

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 509 W Liberty Street, Application Number HDC24-0142

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** October 10, 2024

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

**REVIEW COMMITTEE DATE:** October 7, 2024

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Anne Asker	Bonnie Greenspoon Lewis Greenspoon Architects
<b>Address:</b>	509 W Liberty Street Ann Arbor, MI 48103	1050 Scott Place Ann Arbor, MI 48105
<b>Phone:</b>	(248) 766-9757	(734) 846-5148

**BACKGROUND:** This Greek Revival house likely appears in the 1868 Chapin's City Directory as the home of Christian Jenter of Jenter & Meyer furniture manufacturers and dealers. The address listed is the south side of South Liberty, between West Third and West Fourth. Jenters are included in the 1886 Polk City Directory at 59 W Liberty, home of cabinet maker Christian Jenter who worked for the Michigan Furniture Company, and boarders Christian G. Jenter, clerk, and Miss Elsie A. Jenter, dressmaker.

Cemetery records show that Christian Jenter was born in 1825 in Germany and died in 1910. A 1910 newspaper clipping said Christian moved to Ann Arbor in 1854. His spouse Anna Maria (Mayer) Jenter was born in Germany in 1827 and died in 1894. They had six children. Christian and Anna Maria are buried in Bethlehem Cemetery.

The house was probably built in two stages: first a classic 1 ½ story side-gable Greek Revival cottage with upper knee-wall windows, a pilastered center entry, corner returns, and evenly spaced windows; then a fancier gable-front wing with deeper eaves with dentils on the trim, and fancier windows with peaked drip caps.

**LOCATION:** The house is on the south side of West Liberty, between Third and Fourth Streets.

**APPLICATION:** The applicant seeks HDC approval to construct a one-story addition across the back of the house.



**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.
- (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):****New 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.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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.

**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: 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, 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.

## **Windows**

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

## **From the City of Ann Arbor Design Guidelines:**

### **Guidelines for All Additions**

*Appropriate:* 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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

*Not Appropriate:* Attaching an addition so that the character-defining features of the property are obscured, damaged, or destroyed.

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

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

### **Additions to Historic Residential Structures**

*Appropriate:* Placing new walls in a different plane from the historic structure, in a subordinate position to the historic fabric.

### **All New Construction**

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

*Not Appropriate:* Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

## STAFF FINDINGS:

1. This single-family home had two rear additions in 1931 and 1947, one with a passage into the house and one that was probably a shed since it had no internal connection but had its own woodstove. At some later date these additions were removed, and today there are two small modern rear additions, shown on the Existing Floorplan as the primary bath and a half-bath and basement stair enclosure. Between the two is a covered porch and a portion of the basement stair enclosure that is only a couple of feet off the ground. A metal roof connects the two additions and the covered porch.

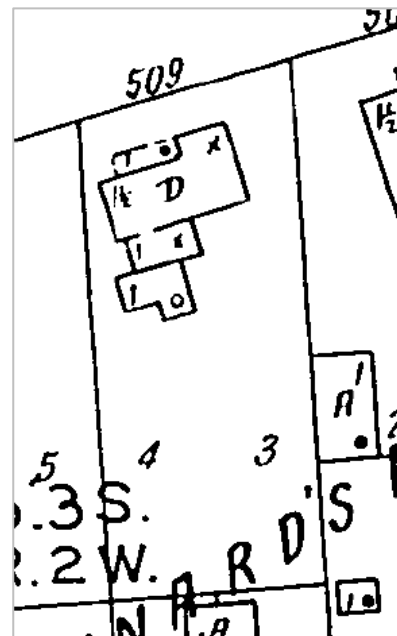


Figure 1: 1931 and 1947 Sanborn Fire Insurance Map

2. The applicant proposes to add a main-floor bedroom behind the primary bath near the southwest corner of the house, and a 6' to 10.5' addition behind the half-bath and infilling the current covered porch. It is inset 1' at the southwest corner and 2'5" at the southeast corner of the current house. The addition has composite roofing, cement board siding with 7" exposure and boral trim, clad casement windows, and fiberglass person and hinged patio doors.
3. Per the calculations on *Floor Plan – Proposed* sheet, the footprint will increase by 45% and the floor area by 30%. Both are within the design guideline maximums of 50%.
4. *Staff comments:* The single-story addition stretches across nearly the entire rear elevation (with appropriate corner insets). It is important to consider that the first floor of the back of the house is nearly entirely non-original. Most of the back is modern additions, and the original wall in the center has been modified by adding a new door and windows. Staff believes the house's numerous character-defining features are not compromised by the addition, it will not be visible from the street, it is appropriately limited to one story, and that it meets the standards and guidelines followed by the Historic District Commission.

## MOTION

(Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will view the site and share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 509 West Liberty Street, a contributing property in the Old West Side Historic District, to construct a single-story rear addition, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for Additions and New Construction, 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/Neighborhood, Building Site, New Additions, and Windows.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 509 W Liberty Street in the Old West Side Historic District

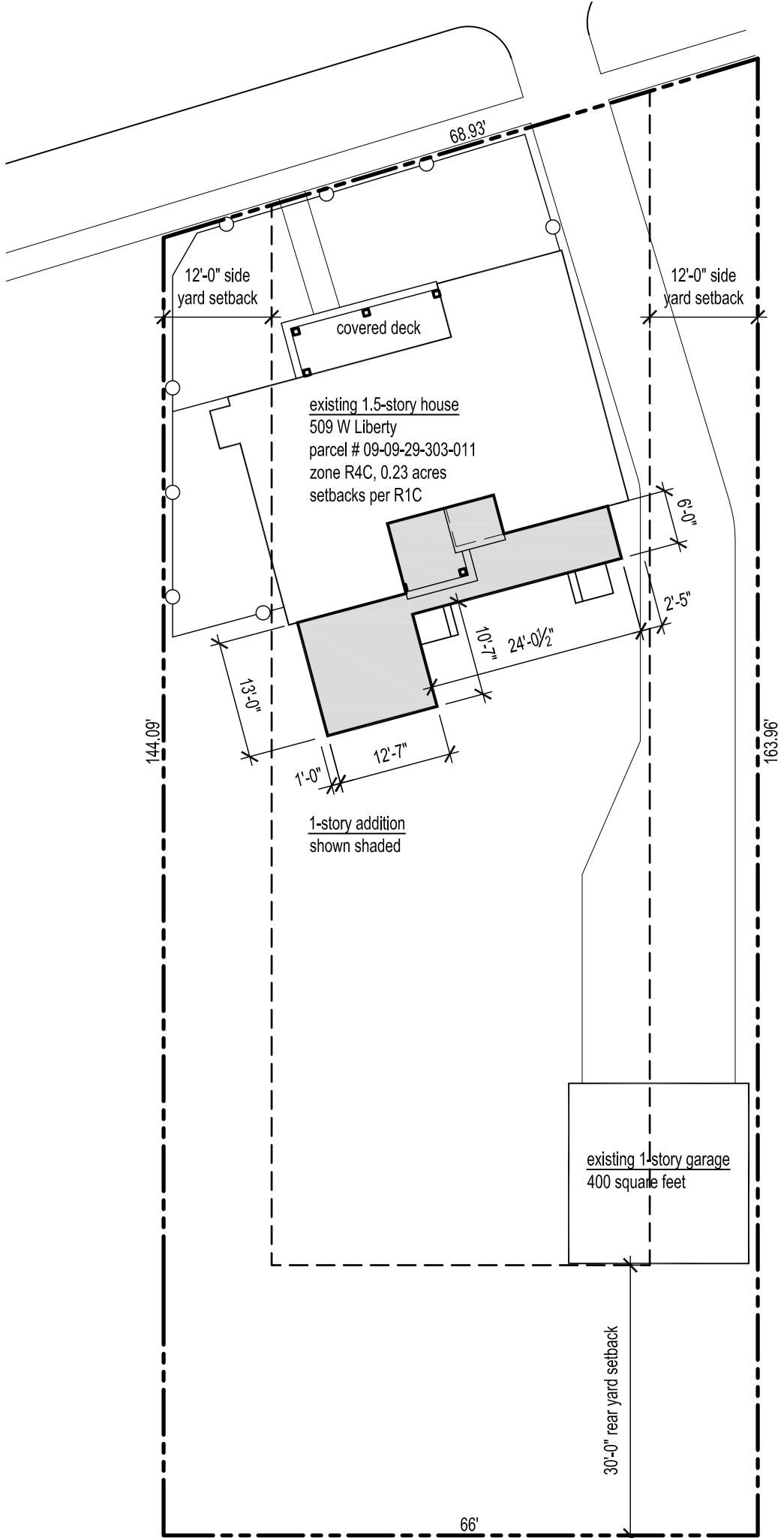
\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

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:** drawings, photos, materials details

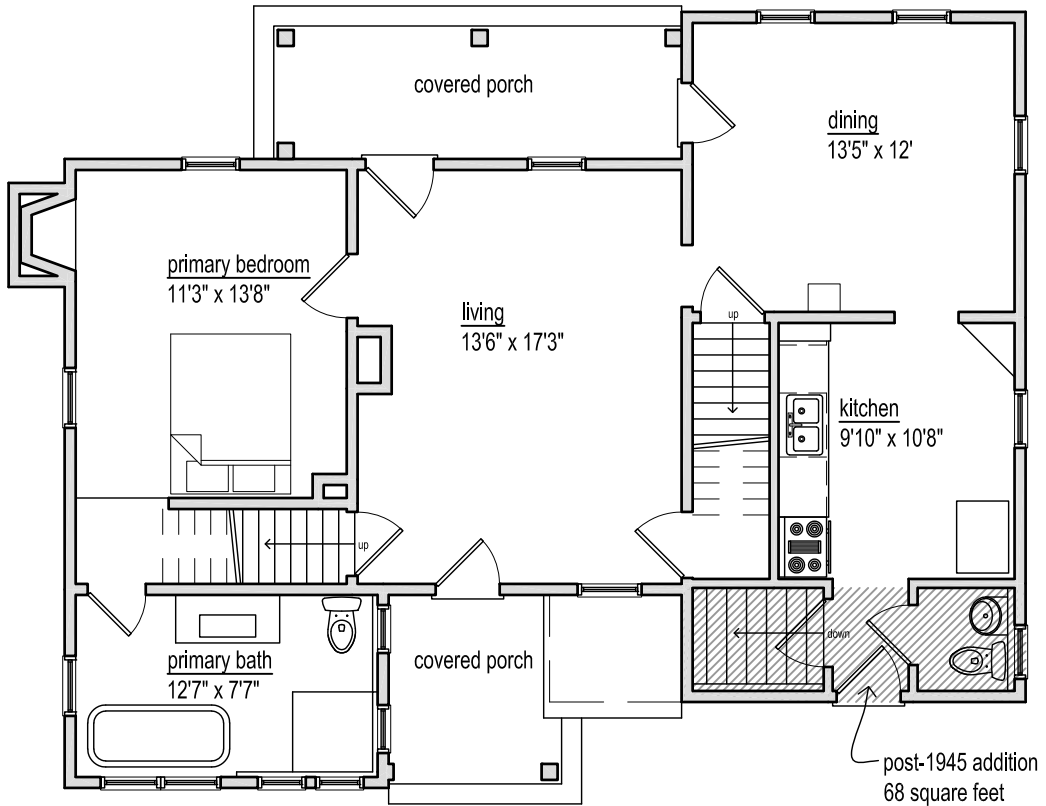
509 W Liberty (applicant photo)





LEWIS GREENSPOON ARCHITECTS  
A s k e r R e s i d e n c e

S I T E P L A N  
1/16" = 1'-0"  
Oct 3 '24

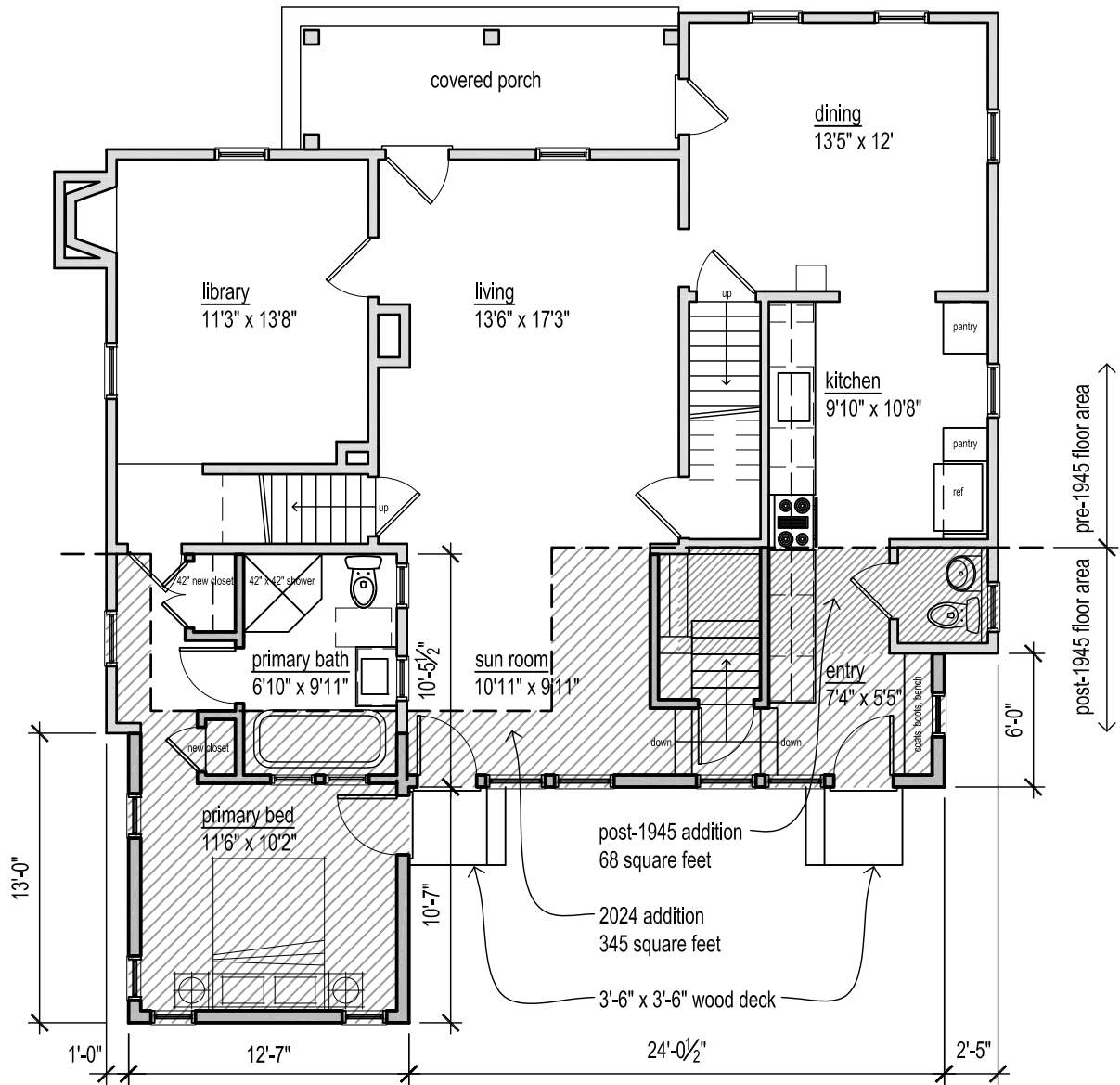


existing footprint: 924 sf



LEWIS GREENSPOON ARCHITECTS  
 A s k e r R e s i d e n c e

FLOOR PLAN - EXISTING  
 1/8" = 1'-0" Oct 3 '24



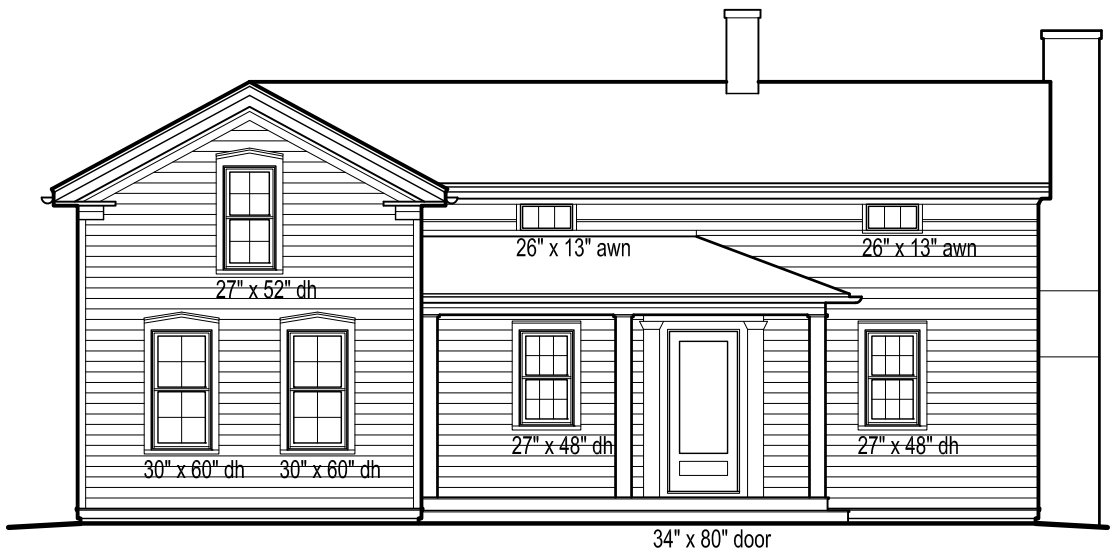
Pre-1945 footprint: 924 sf  
 New footprint (shaded): 345 + 68 = 413 sf  
 Proposed footprint: 1,337 sf  
 Percent increase: 413 / 924 = 44.7%

Pre-1945 floor area: 1,397 sf  
 New floor area: 345 + 68 = 413 sf  
 Proposed floor area: 1,810 sf  
 Percent increase in area: 413 / 1,397 = 29.6%

LEWIS GREENSPOON ARCHITECTS  
 A s k e r R e s i d e n c e

FLOOR PLAN - PROPOSED  
 1/8" = 1'-0" Oct 3 '24

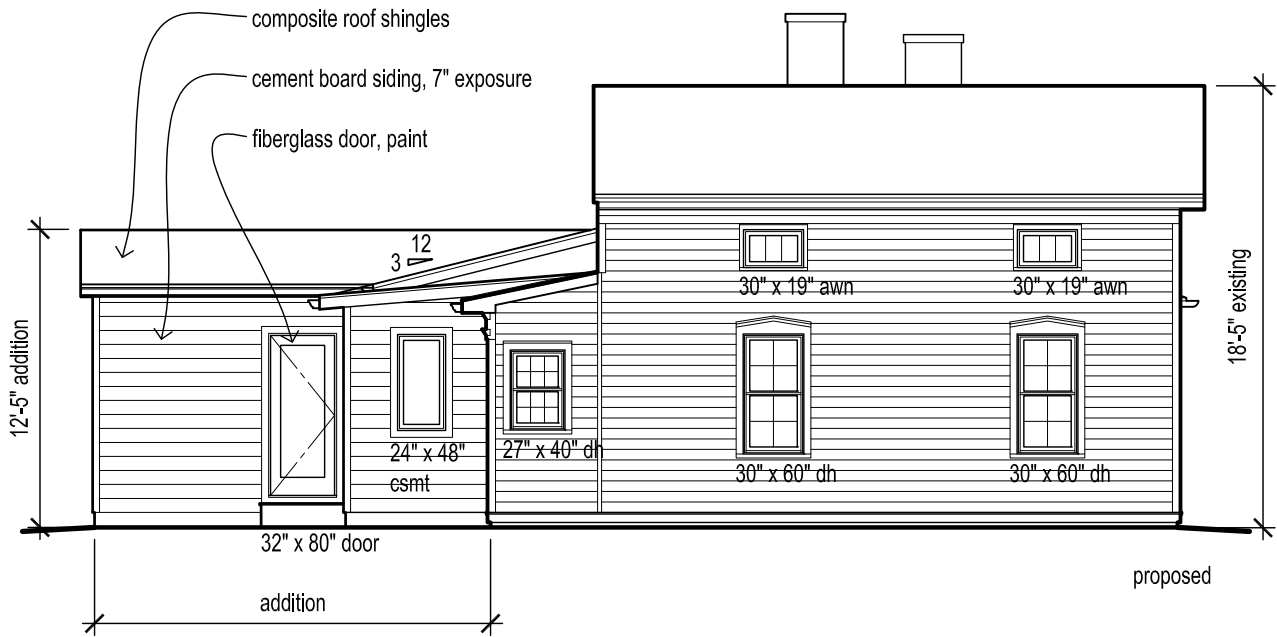
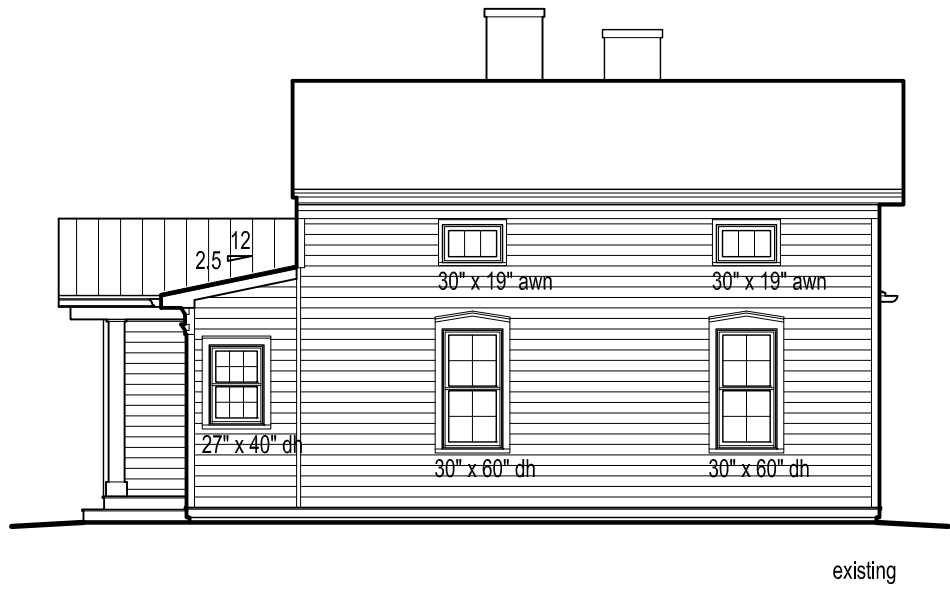




existing / proposed

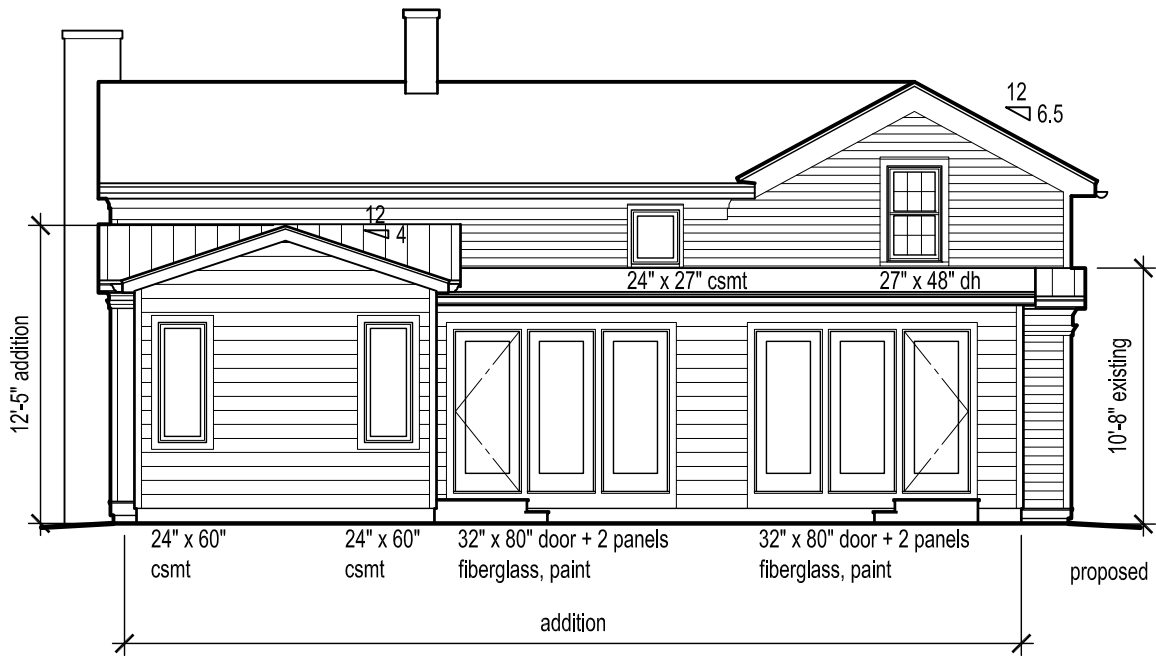
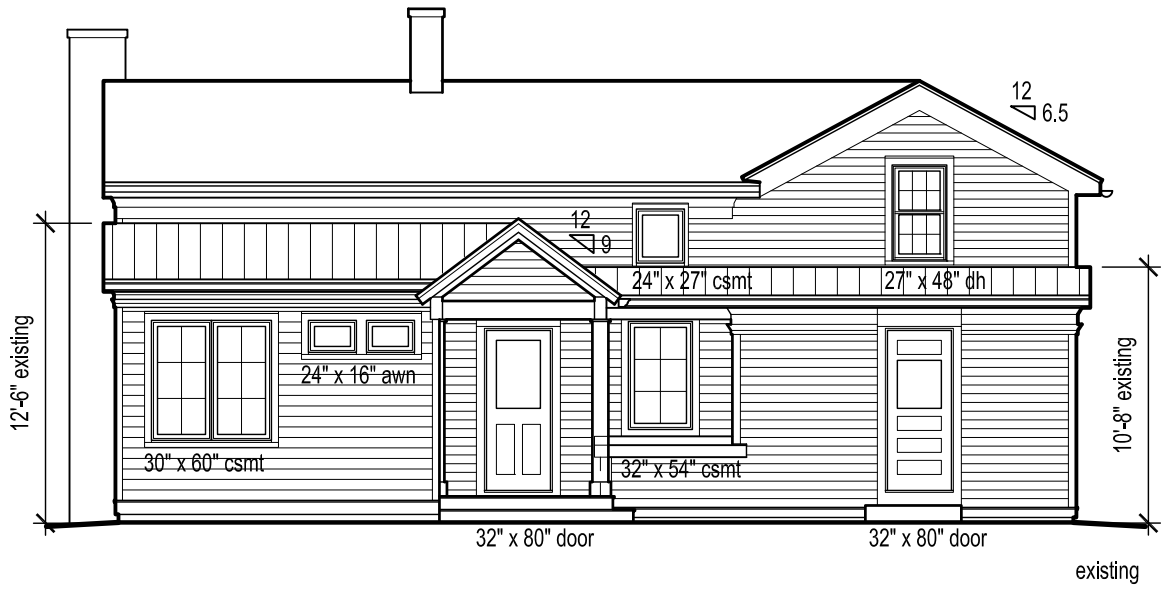
LEWIS GREENSPOON ARCHITECTS  
A s k e r   R e s i d e n c e

NORTH ELEVATION & PLAN  
1/8" = 1'-0"      Sep 17 '24



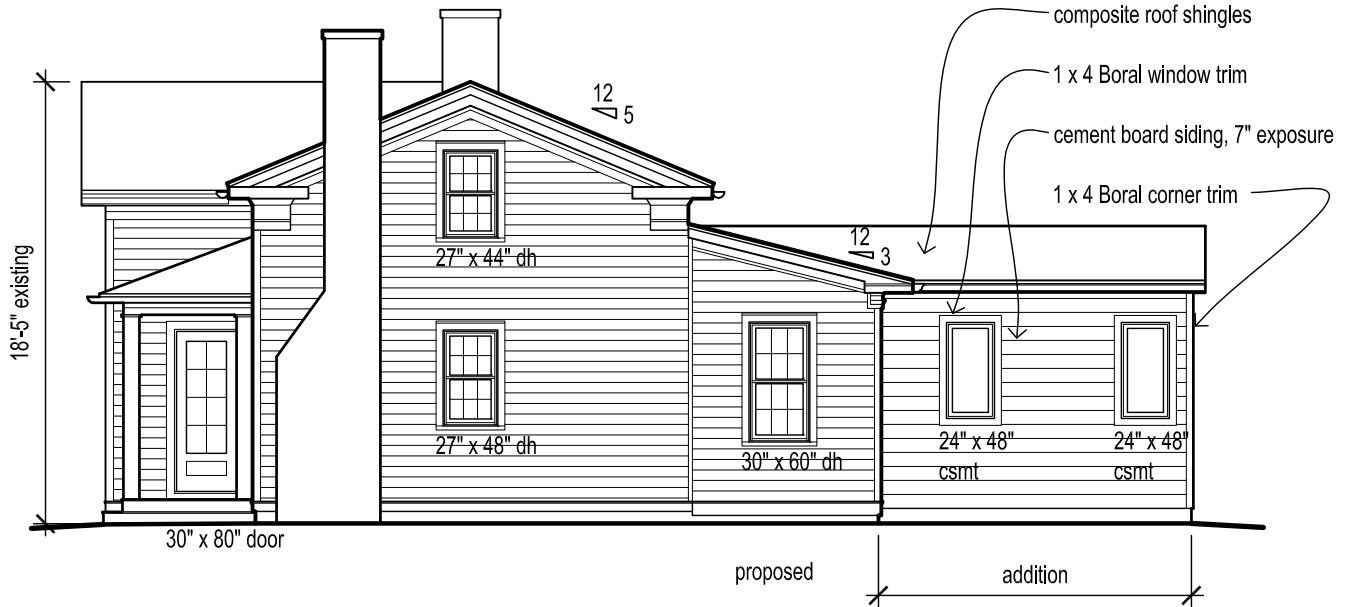
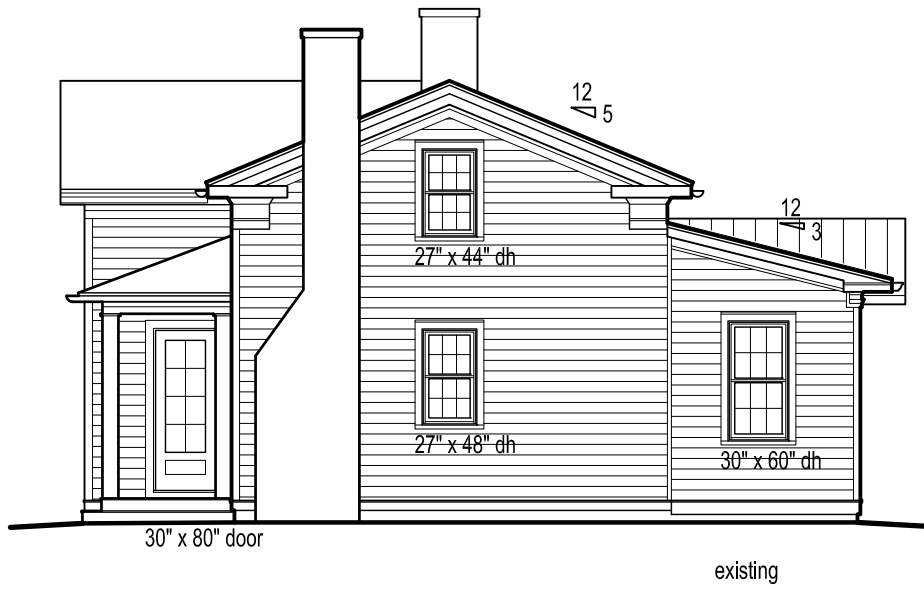
LEWIS GREENSPOON ARCHITECTS  
 A s k e r R e s i d e n c e

E A S T E L E V A T I O N  
 1/8" = 1'-0" Oct 3 '24



LEWIS GREENSPOON ARCHITECTS  
 A s k e r R e s i d e n c e

S O U T H E L E V A T I O N  
 1/8" = 1'-0" Oct 3 '24



LEWIS GREENSPOON ARCHITECTS  
 A s k e r R e s i d e n c e

W E S T E L E V A T I O N  
 1 / 8 " = 1 ' - 0 "      O c t 3 ' 2 4









# Hardie® Plank

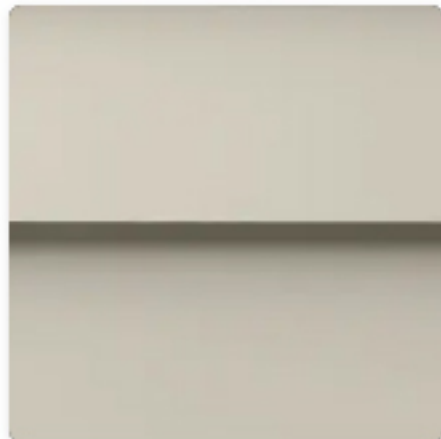
## Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

### Select your siding texture



Select Cedarmill®



**Smooth**



Beaded Select Cedarmill®

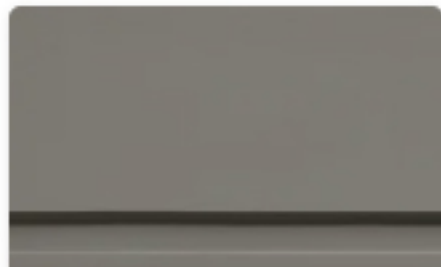


Unavailable in your area

Beaded Smooth



Unavailable in your area



Unavailable in your area



Specs: Select Cedarmill®



Specs: Smooth



<b>Width</b>	7.25 in	8.25 in	8.25 in	8.25 in
<b>Length</b>	144 in	144 in	144 in	144 in
<b>Thickness</b>	0.312 in	0.312 in	0.312 in	0.312 in
<b>ExposureWidth</b>	6 in	7 in	7 in	7 in
<b>Dream Collection®</b>			●	
<b>Primed for Paint</b>	●			●
<b>Magnolia Home   James Hardie Collection</b>		●		

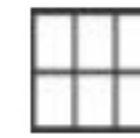
# Siteline® Clad-Wood Window: Casement



## Explore the options

*On-screen colors/finishes vary from actual products.*

### Grille Designs



Colonial Grille



No Grille



Prairie Grille



Top Down  
Grille

### Exterior Colors

Bone White 

[See all options and features >](#)



# Siteline® Clad-Wood Window: Casement



## Model Overview

### PROJECT TYPE

New construction and replacement

### MAINTENANCE LEVEL

Moderate

### WARRANTY

20 Year Warranty

### COLORS & FINISHES

28 Exterior Colors

11 Interior Colors

8 Interior Finish Options

### SCREEN & TRIM OPTIONS

4 Insect Screens

3 Exterior Trim Options

### FRAME OPTIONS

Block Frame/Replacement

Integral Nailing Fin

### GLASS

Energy efficient, tinted, textured and protective.

### DIVIDED LITES

Grilles between the glass.

### HARDWARE

3 Handle Options in 9 finishes

### MATERIALS

1 Wood Option

### MIN/MAX SIZING

Min Width: 18"

Min Height: 18"

Max Width: 42" (42" x 60")

Max Height: 84" (36" x 84")

# TruExterior®

Siding & Trim



SO AUTHENTIC. SO RELIABLE.  
**NOTHING COMPARES.**



5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

**Reversible Smooth/Woodgrain Finish**



# Low-E Glass



## AVAILABLE COLLECTIONS

- Classic Craft. Mahogany Grain
- Classic Craft. Canvas

## AVAILABLE DOOR STYLES



## AVAILABLE CONFIGURATIONS

