

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 302 East Liberty, Application Number HDC11-0

**DISTRICT:** East Liberty Historic Block

**REPORT DATE:** April 8, 2011 for the April 14, 2011 HDC meeting

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

**REVIEW COMMITTEE DATE:** Monday, April 11, 2011 at 5pm

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Herb David	Bob Behnke Co.
<b>Address:</b> 2585 Gladstone Ann Arbor, MI	4975 Hobbiton Lane Ann Arbor, MI
<b>Phone:</b> (734) 665-8001	(734) 665-2826

**BACKGROUND:** This Dutch colonial revival was built in 1908 and first occupied by Joseph Parker and Joe's Saloon. It features a gambrel center gable with a Palladian window and full-width front porch with Ionic columns.

Numerous certificates of appropriateness have been issued for the property, most recently a staff approval in 2008 to replace failed wood siding on the west elevation, porch repairs in 2004, and a rear addition in 1995.

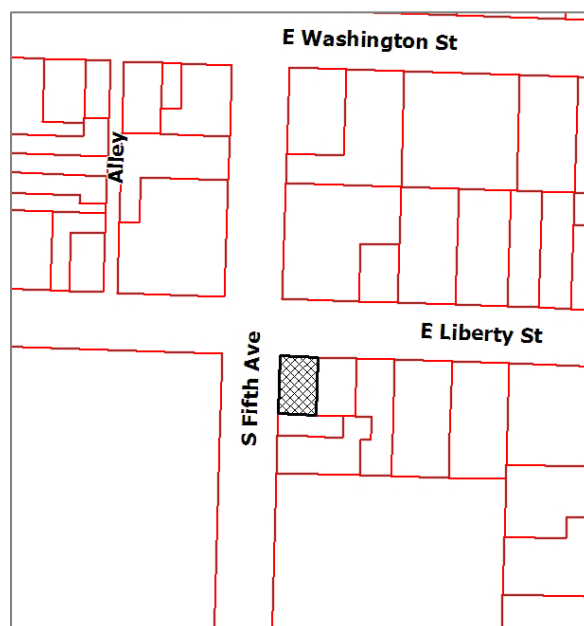
**LOCATION:** The site is located on the southeast corner of East Liberty Street and South Fifth Avenue.

**APPLICATION:** The applicant seeks HDC approval to install continuous soffit vents on front and rear eaves, and replace existing asphalt roofing with light grey colored reflective shingles.

#### **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.

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

**Roofs**

*Recommended:* Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

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

**Building Site**

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

**STAFF FINDINGS:**

1. The proposed vents would be a 2" slot cut in the soffit extending the width of the eave on both sides of the front gable, and also on the eaves of the two-story rear addition. A strip of screen would be stapled over the slot and held in place by ½" x 1" trim painted to match the soffit. (See cross section drawing.) The soffit vents are necessary to increase air flow into the attic for proper ventilation. Other possible methods have been discussed with the contractor, but would not be suitable for this particular roof configuration. Staff therefore feels that though original materials are being removed from the house and the original soffit altered, the work does not diminish the overall historic character of the building. The continuous vent should have a minimal visual impact on the front elevation.
2. The building's roof has deteriorated and needs to be replaced. The proposed shingles are energy star rated and reflect more of the sun's rays, which means less heat is absorbed and transferred into the home during hot summer months. The two proposed roofing materials are Certainteed Landmark silver birch or Certainteed Solaris crystal grey. Staff has reservations about the light grey colors selected. The Solaris shingles are also available in shake, cedar, and clay colors, which staff believes would be more tradition and aesthetically pleasing in appearance.
3. With the exception of the shingle color, the proposed work is generally 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*, in particular standards 2 and 9, and the guidelines for roofs and building site.

**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 302 East Liberty Street, a contributing property in the East Liberty Historic Block, to install continuous soffit vents as proposed, and to replace the roofing on the condition that a more appropriate shingle color is approved by staff before building permits are issued. As conditioned, the 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 2 and 9 and the guidelines for roofs and building site.

**MOTION WORKSHEET:**

I move that the Commission

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

\_\_\_\_ Deny the Application

For the work at 302 East Liberty Street in the East Liberty Historic Block

\_\_\_\_ 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, drawing, photos, roofing information



1973 Survey Sheet

ANN ARBOR, MICHIGAN HISTORIC ARCHITECTURE SURVEY SHEET NUMBER

SURVEY DATE 7-12-73 BY G/O ADDRESS 302 E. LIBERTY

HISTORIC NAME CURRENT NAME

LOCATION SECTION BLOCK 111463 PARCEL 10 BUILDING 1

TYPE BLDG USE PRIMARY 1-2-3? SECONDARY ORIGINAL ZONING C2N/R

SURFACE MATERIAL Wood No. of FLOORS 2 1/2 No. OCCUPIED 2 1/2 FRONT DIRECTION N

ITEMS TO BE GRADED - PUT CHECK OR "X" IN APPROPRIATE SQUARE SPACE

EFFECT OF THE SURROUNDINGS ON THE BUILDING UNREAT NEEDS

GOOD MODERATE NEUTRAL DETRIMENTAL

STRL CONDITION GOOD FAIR  POOR 5

MAINTENANCE GOOD FAIR  POOR 5

ALTERATIONS NONE or MINOR  MODERATE EXTENSIVE 15

APPROPRIATE  INAPPROPRIATE



REPAINTED & REMODELED IN 1974

39

PERIOD or STYLE	A.C.
DATE	1920 ADDN
NATIONAL IMPORT.	
LOCAL EXCELLENCE	
NOTABLE	<input checked="" type="checkbox"/> 25
WORTHY OF MENTION	
POOR	

INCIDENCE	
RARE	<input checked="" type="checkbox"/> 20
MODERATE	
COMMON	

TOTAL	70
CATEGORY	B

PHOTO DATE	3 Jul 73
BY	KM
ROLL	2
FRAME	6