

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1113 W Liberty Street, Application Number HDC18-167

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** August 16, 2018

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

**REVIEW COMMITTEE DATE:** August 13, 2018

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Richard & Katherine Mitchell	Same
<b>Address:</b> 1113 W Liberty Ann Arbor, MI 48103	
<b>Phone:</b> (734) 417-9722	

**BACKGROUND:** This 2 ½ story home is clad in glazed brick and sports a clay tile roof. It was constructed in 1917 as a spec home, and Mrs. Tillie C. Klais (widow of Charles) was the first occupant. It was originally numbered 1213 West Liberty. The home also features a full-width stone front porch and six-over-one double-hung windows.

A single-story rear addition was granted a certificate of appropriateness from the HDC in 2014. That addition was not constructed, and the approval expired. This application is for a new design.

**LOCATION:** The site is located on the south side of West Liberty, between Eberwhite Boulevard and Crest Avenue.

**APPLICATION:** The applicant seeks HDC approval to remove a rear partially-enclosed porch and replace it with a one-story rear addition that contains access to the basement stairs, a pantry, half bath, and rear entry.

#### 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.
  
- (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.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

### **STAFF FINDINGS:**

1. Attached to the rear of the house is a 70 square foot shed-roofed porch that is open on the rear-facing side. It may have been fully enclosed at one time (which would help explain the west-facing door on the side of the porch). The porch appears on the 1925 Sanborn map.
2. The homeowners are requesting to remove this porch and construct a single-story addition across the back of the house. The two existing door openings would remain for access to the addition and basement. The addition consists of two parts, a flat-roofed 7' deep section attached to the rear of the house and inset 4" on the corners, and an additional 7'8" deep room beyond that, slightly offset, with a slightly lower parapet. The connector section is clad in vertical standing seam metal siding, and the rear room has 4" cedar shiplap siding with mitered corners. The additions are on a poured concrete foundation with a crawlspace.
3. The location of the addition is appropriate and subordinate to the existing house. It is on an inconspicuous elevation, and does not negatively impact the relationship between this building, neighboring buildings, and the landscape.
4. Staff believes that the proposed work meets the *Secretary of the Interior's Standards*, the *Secretary of the Interior's Guidelines for Rehabilitation*, 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 1113 W Liberty Street, a contributing property in the Old West Side Historic District, to construct a one-story rear addition, 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, 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 1113 W 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, photo

1113 West Liberty Street (April 2008 survey photos)



1920s photo: West Liberty Street, Our North Boundary (AADL) (1113 is house at right)





# 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 [jtthacher@a2gov.org](mailto:jtthacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER RICHARD & KATHERINE MITCHELL		HISTORIC DISTRICT OLD WEST SIDE	
PROPERTY ADDRESS 1113 W. LIBERTY			CITY ANN ARBOR
ZIP CODE 48103	DAYTIME PHONE NUMBER (734) 417-9722	EMAIL ADDRESS RMITCHELL@MITCHELLANDMOAT.COM	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

SIGNATURE 	PRINT NAME RICHARD W. MITCHELL	DATE 7.18.18
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) SAME			
ADDRESS OF APPLICANT			CITY
STATE	ZIP CODE	PHONE / CELL # ( )	FAX No ( )
EMAIL ADDRESS			

### APPLICANT'S SIGNATURE (if different from Property Owner)

SIGNATURE	PRINT NAME X	DATE
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### BUILDING USE - CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### 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](http://www.a2gov.org/hdc)

***Describe in detail each proposed exterior alteration, improvement and/or repair:***

All the proposed work is to be confined to the rear (south) side of the house. The existing 70 SF open back porch, which is not original to the house, will be removed and replaced with an enclosed 260 SF addition. The addition will include a kitchen pantry, half bath and rear entry.

Both existing door openings on the south wall will remain and incorporated into the new spaces. None of the south-facing windows will be affected. All the existing south-facing iron spot brick will remain intact.

The addition will have two masses:

The first is an approximate 6' wide connector, slightly more narrow than the existing house. To avoid interference with the existing second level windows, the connector will have a flat roof. The exterior siding will be vertical standing seam metal. The east and west facing windows in the connector will be wood with an exterior cladding.

The second mass is a gabled roof structure with the same pitch as the existing house but spanning in the east-west direction. The material selections take their cue from the adjacent garage and the utilitarian nature of most Old West Side rear additions – asphalt shingles and horizontal wood siding. The siding will be mitered at the outside corners to draw similarity to the way brick joints turn outside corners. The windows and door on the west and south elevations will be a steel-framed system. The window on the east elevation will match the windows proposed for the connector.

***Describe Conditions that Justify the Proposed Changes:***

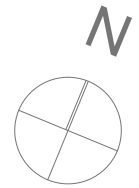
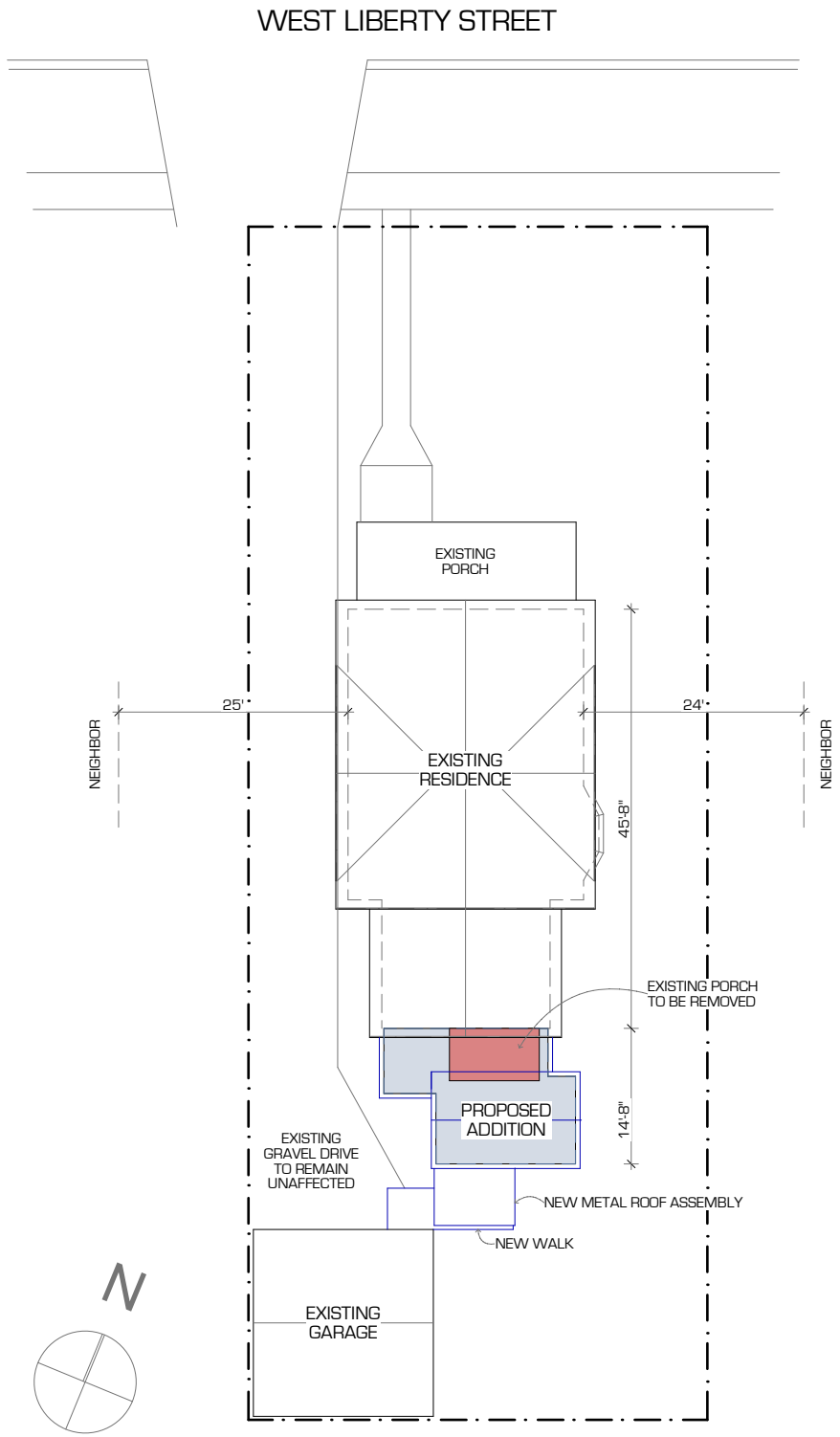
The proposed addition is modest and kept within the spatial bounds of the existing house and garage.

The house lacks a downstairs bathroom.

We need an in-out space to suit up in winter months.

And, most importantly, we have been married 47 years. One of us has informed the other that 48 is no guarantee if we don't get going on this addition.





WEST LIBERTY STREET

1" = 20' PROPOSED SITE PLAN

7/27/18

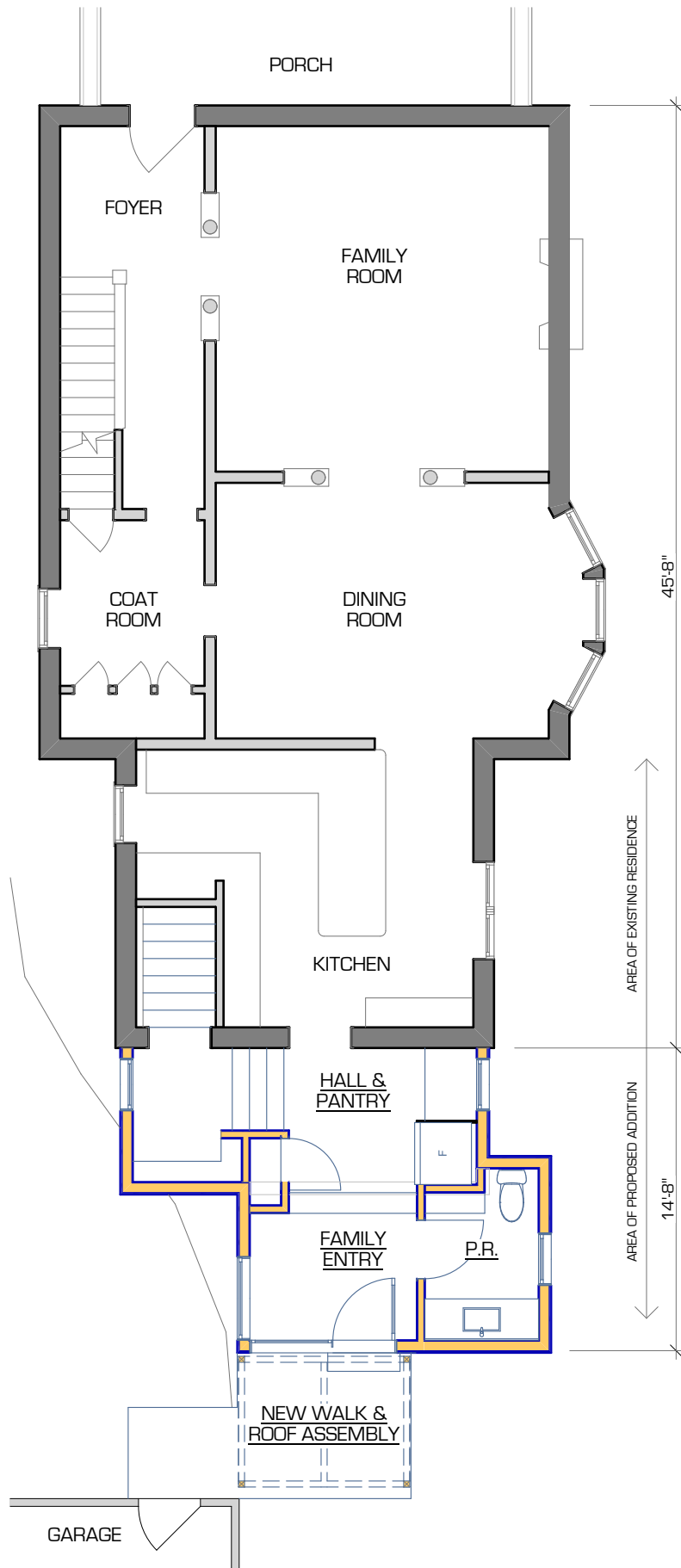
MITCHELL RESIDENCE  
ANN ARBOR HISTORIC DISTRICT COMMISSION

Giraffe Design Build  
108 B South Main  
Chelsea, MI 48118

HDC - 1

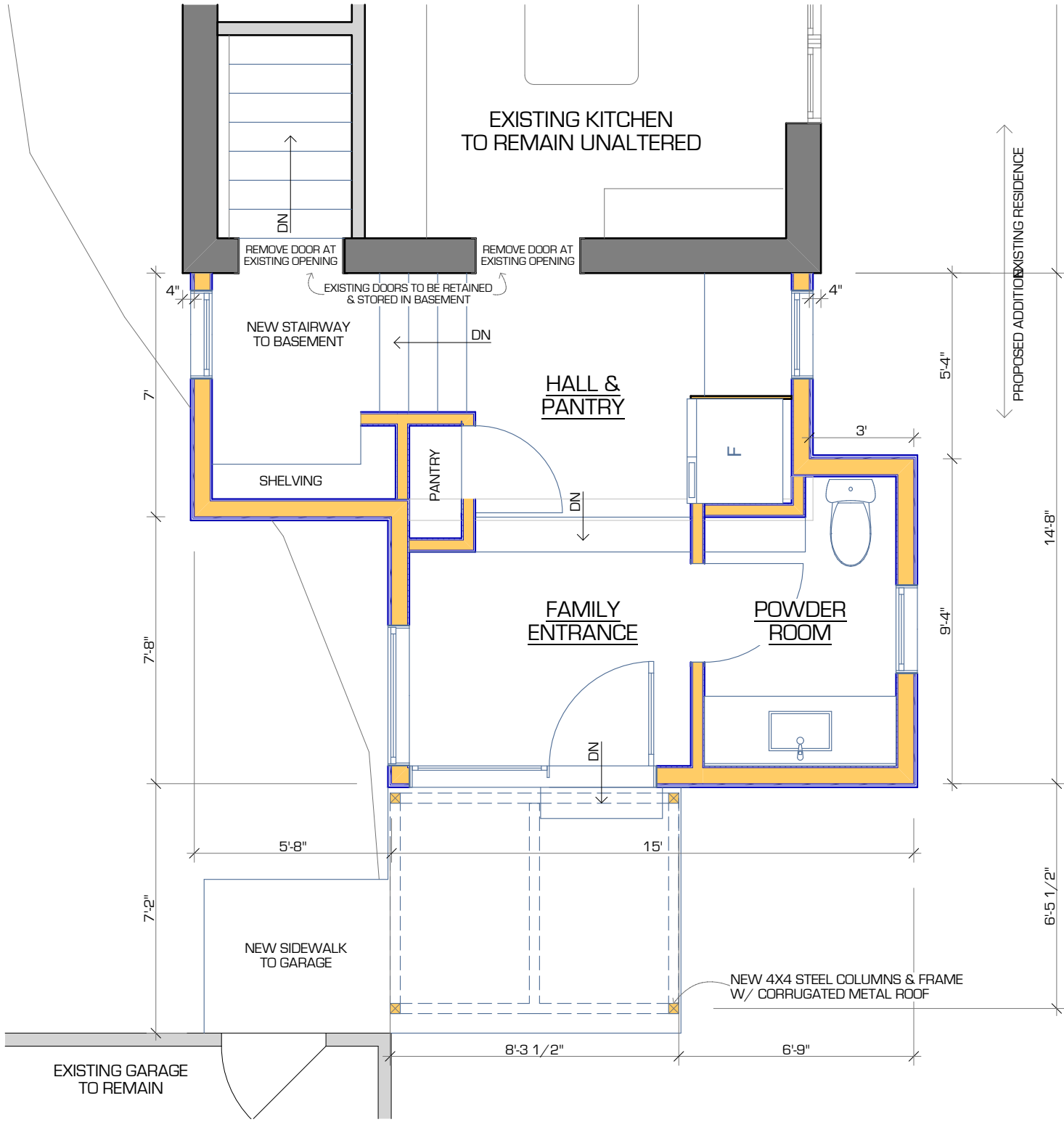






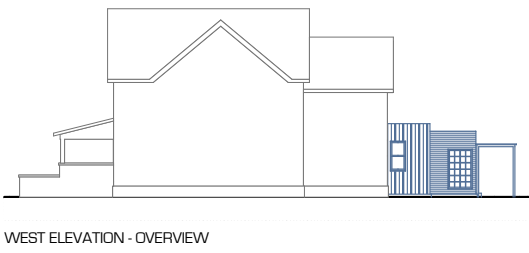
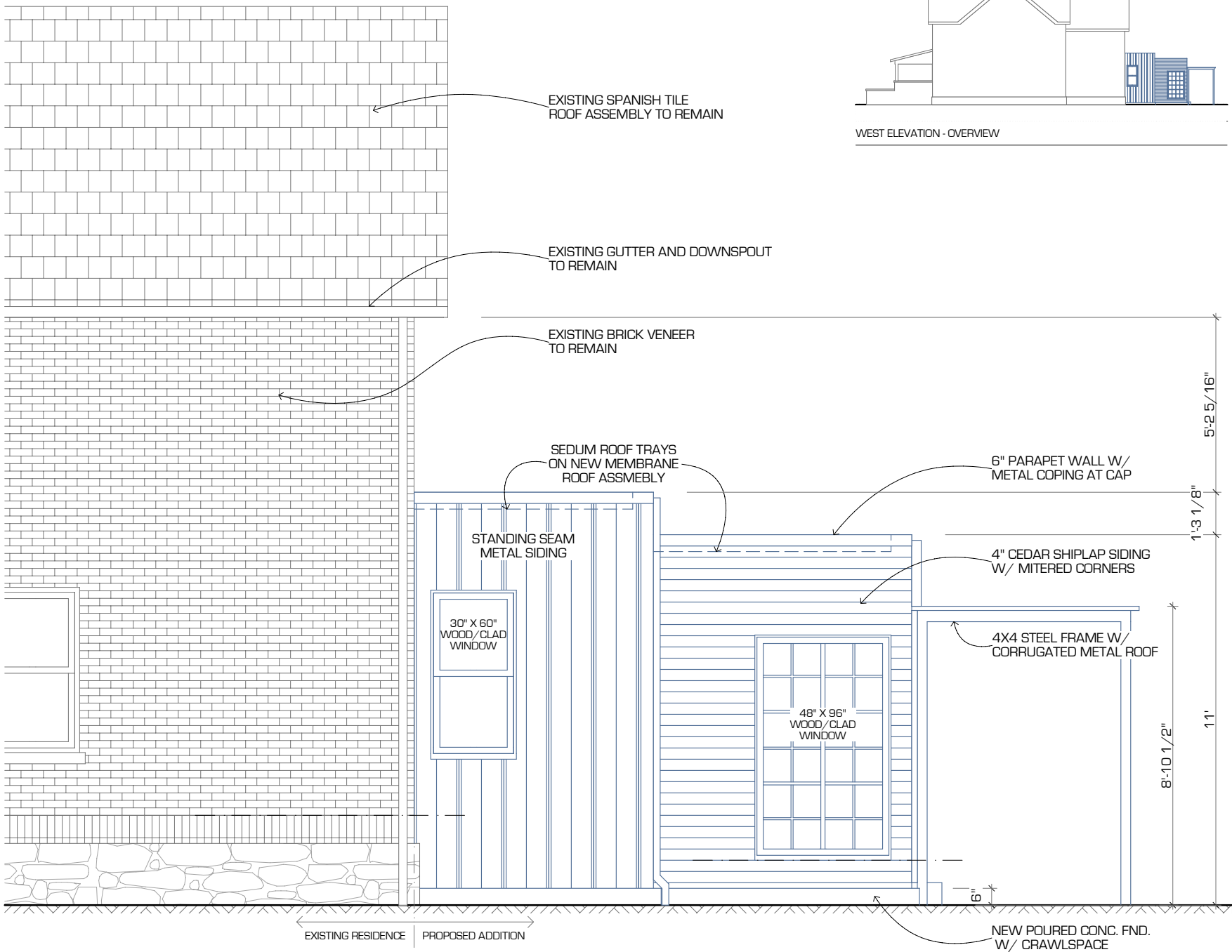
1/8" = 1'-0"

PROPOSED MAIN LEVEL PLAN - OVERVIEW



1/4" = 1'-0"

PROPOSED MAIN LEVEL PLAN - DETAIL



PROPOSED WEST ELEVATION

1/4" = 1'-0", 1/32" = 1'-0"

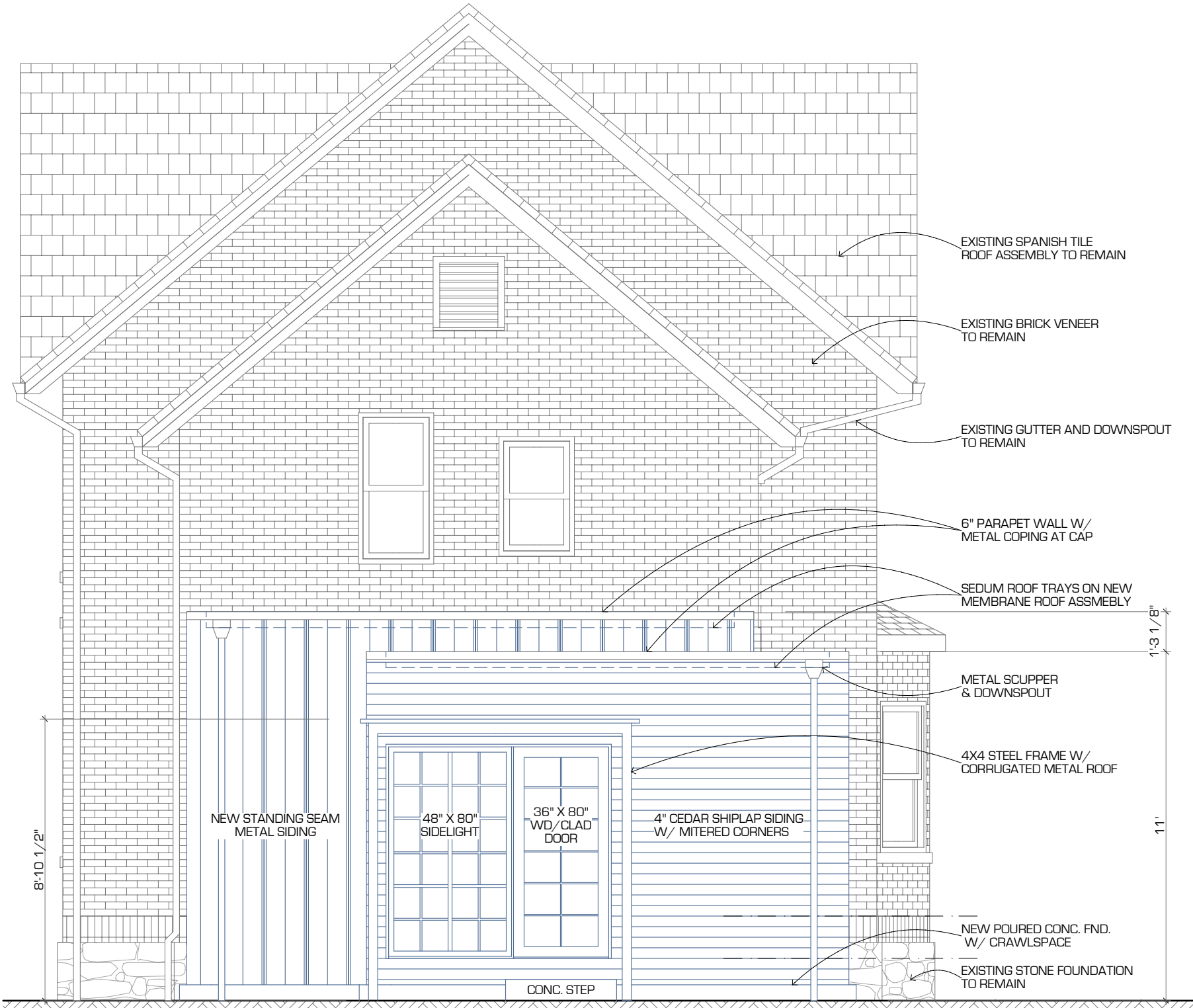
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PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

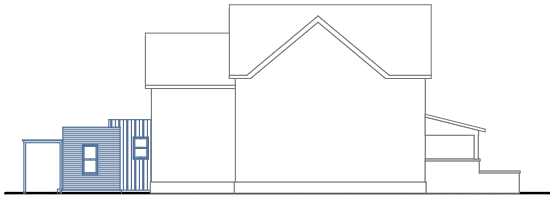
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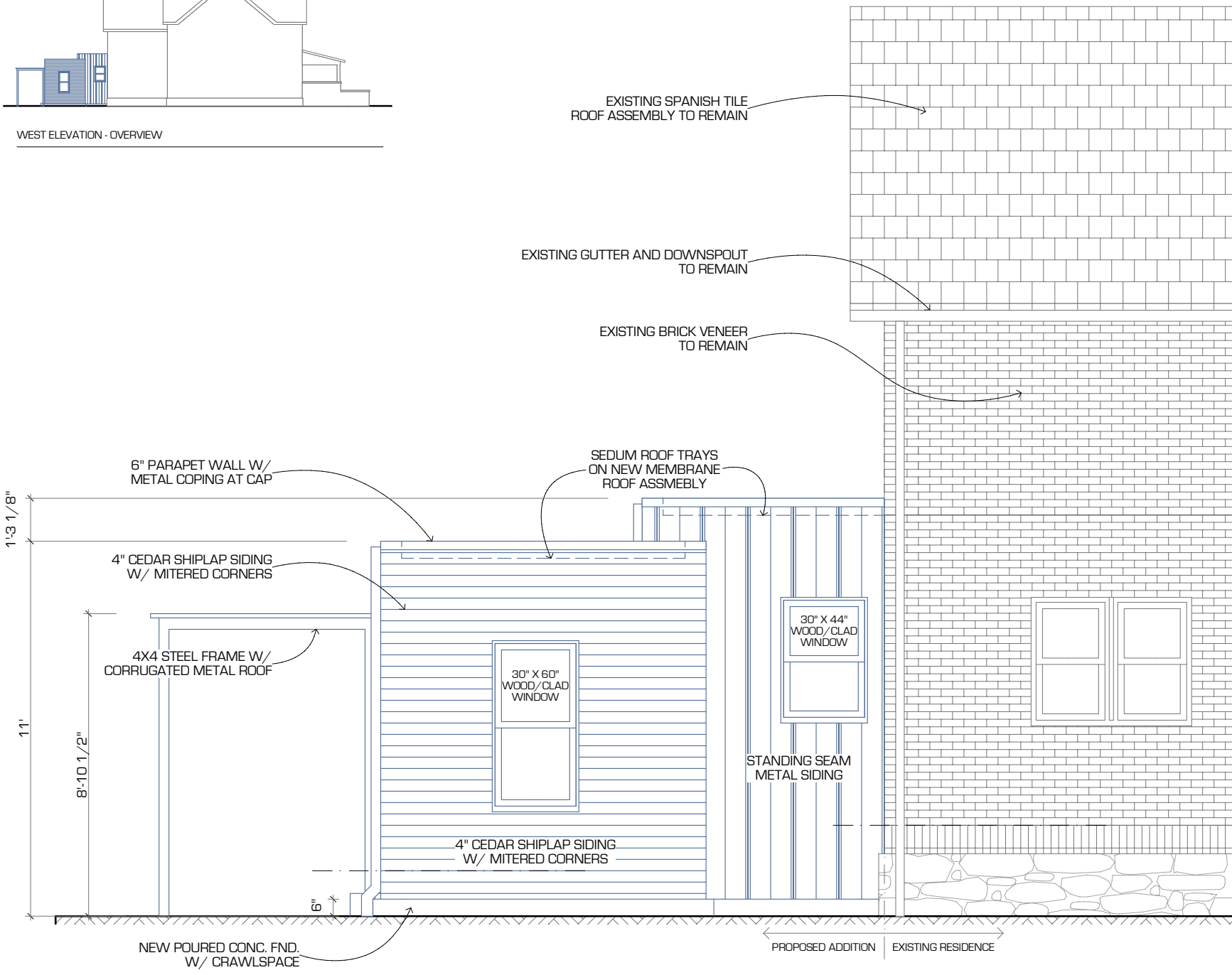
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WEST ELEVATION - OVERVIEW



EXISTING SPANISH TILE ROOF ASSEMBLY TO REMAIN

EXISTING GUTTER AND DOWNSPOUT TO REMAIN

EXISTING BRICK VENEER TO REMAIN

6" PARAPET WALL W/ METAL COPING AT CAP

SEDUM ROOF TRAYS ON NEW MEMBRANE ROOF ASSEMBLY

4" CEDAR SHIPLAP SIDING W/ MITERED CORNERS

4X4 STEEL FRAME W/ CORRUGATED METAL ROOF

30" X 60" WOOD/CLAD WINDOW

30" X 44" WOOD/CLAD WINDOW

STANDING SEAM METAL SIDING

4" CEDAR SHIPLAP SIDING W/ MITERED CORNERS

NEW POURED CONC. FND. W/ CRAWLSPACE

PROPOSED ADDITION    EXISTING RESIDENCE

1/4" = 1'-0", 1/32" = 1'-0"    PROPOSED EAST ELEVATION

7/27/18

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