

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 717 West Liberty Street, Application Number HDC14-076

DISTRICT: Old West Side Historic District

REPORT DATE: May 29, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE:

OWNER

Name: Michael Bielby
Address: 605 North Fifth Avenue
 Ann Arbor, MI 48104
Phone:

APPLICANT

Rueter Associates Architects
 515 Fifth Street
 Ann Arbor, MI 48103
 (734) 769-0070

BACKGROUND: The city assessor's records say this house was constructed in 1864. It features end gables, wide board trim under the eaves, and very old six-over-six windows. It appears on the 1880 Birdseye Map of Ann Arbor minus the rear additions, with two windows and a center door facing south.

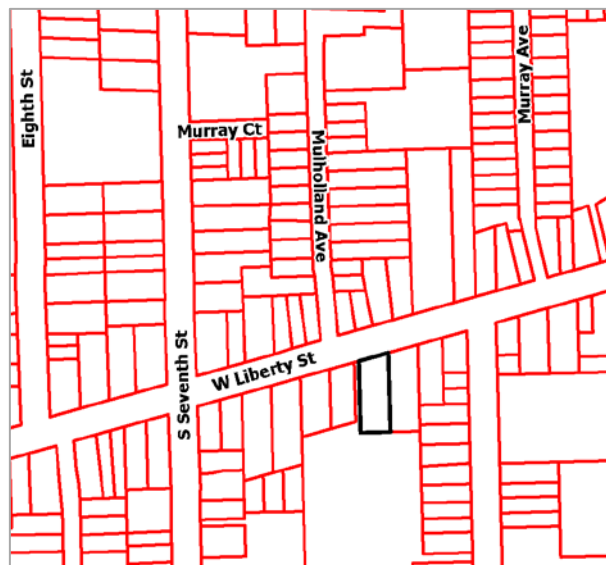
LOCATION: The site is located on the south side of West Liberty Street, east of South Seventh Street and west of South Fifth Street.

APPLICATION: The applicant seeks HDC approval to demolish a rear addition and construct a new 1 ½ story addition and large cement patio with habitable space below, and a new 1 ½ story garage.

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.
- (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 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):

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.

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.

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.

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Retaining the historic relationship between buildings and the landscape.

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

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

Guidelines for All Additions

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

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

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

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

STAFF FINDINGS:

1. This Old West Side gem has not been inhabited for decades. It was purchased several years ago by the current owner, who also owns 715 West Liberty next door. It is situated on a larger-than-average lot (11,000+ square feet) which slopes down steeply behind the house to the Bach Elementary Big Playground. A portion of the site is in the floodplain, but not where construction is proposed.
2. Two rear additions are proposed to be removed. One is pre-1925 and shown on that year's Sanborn in the application materials. The other is post WWII. The early addition has been compromised by replacement siding, windows, doors, and cement infill between the brick foundation piers. While its general form may contribute to the character of the house and district, its historic integrity is gone for the most part.
3. The existing house is 1052 square feet. The project would increase the area of the house by an additional 716 square feet above grade, and around 1,635 square feet below the house and patio (dimensions were not shown on the site plan, so this is staff's best estimate). The footprint would be increased by 43% if the extended below-patio living space is not counted, or 200% if it is counted.
4. Additional space is found in the garage, with parking for one car on the main floor and storage on the second floor and in the basement.
5. The proposed addition to the house is a few inches taller than the existing house's ridge, with a connector element that is a few inches shorter than that ridge. The addition would be clad in cementitious clapboard siding with a 4" reveal, and the garage would be clad in vertical cementitious planks with cedar battens. This material, plus the fenestration pattern are distinct from the original. The one historic window on the rear elevation has been preserved by this design.
6. The addition is set behind the house at a slight angle because of the configuration of the lot lines. From the street, looking straight on, the addition hides behind the house. Either side view reveals a longer addition, especially from the east where the additional walkout space is above the grade. From the rear, a 56 foot wide wall that is around 8 feet tall spans the property. The garage sits atop one end of it, and the cement patio sits on the rest. This rear view of the property is the most problematic. The lot's historic spaces are severely impacted by the massive garage/patio wall.

7. Staff commends the project architect's efforts to hide the additional floor space behind the hill, but the historic relationship between buildings and the landscape are compromised by the large patio and rear walkout structure that increases the building's footprint by 200% and dramatically alters the original building's size. Staff feels the project does not meet the Secretary of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.

POSSIBLE MOTIONS: (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 717 West Liberty Street, a contributing property in the Old West Side Historic District, to demolish a rear addition, construct a new two-tiered addition, and add a new garage, as proposed. 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 additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 717 West Liberty Street in the Old West Side Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

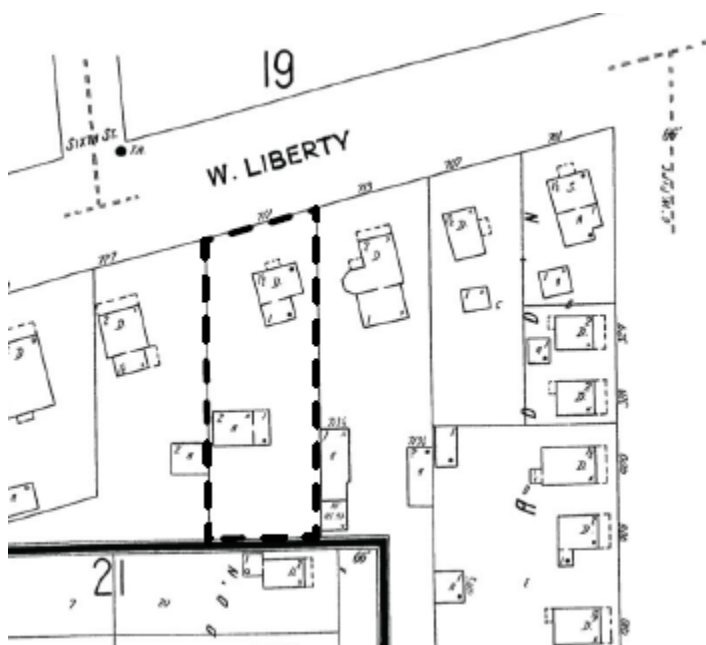
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photos.

717 West Liberty Street



1925 Sanborn Map showing



1880 Birdseye Drawing





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 717 West Liberty Street

Historic District: Old West Side

Name of Property Owner (If different than the applicant):

Michael Bielby

Address of Property Owner: 605 N Fifth Ave 48104

Daytime Phone and E-mail of Property Owner: michaelbielby@comcast.net

Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Rueter Associates Architects

Address of Applicant: 515 Fifth Street, Ann Arbor, Mi 48103

Daytime Phone: (734) 769 0070 Fax: (_____) _____

E-mail: mrueter@rueterarchitects.com

Applicant's Relationship to Property: owner ☒ architect ☐ contractor ☐ other

Signature of applicant: _____ Date: _____

Section 3: Building Use (check all that apply)

☒ Residential ☒ 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 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: _____

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

1. Provide a brief summary of proposed changes. _____

The owner proposes to demolish a non-contributing addition and construct a new 716 net square foot 1 1/2 story addition. Also proposed is a new 1/1/2 story one car garage.

2. Provide a description of existing conditions. _____

The house is mid century Greek Revival with one addition added after 1880 and before 1925. In the mid 1950's another addition was added and the existing addition was extensively renovated with new windows, a chimney, new doors and new siding.

3. What are the reasons for the proposed changes? _____

The existing 468 square foot Greek Revival portion of the house is too small to meet modern livability standards. The house is situated on a very large 11,130 square foot lot with plenty room to construct an addition and garage.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Only 1236 square feet of space will be above grade. The remainder of the space will be located in the basement

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:

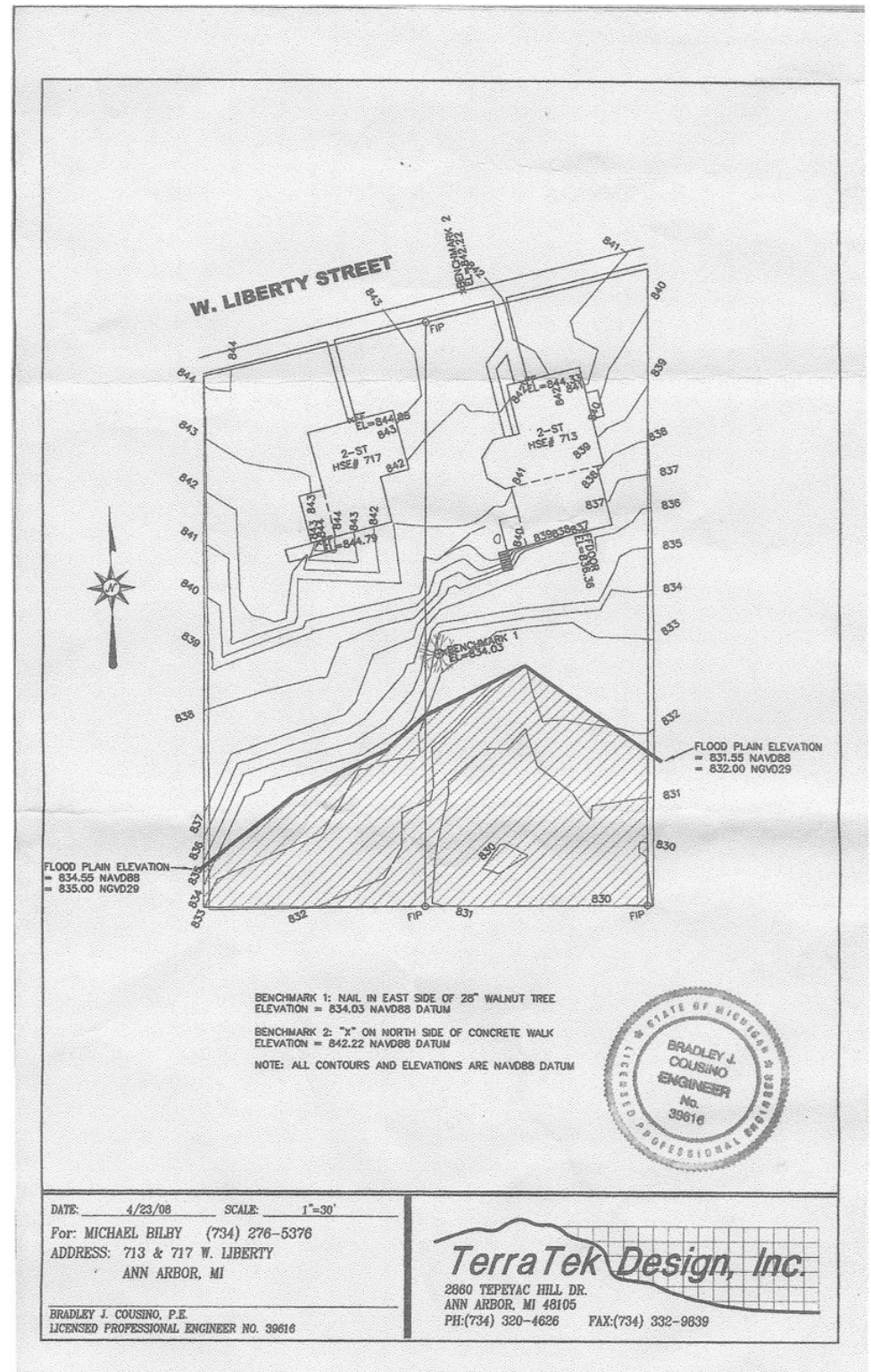
AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN:
ADDITION TO 717 WEST LIBERTY STREET
ANN ARBOR, MICHIGAN 48103

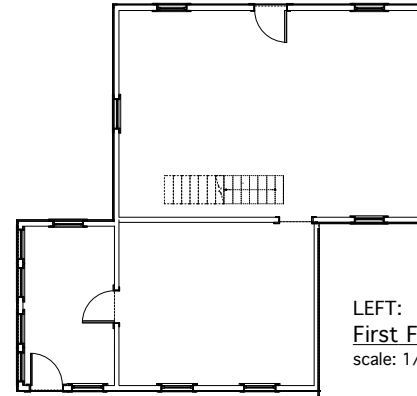
LIST OF DRAWINGS

- T TITLE PAGE
- A1 EXISTING CONDITIONS
- A2 HISTORY
- A3 PROPOSED SITE PLAN
- A4 PROPOSED BASEMENT PLAN
- A5 PROPOSED FIRST FLOOR PLAN
- A6 PROPOSED SECOND FLOOR PLAN
- A7 PROPOSED ROOF PLAN
- A8 PROPOSED WEST ELEVATION
- A9 PROPOSED SOUTH ELEVATION
- A10 PROPOSED EAST ELEVATION
- A11 PROPOSED NORTH ELEVATION

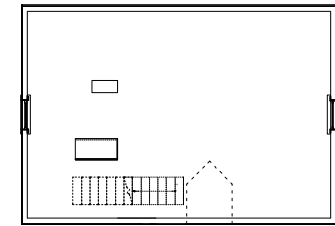


NORTH ELEVATION OF EXISTING HOUSE





LEFT:
First Floor Plan
scale: 1/16" = 1'0"



ABOVE:
Second Floor Plan
scale: 1/16" = 1'0"

LEFT:
photo of addition.
Non-contributing addition
in yellow siding will be
demolished.

BELOW LEFT:
photo of existing house.
Addition painted yellow will
be demolished.

BELOW:
Addition painted yellow,
including dormer and
chimney will be demolished.

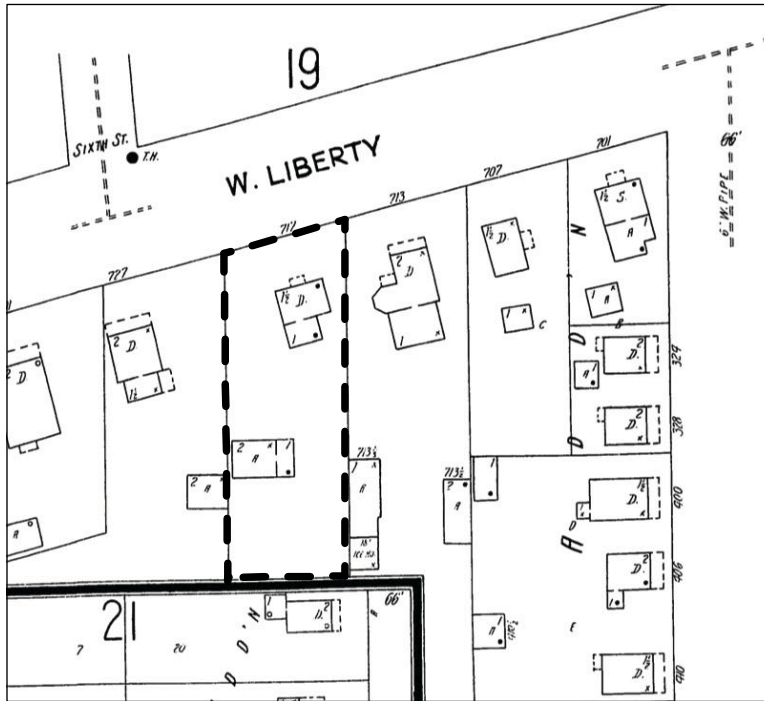


1 Existing Conditions

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

preliminary 05 19 14

■ RUETER ASSOCIATES ■
ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, RAA: 13-019 05.6.14



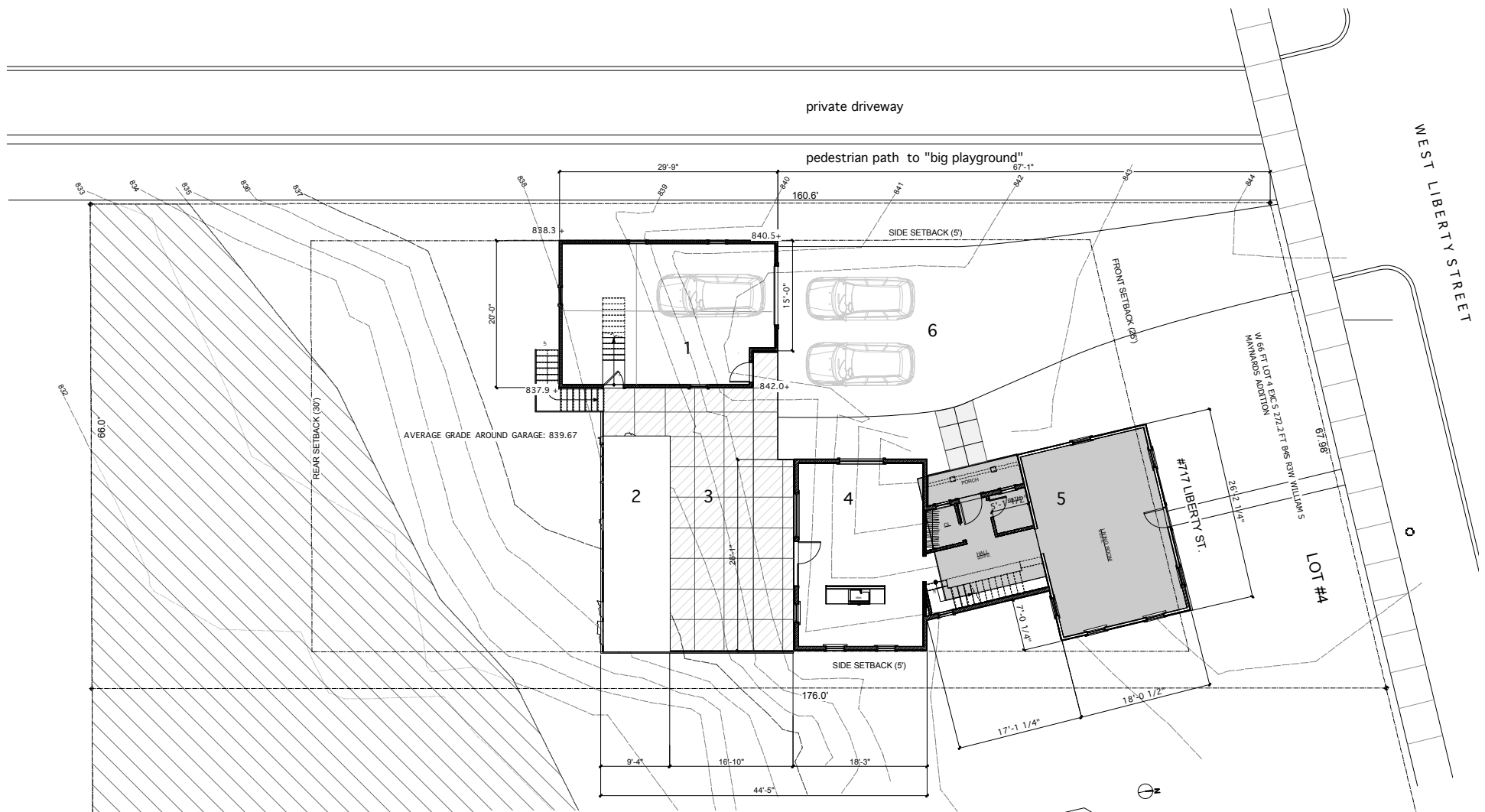
ABOVE:
1925 Sanborn Map showing existing house and a pre 1925 addition. At mid century another addition was added. Investigation has shown that the pre-1925 addition was built on brick piers. It was extensively remodeled at mid century with new windows, doors, a chimney and siding replacement.

Also shown is a two story carriage house-auto garage (now demolished) with a one story shed addition. Partial remains of the foundations can still be observed on the site.



ABOVE:
1880 Birdseye drawing showing existing house without an addition.

Also shown is an extremely large two story carriage house with a configuration quite different from the 1925 Sanborn Insurance Map depiction.



KEY

- (1) PROPOSED 1-1/2 STORY NEW GARAGE
- (2) VEGETATED ROOF OVER CONCRETE ROOFDECK
- (3) CONCRETE ROOF DECK
- (4) PROPOSED NEW 1-1/2 STORY ADDITION
- (5) EXISTING HOUSE FOOTPRINT (shown shaded)
- (6) PROPOSED CONCRETE DRIVEWAY

AREA CALCULATIONS

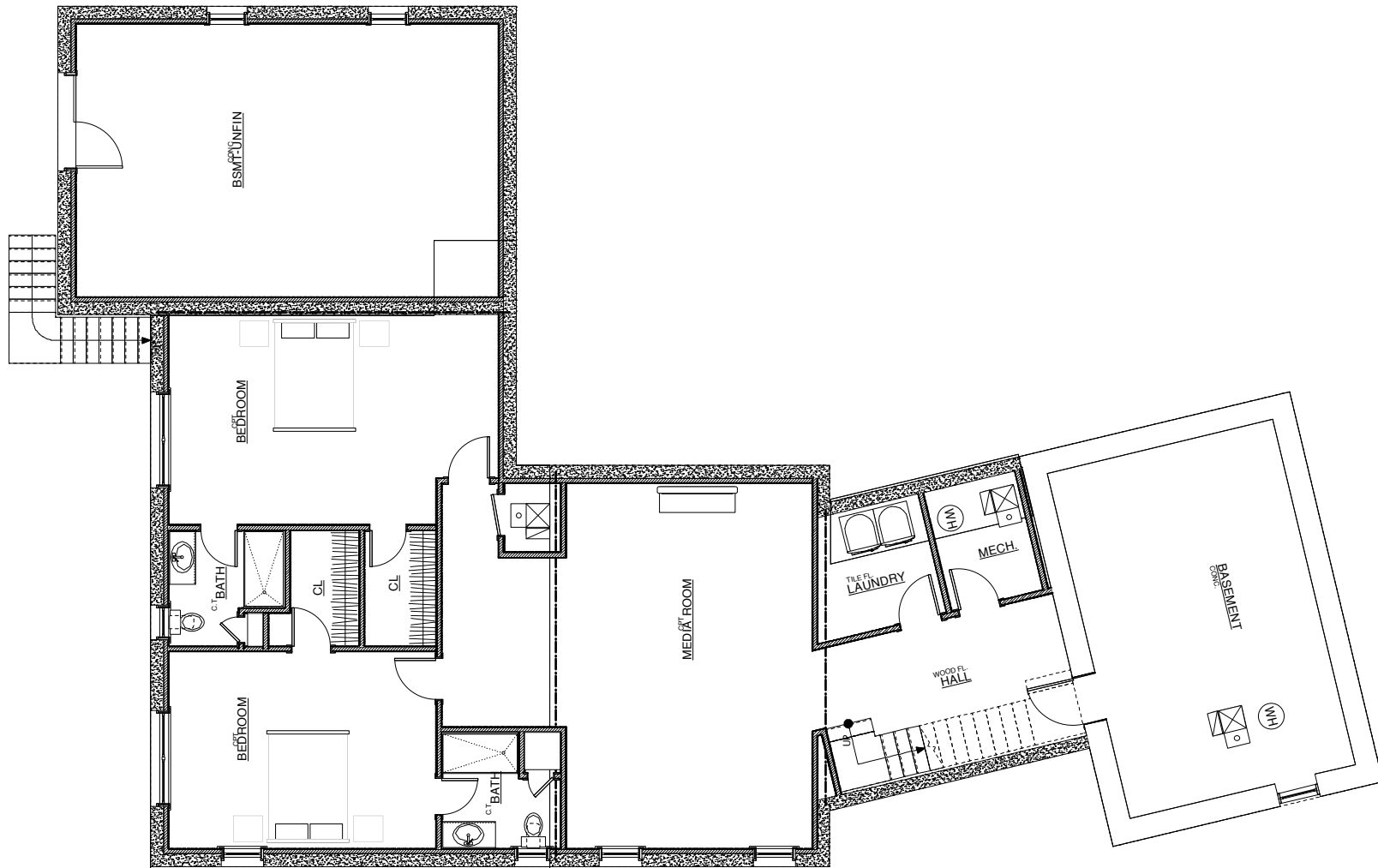
EXISTING HOUSE:	
first floor main house	468 sf
first floor addition	350
second floor	234
Total exist square feet	1052
PROPOSED NEW ADDITION	
first floor:	699-350 (exist = 349 net)
second floor:	367
total new square feet:	1066
TOTAL FOOTPRINT:	
first floor	349 (net increase)/1052 exist footprint = 33%
TOTAL AREA INCREASE:	
first floor:	349
second floor:	367
total new square feet	716 /1052 = 68% increase

3 Proposed Site Plan

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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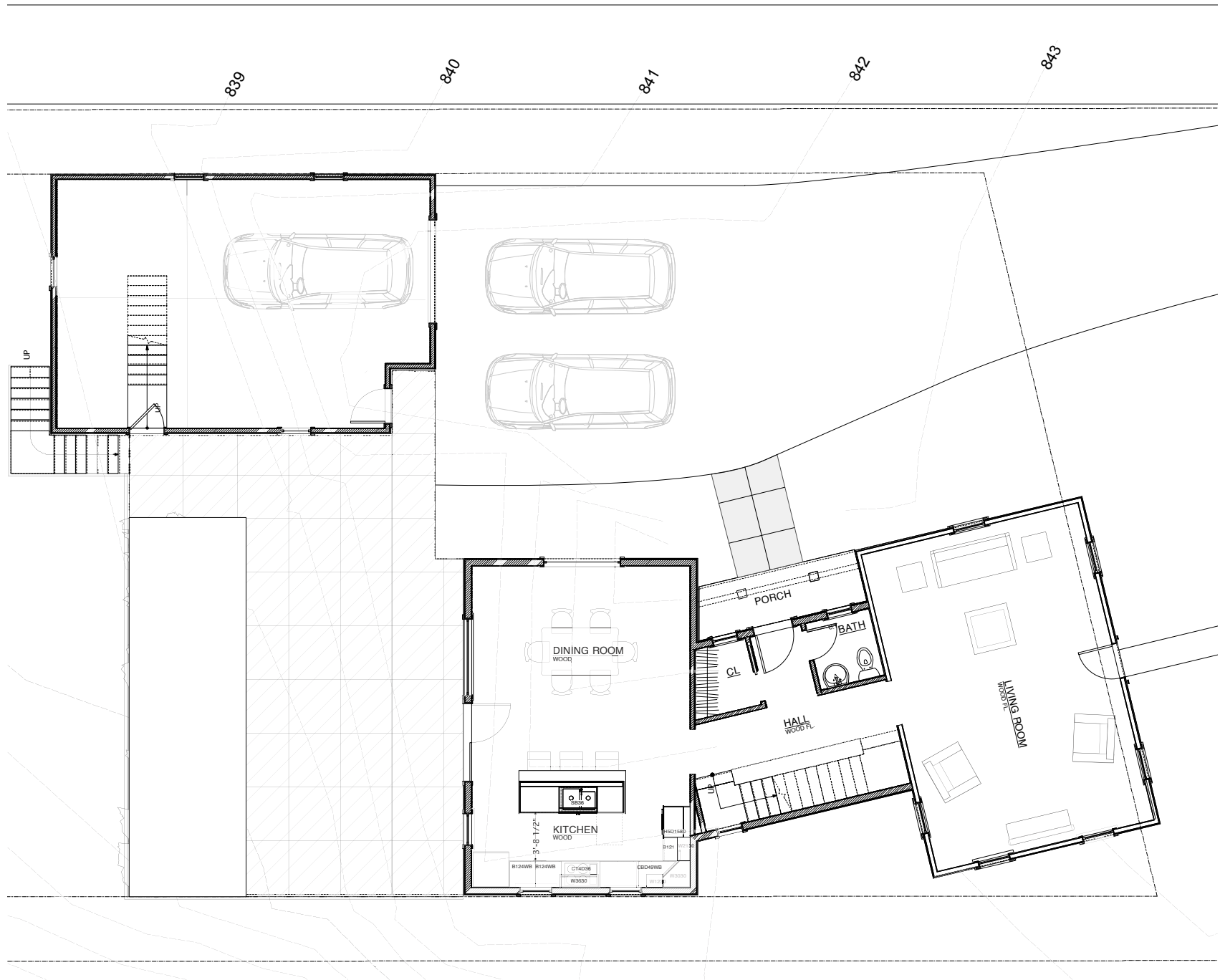
4 Proposed
Basement Plan

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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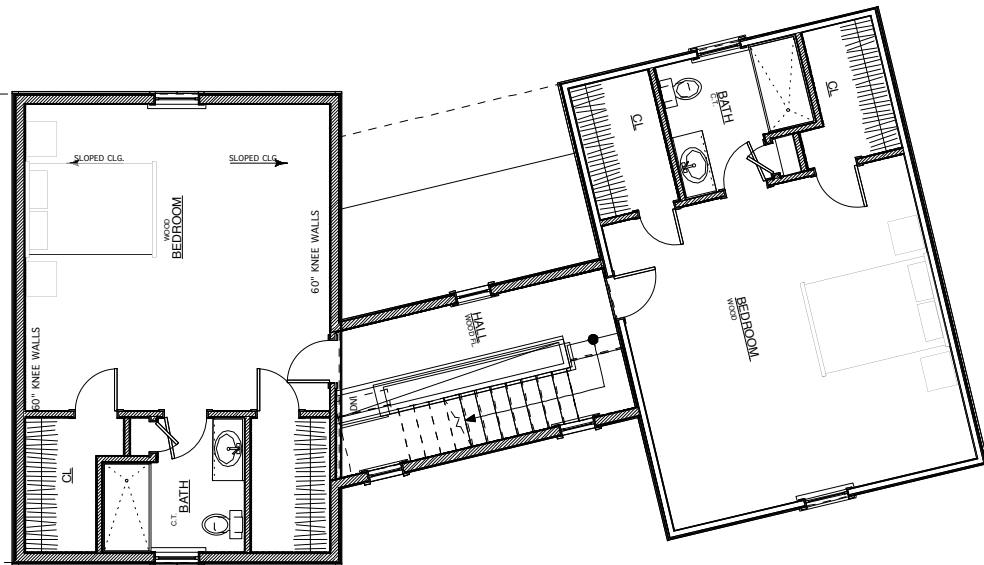
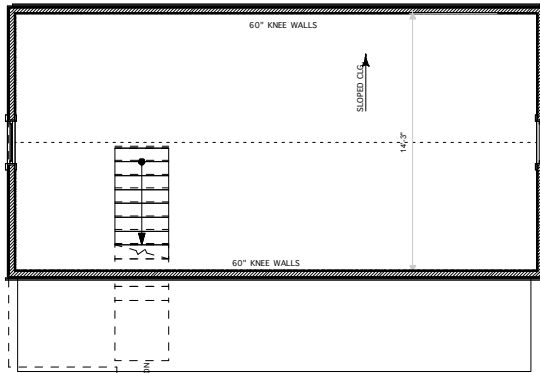


5 Proposed
 First Floor Plan
 Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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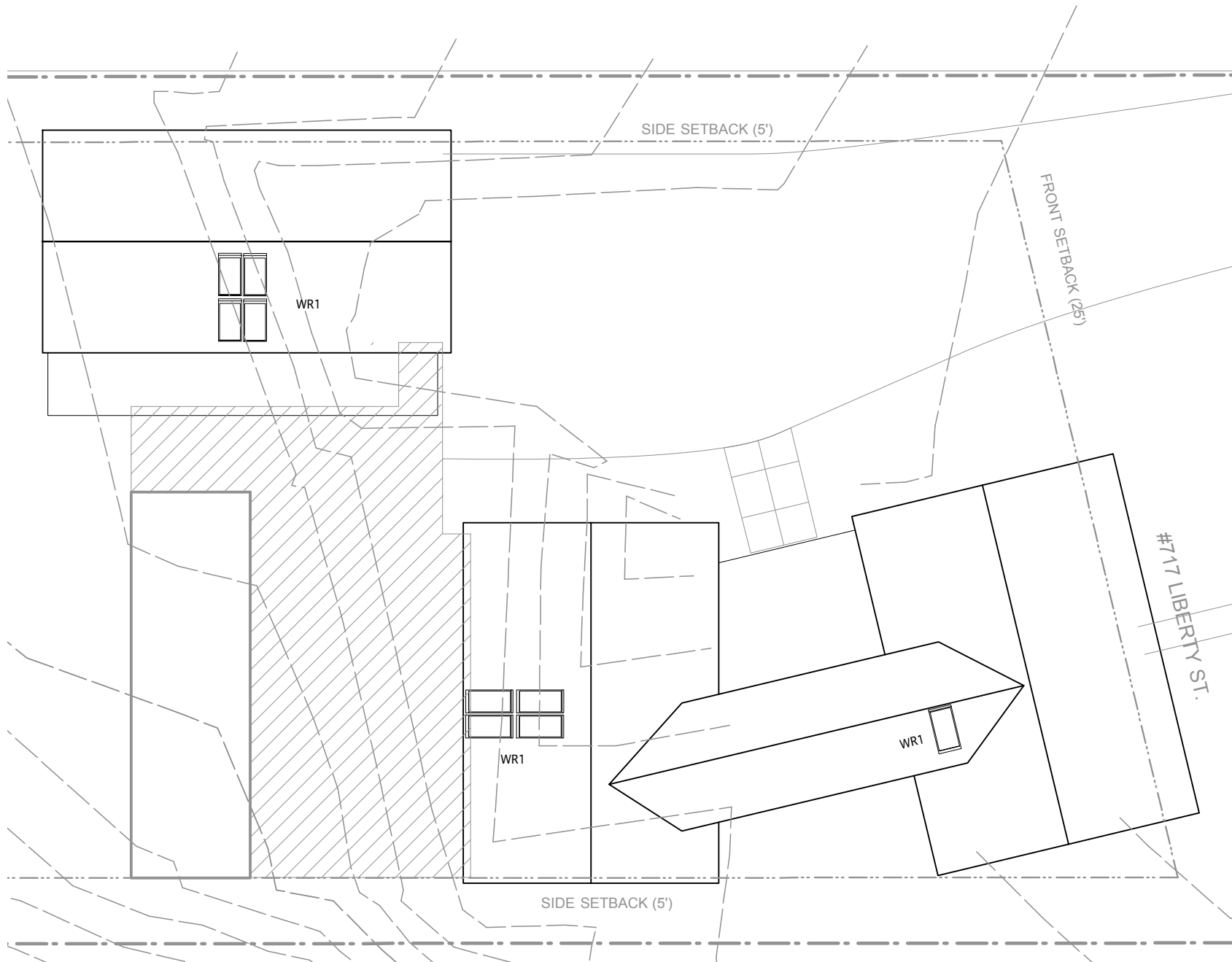
6 Proposed
Second Floor Plan

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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7 Proposed
Roof Plan
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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■ **RUETER ASSOCIATES** ■
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WINDOW SCHEDULE

Mark	Type	Unit Size*	Notes
(W1)	awning	2-4, 2-4	
(W2)	fixed sash	6-0, 6-0	
(W3)	csmt egress	3-0, 5-0	mulled
(W4)	csmt egress	2-4, 4-0	

WINDOW NOTES:

Windows shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Cladding shall be white. Screens shall be supplied with all windows.

+ window size may vary (+2")

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
(D1)	door-entry	36 x 80	wd
(D2)	door-patio	72 x 84	clad wd french
(D3)	door-patio	72 x 96	clad wd french
(D4)	door-entry	34 x 80	wood Simpson 7044
(D5)	overhead	7'0" x 9'0"	wd panel with top lites

DOOR NOTES:

Glazing shall be double glazed low e.

NEW MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles to match existing

FASCIA:
1" x 6" wd bd

GUTTERS:
5" K style alum gutters

GABLE RAKE BOARD
1/3 on 1"X 6" wd bd

FRIEZE BD GARAGE: (below rake and below fascia)
5/4"x 10"

FRIEZE BD HOUSE: (below rake and below fascia)
5/4"x 6"

SOFFITS:
perforated 5/16" cement board

CORNER BOARDS"
5/4" X 4" WD

SIDING HOUSE:
5/16"x 6" cement board siding with 4" exposure.

SIDING GARAGE:
5/16"x 8.25" vertical cement board siding with 1 x 2
rgh sawn cedar battens.

SIDE PORCH COLUMNS:
8"x 8" boxed wood

EXPOSED BASEMENT WALLS:
poured concrete.

SOUTH CANOPY:
2-1/2" wood fascia canopy with membrane roof supported by
1/2" diam steel turnbuckle hangers

DECK:

deck railing:
1" horizontal steel pipe railing with 1-1/2" steel pipe top rail
on 1/2" x 2" balusters spaced 4' o.c. (+-)

deck stairs
galv steel grated stairs with 3/8" x 10" steel plate stringers

deck stair guards:
1" horizontal steel pipe railing with 1-1/2" steel pipe top rail
on 1/2" x 2" balusters spaced 4' o.c. (+-)

living wall system:
galvanized WWF, 2" x 2" x .192" dia wire with galv standoff
brackets.

deck floor:
scored poured concrete



8 Proposed
West Elevation

Scale: 3/32" = 1'-0" on 8 1/2" x 11"

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PHOTO EXAMPLE OF VEGETATED WALL SYSTEM ON METAL WIRE MESH

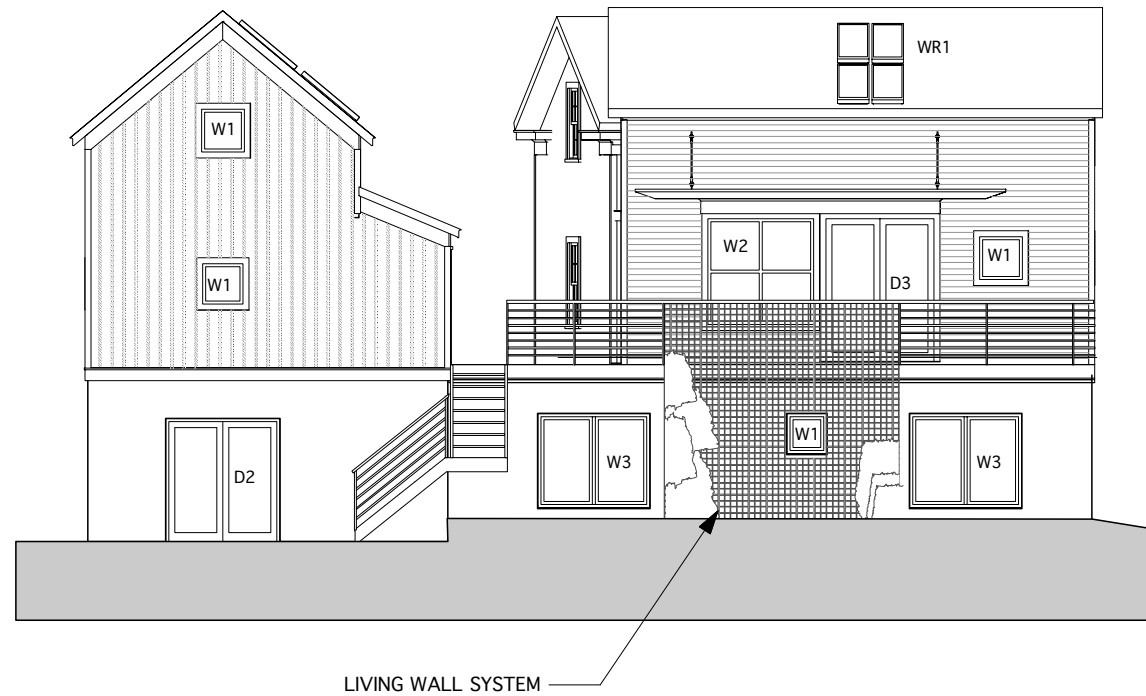
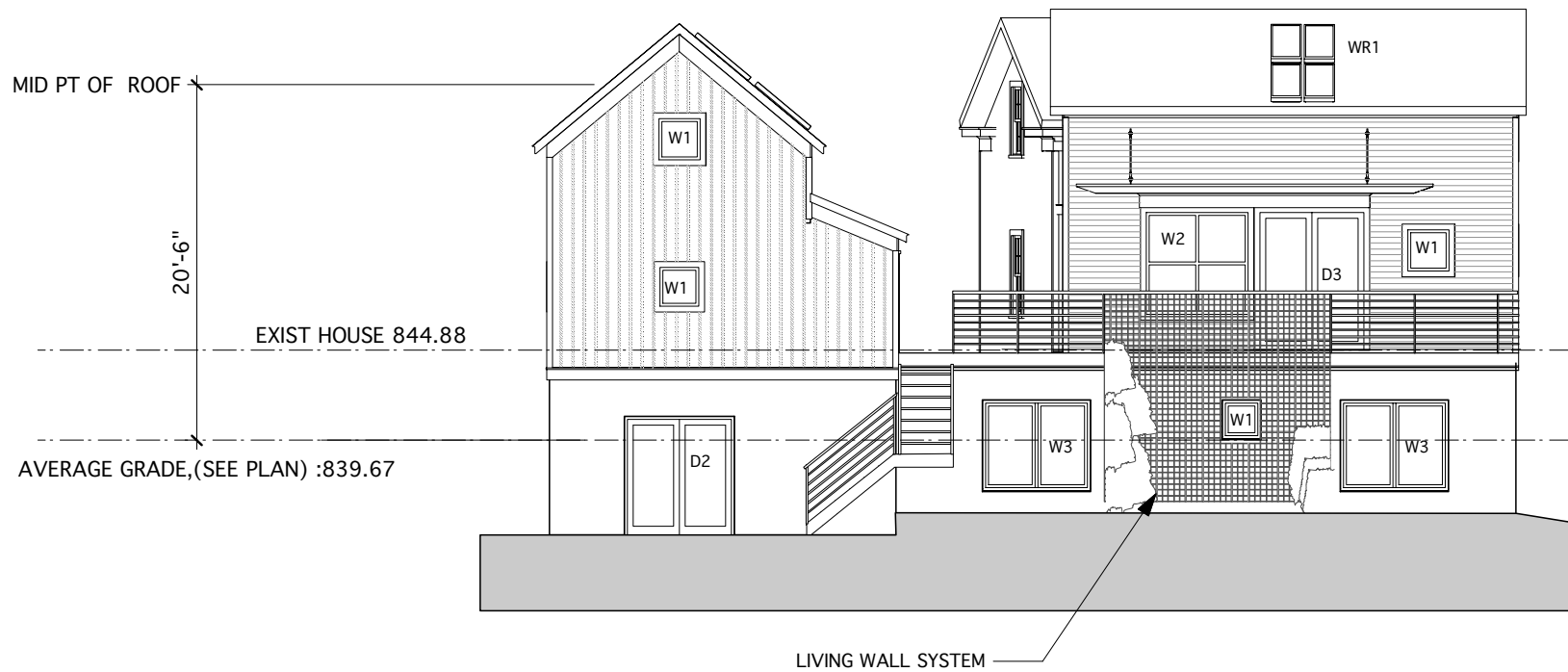




PHOTO EXAMPLE OF VEGETATED WALL SYSTEM ON METAL WIRE MESH



WINDOW SCHEDULE

Mark	Type	Unit Size*	Notes
(2A)	double hung	1-8, 3-8	
(2B)	double hung	2-0, 4-6	
(2C)	double hung	2-6, 4-6	
(2D)	double hung	2-4, 5-4	
(2E)	double hung	1-2, 1-8	
(2F)	double hung	2-4 x 3-8	
(WR1)	roof window Velux	21" x 46"	(4) ganged

WINDOW NOTES:
 Windows shall be wood with alum or vinyl cladding.
 Glazing shall be double glazed low e. Cladding shall be white. Screens shall be supplied with all windows.

+ window size may vary (+2")

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
(1A)	door	36 x 80	wood Simpson 7044
(1B)	OH garage	7'0" x 16'0"	insul steel panel
(1B)	door	36" x 90"	hinged alum clad patio

DOOR NOTES:
 Glazing shall be double glazed low e.



LIVING WALL SYSTEM

Proposed

10 East Elevation

Scale: 3/32" = 1'-0" on 8 1/2" x 11"

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11 Proposed
North Elevation
Scale: 3/32" = 1'-0" on 8 1/2" x 11"

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