

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 121 and 123 East Liberty Street, 220 S Fourth Avenue
Application Number HDC21-034

DISTRICT: Main Street Historic District

REPORT DATE: March 11, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 8, 2021

	OWNER	APPLICANT
Name:	Fourth & Liberty Associates, LLC Ed Shaffran	Same
Address:	209 S Fourth Ave Ann Arbor, MI 48104	
Phone:	(734) 276-6031	

BACKGROUND: This 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. 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 19502 damaged both. The upper floors were removed, creating a one-story building, and the building was refaced with enameled steel panel siding.

In 2013 an application was approved to building three new floors above the existing one-story building. That approval was extended in 2016 by the HDC. It expired in 2019.

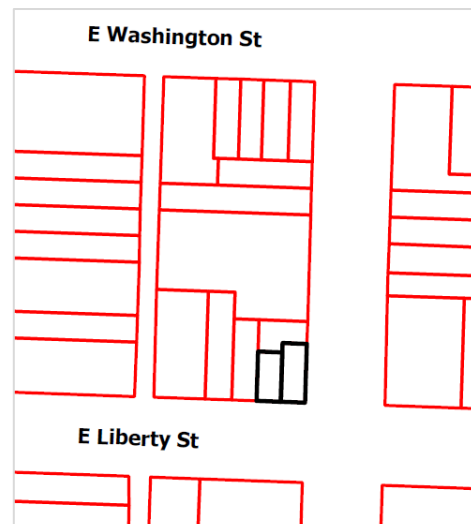
In 2020, staff approved HDC20-085 for the removal of enameled steel panels on the exterior.

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

APPLICATION: The applicant seeks HDC approval to replace three storefronts, one at each of the three addresses, and several display windows.

APPLICABLE REGULATIONS:

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



- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

Storefronts

Recommended: 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.

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

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Storefronts

Not Appropriate: Installing a new storefront that is incompatible in size and material with the historic building and district.

STAFF FINDINGS:

1. Each of the three addresses on this building are proposed to have a slightly different aluminum storefront installed. The first, at 121 East Liberty, would keep its current footprint and install a new slanted storefront. The recently revealed bricks on either side and on the kickplate would remain, and above the storefront, brick would replace the concrete masonry units.

On 123 East Liberty, at the corner, medium density overlay (MDO) plywood or Trex would wrap the front of the building, with a centered recessed front door. The wrap extends around the corner approximately another ten feet. The display windows on the center of the east wall would receive a matching set of windows.

The storefront at 204 South Fourth Avenue would be a simple version of the one at 123.

All of the entry doors appear to have a panel above instead of a transom window. The existing and new masonry would be repaired, repointed, and painted.

2. Since this is a noncontributing building, the work must be compatible with the historic buildings around it and not be a distraction. Staff believes the proportions, design, and materials proposed are appropriate and will make a positive contribution to the surrounding historic district.

POSSIBLE MOTIONS: (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 121 and 123 East Liberty Street, a contributing property in the Main Street Historic District, to replace three storefronts and several display windows. The work as proposed 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 storefronts and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 121 and 123 East Liberty Street in the Main Street Historic District

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

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

ATTACHMENTS: application, photos, drawings

121 and 123 East Liberty (1951, courtesy AADL Old News)



121 and 123 East Liberty (1976, courtesy AADL Old News)





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 jthacher@a2gov.org
 Fax: 734.994.8460


APPLICATION MUST BE FILLED OUT COMPLETELY

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

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER FOURTH AND LIBERTY ASSOCIATES, LLC		HISTORIC DISTRICT MAIN STREET
PROPERTY ADDRESS 121 + 123 E. LIBERTY AND 220 S. FOURTH AVE.		CITY ANN ARBOR
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 274-6031	EMAIL ADDRESS EDWARD@SHAFFAHAN.COM
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 209 S. FOURTH AVE., 1C		CITY, STATE, ZIP ANN ARBOR MI 48104

PROPERTY OWNER'S SIGNATURE

SIGN HERE  **PRINT NAME** **EDWARD A. SHAFFAHAN** **DATE** **2/18/21**

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIP CODE	PHONE / CELL #	FAX No
		()	()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE **PRINT NAME** **X** **DATE**

BUILDING USE - CHECK ALL THAT APPLY

SINGLE FAMILY DUPLEX RENTAL MULTIPLE FAMILY COMMERCIAL INSTITUTIONAL

PROPOSED WORK

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

RENOVATE EXTERIOR / FACADE OF 121 E. LIBERTY AND 123 E. LIBERTY.
(SEE ATTACHED)

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

(SEE ATTACHED)

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

City of Ann Arbor Historic District Commission

RE: 121 + 123 E. Liberty Street and 220 S. Fourth Avenue

Proposed Work:

121 E. Liberty.

Renovate the existing brick, metal framed glass facade and (former) porcelain panel facade with a modern dark framed thermal block aluminum storefront with insulated glass. The area above the door and storefront glass will be painted brick with a simple stacked brick pattern. Existing brick will be tuck pointed and repaired where needed and painted. Details can be seen on the attached "Proposed Elevations".

123. E. Liberty.

Renovation will include relocating the building entrance to the center of the building as it was originally. The existing block and metal framed glass storefront and (former) porcelain panel facade will be retrofitted with insulated glass framed and trimmed out in wood/Trex in a modern twist to its simple classic historically storefront. The area above the door and storefront glass will consist of wood/Trex trim framing large MDO panels. Details can be seen on the attached "Proposed Elevations".

220 S. Fourth Avenue.

The existing masonry/brick to remain, repair and tuck pointed as needed and painted. There is an exiting mural on this elevation. It was revealed after removing the porcelain panels. The mural is in poor condition. The mural depicts a dry-cleaning message from a former tenant (A&P Cleaners) that occupied the building back in the late 40's/ early 50's. The two (2) metal framed glass storefront opening with be retrofitted with insulated glass panels framed in wood/Trex similar to the 123 E. Liberty facade. Details can be seen on the attached "Proposed Elevations".



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TO AVOID A LONG WAIT

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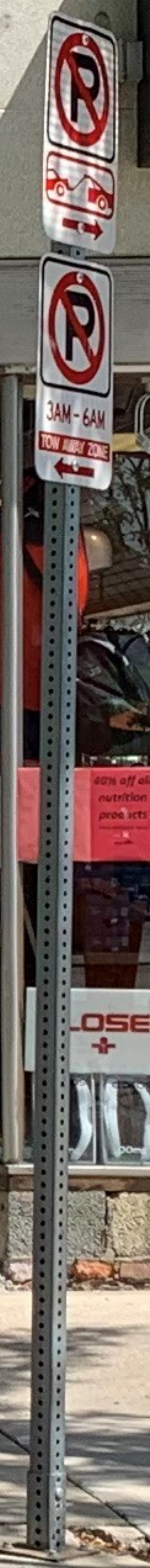
119

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FFS E44000 Storefront

FFS E/T34000

FFB E/T34000

Misc. Extrusions

ENTRANCES

CURTAINWALL

INTERIOR FRAMING

WINDOW WALL

E14000 I/O

[Product Info »](#)

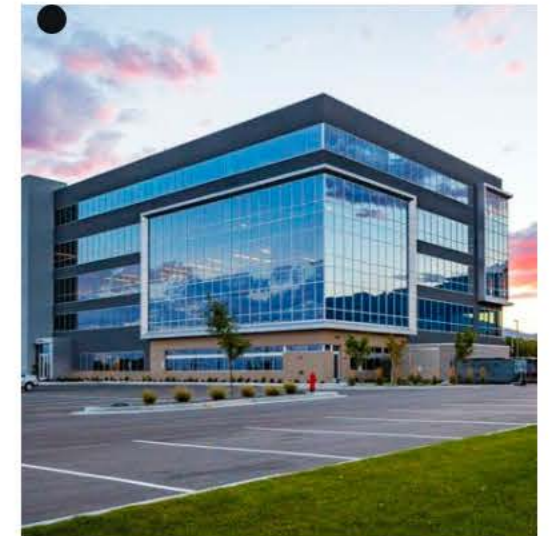
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- 4-1/2" Depth
- Inside and outside plane glass
- Non thermal
- Infill: 1" typ (1/8" - 1-1/8")



T14000 I/O

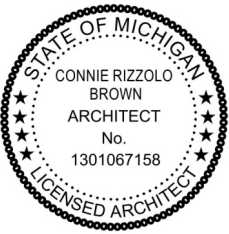
[Product Info »](#)

- 2" Sight line
- 4-1/2" Depth
- Inside and outside plane glass
- Single thermal
- Infill: 1" typ (1/8" - 1-1/8")





210 Collingwood Dr
 Suite 106
 Ann Arbor MI 48103
 734-223-0162
 connie@rizzolobrown.com



PROJECT

Elevation Renovation for
 121 & 123
 E. Liberty
 Ann Arbor MI

ISSUE TYPE	DATE
Design Review	Aug, 2020
HDC Review	Feb 18, 2021

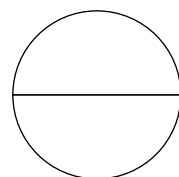
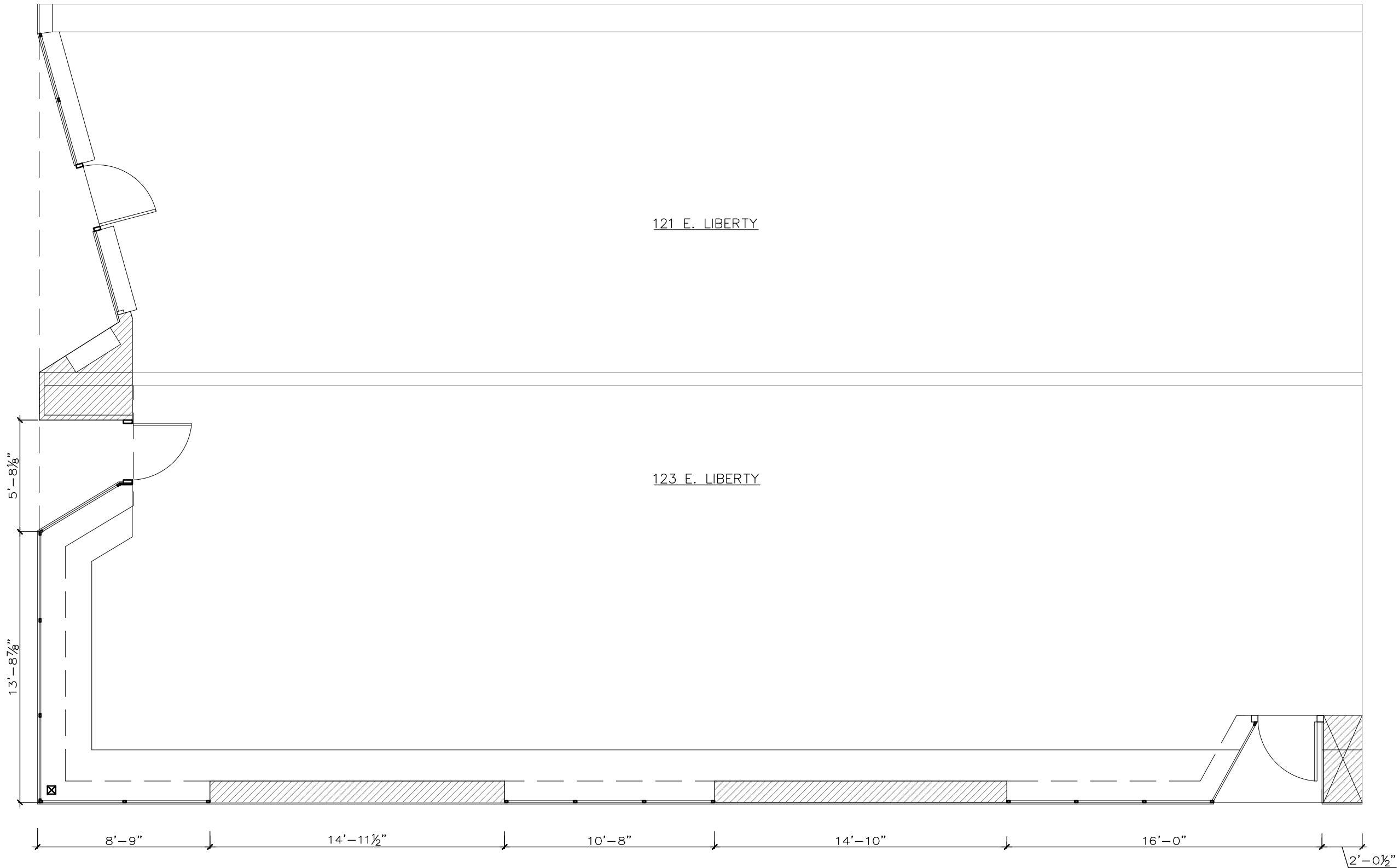
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Existing
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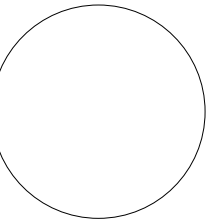
SHEET NO.

A1

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Existing Plan
 SCALE: 3/16" = 1'-0"



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Elevation Renovation for
121 & 123
E. Liberty
Ann Arbor MI

ISSUE TYPE	DATE
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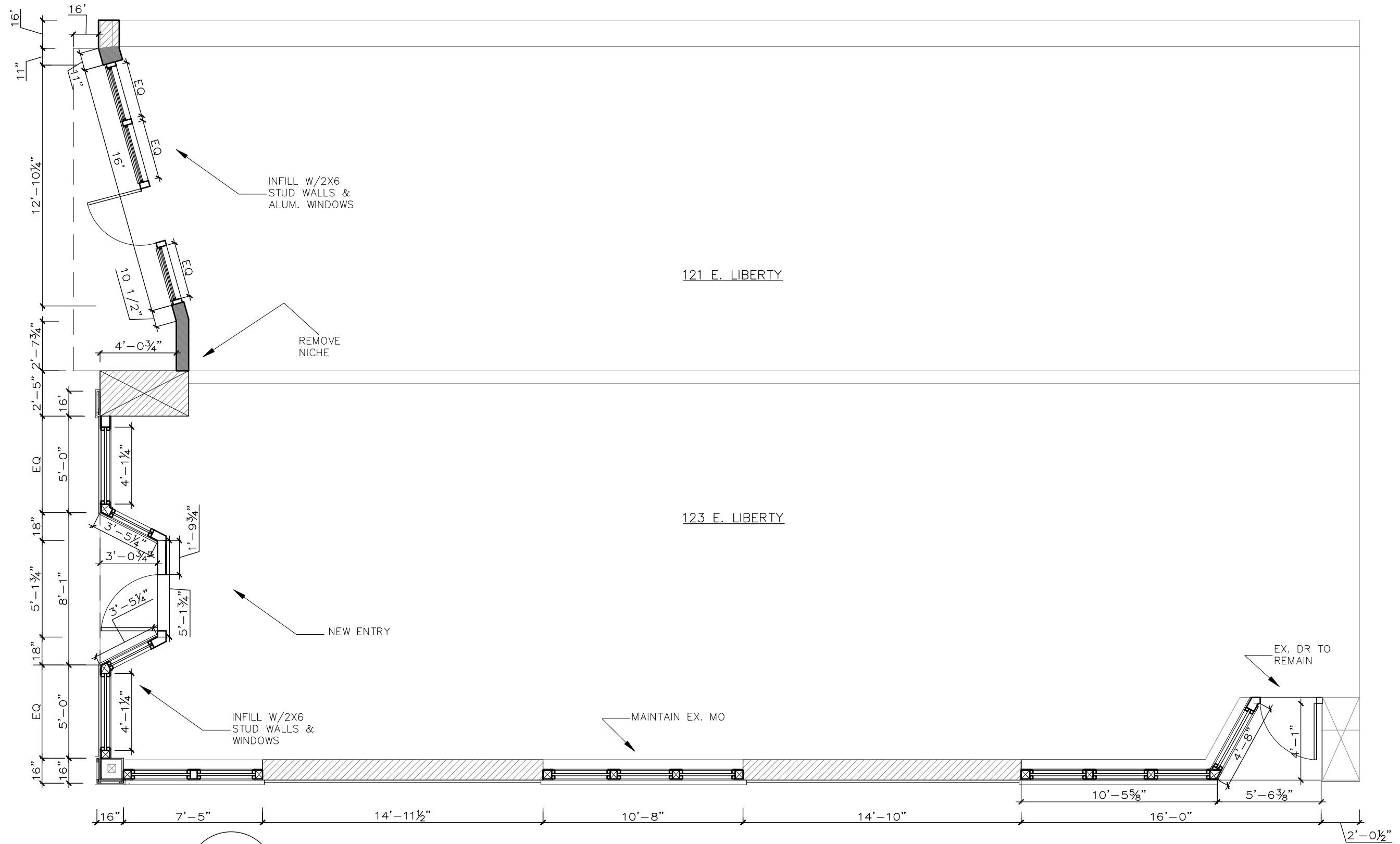
SHEET TITLE

**Proposed
Plan**

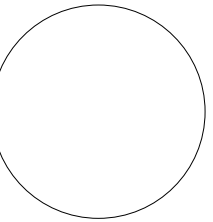
SHEET NO.

A2.1

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Proposed Plan
SCALE: 3/16" = 1'-0"



PROJECT

Elevation Renovation for
121 & 123
E. Liberty
Ann Arbor MI

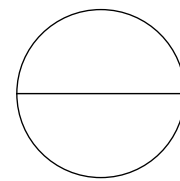
ISSUE TYPE	DATE
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HDC Review	Feb 18, 2021

SHEET TITLE

**Comp.
Plan**

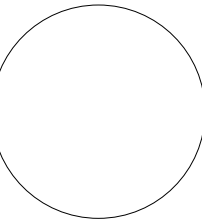
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A2.2



Proposed & Ex Comparison Plan

SCALE: 3/16" = 1'-0"



PROJECT

Elevation Renovation for
121 & 123
E. Liberty
Ann Arbor MI

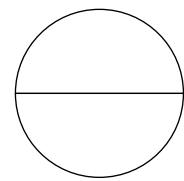
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SHEET TITLE

Ex.
Elevations

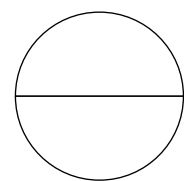
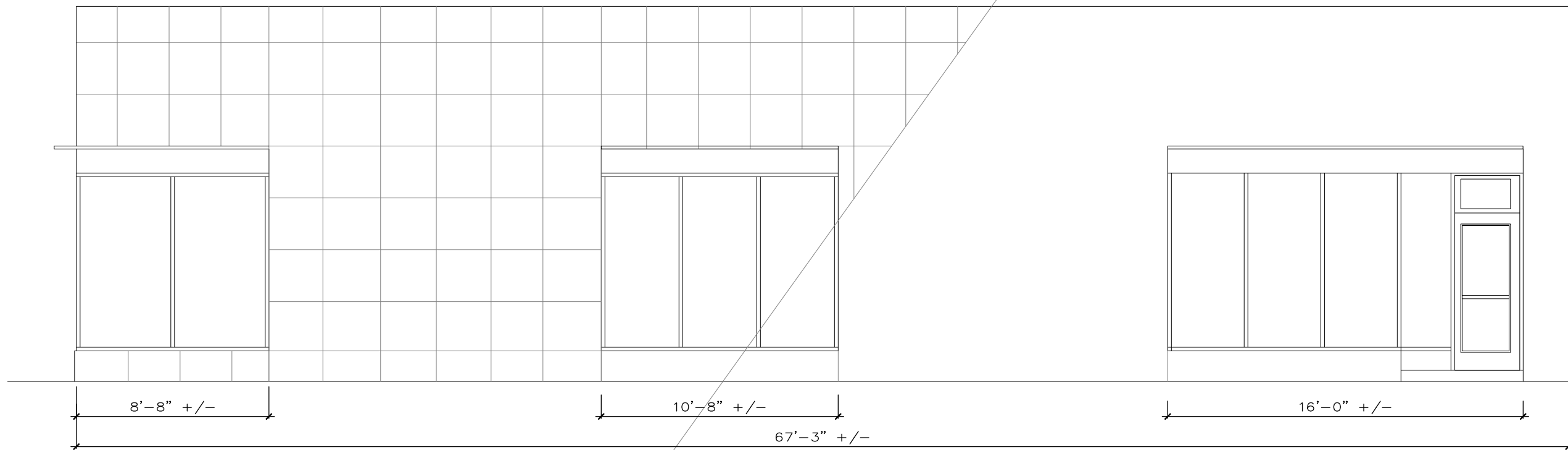
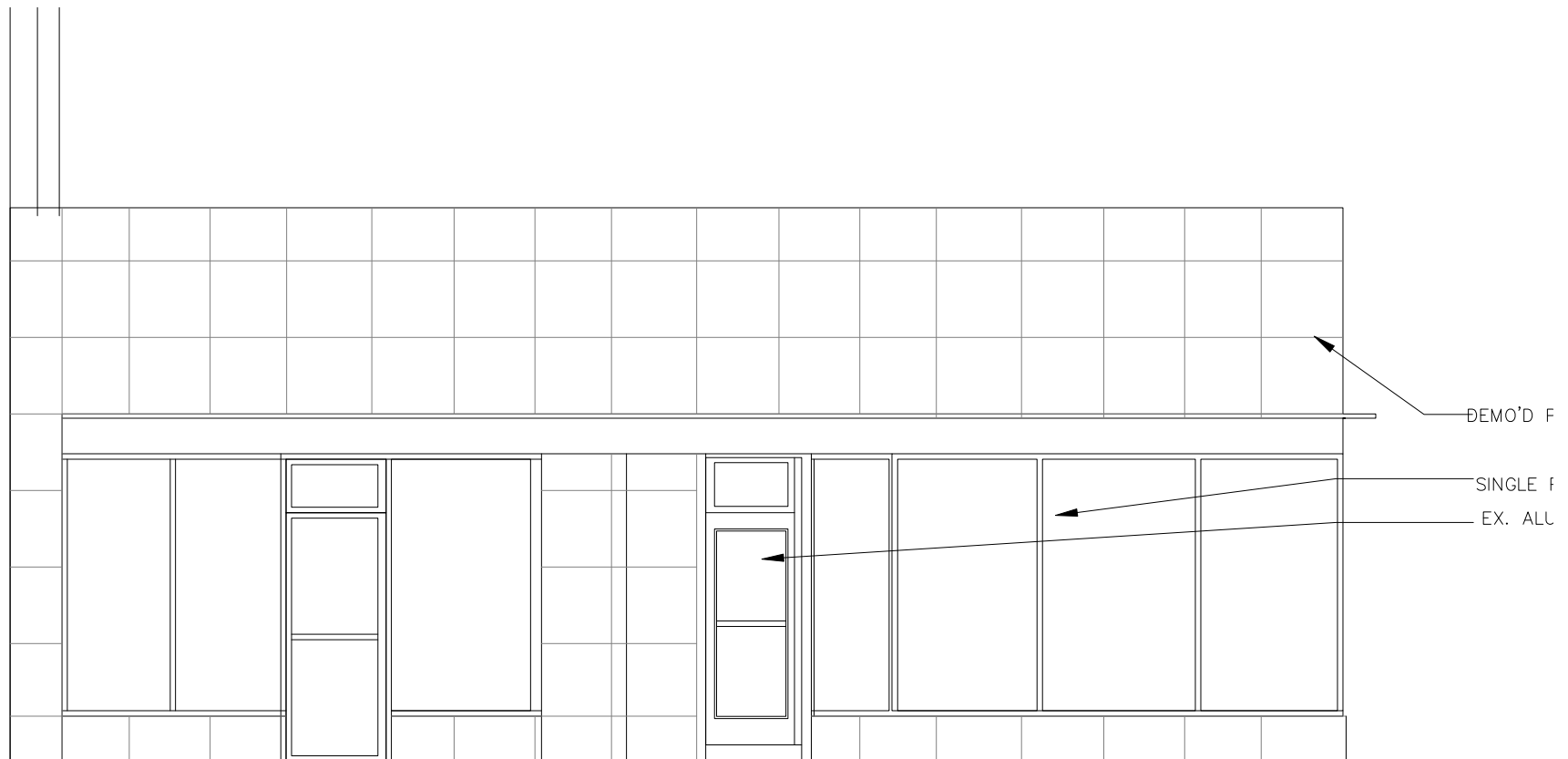
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A3.1



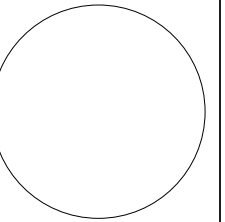
South Elevation

SCALE: 3/16" = 1'-0"



East Elevation

SCALE: 3/16" = 1'-0"



PROJECT

Elevation Renovation for
121 & 123
E. Liberty
Ann Arbor MI

ISSUE TYPE	DATE
Design Review	Aug, 2020
HDC Review	Feb 18, 2021

SHEET TITLE

**Proposed
Elevations**

SHEET NO.

A3.2

