

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 112-114 W Liberty Street, Application Number HDC21-156

DISTRICT: Main Street Historic District

REPORT DATE: May 13, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: May 10, 2021

	OWNER	APPLICANT
Name:	Ryan Tobias	Robb Burroughs
Address:	404 S Wells St Suite 400 Chicago, IL 60607	2373 Oak Valley Dr, Suite 180 Ann Arbor, MI 48103
Phone:	(312) 285-3634	(734) 929-9000

BACKGROUND: 112 and 114 W Liberty are three-story brick Italianate commercial buildings featuring double-hung four-over-four windows and round and segmented arches over the windows. They are part of a matching six-storefront row with 116, 118, 120, and 122 W Liberty. The row was built by Adam and Anton Schaeberle beginning in 1866. 112 was remodeled to match the other five in the row in 1883. 112's original occupant was the Charles Binder Saloon in 1866 (see photo at end of report). 114 was first occupied by Gottlob Laubengayer, purveyor of agricultural implements.

LOCATION: The site is located on the north side of West Liberty Street, west of South Main and east of South Ashley. The current tenants are the Alley Bar and Pacific Rim.

APPLICATION: The applicant seeks HDC approval to rebuild the third-floor roof 1'10 ½" higher; rebuild the third-floor north wall with new openings; add a 35 sf stair enclosure; add a steel walkway across the second floor roof to a steel fire escape stair leading to the rear of the building.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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):

Alterations/Additions for the new use

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Health and Safety

Not Recommended: Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.

Windows

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

Roofs

Recommended: Installing mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended: Introducing a new roof feature that is incompatible in size, scale, material and color.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Additions to Historic Commercial Structures

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

Barrier Free Accommodations, Safety Codes, and Fire Escapes

Appropriate: When required, installing barrier free access ramps, stairways, and elevators that do not alter character-defining features of the building, keeping historic building materials intact, and that if removed in the future keep the historic building intact.

When required, adding new stairways and elevators that do not alter existing facilities and spaces of the building.

Safety Codes

Not Appropriate: Installing fire escapes on the front or street side of a property.

STAFF FINDINGS:

1. The two addresses are separate parcels which will be combined into one before building permits are issued. The alley behind the buildings on this block is actually the rear yards of each of the buildings. It is not public and staff knows of no access easements between South Ashley Street and the public alley to the east of 112 W Liberty.
2. Neither the existing roof nor the rear (north) third floor wall is a character defining feature of the building. Raising the third-floor roof is appropriate because the work won't be visible: it is proposed to remain lower than the existing parapet on the east, west and south sides. The new, taller north wall with two egress windows and the new 35 sf stair enclosure will be invisible from the street and are appropriate.
3. The steel walkway and fire escape are a required second means of egress for third-floor residential use. The walkway is located on the center of the second-floor roof. It is 38" wide, has steel mesh guardrails on both sides, and a gate at the north end leads to a steel fire escape stair. The stair descends north six feet to a landing, then turns 90 degrees to the west for two more runs of stairs. Those stairs are noted to be at least 6" from the Schwaben Hall building to the north, which appears to be built to the lot line.
4. Placing fire escape stairs at the rear of the building makes them inconspicuous. No character-defining features would be compromised and the work is reversible. The placement of steel stairs 6" from the neighboring building's windows is unfortunate, but staff believes it is acceptable as long as building codes are met. The affected windows on Schwaben Hall are all modern replacements.
5. Staff believes the work is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the *Secretary of the Interior's Standards and Guidelines* 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 112 and 114 West Liberty Street, a contributing property in the Main Street Historic District, to: rebuild the third-floor roof 1'10 1/2" higher; rebuild the third-floor north wall with new openings; add a 35 square foot stair enclosure; and add a steel walkway across the second floor roof to a steel fire escape stair leading to the rear of the building. As proposed, the 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 1, 2, 9 and 10 and the guidelines for additions, health and safety, windows, and roofs, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to additions, safety codes, and fire escapes.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 112 and 114 West 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, description of work, photos, drawings

112 and 114 West Liberty Street (2020 Google Streetview)







HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Ryan Tobias		HISTORIC DISTRICT Main Street	
PROPERTY ADDRESS 112 & 114 W Liberty St			CITY ANN ARBOR
ZIPCODE 48104	DAYTIME PHONE NUMBER (312) 285-3634	EMAIL ADDRESS rtobias@jacksondearborn.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 404 S Wells St, Suite 400		CITY Chicago	STATE, ZIP IL 60607

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Ryan Tobias	DATE 4/23/2021
------------------	--------------------------------------	------------------------------

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Robb Burroughs			
ADDRESS OF APPLICANT 2373 Oak Valley Drive, Suite 180			CITY Ann Arbor
STATE MI	ZIPCODE 48103	PHONE / CELL # (734) 929-9000	FAX No ()
EMAIL ADDRESS robb@oxstudioinc.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x Robb Burroughs	DATE 4/23/2021
------------------	---	------------------------------

BUILDING USE – CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input checked="" type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
--	---------------------------------	---------------------------------	---	--	--

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

See Attached

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See Attached

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

April 23, 2021

Ann Arbor Historic District Commission
Planning and Development Services
301 E. Huron St.
Ann Arbor, MI 48104



RE: 112 & 114 W Liberty Renovation, OX Project WLR20
Historic District Commission Review

1. *Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).*

The existing level 3 roof will be demolished and constructed at a new height within the confines of the existing masonry parapet. The existing rear wall at Level 3 will be reconstructed for structural reasons and to accommodate the new roof height. A 35 sq ft addition will be added to provide access to a new second means of egress required for residential use. Windows will be added to the rear wall at level 3 for daylight and ventilation requirements. A fire escape will be constructed from the new addition and travel along the existing level 2 roof. New fire escape stairs will be constructed behind the building in the rear alley for proper egressing into a public way.

2. *Describe conditions that justify the proposed changes.*

To meet head height requirements at Level 3, the existing roof needs to be demolished and raised. Windows are added at the rear wall of level 3 to accommodate daylighting and ventilation requirements. The addition is constructed to provide new stairs that access the roof height of level 2 which is above the floor height of level 3. The new fire escape is accommodating the requirement for a second means of egress as required by code.

List of Work Proposed

- o Remove existing 3rd floor roof and re-build at new height. Roof will be raised 1'-10 1/2" overall. New minimum parapet height will be 9".
- o Rebuild Level 3 rear (north) wall in same location to accommodate new roof height and resolve existing structural issues.
 - Opening modifications on Level 3 north wall
 - Demolish existing roof access window.
 - Add (2) New windows, (1 in each bedroom)
 - New opening in wall for vestibule addition.
- o New 35 sq ft. addition to level 3 (for roof access).
- o New steel walkway over Level 2 roof for access to new steel fire escape stairway.
- o New walkway and fire escape stair to serve as required 2nd means of egress for existing residential use.

Site, Egress requirements and Fire Escape Location

The project consists of an interior renovation to existing office and residential use and exterior modifications to accommodate the new work. A portion of level 2 will be converted to office use from residential, thus all office use will be located on Level 2. A portion of Level 3 will be converted to residential use, thus all residential use will be located on Level 3. New plumbing, electrical, and mechanical work will occur on both levels. There is currently only 1 interior stairway providing access to Level 2 and Level 3. Level 1 is occupied by the Alley Bar at 112 and Pacific Rim at 114 and 116. Due to the configuration of the building and existing uses there is no feasible option to locate a second egress stair within the interior of the building.

O|X Studio consulted with Craig Strong from CES regarding the second means of egress requirements for the residential use. Mr. Strong stated a second means of egress IS required, and a fire escape is allowed as the second means of egress in City of Ann Arbor when no second interior stairway can be constructed.

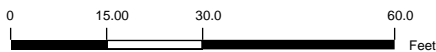
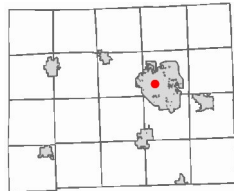
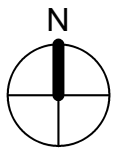
The alley behind the buildings is approximately 9'-11" +/- and is entirely within the parcel boundary of 112 and 114 W. Liberty. The adjacent building to the north, the Schwaben Building is located at the north boundary line of 112 and 114 W. Liberty.

The proposed fire escape has been located toward the north edge of the property due to the overall number of treads and risers required to reach grade and remain within the property boundary. In addition, the rear façade has multiple pieces of mechanical equipment and utility services points that would require a large financial undertaking to relocate. Specifically, overhead power lines extend from the utility pole on the east corner of the building to incoming service meters located near the shared property line of 112 and 114 address. Duct work serving the two restaurant spaces has recently been relocated to the rear of the building and additional equipment serves the two occupied first floor spaces. There are also two doors at Level 1 that serve as required means of egress for each address.

The proposed configuration provides minimal impact to the existing roof and building façade, maintains safe clearances from the existing power lines and equipment, and minimizes the number of structural posts required at grade level to provide a clear egress path from each building.

Per MRCEB section 405.5 Opening Protectives - Doors and windows along the fire escape shall be protected with 3/4 hour opening protectives. Further, Section 805.3.1.2, 4 states Openings within 10 feet of fire escape stairways shall be protected by fire assemblies having a min 3/4 hour fire resistance rating. Exception: If the building is equipped throughout with an automatic sprinkler system then the 3/4 hour fire resistance rating does not need to be provided.

At 112 and 114 W. Liberty the required fire resistance rating will be provided through interior mounted fire shutters since the windows are original. The windows on the Schwaben Building are not original, and are in fact a modern window unit. Further discussions will be held with the current building owner to confirm if existing windows meet the fire resistance rating requirement or the exception. Regardless of location of the fire escape, the windows are within the 10'-0" min distance as required by code and the rating protectives will need to be confirmed.



3/16/2021



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

© 2013 Washtenaw County

 Parcel Boundaries





Photo 1: North Street View



Photo 2: North Street View



Photo 3: South Side Alley View



Photo 4: North Side Alley View



Photo 5: East Rear Alley View



Photo 6: Rear Alley View



Photo 7: West Rear Alley View



Photo 8: Rear Alley View



Photo 9: South Roof View



Photo 10: Northwest Roof View



Photo 11: North Roof View



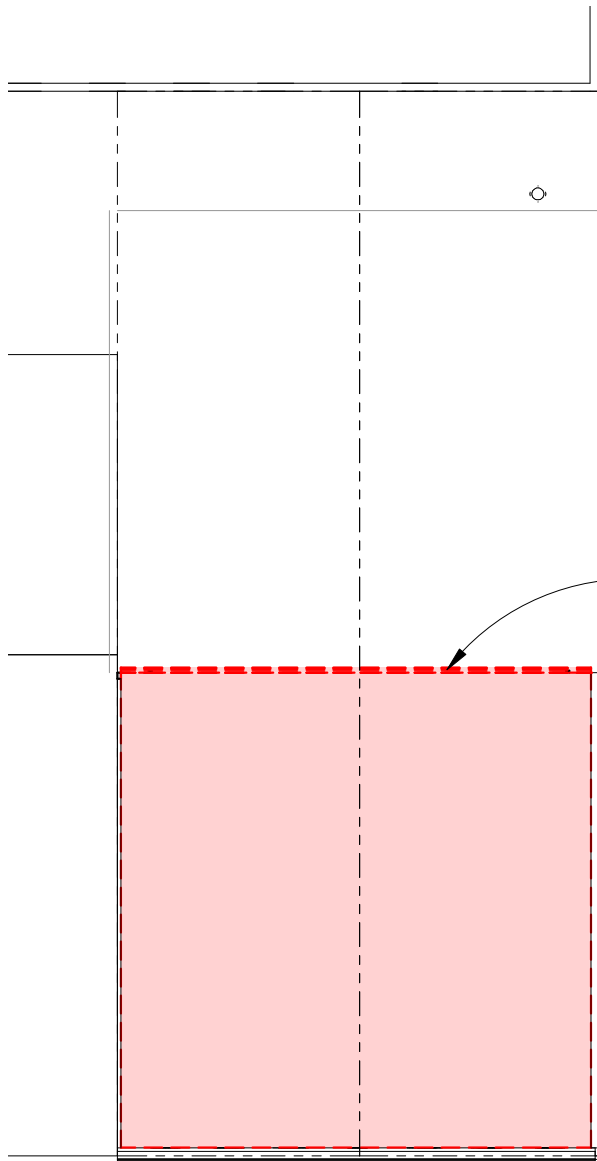
Photo 12: Northeast Roof View



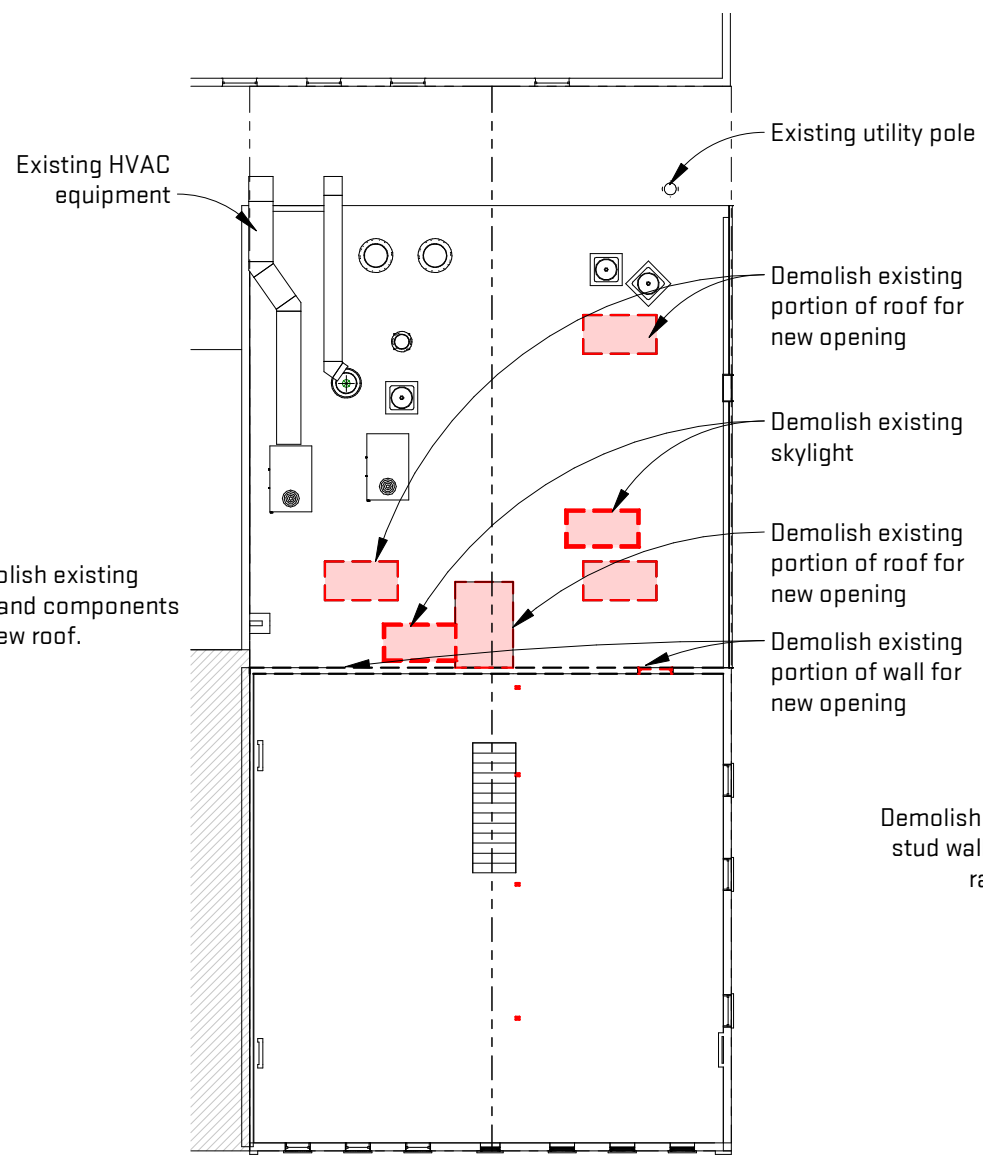
Photo 13 & 14: Adjacent Building Facade



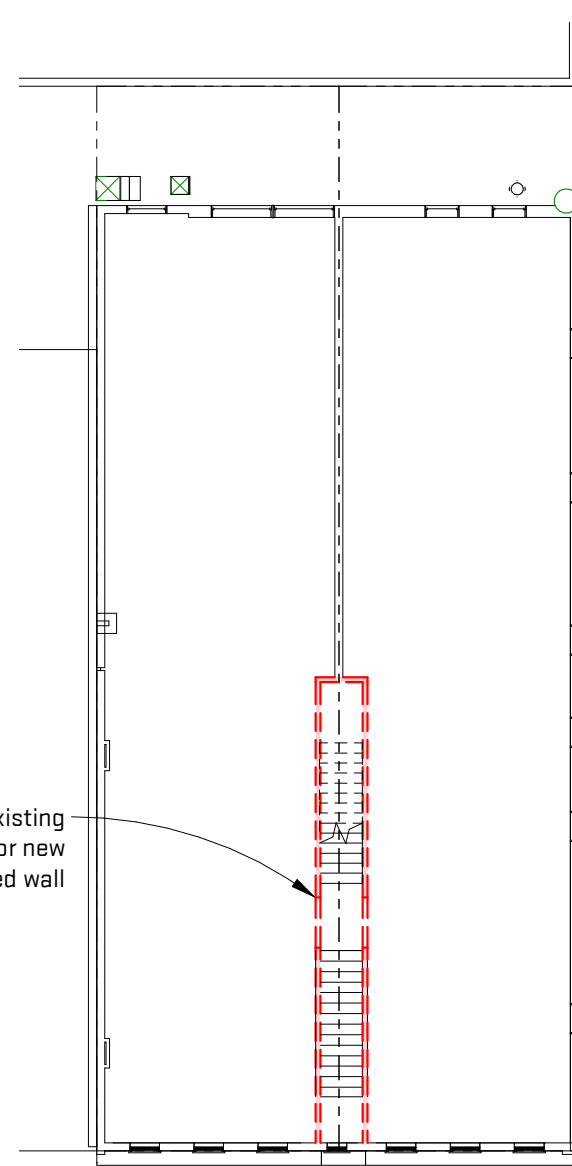
Adjacent Building Windows - Modern Replacement Windows



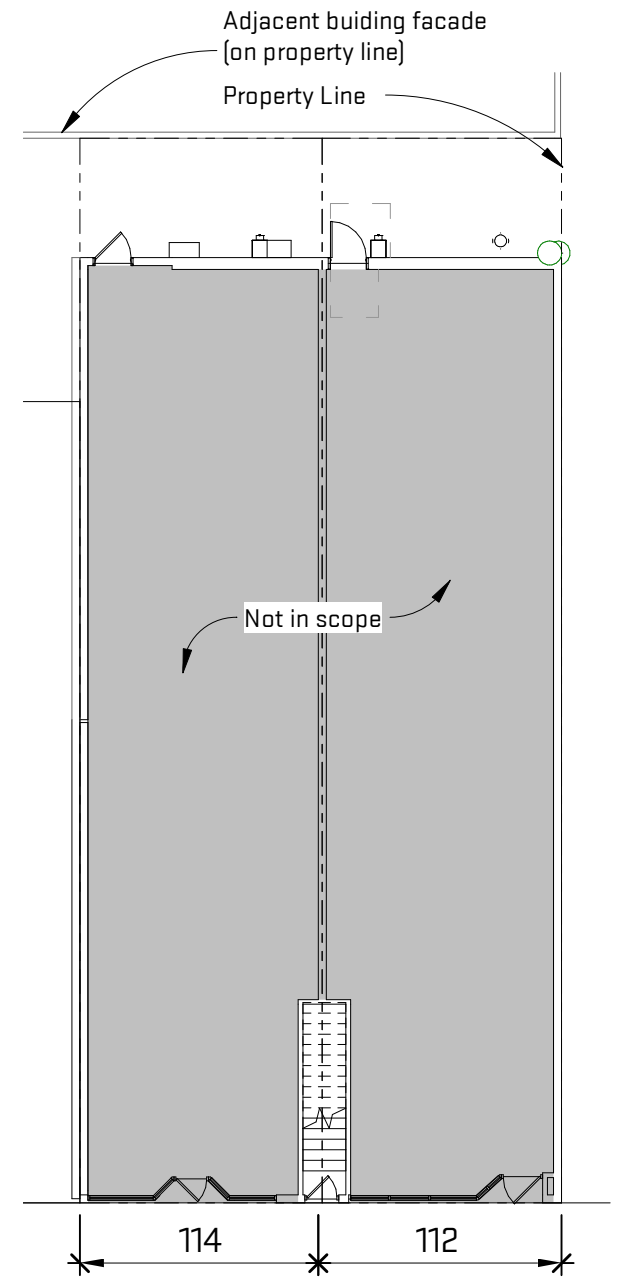
4 Roof Demolition Plan
 H-01 1/16" = 1'-0"



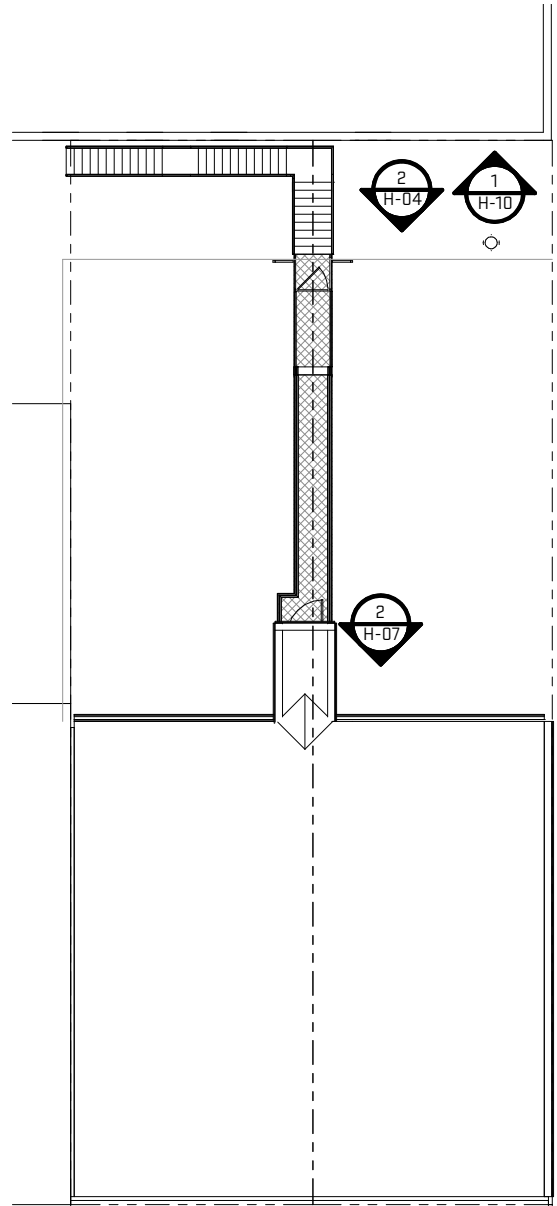
3 Level 3 Demolition Plan
 H-01 1/16" = 1'-0"



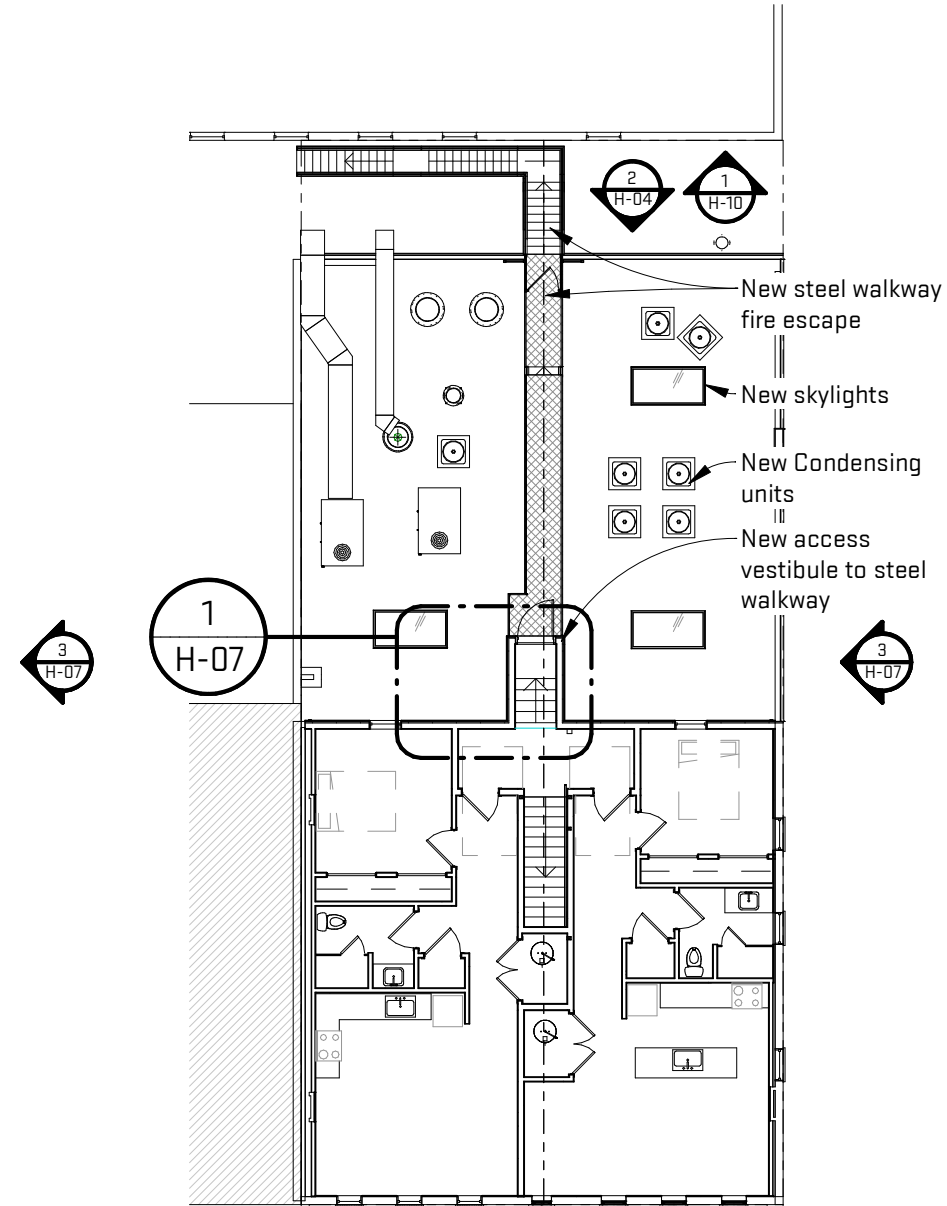
2 Level 2 Demolition Plan
 H-01 1/16" = 1'-0"



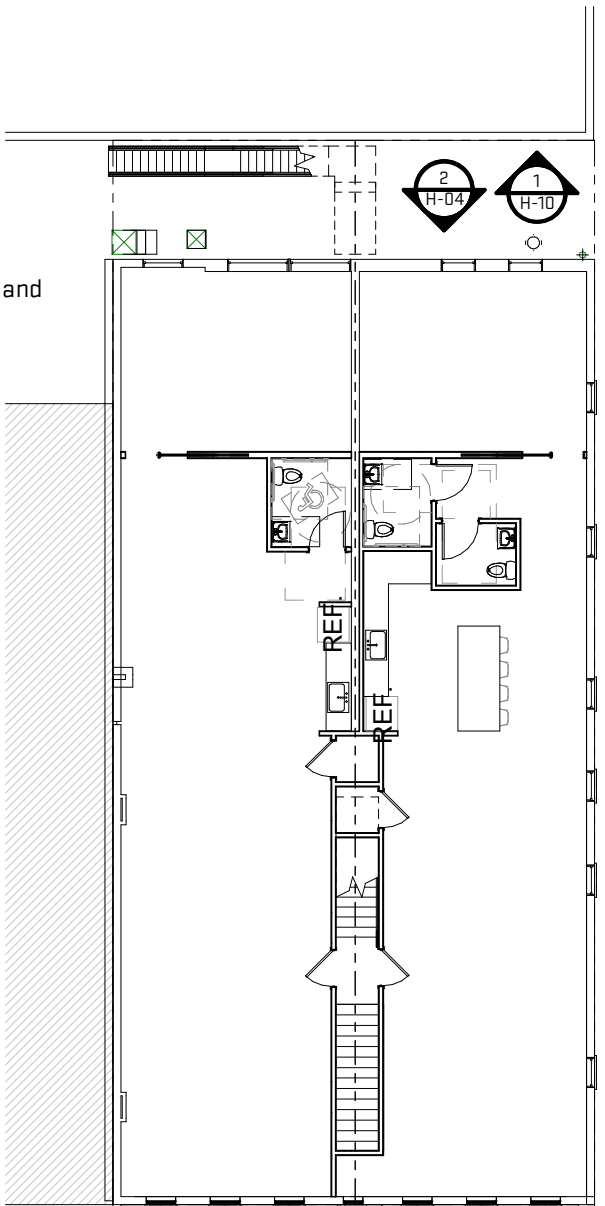
1 Level 1 Demolition Plan
 H-01 1/16" = 1'-0"



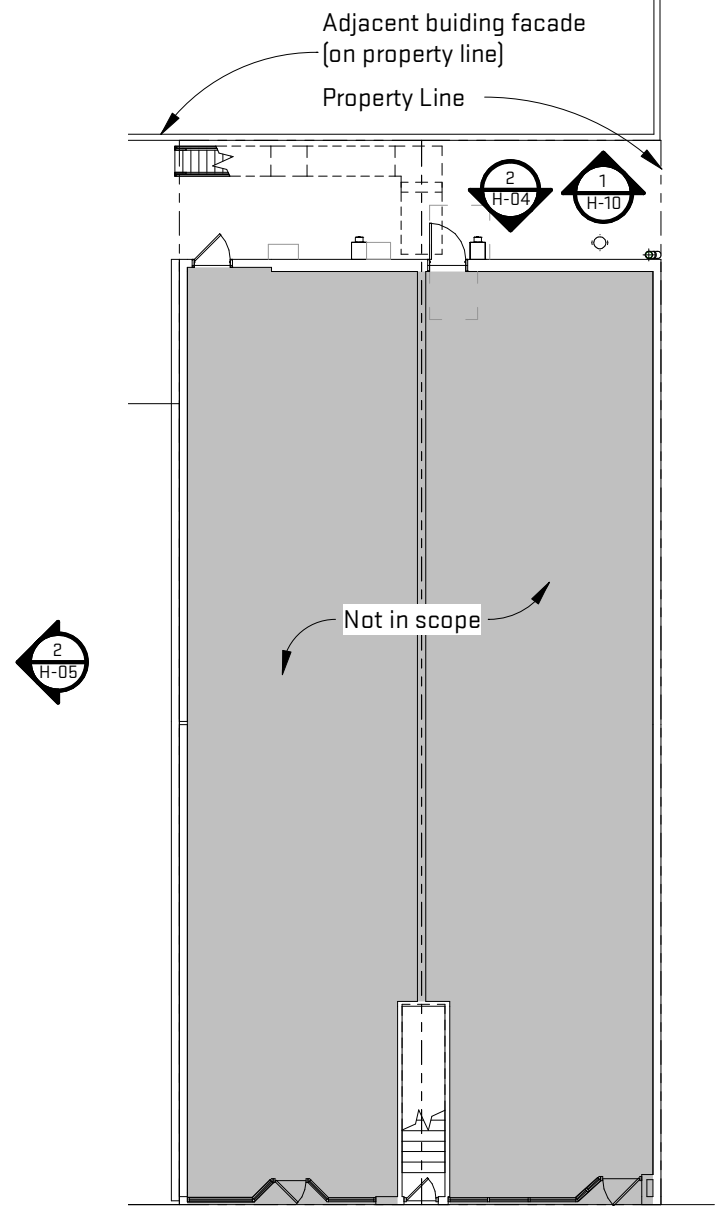
4 Roof Plan
 1/16" = 1'-0"
 8' 16' 32'



3 Level 3 Floor Plan
 1/16" = 1'-0"
 8' 16' 32'



2 Level 2 Floor Plan
 1/16" = 1'-0"
 8' 16' 32'



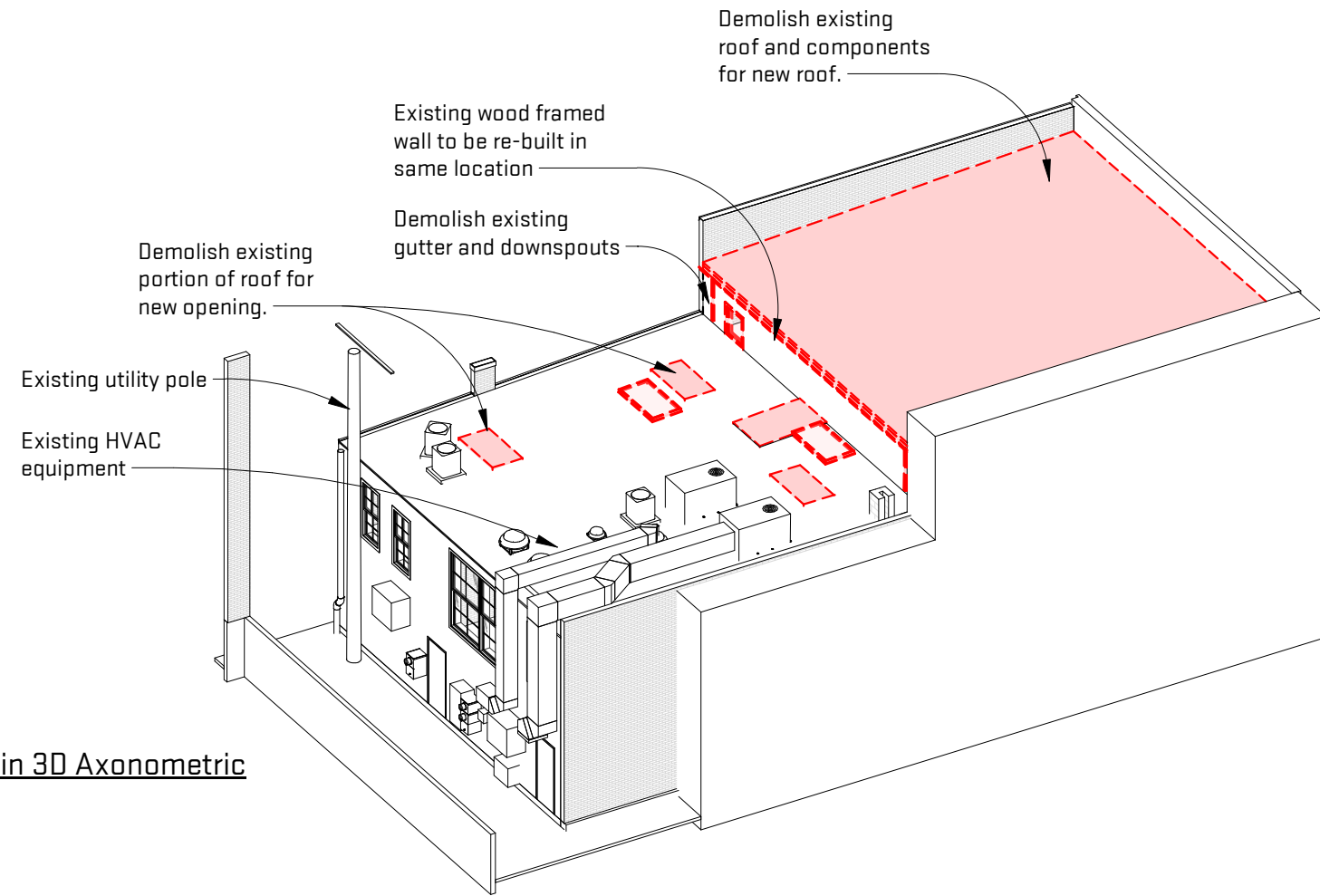
1 Level 1 Floor Plan
 1/16" = 1'-0"
 8' 16' 32'

New steel walkway and fire escape
 New skylights
 New Condensing units
 New access vestibule to steel walkway

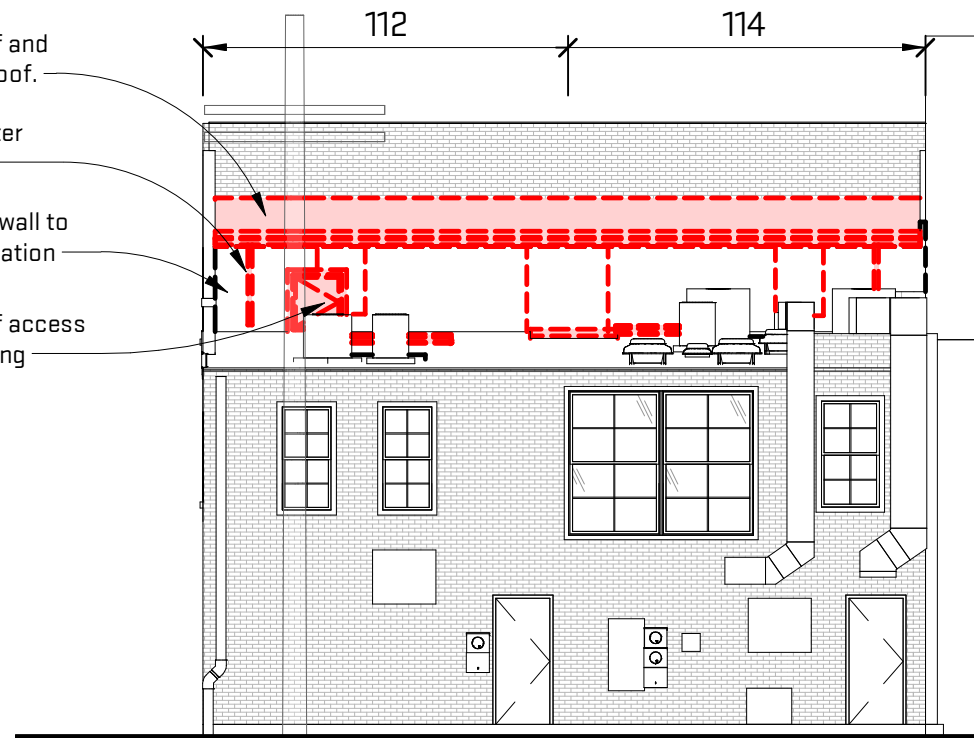
Adjacent building facade (on property line)
 Property Line

Not in scope

Demolition 3D Axonometric



Demolish existing roof and components for new roof.
 Demolish existing gutter and downspouts
 Existing wood framed wall to be re-built in same location
 Demolish existing roof access and wall for new opening



2 North Elevation
 H-03 8 16 24 3/32" = 1'-0"

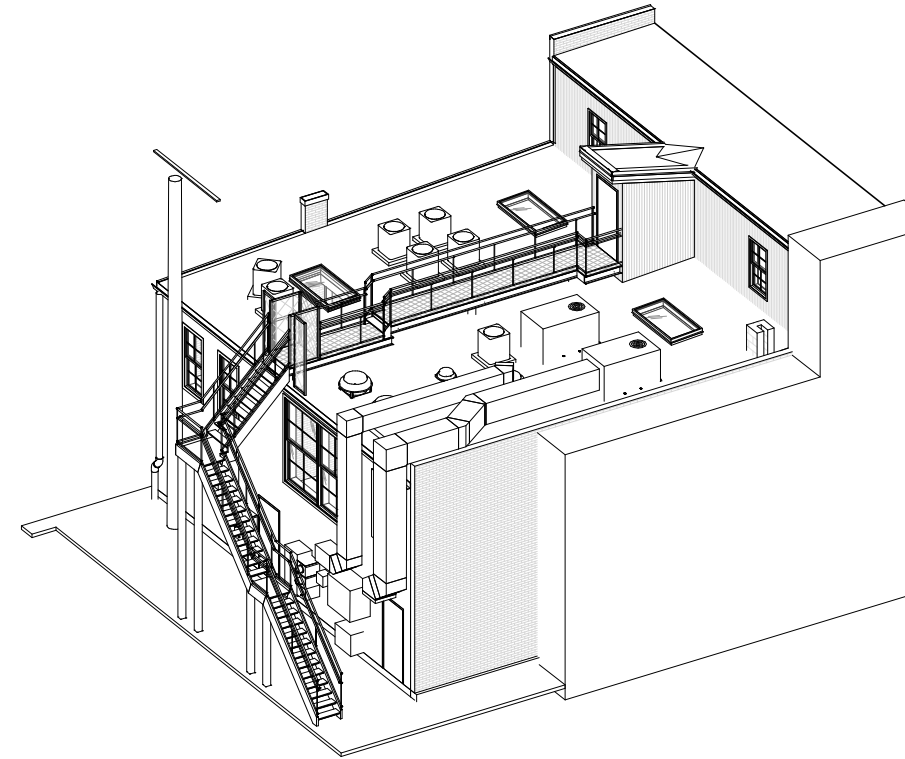
No Work This Facade



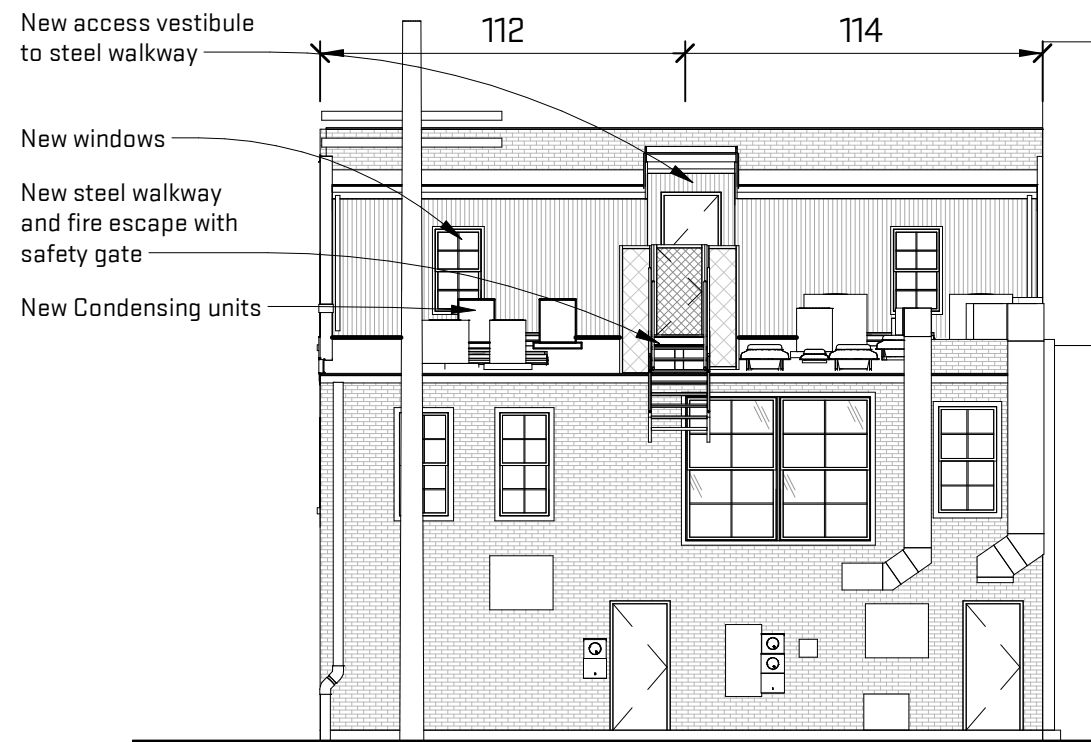
1 South Elevation
 H-03 8 16 24 3/32" = 1'-0"



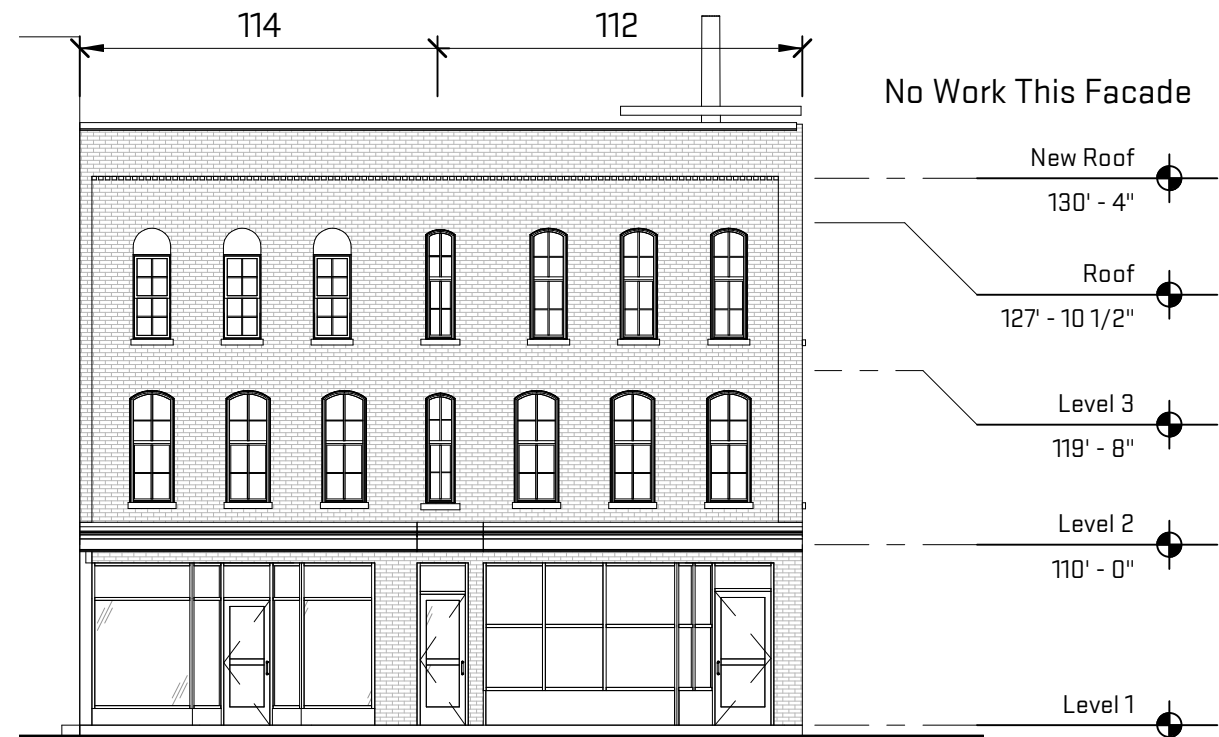
Proposed New Work Visibility @ Street View



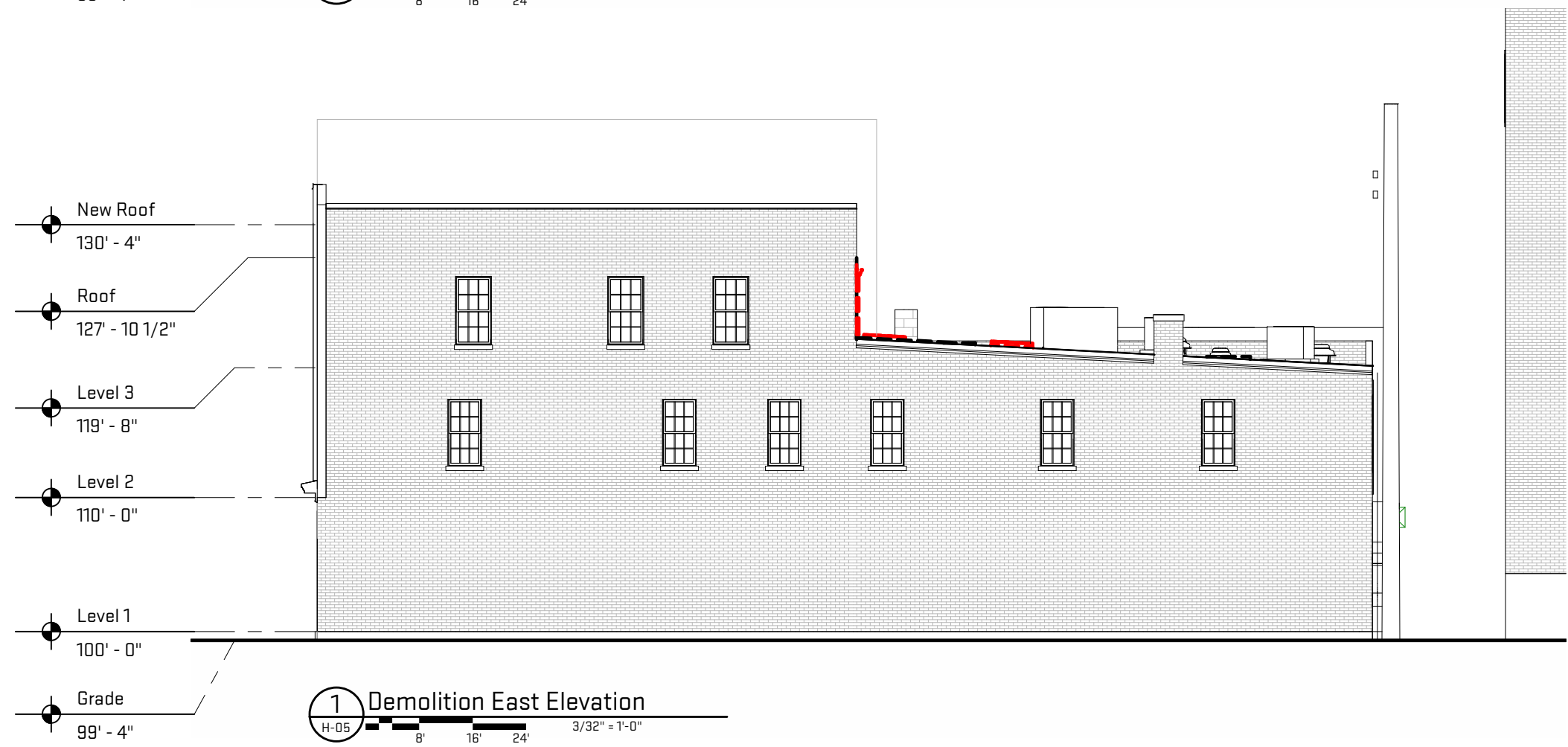
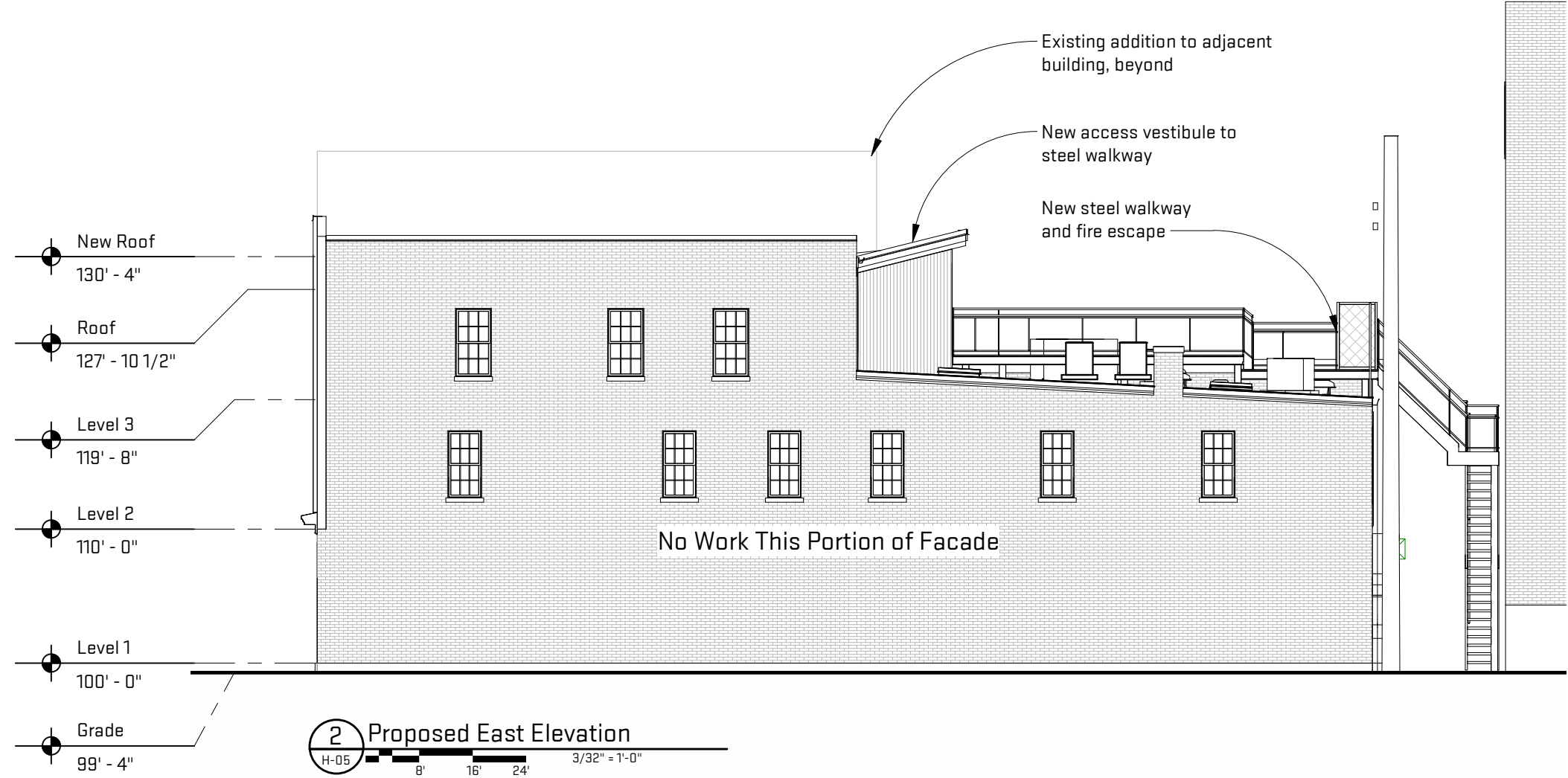
Proposed 3D Axonometric



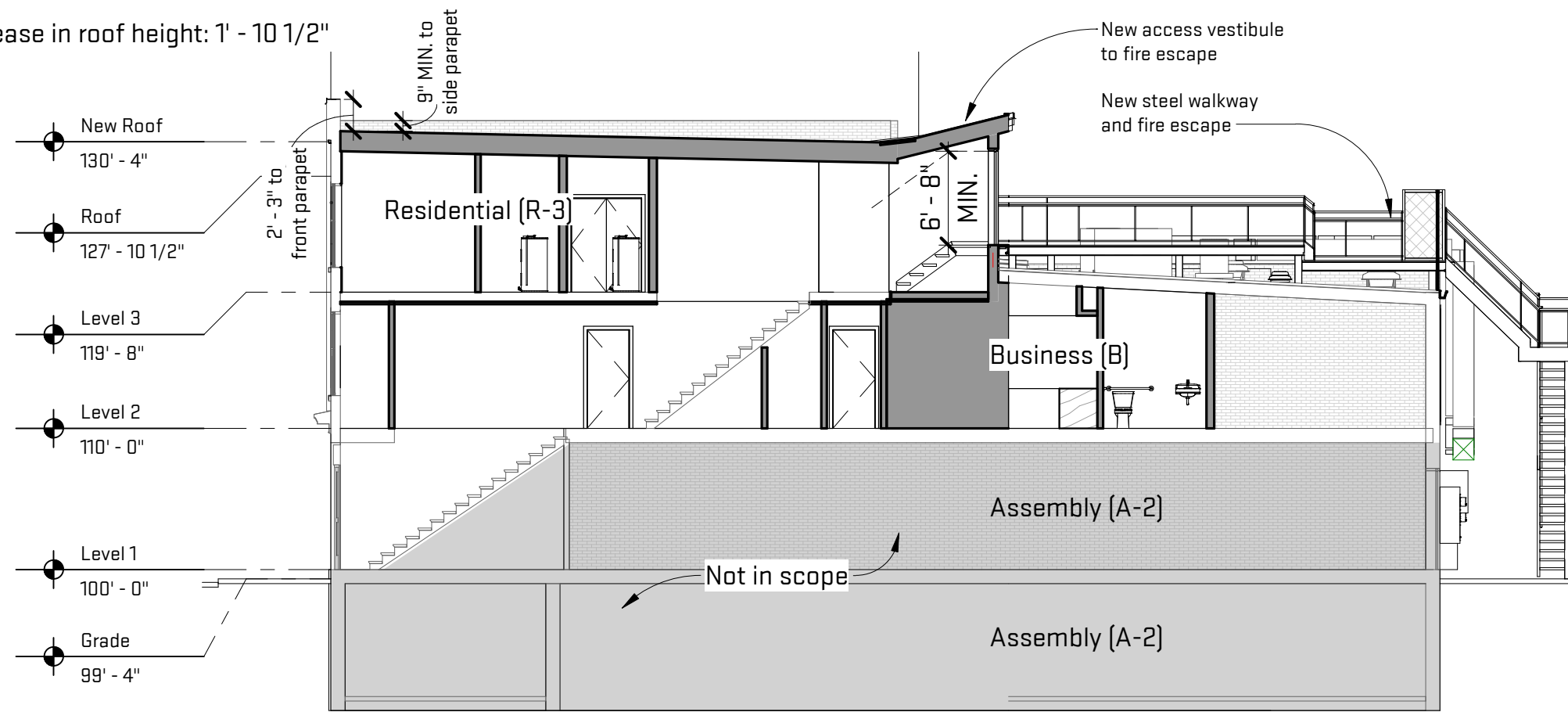
2 North Elevation
 H-04 8' 16' 24' 3/32" = 1'-0"



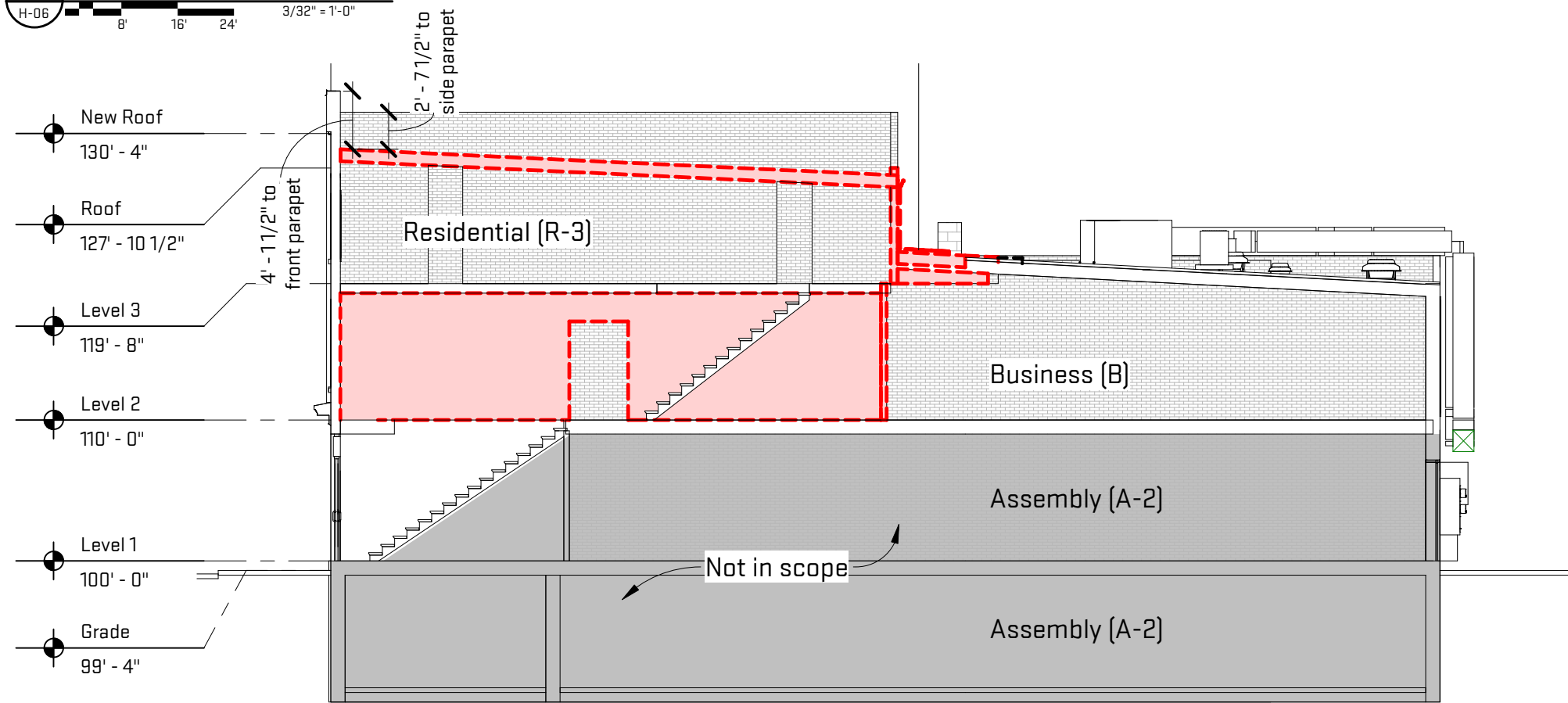
1 South Elevation
 H-04 8' 16' 24' 3/32" = 1'-0"



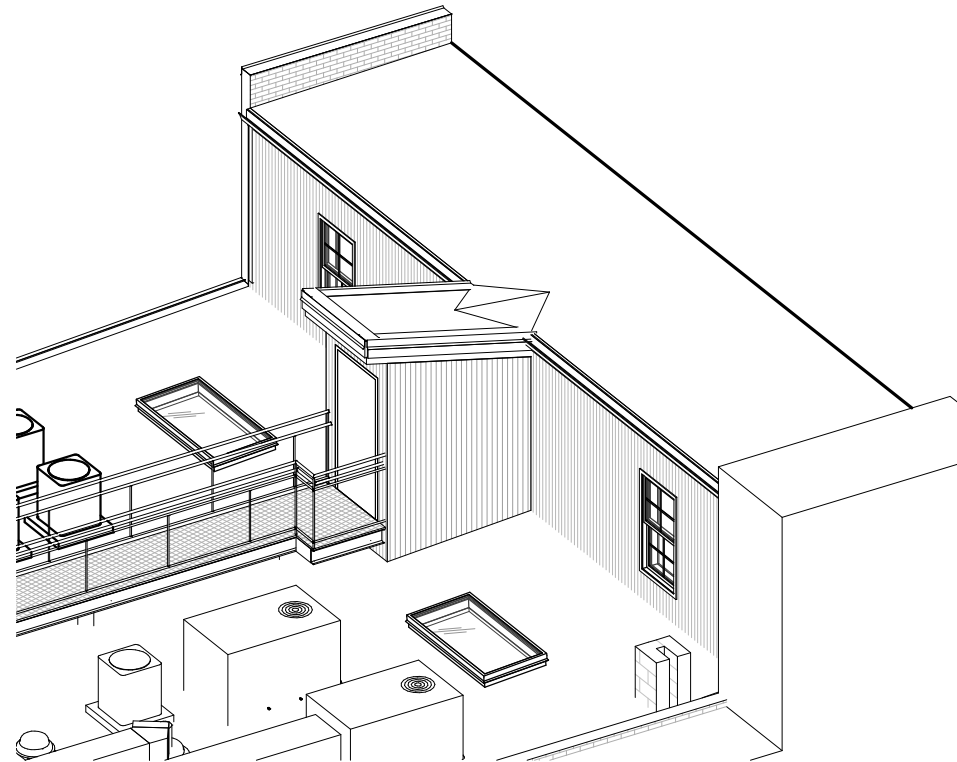
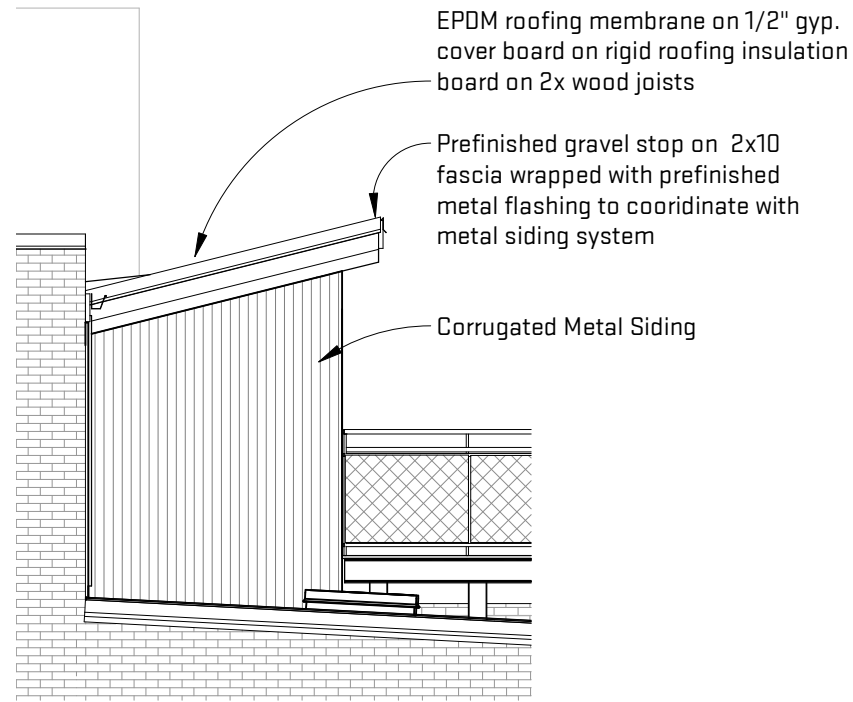
Overall increase in roof height: 1' - 10 1/2"



2 Proposed Longitudinal N/S
 H-06 8' 16' 24' 3/32" = 1'-0"

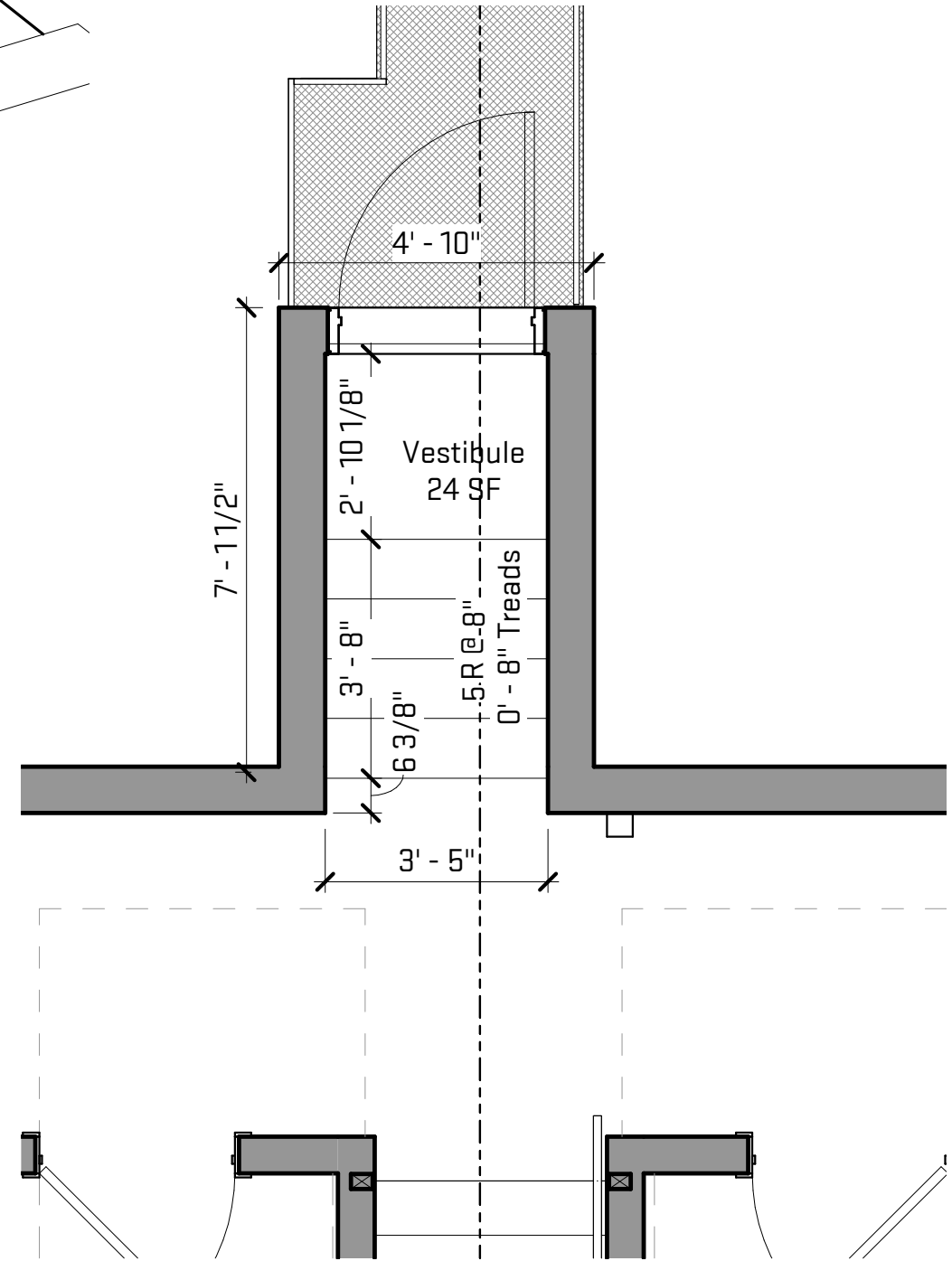


1 Existing/Demolition Longitudinal N/S
 H-06 8' 16' 24' 3/32" = 1'-0"

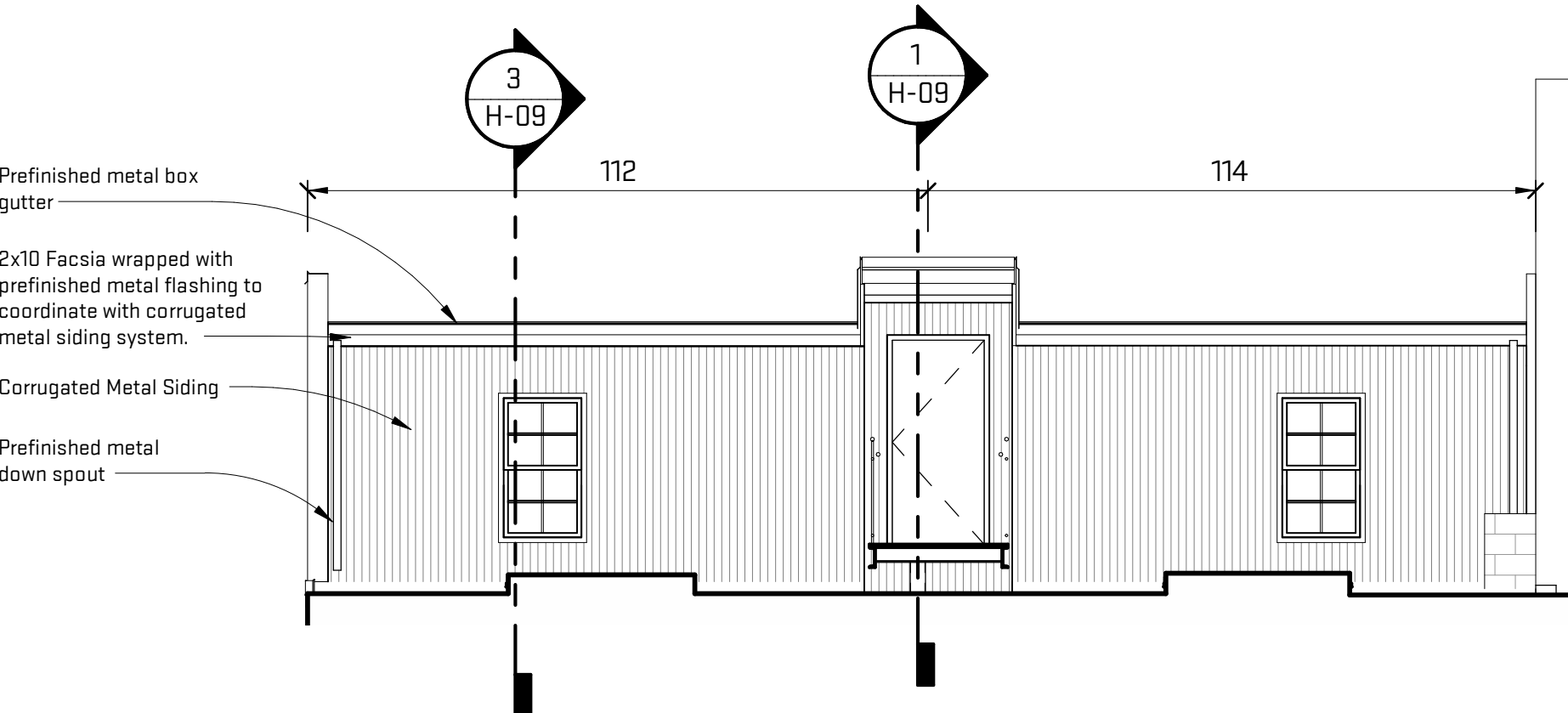


3 Proposed East Elevation
 H-07 4' 8' 12' 3/16" = 1'-0"

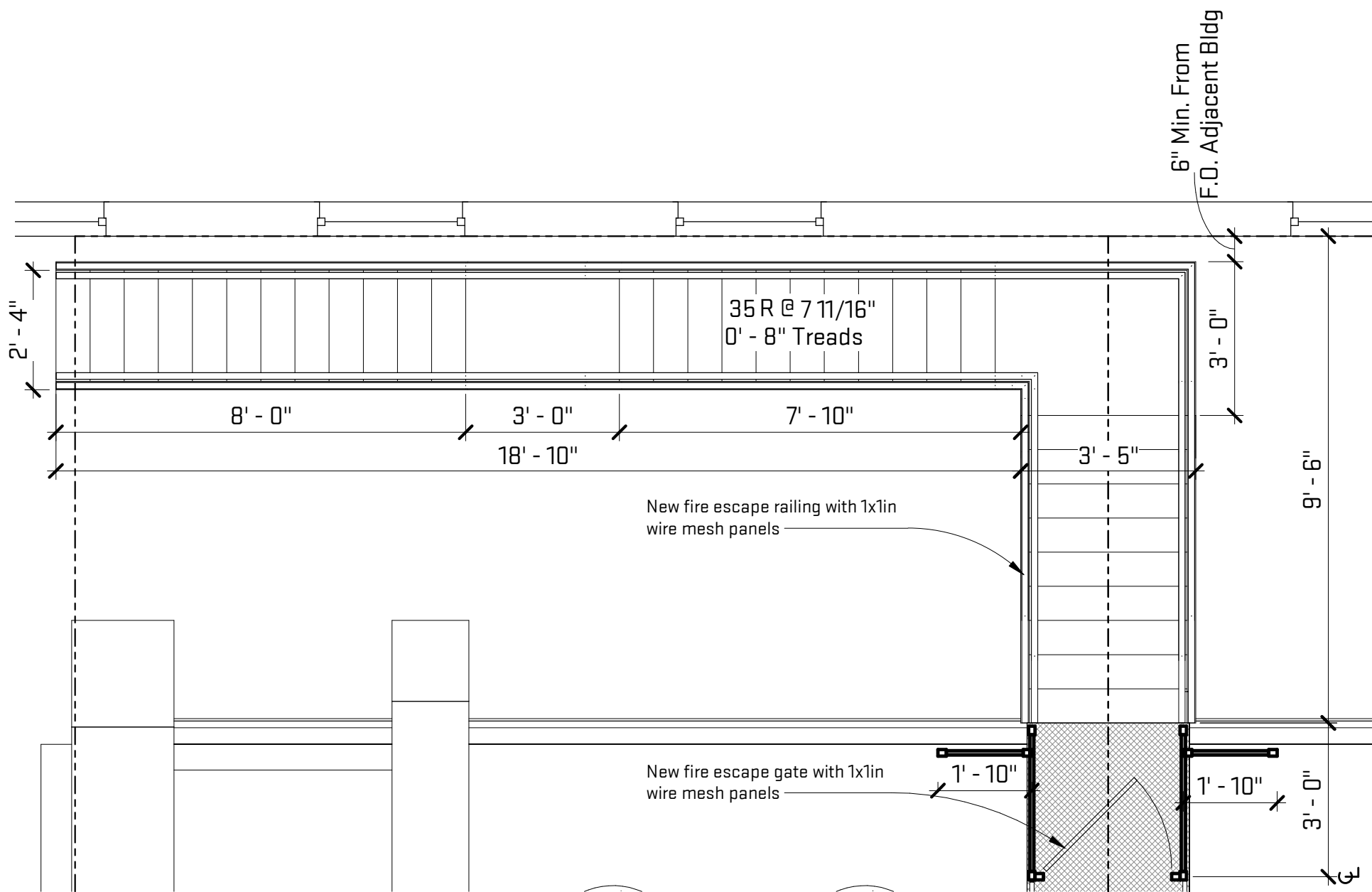
Proposed 3D Axonometric



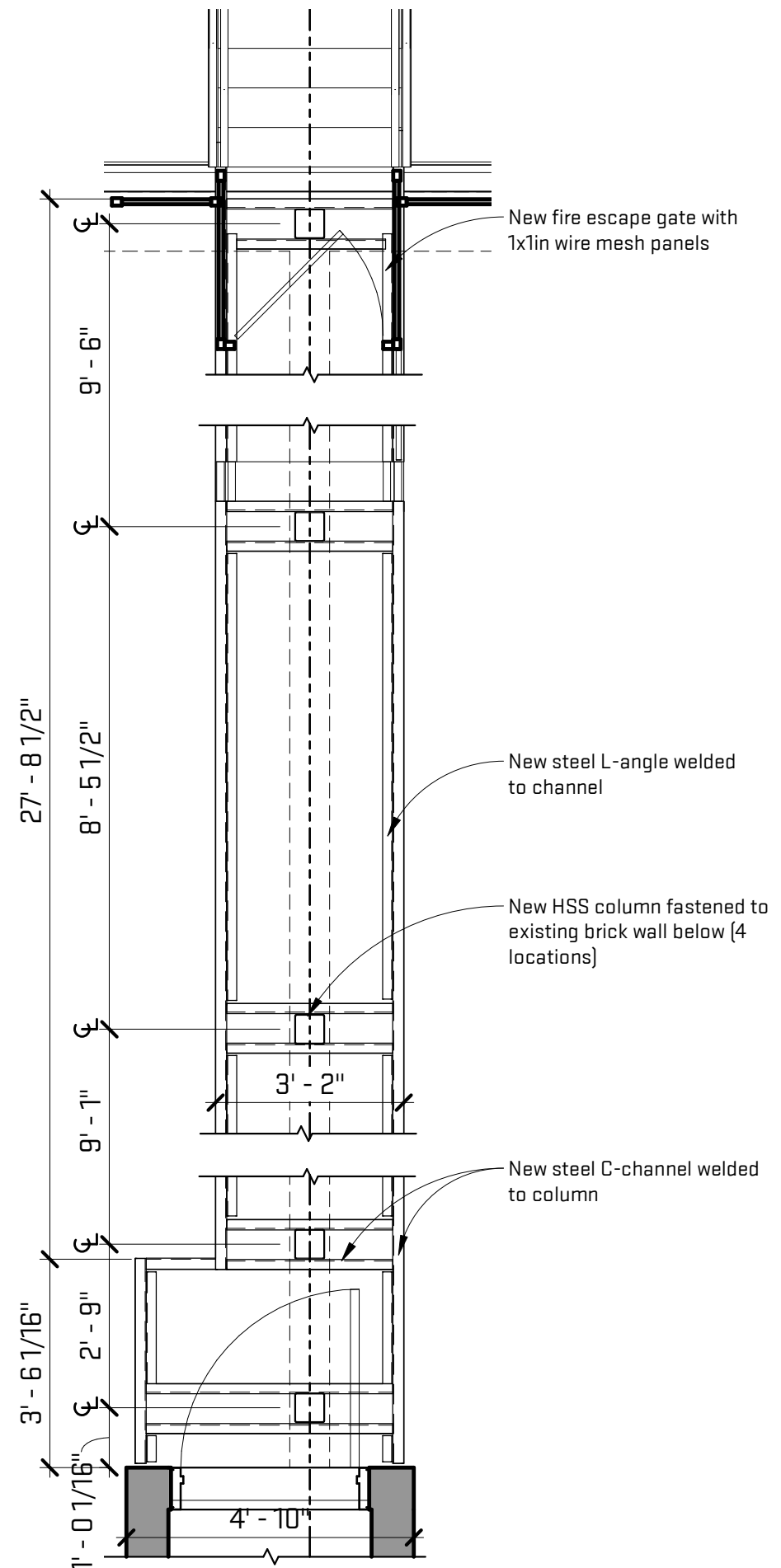
1 Level 3 Enlarged Addition Plan
 H-07 2' 4' 6' 3/8" = 1'-0"



2 Enlarged Elevation - Level 3 Addition
 H-07 4' 8' 12' 3/16" = 1'-0"

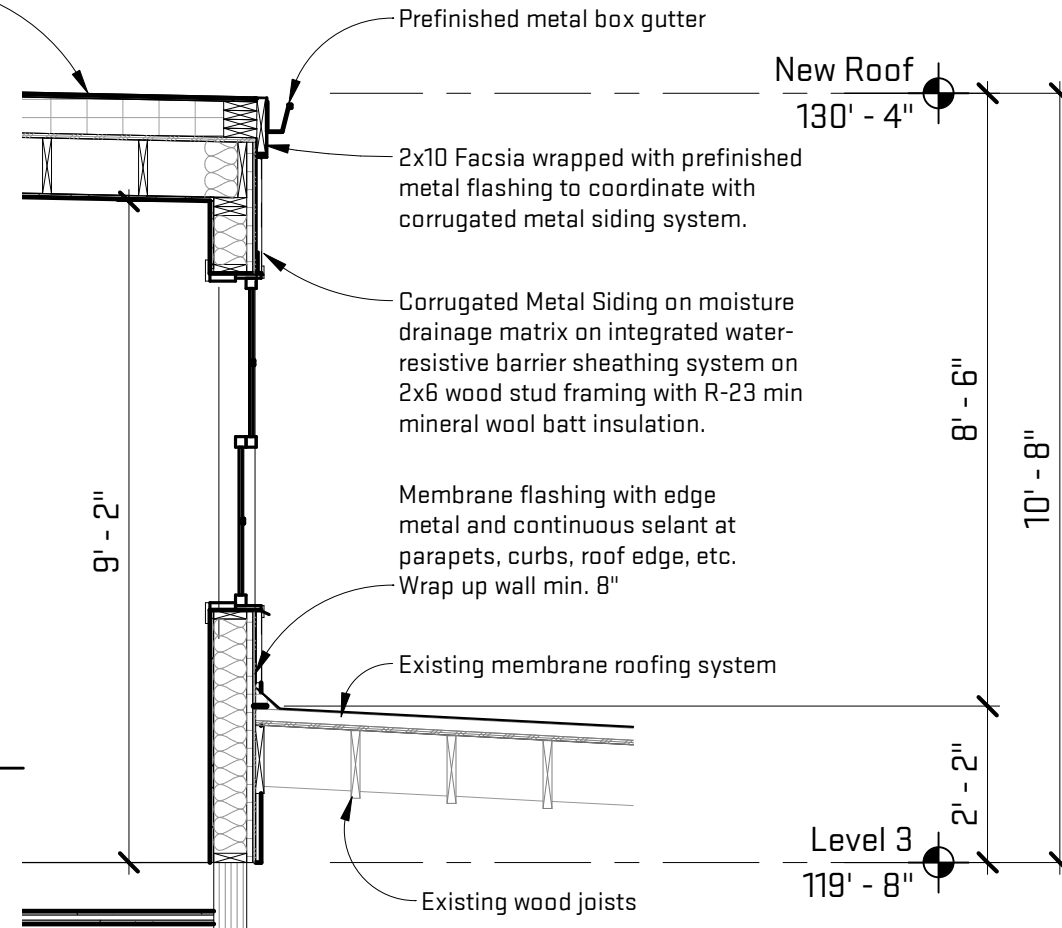


2 Fire Escape Enlarged Stair Plan
 H-08 2' 4' 6' 3/8" = 1'-0"

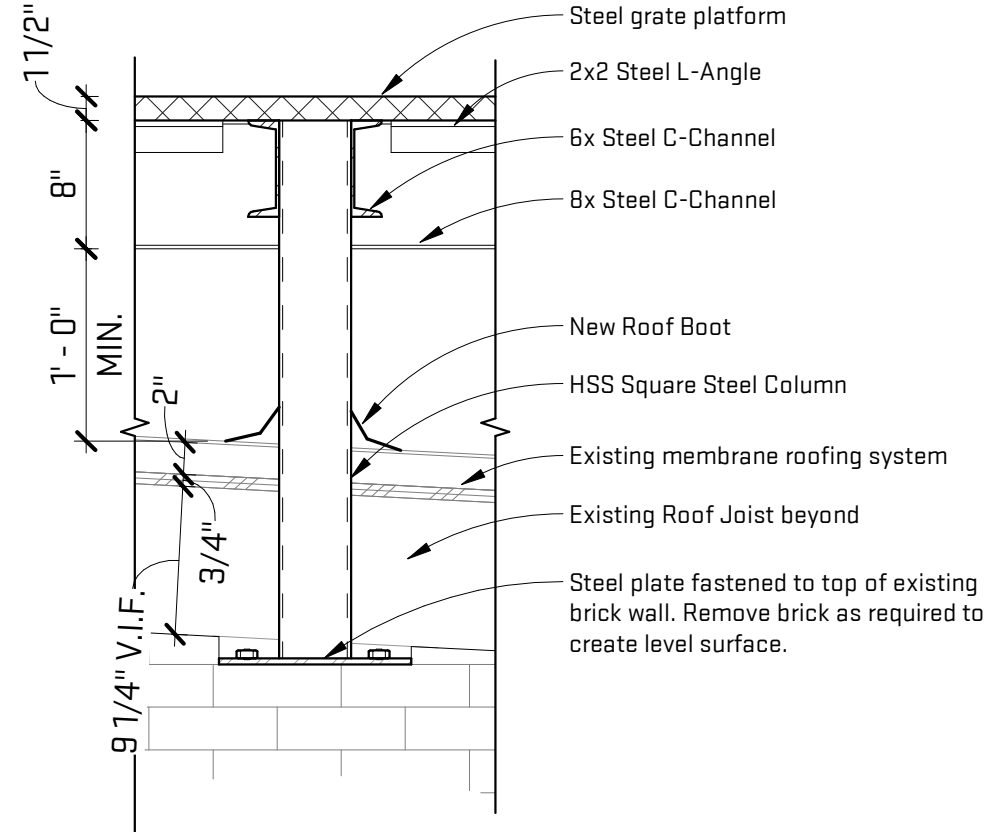


1 Fire Escape Framing Plan
 H-08 2' 4' 6' 3/8" = 1'-0"

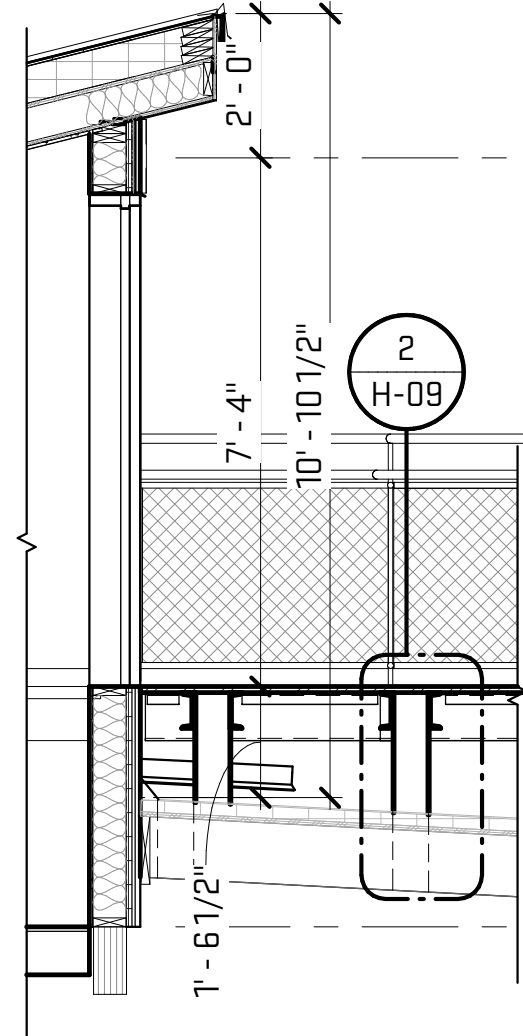
EPDM roofing membrane on 1/2" gyp. cover board on rigid roofing insulation board on 2x wood joists



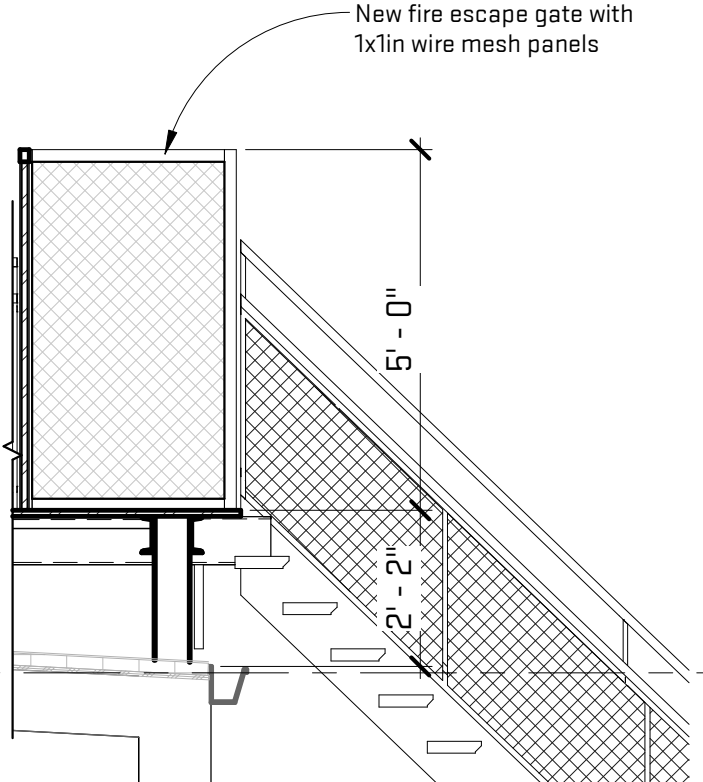
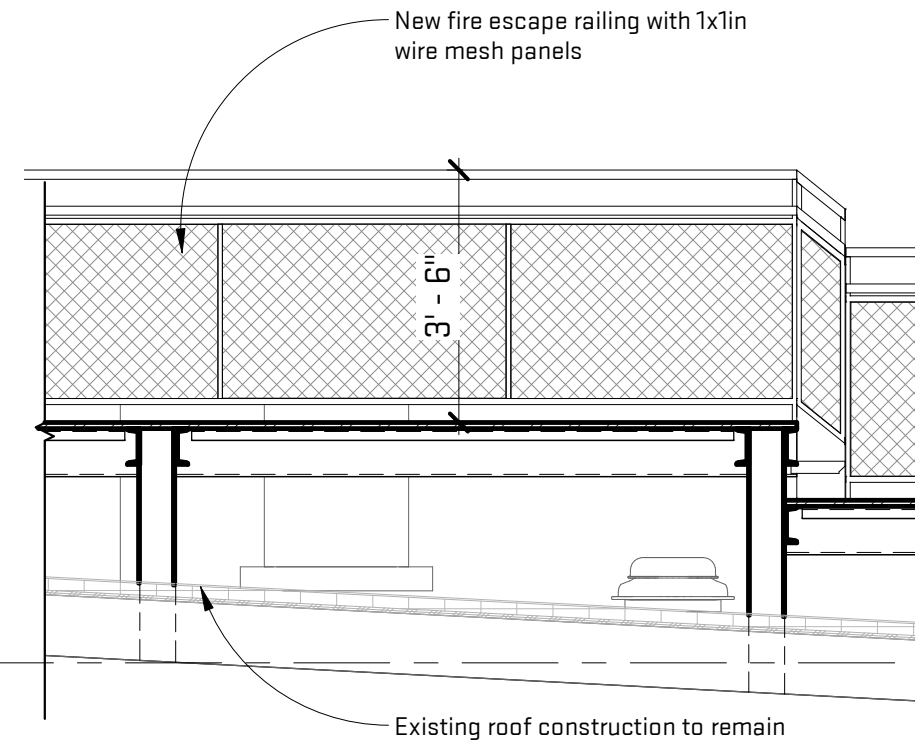
3 Level 3 New Addition Wall Section
H-09 2' 4' 6' 3/8" = 1'-0"



2 Fire Escape - Post connection
H-09 1/2' 1' 2' 1" = 1'-0"



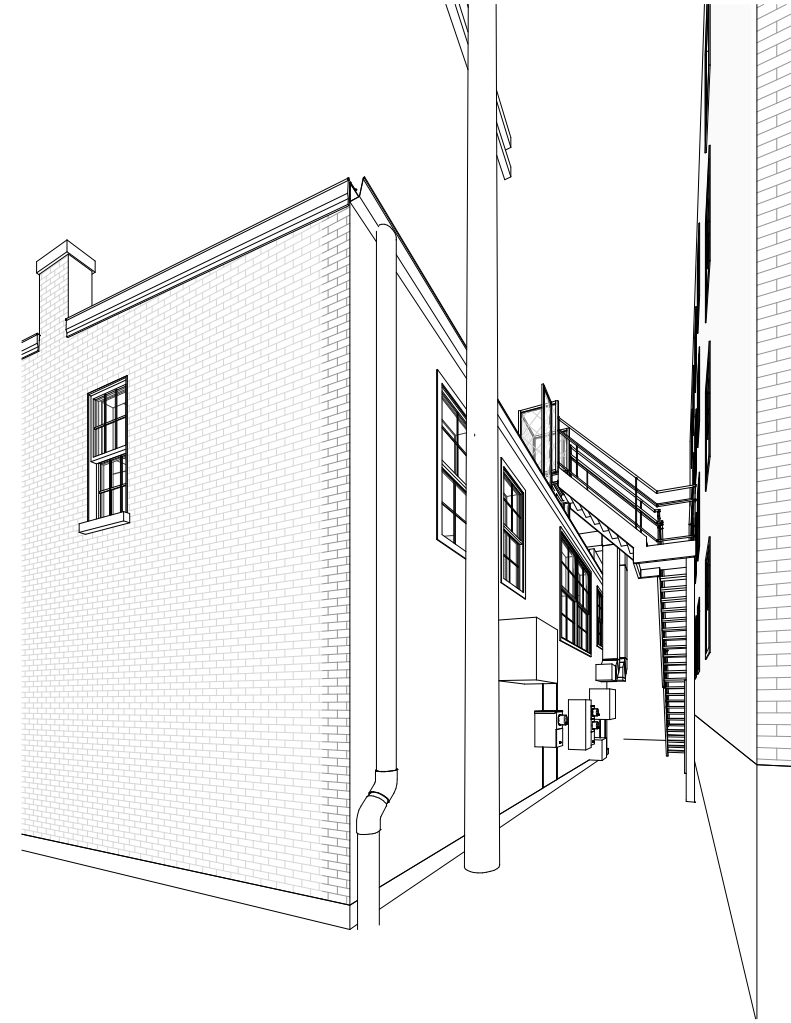
1 Level 3 Building Section at Fire Escape
H-09 1'-4" 2'-8" 5'-4" 3/8" = 1'-0"



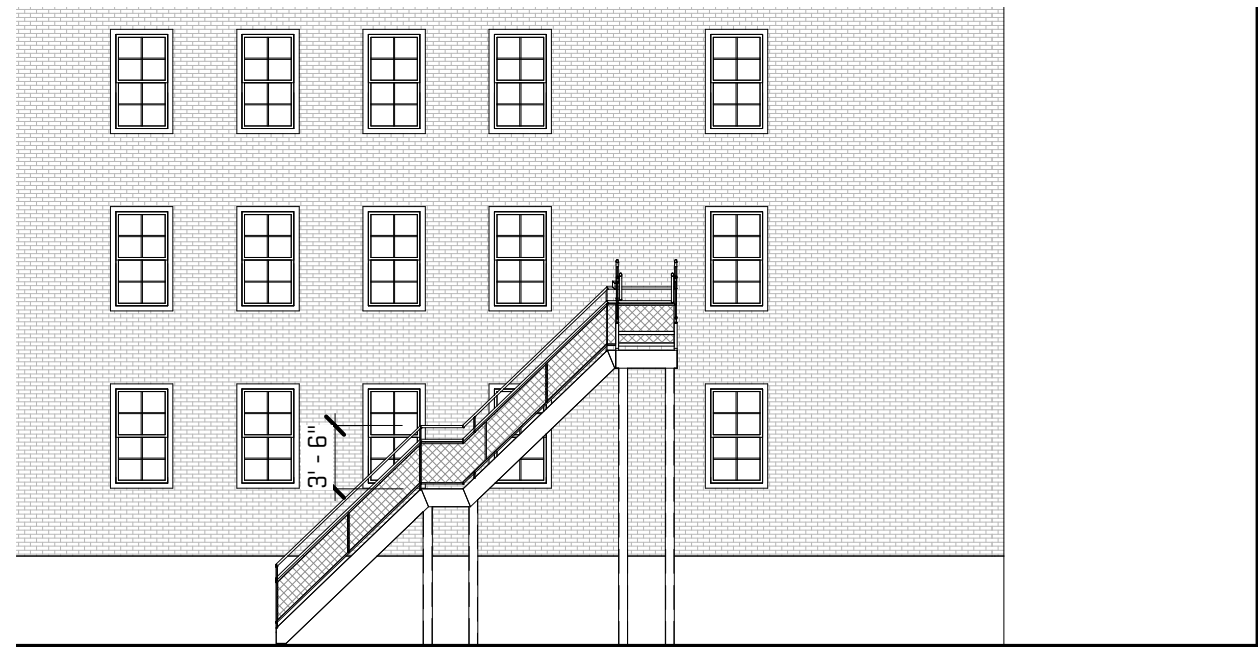
Level 3
119' - 8"



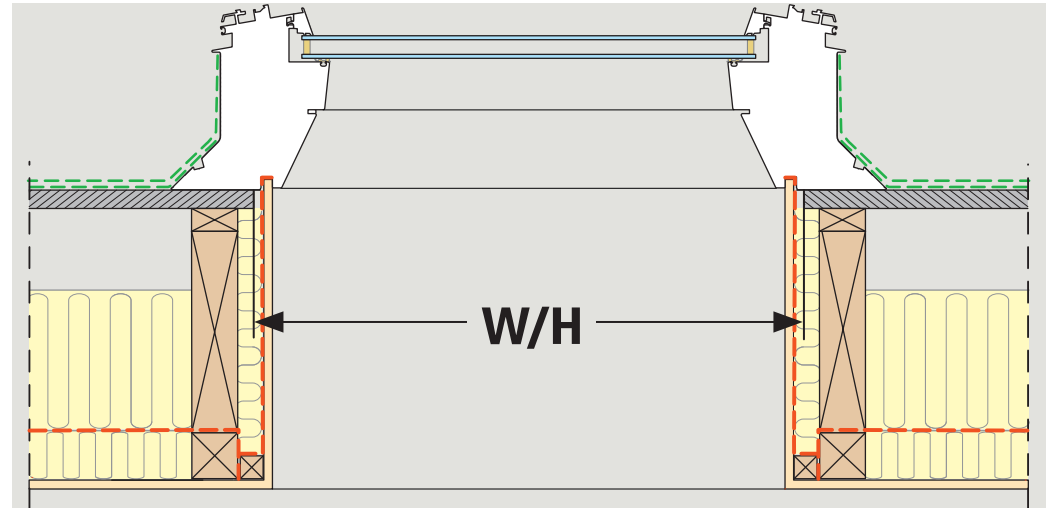
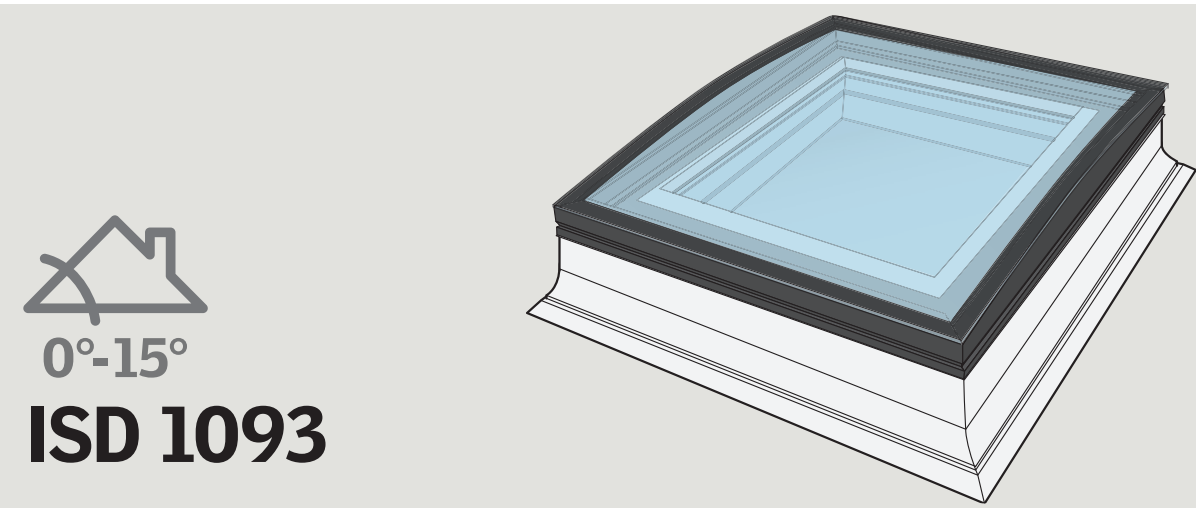
Proposed New Work Visibility @ Back Alley View



Proposed New Work Visibility @ Side Alley View

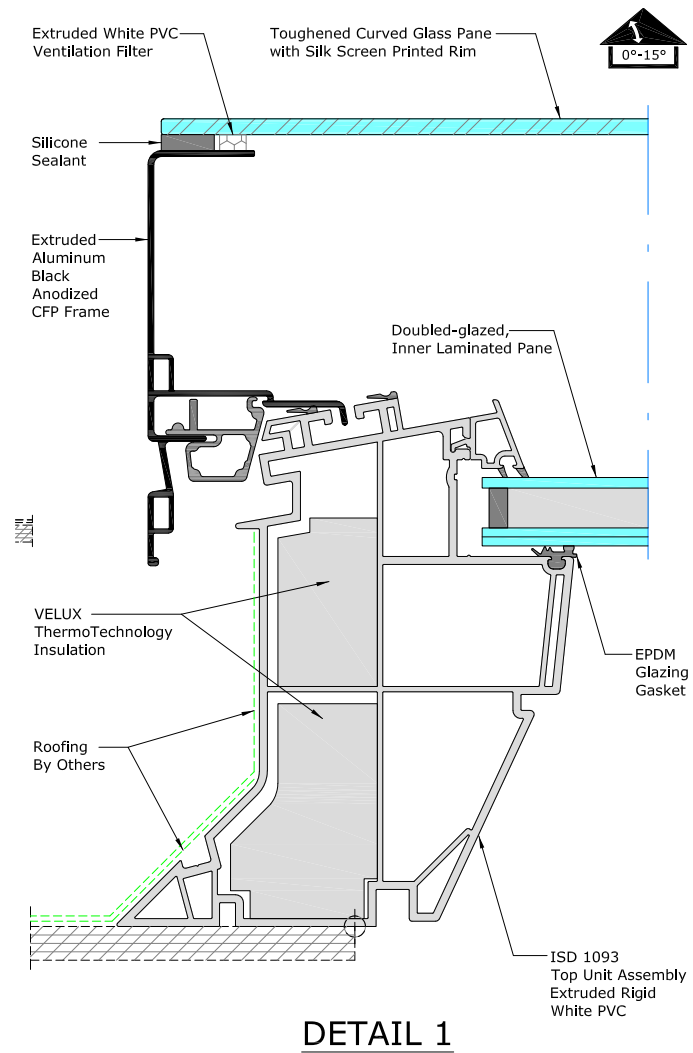


1 Fire Escape Elevation (North Alley @ Adjacent Building)
 H-10 8' 16' 24' 3/32" = 1'-0"



Velux - CFP Fixed Flat Roof Skylight
CFP ISD 1093

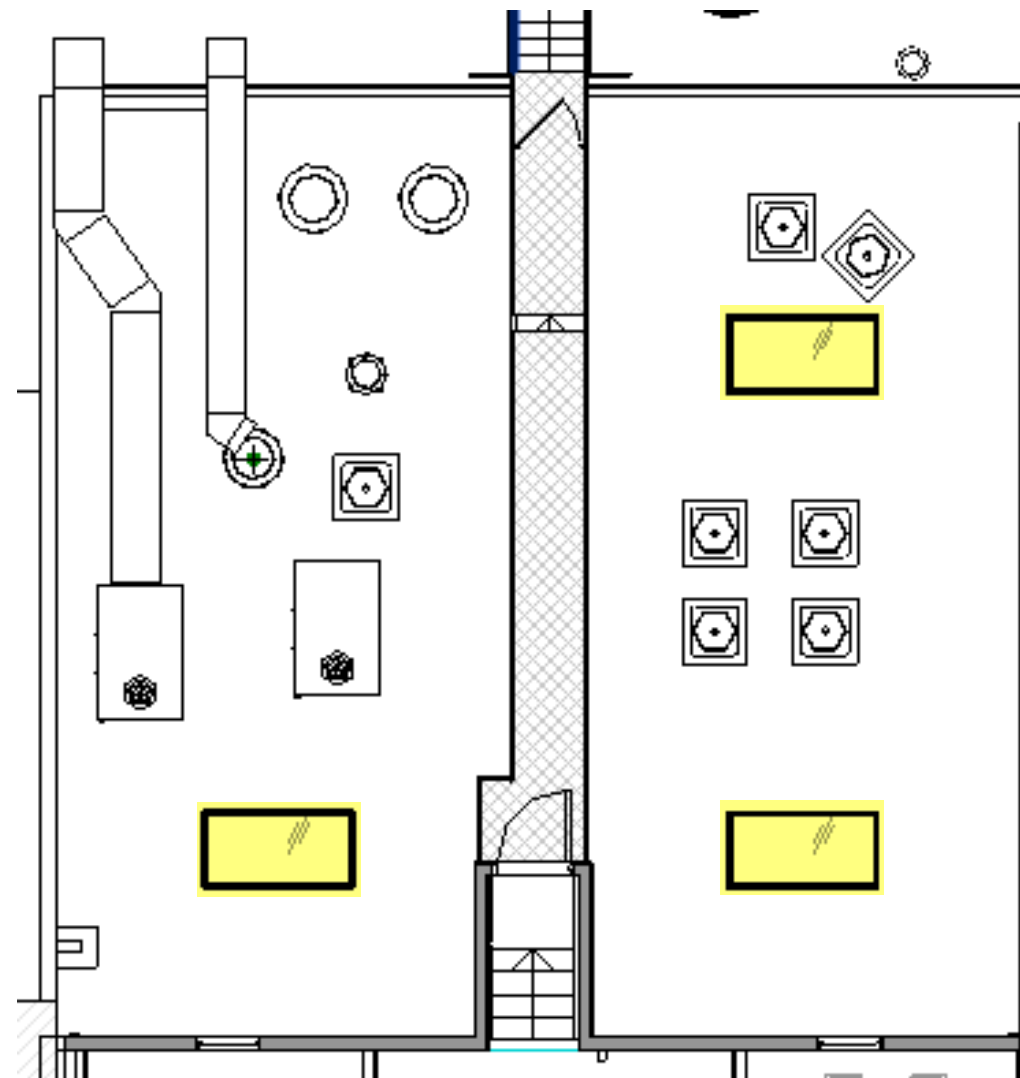
Section Cut



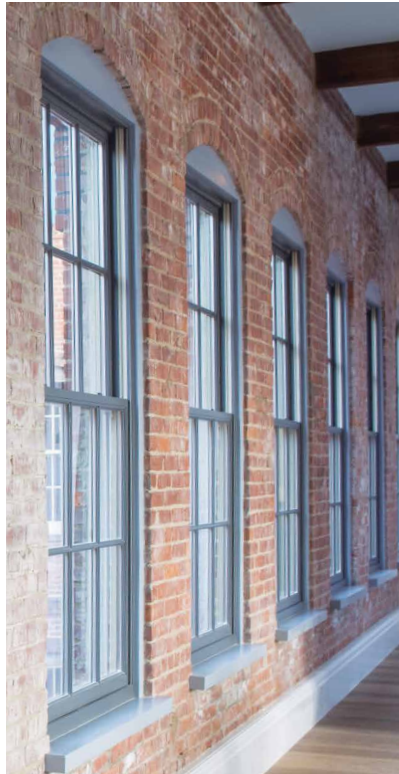
DETAIL 1

Enlarged Roof Plan

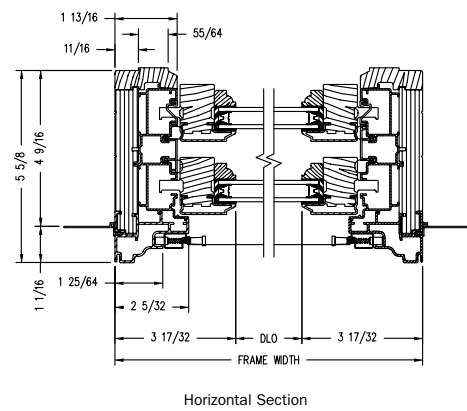
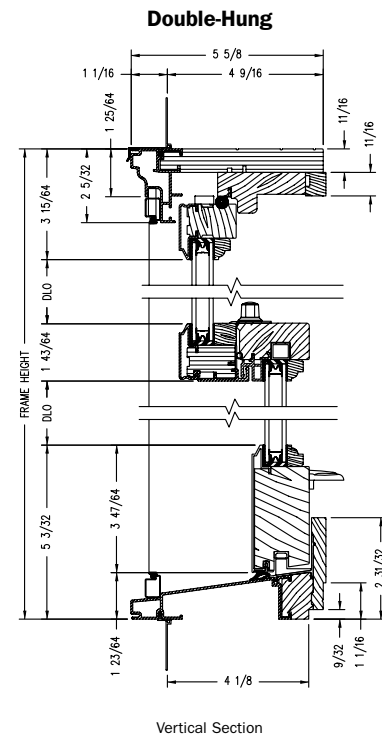
Quantity: 3
Size: 36" x 72"



E-SERIES
Architectural Collection



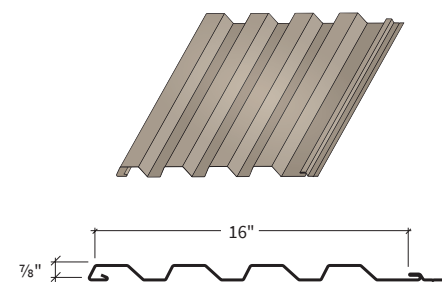
Anderson - E-Series Double Hung



Quantity: 2
Size: 32"x 56"



MASTERLINE 16



MasterLine 16 is a concealed-fastened metal wall panel that provides an interesting shadow line, enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16-inch coverage and are available with factory-applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.

Product Specifications

- **Application:** Wall
- **Coverage Width:** 16"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22, 20, 18 (optional)
- **Finishes:** Smooth (standard); Embossed (optional; 24 and 22 gauge only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

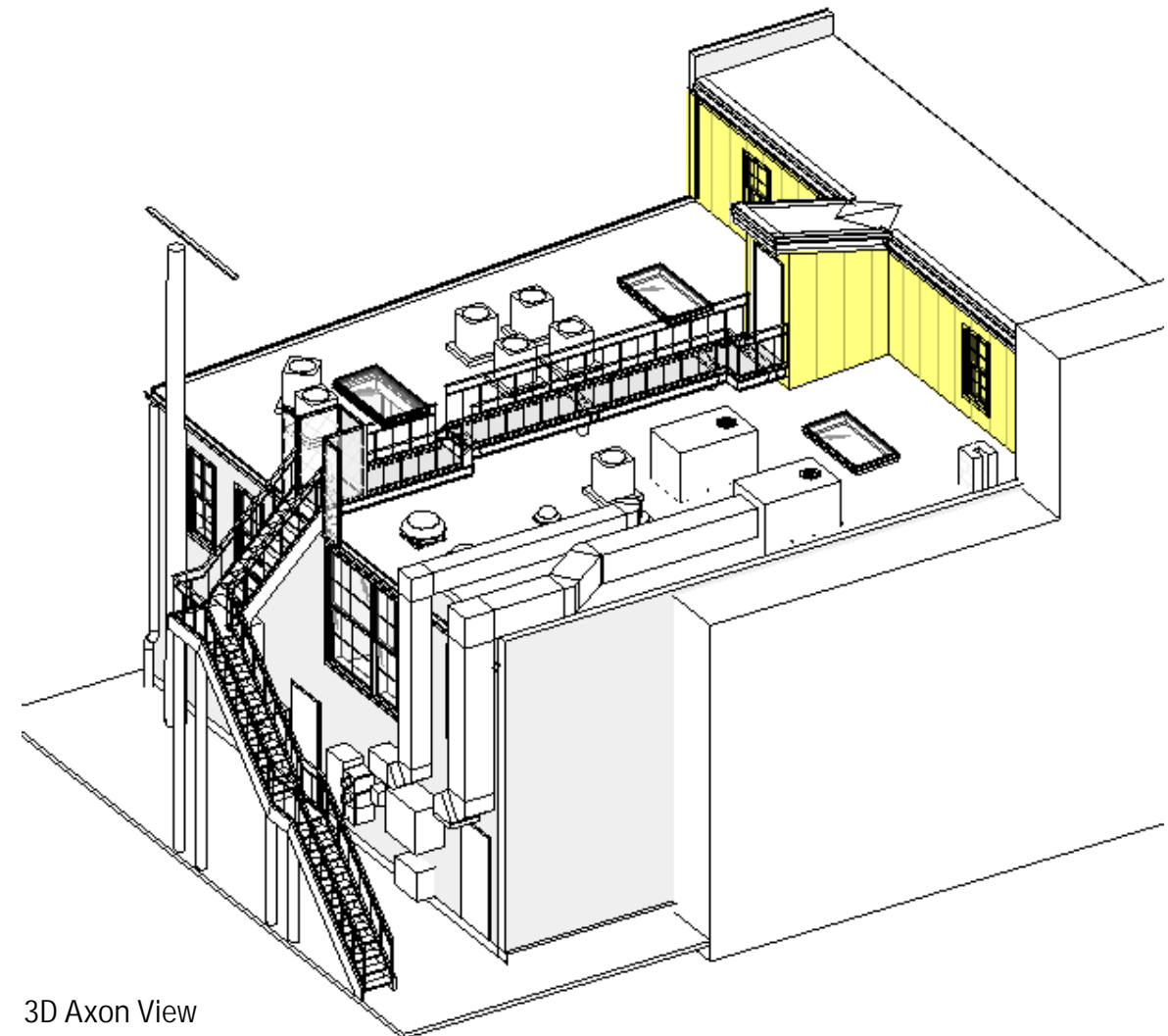
SIGNATURE® 200

STANDARD COLORS



BURNISHED SLATE*

MBCI - Corrugated Metal Siding - Masterline 16
Color: Signature 200 Burnished Slate



3D Axon View