

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 804 W Liberty Street, Application Number HDC14-105

DISTRICT: Old West Side Historic District

REPORT DATE: July 10, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 7, 2014

OWNER

Name: Jeffrey & Patricia Lehman
Address: 804 West Liberty Street
 Ann Arbor, MI 48103
Phone: (734) 476-9844

APPLICANT

John A. Allen
 35615 Grand River Ave
 Farmington, MI
 (248) 474-4557

BACKGROUND: This 1 ¾ story gable-fronter features shingle siding on the upper story and board siding on the first floor (though it is currently covered in aluminum). There is a full-width front porch and triple window in the front gable, and a bay window on the east side elevation. The house first appears in the 1914 Polk City Directory as the home of Henry .P and Ida M. Paul. Henry was the Washtenaw County Treasurer.

Staff recently approved replacement of the structure's basement walls, which were crumbling.

LOCATION: The site is located on the north side of West Liberty, at the northwest corner of Mulholland Avenue.

APPLICATION: The applicant seeks HDC approval to construct a one-story rear addition with a roof deck, and replace a second floor window with a door.

APPLICABLE REGULATIONS:

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

- (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.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (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):

Additions

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

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.

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

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

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

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

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Retaining the historic relationship between buildings and the landscape.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Entrances and Porches

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

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

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

Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Residential Decks and Patios

Appropriate: Installing a deck in the rear of the property that is subordinate in proportion to the building.

Installing railings made of wood. Custom railing designs will be reviewed on a case-by-case basis

Installing flooring made of wood or composite wood.

STAFF FINDINGS:

1. The rear addition is 17'10" x 15'6", or 276 square feet. It would contain a bedroom, bathroom, and laundry space, and a door to the west side yard. The addition is inset 2' from the east corner and 6" from the west corner of the back of the house. Since it is on a corner lot and the east elevation is very visible, the greater setback on that side is appropriate.
2. The addition would have a wood roofdeck with a wood railing (to be painted white), and a matching railing would be installed on the new stairs on the west elevation of the addition. The applicant provided railing detail, but staff suggests a modification to make the railings comply with the Ann Arbor Historic District Design Guidelines – the top and bottom rails that attach to the balusters should be on flat instead of on edge. The proposed motion includes this as a condition of approval.
3. The rear elevation drawing does not show the new door, though information on two different doors is provided in the packet. The #55 Countryside wood door is most appropriate given that the rear door will be visible from Mulholland.
4. Staff believes the rest of the work as conditioned is complementary and sensitive to the

house and neighborhood, and its limited size and location on the back of the house are appropriate. The work meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's Standards for Rehabilitation. The project has been reviewed by planning staff to make sure it meets zoning requirements for setbacks.

POSSIBLE MOTION: (Note that the motion is only suggested. 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 804 W Liberty Street, a contributing property in the Old West Side Historic District, to construct a 1-story rear addition with a roofdeck, and replace an existing second-floor window with a door ON THE CONDITION that the stair and deck top and bottom rails are on flat and meet the Ann Arbor Historic District Design Guidelines. As conditioned, 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 2, 9 and 10 and the guidelines for additions, building site, and entrances; and the *Ann Arbor Historic District Design Guidelines* for additions and decks.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 804 West Liberty Street in the Old West Side 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.

804 West Liberty Street (April 2008 survey photo)





**City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 204 WEST LIBERTY ST

Historic District: OLD WEST SIDE

Name of Property Owner (If different than the applicant):
JEFFREY I PATRICK LEHMAN

Address of Property Owner: 204 WEST LIBERTY ST

Daytime Phone and E-mail of Property Owner: 734.476.9844

Signature of Property Owner: Patric V. Lehman Date: 19 June 2014

Section 2: Applicant Information

Name of Applicant: JOHN A ALLEN

Address of Applicant: 35615 GRAND RIVER AVE, FARMINGTON

Daytime Phone: (248) 474 4557 Fax: ()

E-mail: jallen@monatbuilds.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 6.20.14

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

Commercial 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: JA

2708

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

1. Provide a brief summary of proposed changes. CONSTRUCT
NEW ADDITION (617SF) TO REAR
OF HOUSE TO INCLUDE BATHROOM
& BEDROOM

2. Provide a description of existing conditions. HOUSE IS 100 YRS OLD
BEDROOM & BATHROOM ARE ON
SECOND FLOOR, REQUIRING USE
OF STAIRS TO ACCESS

3. What are the reasons for the proposed changes? ONE OF OWNERS
HAS MEDICAL CONDITION THAT RESTRICTS
USE OF STAIRS TO BEDROOM & BATHROOM.
THIS WILL ALLOW ACCESS ON 1ST FLOOR

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

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

STAFF USE ONLY

Date Submitted: 6/20/14. Application to _____ Staff or HDC

Project No.: HDC 14-105 Fee Paid: \$ 300 —

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

Application Filing Date: 6/20/14. Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:



Lehman Residence

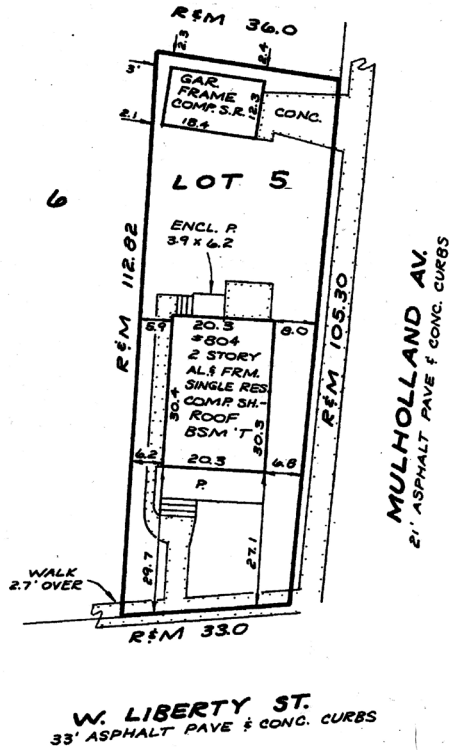
Proposed Rear Addition

804 West Liberty
Ann Arbor, MI 48103

Celeste Allen Novak Architect pllc
1066 Knight Road
Ann Arbor, MI 48103
p. 734-846-3903

June 20, 2014

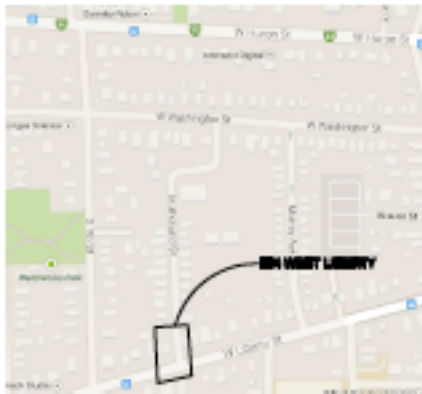
LOT 5 OF "MURRAY'S ADDITION" CITY OF ANN ARBOR,
 AS RECORDED IN LIBER 3 OF PLATS ON PAGE 3,
 WASHTENAW COUNTY RECORDS. SUBJECT TO ALL
 EASEMENTS AND RESTRICTIONS OF RECORD.



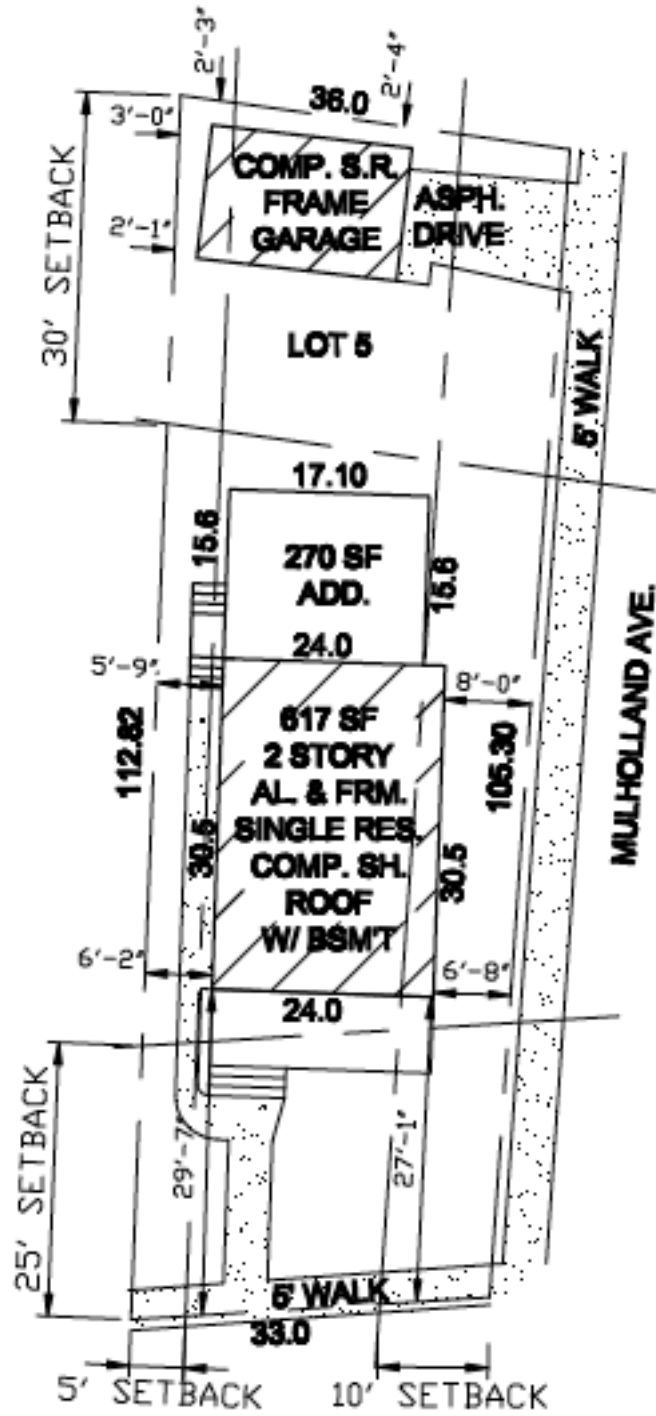
R = RECORDED
 M = MEASURED
 C = CALCULATED
 ± = MORE OR LESS

We hereby certify that the building or buildings shown are located entirely on said described property and do not encroach on adjoining lands or do adjacent buildings encroach on said described property except as shown. This is for mortgage purposes only and no property corners have been set by us. Distances shown are not to be used for building of structures or fences.

REVISED 12 MAY 02



Existing Site Plan



W. LIBERTY ST.

New Site Plan



North Elevation



South Elevation

Existing 1912 Residence



East Elevation



West Elevation

Existing 1912 Residence



1
A2.0

PROPOSED

NORTH ELEVATION

SCALE 1/4"=1'-0"

Proposed Front Elevation



4
A2.0

PROPOSED
REAR SOUTH ELEVATION
SCALE 1/4"=1'-0"

Proposed Rear Elevation

Proposed Side West Elevation



2
A2.0

PROPOSED
WEST ELEVATION
SCALE 1/4"=1'-0"

Proposed Side East Elevation

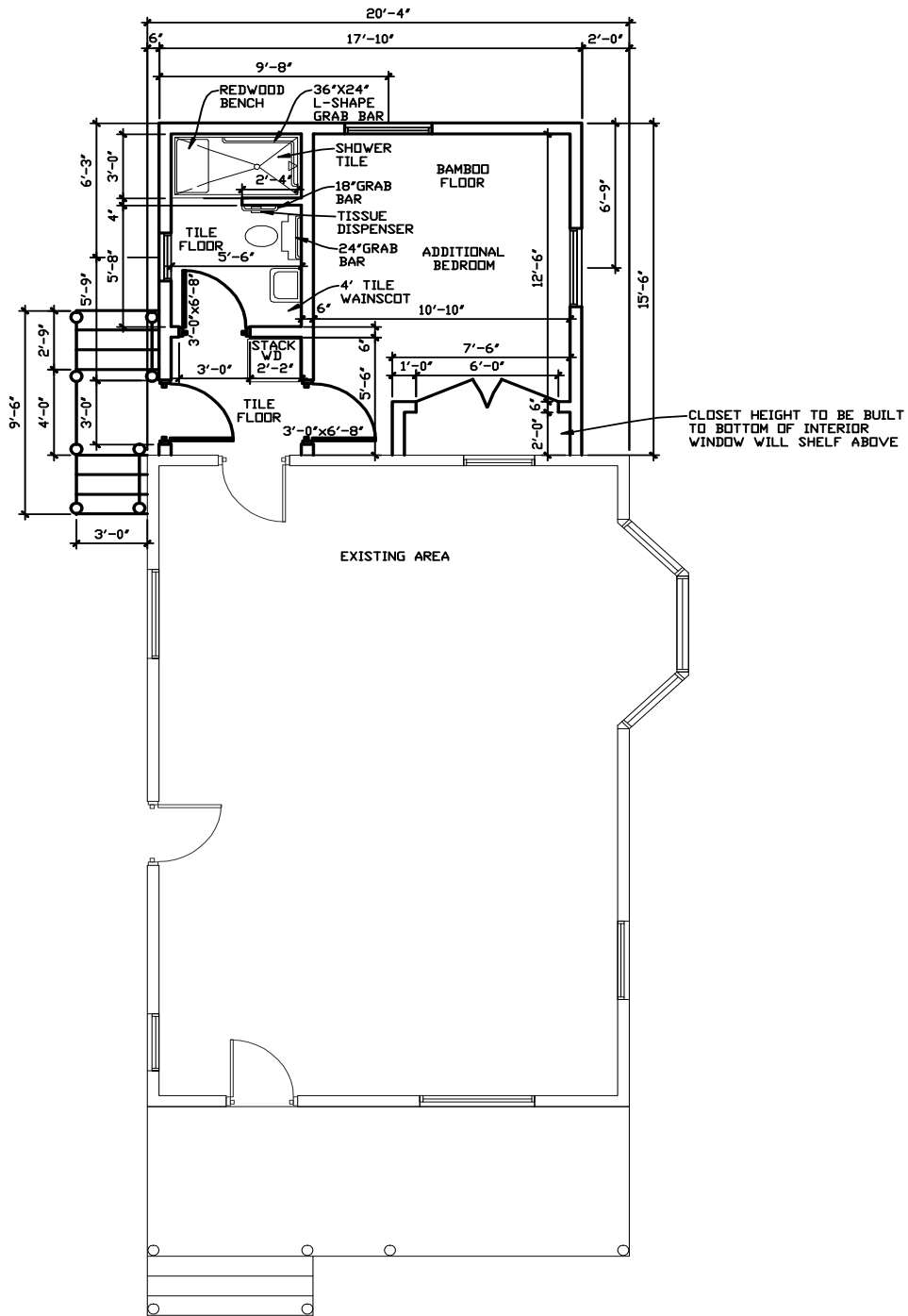


3
A2.0

PROPOSED

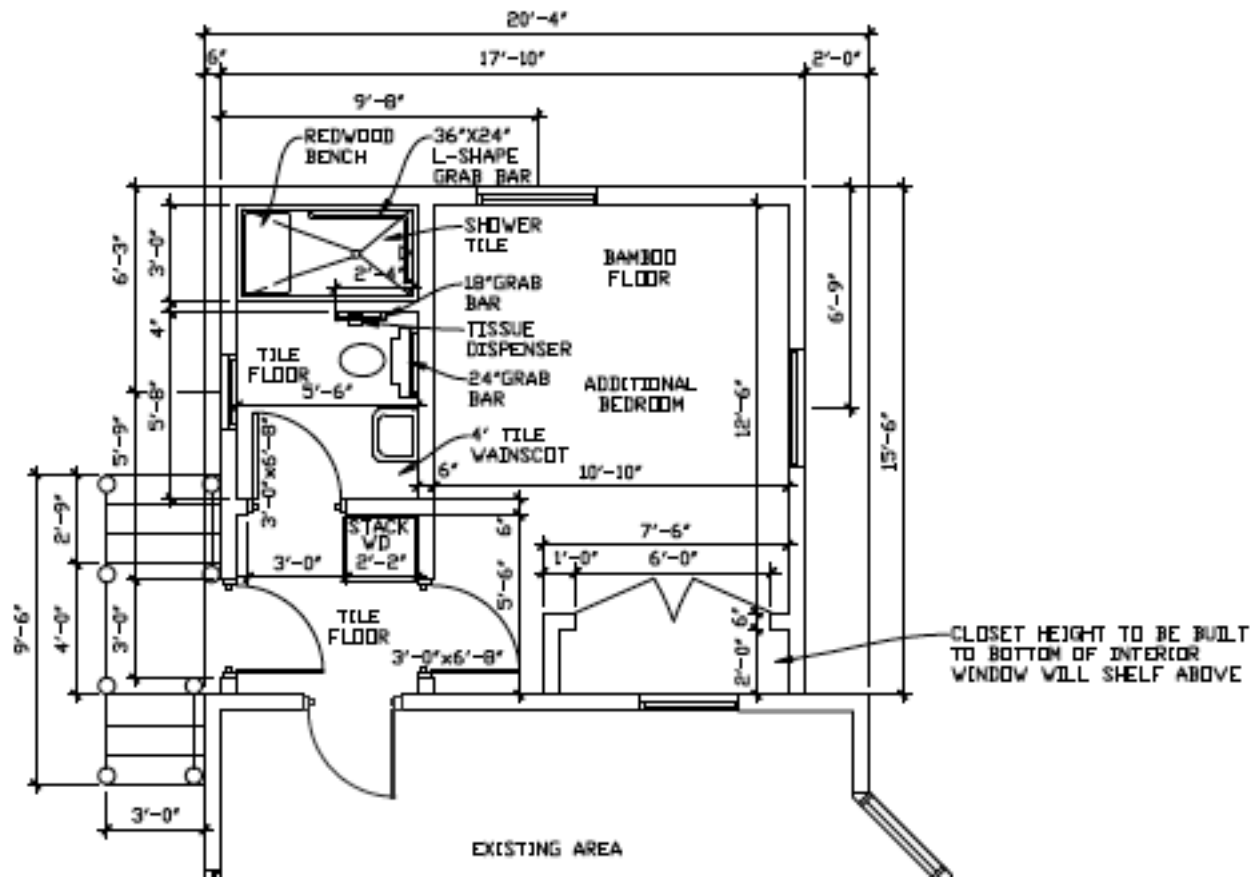
EAST ELEVATION

SCALE 1/4"=1'-0"



2 PROPOSED FLOOR PLAN
 A1.0 SCALE 1/2"=1'-0"

Proposed Addition



New Addition

Lehman Residence
 804 W. Liberty
 Ann Arbor, Mi.

Materials List:		
Siding	Cementitious Board	Profile to match existing residence first floor siding.
Roof	Rolled Rubber EPDM Roof	With Aluminum gutters
Roof Deck	Cedar plank	Untreated or stained.
Roof 42" Guardrail/Handrail	Cedar – painted white	See detail
Foundation	Reinforced CMU foundation	
Exterior Doors	Exterior vinyl/aluminum clad wood doors	See Catalog cut
Windows	Vinyl/Aluminum Clad Wood Windows	Oxbow/Anderson or equal (see catalog cut) Energy Star

Exterior Double hung windows (2) on East and North Side of addition. 35 7/8" R.O. Width x 64 1/2" R.O. Length. Sized to match living room window on East side of existing residence.



Exterior awning window at bathroom on West side of addition to match window in existing bathroom. 29 1/2" x 23 1/2" vinyl clad wood window.



Exterior doors:

Traditional Door_ Countryside wood or Lincoln vinyl/aluminum clad wood door with Insulated glass for both upstairs and downstairs. Insulated glass 3'0" x 6'-9" <https://www.fingerlumber.com/products/doors/storm-screen-doors>

Exterior door



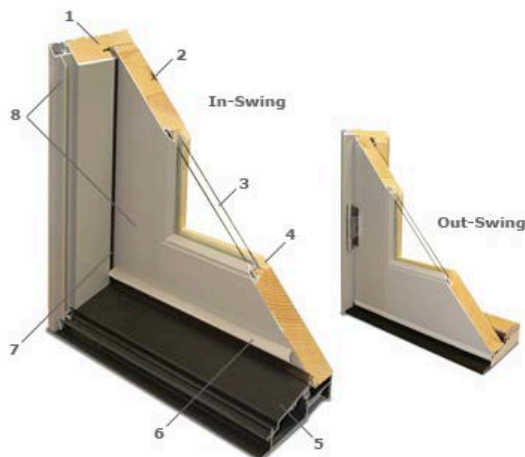
#55 Countryside

Screen Door



Lincoln Door construction:

Features



1. 4-9/16" jamb.
2. 1-3/4" thick panels.
3. 3/4" tempered insulating glass.
4. Interior wood glazing bead.
5. .125 pultruded resin coated fiberglass sill on in-swing doors, .050 extruded aluminum sill cover on out-swing doors.
6. Panel drip edge.
7. Full surround vinyl covered closed cell foam weatherstrip.
8. .050 extruded aluminum on panels and frame.

Window Construction:

LINCOLN LIFESTYLE DOUBLE HUNG WINDOW

Aluminum/Vinyl Clad Exterior Frame

Feature	Benefit
Inset flat style jambiner	No visible jambiner from straight-on exterior view; no jambiner cover required. Available with or without concealed option with great minimal sightline interference and equal visible glass.
Integral screen channel	Screen nests neatly into frame without unsightly add-on pieces.
Common 8" sloped sill	Traditional angle is consistent with all Lincoln double hungs (Lincoln Fit, Lifestyles, Standard). Note: Quantum 14"
dPVC sub sill	Non-rot sill is covered in aluminum or vinyl.
Low profile sill at most exterior point	Eliminates the need for a cumbersome end plug and matches the Lincoln Fit.
Full perimeter accessory groove	Used in mulling applications and with our many exterior trim options.
Thermally broken sill with additional vertical leg	Cold conduction is reduced and rising leg keeps water off of wood parts.

Aluminum/Vinyl Clad Sash

Feature	Benefit
Putty glazed glass ledge	Angled profile follows our historical approach to glazing windows with the rest of the product line and is compatible with our SDL design.
Mortise and tenon joinery	Strong intersection of stiles and rails.
Equal glass top-to-bottom	Matching sightlines are aesthetically pleasing for the architectural community.
Low-profile tilt latches and sash lock	Seven (7) luxurious colors available.
Interlocking and weather stripped checkrail	This design reduces chedral bowing and air infiltration while insuring a positive tight closure.
D50 thick extruded aluminum or vinyl	Clad sash and frame parts are super strong.
Heavy duty tilt pin with two (2) screws	This part fits smoothly into balance guide groove and will not break.
Interior glazing bead	New double hung follows our 'continuity of product' mantra for easier dealer training/understanding.

Aluminum/Vinyl Clad Interior Frame

Feature	Benefit
Full wood head parting stop	Wood appearance is much cleaner than vinyl parting stops especially important in species product.
NO visible weather strip	A closed and locked window unit is very clean and contemporary eliminates fraying or tearing weather strip.
Inverted block and tackle balance system	Proven design with guide groove for easy sash removal/installation, tilt shoe is riveted securely and balance replacement is fast.
Square nose tilt latch/plunger	Balance plow is rectangular and the square nose has a significantly stagger fit reducing sash free play.
Eliminated head full bound interior stop	Frame runs completely into the interior creating sleek look at the head and no visible joint.
Head weather stripping on parting stop	Tape-like seal versus crush-type seal performs better, won't have memory issues and adds friction to help hold top sash in closed position.
Two (2) jambiner colors	Offered in White or Beige.

Transom & Studio Units

Feature	Benefit
Sill detail includes grabber	Interlocking with a groove in the sash for secure mounting and reducing bowing tendencies.
Traditional 8" Sloped sill	Product details match EXACTLY with an operating unit using common parts.
Cleaner head detail	Elimination of the head full bound creates a beautiful interior mull point and less bulky exterior mull.
Picture and Transom have matching sightlines	All vertical and horizontal daylight will EXACTLY match operating double hungs.

Primed Wood Frame

Feature	Benefit
Exterior wood profile covers jambiner	Straight on curb appeal is increased by using less jambiner.
dPVC sill	Non-rot sill is visible and ready for your 'vinyl safe' type paint.
Thermally broken sill with additional vertical leg	Leg riser creates a dam effect and keeps water off of interior all wood parts.

Primed Wood Sash

Feature	Benefit
Interlocking and weather stripped checkrail	Face mounted interlock reduces required surface area for painting and has quieter appearance.



Roof Rail detail: Wood Deck rail to attach to roof decking above roof – stained and or painted white. As per code: 42" high.

