

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 403 W Liberty Street, Application Number HDC18-014

DISTRICT: Old West Side Historic District

REPORT DATE: February 8, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 5, 2018

	OWNER	APPLICANT
Name:	403 West Liberty, LLC	Carl O. Hueter A.I.A.
Address:	403 West Liberty Ann Arbor, MI 48104	1321 Franklin Blvd Ann Arbor, MI 48103
Phone:	(734) 327-6605	(734) 276-8175

BACKGROUND: A 1 ½ story house is shown on 1888 and 1892 Sanborn Fire Insurance Maps at this corner. The 2 ½ story brick Queen Ann we see today was probably built in 1894. In that year it was the home of F.G. Schleicher. The house features a prominent stone foundation, porches on both street sides with fancy millwork, a round single-story bay window with a round bracketed eave and stone foundation, corner returns in some gables, some bracketed eaves, a clipped gable on the rear elevation, and round-topped attic windows. The single-car brick garage was added between 1916 and 1925, per Sanborn maps.

LOCATION: The property is located on the south side of West Liberty, at the southwest corner of Second Street.

APPLICATION: The applicant seeks HDC approval for many work items, please see Proposed Work list attached to application for details. The work includes removing all fire escapes, unblocking infilled windows, installing several egress windows in wells, replacing concrete porch steps with wood, replicating original porch skirting, constructing a new rear porch and stair to an existing door, lowering the non-original hump on the roof and adding a skylight to it, constructing a three-car carport, adding pavers and a patio, and adding a 30" high wrought iron fence along the two street fronts.

APPLICABLE REGULATIONS:

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- (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 historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (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):

District or Neighborhood Setting

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

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape features, and open space.

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.

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.

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Windows

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

STAFF FINDINGS:

1. The house is currently a 10 bedroom rental rooming house. The owner proposes to convert it to a duplex, with a two bedroom apartment in the walk-out basement and a four-bedroom apartment on the upper three floors. A variance will be required from the Zoning Board of Appeals if this application is approved by the Historic District Commission.
2. A number of restoration activities are included, all of which staff feels are appropriate and well thought-out. Removing the wood fire escapes that are cluttering the building is particularly welcome.
3. Three basement windows in new wells are proposed, to meet egress requirements from the basement apartment. The new windows would be clad wood, which is appropriate. Details on the sizes of the windows and window wells has been requested from the architect.
4. The new rear entry porch to the original kitchen, with metal stairs and a cable guardrail, is a modern and compatible design that has a minimalistic feel. It does not compete with or distract from the historic character of the house.
5. The hump on the roof (staff assumes it is for stairwell head height) cannot be completely removed per building code, but is proposed to be lowered and made less obvious. A large skylight proposed to be added to this non-original feature will be minimally visible.
6. The carport is proposed in the same area currently used for parking, and would be serviced by the existing driveway off Second Street. It is more than 40 feet from West Liberty Street. A new 4' fieldstone retaining wall between the house and west property line would result in the carport setting lower than the grade of the yard at the street, which

would help minimize its modest 14' height. The hipped roof design also helps the carport appear smaller. The contributing historic brick one-car garage would remain. The courtyard area behind the carport would be converted from gravel to precast grass pavers. A 16'x24' bluestone patio is proposed between the carport and rear of the house.

7. The design of the fence is appropriate for a masonry house of this age, as is the height. The fence needs to be newly manufactured, not a reclaimed or historic fence from another property. Staff will confirm that information at the fence permit stage.
8. Staff's opinion is that the work does not destroy historic materials features, spaces, or spatial relationships that characterize the property; that the new carport is adequately differentiated and compatible in size, scale, and design; and that overall, the proposed work enhances the character and historic integrity of the house.

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 403 West Liberty, a contributing property in the Old West Side Historic District, to remove all fire escapes, unblock infilled windows, install several egress windows in wells, replace concrete porch steps with wood, replicate original porch skirting, construct a new rear porch and stair to an existing door, lower the non-original hump on the roof and add a skylight to it, construct a three-car carport, add pavers and a patio, and add a 30" high wrought iron fence along the two street fronts, 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* 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 District or Neighborhood Setting, Building Site, Health and Safety, and Windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 403 W Liberty 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

403 W Liberty (August 2017, courtesy Google)



403 W Liberty (Aerial Photo 2015)





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

Fax: 734.994.8460

jthacher@a2gov.org

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION				
NAME OF PROPERTY OWNER 403 WEST LIBERTY, LLC		HISTORIC DISTRICT OLD WEST SIDE		
PROPERTY ADDRESS 403 WEST LIBERTY		CITY ANN ARBOR		
ZIP CODE 48104	DAYTIME PHONE NUMBER (734) 327-6605	EMAIL ADDRESS janet.muhleman@regroup.us		
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 213 WEST LIBERTY		CITY ANN ARBOR	STATE, ZIP MI. 48104	
PROPERTY OWNER'S SIGNATURE				
SIGN HERE <i>on original</i>		PRINT NAME JANET MUHLEMAN	DATE 1/19/18	
APPLICANT INFORMATION				
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) CARL O. HUETER A.I.A.				
ADDRESS OF APPLICANT 1321 FRANKLIN BLVD.			CITY ANN ARBOR	
STATE MI.	ZIP CODE 48103-5802	PHONE / CELL # (734) 276-8175	FAX No (NONE)	
EMAIL ADDRESS carl@hueterarchitects.com				
APPLICANT'S SIGNATURE (if different from Property Owner)				
SIGN HERE <i>MC HUETER</i>		PRINT NAME X CARL O. HUETER	DATE 1/16/18	
BUILDING USE - CHECK ALL THAT APPLY				
<input type="checkbox"/> SINGLE FAMILY	<input checked="" type="checkbox"/> DUPLEX	<input checked="" 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). SEE ATTACHED				
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:				
SEE ATTACHED				
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc				



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

403 WEST LIBERTY * OLD WEST SIDE HISTORIC DISTRICT

HISTORIC DISTRICT COMMISSION SUBMISSION

19 JANUARY 2018

PROPOSED WORK

The owner of the above property wishes to change the use of this former grand single family residential property from its current 10 bedroom rental rooming house to a 2 unit (duplex). The units would be a lower level (walk-out basement) 2 bedroom unit apartment and the first/second/third floors as a four bedroom townhouse unit. In doing so the following items of exterior work are being proposed for the review and approval of the historic district commission.

- 1) Remove all of the applied wood fire escape stairs and landings located around the four sides of the building. Repair any damage to original structure/masonry.
- 2) Re-open south window opening, now infilled with stone, into new lower level apartment. Use historically correct compliant clad double hung wood window.
- 3) Re-open existing west lower level window with new area well to provide egress window to existing bedroom at lower level apartment. Use historically correct compliant window sized to allow meeting code egress requirements.
- 4) Re-open existing north lower level window opening with new area well. Use historically correct compliant clad basement hopper type clad wood window unit.
- 5) Restore second floor plywood egress door with original window configuration. New window to match adjacent exactly in design and construction.
- 6) Replace north front pre-cast concrete steps with wood. Provide code compliant metal handrail.
- 7) Revise east window opening adjacent to east porch stairs to meet egress requirements to existing bedroom with area well. Use historically correct compliant clad double hung/hinged egress casement clad wood window.
- 8) Replace east porch stair and handrail to match new north porch. Re-use existing original wood rail, with addition of code compliant metal railing.
- 9) Restore the under porch skirt screening on the east porch. To be identical to the patterned wood north entry porch skirt screen.
- 10) Rebuild the rear first floor (south) entry porch and stair to original first floor kitchen delivery door. Purposefully designed to not be a historical recreation (no photographic evidence to date exists of what was originally there). Light visually minimal steel and wire cable design to meet current code. Stair will be open grate steel stair with same rail and cable configuration.
- 11) Diminish the size (height) and add open skylight roof to the west roof "hump". In doing so also blend the finishes into the existing roof/house such that it is visually less obtrusive on the elevations. (Patinated copper to deep brown and arrest oxidation) (See elevation/perspective sketch)
- 12) Construct a three car open carport in the rear yard auto court. (See site plan and elevations) Sidewalls to be open wood screening. Building set down low, so not visible from Liberty and hidden from Second St. by existing house and garage.
- 13) Add a wrought iron fence along Second St. and West Liberty. 30 inch height.

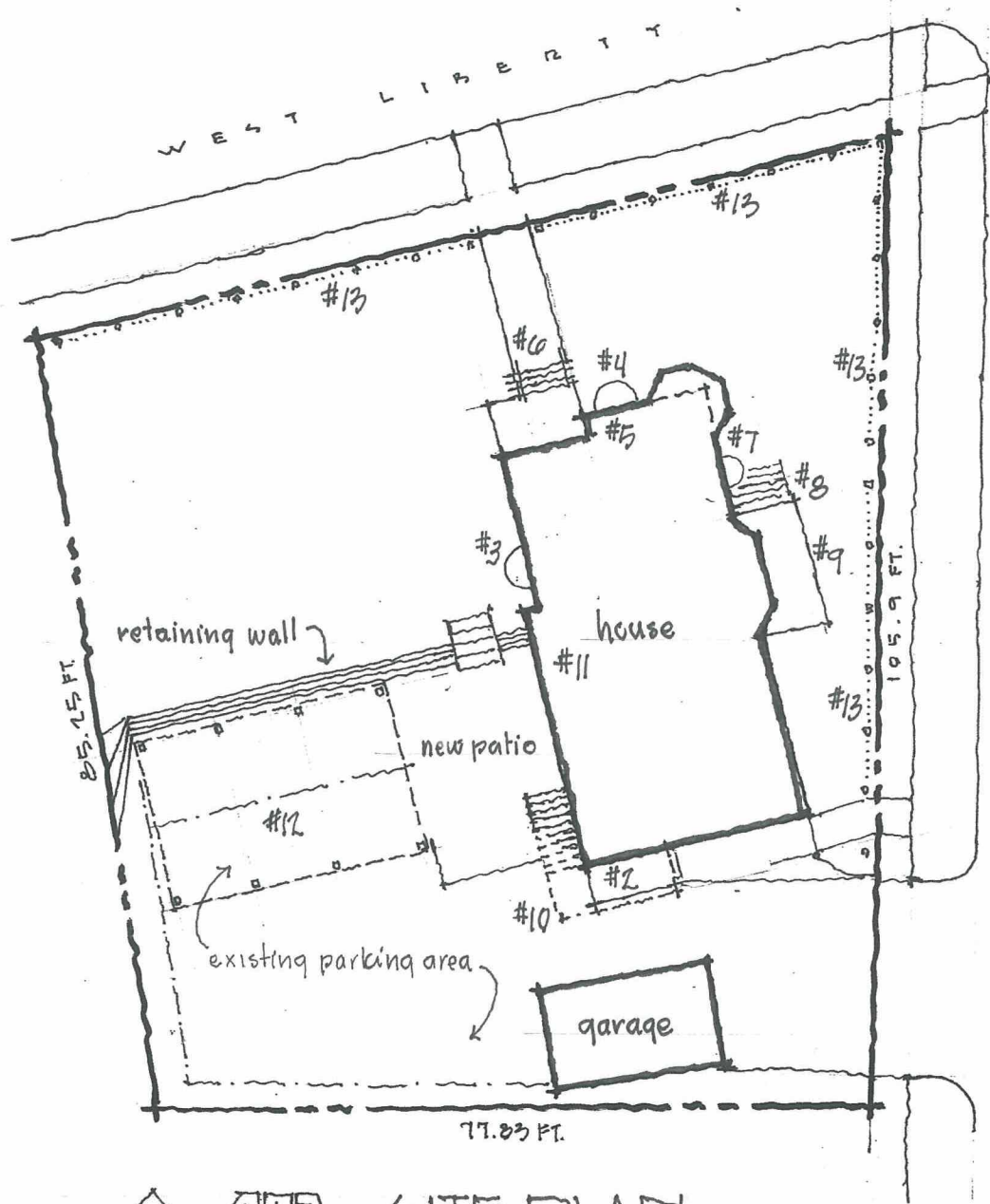
In addition the intent is to:


- A) Restore all of the existing original windows by a professional experienced in said restorations.
- B) Repaint the exterior wood work.
- C) Restore the relatively intact original interior.
- D) Enhance and improve the exterior landscaping and landscape features. Pave auto court in precast grass pavers to make a pervious green paved surface.

This property owner is known to the HDC for the already completed work at 310 Second Street next door to this property.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED WORK

This owner's proven desire to return her properties to as original condition as possible as demonstrated at 310 Second St., while maintaining as near as possible, economic viability in their use. In doing so enhance and strengthen the character and architectural fabric of the Old West Side Historic District.

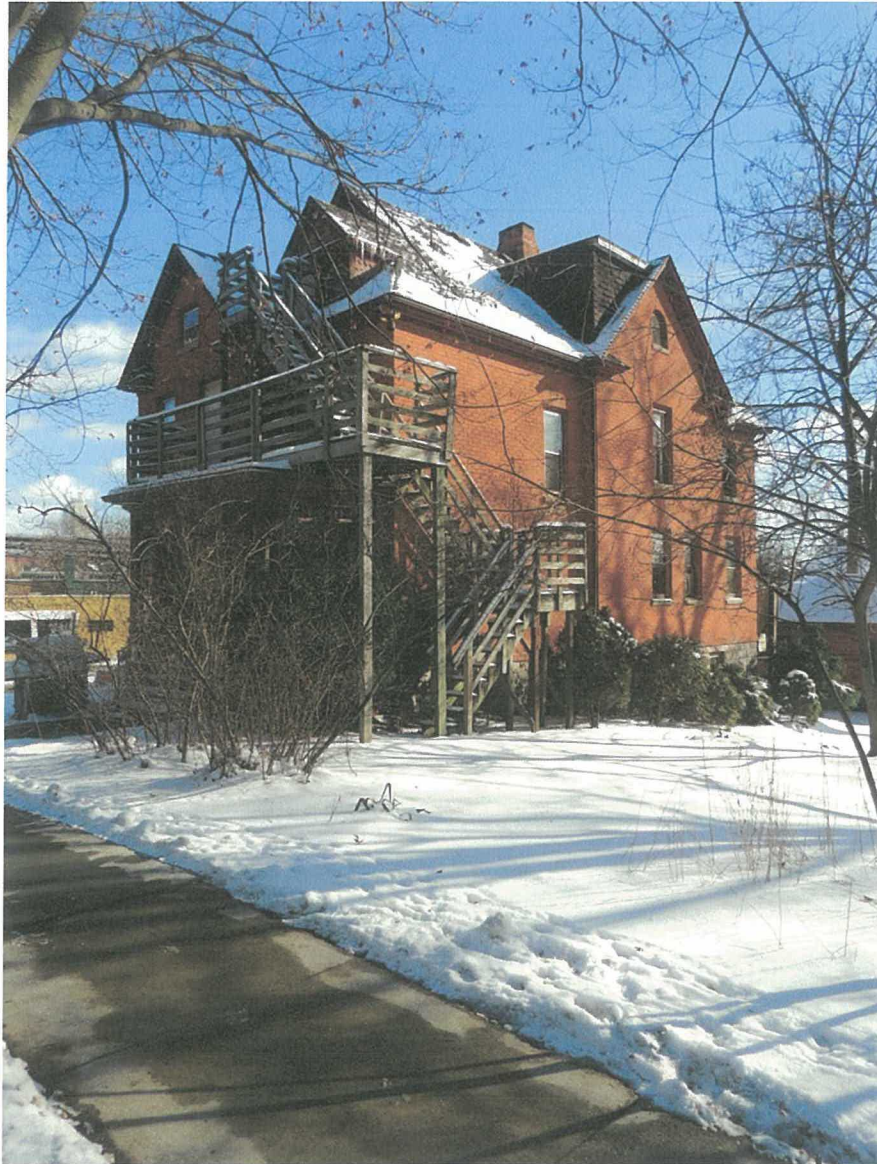


 **4113 - SITE PLAN**



NE corner elevation from corner of Second Street (left) and West Liberty (right):

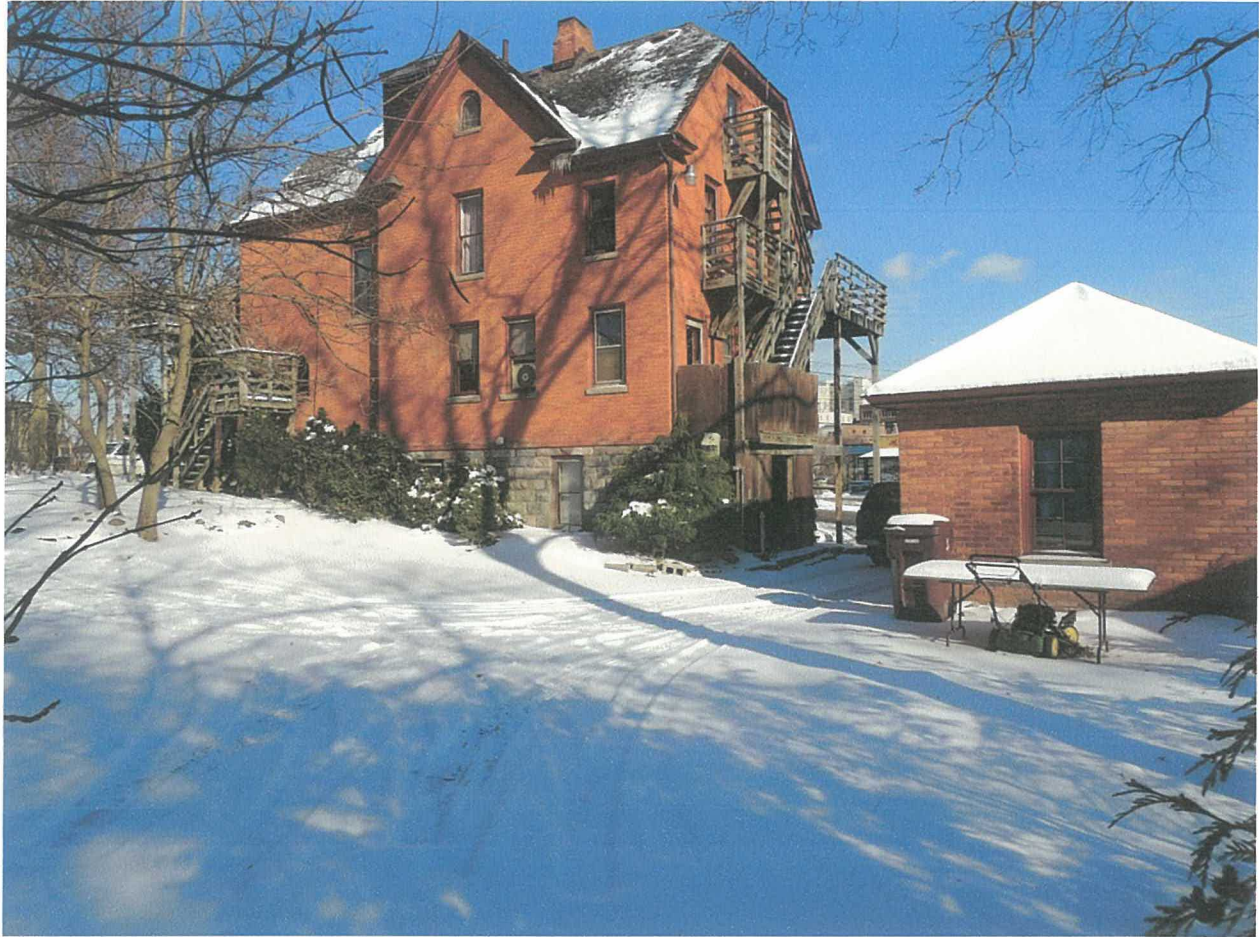
- #1 All fire escapes to be removed
- #4 Re-establish basement window at front next to bay
- #5 Re-establish 2nd floor window to match existing adjacent original units
- #6 Redo entry porch handrail to match east porch
- #7 Revise basement window adjacent to east porch steps to be egress window
- #8 Replace east porch and entry porch steps
- #13 Erect wrought iron fence along sidewalks both directions



NW corner elevation from West Liberty:

See NE corner elevation notes above plus;

- #3 Re-establish basement window open as egress window with area well (behind) yew bushes on west elevation
- #11 Re-work hump on roof to diminish its size, ad skylights into top and finish it to blend in more to roof



West elevation: (also showing south):

- #1 Remove all of the applied wood fire escape stairs and landings located around the four sides of the building.
- #3 Re-open existing west lower level window and enlarge with area well to provide egress window to existing bedroom at lower level apartment
- #10 Rebuild the rear first floor (south) entry porch and stair to original first floor kitchen delivery door
- #11 Diminish the size and add skylights to the west roof "hump". In doing so also blend the finishes into the existing roof such that it is visually less obtrusive on the elevations. (See elevation sketch)
- #12 Construct a three car open carport in the rear yard auto court. (See site plan and elevations)



South elevation:

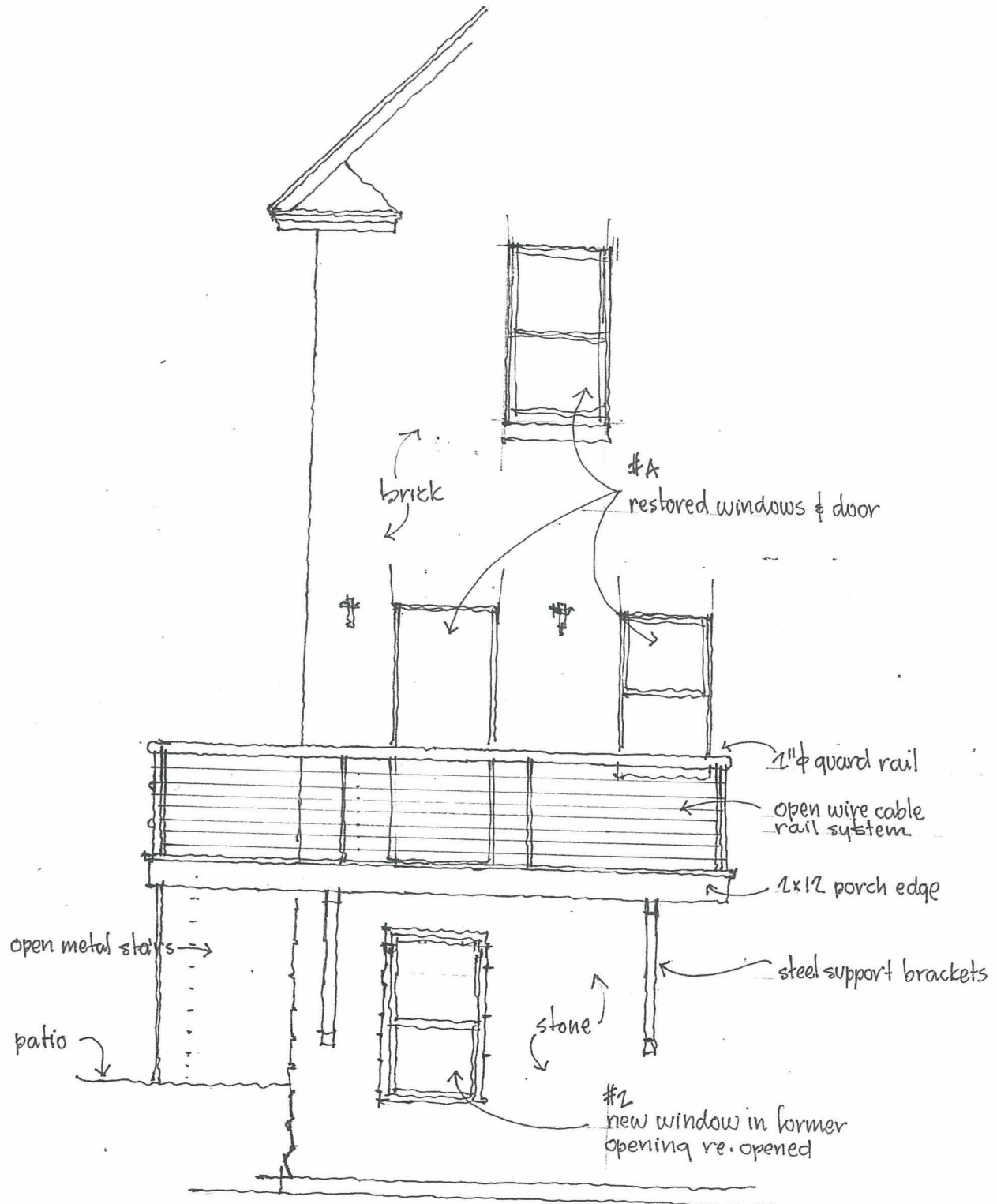
- #1 Remove fire escapes
- #2 Re-open south window opening, now infilled with stone, into new lower level apartment
- #10 Build new south porch off of second floor to replace original with steps leading off and around to west



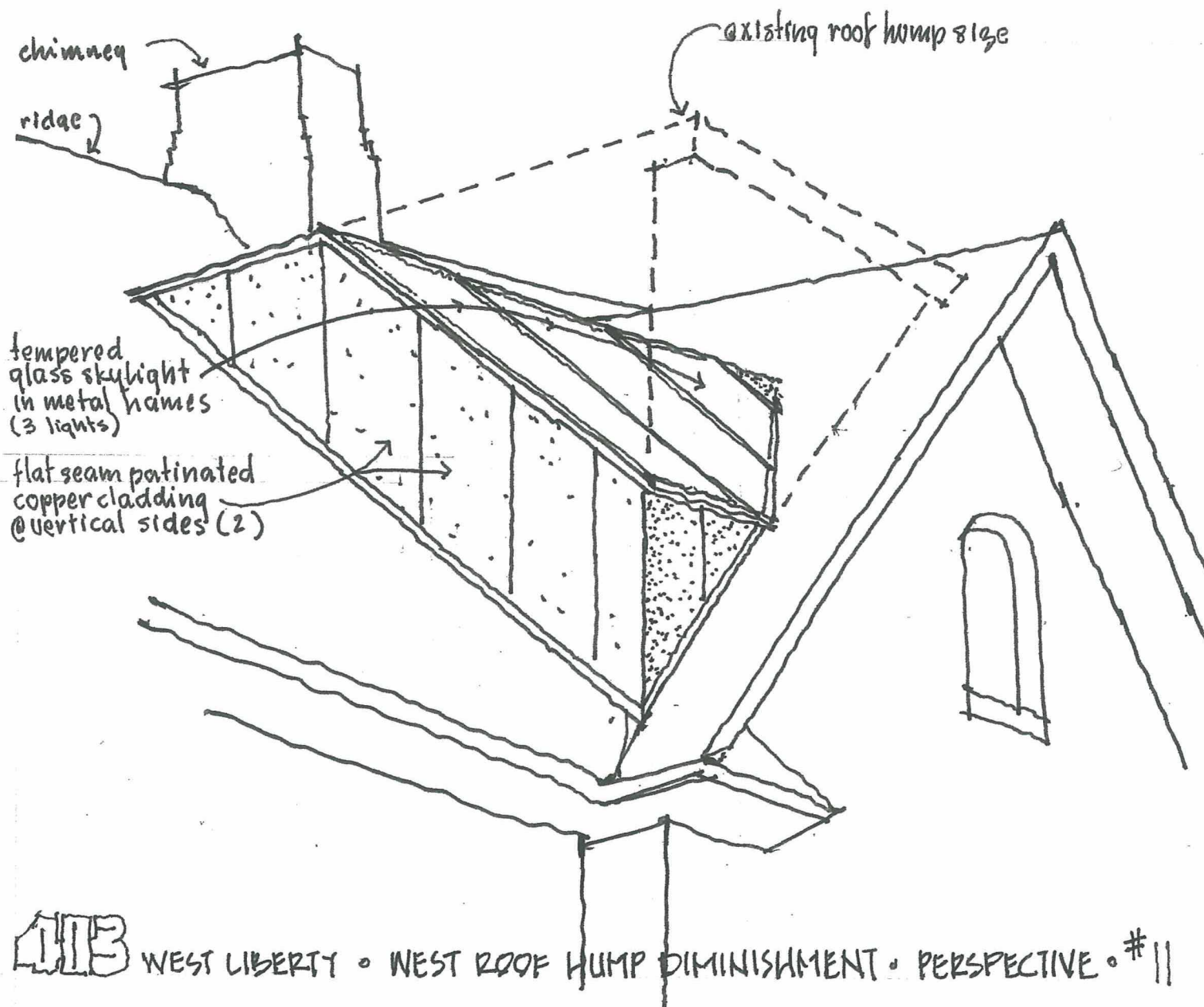
- #3 West basement window noted above to be re-opened and re-worked in size to make an egress window to an existing bedroom, including and in ground area well

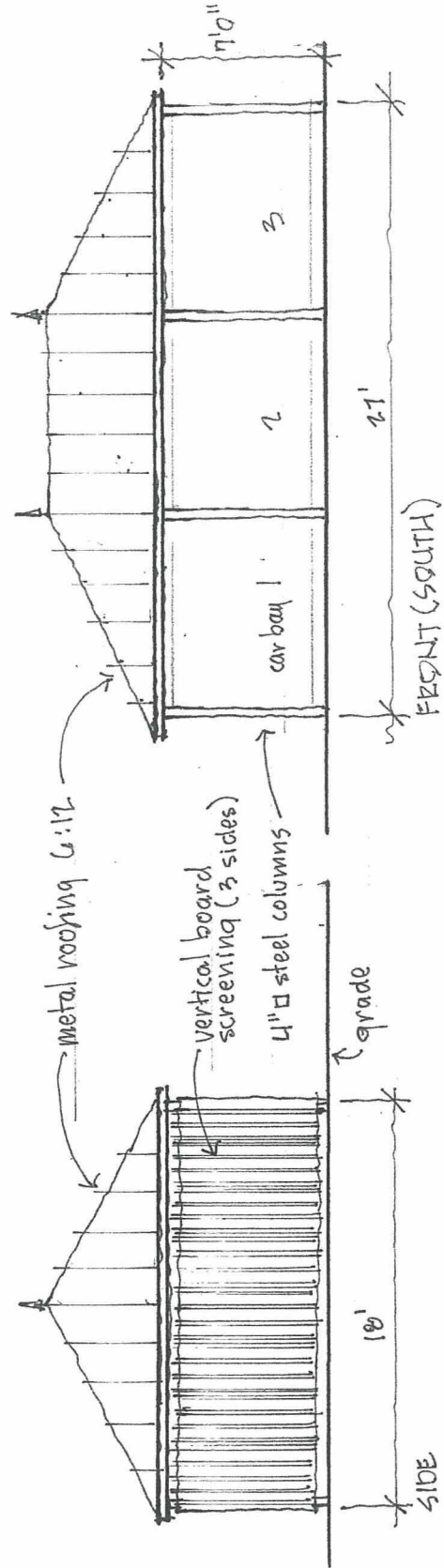


- #2 Re-open south basement window presently infilled with stone

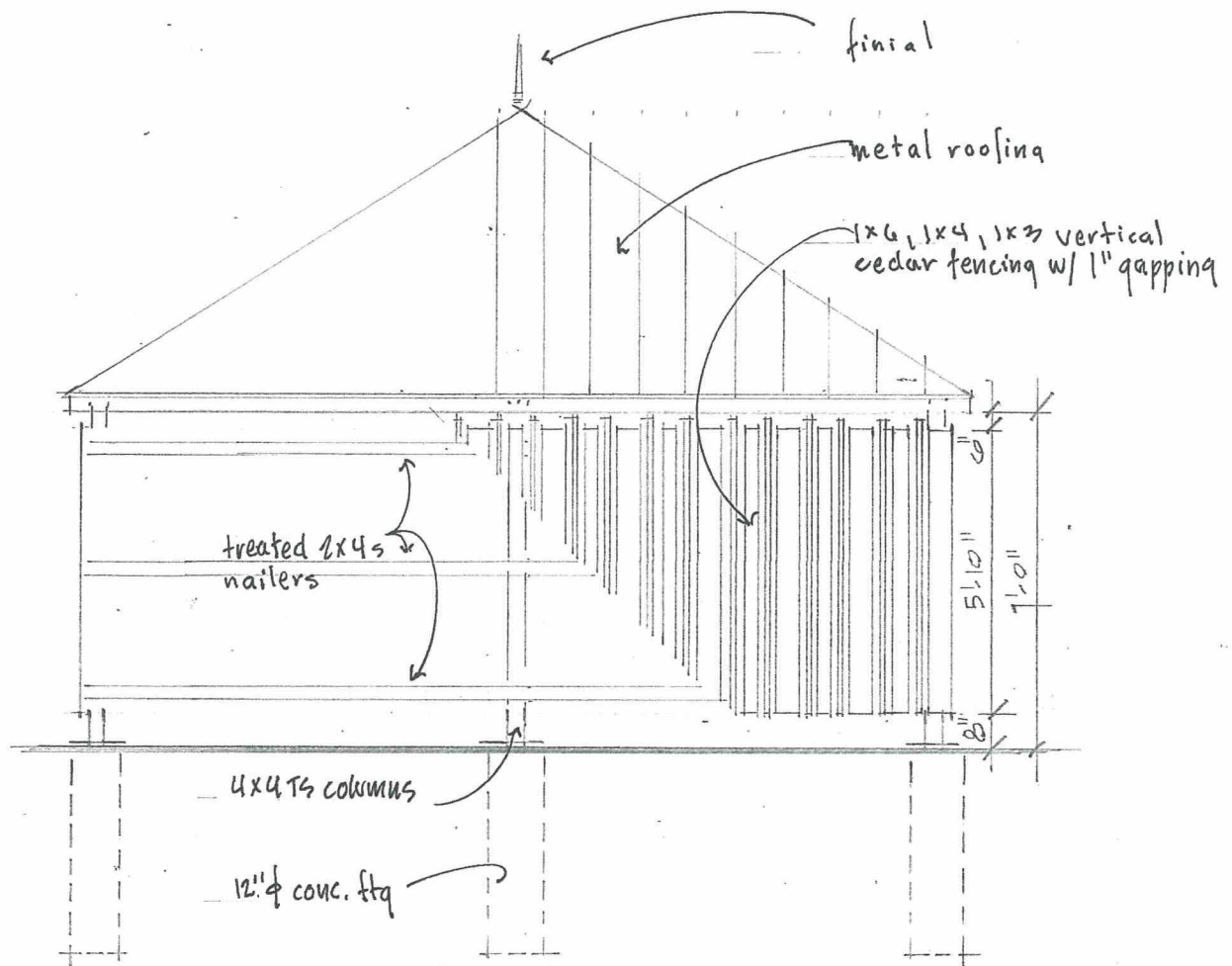


413 NEW SOUTH FIRST FLOOR ENTRY PORCH #10





THE CARPORT ELEVATIONS #12



403 • SIDE ELEVATION • CARPORT @ 1/4"=1'-0" #12



403 W. LIBERTY • WROUGHT IRON FENCE & LANDSCAPING TREATMENT #13