

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 403 W Liberty, Application Number HDC20-178

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** December 10, 2020

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

**REVIEW COMMITTEE DATE:** December 7, 2020

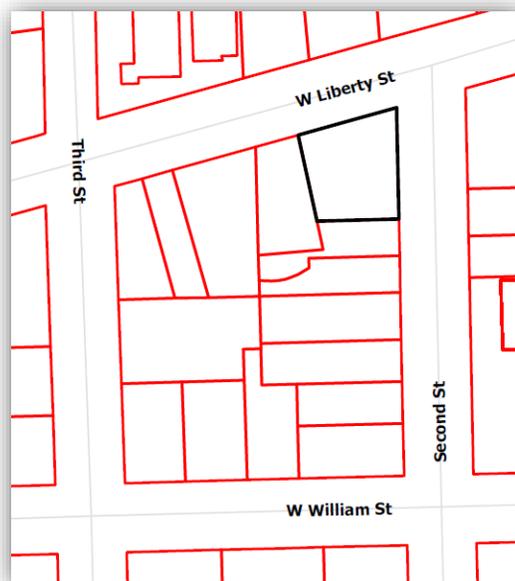
	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	403 W Liberty LLC Janet Muhlman	Same
<b>Address:</b>	403 West Liberty Ann Arbor, MI 48104	
<b>Phone:</b>	(734) 604-6437	

**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.

In 2018, the HDC issued a certificate of appropriateness to remove fire escapes, unblock windows, install basement egress windows, modify porches, add a fence and patio, and build a carport. In 2019, modifications to a dormer that allows stair headroom was approved. In 2020, staff approved a slight modification to the previously approved rear stair.

**LOCATION:** The site is located on West Liberty Street at the southwest corner of Second Street.

**APPLICATION:** The applicant seeks HDC approval to install an additional paver patio on the west side of the house; install a low boulder retaining wall along Second Street; replace front and rear cement walkways with pavers; and pave the driveway and parking area, including installing curbs and gutters.



## APPLICABLE REGULATIONS

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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.
- (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):

#### District or Neighborhood Setting

*Recommended:* Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

*Not Recommended:* Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

#### Building Site

*Recommended:* Retaining the historic relationship between 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.

*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.

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

#### Landscape Features

*Not Appropriate:* Introducing any new building, streetscape, or landscape feature that is out of scale or otherwise inappropriate to the district's historic character.

## **Paved Areas**

*Appropriate:* Installing new parking areas, which are compatible with the scale, proportion of yard area, and characteristics of the historic district, behind buildings. These shall be reviewed on a case-by-case basis.

Retaining and maintaining historic sidewalks, walkways, driveways, and patios/terraces.

*Not Appropriate:* Installing or enlarging parking areas in front of buildings.

Installing driveways or parking areas that are too wide or large for the building site and are out of character for the district.

## **Landscape Features**

*Appropriate:* Retaining historic relationships between buildings, landscape features, and open spaces.

*Not Appropriate:* Introducing a new landscape feature or plant material that is visually incompatible with the site or destroys site patterns or vistas.

## **STAFF FINDINGS**

1. This is a corner lot with the house facing West Liberty and the driveway off Second Street. There is a single-car brick garage behind the house, and the driveway wraps around the garage to a large gravel parking area. The HDC previously approved (in 2018) a three-car carport along the north edge of the parking area, parallel to West Liberty. It has not yet been built, though the applicant said that she intends to at a future date.
2. The extent of the drive and parking paving appears to match the extent of the existing gravel driveway and parking area. Basic dimensions and the paving material were requested by staff and will be presented at the meeting if provided. The reason for this paving as stated on the application is to control both parking and runoff by sand and gravel.
3. The applicant should note that, if approved, a grading permit is required (this is a new requirement as of summer 2020) for the driveway and parking area and possibly for the patios.
4. A new paver patio on the east side of the house near the southeast corner is proposed. It is in the front yard along Second Street but is small and heavily landscaped. Since the new use of the house is as a duplex, adding a second patio for private outdoor use is understandable. The dimensions have been requested. A low boulder wall is proposed along Second Street in the same area. It would match a wall already installed along the north edge of the parking area. Concrete walkways in the front and rear would be replaced with pavers to match the patios.
5. Assuming the parking and drive paving material is concrete (preferred) or asphalt, staff

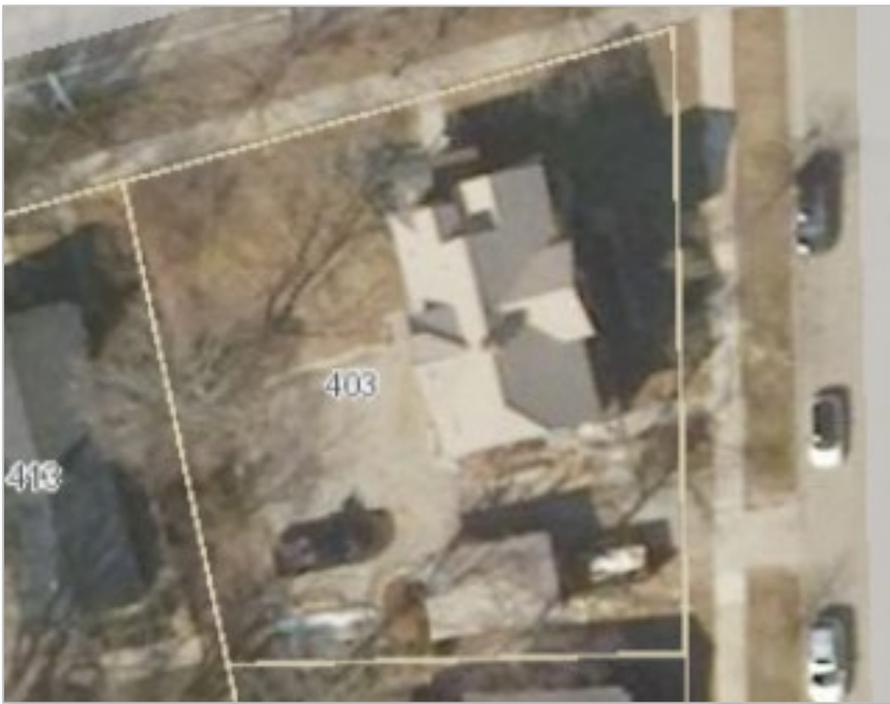
recommends approval of the application. Since some details are not available at this time, the suggested motion is conditioned on new paving not exceeding their current dimensions. The proposed work as conditioned is generally compatible in exterior design, arrangement, texture, material and relationship to the site's buildings and the surrounding neighborhood and meets the *Ann Arbor Historic District Guidelines* for paved areas and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2 and 10, and the guidelines for 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.)

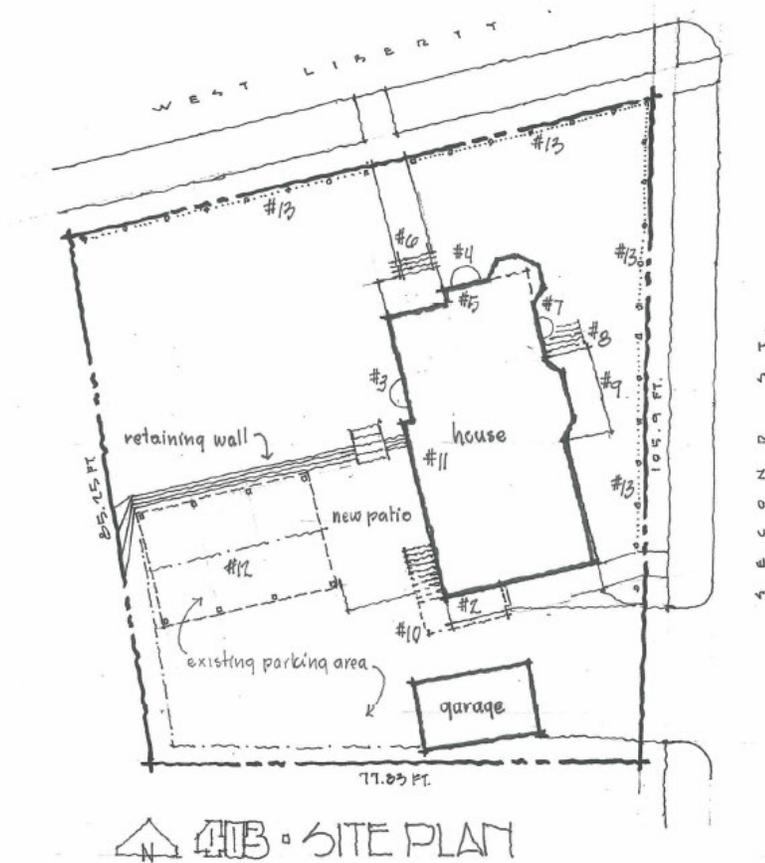
I move that the Commission issue a certificate of appropriateness for the application at 403 W Liberty Street, a contributing property in the Old West Side Historic District, to install a paver patio, replace cement walks with pavers, install a boulder retaining wall, and pave the driveway and parking area, on the following condition: that the driveway, parking, and walkways to be replaced do not exceed their current dimensions. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for paved areas and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2, and 10, and the guidelines for building site.

**ATTACHMENTS:** application, drawings.

403 West Liberty (2020 City of Ann Arbor aerial photo)



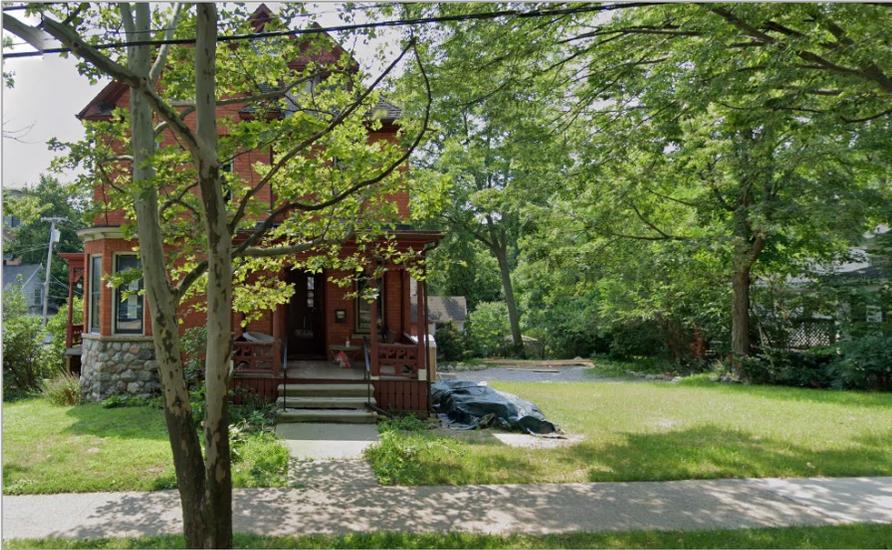
Site plan approved in 2018 for 403 W Liberty, showing west patio



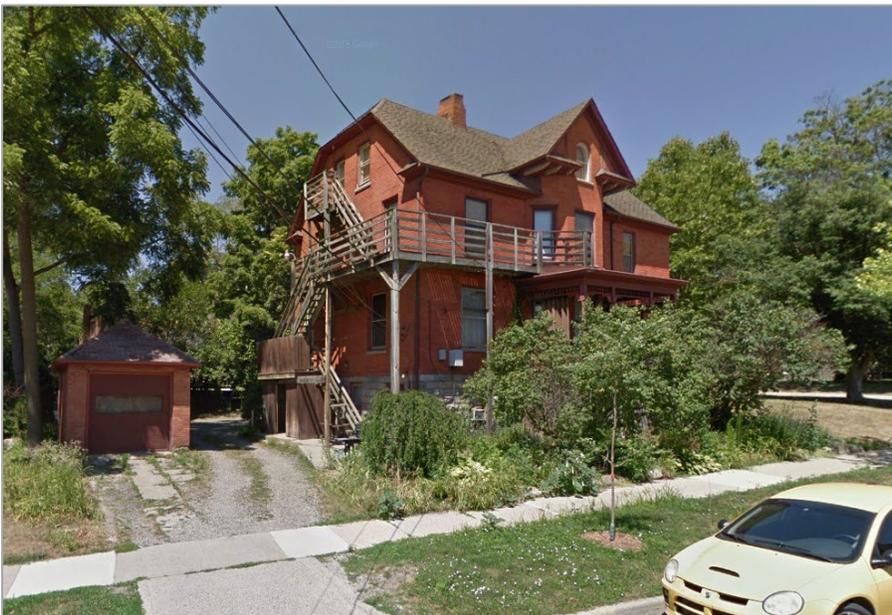
July 2019, courtesy Google Street View



July 2019, courtesy Google Street View



July 2018, courtesy Google Street View





# 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

[jthacher@a2gov.org](mailto:jthacher@a2gov.org)

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# 20-178
	BLDG#
	DATE STAMP
RECEIVED 11/11/20	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER 403 W. LIBERTY LLC		HISTORIC DISTRICT OLD WEST SIDE	
PROPERTY ADDRESS 403 W. LIBERTY ST.		CITY ANN ARBOR	
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 604-6437	EMAIL ADDRESS janet.mulleman@regroup.us	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 213 W. LIBERTY ST, SUITE 100		CITY ANN ARBOR	STATE, ZIP MI 48104
PROPERTY OWNER'S SIGNATURE			
SIGN HERE 	PRINT NAME JANET MULLEMAN	DATE 11.11.2020	
APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT		CITY	
STATE	ZIPCODE	PHONE / CELL # ( )	FAX No ( )
EMAIL ADDRESS			
APPLICANT'S SIGNATURE (if different from Property Owner)			
SIGN HERE	PRINT NAME X	DATE	
BUILDING USE - CHECK ALL THAT APPLY			
<input type="checkbox"/> SINGLE FAMILY	<input checked="" 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).			
LANDSCAPE IMPROVEMENTS; REPLACE EXISTING CONCRETE WALKS WITH PAVERS; ADD TWO SMALL PAVER PATIOS ON EAST AND WEST SIDES; HISTORICALLY APPROPRIATE PAINTINGS TO SHIELD PARKING AREA AND CORNERMENT THE HOUSE; NEW CURB AND PAVING OF EXISTING PARKING LOT.			
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:			
THE HOUSE HAS NOT HAD ANY LANDSCAPE IMPROVEMENTS FOR OVER 40 YEARS. IT IS THE ANCHOR OF THE OLD WEST SIDE ON LIBERTY AND WARRANTS AN EXTERIOR AS BEAUTIFUL AS THE RENOVATIONS OF THE INTERIOR. PAVING AND CURBING THE PARKING AREA WILL CONTROL BOTH PARKING AND SAND AND GRAVEL RUNOFF.			



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
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
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
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](mailto:building@a2gov.org).

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

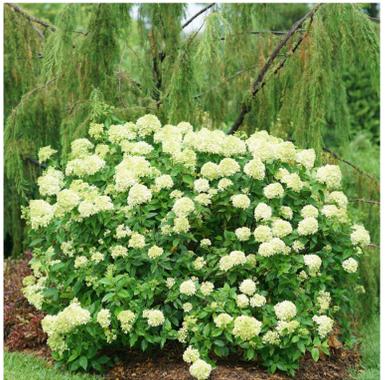
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

### 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:	\$ <u>135<sup>00</sup></u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	



1 403 W. Liberty St.  
Scale: 1/8" = 1'-0"



DRAWN BY:  
Nicole Lloyd  
DATE:  
9/30/2020  
1885 Baker Rd.  
Dexter MI 48130  
(734) 426-6600  
lotusgardenscapes.com

PROJECT  
Muhleman Landscape  
PURPOSE:  
Patio and Plantings  
ADDRESS:  
403 West Liberty Street  
Ann Arbor, MI 48103

SHEET:  
Sh-1