

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 210-216 S Fourth Avenue, Application Number HDC 13-133

DISTRICT: Main Street Historic District

REPORT DATE: September 6, 2013 for the September 12, 2013 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

	OWNER	APPLICANT
Name:	212 4 th Avenue LLC	J. Bradley Moore & Associates
Address:	7499 Middlebelt Rd West Bloomfield, MI 48322	4844 Jackson Rd Ann Arbor, MI 48103
Phone:	(734) 260-4453	(734) 930-1500

BACKGROUND and LOCATION: See August, 2013 staff report, attached to this report.

APPLICATION: The applicant seeks HDC approval to (1) reconfigure the existing façade so that it resembles the previous Montgomery Ward façade, and (2) construct three additional floors. These plans are revised from the ones presented at the August, 2013 HDC meeting.

APPLICABLE REGULATIONS: See August, 2013 staff report, attached to this report.

STAFF FINDINGS:

1. Compared to the previous application, the new drawings reduce the height of the building by four feet. They also incorporate two breaks in the wall plane and cornice on the north elevation.
2. Staff's outstanding concern from the previous application still stands -- whether the height and appearance of the building is compatible with the two-story buildings nearby, especially on this block of South Fourth Avenue. The reduction in the overall height of the building barely registers visually. The breaks in the north wall plane make the view of this elevation more manageable, but the building still looms over the two-story structures on the remainder of the block to the north. Staff does not feel that the revisions are adequate to meet the Secretary of the Interior's Standards and Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

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 210-216 S Fourth Ave, a non-contributing property in the Main Street Historic District, to reconfigure the existing façade and to construct three new floors above the existing two-story building. 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 new construction, additions and storefronts, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 3, 6, 9 and 10 and the guidelines for storefronts, setting, and new additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 210-216 S 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: Drawings.

The Montgomery Building Project



Main Street Historic District Context

The urban landscape in the Main Street Historic District includes sidewalk extensions (bump-outs) with varying sized tree planters; a well developed tree canopy over some sidewalks and young, immature trees over others; and outdoor dining spaces at sidewalk and a few rooftop levels. First floor facades are more transparent with clear, large display windows, allowing inside first floor retail activities to be visible from, and contribute to, the district's active street life.

The Main Street Historic District includes some of the city's tallest buildings including Washington Square, Key Bank Building and First National bank buildings.

While many of the existing buildings date from the late 1800's or early 1900's it is a district with diverse architectural styles as well as heights.

The cumulative character can be described as a busy and vibrant urban setting that encourages and accommodates a diverse range of downtown activities. While food service establishments tend to be the most numerous activity at street/grade level, many other retail shops and business thrive in the area. Upper stories tend to be residential and office uses.

To quote the Ann Arbor Historic District Design Guidelines, ***"Building scale is highly varied in the Main Street Historic District."***

This is no more true than in the area immediately around the site of the proposed project at 210-216 S 4th Avenue.



The Montgomery Building Project

Main Street Historic District Area Context Photos

The two tallest buildings in the district are within half a block from the site.

The Washington Square Building, at approximately 88 feet is practically across the street.

The First National Bank Building, at approximately 120 feet in height, is also less than a block away.



The Washington Street Parking structure, at a height of approx. 85 feet at the stair tower, although not in the historic district, is adjacent to it and only half a block from the proposed project (Court House square bldg adjacent beyond).

The Washington Square building (at 7 stories and approx. 88feet tall) adjoins two story buildings both across the street on 4th Ave....

... and on Washington Street.

These tall buildings contribute significantly to the overall context of the project location.



The Montgomery Building Project



Elements of Appropriate Design

The Montgomery Building Project proposes to extensively remodel and expand a building that was mostly destroyed by fire in 1960 and then rebuilt the following year. The existing 2 story facade will be recrafted with a nod to previous uses of the location and additional upper floors are proposed to be added to this mid-block building. The proposal for the site, while reusing the current building's existing structural and vertical circulation systems, is more than anything, new construction in the existing historic district.

The Historic District Design Guidelines state that "New construction in historic commercial settings should reinforce the traditional character of the block and historic district while supporting the continued economic vitality of older areas of the city." The Montgomery Building project is conceived precisely to do this.

The design of the proposed redevelopment of 210-216 S. 4th Ave. responds affirmatively to both the Historic District Design Guidelines and the Downtown Ann Arbor Design Guidelines. The traditional 2 story street-wall is maintained. The street-wall facade continues traditional fenestration patterns, sizes, locations and pedestrian scale/rhythms. The exterior materials will be masonry as is common in the district. The prevailing setback and alignment at the street-wall respects that of surrounding historic properties and the historic district at large to support a cohesive pedestrian experience and maintains the character of the district.

Upper floors are stepped back from the street-wall to reduce the apparent building massing. The five story building height is less than other historic and modern buildings in the immediate area of the proposed project which are between 7 and 10 stories tall. The proposal maintains the tradition of varying

building heights within the Main Street Historic District.

The increase in building mass, due to its location mid block and due to its stepped-back design, does not overpower the street, pedestrian experience on the sidewalk, or other buildings within the district. The proposed new building mass will not be visible from Main Street and be only minimally visible from most of E. Liberty and E. Washington streets. Where more of the building mass will be visible, due to long diagonal vistas, it will be seen in context with some of the tallest buildings within, or adjacent to, the district and therefore it will not seem out of place or inappropriate. Furthermore the new building mass (above the adjacent buildings within the district) has been broken up with building wall plane offsets as well as changes in color and materials to further reduce its impact.

This proposed new project will increase the number of residents living downtown in modest accommodations. It will enhance the pedestrian experience at the street level and enliven 4th Avenue. It demonstrates that additional floor area can be accommodated downtown in historic areas. It will increase the economic vitality of the downtown while reinforcing and respecting the traditional character of the Main Street Historic district.

The Montgomery Building Project

Front Elevation



Street view looking NNW along 4th Ave.



View looking NNW from intersection of E Liberty & Washington



View from across 4th Ave. - pedestrian scale street-wall is maintained

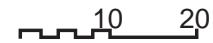


View from south side of East Liberty looking north - not much of the new building mass is visible



View from north side of Washington looking south - not much of the new building mass is visible





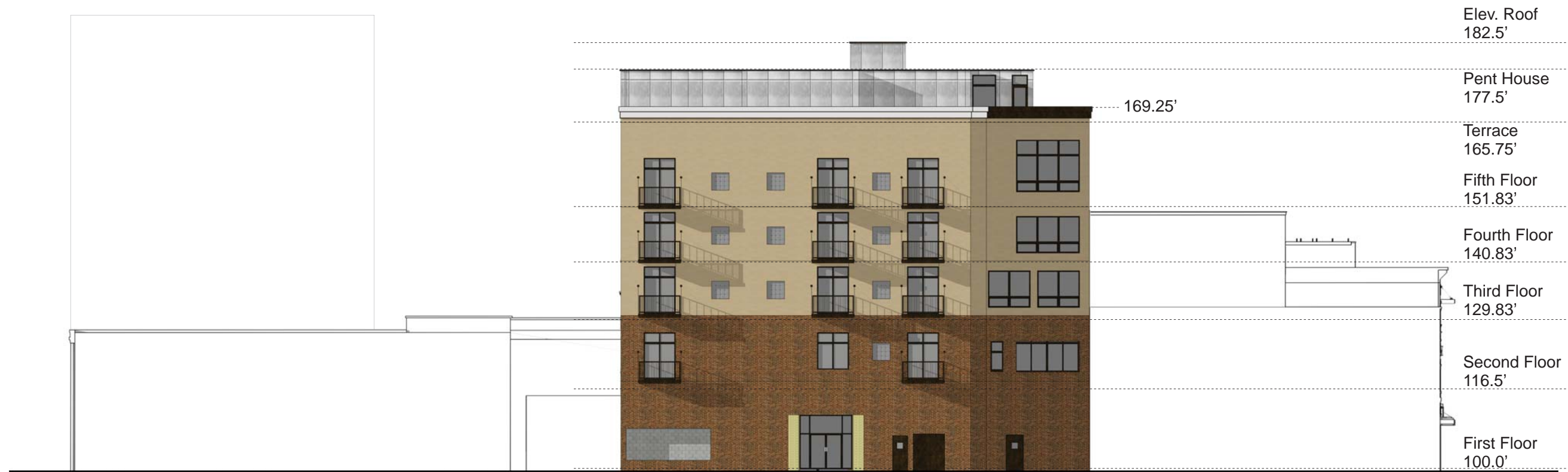
Fourth Ave. Street Scape

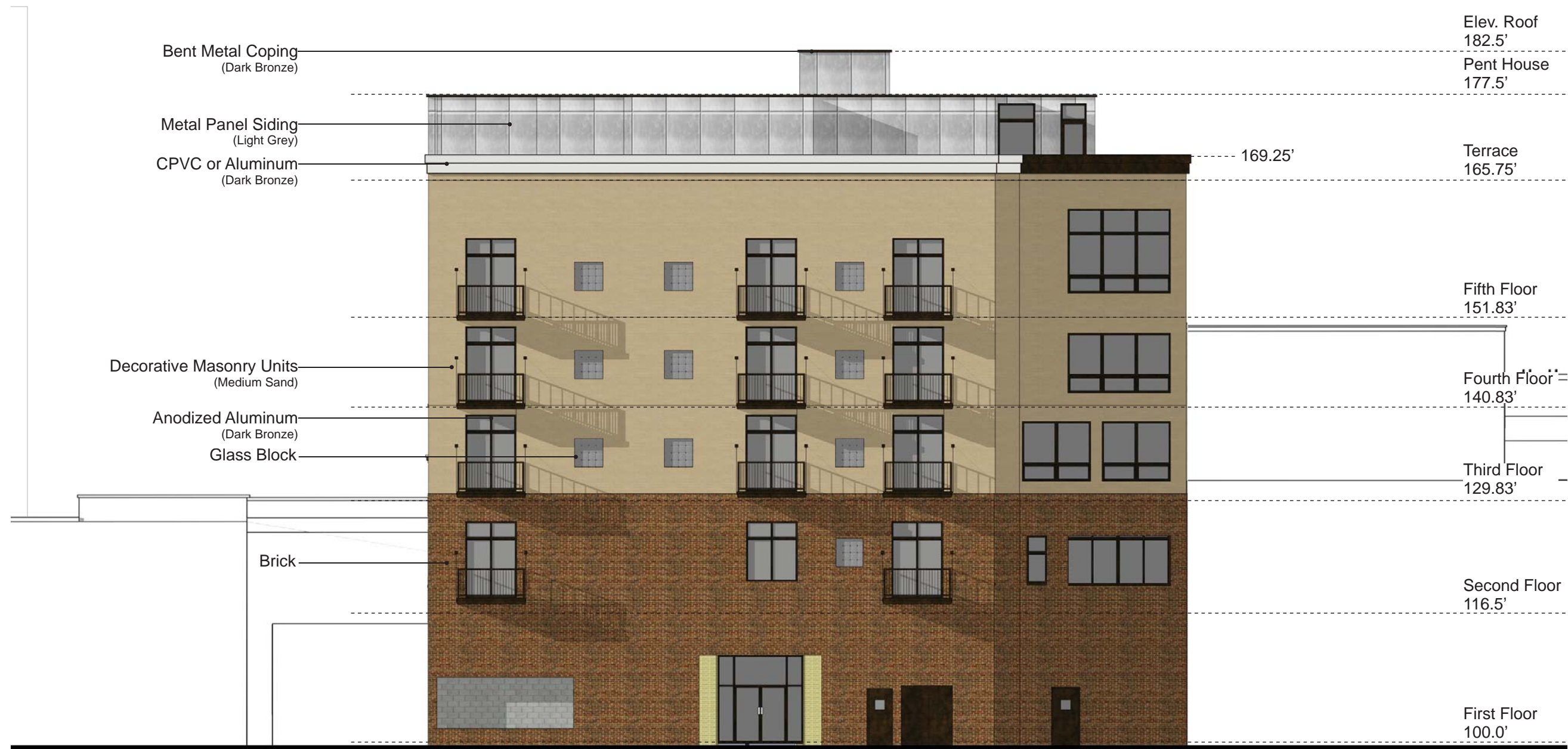
Montgomery Building
 210-216 South Fourth Avenue
 Ann Arbor, MI 48103



10 20
East Elevation

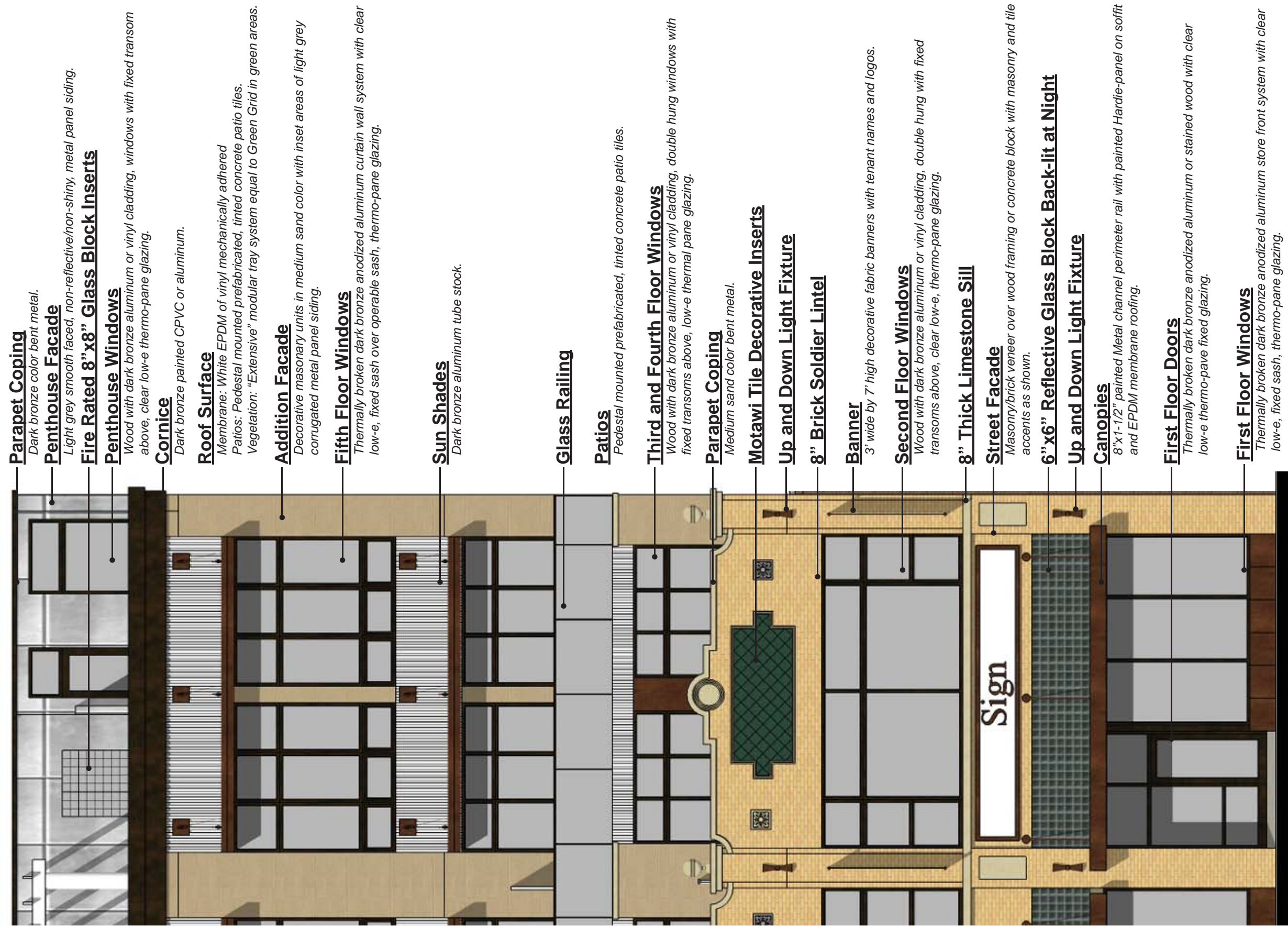
Montgomery Building
 210-216 South Fourth Avenue
 Ann Arbor, MI 48103

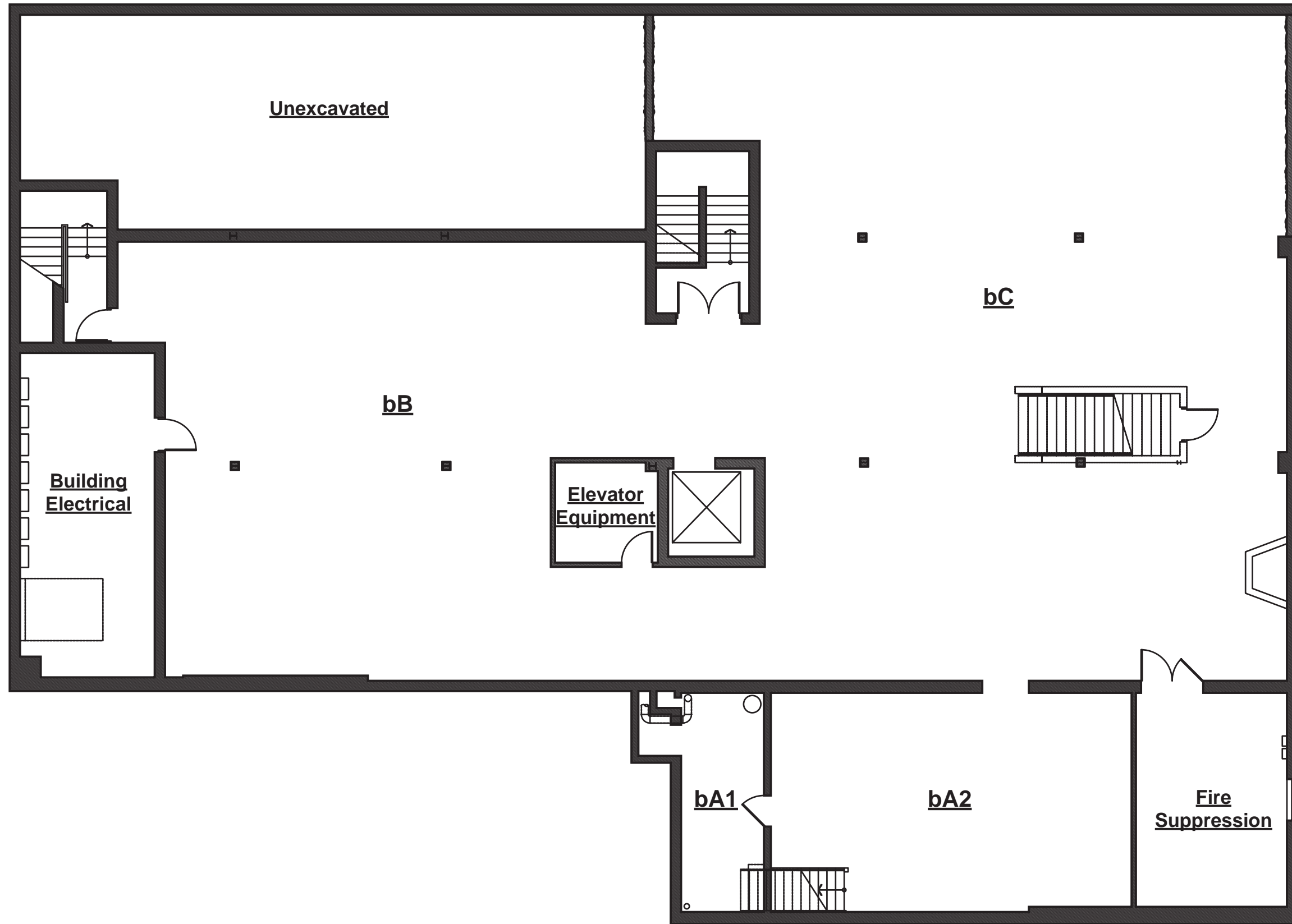


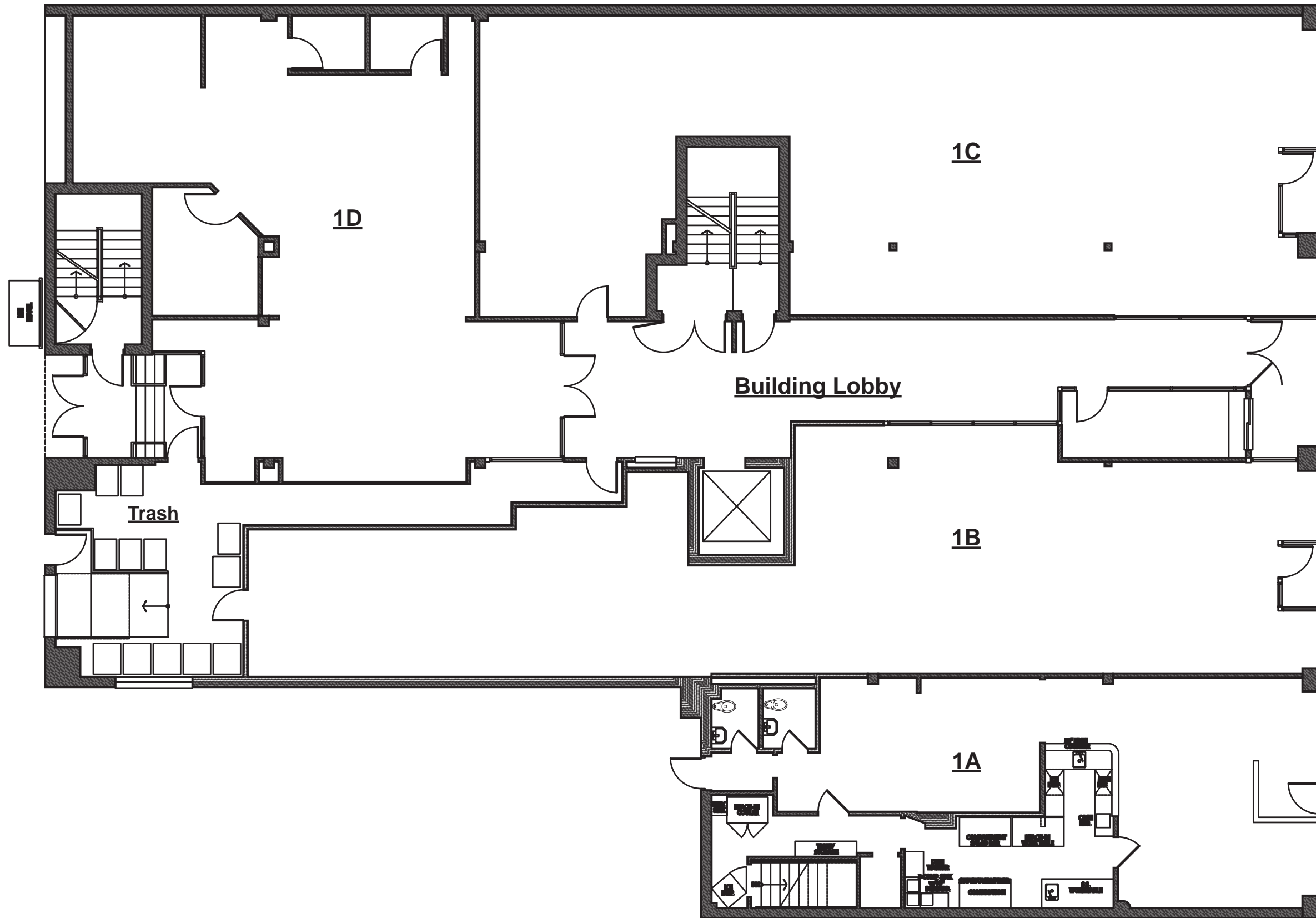


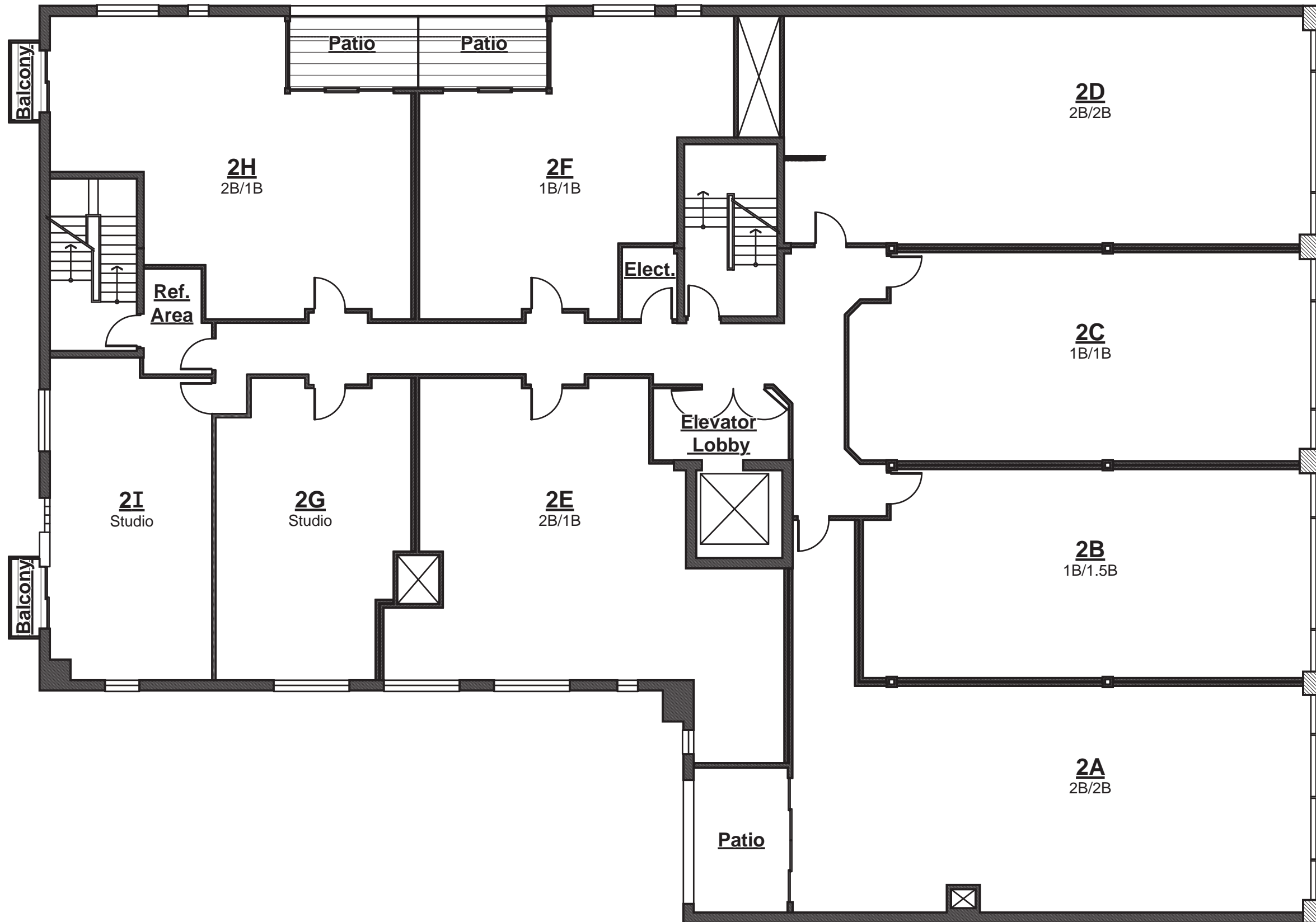


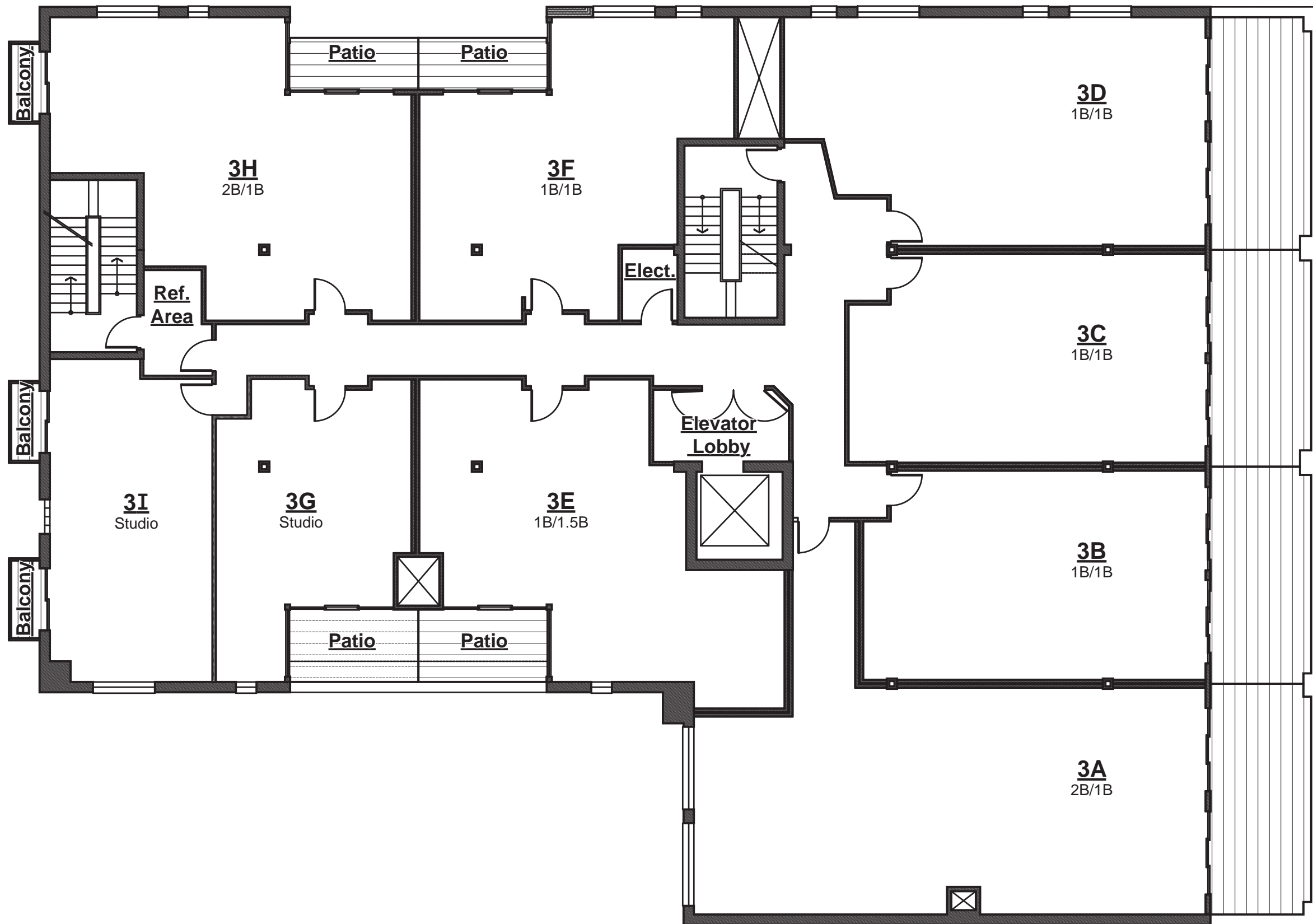


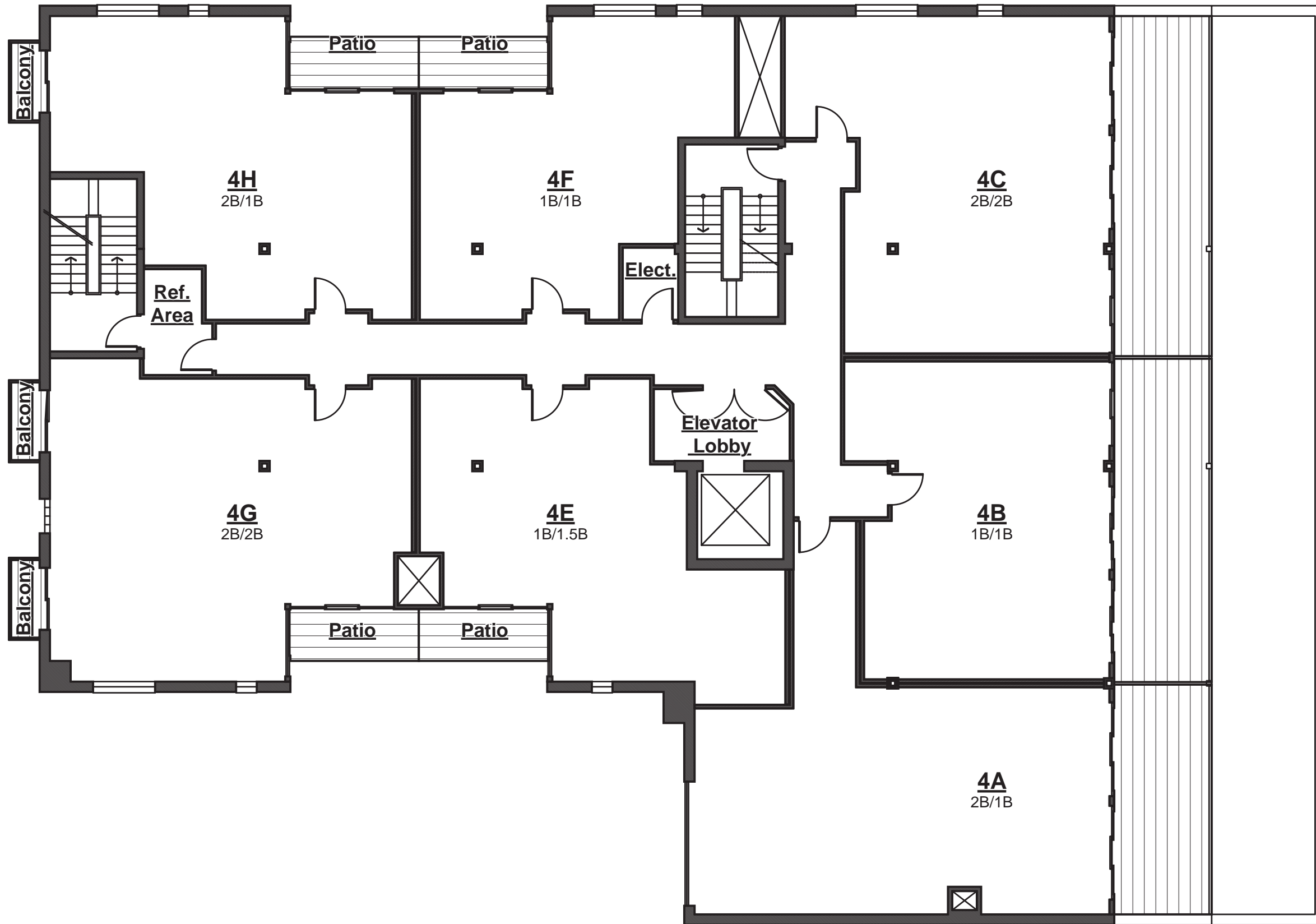




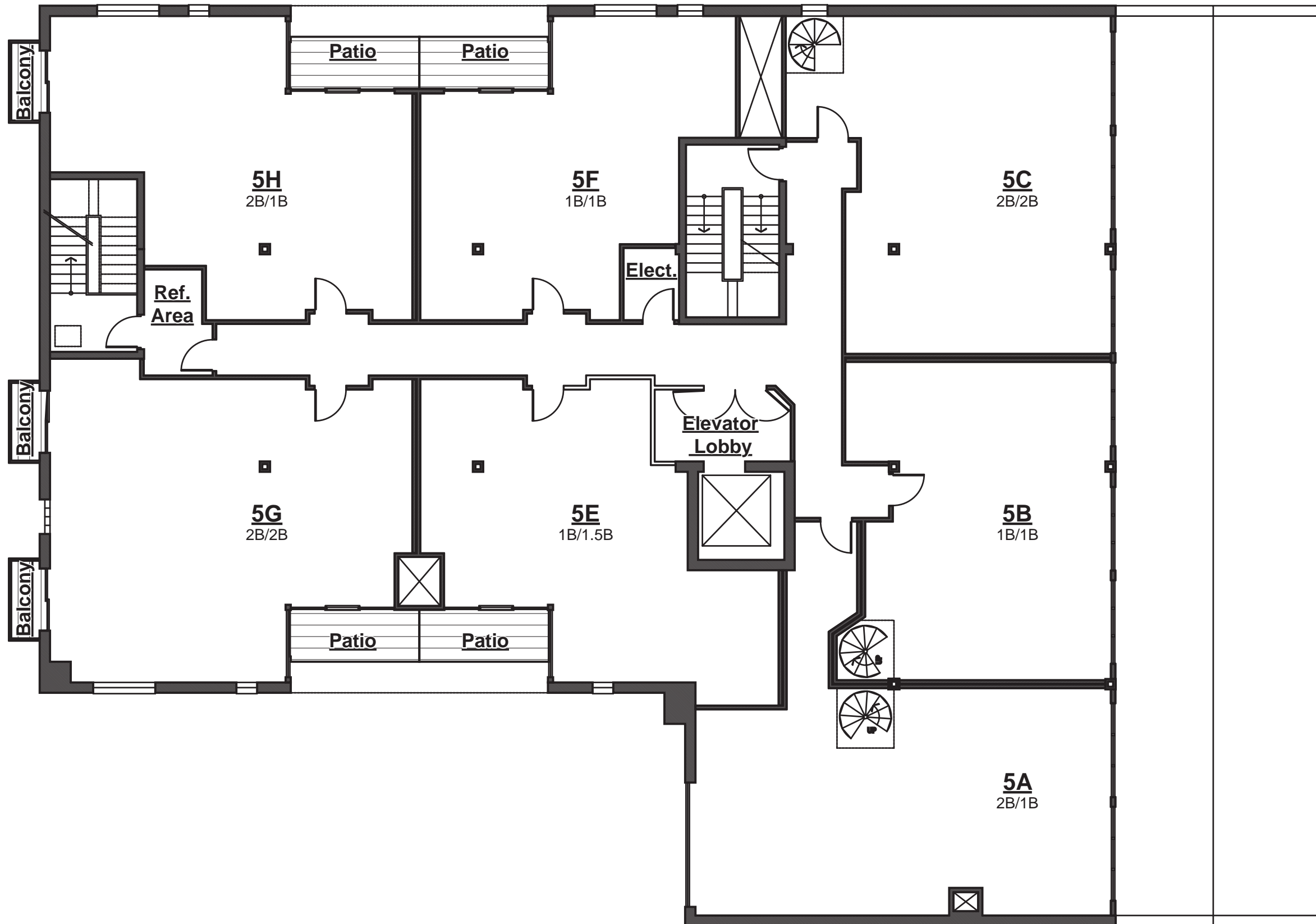








10 20
Fourth Floor Plan
 Montgomery Building
 210-216 South Fourth Avenue
 Ann Arbor, MI 48103





10 20

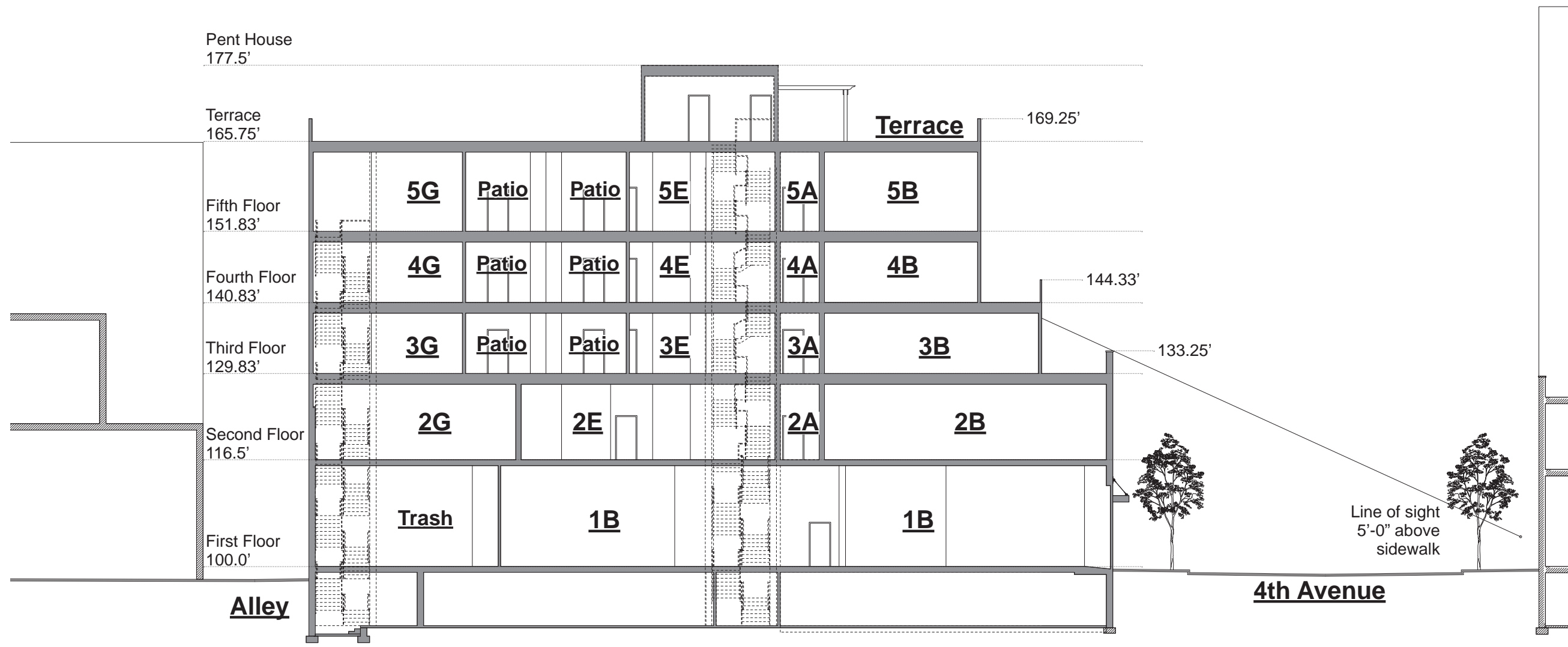
Roof Floor Plan

Montgomery Building

210-216 South Fourth Avenue
Ann Arbor, MI 48103

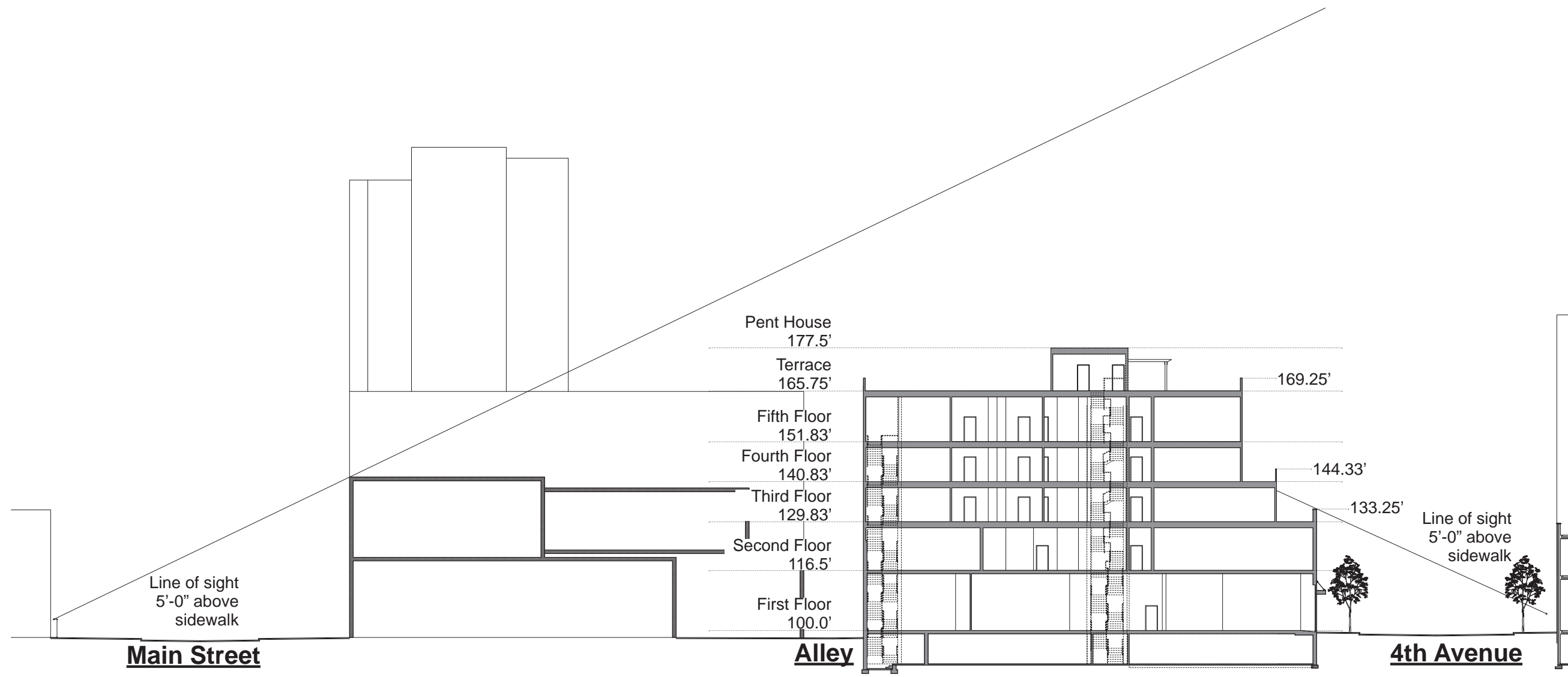


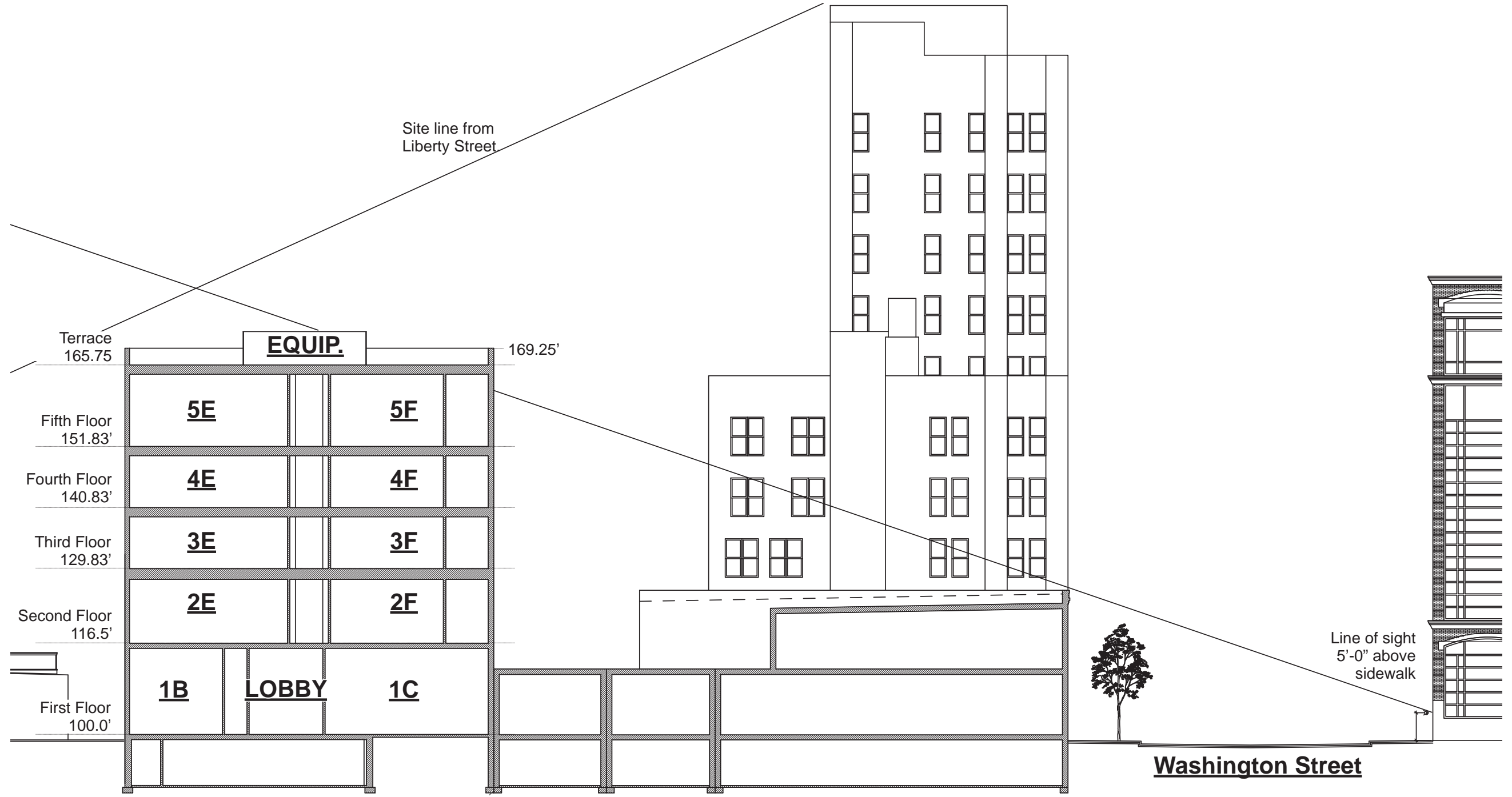
J Bradley Moore
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4844 Jackson Road #150
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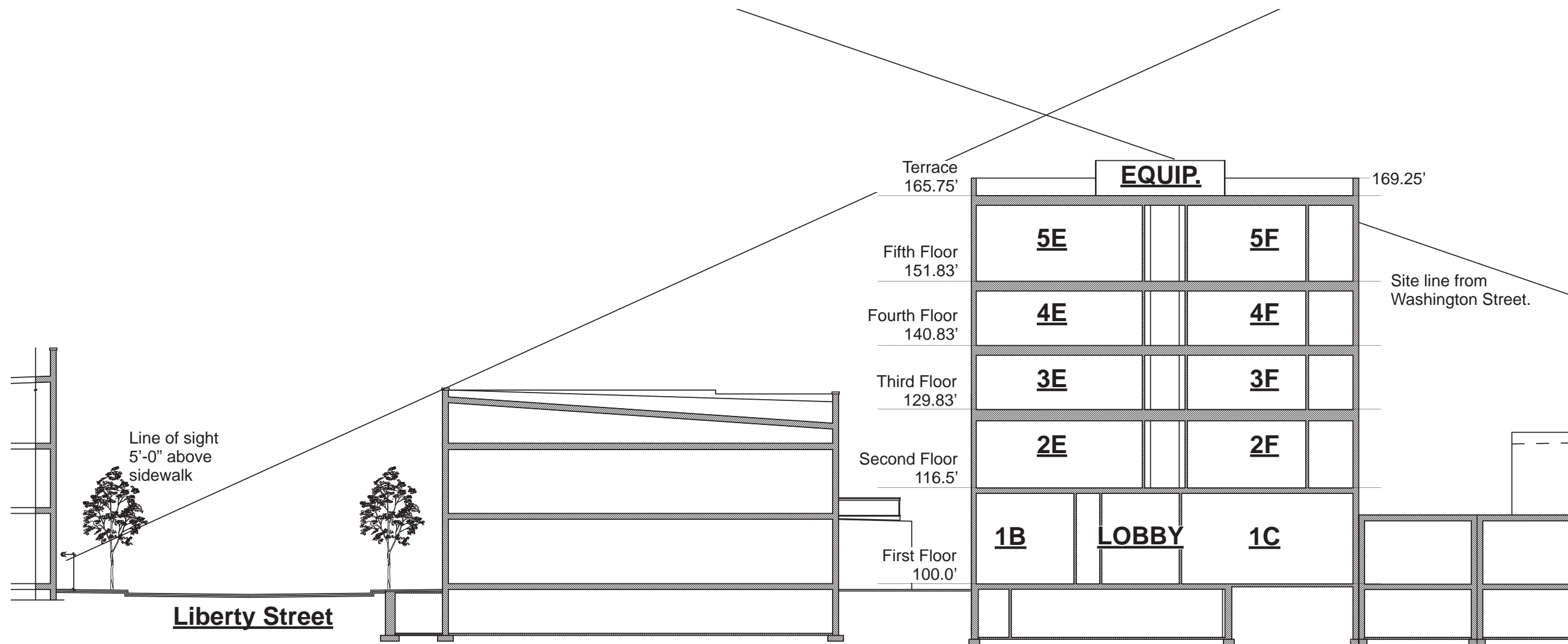


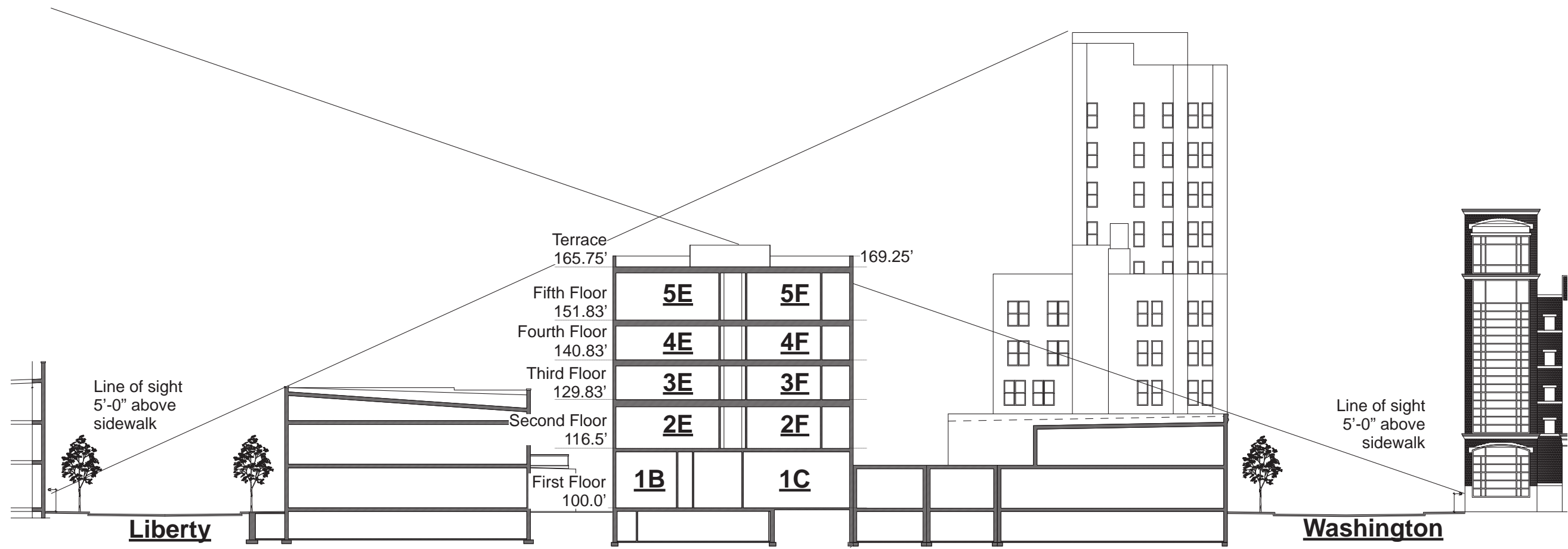
4th Avenue Section

Montgomery Building
210-216 South Fourth Avenue
Ann Arbor, MI 48103













4th Avenue near Liberty

Montgomery Building
210-216 South Fourth Avenue
Ann Arbor, MI 48103













North Side of E. Washington Looking South

Montgomery Building
210-216 South Fourth Avenue
Ann Arbor, MI 48103



10 20
Previous Height Comparison

Montgomery Building
210-216 South Fourth Avenue
Ann Arbor, MI 48103



10 20

Previous Height Comparison

Montgomery Building

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Ann Arbor, MI 48103



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10 20
Previous Height Comparison

Montgomery Building
210-216 South Fourth Avenue
Ann Arbor, MI 48103

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 210-216 S Fourth Avenue, Application Number HDC 13-133

DISTRICT: Main Street Historic District

REPORT DATE: August 5, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

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

OWNER
Name: 212 4th Avenue LLC
Address: 7499 Middlebelt Rd
 West Bloomfield, MI 48322
Phone: (734) 260-4453

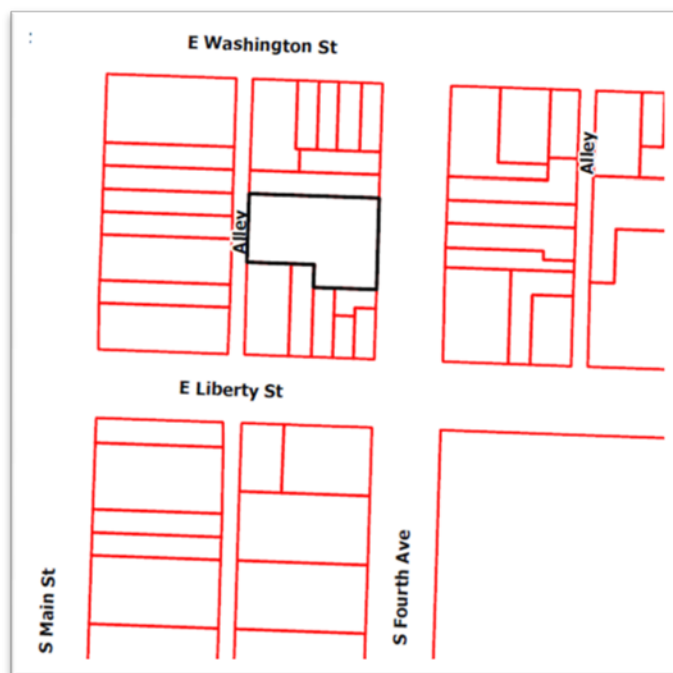
APPLICANT
 J. Bradley Moore & Associates
 4844 Jackson Rd
 Ann Arbor, MI 48103
 (734) 930-1500

BACKGROUND: Parts of the non-contributing building located at 210-216 S Fourth Avenue were constructed in 1896 or earlier. The north portion of the building was used for Enoch Dieterle's funeral parlor. In 1928, the building became Montgomery Ward's department store. Significant changes were made at this time. The façade and southern and western walls were removed. Currently, all that remains of the original structure are the eastern and western foundation walls and portions of the northern first floor wall. In 1928, the building was three bays wide and two stories high. Later, a fourth bay was added to the south elevation, although it was much shallower than the existing building. The façade was also changed in 1928 to reflect Montgomery Ward's characteristic architecture, and was covered with glazed terra cotta.

In 1960, a fire destroyed a large portion of the second floor. The owners demolished and reconstructed the second floor, constructed a new arcade in the middle of the first floor, and refaced the second story façade with vertical steel siding. The building currently retains most of these features, although the arcade has been eliminated.

LOCATION: The site is located on the west side of South Fourth Avenue between East Washington Street and East Liberty Street.

APPLICATION: The applicant seeks HDC approval to (1) reconfigure the existing façade so that it resembles the previous Montgomery Ward façade, and (2) construct three additional floors.



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.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (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:

3. *Façade replacement.* The massing and proportions of the two-story street façade are very close to the original 1929 Montgomery Wards building, along with general detailing. This is not a replication of the original façade, however, because the details and materials do not match. The largest deviation from the original is the proposed exterior cladding, which is tan/yellow brick, not square terracotta tiles with a white glaze. Glass block is proposed in the transoms instead of smaller square panes or prism glass cubes set in lead. Also, some of the details have been left off, like the swags found at the tops of the five pilasters (below the decorative urns), and the terra cotta bull-nosed corners and fluted trim bands, which cannot be replicated in brick. The design is reminiscent of the original, however, and would certainly convey a sense of the 1929 building.

The applicant has provided photos of other Montgomery Wards buildings, including some made of brick, but using those photos as a model for this building would be conjectural (see SOI standard 3).

Given the use of modern materials and lack of historic detailing, staff is treating the building as modern infill construction, not restoration, but with motifs borrowed from the original. Viewed in that light, the façade design would be an admiring nod to the original and an asset to the Main Street Historic District. Staff does not believe that the proposal conveys a false historical appearance. Reusing the original cornice line and tile inserts lend interest while conveying a sense of the past on a modern building.

4. *Storefronts.* The four bays each have a traditional sign band, and if approved as presented, only a staff approval will be required for signage placed within them. Spanning each display window is a very shallow fixed metal canopy (where the awning gutter was once located). As a design element of a modern building, this fits well with the aluminum storefronts and upper story windows.
5. *Banners.* Since the second floor houses residential units, not businesses, the use of second floor signage is inappropriate. Staff would prefer to see bracket signs for the benefit of pedestrians, mounted perhaps between transoms or from the metal canopies (if they're high up enough for a sign hanging below them to meet building code requirements) if more signage is required.
6. *Additional floors.* Per the application, the third floor would be set back nine feet from the front façade of the building, and the fourth and fifth floors would be set back an additional eleven feet. (The floor plan on page 12, however, shows these flipped -- the third floor is setback 11 feet and the fourth/fifth are an additional 9 feet.) Materials on

the upper-story addition include “medium sand decorative masonry units”, corrugated steel panels, and anodized aluminum window systems. A sixth floor penthouse set back 40’ from the front wall contains the elevator and several stair towers leading to three small private roofdecks, along with a small room (with a sink) that accesses a larger common roof deck for residents of floors two to four. A modular tray system green roof would be installed on part of the fifth-floor roof, near the roofdecks. Side and rear elevations feature balconies, aluminum windows, and glass block windows. A simple tiered cornice wraps around the four upper stories.

Section drawings with pedestrian sight-lines are provided on pages 15 and 16. They indicate that a pedestrian directly across South Fourth Avenue would have a view of the fourth and fifth floors, and that pedestrians on the west side of South Main Street would not see the project at all. The building will be visible from other vantage points, however, such as over the two-story buildings on East Liberty that are between Running Fit and the alley, and especially along the east side of South Fourth Avenue approaching East Washington Street, on the same block as the project. A 3-D rendering of the building from different pedestrian vantage points would help staff and the commission understand those relationships.

The materials chosen are simple and modern. Staff has requested that the petitioner bring samples of the concrete units and corrugated steel to the HDC meeting.

7. Staff’s outstanding concern is whether the height and appearance of the building is compatible with the two-story buildings nearby, especially on this block of South Fourth Avenue and on East Liberty Street. To clarify, the fact that the new infill building may be visible is not as concerning as the risk that the new building may destroy historic relationships within the setting. Staff is hopeful that additional information from the petitioner will lay these fears to rest.

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 210-216 S Fourth Ave, a non-contributing property in the Main Street Historic District, to reconfigure the existing façade and to construct three new floors above the existing two-story building. 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 new construction, additions and storefronts, and *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 3, 6, 9 and 10 and the guidelines for storefronts, setting, and new additions.

MOTION WORKSHEET:

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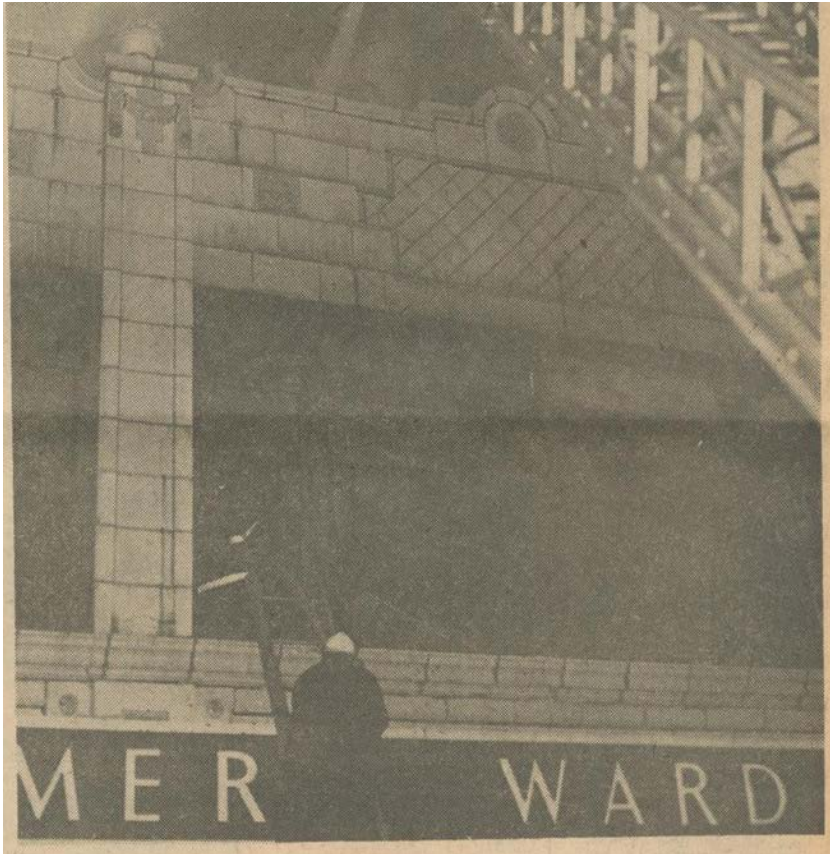
_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

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.

1960 Ann Arbor News photo (courtesy of Old News)





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>210-216 S. 4TH AVE</u>	
Historic District: <u>MAIN ST.</u>	
Name of Property Owner (If different than the applicant): <u>212 4TH AVENUE LLC - DAVID EBNER MNG. MEMBER</u>	
Address of Property Owner: <u>7499 MIDDLEBELT RD, WEST BLOOMFIELD MI 48322</u>	
Daytime Phone and E-mail of Property Owner: <u>734 260 4453</u>	
Signature of Property Owner: <u>[Signature]</u> Date: <u>7-29-13</u>	
Section 2: Applicant Information	
Name of Applicant: <u>J. BRADLEY MOORE & ASSOC.</u>	
Address of Applicant: <u>4844 JACKSON RD #150, ANN ARBOR</u>	
Daytime Phone: <u>(734) 930 1500</u> Fax: <u>(734) 994 1510</u> <u>48103</u>	
E-mail: <u>BRAD@JBRADLEYMOORE.COM</u>	
Applicant's Relationship to Property: <u>2</u> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>7/26/13</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 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: 210-216 S 4th Ave. - Montgomery Building Project

Re: Supplement to HDC application

Section 5: Description of Proposed Changes

1. Provide a Brief Summary of Proposed Changes:

The existing building(s) at 210-216 S 4th Ave. are what remain of the former Ann Arbor Montgomery Ward's department Store. The building suffered a fire on the evening of August 30, 1960 and the owner at that time (the Ypsi-Ann Land Co.) elected to scrape off much of the damaged second floor (and part of the first floor) as well as the facade and, unable to convince Montgomery Ward to return (Ward's relocated to Arboland), reconfigured the building. The second floor was rebuilt (as were portions of the first floor) and the first floor reconfigured with an internal arcade/hall/corridor running westward from 4th Ave. towards Main St. (apparently the building on the west side of Main Street that now houses the Falling Water store was not there or in a different configuration permitting foot traffic exiting the Montgomery building at the west end to access Main Street). At the same time the owner of the building refaced the second story of the building along 4th Ave. with steel panel siding. We have removed sections of the existing steel siding on the front facade to find nothing but raw concrete block.

The current owners wish to configure the Facade of the building to give it the form of the old Montgomery Ward's store at the street-wall and added three additional floors that would be stepped back from the front facade/street-wall. The Third floor would be set back approximately 9 feet from the

existing second floor 4th Ave. facade and the 4th and 5th floors would be set back an additional 11 feet for a total of 20 feet.

2. Provide a Description of Existing Conditions:

Currently there exists a two story tall (with basement), four bay wide, building with retail uses on the first floor and multiple offices on the second floor. The first floor of the 4th Ave. facade is predominantly blonde/beige brick and clear anodized aluminum and glass storefront. The internal "arcade" arrangement no longer exists on the first floor as first floor tenancies have shifted over time (although the west stair well still has an exit to the alley behind - to the west of - the building). The second floor of the 4th Ave. facade is ribbed steel panel siding with horizontally divided, bronze anodized aluminum sash, windows centered in each bay. The sides and rear of the building are predominantly brick of varying types and colors (including many patched former openings) with punched windows openings of varying types including industrial steel sash and both clear and bronze anodized aluminum. There is an existing alley on all of the west and most of the south sides of the building (the southern most bay of the building being much less deep than the others).

3. What are The Reasons For The proposed Changes?

The current owners have recently completed the purchase of the building and wish to restore the traditional configuration of the facade while renovating the existing interior spaces and adding additional floor levels of residential use at a time when there is a resurgent demand for downtown housing.

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

Montgomery Ward did not own the building they occupied on 4th Ave. but rather they were the lessee in a "build-to-suit" type of arrangement with the owner of the real estate - the Ypsi-Ann Land co. The original Ward's store was three bays wide and two stories tall as can be seen in the accompanying photograph. At least the north eastern most portion of the Ward's store (210 S 4th Ave.) had a previous incarnation as Mr. Enoch Dieterle's funeral parlor (see attached photo and <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=26905376>). When the main portion of the Ward's store was constructed the earlier facade of the 210 S 4th Ave. building was removed along with the southern and western walls (only the eastern and western fieldstone foundation walls of that original earlier structure still exist along with portions of its northern most wall at the first floor). The Ward's store was constructed about 1928 and it occupied the full width and depth of the original site (210-214 S 4th Ave.) At some subsequent date a fourth bay was added to the south side of the original Ward's building (216 S 4th Ave) but this southern most bay was nowhere as deep as the original three

bays to the north (the four bay configuration is clearly visible in photographs of the building during the fire which destroyed most of it).

Wards was one of the first national retailers in the early part of the 20th century to adopt an iconographic architectural facade treatment for their stores. These store facades varied in size by the population based served by the respective stores (bigger stores were built in bigger geographic markets). In general these store facades were configured in three bay widths (although there were a few two bay wide smaller stores) and were two stories tall like the Ann Arbor store. In larger cities it was common to find three story versions of the three bay wide design. To the best of my knowledge Ann Arbor had the only two story tall by four bay wide facade.

To say that Ward had an iconic look to their store facades is true but that does not mean they were all identical. Ward's executed their store facades in a variety of materials and variations as can be seen in the attached photographs. The most common material choices were cut limestone, brick (of varying colors depending on local clays available) and terracotta blocks/tiles with glazed faces (sometimes referred to as "poor-man's limestone"). The Ann Arbor store appears to have been faced with the latter. A search of available reference drawings which survived the Ward's bankruptcy has not been able to turn up all the drawings of the Ann Arbor store façade therefore, the owners are proposing to rebuild the form of the old Montgomery Ward storefront in and alternate material, namely masonry/brick. The owners' propose to erect a plaque on the exterior of the building near the entrance depicting its original appearance if the owner of the copyrighted image agrees.

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.