

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1034 W Liberty Street Application Number HDC24-0004

DISTRICT: Old West Side Historic District

REPORT DATE: February 8, 2024

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: February 5, 2024

OWNER

Name: Armen Hratchian
Address: 1034 W Liberty St
 Ann Arbor, MI 48103
Phone: (517) 974-8227

APPLICANT

Same

BACKGROUND: This one-and-three-quarter story bungalow features a stuccoed first floor and shingles on the second floor, a cross-gabled roof plan, and a full-width stuccoed front porch with knee-walls flanking the front stairs. It first appears in Polk City Directories in 1919 as the home of Lucy and George L. Haarer. George was a partner at Lindenschmitt, Apfel & Co. clothiers, hatters and furnishers, at 209 South Main. The house had a detached garage in 1931 that is no longer present.

In 2013 an application was approved to replace the slate roof with an asphalt roof. In 2021 an application for a gas meter near the front of the house was approved.

LOCATION: The house is located on the north side of West Liberty Street, east of Eberwhite Boulevard and west of Eighth Street. It backs up to Slauson Middle School.

APPLICATION: The applicant seeks HDC approval to add a two-story rear addition with a walkout basement, a rear deck, and three skylights on the addition's roof.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation

(other SOI Standards may also apply):

- (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.



- (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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

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

Building Site

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

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.

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

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.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Roofs

Recommended: Retaining and preserving roofs—and their functional decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features such as chimneys, and roofing material.

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

All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

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

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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 not exceed half of the original building's footprint, or half of the original building's total floor area.

Not Appropriate: Designing an addition that requires the removal of significant building elements or site features.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

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

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

Historic District Design Guidelines for Roofs

Appropriate: Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.

STAFF FINDINGS:

1. The proposed addition is approximately 14'8" x 19'5" and inset 18" from the rear corners of the house. Cladding is cedar shakes on the upper story that match the house, and 4" exposure cedar siding on the ground floor (which differentiates it from the stucco on the first floor of the historic house). The foundation above grade (including the rear walk out) would have a stucco parge coat. Three new Velux fixed skylights on the addition (one on the east and two on the west) are behind the side-facing gables. This placement makes

them inconspicuous from the public right-of-way. The proposed deck is 15'1" deep by 19'8" wide. Decking is Trex, with wood guardrails with horizontal slats. There is also conflicting information included on more traditional looking composite guardrails; staff's default is what is shown on the elevation drawings. New windows on the addition are six-over-one (6/1) aluminum clad wood Andersen E-Series. The historic house has a mix of 6/1, 10/1 and 8/1 windows. The age of the existing windows is unknown, though the proportions of the horizontal 4/1 attic windows do not look historic. At the walkout basement, one foundation wall is extended an additional ~14' on the west side to give the new covered patio more enclosure.

2. The house is currently 1,342 square feet square feet (not including the basement). The proposed addition is 310 square feet downstairs and 285 square feet upstairs, for an increase of 595 square feet or 44%. The footprint is currently 671 square feet. The footprint of the addition is 310 square feet, for an increase of 46%.
3. The addition would replace the back door (age unknown), three 6-lite single-sash windows (sometimes called a "piano window" that would fit over a piano or buffet), a pair of second floor 6/1 windows, an oddly proportioned attic window, and non-original back porch. The 1931 Sanborn map shows no covered porch on the back of the house.
4. The roof between the historic house and addition is differentiated at the eaves, but the ridge is not lower than the current ridge, as is often required to differentiate the addition. Since the house is 1 3/4 stories there is likely a headroom issue on the interior of the addition. At the meeting the applicant or architect should be prepared to describe why the addition's ridge wasn't dropped below the barge board on the rear-facing gable.
5. The design, massing, placement, and materials of the addition are appropriate. Staff recommends approval.

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 1034 West Liberty, a contributing property in the Old West Side Historic District, to add a two-story rear addition with three skylights, a walkout basement, and a rear deck. As proposed, 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, 5, 9, and 10 and the guidelines for building site, additions and roofs, as well as the *Ann Arbor Historic District Design Guidelines* for all additions, residential additions, and roofs.

ATTACHMENTS: photos, drawings, materials information

1034 W Liberty Street (November 2020 courtesy Google Street View)



1034 WEST LIBERTY / OLD WEST SIDE HISTORIC DISTRICT

REAR ADDITION + DECK

DRAWING LIST:

HDC SUBMITTAL:

HDC A	EXISTING PHOTOS
HDC B	EXISTING PHOTOS
HDC C	EXISTING PHOTOS
HDC CS	COVER SHEET
HDC 1	EXISTING BASEMENT PLAN
HDC 2	EXISTING 1ST FLOOR PLAN
HDC 3	EXISTING 2ND FLOOR PLAN
HDC 4	PROPOSED BASEMENT PLAN
HDC 5	PROPOSED 1ST FLOOR PLAN
HDC 6	PROPOSED 2ND FLOOR PLAN
HDC 7	PROPOSED EAST ELEVATION
HDC 8	PROPOSED NORTH ELEVATION
HDC 9	PROPOSED WEST ELEVATION
HDC 10	PROPOSED 3D IMAGES
HDC 11	PROPOSED 3D IMAGES
HDC 12	PROPOSED 3D IMAGES
HDC 13	PROPOSED 3D IMAGES



EXISTING HOUSE FOOTPRINT: 671 SQ. FT.
PROPOSED ADDITION FOOTPRINT: +310 SQ. FT. (335.5 SQ. FT. ALLOWED)

EXISTING HOUSE SQ. FOOTAGE: 1342 SQ. FT.

HRATCHIAN

1034 W. LIBERTY
ANN ARBOR, MI

RENOVATIONS +
REAR ADDITION

OLD WEST SIDE

HISTORIC DISTRICT COMMISSION

COVER SHEET

HDC CS

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MICHAEL KIRCHNER ARCHITECT

210 S. REVENA BLVD.
ANN ARBOR, MI 48103
734.834.1945

MSK@MICHAELKIRCHNERARCHITECT.COM



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RENOVATIONS +
REAR ADDITION

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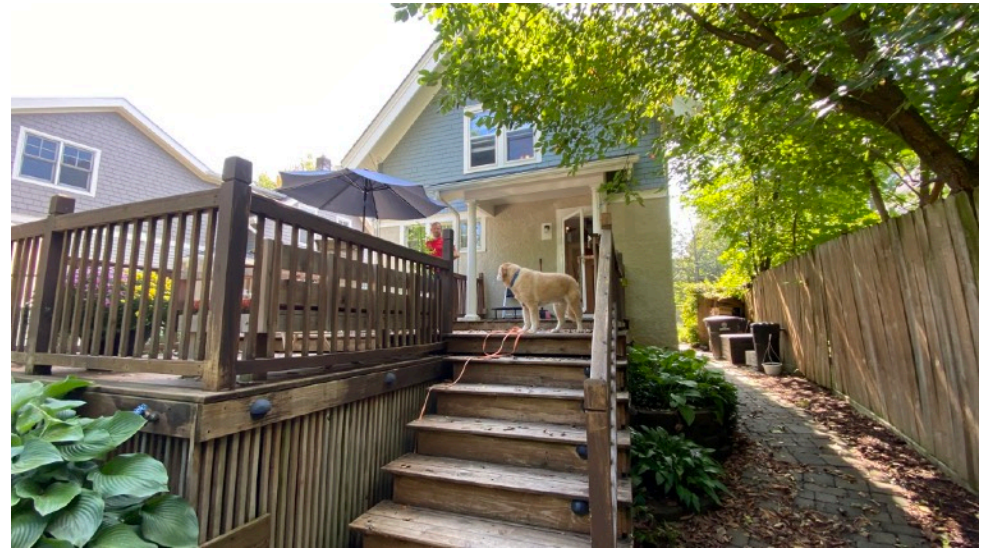
EXISTING PHOTOS

HDC A

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MICHAEL KIRCHNER ARCHITECT

210 S. REVENA BLVD.
ANN ARBOR, MI 48103
734.834.1945

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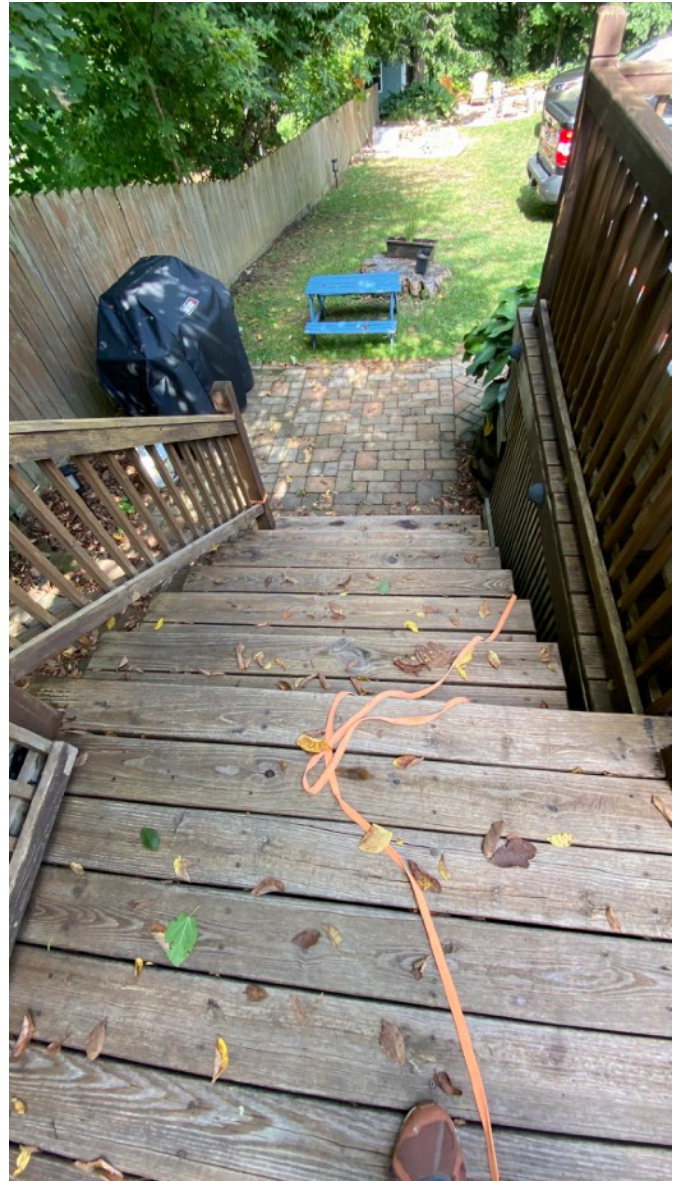
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HDC B

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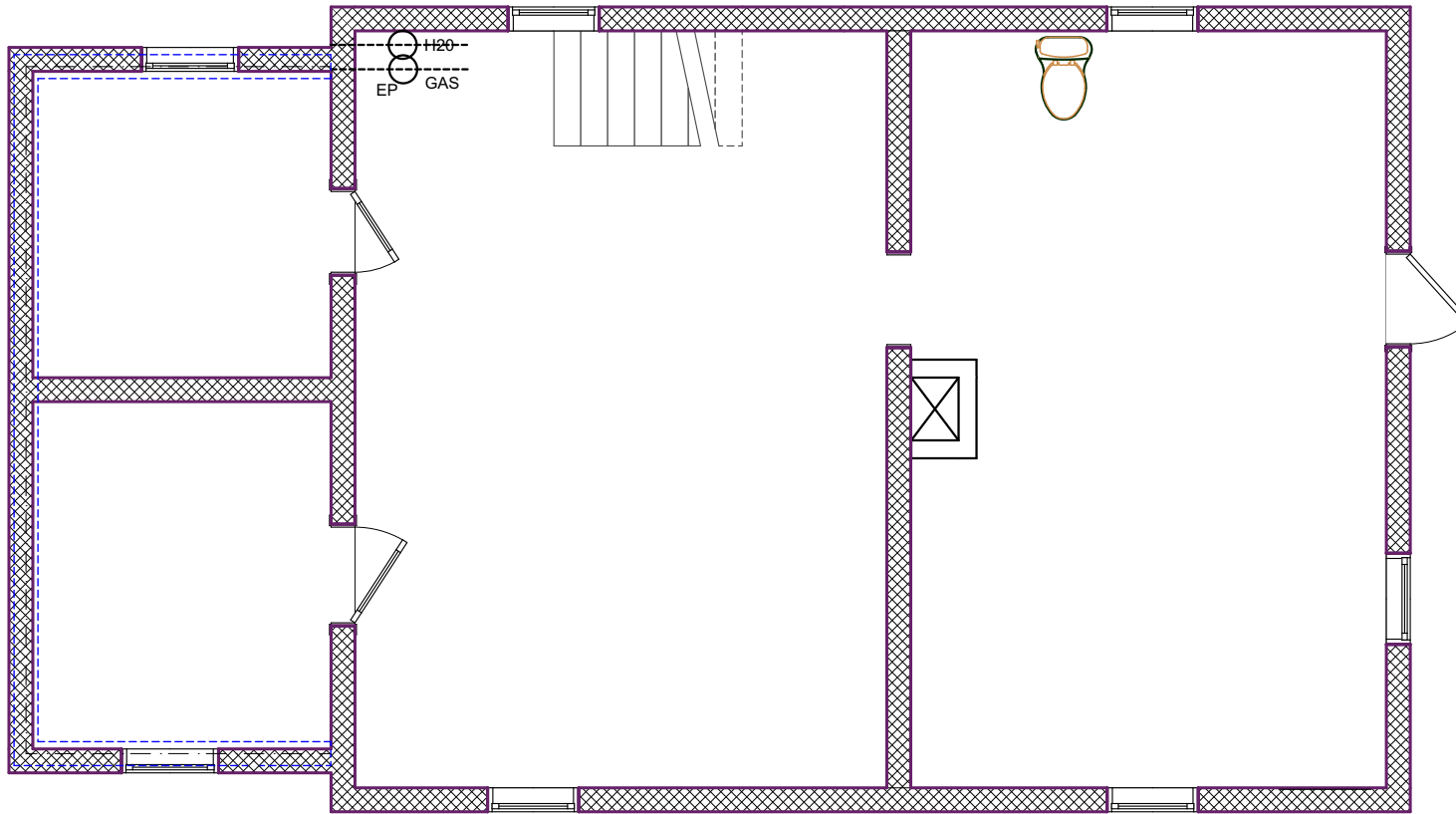
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HDC C

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210 S. REVENA BLVD.
ANN ARBOR, MI 48103
734.834.1945

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EXISTING BASEMENT PLAN

SCALE: 3/16" = 1'-0"

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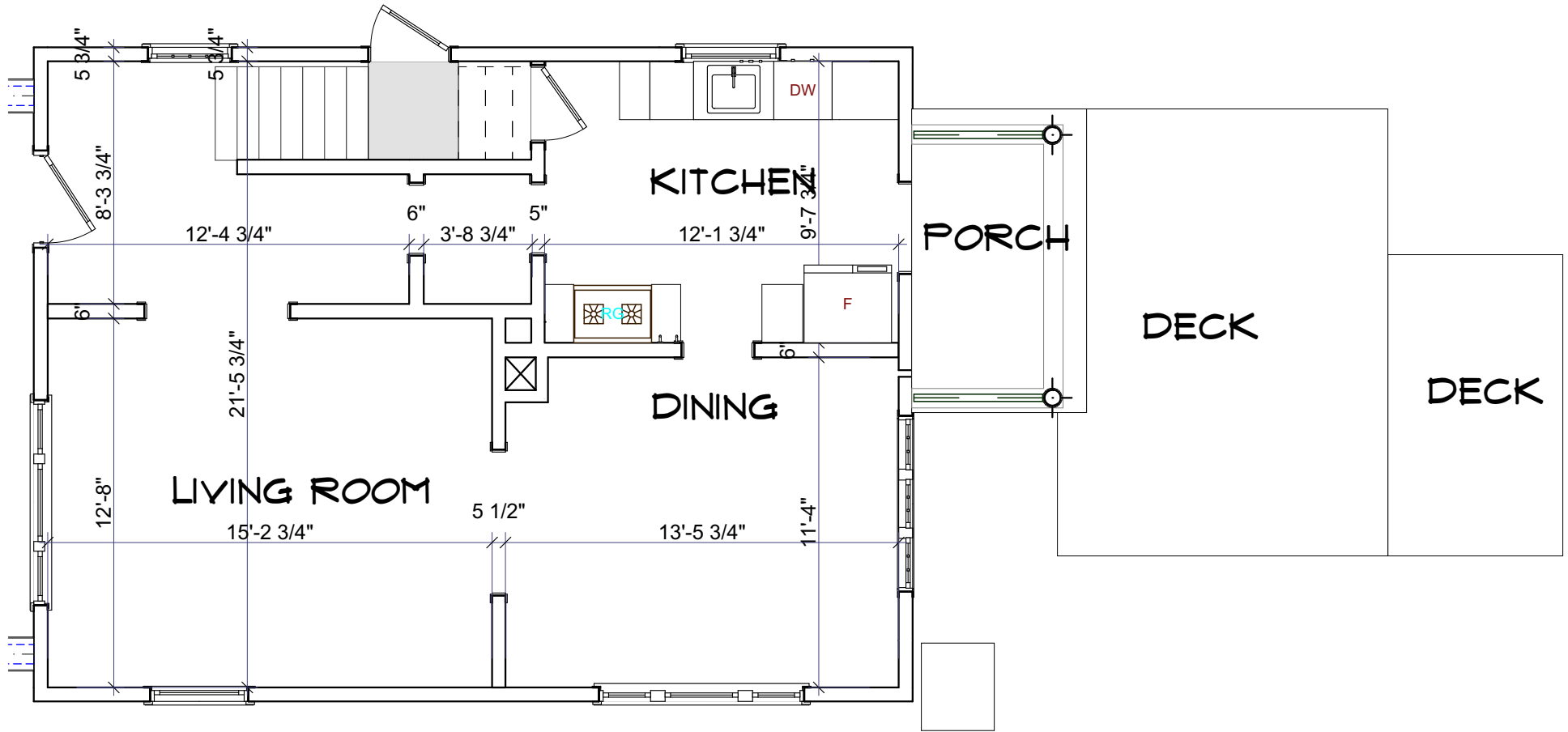
EXISTING BASEMENT PLAN

HDC 1

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ANN ARBOR, MI 48103
734.834.1945

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PARTIAL EXISTING 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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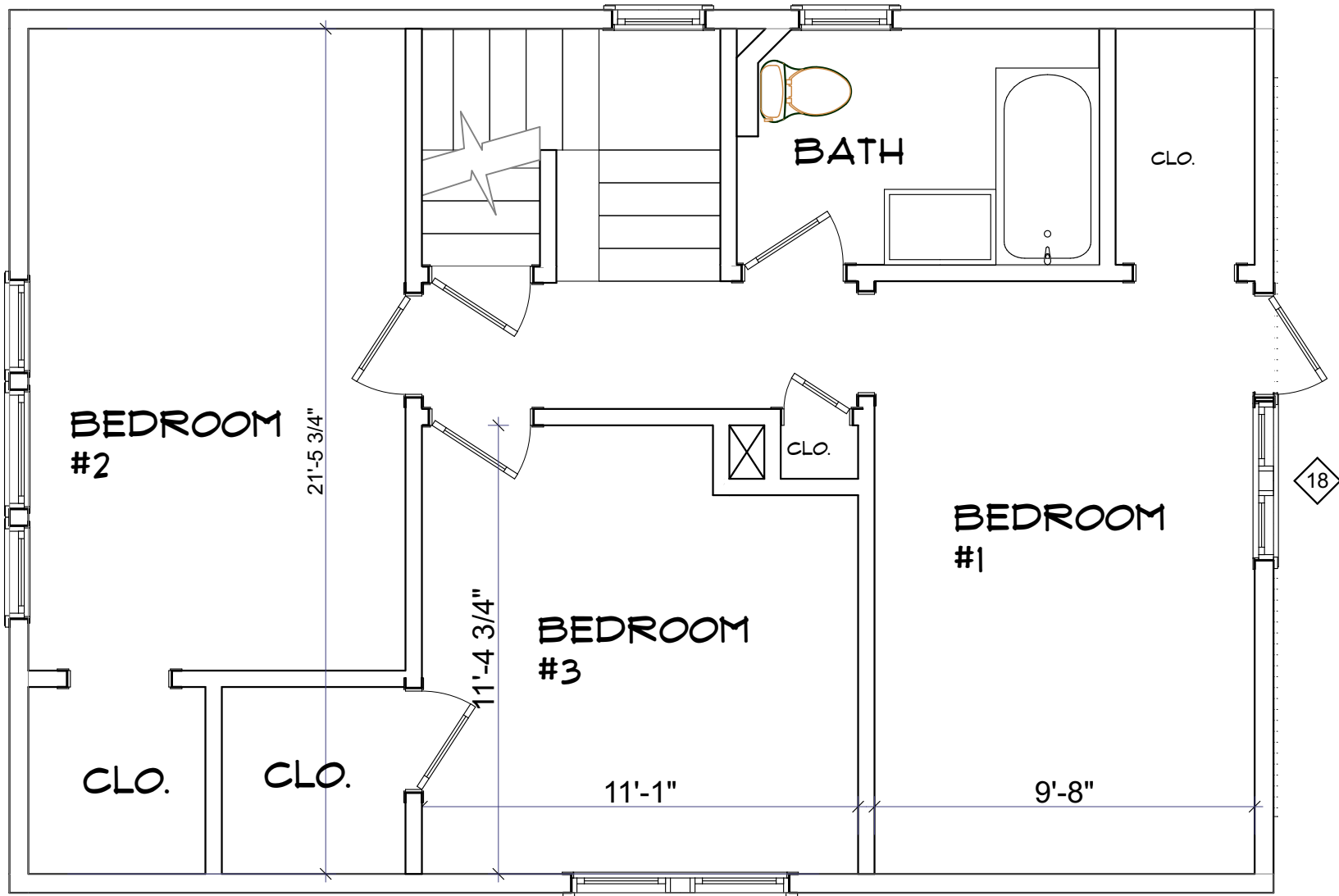
EXISTING 1ST FLOOR PLAN

HDC 2

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210 S. REVENA BLVD.
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EXISTING 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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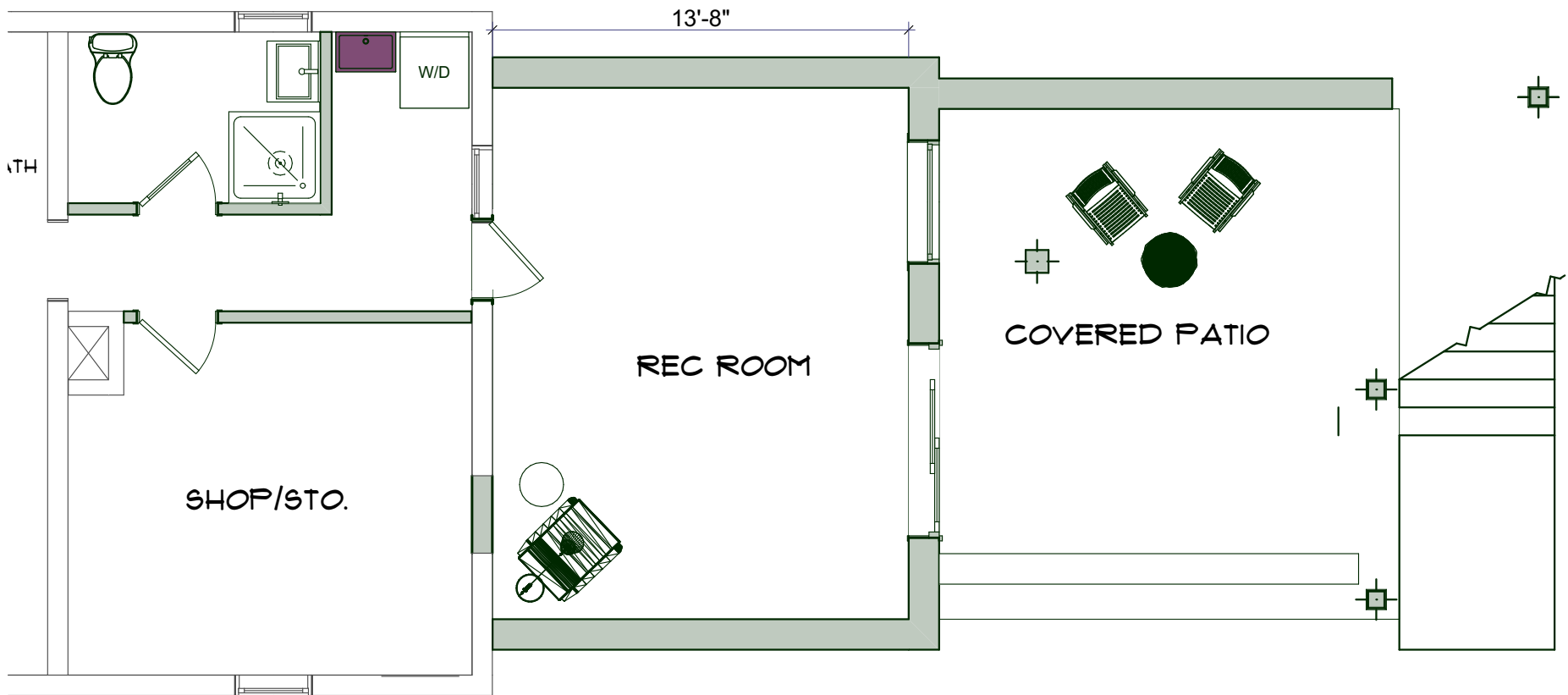
EXISTING 2ND FLOOR PLAN

HDC 3

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210 S. REVENA BLVD.
 ANN ARBOR, MI 48103
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PARTIAL PROPOSED BASEMENT PLAN

SCALE: 3/16" = 1'-0"

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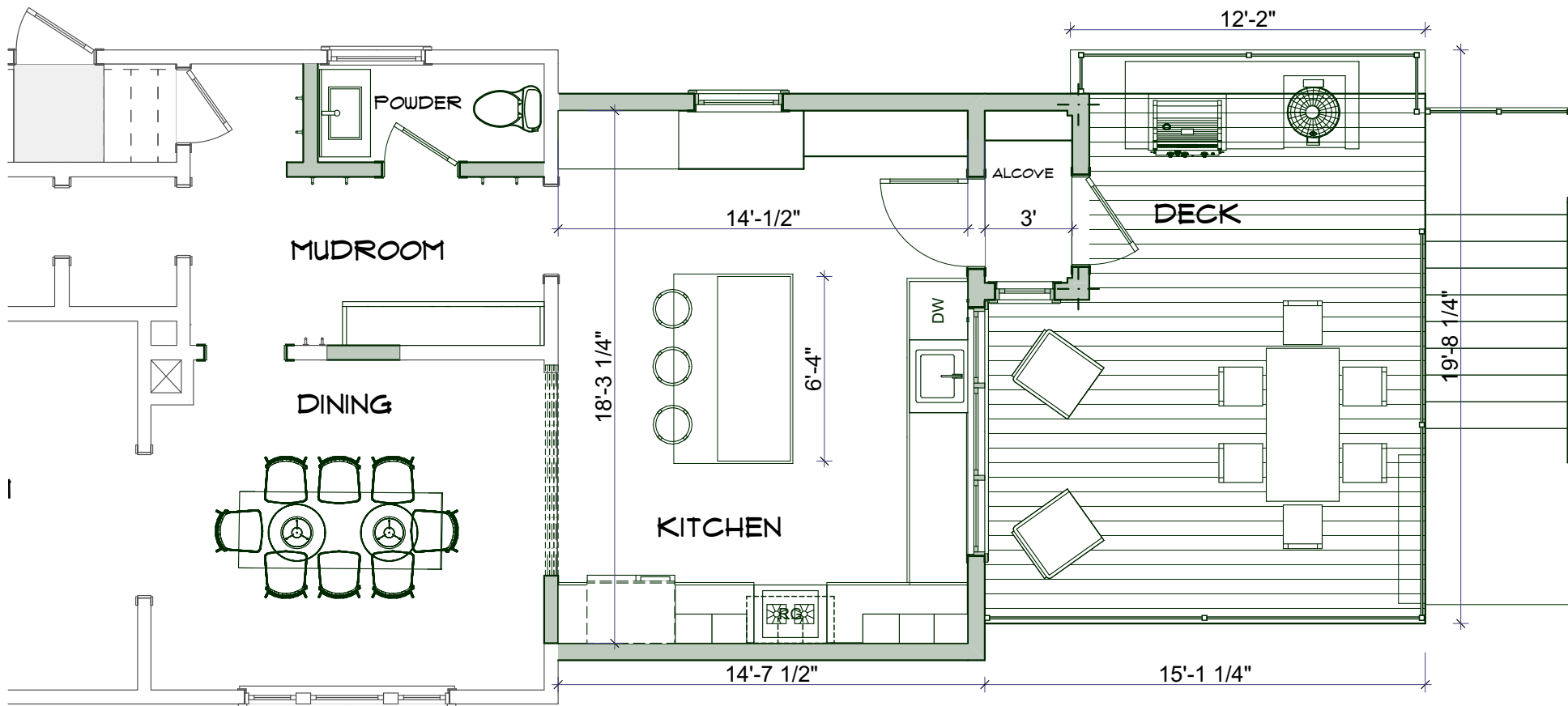
PROPOSED BASEMENT PLAN

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PROPOSED 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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REAR ADDITION

OLD WEST SIDE

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PROPOSED 1ST FLOOR PLAN

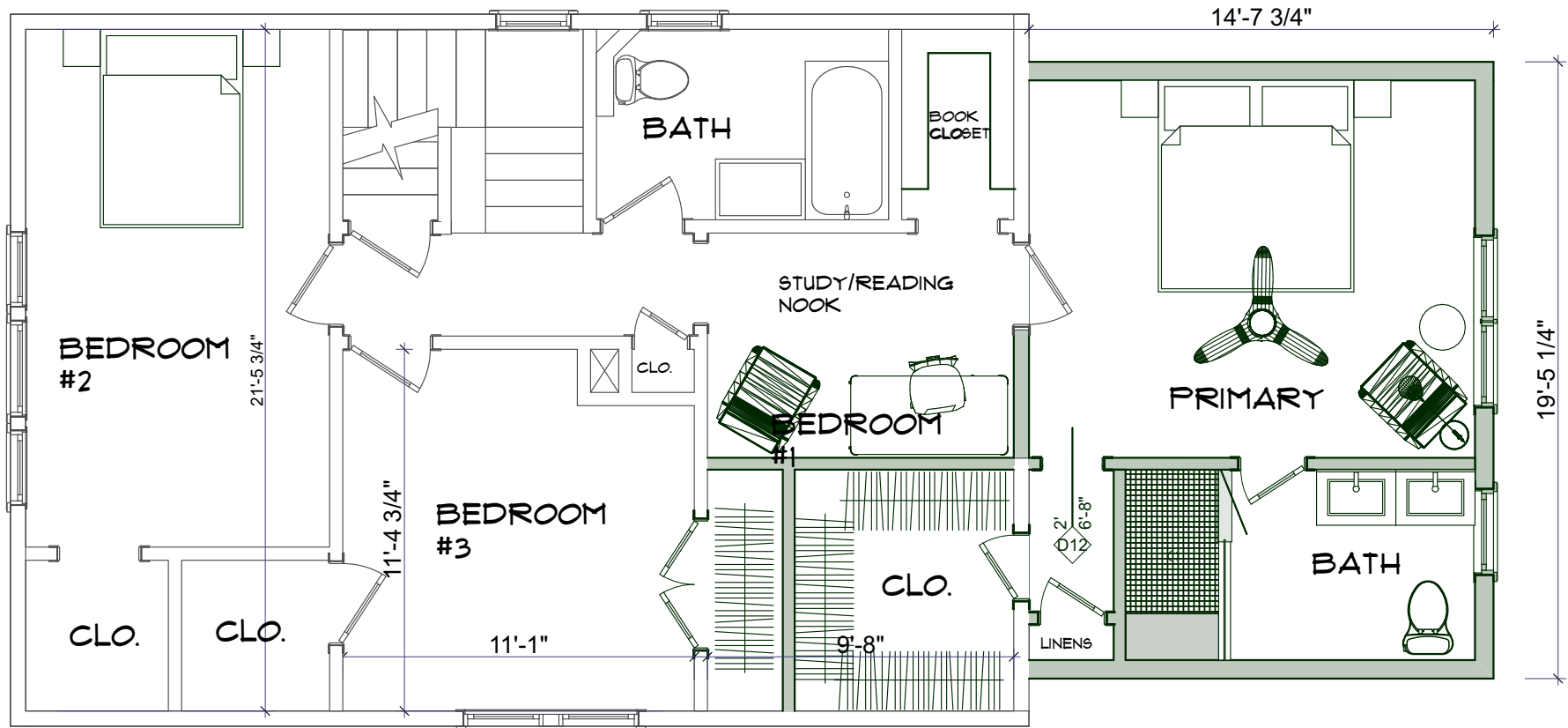
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PROPOSED 2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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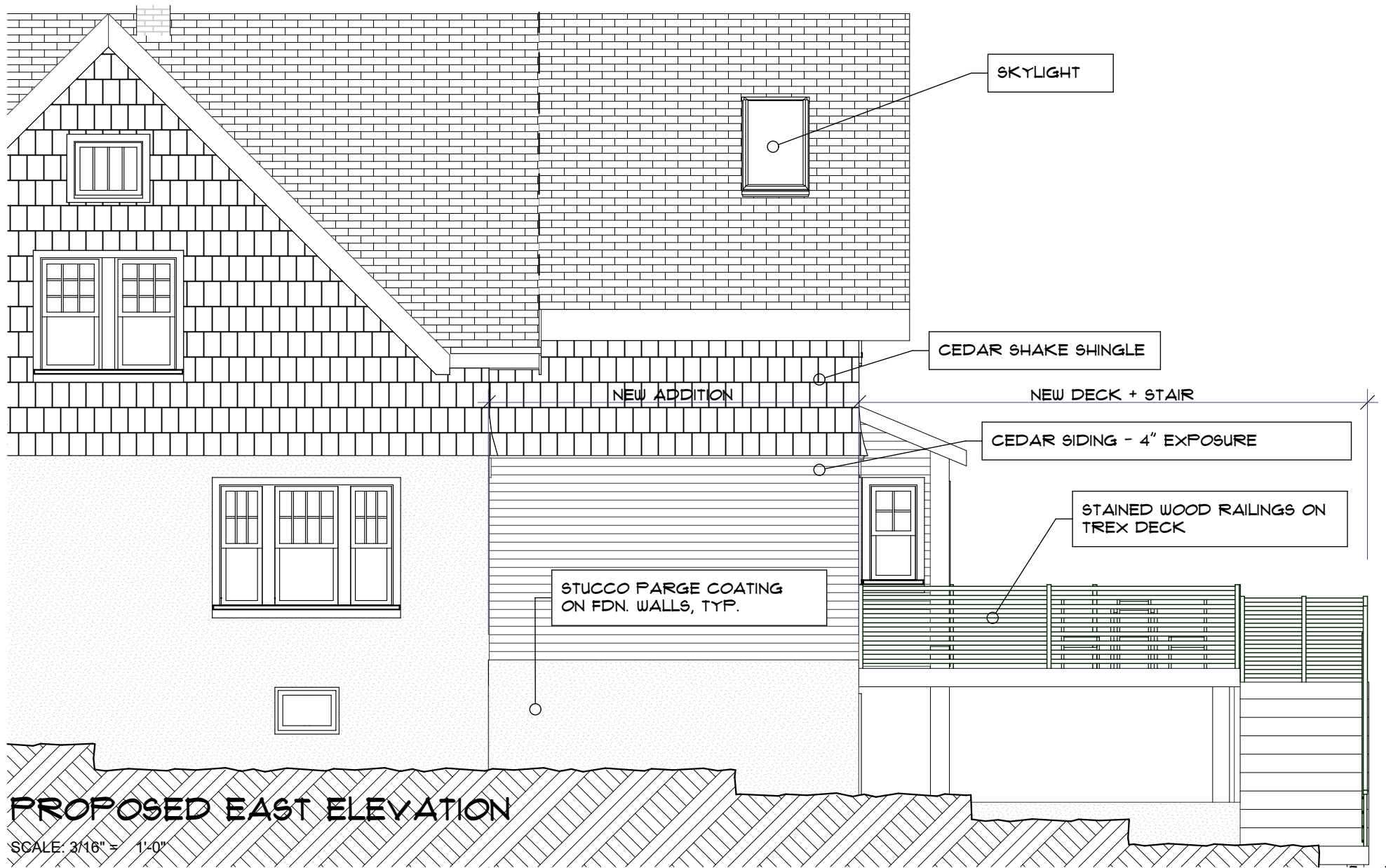
PROPOSED 2ND FLOOR PLAN

HDC 6

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PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

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PROPOSED EAST ELEVATION

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 210 S. REVENA BLVD.
 ANN ARBOR, MI 48103
 734.834.1945
 MSK@MICHAELKIRCHNERARCHITECT.COM



PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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PROPOSED NORTH ELEVATION

HDC 8

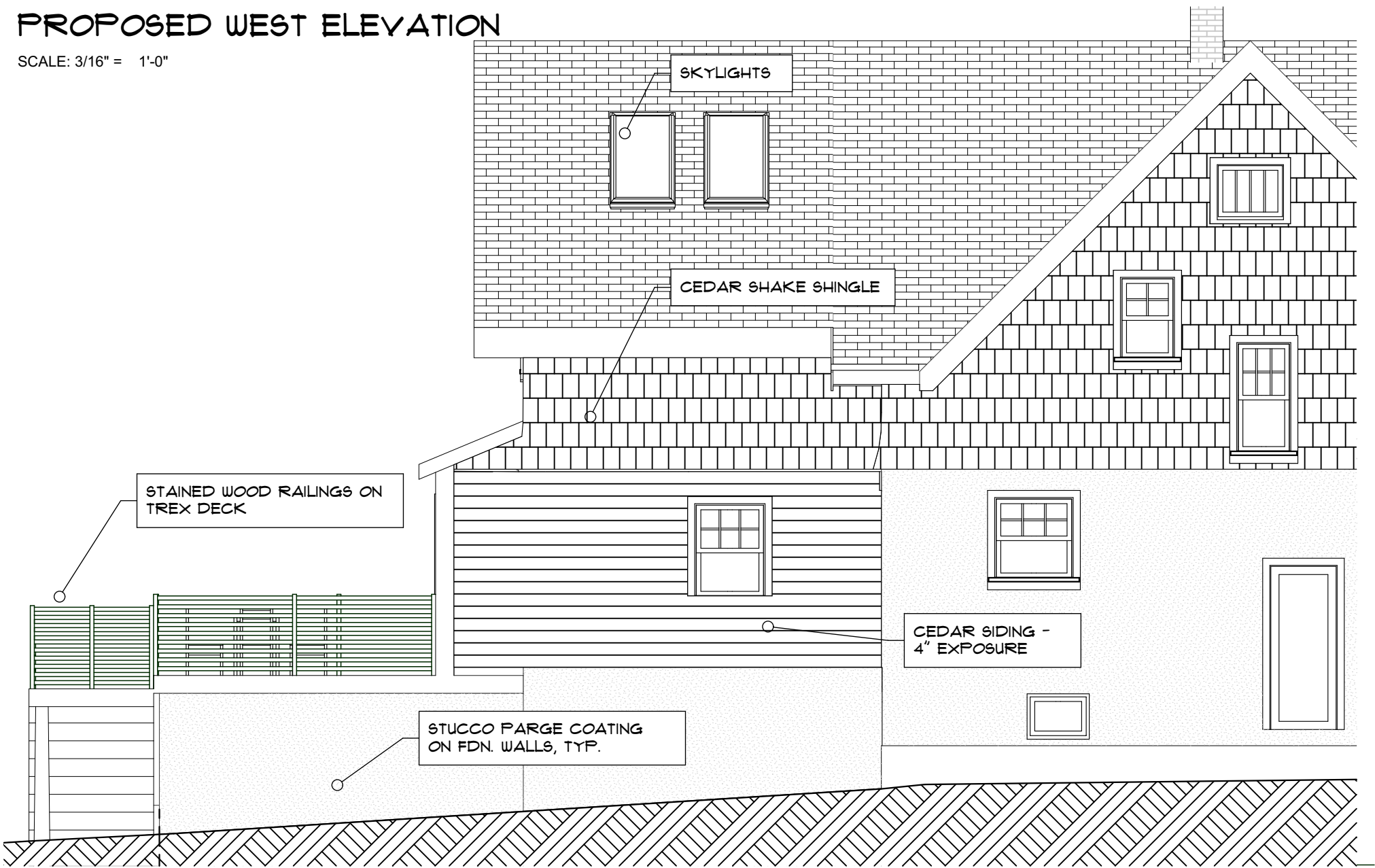
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210 S. REVENA BLVD.
ANN ARBOR, MI 48103
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PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



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PROPOSED WEST ELEVATION

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PROPOSED 3D IMAGES

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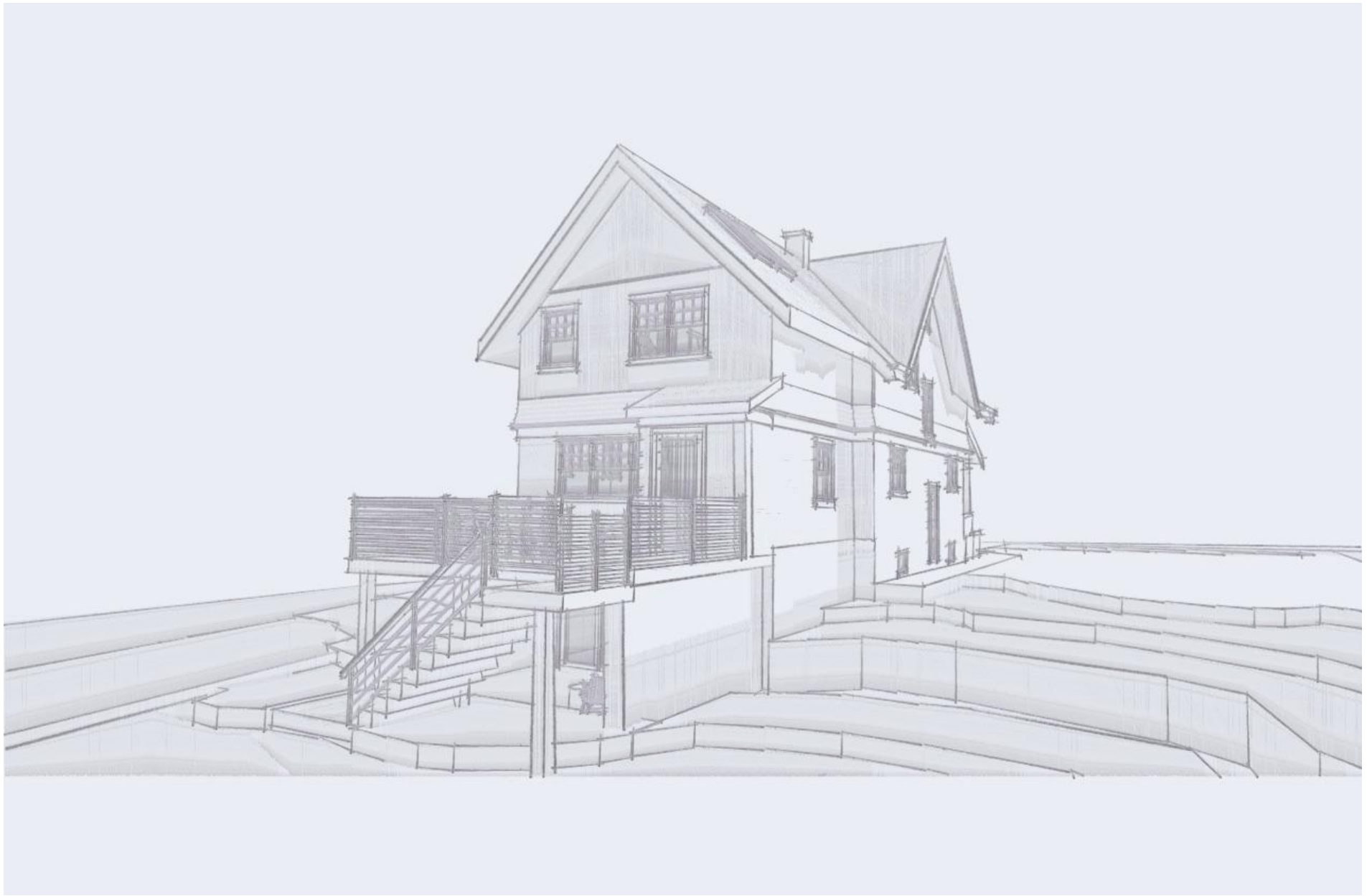
PROPOSED 3D IMAGES

HDC 12

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PROPOSED 3D IMAGES

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VELUX®

Fixed skylight

Skylight Sizes

Fixed Skylight (FS) - Deck Mounted

FS Size Code	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Outside frame (W"xH")	15 ¹ / ₄	21 ¹ / ₂	21 ¹ / ₂	21 ¹ / ₂	21 ¹ / ₂	21 ¹ / ₂	23 ¹ / ₄	23 ¹ / ₄	30 ⁹ / ₁₆	30 ⁹ / ₁₆	30 ⁹ / ₁₆	30 ⁹ / ₁₆	44 ³ / ₄	44 ³ / ₄
	x 46 ¹ / ₄	x 27 ³ / ₈	x 38 ³ / ₈	x 46 ¹ / ₄	x 54 ¹⁵ / ₁₆	x 70 ³ / ₄	x 23 ⁷ / ₁₆	x 46 ¹ / ₄	x 30 ¹ / ₂	x 38 ³ / ₈	x 46 ¹ / ₄	x 54 ¹⁵ / ₁₆	x 27 ³ / ₈	x 46 ¹ / ₄
Rough opening/ Finished frame (W"xH")	14 ¹ / ₂	21	21	21	21	21	22 ¹ / ₂	22 ¹ / ₂	30 ¹ / ₁₆	30 ¹ / ₁₆	30 ¹ / ₁₆	30 ¹ / ₁₆	44 ¹ / ₄	44 ¹ / ₄
	x 45 ³ / ₄	x 26 ⁷ / ₈	x 37 ⁷ / ₈	x 45 ³ / ₄	x 54 ⁷ / ₁₆	x 70 ¹ / ₄	x 22 ¹⁵ / ₁₆	x 45 ³ / ₄	x 30	x 37 ⁷ / ₈	x 45 ³ / ₄	x 54 ⁷ / ₁₆	x 26 ⁷ / ₈	x 45 ³ / ₄

SKYLIGHTS
FIXED / DECK MOUNTED





HRATCHIAN REAR ADDITION + DECK
1034 W. LIBERTY



UNMATCHED FREEDOM

Whether you're looking for traditional styling or a more contemporary look – if it's possible, it's possible with E-Series windows and patio doors. With custom colors, unlimited interior options and dynamic sizes and shapes, every E-Series product is made to your exact specifications. Giving you unmatched flexibility and design freedom.



- Virtually maintenance-free exteriors never need painting and won't peel, blister or flake*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum
- Weather-resistant construction for greater comfort and energy efficiency
- Many E-Series windows and patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S. 
- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more
- Available with Stormwatch® Protection for coastal areas 

PRODUCT TYPES

- Casement windows
- French casement windows
- Push out casement windows
- Awning windows
- Push out awning windows
- Double-hung windows
- Double-hung insert windows
- Double-hung sash replacement kits
- Bay and Bow windows
- Gliding windows



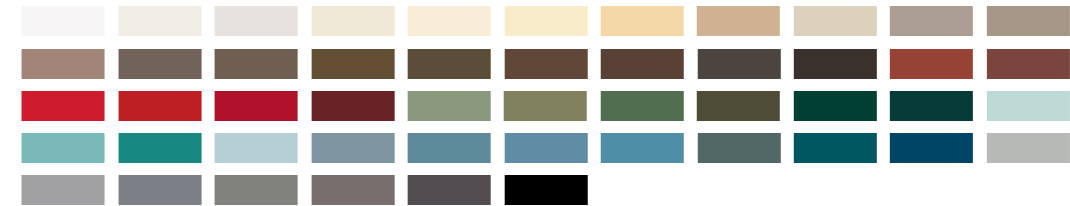
**DOUBLE-HUNG
6/1 DIVIDED LITE (SIM)
COLOR AND H.W. - TBD**

*Visit andersenwindows.com/warranty for details.

E-SERIES Windows

PRODUCT OPTIONS

EXTERIOR COLORS



Anodized Finishes



INTERIOR OPTIONS

Wood Species All interior finish options are shown on pine.



Factory-Finished Interiors



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors Available on pine.



HARDWARE OPTIONS†

CASEMENT & AWNING††

Casement



- Antique Brass | Polished Brass | Black Bronze | **Oil Rubbed Bronze**†
- Bright Chrome | Satin Chrome | Gold‡
- Pewter‡ | White

‡Gold, Oil Rubbed Bronze and Pewter are available on Casement windows only.

Bold name denotes finish shown.

Awning



- Antique Brass**
- Polished Brass | Black
- Oil Rubbed Bronze
- Satin Chrome | White

DOUBLE-HUNG & GLIDING††

Standard Sash Locks



- Antique Brass | Polished Brass | Black | Bronze
- Oil Rubbed Bronze | **Bright Chrome** | Satin Chrome
- Gold | Pewter | White

Optional Sash Lifts



For more information, visit andersenwindows.com/e-series

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

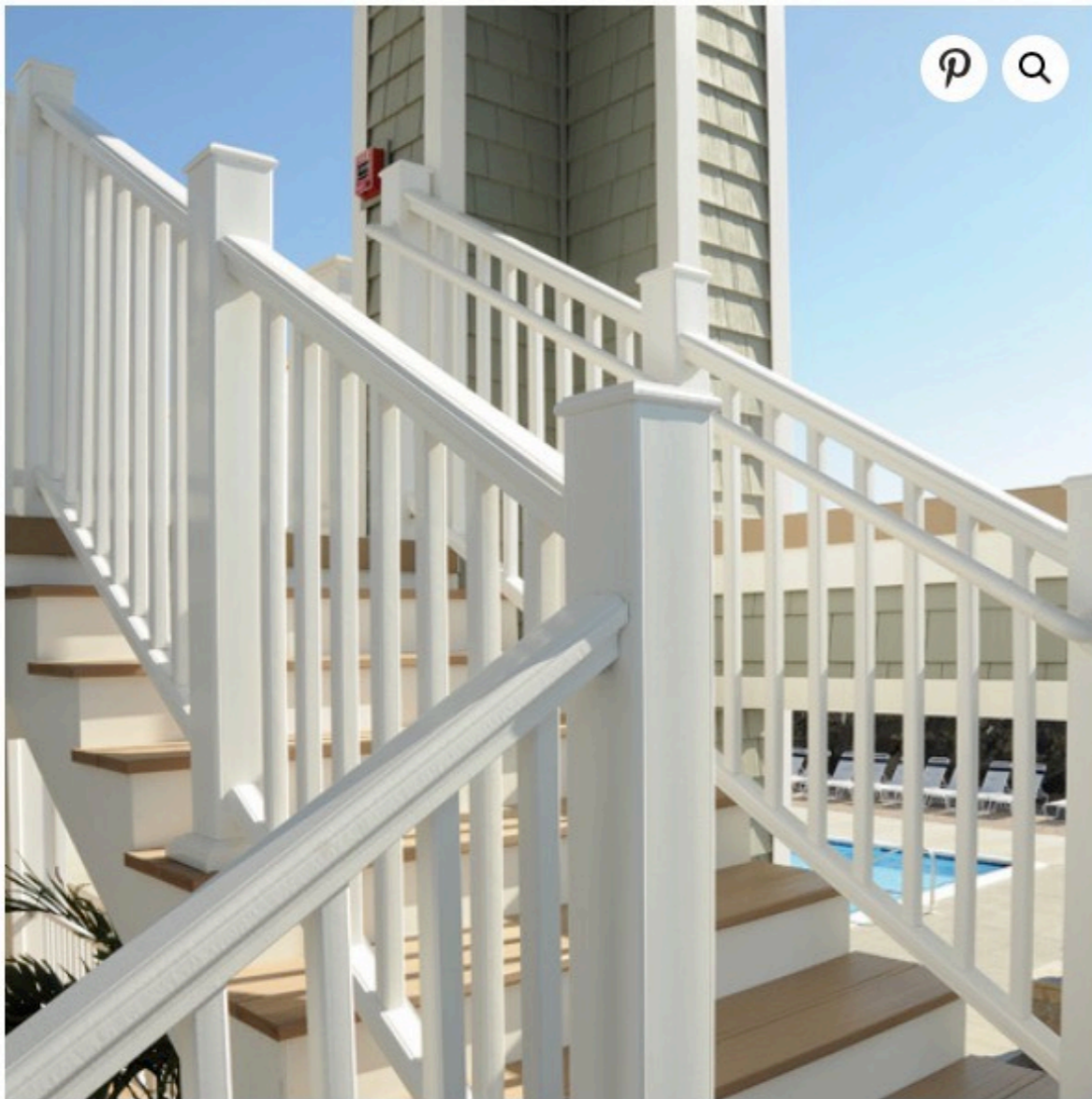
**Dark Bronze and black are also available on maple. †Anodized silver available on maple only. ††Hardware is sold separately, except standard hardware.

Oil rubbed bronze is a "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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Classic Composite Series

★★★★☆ 3.8 (16) [Write a review](#)

The Classic Composite Series is a simple system with endless design options to complement your home. Choose from five top rails and multiple infill options for a customized look to suit your style. You can't go wrong with this long-lasting, beautiful railing.

TOP RAIL SHAPE: Premier Rail



Color Options



Premier Railing®



4" X 4" Island Cap



Composite Balusters



RAILINGS+BALLUSTERS
COMPOSITE



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TREX
PEPPLE GREY

DECKING MATERIAL
COMPOSITE



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