

Ann Arbor Historic District Commission Staff Report

Application Information

Address: 1026 West Liberty Street.

Application Number: HDC26-0071.

District: Old West Side Historic District.

Status: Contributing.

Report Date: July 6, 2026.

Report Prepared By: Mariana Melin-Corcoran, City Planner.

Review Committee Date: July 9, 2026.

Owner: Emily J. Youatt and Kathleen E. Cawley.

Owner Address: 1026 West Liberty Street, Ann Arbor, MI, 48103.

Owner Phone: (859) 248-1187.

Applicant: Kerry Noonan.

Applicant Address: 1900 West Ellsworth Road, Ann Arbor, MI, 48108.

Applicant Phone: (616) 747-0418.

Background

Site History: This 1 ½ story craftsman home features three- and four-over-one windows, bracketed eaves and gables, stucco on the first floor and shingles on the dormers (gabled on the front and shed on the rear) and side gable ends, and a front porch with stuccoed half-columns supporting pairs of square half-columns, wood guardrails, and interesting vertical slat eave trim in the front porch gable. The west elevation features a red brick chimney and a shallow pop-out with its own gable roof. The contributing garage behind the house was constructed before 1925 and features front gable trim that matches that of the house.

In 2022, the HDC approved a two-story rear addition and other work including replacing the front stairs and railings, infilling a side door, and installing a new window on the east elevation.

Location: The site is on the north side of West Liberty Street between Eighth Street and Crest Avenue.

Figure 1: Location map showing 1026 West Liberty Street outlined in blue.



Application: The applicant seeks HDC to construct a 320sqft pergola in the rear yard.

Applicable Regulations

From the Secretary of the Interior's Standards for Rehabilitation (other SOI Standards may also apply):

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (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):

Building Site:

- Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.
- Recommended: Retaining the historic relationship between buildings, landscape features, 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.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may also apply):**All New Construction**

- Appropriate: Retaining the historic relationship between buildings, landscape features and open space.
- Appropriate: Designing new features so they are compatible with the historic character of the site, district, and neighborhood.
- Appropriate: Retaining site features that are important to the overall historic character.
- Not Appropriate: Introducing any new building that is out of scale or otherwise inappropriate to the setting's historic character.
- Not Appropriate: Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

New Residential Accessory Structures

- Appropriate: Locating sheds and garages in the rear yard.
- Appropriate: Using exterior wall and roof materials that are compatible with historic materials on the main structure and in the neighborhood.

Staff Findings:

1. Construction of new accessory structures in the rear yard can be approved by staff if they do not exceed 100sqft in floor area or footprint. New at-grade, stone patios can be approved by staff in the rear yard if they do not exceed 150sqft in area. Because of the

size of the proposed pergola and patio, this application must be approved by the Commission.

2. The proposed pergola will be 320sqft and located in the rear yard. It will measure 16ft x 20ft and will be 8.5ft in height. It will have four simple 6x6 wood posts and cedar rafters and purlins. The rafters will have 2ft of overhang and decorative scroll cut ends.
3. The pergola will be located 5ft from the north (rear) lot line and 3ft from the east (side) lot line. The distance from the historic house and garage are not specified in the application, but it appears to be roughly 10ft from the corner of the garage and more than 20ft from the back of the 2022 addition.
4. A natural stone, rectangular, at-grade patio is proposed underneath the pergola and will also be 320sqft in area.
5. The proposed pergola and patio are large, but they are pushed far back on the parcel. They will be minimally visible from the right of way. The design is simple, and the work is reversible. No historic materials will be impacted as part of construction. Staff believes the size and design are not out of scale with the lot or district and recommends approval.

Possible Motions:

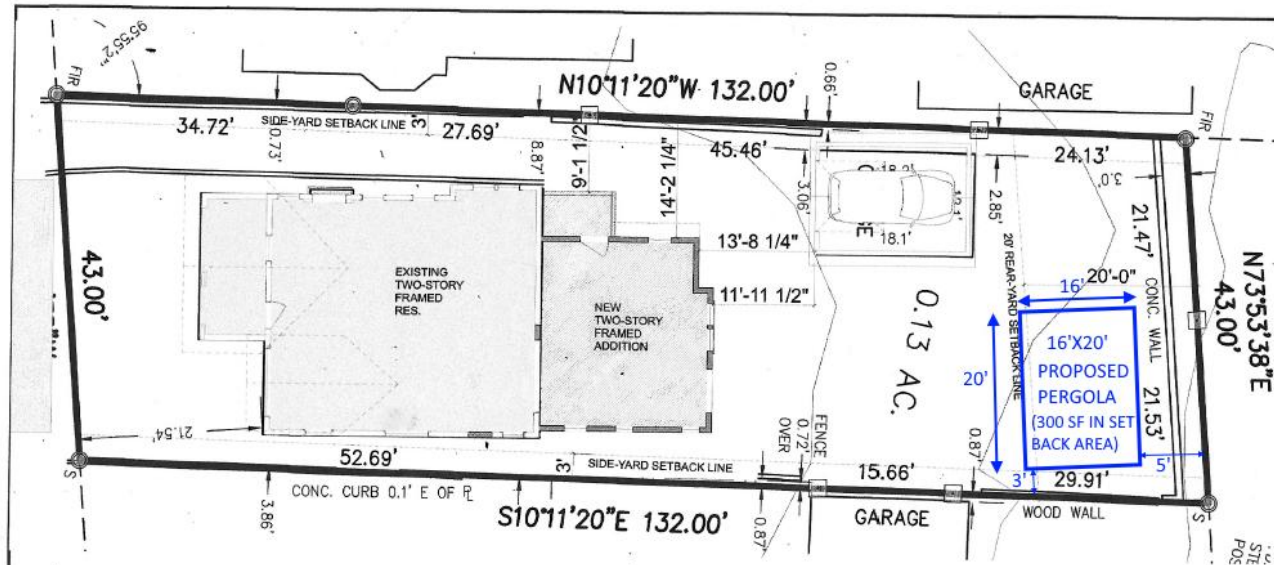
(Note that the motions support staff findings and are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 1026 West Liberty Street, a contributing property in the Old West Side Historic District, to construct a 320sqft pergola and patio in the rear yard. 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 1, 9 and 10 and the guidelines for building site, as well as the *Ann Arbor Historic District Design Guidelines* for new construction and new residential accessory structures.

ATTACHMENTS: application, narrative, renderings, photographs.

Image 1: 1026 W Liberty Street (Survey photo, 2008)





CAWLEY
1026 W LIBERTY ST, ANN ARBOR, MI 48103
Parcel ID: 09-09-30-404-013

mkA
ARCHITECTURAL

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CAWLEY+YOUATT
1026 W. LIBERTY
ANN ARBOR, MI

RENOVATIONS +
REAR ADDITION

REVISIONS:	
1	11.22 PERMIT
2	
3	
4	
5	

PROJECT NO: PROJECT CODE

MODEL FILE

CAD: DWG/PLT/3D/IFC

DRAWN BY: MK

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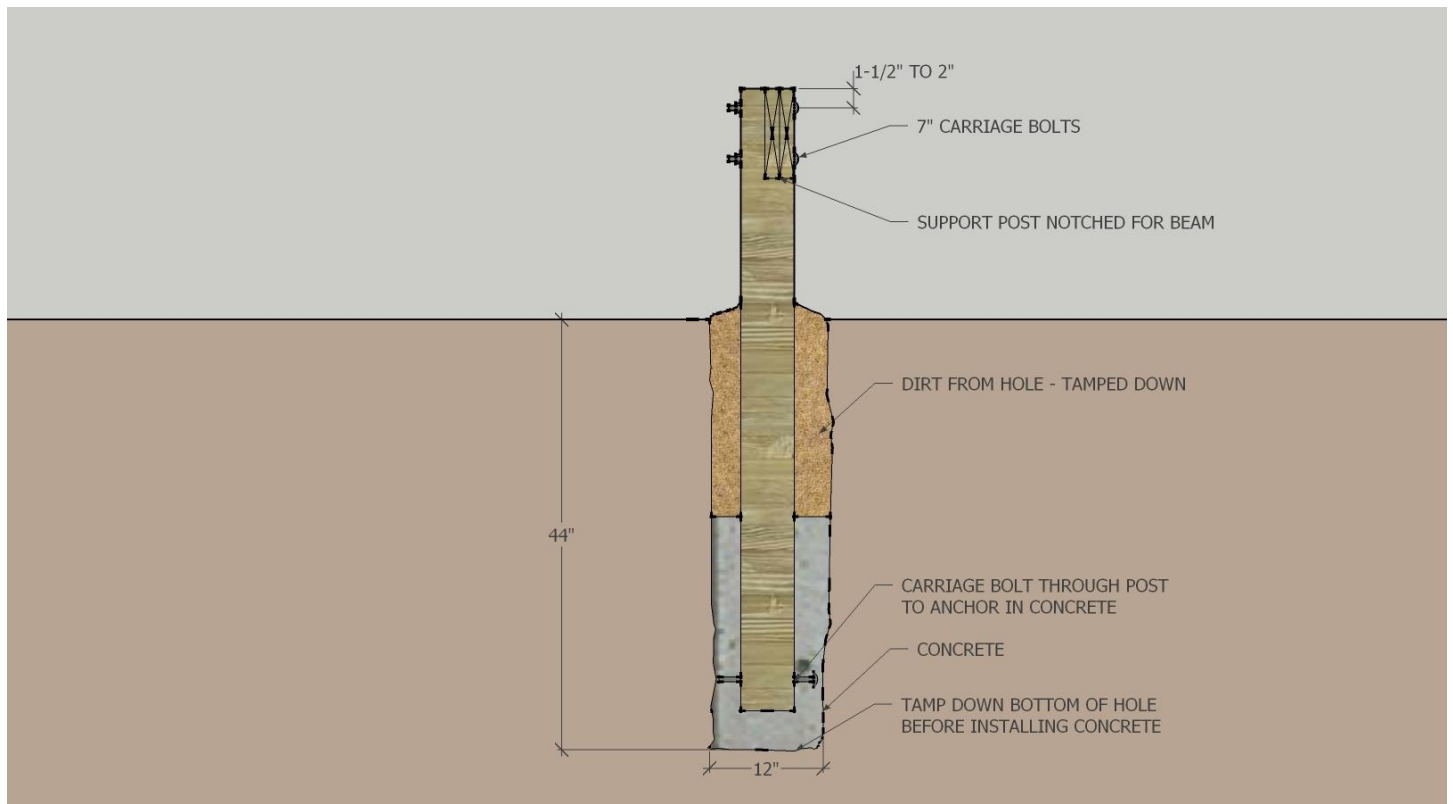
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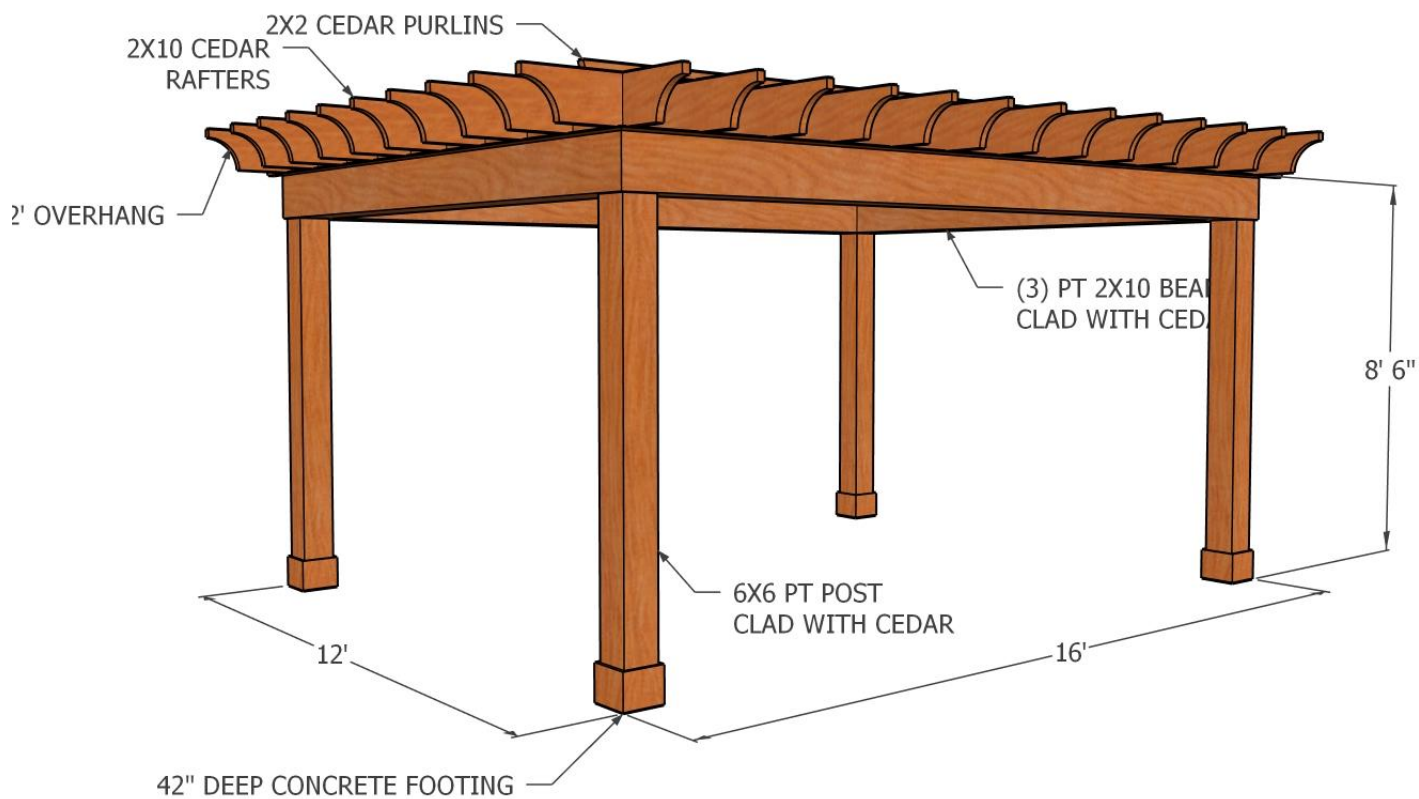
SITE PLAN

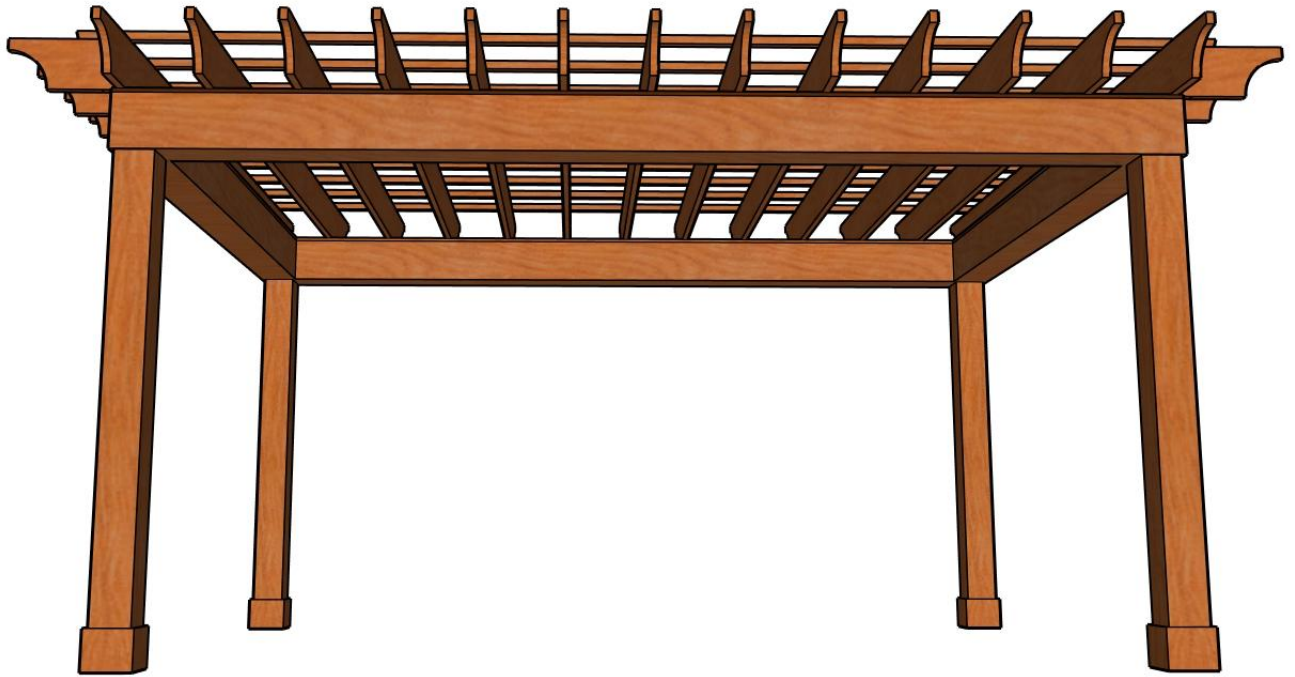
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SHEET 2 OF 46











Provide labor and materials to build 16'x20' cedar pergola

Posts

- Install concrete footings below frostline
- 6x6 treated pine support posts with cedar trim wrap
- Cedar baseboard trim

Beams

- 2x10 structural beams with cedar trim wrap
- Install engineered rot resistant trim on top of beams

Rafters

- Install cedar pergola rafters with decorative scroll cut ends

Purlins

- Install 2x2 cedar purlins

