

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 326 W Liberty Street, Application Number HDC13-152

DISTRICT: Old West Side Historic District

REPORT DATE: September 6, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, September 9 for the September 12, 2013 HDC meeting

OWNER

Name: Turtle Bay Holdings
Address: 326 W Liberty Street
 Ann Arbor MI 48104
Phone: (734) 786-8346

APPLICANT

Robb Burroughs/Base Studios
 308 ½ S State Street
 Ann Arbor, MI 48104
 (734) 929-9014

BACKGROUND: This asymmetrical, two-story brick house with concave mansard roof, dormers, and bay windows on the south and east sides, is in the Second Empire style, which is extremely rare in Ann Arbor. The house was built in 1870 for the owner of the Western Brewery, Peter Brehm, and was subsequently the Odd Fellows Hall, the Moveable Feast, Daniel's on Liberty, and most recently, office and salon space.

LOCATION: The site is located on the north side of West Liberty, between First and Third Streets.

APPLICATION: The applicant seeks HDC approval to 1) restore architectural trim and bracket detailing, 2) replace the contemporary kitchen façade with a more architecturally appropriate porch design, 3) install a new glass balcony railing on top of the one-story kitchen, and install a spiral staircase behind the house to access the balcony, 4) replace an existing egress door on the second level west façade with the window sashes from the adjacent southernmost window, and install a new door in the southernmost window opening, 5) install skylights along the north façade of the mansard roof, and 6) install a new entry door and porch along the east facade.



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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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):**Roofs**

Recommended: Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Entrances and Porches

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Windows

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

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.

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):

Doors

Not Appropriate: Installing a new door opening.

Windows

Not Appropriate: Removing or radically changing a window that is important in defining the overall historic character of the property.

Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

STAFF FINDINGS:

1. Historic photos and physical evidence of the trim and bracket detailing exists, making its restoration possible and appropriate.
2. The single-story contemporary kitchen façade is located on the east elevation, behind the main two-story house block. It features two large windows that are wider than they are tall, in an otherwise blank modern brick wall. The proposed design consists of four large windows, each with two wood panels below. The design is contemporary enough to not be mistaken for a historic feature of the house, while appearing much more sympathetic to the historic structure than the current design.
3. A glass balcony railing is proposed around the roof of the kitchen façade, on the two open sides. Behind the house, between it and the garage, a spiral staircase would be installed for egress from the balcony. The spiral staircase is appropriate, especially since it is behind the house and buried between structures, but the glass railing is incompatible for the historic character of the house. While it would be more transparent to the wall behind it than a traditional railing, the design is too modern for this easily-visible portion of the building. A black metal railing in a very simple design would be more compatible with the masonry building and match the proposed spiral stair.
4. Facing this balcony on the second floor east elevation are two historic windows with a door between them. The door used to be a third matching window. The application proposes to swap the door with the original window next to it. By doing so, both a means of egress and an original window would be retained. Staff feels this is appropriate, since the door will be no more visible in the new location than the old, and possibly less visible.

5. The four skylights proposed to be added to the rear (north) facing mansard roof are not dimensioned on the plan. As drawn, they appear to be an appropriate size and their placement on the back of the structure, completely out of sight of the street and sidewalk, is reversible.
6. An original window, in an opening that once extended to the ground, is proposed to be replaced by a door on the west rear elevation, facing the driveway. Since the window appears to be original, staff speculates that there may have been a coal chute or similar opening below the window. It does not appear wide enough to have been a door. While this elevation is probably character-defining, staff believes it is also secondary given how far it is set back from the main house block. A proposed roofed porch with full-width steps would fill barely a third of setback between the west wall of the main house block and the west wall of the rear addition. The porch design is simple and reversible, and would be invisible from the street and sidewalk. Staff believes that this secondary entrance is appropriate for the new use of the building (i.e. as office suites instead of as a house).
7. Staff believes the work, as conditioned in the proposed motion below, is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the Secretary of the Interior's Standards and Guidelines and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (Note that the motions are 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 327 W Liberty Street, a contributing property in the Old West Side Historic District, to: 1) restore architectural trim and bracket detailing, 2) replace the contemporary kitchen façade with a more architecturally appropriate porch design, 3) install a new glass balcony railing on top of the one-story kitchen, and install a spiral staircase behind the house to access the balcony, 4) replace an existing egress door on the second level west façade with the window sashes from the adjacent southernmost window, and install a new door in the southernmost window opening, 5) install skylights along the north façade of the mansard roof, and 6) install a new entry door and porch along the east façade, on the following condition – the proposed balcony railing must be of black metal instead of glass, and reviewed by staff prior to the issuance of permits. As conditioned, the proposed 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 1, 2, 5, 9 and 10 and the guidelines for roofs, entrances and porches, windows, and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to doors and windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 326 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.

326 W Liberty (2008 Survey Photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 326 WEST LIBERTY STREET

Historic District: OLD WEST SIDE HISTORIC DISTRICT

Name of Property Owner (If different than the applicant):

TURTLE BAY HOLDINGS

Address of Property Owner: 326 LIBERTY STREET ANN ARBOR, MICHIGAN 48104

Daytime Phone and E-mail of Property Owner: (734)786-8346 - joseph.lambert@sqasol.com

Signature of Property Owner: 

Date: 05/23/13

Section 2: Applicant Information

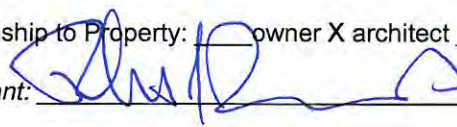
Name of Applicant: ROBB BURROUGHS / BASE STUDIOS

Address of Applicant: 308 1/2 SOUTH STATE, STE 20 ANN ARBOR, MI 48104

Daytime Phone: (734) 929-9014 Fax: (734) 929-9801

E-mail: rburroughs@basestudiosgroup.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: 

Date: 08/23/2013

Section 3: Building Use (check all that apply)


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: 

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

1. Provide a brief summary of proposed changes. See attachment

2. Provide a description of existing conditions. See attachment

3. What are the reasons for the proposed changes? See attachment

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

See attachment

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:

BASEstudios

Ms. Jill Thacher
City of Ann Arbor
Historic District Commission
100 North Fifth
Ann Arbor, MI 48104

23 August 2013

RE: **326 West Liberty Street (Peter Brehm House)
Ann Arbor Historic District Commission Application**

Please find enclosed the following continuation sheets for the HDC application form.

Section 5: Description of Proposed Changes

1. Provide a brief summary of proposed changes.

We are requesting approval for the restoration of the architectural trim and bracket detail at the bay windows and upper level fascia; replacement of the contemporary kitchen façade via a new, architecturally appropriate ‘porch’ design; inclusion of a second floor terrace with glass handrail system and circular egress stair; replacement of the existing egress door on the second level west façade with the window sashes from the adjacent southernmost window and new door in this window opening; skylights along the north façade of the mansard roof; and new entry door and porch along the east facade.

Prior staff approval has been granted to the reconstruction of the front porch and new carriage doors into the 1970’s garage structure.

2. Provide a description of existing conditions.

The building was originally constructed as a private residence and then converted to several iterations of commercial restaurant use. The latest use was a small spa tenant located on the first floor. The building has remained vacant for several years prior to the current owner’s purchase of the property.

3. What are the reasons for the proposed changes

The building is being converted from a mix of commercial uses to an office environment.

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.*

Photos are attached as part of the formal submittal.

326 Liberty Renovation

Released For: HDC Submittal

Release Date: 8/23/2013
 BASE Project Number: WLH13

Drawing List

General			
G-1.0	Title Sheet	HDC Submittal	8/23/2013
Demolition			
AD-2.1	Exterior Elevations - Existing Conditions	HDC Submittal	8/23/2013
AD-2.2	Exterior Elevation - Existing Conditions	HDC Submittal	8/23/2013
Architectural			
A-2.1	Exterior Elevations - New Work	HDC Submittal	8/23/2013
A-2.2	Exterior Elevations - New Work	HDC Submittal	8/23/2013
Photographs			
HDC-1	Photographs	HDC Submittal	8/23/2013
HDC-2	Photographs	HDC Submittal	8/23/2013
HDC-3	Photographs	HDC Submittal	8/23/2013



File Path: C:\Users\MarkD\Google Drive\Revit_LocalFiles\WLH13_MarkD.rvt
 Plot Date/Time: 8/30/2013 4:09:52 PM

BASE studios
 308 1/2 South State
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 Ann Arbor, MI 48104
 p 734.525.9000
 info@basestudiosgroup.com

Job Name: 326 Liberty Renovation
 Owner (Client): Turtle Bay Holdings
 Job Address: 326 Liberty Street, Ann Arbor MI
 BASE Job #: WLH13

Sheet Title:
 Title Sheet
 Released For: HDC Submittal

Latest Revision: 8/23/2013
 Original Issue: 8/23/2013
 Drawing Number: G-1.0

Plot Date/Time: 8/30/2013 4:09:44 PM File Path: C:\Users\MarkD\Google Drive\Revit_LocalFiles\W.L.H13_MarkG.rvt



2 South Elevation - Existing Conditions
AD-2.1 Scale: 3/32" = 1'-0"



1 West Elevation - Existing Conditions
AD-2.1 Scale: 3/32" = 1'-0"

General Sheet Notes:

None

Sheet Key Notes:

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Job Name: 326 Liberty Renovation
Owner (Client): Turtle Bay Holdings
Job Address: 326 Liberty Street, Ann Arbor MI
BASE Job #: WLH13

Sheet Title: Exterior Elevations - Existing Conditions
Released For: HDC Submittal

Latest Revision: 8/23/2013
Original Issue: 8/23/2013
Drawing Number: AD-2.1

Plot Date/Time: 8/30/2013 4:09:45 PM File Path: C:\Users\MarkD\Google Drive\Revit_LocalFiles\W.L.H.3_MarkG.rvt



2 East Elevation - Existing Conditions
AD-2.2 Scale: 3/32" = 1'-0"



1 North Elevation - Existing Conditions
AD-2.2 Scale: 3/32" = 1'-0"

General Sheet Notes:

None

Sheet Key Notes:

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Job Name: **326 Liberty Renovation**

Owner (Client): **Turtle Bay Holdings**

Job Address: 326 Liberty Street, Ann Arbor MI

BASE Job #: **WLH3**

Sheet Title: **Exterior Elevation - Existing Conditions**

Released For: **HDC Submittal**

Latest Revision: **8/23/2013**

Original Issue: **8/23/2013**

Drawing Number: **AD-2.2**

Plot Date/Time: 8/30/2013 4:09:40 PM File Path: C:\Users\MarkD\Google Drive\Revit_LocalFiles\W.L.H.3_MarkG.rvt



2 South Elevation New Work
A-2.1 Scale: 3/32" = 1'-0"

General Sheet Notes:

None

Sheet Key Notes:

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Job Name: **326 Liberty Renovation**
Owner (Client): **Turtle Bay Holdings**
Job Address: 326 Liberty Street, Ann Arbor MI
BASE Job #: **WLH3**

Sheet Title: **Exterior Elevations - New Work**
Released For: **HDC Submittal**

Latest Revision: **8/23/2013**
Original Issue: **8/23/2013**
Drawing Number:

A-2.1



1 West Elevation New Work
A-2.1 Scale: 3/32" = 1'-0"

Plot Date/Time: 8/30/2013 4:35:20 PM File Path: C:\Users\MarkD\Google Drive\Revit_LocalFiles\WLFH3_MarkG.rvt



2 East Elevation New Work
A-2.2 Scale: 3/32" = 1'-0"



1 North Elevation New Work
A-2.2 Scale: 3/32" = 1'-0"

General Sheet Notes:

None

Sheet Key Notes:

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Job Name: **326 Liberty Renovation**
Owner/Client: **Turtle Bay Holdings**
Job Address: 326 Liberty Street, Ann Arbor MI
BASE Job #: WLFH3

Sheet Title: **Exterior Elevations - New Work**
Released For: **HDC Submittal**

Latest Revision: **8/23/2013**
Original Issue: **8/23/2013**
Drawing Number: **A-2.2**



3 Existing Bay Windows
 HDC-1 Scale: 1/2" = 1'-0"



2 Southwest View
 HDC-1 Scale: 1/2" = 1'-0"



4 East Facade
 HDC-1 Scale: 1/2" = 1'-0"



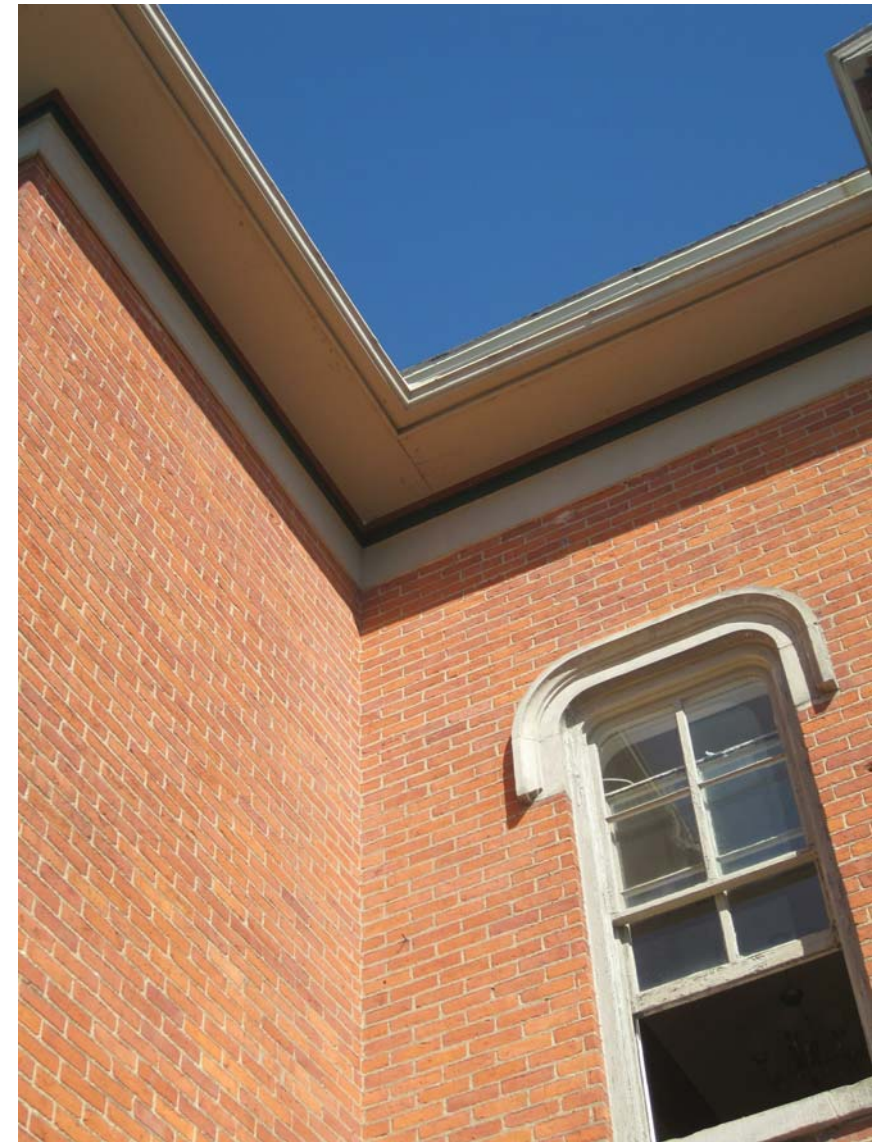
1 South Facade
 HDC-1 Scale: 1/2" = 1'-0"



3 Elevation @ Proposed Porch & Terrace
 HDC-2 Scale: 12" = 1'-0"



2 Elevation @ Proposed Porch & Terrace
 HDC-2 Scale: 12" = 1'-0"



1 Existing Roof Fascia
 HDC-2 Scale: 12" = 1'-0"

Plot Date/Time: 8/30/2013 4:09:55 PM File Path: C:\Users\MarkD\Google Drive\Revit_LocalFiles\W.L.H13_MarkD.rvt

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Job Name: **326 Liberty Renovation**
 Owner (Client): **Turtle Bay Holdings**
 Job Address: 326 Liberty Street, Ann Arbor MI
 BASE Job #: **WLH13**

Sheet Title:
Photographs
 Released For: HDC Submittal

Latest Revision: **8/23/2013**
 Original Issue: **8/23/2013**
 Drawing Number: **HDC-2**

Plot Date/Time: 8/30/2013 4:09:57 PM File Path: C:\Users\MarkD\Google Drive\Revit_LocalFiles\WVH13_MarkD.rvt



4 Existing Breezeway & Garage Building
HDC-3 Scale: 12" = 1'-0"



2 West Elevation Existing Window - Proposed Door Location
HDC-3 Scale: 12" = 1'-0"



Demolish basement hatch, concrete curb and associated stair

3 West Elevation
HDC-3 Scale: 12" = 1'-0"



1 West Elevation Existing Window - Detail
HDC-3 Scale: 12" = 1'-0"