

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 801 West Liberty Street, Application Number HDC17-243

DISTRICT: Old West Side Historic District

REPORT DATE: December 14, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 11, 2017

OWNER	APPLICANT
Name: Deborah Eyde and Robert Miller	Same
Address: 801 W. Liberty Street Ann Arbor, MI 48103	
Phone: (734) 730-4800	

BACKGROUND: This 2 ½ story gable-fronter was built in 1909 by Edward R. and Lydia M. Muehlig. Edward was a clerk at Muehlig & Schmid, which sold hardware, stoves and house furnishings at 205 S Main. When he built the house he installed a tin ceiling from the hardware store. The Muehlig's son Erwin W. was born in the house in 1910 and lived there when he died in 1978. The house features pedimented gables on all four elevations, wide board eave trim, a triple window in the front gable, bay window on the east side, full-width stone front porch, and fluted porch columns.

LOCATION: The site is on the south side of West Liberty Street, between Mulholland Street and Seventh Street.

APPLICATION: The applicant seeks HDC approval to replace a rear porch with a single-story rear addition.

APPLICABLE REGULATIONS:

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

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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):

New 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.

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

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

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

From the City of Ann Arbor Design Guidelines:

Guidelines for All Additions

Appropriate: 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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

STAFF FINDINGS:

1. The existing house has a hipped-roof porch on the rear elevation that is several feet above grade, and another door further west at grade (near the southwest corner). The application proposes to replace the porch with a single-story addition in a slightly smaller footprint than the rear porch, and fill in the southwest rear corner at grade with a mudroom.

2. The rear addition maintains the hipped roof. Triple double-hung windows are shown on the south and east elevations. The mudroom has triple awning windows. Cladding is cementitious lap and trim, and the exposed portion of the foundation wall is parged. On the east side of the foundation is a window well and access opening into the crawl space below the addition. The design features and small scale of the addition are very compatible with the house.
3. A back deck is located behind the addition, with a simple wood handrail/guardrail on one side. By dropping the deck down a couple of steps from the new back door, no guardrail is required surrounding the deck. PVC lattice and boral trim boards will screen the area below the deck.
4. Staff's opinion is that the addition does not destroy historic materials features, spaces, or spatial relationships that characterize the property; that the new addition is differentiated from the old and compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding neighborhood.

MOTION

(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 801 West Liberty Street, a contributing property in the Old West Side Historic District, to remove a rear porch and replace it with a single story addition, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for All Additions, and *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 New Additions and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 801 W Liberty St 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, photos, drawings, materials details

801 West Liberty Street (2009 survey photo)





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

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# 17-243
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED NOV 14 2017	

PLANNING & DEVELOPMENT SERVICES

PROPERTY LOCATION/OWNER INFORMATION					
NAME OF PROPERTY OWNER Deborah Eyde and Robert Miller		HISTORIC DISTRICT Old West Side			
PROPERTY ADDRESS 801 W Liberty St			CITY ANN ARBOR		
ZIP CODE 48103	DAYTIME PHONE NUMBER (734) 730-4800	EMAIL ADDRESS bob@millerbuildingllc.com			
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY Ann Arbor	STATE, ZIP Michigan		
PROPERTY OWNER'S SIGNATURE					
SIGN HERE	PRINT NAME Robert Miller	DATE 11/14/17			
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 Robert Miller	DATE Nov 14, 2017			
BUILDING USE - CHECK ALL THAT APPLY					
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input 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).					
Applicant is proposing to add onto existing kitchen creating a larger storage and cooking area and eating area open to the kitchen as wells a mudroom area.					
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:					
Current condition does not accommodate family needs for cooking and storage of cook-wear, also does not have ample space for family needs to dine in the kitchen area. Mud-room currently does not exist.					
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc					

Miller / Eyde Residence
801 West Liberty

NORTH ELEVATION



Miller / Eyde Residence
801 West Liberty

EAST ELEVATION



Miller / Eyde Residence
801 West Liberty

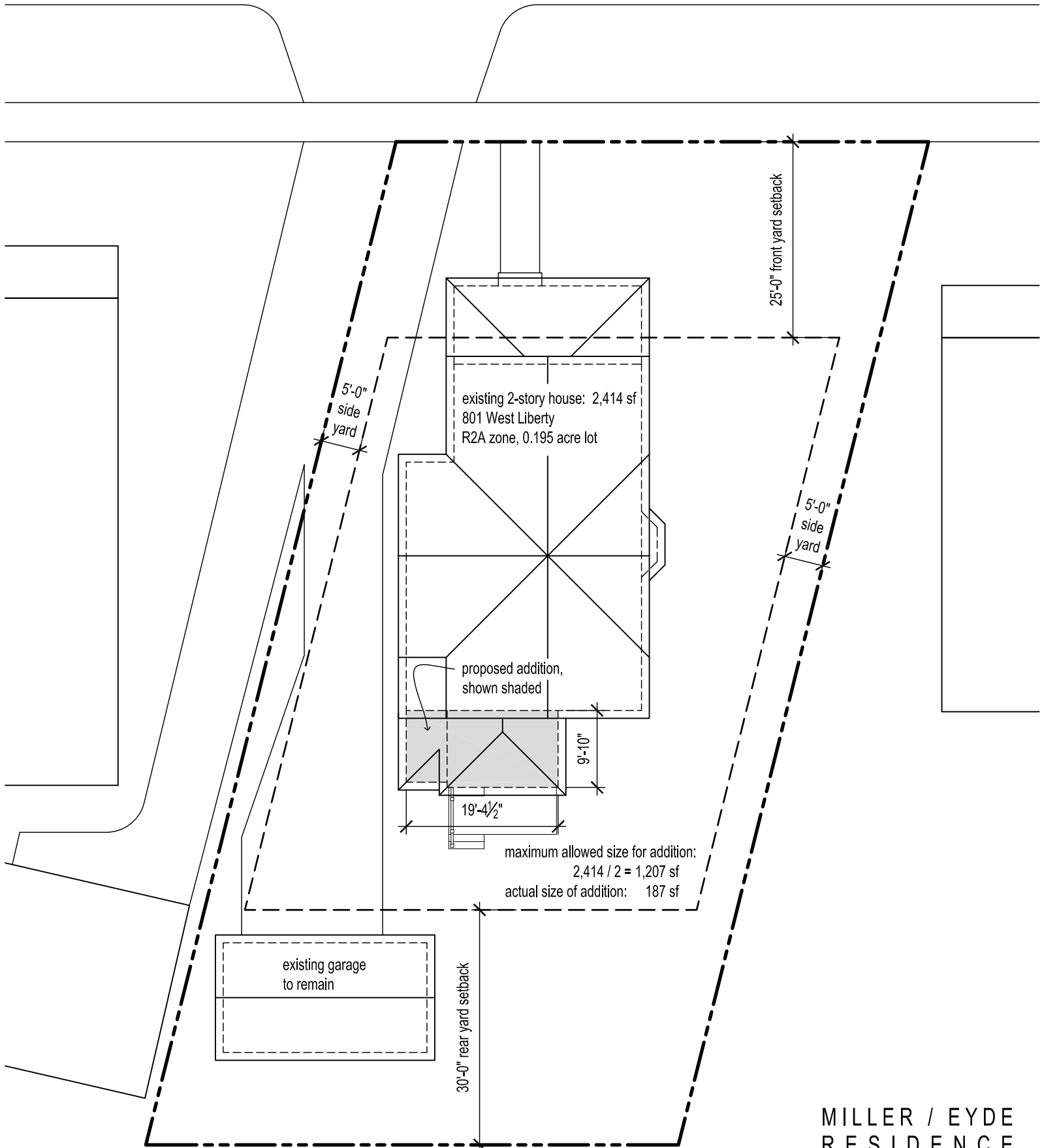
SOUTH ELEVATION



Miller / Eyde Residence
801 West Liberty

SOUTHWEST ELEVATION





existing 2-story house: 2,414 sf
 801 West Liberty
 R2A zone, 0.195 acre lot

proposed addition,
 shown shaded

19'-4 1/2"
 9'-10"

maximum allowed size for addition:
 $2,414 / 2 = 1,207$ sf
 actual size of addition: 187 sf

existing garage
 to remain

25'-0" front yard setback

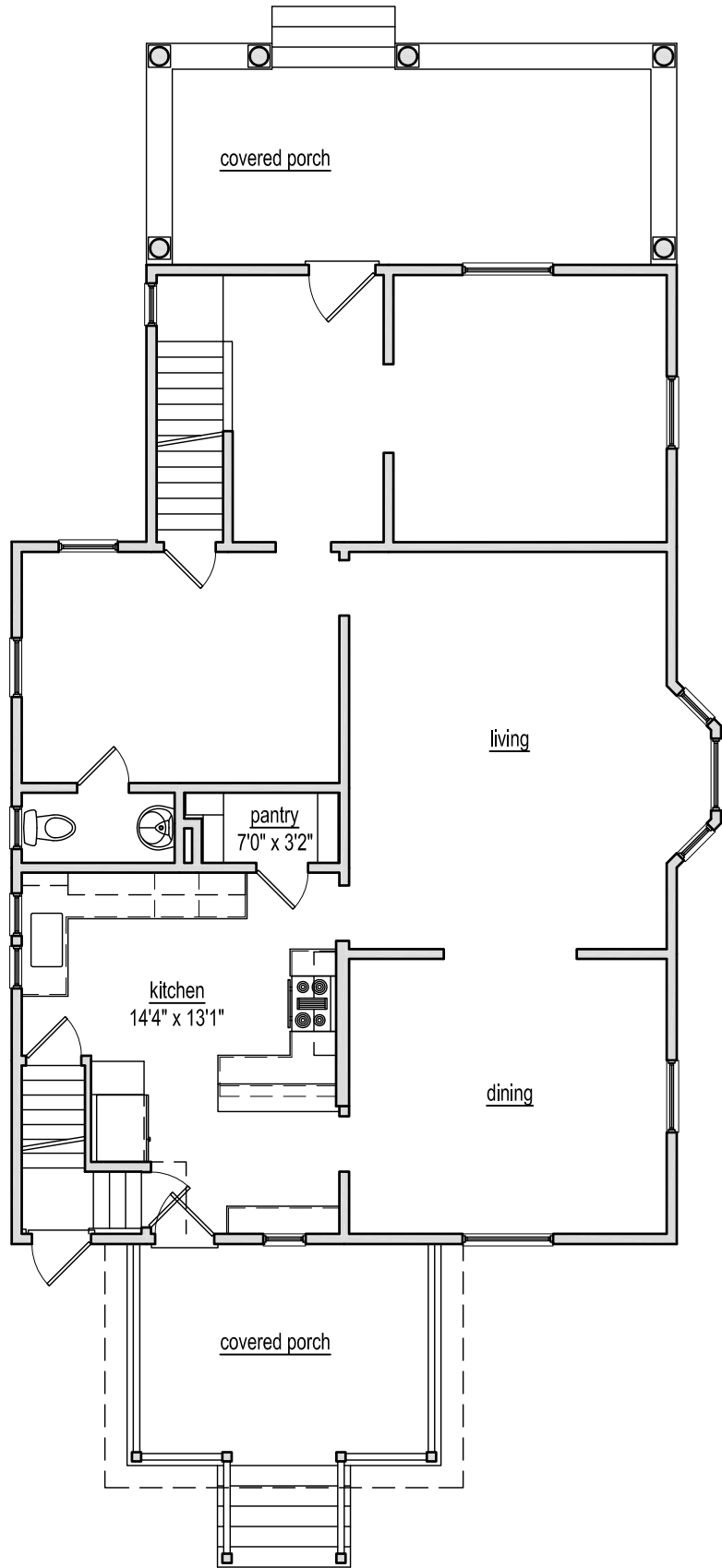
5'-0" side yard

5'-0" side yard

30'-0" rear yard setback



**MILLER / EYDE
 RESIDENCE**
 Lewis Greenspoon Architects
 site plan
 1/16" = 1'-0" Nov 17 2017

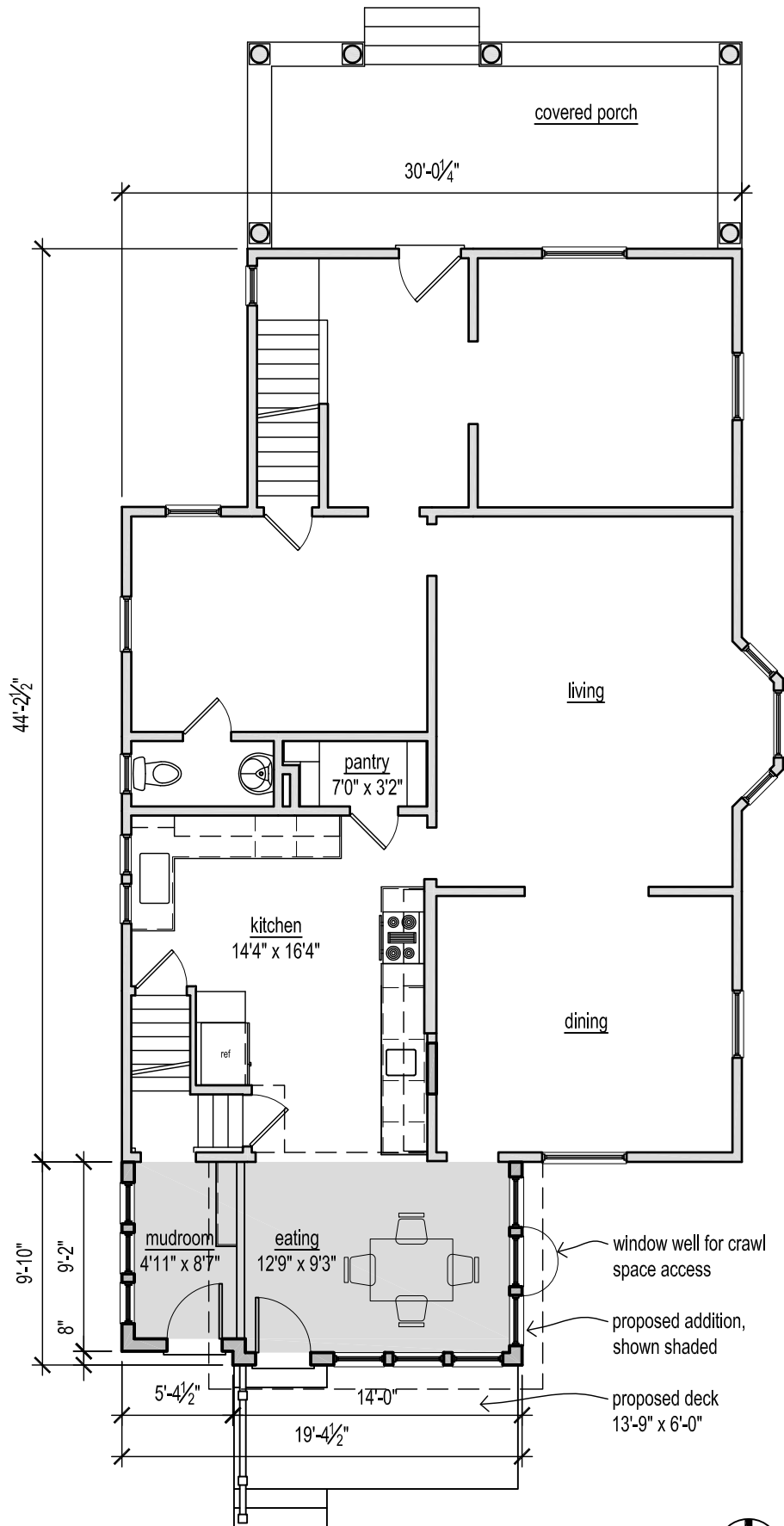


EXISTING

MILLER / EYDE
RESIDENCE

Lewis Greenspoon Architects
floor plan
1/8" = 1'-0" Nov 17 2017





floor area (existing, total): 2,414 sf
 floor area (addition, total): 187 sf



PROPOSED

MILLER / EYDE
RESIDENCE

Lewis Greenspoon Architects
 floor plan
 1/8" = 1'-0" Nov 17 2017



E X I S T I N G
E A S T E L E V A T I O N

M I L L E R / E Y D E
R E S I D E N C E

Lewis Greenspoon Architects
e x t e r i o r e l e v a t i o n
1/8" = 1'-0" Nov 17 2017



E X I S T I N G
SOUTH ELEVATION

MILLER / EYDE
RESIDENCE

Lewis Greenspoon Architects
exterior elevation
1/8" = 1'-0" Nov 17 2017



E X I S T I N G
WEST ELEVATION

MILLER / EYDE
RESIDENCE

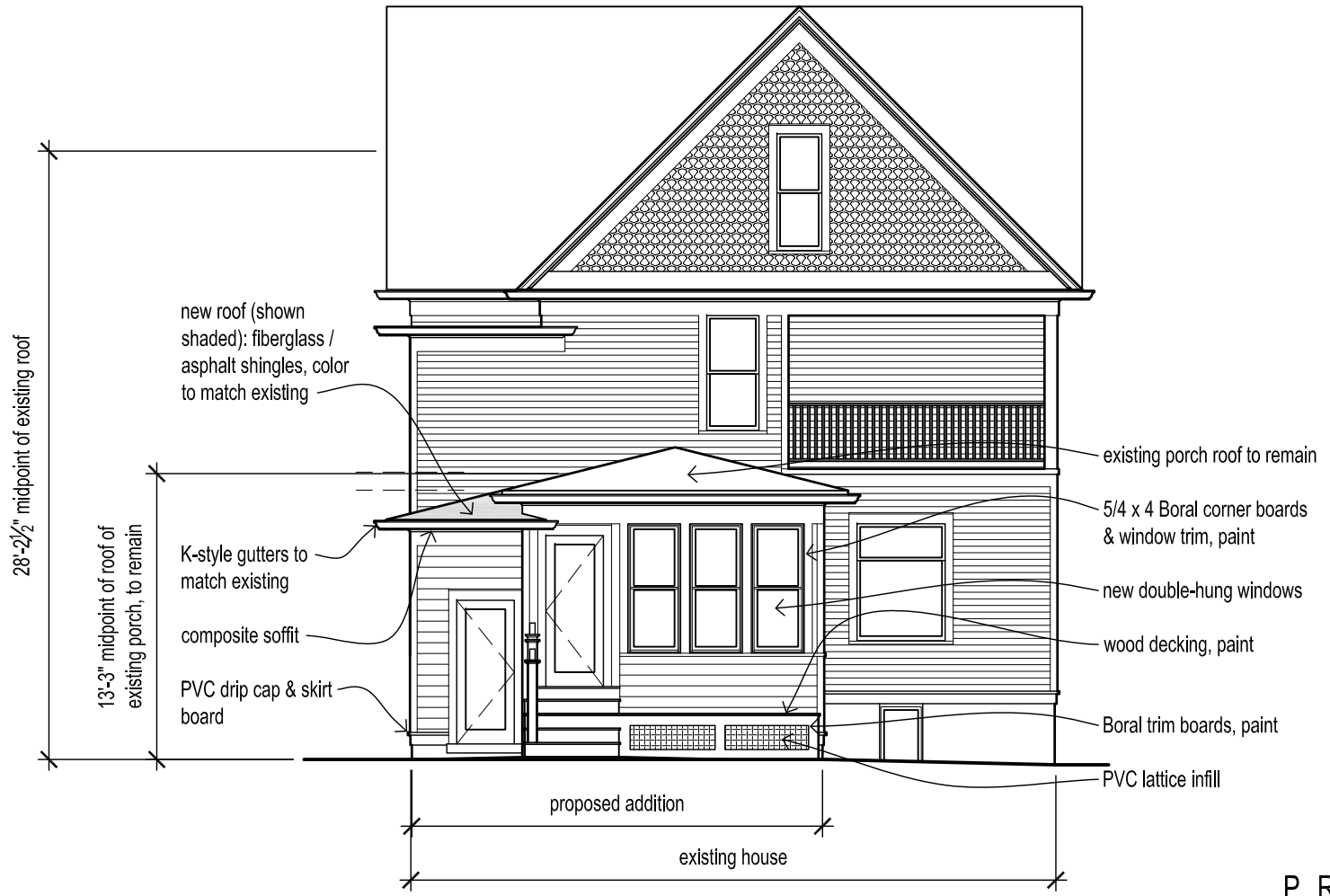
Lewis Greenspoon Architects
exterior elevation
1/8" = 1'-0" Nov 17 2017



PROPOSED
EAST ELEVATION

MILLER / EYDE
RESIDENCE

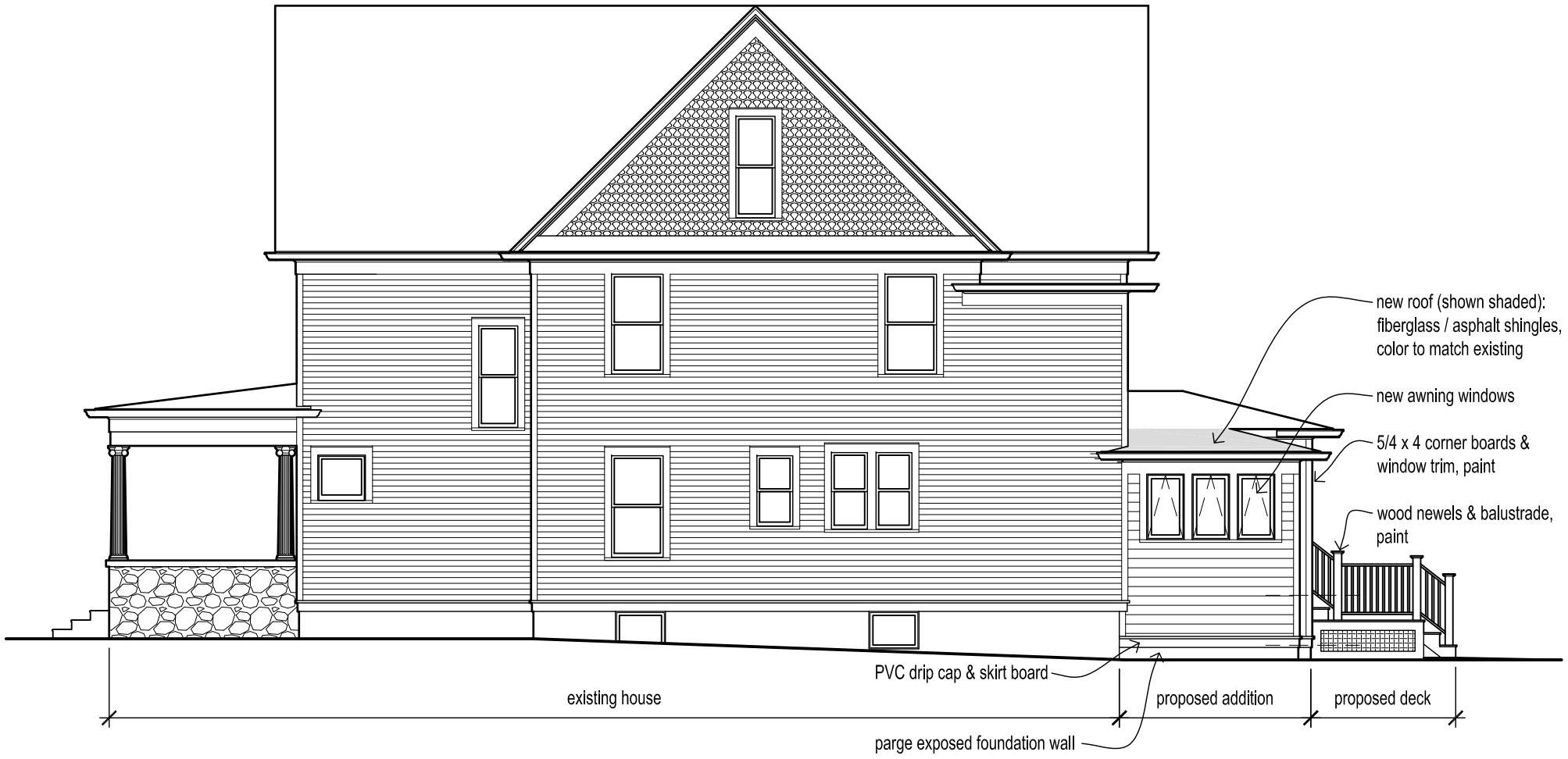
Lewis Greenspoon Architects
exterior elevation
1/8" = 1'-0" Nov 17 2017



P R O P O S E D
S O U T H E L E V A T I O N

M I L L E R / E Y D E
R E S I D E N C E

Lewis Greenspoon Architects
e x t e r i o r e l e v a t i o n
1/8" = 1'-0" Nov 17 2017



PROPOSED
WEST ELEVATION

MILLER / EYDE
RESIDENCE

Lewis Greenspoon Architects
exterior elevation
1/8" = 1'-0" Nov 17 2017

AZEK Trim (Traditional & Frontier)

Trim that is easy to work with and offers long lasting durability, AZEK Trim is the perfect replacement for wood in all non-stress and non-load bearing applications. It can be easily milled, routed, and heat formed for custom looks. AZEK Trim doesn't require paint for protection, but can be easily painted for aesthetics.



5/8 x Thickness

Actual	Lengths
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

4/4 x Thickness

Nominal	Actual	Lengths
1 x 2	3/4" x 11 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

5/4 x Thickness

Nominal	Actual	Lengths
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

6/4 x Thickness (Frontier Only)

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

AZEK Finish Grade Trim* (Traditional Only)

Two-piece trim system installs quickly and easily, saving time and labor costs while providing a beautiful, smooth, fastener-free trim surface. No need to fill, paint and sand nail holes. Perfect for door and window surrounds, but could be used in nearly any trim application.



Base plate can be quickly and securely face nailed. Then the cover trim fits neatly over the base trim and includes a nailing flange to eliminate visible fasteners.

Finish Grade Trim*

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 4"	18'
6/4 x 6	1 1/4" x 6"	18'
3" x 3" (Miter Key Corner Reinforcement)		

AZEK Universal Skirt Board*

Providing the perfect transition between the siding and trim, as well as assisting in water management, the two piece Universal Skirt Board includes a reversible trimboard that is routed to accept a proprietary universal siding interface.



Unlike other skirtboards, AZEK Universal Skirt Board will work equally well with a variety of siding products including fiber cement, vinyl, cedar shingles or wood.

The AZEK Universal Skirt Board reduces labor, saves installation time and costs, and replaces the need for starter strips. It is perfect for use where water tables are not needed or desired.

Universal Skirt Board*

Nominal	Actual	Lengths
5/4 x 6	1" x 5 1/2"	18'
5/4 x 8	1" x 7 1/4"	18'
5/4 x 10	1" x 9 1/4"	18'
1 1/2" nailing flange length		
1/4" drip edge overhang		

* Patent Pending
† Traditional only

LANDMARK[®] with STREAKFighter[®]

“Best Buy”

As ranked by a leading Consumer Magazine.



Shown in Weathered Wood

takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest array of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 233-238 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:


- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389

Landmark Silver Birch is an ENERGY STAR[®] rated product and may qualify for a federal tax credit.

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter[®] algae-resistance warranty 
- 10-year SureStart[™] protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

LANDMARK[®] color palette



Silver Birch



Cobblestone Gray



Birchwood



Georgetown Gray



Driftwood



Resawn Shake



Weathered Wood



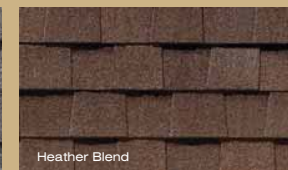
Pewterwood



Granite Gray



Colonial Slate



Heather Blend



Atlantic Blue



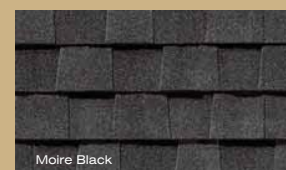
Hunter Green



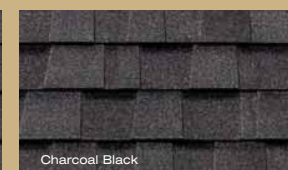
Cottage Red



Burnt Sienna



Moire Black



Charcoal Black

Siding	Trim	Soffit	HardieWrap®	Finishing Touches
● HardiePlank® Lap Siding		HardiePanel® Vertical Siding		HardieShingle® Siding



SMOOTH

Countrylane Red

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

*9.25 in. only available primed.
 **12 in. only available primed and in select areas.

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

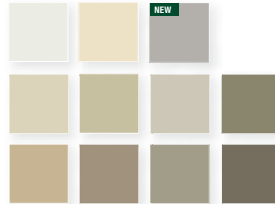


VENTED CEDARMILL®

Cobble Stone

Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100

Available Colors



[View all HardieSoffit Products](#)



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SITELINE WOOD CASEMENT WINDOW



[Product Overview](#)

[Design Options](#)

[Glass Options](#)

[Build & Installation](#)

[Tech Documents](#)

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** Natural or Primed AuraLast Pine
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Interior Finishes:** 9 standard wood interior finishes

- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Certified Options:** yes
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

SIZING

Elevations - Siteline - Clad Awning - Standard Sizing

Elevations - Siteline - Clad Casement - Standard Sizing

Elevations - Siteline - Clad DH - Standard Sizing

Elevations - Siteline - Clad Direct Set - Standard Sizing

Elevations - Siteline - Clad InSwing Patio Door - ADM

Elevations - Siteline - Clad OutSwing Patio Door - Standard Sizing

Elevations - Siteline - Clad Sliding Patio Door - Standard Sizing

Elevations - Siteline - Wood Awning - Standard Sizing

Elevations - Siteline - Wood Casement - Standard Sizing

Elevations - Siteline - Wood Double Hung - Standard Sizing

Elevations - Siteline - Wood InSwing Patio Door - Standard Sizing

Elevations - Siteline - Wood OutSwing Patio Door - Standard Sizing

Elevations - Siteline - Wood Sliding Patio Door - Standard Sizing

Elevations / Sections - Siteline - Clad Awning - ADM

Elevations / Sections - Siteline - Clad Casement - ADM

Elevations / Sections - Siteline - Clad Direct Set - ADM

Elevations / Sections - Siteline - Clad Direct Set - Standard Sizing

Elevations / Sections - Siteline - Clad Double Hung - ADM

Elevations / Sections - Siteline - Wood Awning - ADM

Elevations / Sections - Siteline - Wood Casement - ADM

Elevations / Sections - Siteline - Wood Double Hung - ADM

More Technical Documents

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SITELINE WOOD DOUBLE-HUNG WINDOW



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Elevations - Siteline - Clad Sliding Patio Door - Standard Sizing

Elevations - Siteline - Wood Awning - Standard Sizing

Elevations - Siteline - Wood Casement - Standard Sizing

Elevations - Siteline - Wood Double Hung - Standard Sizing

Elevations - Siteline - Wood InSwing Patio Door - Standard Sizing

Elevations - Siteline - Wood OutSwing Patio Door - Standard Sizing

Elevations - Siteline - Wood Sliding Patio Door - Standard Sizing

Elevations / Sections - Siteline - Clad Awning - ADM

Elevations / Sections - Siteline - Clad Casement - ADM

Elevations / Sections - Siteline - Clad Direct Set - ADM

Elevations / Sections - Siteline - Clad Direct Set - Standard Sizing

Elevations / Sections - Siteline - Clad Double Hung - ADM

Elevations / Sections - Siteline - Wood Awning - ADM

Elevations / Sections - Siteline - Wood Casement - ADM

Elevations / Sections - Siteline - Wood Double Hung - ADM