

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1121 West Liberty, Application Number HDC10-143

DISTRICT: Old West Side Historic District

REPORT DATE: November 10, 2010

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

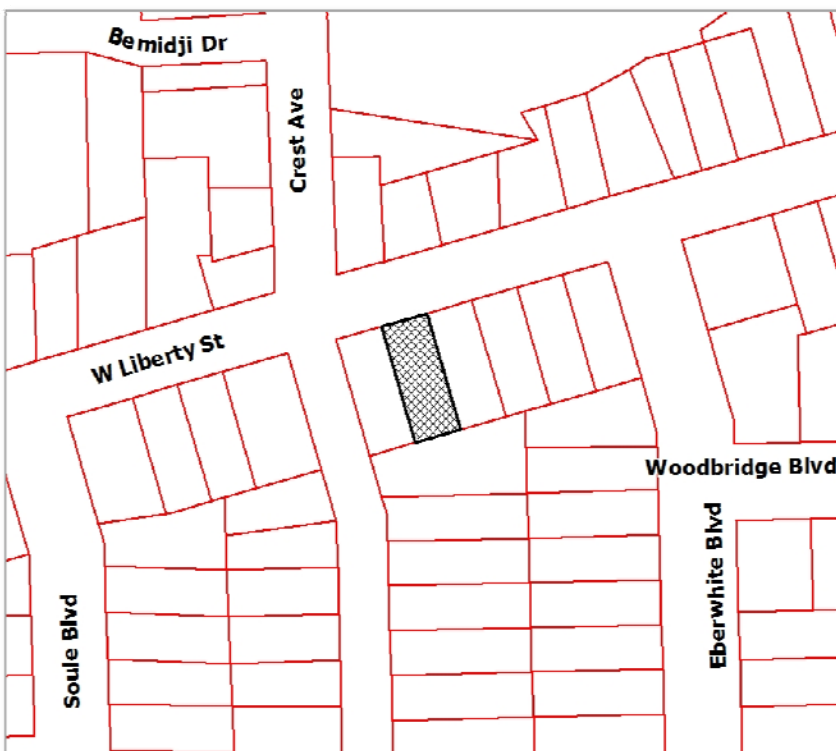
REVIEW COMMITTEE DATE: Monday, November 8, 2010

	OWNER	APPLICANT
Name:	JoAnne & Laurence S. Joyce	same
Address:	13335 Holly St Goodyear, AZ 85395	
Phone:	(635) 935-1441	

BACKGROUND: This story and a half home features a prominent front dormer and full-width front porch with stone half walls. The building is listed in the 1926 City Directory as the residence of Otille K. and George Heibein, an attendant at Hunter's Gas Station. The house was occupied in 1939 by Louis Kambas, who is listed as the occupant through 1970. The house and garage appear on the 1931 Sanborn map, with footprints similar to present. In 1991, the Historic District Commission granted approval for a small bathroom addition at the southwest corner.

LOCATION: The site is located on the south side of West Liberty Street, west of Eberwhite and east of Crest.

APPLICATION: The applicant seeks HDC approval to replace existing 8" wide aluminum siding with 4-1/2" wide vinyl siding. Window casing trim, currently composed of painted wood, will be wrapped with aluminum to match the existing profile. Eave treatment/detail is not indicated, and therefore is assumed to be remaining as is. The existing front porch beadboard ceiling, tapered columns and beam will be painted and will remain in place.



APPLICABLE REGULATIONS:**From the Secretary of the Interior's Standards for Rehabilitation:**

- (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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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.

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

Recommended: Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

Windows

Not Recommended: Obscuring historic window trim with metal or other material.

STAFF FINDINGS:

1. The existing siding is in marginal condition. It is aged, dirty and would benefit from additional attention. The owner does not intend to modify the porch details, which are character-defining features of this building. However, the owner proposed to cover the existing window casing, which is not recommended. The eave detail is not addressed in the application and is therefore not proposed to be changed.
2. The staff approval list addresses non-original siding as follows:

Installation of... artificial siding that replicates clapboard where the existing siding is artificial and provided the exposed vertical dimension of the new "clapboard" is no more than five inches or within one inch of the missing or covered original; no new material may cover nor require the removal of any original trim or architectural detail such as ornamental shingles, carved brackets, window hoods, and the like.

Staff did not approve this at the staff level because 1) the wood window casing trim is proposed to be wrapped in aluminum, and 2) staff is not comfortable approving vinyl and

feels the issue of the appropriateness of vinyl siding would benefit from commission discussion.

3. The proposed replacement siding might better replicate the appearance of the original siding, both in terms of exposure and small scale details. In order to determine this, select areas of the existing aluminum siding would need to be removed in order to determine the details and the condition of the underlying siding and trim. Approval to proceed with this investigatory removal will not constitute approval of the final work.

Once exposed, the similarities and differences between the existing (currently obscured) wood siding and the proposed vinyl siding would be determined, particularly the following:

- a. Exposure to the weather. The proposed 4-1/2" exposure differs considerably from the existing aluminum siding, but may be a closer match to the original wood.
 - b. The detail condition at the corners. The aluminum siding has no corner boards, while other homes in this area with horizontal siding use boards nominally measuring 4"- 6".
 - c. The detail condition at the apron. Owner-provided photographs indicate an approximately 10" wide board with a significant drip edge.
 - d. The existence of special details, such as shingles or fish scales.
4. The Commission's approval could be offered with several conditions attached, including:
 - a. The receipt of details intended to repair or replace the missing features, as determined by a detailed site investigation.
 - b. The repair of trim details that were modified or removed when the aluminum siding was installed.
 - c. The repair and historically appropriate treatment of any special details.
 - d. The installation of synthetic siding in a profile or shape that closely replicates the siding to be covered, and with a smooth texture (see finding 5 below).
 - e. The appropriate treatment of window casing, including furring out the existing trim or incorporating integral vinyl trim pieces with the casing.
 5. The submitted vinyl siding sample has an embossed wood grain. If the applicant's proposal is accepted, replacement siding would be expected to match the existing exposure as closely as possible and exhibit a smooth texture. Wood siding is sanded before being painted, which results in a flat surface with no visible grain.
 6. The applicant's claim of hardship based on their installation of insulation is unwarranted. While the insulation will add value to the building by reducing its energy consumption, the intrusive method used to install the insulation was selected by the owner. Further, while replacement of the Styrofoam plugs with wooden plugs would not be easy to accomplish, neither would it be exceedingly difficult to undertake.
 7. In all, the proposal is not ideal, since it continues to cover the existing historic material. However, given the condition of the existing aluminum siding, leaving it in place is not the best solution either. Staff feels that the work as proposed is inappropriate, but should the commission decide the work could meet the Secretary of the Interior's Standards, staff advises conditioning the work on staff findings three and four from this staff report, and the applicant's receipt of an additional staff approval documenting that those have been fulfilled.

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 deny the application at 1121 West Liberty, a contributing property in the Old West Side Historic District, to replace the existing aluminum siding with vinyl siding. The work is not compatible in exterior design, texture, material and relationship to the surrounding area and does not meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2,5,6 and 9.

MOTION WORKSHEET:

I move that the Commission

____ Issue a Certificate of Appropriateness

____ Deny the Application

For the work at 1121 West Liberty in the Old West Side Historic District

____ As proposed.

____ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

____ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, letter, drawings.



1121 West Liberty (March 2009 photos)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION
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 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: <u>1121 W. Liberty</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: <u>13335 W. Holly St. Goodyear, AZ 85395</u>
Daytime Phone and E-mail of Property Owner: <u>623-935-1441 - Arizona</u> <u>LS1121WK@cox.net</u> <u>734-998-4783 - Ann Arbor</u>
Signature of Property Owner: <u>Lawrence S. Joyce / JoAnn Joyce</u> Date: <u>10-19-2010</u>
Section 2: Applicant Information
Name of Applicant: <u>Lawrence S. Joyce / JoAnn Joyce</u>
Address of Applicant: <u>13335 W. Holly St Goodyear, AZ 85395</u>
Daytime Phone: <u>(623) 935-1441</u> Fax: (____) _____
E-mail: <u>LS1121WK@cox.net</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner _____ architect _____ contractor _____ other _____
Signature of applicant: <u>Lawrence S. Joyce / JoAnn Joyce</u> Date: <u>10-19-2010</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> 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: <u>E.A. / J.A.</u>

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

1. Provide a brief summary of proposed changes. We would like to have our home covered with 4 1/2" vinyl siding - sample enclosed. The original beadboard porch ceiling & the wooden posts & beams would remain. The wide rims around the windows will be covered with aluminum up to the storm window, but the style will remain intact.

2. Provide a description of existing conditions. The home is currently covered with 8" white aluminum siding that is damaged by the elements, by dirt, and by age.

3. What are the reasons for the proposed changes? The proposed change would provide an aesthetically pleasing exterior that would be a definite asset to our neighborhood & to the Old West Side.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. The option of returning the home to its original exterior would be particularly problematic. (see attached sheet)

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:

In our effort to conserve energy, we have had the exterior walls of the home insulated with foam. Application of the foam required that 2" holes be drilled in the original exterior finish every 24" in both the upper and lower levels. (To facilitate that process, certain strips of the existing siding were temporarily removed.) The holes were subsequently filled with styrofoam plugs and the siding re-installed.





