

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 321 East Liberty, Application Number HDC10-141

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** November 10, 2010

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, November 8, 2010

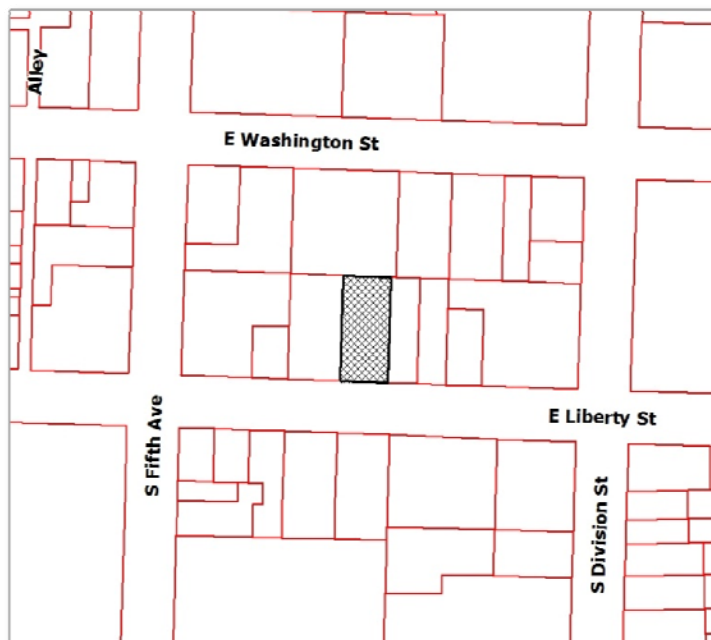
<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> William Copi	Derek Riggs
<b>Address:</b> 1012 Miner Street Ann Arbor, MI 48103	79 S. Harris Ypsilanti, MI 48197
<b>Phone:</b> (734) 994-8792	(734) 657-7757

**BACKGROUND:** This building, the Enoch James House, was built around 1847-49 in the Federal style. This two story brick house features a small, classically detailed front porch; a paneled front door with sidelights and rectangular transom; 6/6 double hung windows with prominent lintels; and a second story sunroom porch on the west side. The house appears on the 1888 Sanborn map (then referred to as 29 E. Liberty), with a main footprint similar to present. Currently, the building is a residential duplex.

In January of 2009, an after-the-fact certificate of appropriateness was issued for the replacement of front porch columns that had been installed without permits or approvals.

**LOCATION:** The site is located on the north side of East Liberty Street, west of Division and east of Fifth.

**APPLICATION:** The applicant seeks HDC approval to: 1) construct two barrier free access ramps on the west side of the building – the existing porch decking will be removed, the frame will be extended approximately 36" to the west and the entire frame will be finished with treated wood tongue & groove decking; and 2) replace one existing 32" wide door on the west side with a 36" wide door. This change will not require any adjustment to the current masonry opening.



## APPLICABLE REGULATIONS

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (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):

#### Entrances/Porches

Recommended: Designing and installing additional entrances or porches 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.

## STAFF FINDINGS

1. The current side porch deck is approximately 10" above grade.
2. Submitted details for the handrail indicate the use of a 1" thick top and bottom rail, 1x trim pieces, square spindles and an applied, graspable handrail.
3. The replacement door will match the fenestration and materials of the existing non-original door.
4. The ramp and the porch decking will be tongue and groove, and should match the existing porch decking. The ramp and porch extension will remain uncovered.
5. Proposed work includes the installation of code-appropriate concrete footings under the existing porch columns in addition to the new ramp.
6. The proposed ramp is generally compatible in exterior design, arrangement, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* standards, particularly numbers 9 and 10.

**POSSIBLE MOTIONS:** (Note that the motion supports staff findings and 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 321 East Liberty, a contributing property in the East Liberty Historic District, to permit the replacement of a nonoriginal exterior door and the construction of new barrier free ramps as shown on the submitted drawings, on the condition that the new decking match the existing in dimension and material. As conditioned, the proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house 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, 9 and 10.

**MOTION WORKSHEET:**

I move that the Commission

\_\_\_\_ Issue a Certificate of Appropriateness

\_\_\_\_ Deny the Application

For the work at 321 East Liberty in the East Liberty Historic District

\_\_\_\_ As proposed.

\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

\_\_\_\_ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

**ATTACHMENTS:** application, drawings, photos.

321 West Liberty (February 2002 photo)



2009 Aerial Photo





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION**  
 100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
 p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>321 E Liberty</u>	
Historic District: <u>yes</u>	
Name of Property Owner (If different than the applicant): <u>Bill Copi</u>	
Address of Property Owner: <u>1012 Miner St.</u>	
Daytime Phone and E-mail of Property Owner: <u>734 994-8792</u>	
Signature of Property Owner: <u>William A. Copi</u>	Date: <u>10/19/2013</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>Derek Riggs</u>	
Address of Applicant: <u>79 S. Harris, Ypsilanti, MI 48197.</u>	
Daytime Phone: <u>(734) 657-7757</u> Fax: <u>( )</u>	
E-mail: _____	
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>Derek Riggs</u>	Date: <u>10-19-10</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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: <u>Dr.</u>	

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

1. Provide a brief summary of proposed changes. Replace side door (32")  
with 36" 9 window panels to match existing.

Remove existing deck 6'x16' replace with new  
with 2 36" x 10' wheel chair ramps

2. Provide a description of existing conditions. Door too narrow. Deck  
has 1 step (6-10")

3. What are the reasons for the proposed changes? Handicap accessible

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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

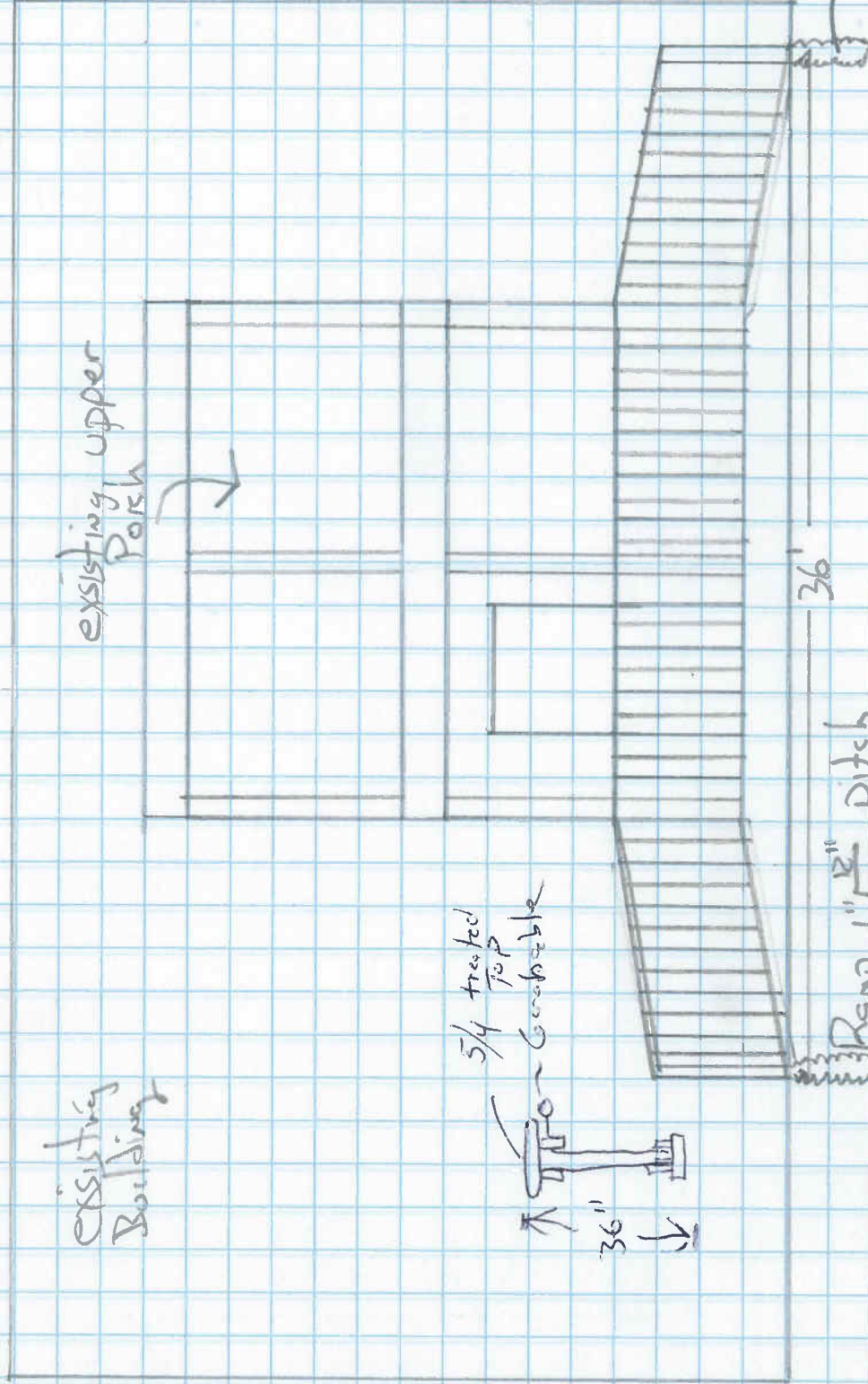
Project No.: HDC Fee Paid: 100<sup>00</sup> - 10/25-2010

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



existing Building

existing upper Porch

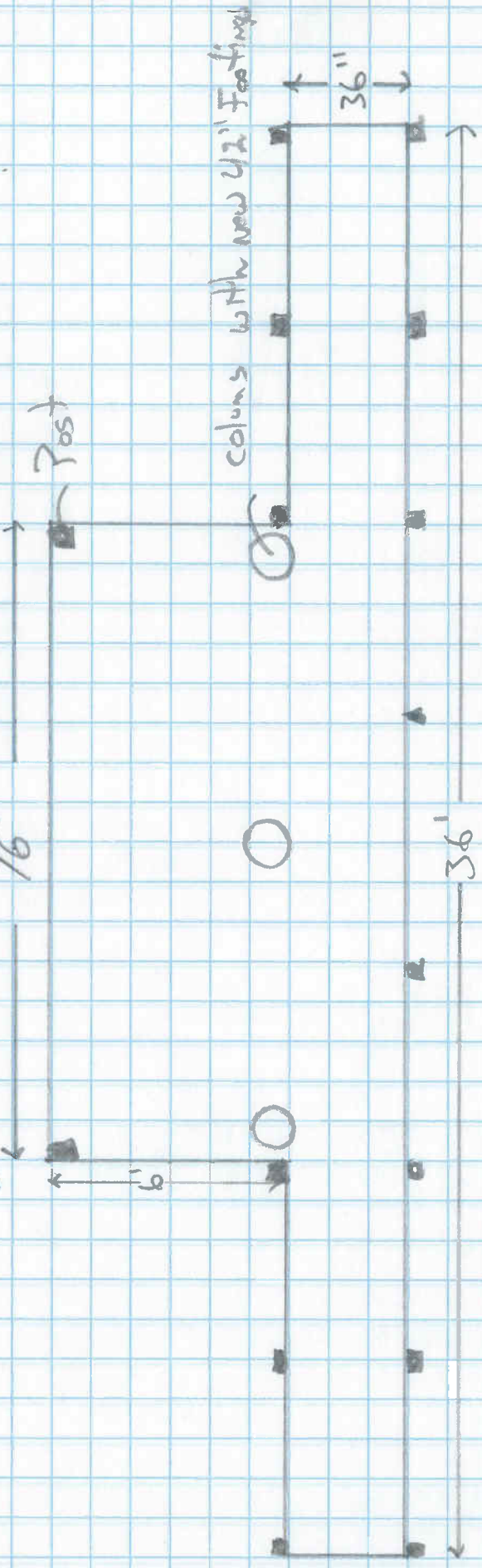
5/4 treated TOP  
Gambrel

Ramp 1 1/2" pitch  
36" wide

1/2" Footings  
All post

321 E Liberty  
Side View

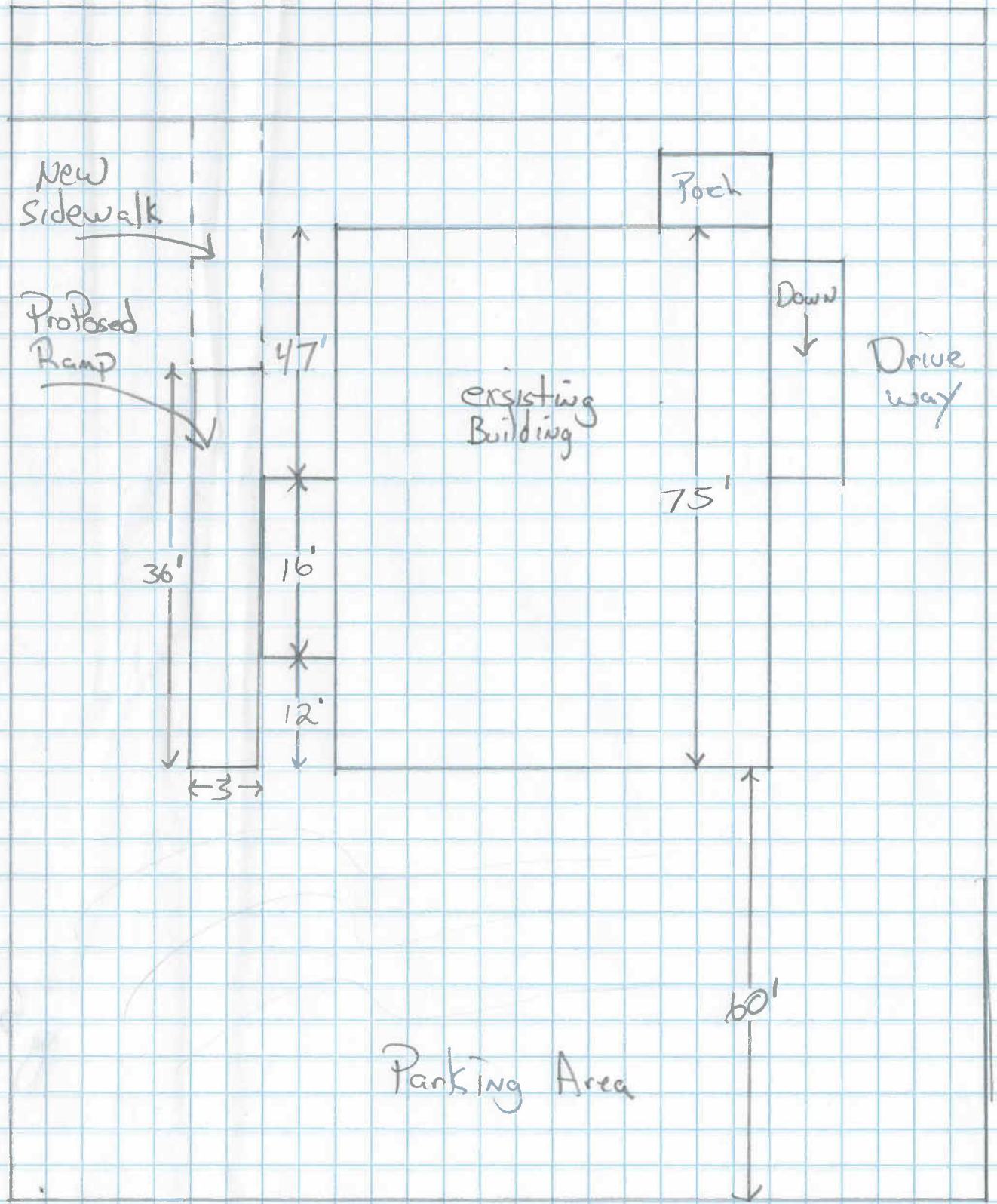
- 1) Remove existing Deck
- 2) 42" Footings at all poles level existing Porch
- 3) 2x8 carrier beams - bolted to post treated
- 4) 2x6 16" o.c. Floor joist treated
- 5) T&G treated decking
- 6) 36" Hand rails (Angbarbe) with spindles 5" o.c.



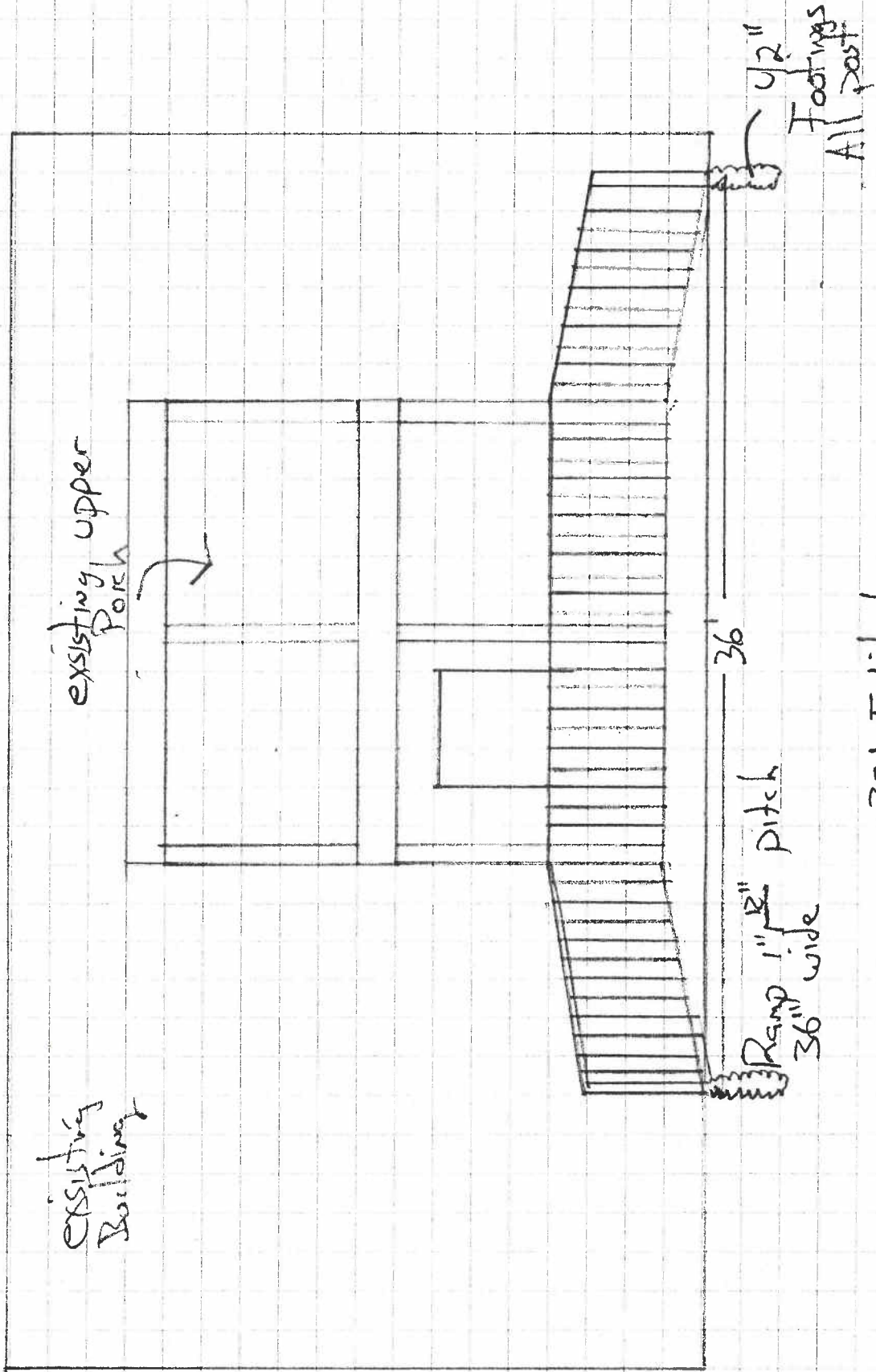
321 E Liberty  
Top View



# E Liberty st.

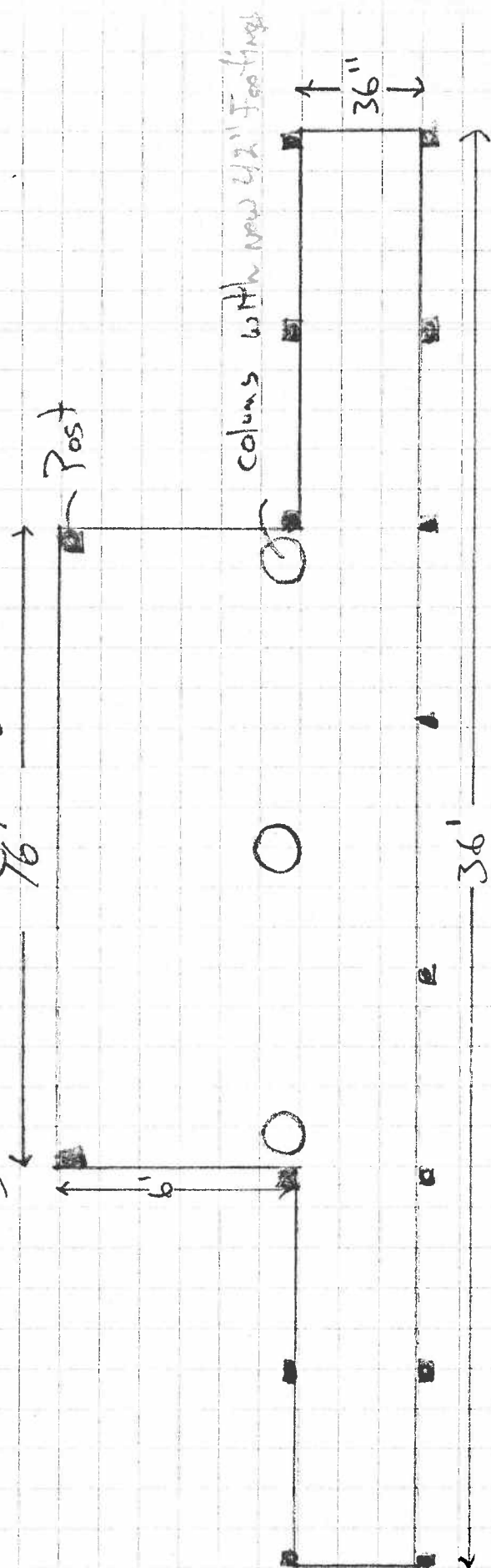


321 E Liberty  
Site Plan



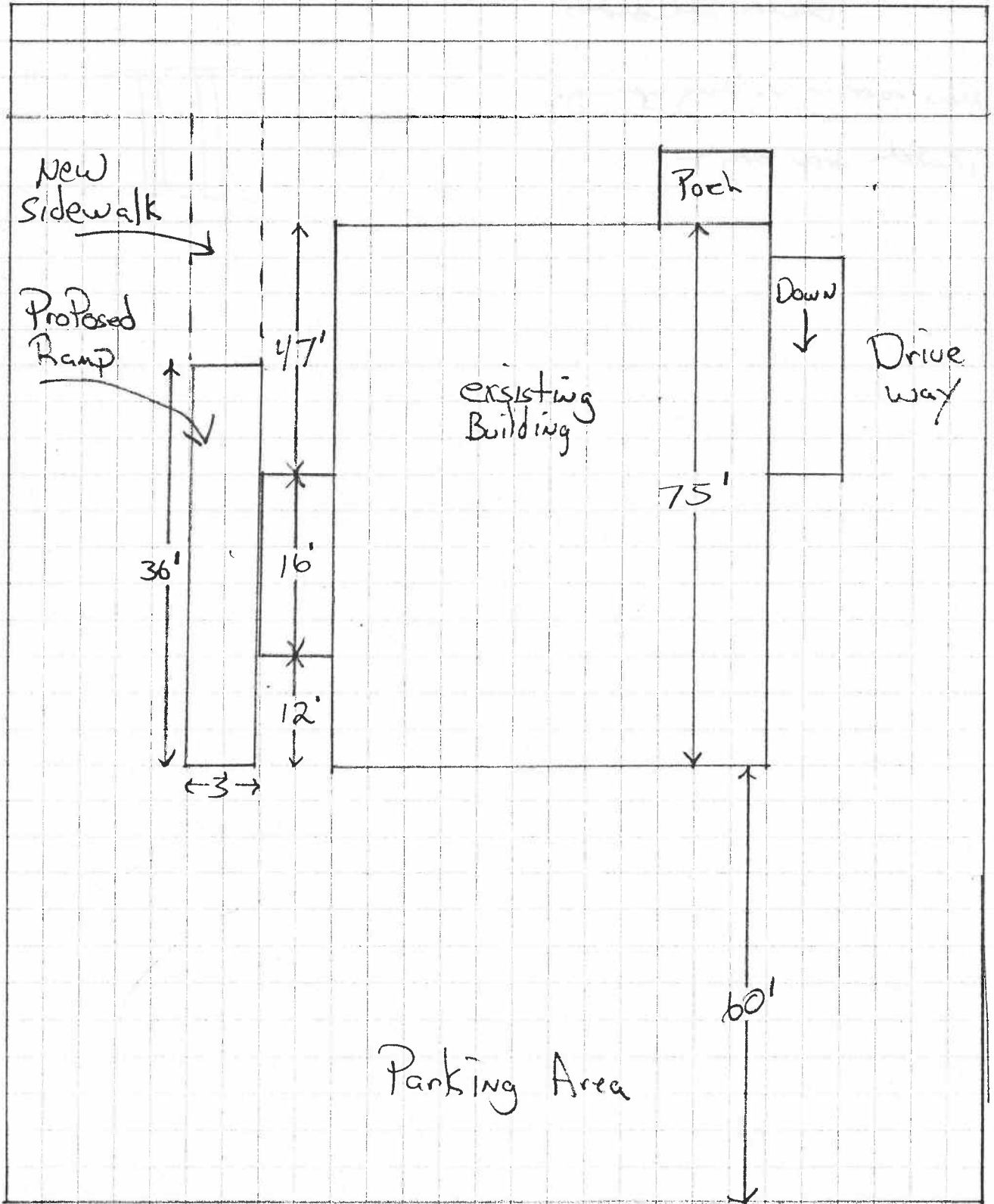
321 E Liberty  
Side View

- 1) Remove existing Decks
- 2) 42" Footings at all poles level existing fence
- 3) 2x8 carrier beams - bolted to post treated
- 4) 2x6 16" o.c. Floor joist treated
- 5) T&G treated decking
- 6) 36" Hand rails (Argtable) with spindles 3" o.c.



321 E Liberty  
Top View

# E Liberty st.



321 E Liberty  
Site Plan













