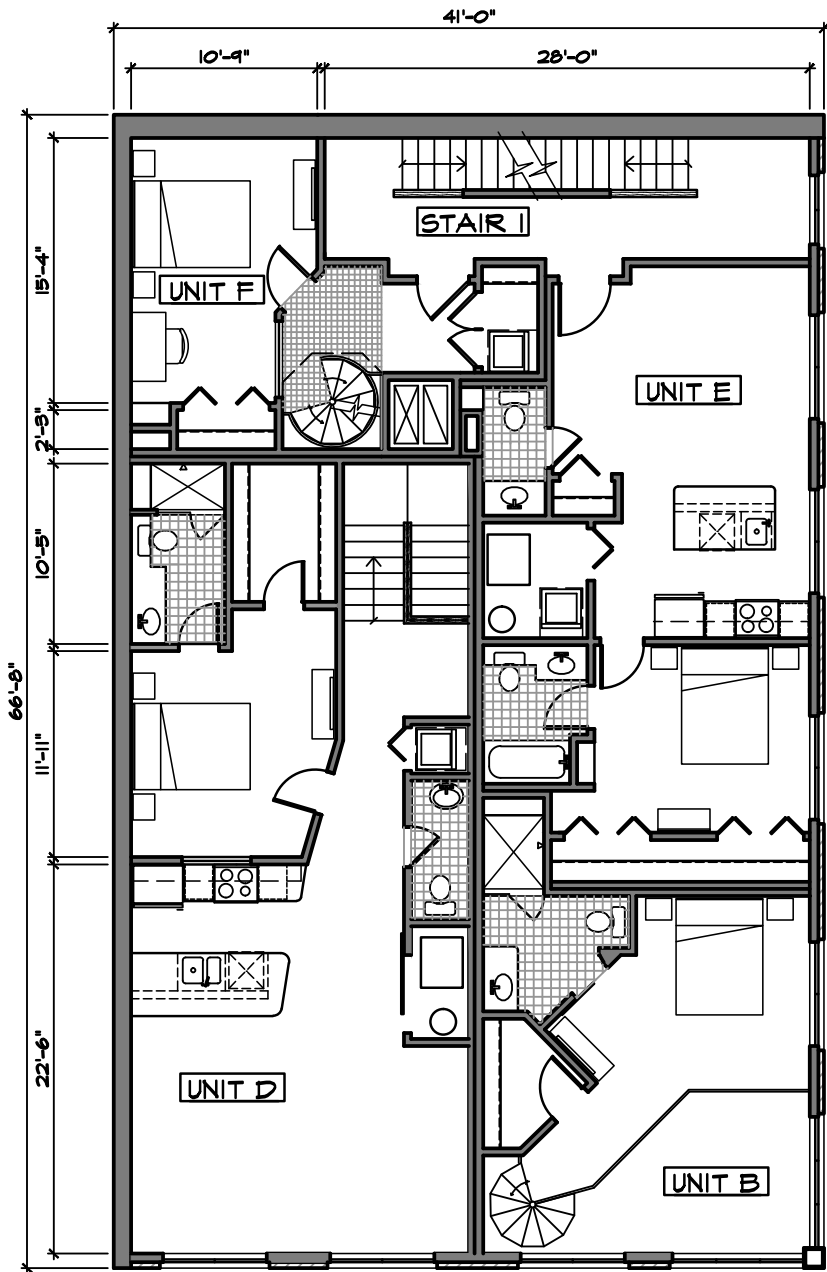
Running Fit
 212-213 East Liberty
 Ann Arbor, MI 48103



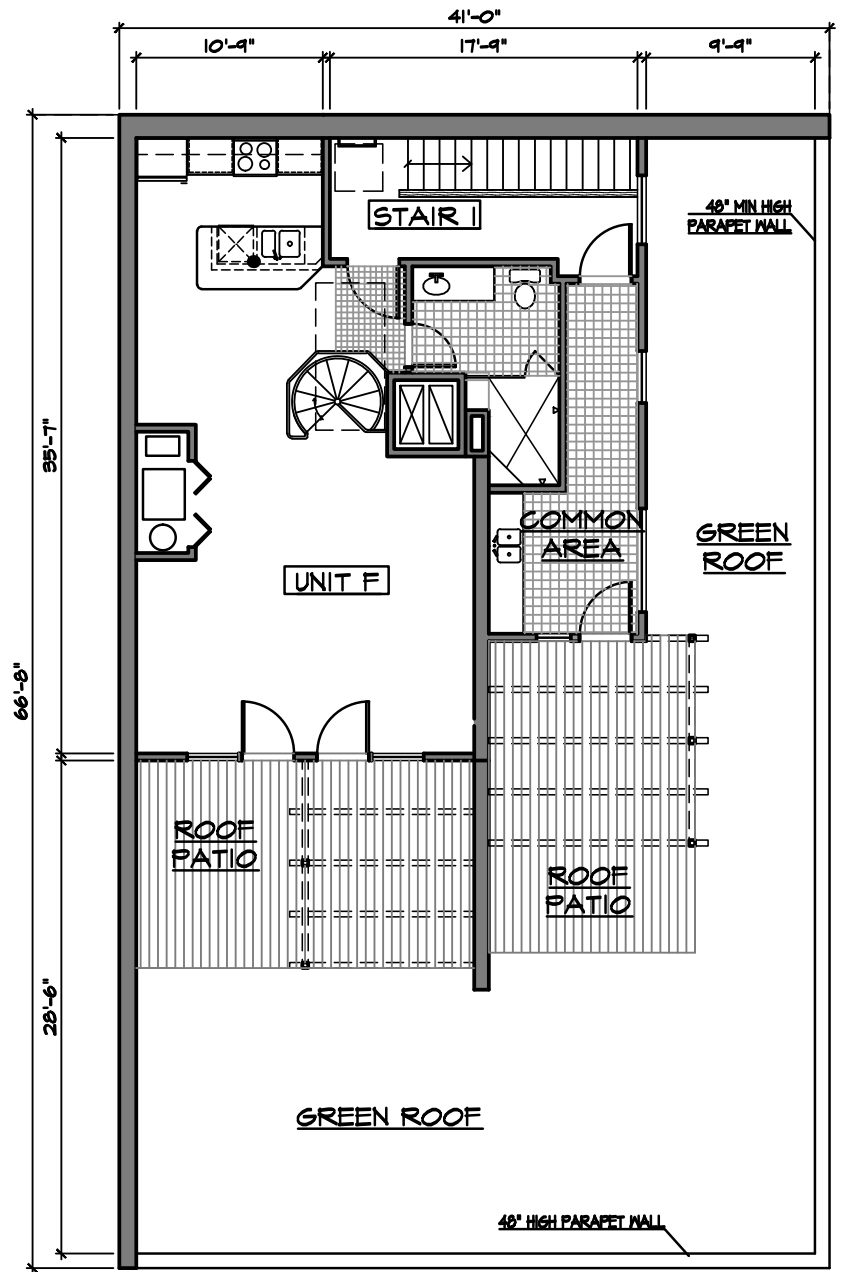
First Floor Plan



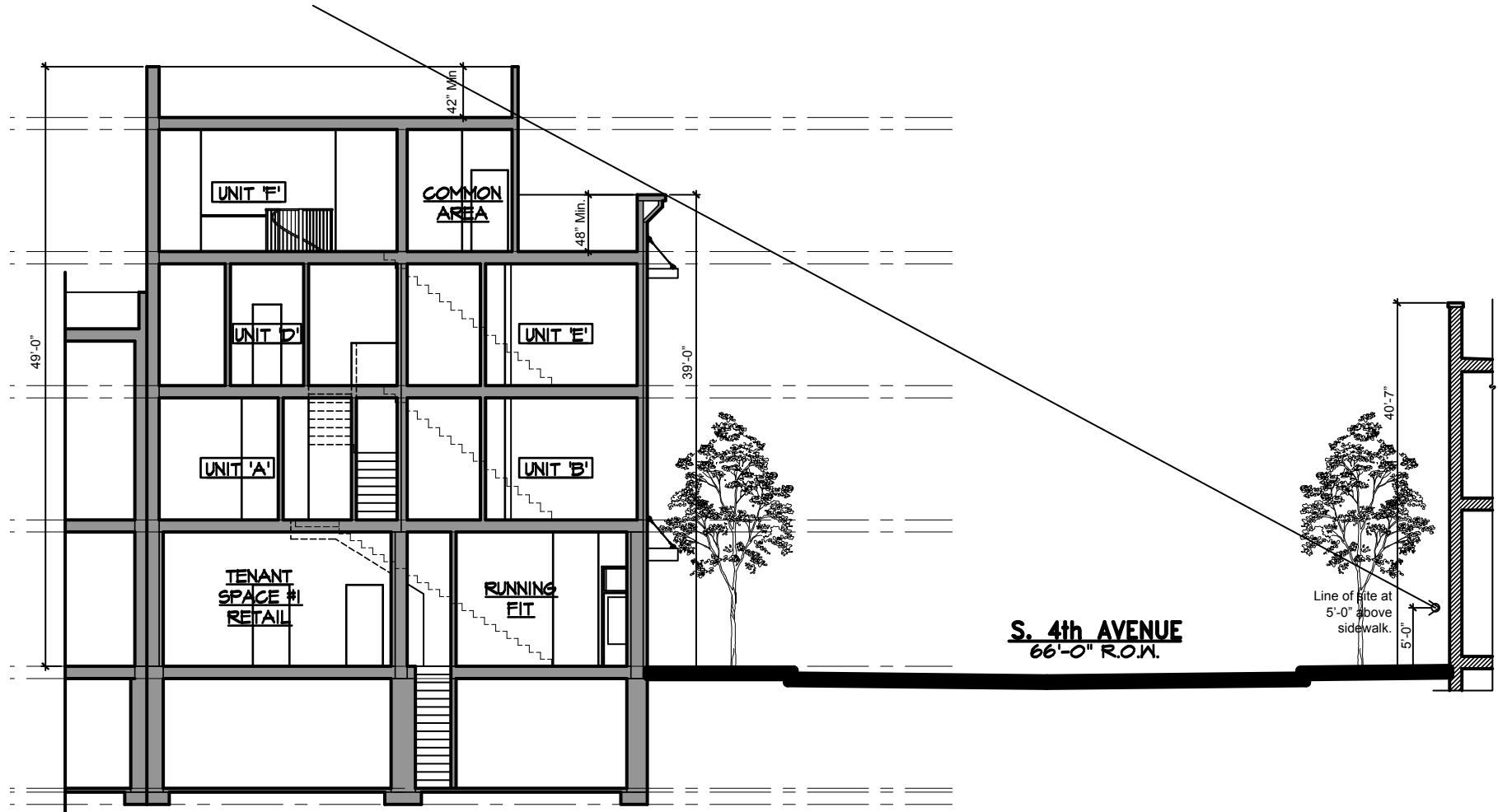
Second Floor Plan



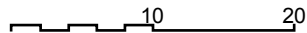
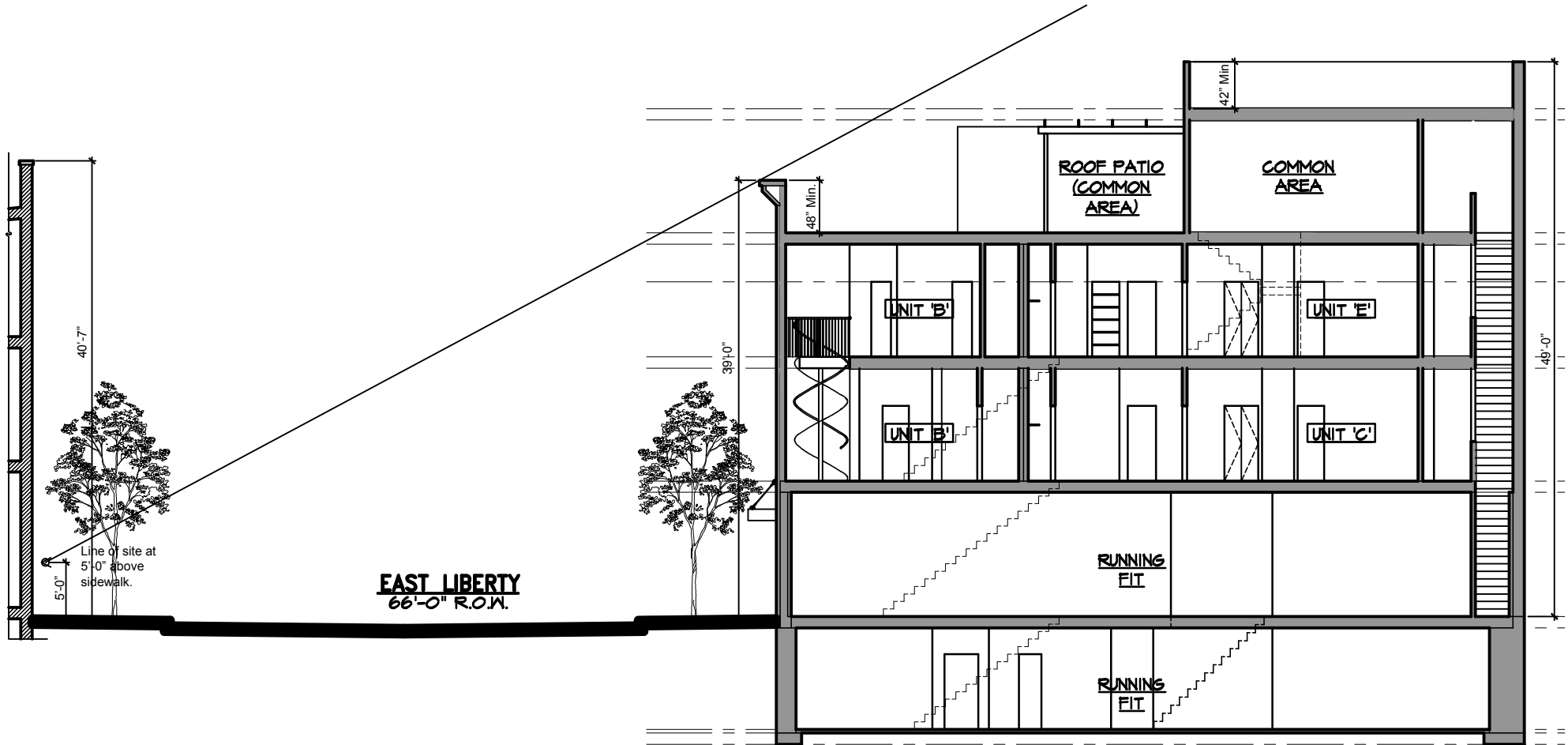
Third Floor Plan



Roof Plan



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 East/West Building Section



North/South Building Section

Running Fit
 212-213 East Liberty
 Ann Arbor, MI 48103