

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1017 W Liberty Street, Application Number HDC14-061

DISTRICT: Old West Side Historic District

REPORT DATE: May 8, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: May 5, 2014

OWNER

Name: Raven McCrory
Address: 1017 W Liberty Street
 Ann Arbor, MI 48103
Phone: (734) 834-6010

APPLICANT

Tim Rayburn
 18501 Grass Lake
 Manchester, MI 48158
 (734) 417-0092

BACKGROUND: This stately house first appears in Polk Directories in 1928 as the home of John Huss, who worked in real estate. Mrs. Huss lived in the home until at least 1940. Some of its significant features include brick on the foundation and first floor, wood siding on the second floor, a shallow shed roof facing the street over wall dormers, exposed rafter tails, and a stone 3/4-width front porch supporting square half-columns.

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

APPLICATION: The applicant seeks HDC approval to replace an existing rear deck with a new 15' x 15 1/2' screen porch in the same location.

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 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):

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.

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.

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

Porches

Appropriate: Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

STAFF FINDINGS:

1. The existing small rear porch does not appear on any Sanborn maps, which leads staff to believe it was constructed in the 1970s or later. The door opening may or may not be original – the site visit will help clarify that issue. The proposed screen porch would attach to the existing small porch roof. Since the small porch is not believed to be original, this is an appropriate way to place the new screen porch close to the house without impacting the historic structure at all.
2. The proposed screen porch is approximately 15' x 15.5'. It would be constructed of wood, with lap siding on a low half-wall, wood columns above the wall to match the existing rear porch columns, and a pyramidal roof. The siding material is not specified and should be clarified at the meeting by the applicant. Wood steps and screen doors would lead to the back yard, and the screen porch would have a ceiling and fan installed. A new light fixture is also proposed on the back of the house to light two existing rear entry doors to the home.
3. The design of the screen porch is grand, as is the house. It will have no physical

connection to historic home, and is completely reversible. Staff recommends approval of the application, and believes the work is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets both the Secretary of the Interior's Standards 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 1017 West Liberty Street, a contributing property in the Old West Side Historic District, to replace an existing rear deck with a new 15' x 15 ½' screen porch in the same location, 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 new additions, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to porches.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 1017 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, photos.

1017 W Liberty Street (2008 Survey Photos)



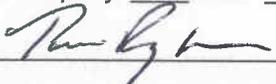
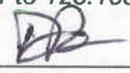




City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>1017 W. LIBERTY</u>
Historic District:	_____
Name of Property Owner (If different than the applicant):	<u>RAVEN MCCRODY</u>
Address of Property Owner:	<u>1017 W. Liberty A2</u>
Daytime Phone and E-mail of Property Owner:	<u>734-834-6010, rmccrody@gmail.com</u>
Signature of Property Owner:	<u></u> Date: <u>4/17/14</u>
Section 2: Applicant Information	
Name of Applicant:	<u>TIM RAYBURN</u>
Address of Applicant:	<u>18501 GRASS LAKE MANCHESTER, MI 48133</u>
Daytime Phone:	<u>(734) 417-0092</u> Fax: (____)
E-mail:	<u>tbrayburn@gmail.com</u>
Applicant's Relationship to Property:	____owner ____architect <input checked="" type="checkbox"/> contactor ____other
Signature of applicant:	<u></u> Date: <u>4/17/14</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 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></u>

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

1. Provide a brief summary of proposed changes. REMOVE EXISTING DECK,
BUILD NEW SCREEN PORCH IN SAME SQUARE FOOTAGE.
APPROX. 14'x14'

2. Provide a description of existing conditions. CURRENTLY A DECK EXISTS
IN THIS LOCATION, APPROX 42" ABOVE GRADE.

3. What are the reasons for the proposed changes? TO PROVIDE ENCLOSED
COVERED OUTDOOR GATHERING AREA

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

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

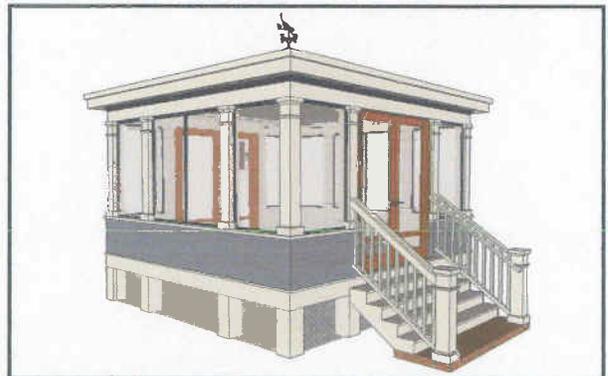
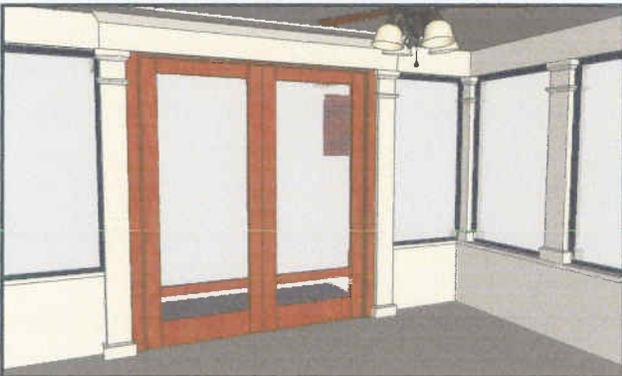
Comments:

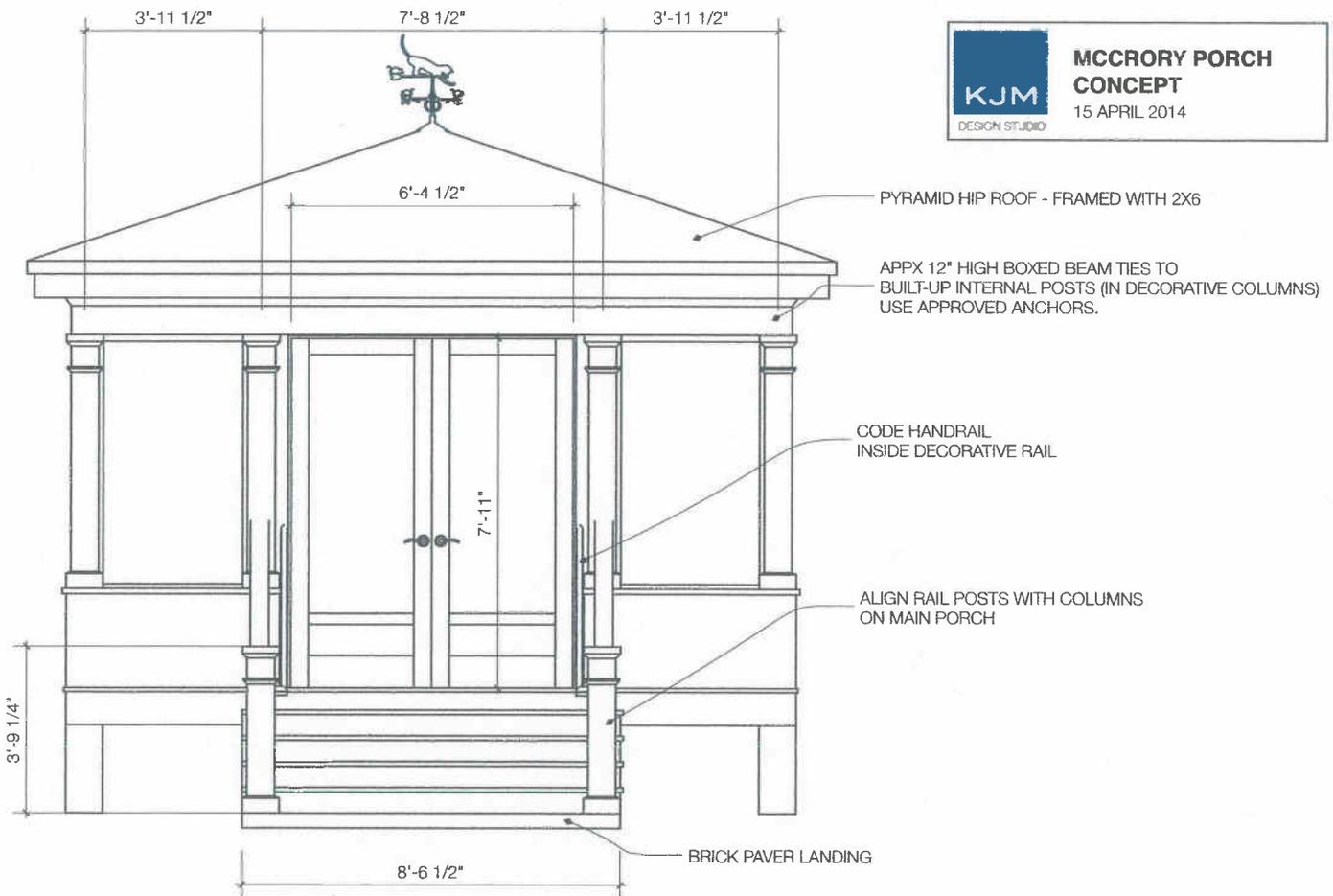
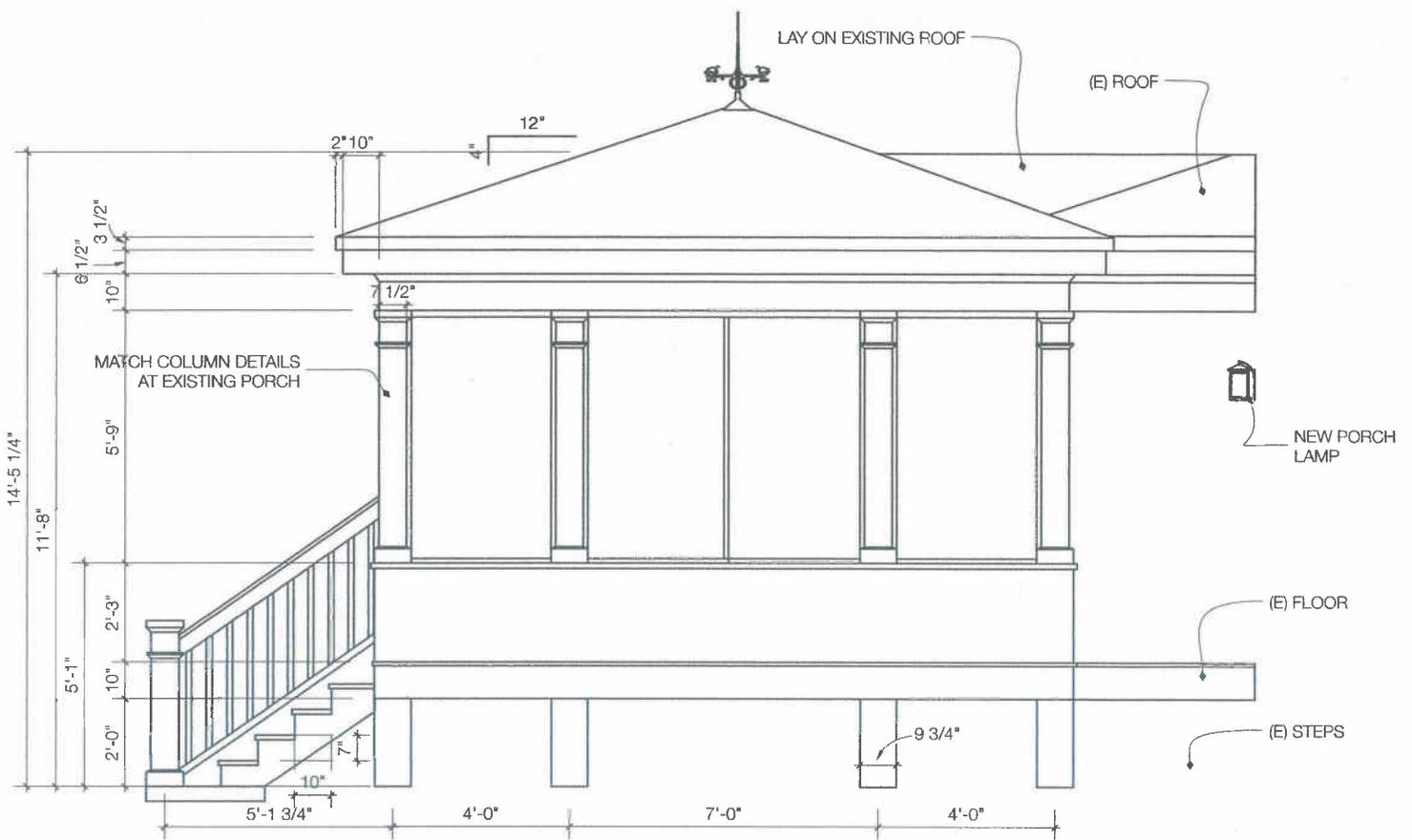


EXISTING DECK TO BE REMOVED -
SMALL COVERED PORCH WILL STAY AS IS. -



**MCCRORY PORCH
CONCEPT**
15 APRIL 2014





KJM
DESIGN STUDIO

MCCRORY PORCH CONCEPT
15 APRIL 2014

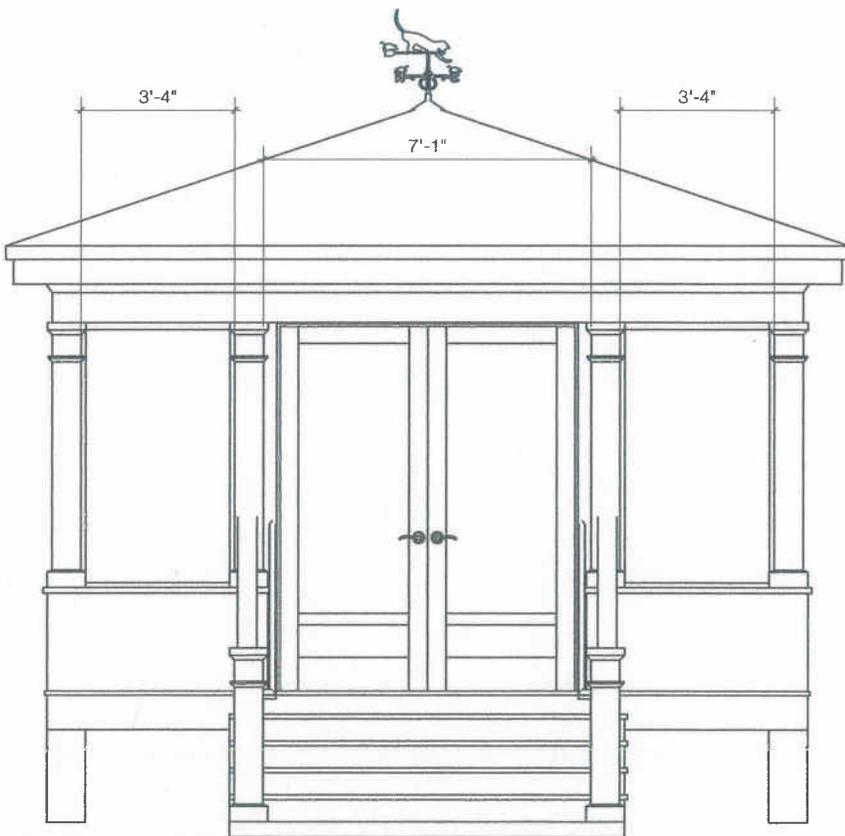
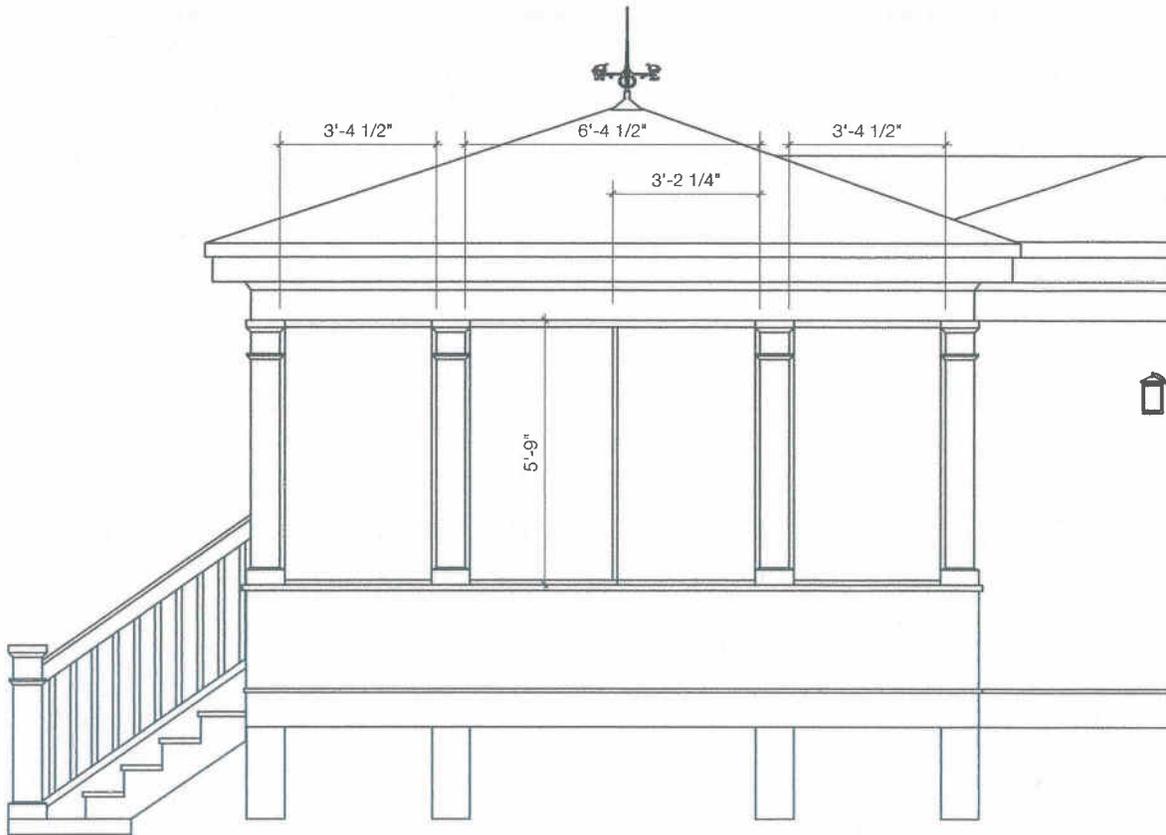
PYRAMID HIP ROOF - FRAMED WITH 2X6

APPX 12" HIGH BOXED BEAM TIES TO BUILT-UP INTERNAL POSTS (IN DECORATIVE COLUMNS) USE APPROVED ANCHORS.

CODE HANDRAIL INSIDE DECORATIVE RAIL

ALIGN RAIL POSTS WITH COLUMNS ON MAIN PORCH

BRICK PAVER LANDING




**MCCRORY PORCH
CONCEPT**
 15 APRIL 2014

FOR SCREEN SIZING

