

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report****ADDRESS:** 1120 West Liberty Street, Application Number HDC16-139**DISTRICT:** Old West Side Historic District**REPORT DATE:** July 14, 2016**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, July 11, 2016

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Sharon Haar & Robin Wagner	Kasey Vliet/KASE Builders, LLC
<b>Address:</b>	1120 W. Liberty Ann Arbor, MI 48103	800 W. Huron Ann Arbor, MI 48103
<b>Phone:</b>	(773) 259-0207	(231) 350-1259

**LOCATION:** The site is located on the north side of West Liberty Street, west of Crest Avenue and east of Eberwhite Boulevard.**APPLICATION:** The applicant seeks HDC approval to construct a covered, enclosed, and conditioned walkway connecting the existing house to an existing home office above the garage, as well as a sitting area and half-bath that will serve the ground level and first floor of the existing home. A patio is located behind the addition.**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. The addition consists of a stair enclosure from a raised rear door down to grade, ground floor conditioned space that opens to the backyard, and a ground floor bathroom. The addition will connect the house to the garage and provide a covered walkway between the two buildings. It is proposed along the north (rear) building elevation and will not be visible from West Liberty Street, though it may be partially visible from Crest Avenue (through the next door neighbor's yard).
2. The garage was formerly a single stall with a flat roof. Between 2002 and 2006 it was replaced with a taller and wider garage, and as such is a noncontributing structure.
3. Exterior materials include a wood framed window system and sliding door, and painted steel plate siding. The design is modern, which distinguishes itself from the historic building, and largely transparent, which allows portions of the stone foundation to remain visible from the backyard. The massing is as low as possible to accommodate a rear stair from the existing back door to the ground, and the flat roof on the glass box further minimizes the addition. The addition does not interfere with the single rear window on the first floor.
4. Staff believes the work is sensitive to the home and site and uniquely of its time, and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

**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 1120 West Liberty Street, a contributing property in the Old West Side Historic District to construct a covered, enclosed, and conditioned walkway connecting the existing house to an existing garage, and a rear patio, 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 1120 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, drawings, photos, materials list

2008 Survey Photo





**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>1120 West Liberty Street</u>
Historic District: <u>Old West Side Historic District</u>
Name of Property Owner (If different than the applicant): <u>Sharon Haar and Robin Wagner</u>
Address of Property Owner: <u>1120 West Liberty Street, Ann Arbor, MI 48103</u>
Daytime Phone and E-mail of Property Owner: <u>773-259-0207 and shhrbw@gmail.com</u>
Signature of Property Owner: _____ Date: _____
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Kasey Vliet; KASE Builders, LLC</u>
Address of Applicant: <u>800 West Huron Street, Ann Arbor, MI 48103</u>
Daytime Phone: ( <u>231</u> ) <u>350-1259</u> Fax:( _____ ) _____
E-mail: <u>kaseyvliet@gmail.com</u>
Applicant's Relationship to Property: ___ owner ___ architect <input checked="" type="checkbox"/> contractor ___ other
Signature of applicant: _____ Date: _____
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family _____ Multiple Family _____ Rental _____ Commercial _____ Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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 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. \_\_\_\_\_

Addition of a covered, enclosed, and conditioned walkway connecting the existing house to an existing home office above the garage, as well as a sitting area and half-bath that will serve ground level and first floor.

2. Provide a description of existing conditions. \_\_\_\_\_

Currently there is an exterior stair and walkway connecting the existing house to the garage which can become dangerously icy and cold (caused serious slipping injury in past). There is also not currently an indoor space at yard level, nor is there a bathroom on the first floor of the house.

3. What are the reasons for the proposed changes? \_\_\_\_\_

These proposed changes will satisfy the property owner's aforementioned programmatic needs - while providing a safe and comfortable connection between the existing house and garage.

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

Drawings and photographs of the existing property are attached.

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:

**City of Ann Arbor Historic District Commission Submission For:  
1120 West Liberty Street - Enclosed Breezeway Addition**

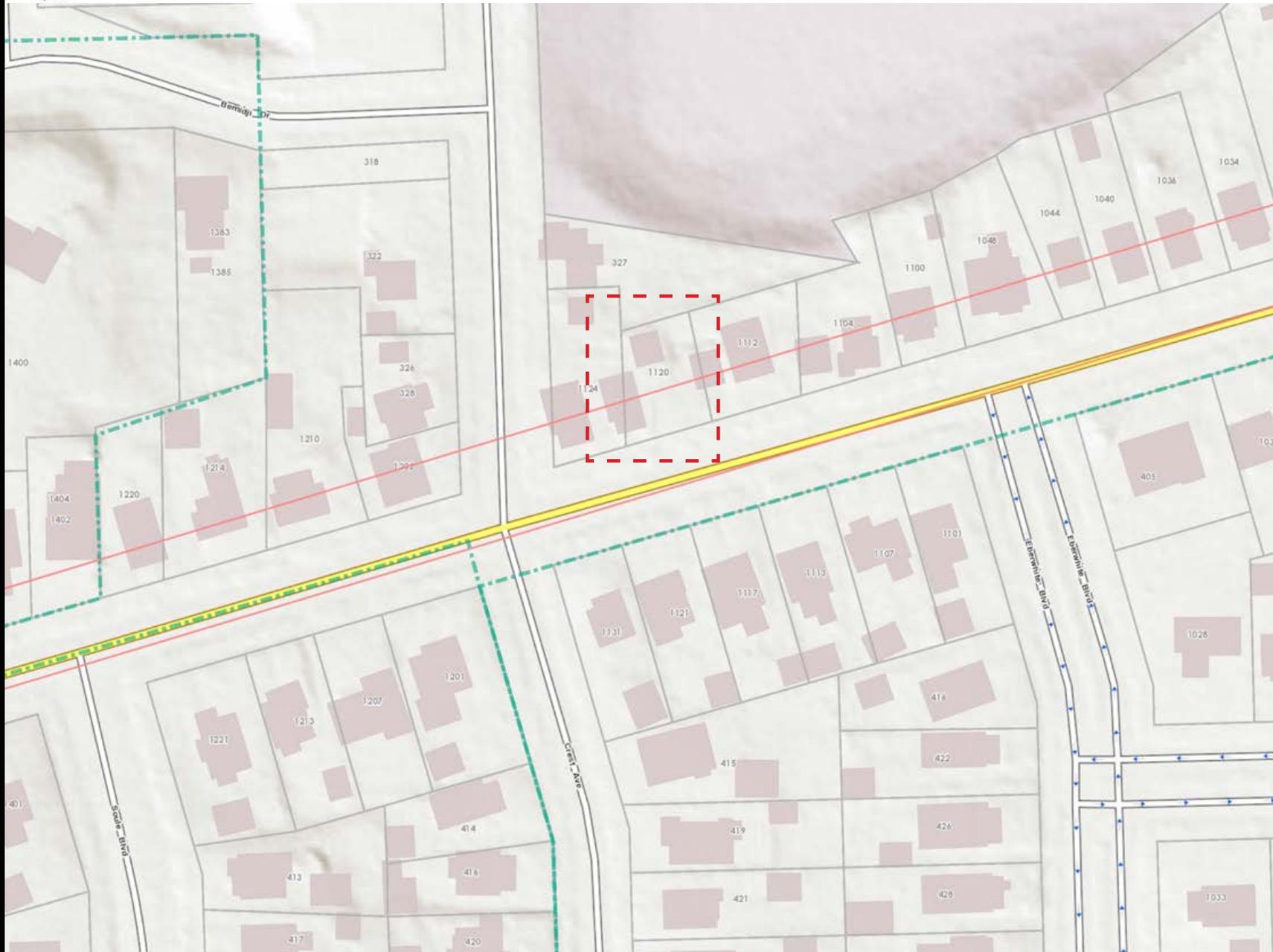
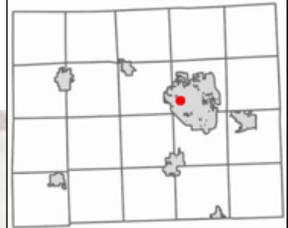
Prepared by:

**KASEBUILDERS**  
INNOVATIVE DESIGN + CONSTRUCTION

June 24, 2016



# 1120 W. Liberty Site



## Legend

- Right of Way
- Quarter Sections
- Plat Boundary
- Parcels
- Ann Arbor County
- University and College L
- University and College
- K12 Schools Labels
- K12 Schools
- Charter
- Private
- Public
- Police Stations
- Fire Stations
- County Buildings
- Local Unit Offices
- Building Footprints
- <all other values>
- House of Worship

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

**NOTE: Parcels may not be to scale.**  
5/3/2016



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

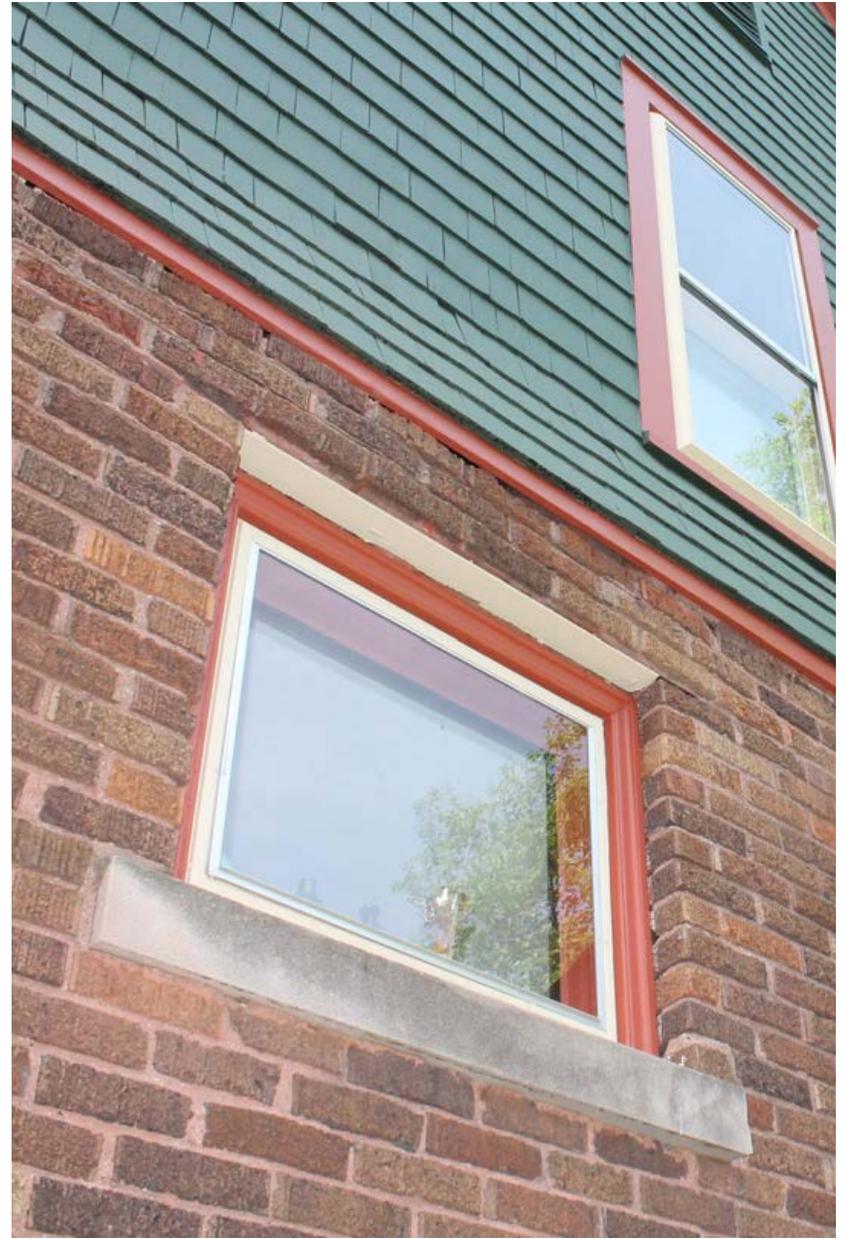
## Notes



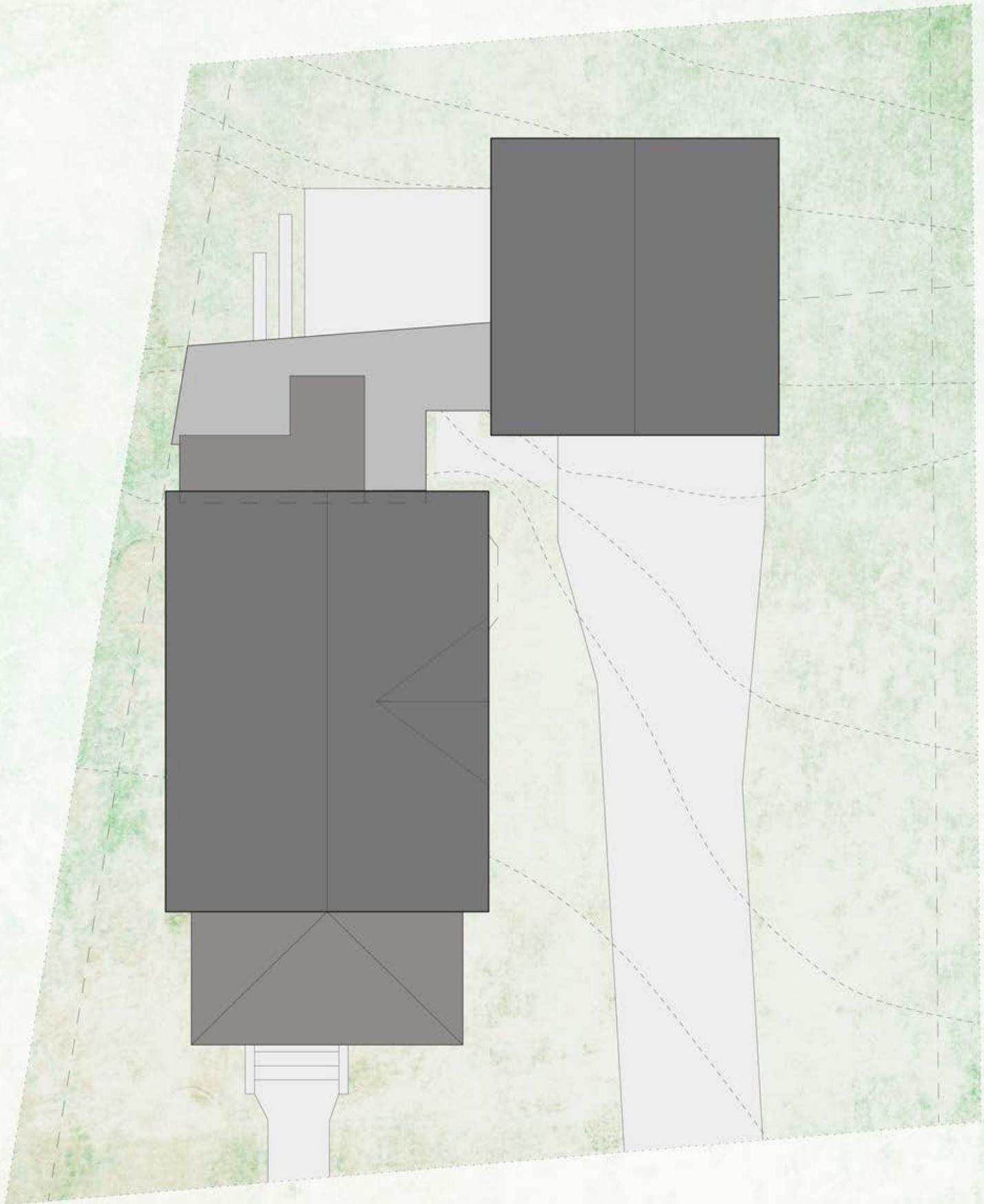
Existing Property Photographs - View Northwest From Liberty Street



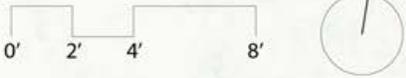
Existing Property Photographs - View South to Area of Addition in Rear Yard



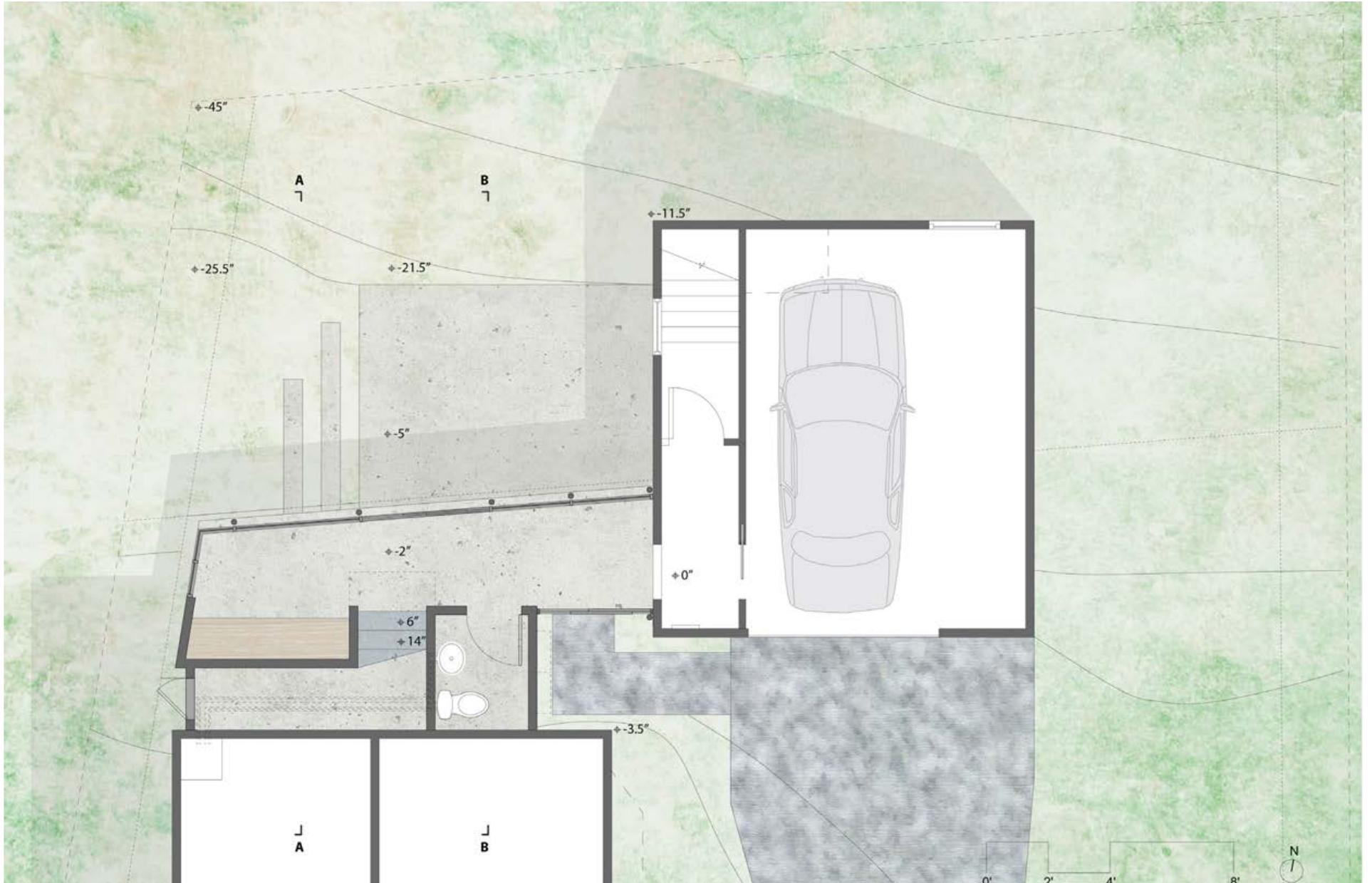
Existing Property Photographs - Detached Garage (Left) and Existing Window (Right)



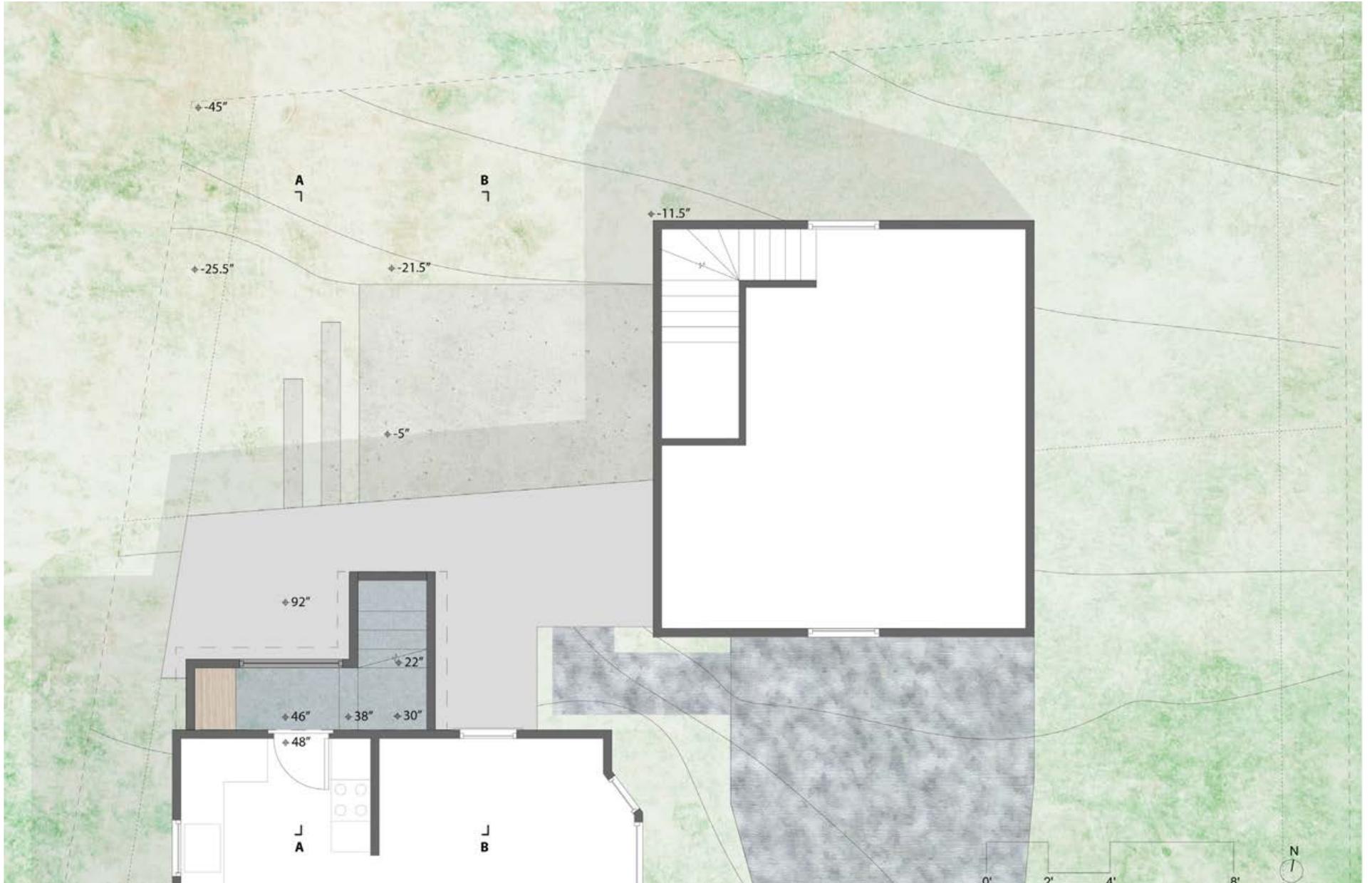
Property Line  
Setback Line  
Topography Line



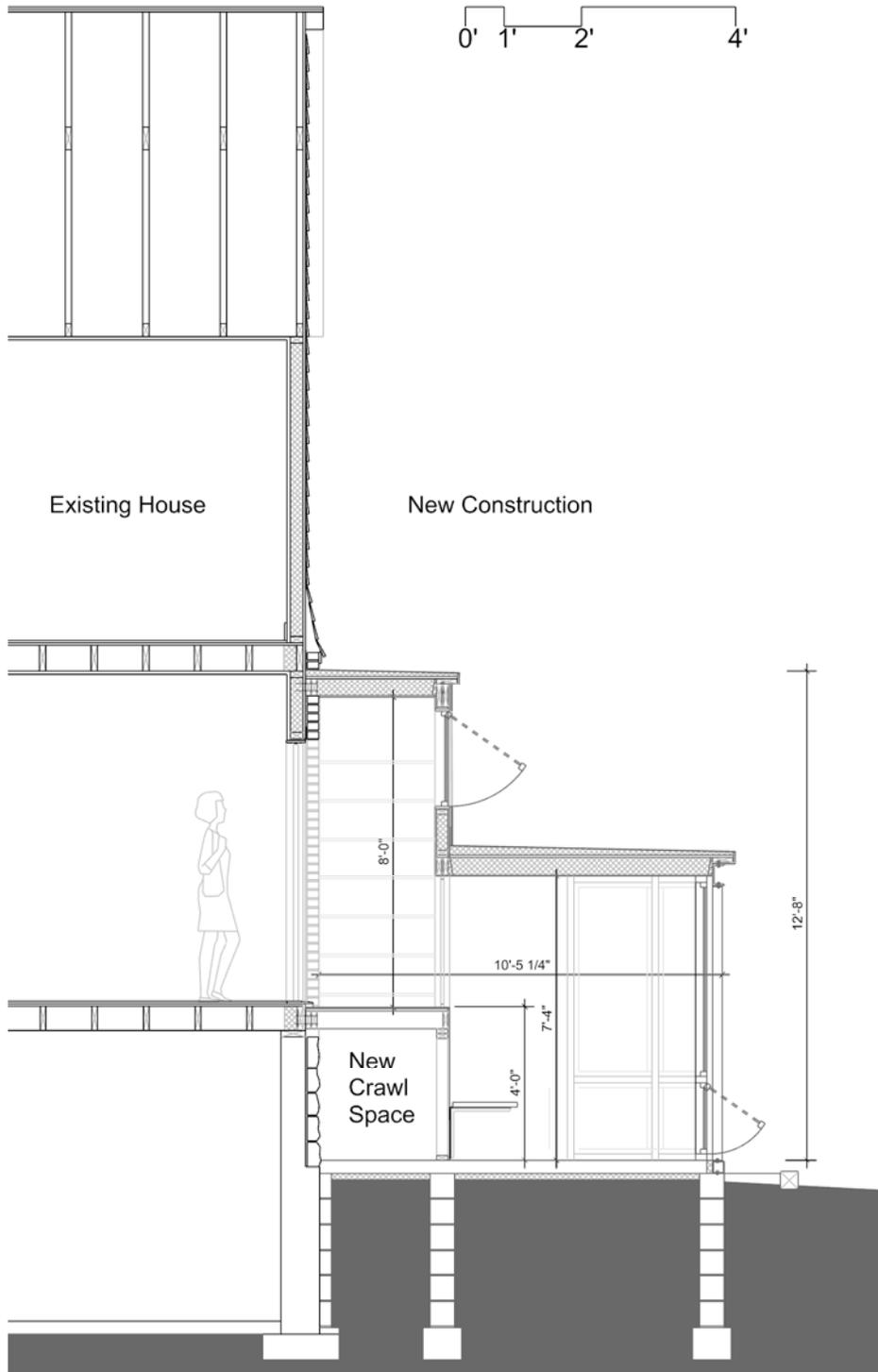
Property Site Plan



Ground and Garage Level Floor Plan



Existing House Level Floor Plan

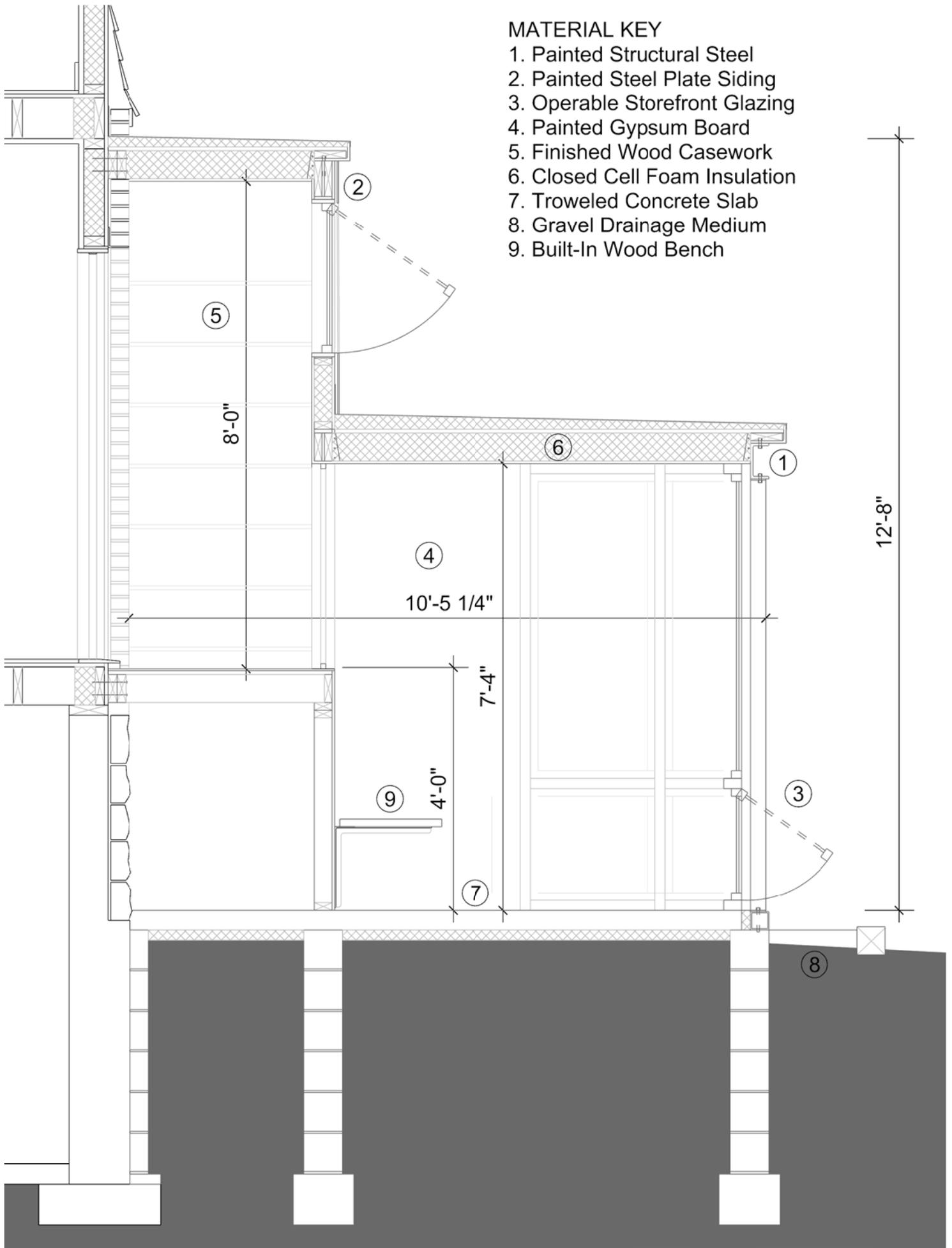


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Section A-A, South-North at Existing Door

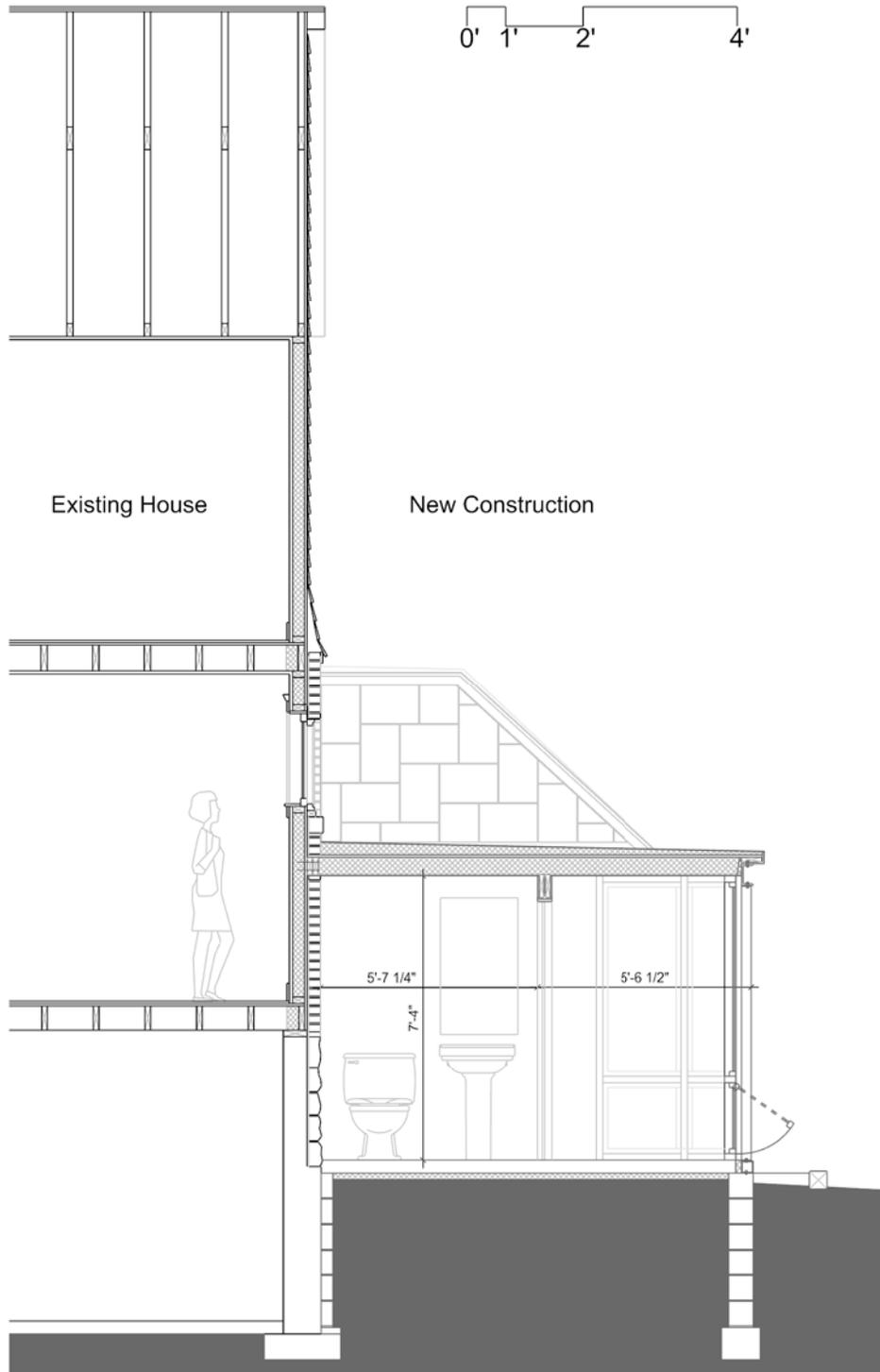
**MATERIAL KEY**

1. Painted Structural Steel
2. Painted Steel Plate Siding
3. Operable Storefront Glazing
4. Painted Gypsum Board
5. Finished Wood Casework
6. Closed Cell Foam Insulation
7. Troweled Concrete Slab
8. Gravel Drainage Medium
9. Built-In Wood Bench



South-North Cross Section at Existing Door 1/2" = 1'-0"

0' 1' 2' 4'

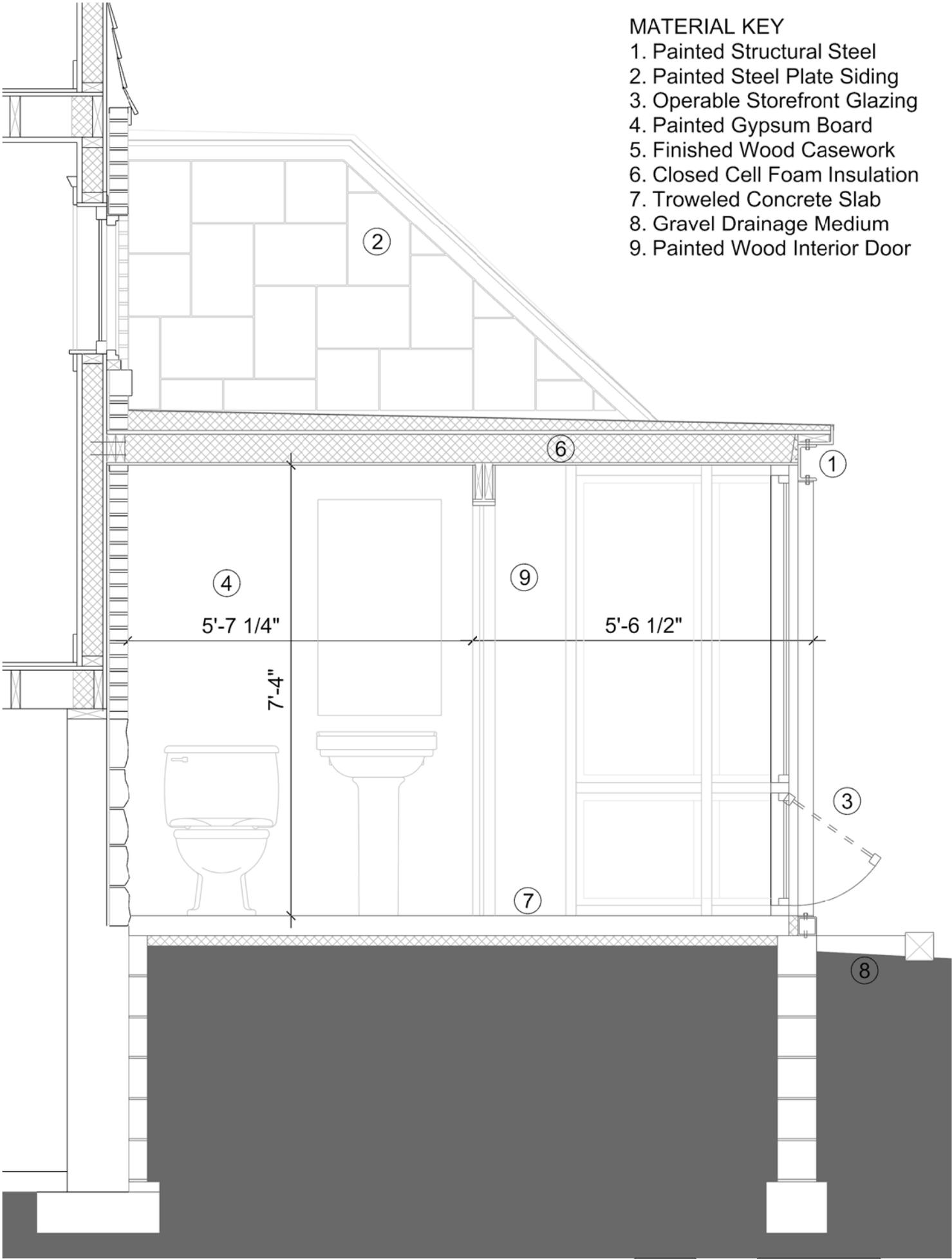


**\*ENLARGED SECTION ON  
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**Section B-B, South-North at Existing Window**

MATERIAL KEY

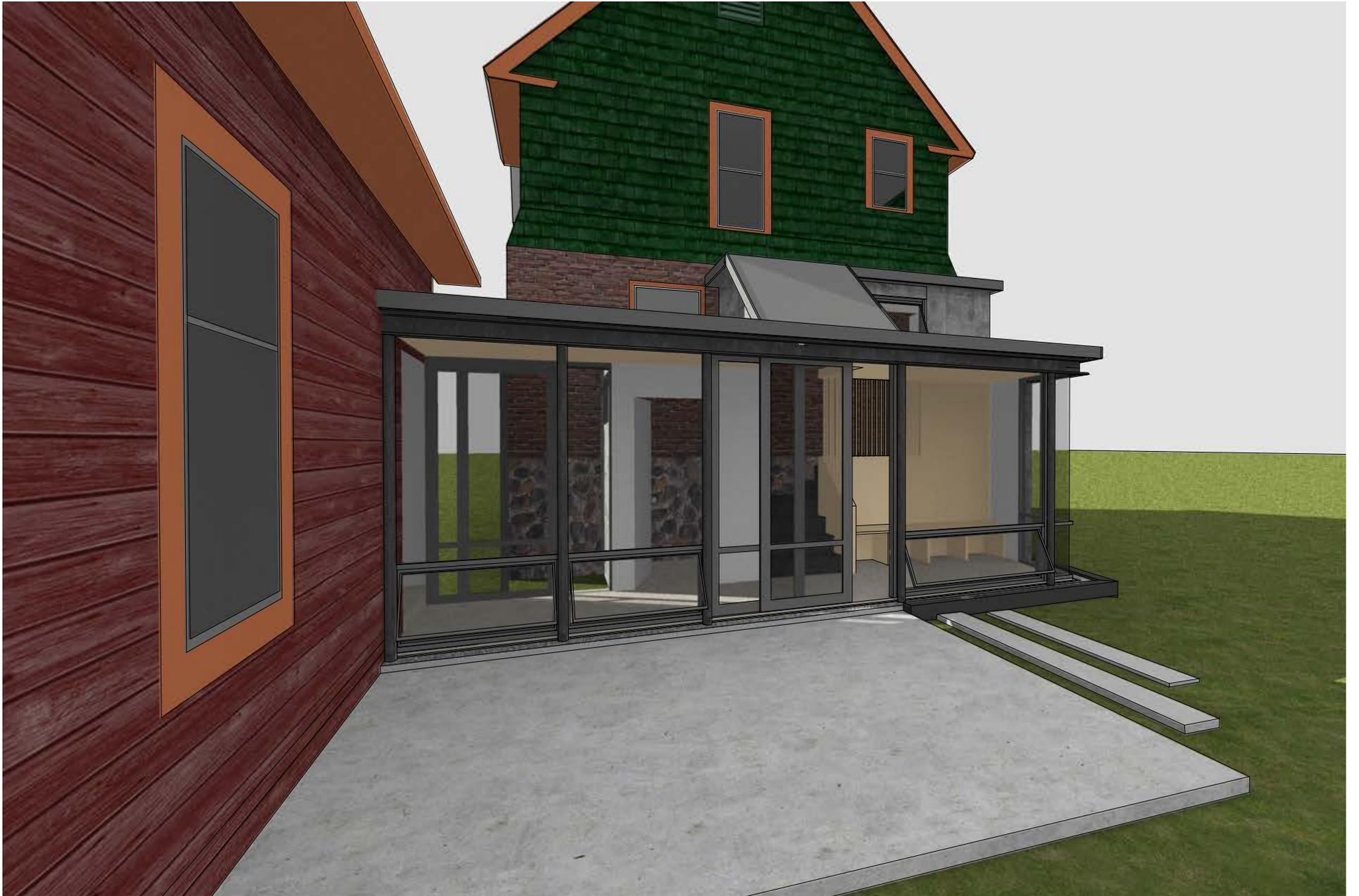
- 1. Painted Structural Steel
- 2. Painted Steel Plate Siding
- 3. Operable Storefront Glazing
- 4. Painted Gypsum Board
- 5. Finished Wood Casework
- 6. Closed Cell Foam Insulation
- 7. Troweled Concrete Slab
- 8. Gravel Drainage Medium
- 9. Painted Wood Interior Door



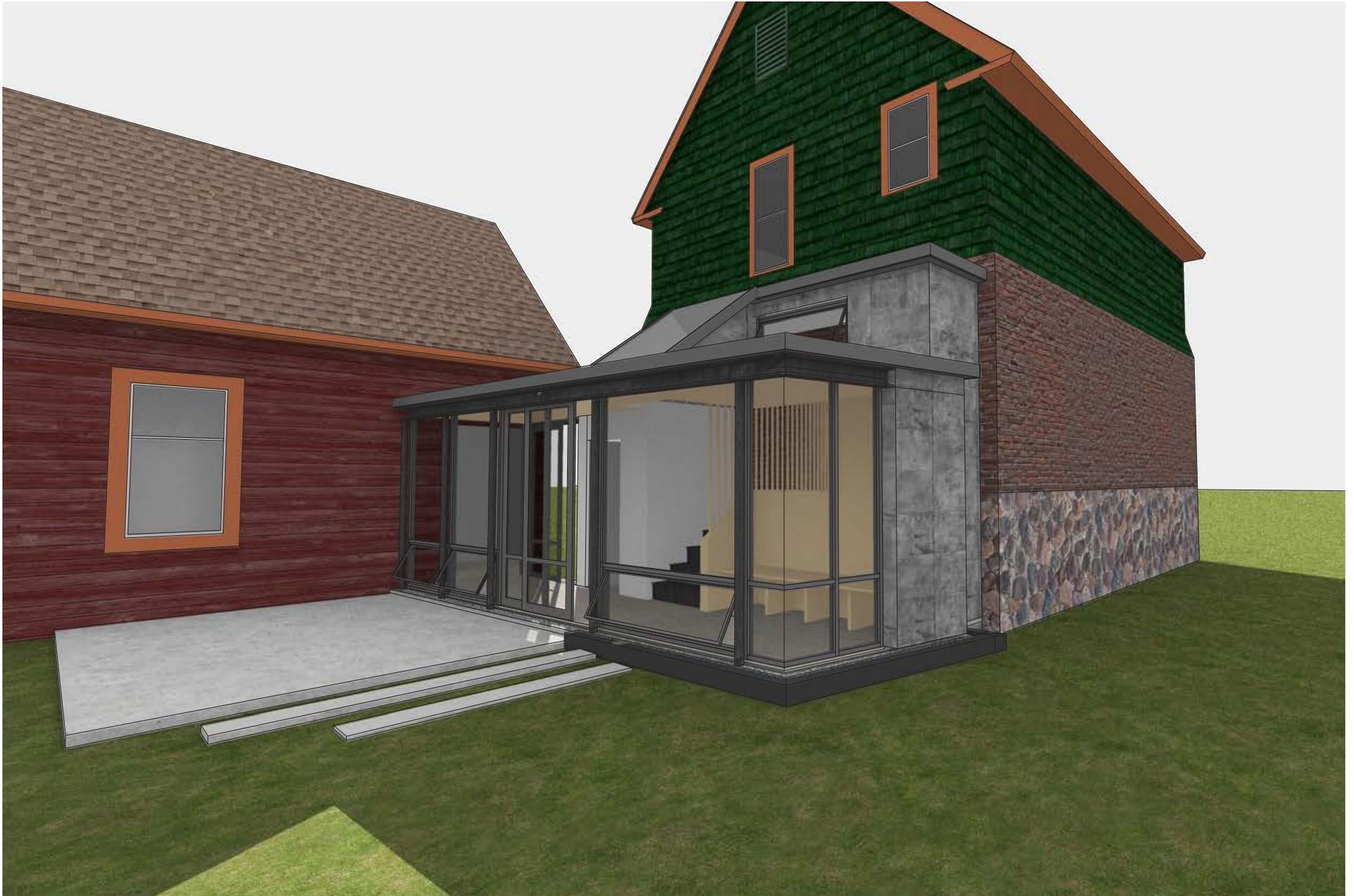
South-North Cross Section at Existing Window

1/2" = 1'-0"

0' 1' 2' 4'



Patio View South to Existing House



Yard View Southeast to Existing House



Interior Sitting Area View East to Existing Garage



Interior Walkway View West to Half-Bath and Sitting Area

## Footings and Foundations

- Concrete
- Concrete Masonry Unit Block
- Steel Rebar

## Rough Framing

- Painted Steel (color TBD)
- SPF or Hem Fir Framing Lumber
- 3/4" and 1/2" Exterior Grade Plywood Sheathing
- Steel Fasteners and Hangers

## Roofing

- Black EPDM Membrane Roofing
- Crushed Gravel Ballast (Option)
- Aluminum Flashing (Color TBD)

## Insulation

- Closed and Open Cell Spray Foam
- Blown-In Cellulose

## Interior Cladding

- Painted Gypsum Board (Color TBD)
- Cabinet Grade Veneer Plywood

## Exterior Cladding

- Wood Frame Storefront Glazing System (Operable and Non-Operable Assemblies)
- Wood Frame Storefront Sliding Door System
- Painted Steel Plate Rain Screen (Color TBD)
- Painted Structural Steel Fascia and Soffit (Color TBD)
- Terra Cotta Tile Screen System (Option)

## Flooring

- Hand-Trowled Exposed Concrete Floor
- Steel Plate Interior Stair Landing and Platform

## Finish Carpentry

- Painted Wood Trim and Casing (Color TBD)
- Wooden Built-in Bench and Shelving
- Wooden Stair Balustrade
- Steel Plate Interior Stair Tread and Riser
- Solid Core, Flush Face, Painted Wood Interior Door (Color TBD)
- Knobs and Pulls (Finish TBD)

## Finish Electrical

- Surface Mounted Lighting Fixtures (TBD)

## Finish Plumbing

- Bathroom Sink and Toilet Fixtures (TBD)

## Finish Mechanical

- In-Slab Radiant Heating System