

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 425 W Liberty Street, Application Number HDC12-191

DISTRICT: Old West Side Historic District

REPORT DATE: November 5, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 13 for the Thursday, November 15, 2012 HDC meeting

OWNER

Name: Huron Contracting, LLC
Address: 408 N First St
 Ann Arbor, MI 48103
Phone: (734) 320-9680

APPLICANT

Tom Fitzsimmons
 423 W Liberty
 Ann Arbor, MI 48103
 (734) 320-9680

BACKGROUND: This two story wood frame house features a curving front porch supported by paired Doric columns along portions of the north and west elevations. This house first appears as a duplex in 1907 city directories. Edward W and Magdalena Staebler are listed as the occupants of 423 West Liberty, and Michael and Rosina Staebler are listed as the occupants of 425 West Liberty. In the 1910 City Directory, Edward is listed as the son of Michael, who together owned the M. Staebler and Son store on Washington Street.

In August 2012, the HDC approved the construction of a new rear addition, a new rear deck, and a new garage at the rear of the property.

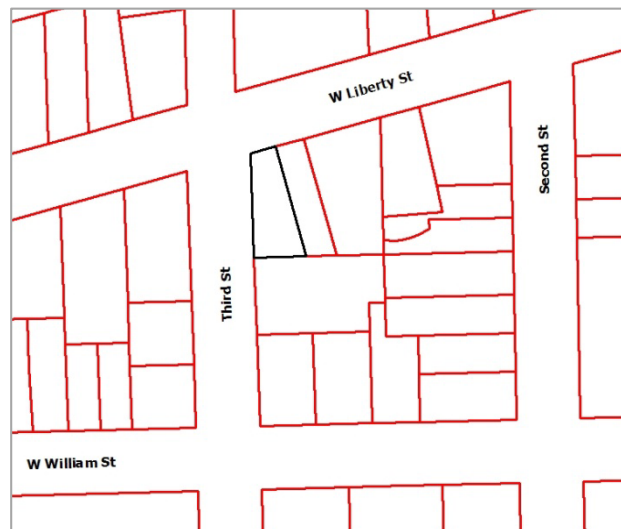
LOCATION: The site is located on the southeast corner of the intersection of West Liberty Street and Third Street.

APPLICATION: The applicant seeks HDC approval to raise two original windows in the south elevation twelve inches.

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.
- (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):

Windows

Recommended: Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Not Recommended: Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

STAFF FINDINGS:

1. The proposed work involves raising two wood one-over-one double hung windows that are likely original to the house and are character defining features. The windows are located in the south (rear) elevation and are currently twenty-four inches off the floor. The applicant proposes raising them to a height of thirty-six inches off the floor. The components of the windows will be retained.
2. Although the windows will be relocated, the majority of the original openings will be retained. The opening will be extended twelve inches above the current opening, and the lower part of the openings that will be left beneath the raised windows will be infilled.
3. The applicant proposed relocating the windows to accommodate a new interior kitchen. The existing windows are too low for kitchen cabinets to be installed beneath them. Raising the windows will allow cabinets to be installed. The applicant states that by installing the new kitchen in this location instead of the dining room as originally proposed, many of the original interior dining room features, including the original butler's pantry with cabinets, can be preserved.
4. While the windows themselves are character defining features of the house, staff feels that raising them twelve inches would not diminish the character of the existing historic resource. Staff finds the work compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

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 423-425 West Liberty Street, a contributing property in the Old West Side Historic District,

to raise two original windows located in the south elevation twelve inches as proposed. 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 9 and the guidelines for windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 423-425 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.

423-425 West Liberty Street (April 2008 photos)



HDC12-191



City of Ann Arbor
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>425 W LIBERTY</u>
Historic District:	<u>OWS</u>
Name of Property Owner (If different than the applicant):	<u>Huron Contracting LLC</u>
Address of Property Owner:	<u>408 W. FIRST ST AA 48108</u>
Daytime Phone and E-mail of Property Owner:	<u>734-320-9680</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>10-25-12</u>
Section 2: Applicant Information	
Name of Applicant:	<u>TOM FITZSIMMONS</u>
Address of Applicant:	<u>423 W LIBERTY</u>
Daytime Phone:	<u>(734) 320-9680</u> Fax: ()
E-mail:	_____
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>10-25-12</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> 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:	<u>[Initials]</u>

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.

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: October 24, 2012
TO: City of Ann Arbor Historic District Commission
FROM: Marc M Rueter AIA
PROJECT: 425 West Liberty Street Rear Elevation Windows (REVISED)
CC:

REGARDING: Revision to HDC Approval August 16, 2012

1. PROVIDE A BRIEF SUMMARY OF PROPOSED CHANGES:

The Owner wishes to change the position of two south facing windows shown on the attached drawings. The existing windows are proposed to be raised approximately 12" so that the sill is at counter height and the window heads would be at 100" or 8" below ceiling height.

2. PROVIDE A DESCRIPTION OF EXISTING CONDITIONS:

The two windows under consideration are approximately 24" off the floor and the window heads are at 88 inches. The window width is 28 inches The ceiling height is 108". The windows are one over one double hung wood and single glazed with no storm windows. The age of the windows is probably that of the original house. The windows are in good condition.

3. WHAT ARE THE REASONS FOR PROPOSED CHANGES:

At the first submission it was thought possible to place the kitchen in the existing dining room area. After considerable attempts to accomplish this, it became evident that a kitchen in this area would destroy much of the interior qualities of the existing dining room, and detract from its wonderful shape and proportions. The existing butler's pantry with its original interior cabinetry can now be saved and the dining room used as was originally intended.

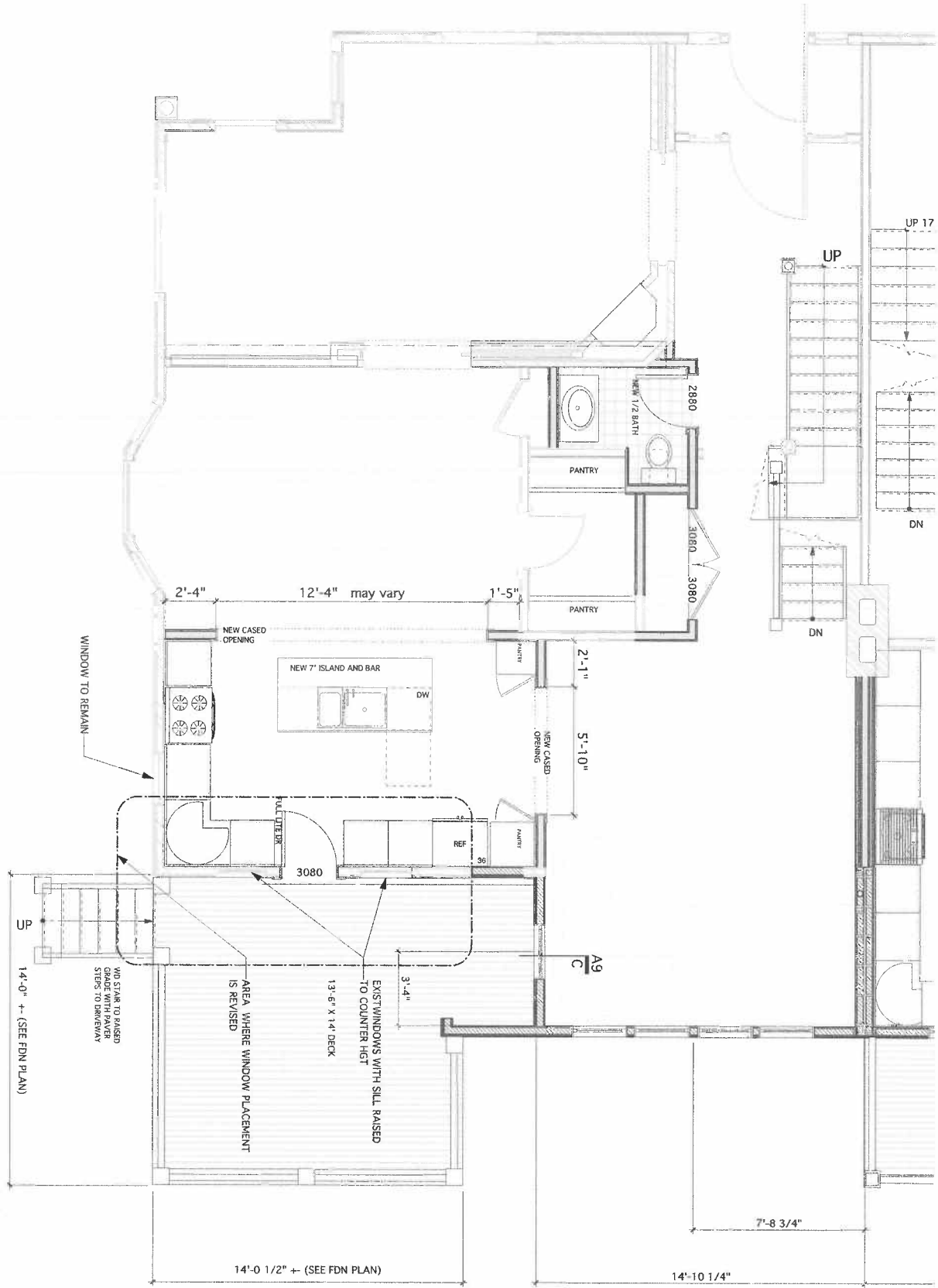
4. ATTACH ADDITIONAL INFORMATION THAT WILL FURTHER EXPLAIN OR CLARIFY THE PROPOSAL:

See the attached floor plan, elevation drawings of the exterior.

5. ATTACH PHOTOGRAPHS OF THE EXISTING PROPERTY

See the attached submission.

Marc Rueter AIA
Rueter Associates Architects



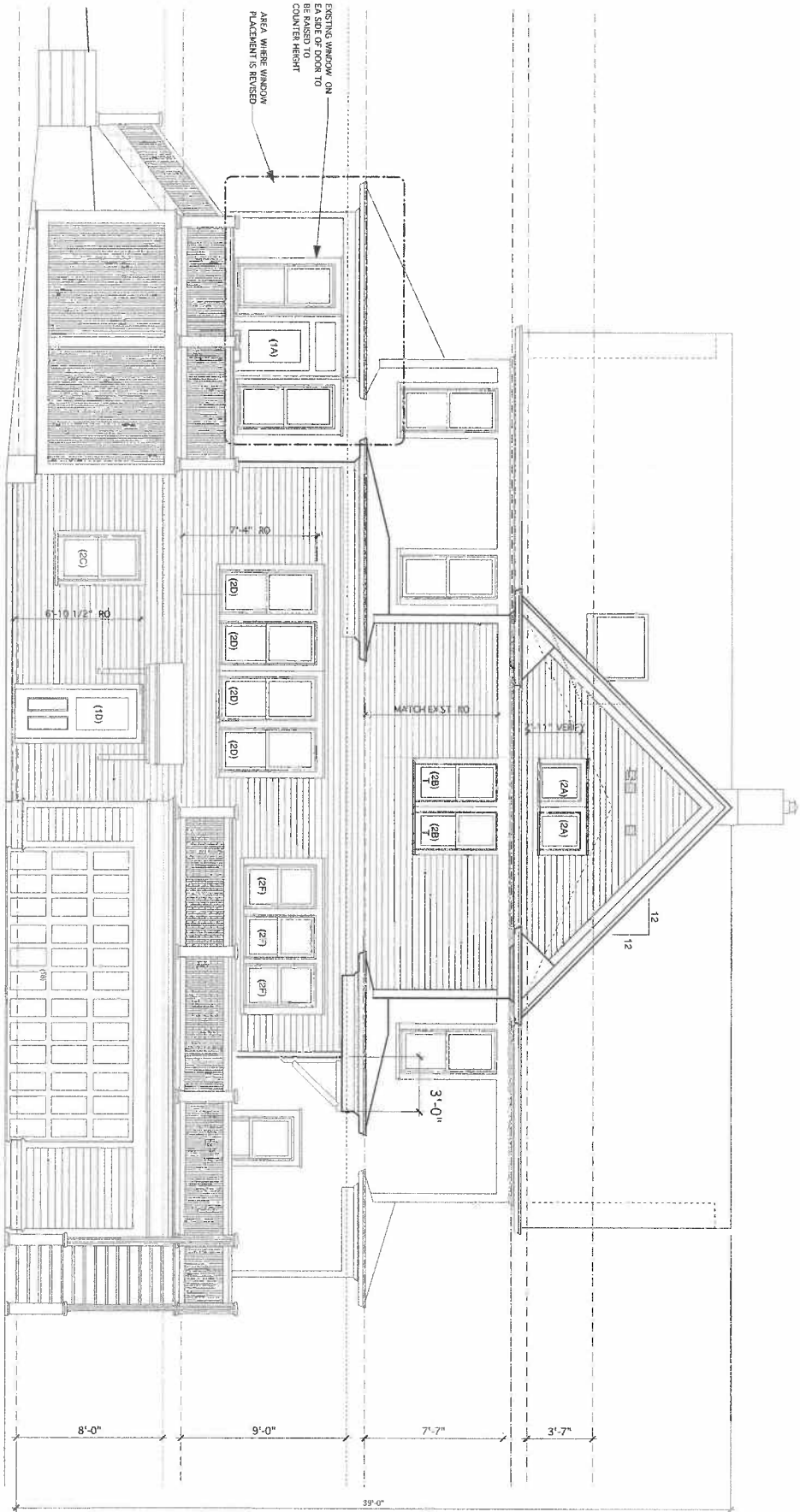
REVISED HDC
DRAWINGS Oct. 16,
2012

RESIDENCES AT 423-425 W. LIBERTY ST. PROJ 12-015

423-425 West Liberty Street, Ann Arbor MI 48103

■ RUIETER ASSOCIATES
ARCHITECTS ■

515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167



WINDOW SCHEDULE

Mark	Type	Number	Unit Size	RO	Notes
(2A)	awning	22B	1'-11 1/2" x 1'-11 1/2"	2'-0" x 2'-0"	Series 100 Box
(2B)	single hung	20A	4'-5 1/2" x 1'-11 1/2"	2'-0" x 4'-0"	Series 100 Box
(2C)	double hung	24A-D124B	3'-5 1/2" x 2'-3 1/2"	2'-4" x 5'-0"	Insulated
(2D)	double hung	24A-D124B	5'-5 1/2" x 2'-3 1/2"	2'-4" x 5'-0"	
(2E)	double hung	24A-F120B	1'-11 1/2" x 1'-11 1/2"	2'-0" x 2'-0"	Garage Window
(2F)	double hung	24A-D124A	3'-11 1/2" x 2'-3 1/2"	2'-0" x 4'-0"	

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
(1A)	door	32" x 84 1/2"	wood Sturgeon 7044 with Transom
(1B)	door	32" x 80"	Anderson Series 400 Frenchwood Insulated Jumbo door
(1C)	door	32" x 80"	wood Simpson 7044

DOOR NOTES:
Glazing shall be double glazed low e.

WINDOW NOTES:
1. All windows shall be double glazed low e. Glazing shall be as shown on the window schedule.
2. All windows shall be insulated.
3. All windows shall be double glazed low e. Glazing shall be as shown on the window schedule.

REVISED HDC
DRAWINGS Oct. 16,
2012



Above:
The three photos show existing dining room features which will be saved if the space is not converted to a kitchen

Left:
Interior photo shows the two windows which will be raised to counter height so the space can be converted to a kitchen. The partition between the windows has been eliminated.



425 West Liberty Street Interior of proposed kitchen

10.16.12