

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 302 East Liberty Street, Application Number HDC15-183

DISTRICT: Old West Side Historic District

REPORT DATE: October 8, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 5, 2015

	OWNER	APPLICANT
Name:	Matthew Krichbaum	Same
Address:	221 N Main St Ann Arbor, MI 48104	
Phone:	(734) 996-5600	

BACKGROUND: This Dutch colonial revival was built in 1908 and first occupied by Joseph Parker and Joe's Saloon. It features a gambrel center gable with a Palladian window and full-width front porch with Ionic columns. The building was occupied for many years by the Herb David Guitar Studio.

Numerous certificates of appropriateness have been issued for the property, most recently HDC approval in 2011 for continuous soffit vents and light-colored roofing, a staff approval in 2008 to replace failed wood siding on the west elevation, porch repairs in 2004, and a rear addition in 1995.

In September, 2015 the HDC issued a certificate of appropriateness for a new sign and new mechanical equipment on roof of the rear wing.

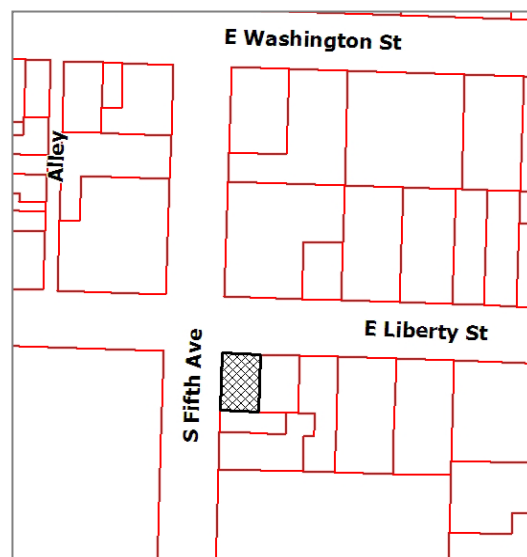
LOCATION: The site is located on the southeast corner of East Liberty Street and South Fifth Avenue.

APPLICATION: The applicant seeks HDC approval to install a new door in a new opening on the east elevation, to accommodate a new interior lift for barrier-free access.

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.
- (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):

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 paneled doors, fanlights, and sidelights.

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

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

Doors

Not Appropriate: Installing a new door opening.

STAFF FINDINGS:

1. The proposed door is a steel slab with wood framing painted to match the house. It would be installed near the back of the east elevation, below the fire escape. The historic side door cannot accommodate the lift because it is in a stairwell leading to the basement. A door further back is too high and would require a ramp, which there is not enough room to install along the side of the house. A change in the materials of the foundation (from stone to CMU) suggests that the proposed door is on a newer rear addition to the house. The new location of the displaced electrical meter is not indicated.
2. The door's location is nearly out of sight from the sidewalk. Staff's opinion is that this additional door opening will not affect the historic building, and will provide important access to those not able to navigate stairs.
3. Staff believes the work 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 302 E. Liberty Street, a contributing property in the East Liberty Historic District, install a new door in a new opening on the east elevation, to accommodate a new interior lift for barrier-free access. 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, 9 and 10 and the guidelines for entrances and porches, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to doors.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 302 East Liberty Street in the East Liberty 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.

302 East Liberty (2002 file photo)








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>302 E. LIBERTY, ANN ARBOR, MI 48104</u>
Historic District: <u>EAST LIBERTY</u>
Name of Property Owner (If different than the applicant): <u>MATTHEW KRICHBAUM</u>
Address of Property Owner: <u>221 N. MAIN STREET, STE. 200, ANN ARBOR, MI 48104</u>
Daytime Phone and E-mail of Property Owner: <u>734-996-5600 / MATTHEW@SRKLLP.COM</u>
Signature of Property Owner: <u></u> Date: <u>9/16/15</u>
Section 2: Applicant Information
Name of Applicant: <u>MATTHEW KRICHBAUM</u>
Address of Applicant: <u>221 N. MAIN STREET, STE. 200, ANN ARBOR, MI 48104</u>
Daytime Phone: (<u>734</u>) <u>996-5600</u> Fax: (<u>734</u>) <u>662-0552</u>
E-mail: <u>MATTHEW@SRKLLP.COM</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u></u> Date: _____
Section 3: Building Use (check all that apply)
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> 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. _____

1. Add an exterior door on the East side of the house in the rear addition for access for disabled people.

2. Provide a description of existing conditions. _____

1. SEE ATTACHED DRAWINGS.

3. What are the reasons for the proposed changes? _____

1. The exterior door and internal wheel chair lift will allow access to the building for disabled people.

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

SEE ATTACHED.

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

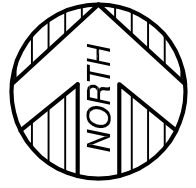
Staff signature: _____ _____HDC NTP _____ Staff COA

Comments:

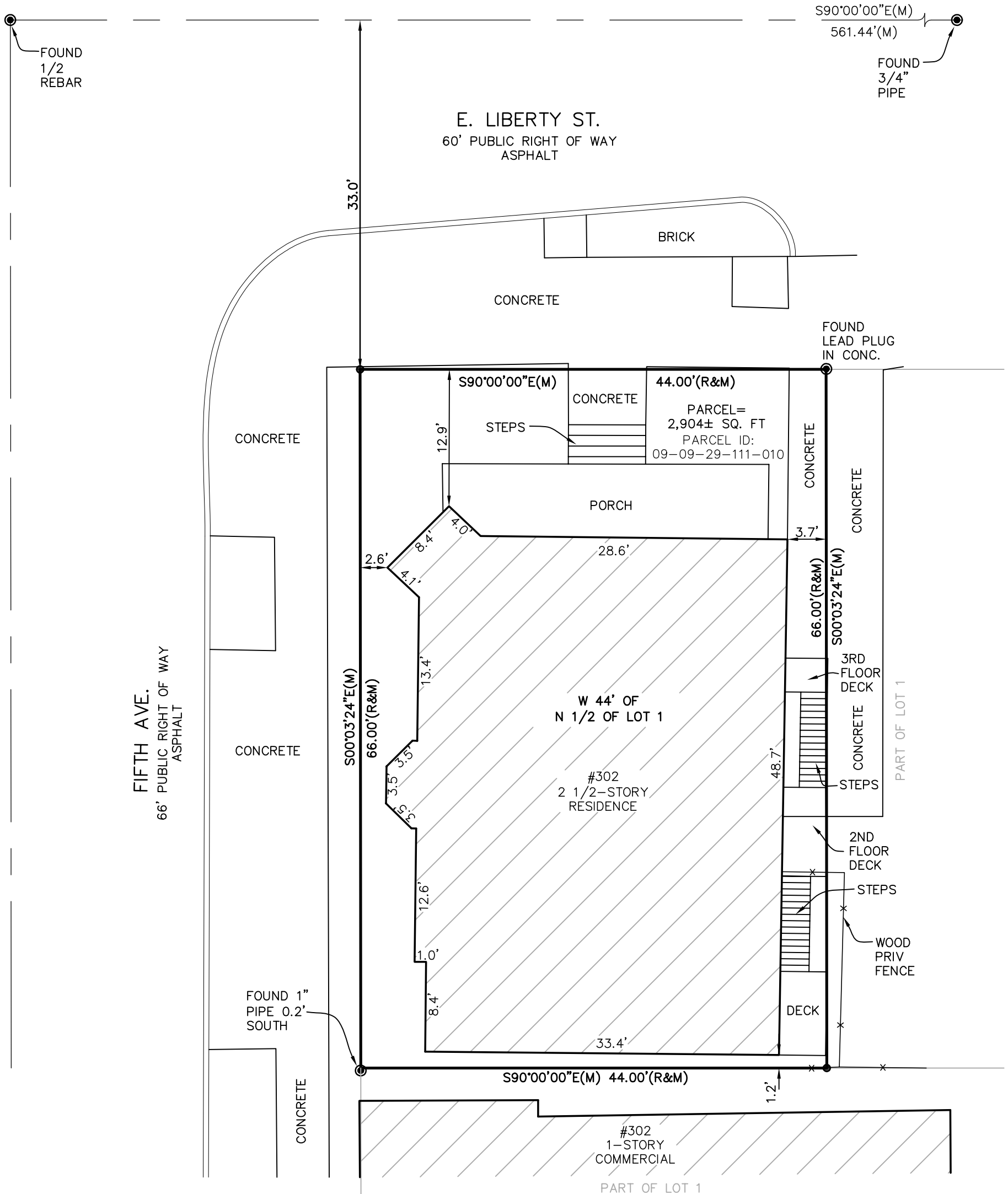
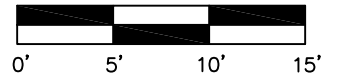
BOUNDARY SURVEY

PROPERTY DESCRIPTION:

ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
 WEST 44 FEET OF NORTH 1/2 LOT 1 BLOCK 3
 SOUTH RANGE 6 EAST ORIGINAL PLAT OF THE
 VILLAGE (NOW CITY) OF ANN ARBOR.



SCALE 1"=10'



I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN DESCRIBED AND THAT THIS MAP REPRESENTS THE RESULTS OF THE SURVEY.

LEGEND

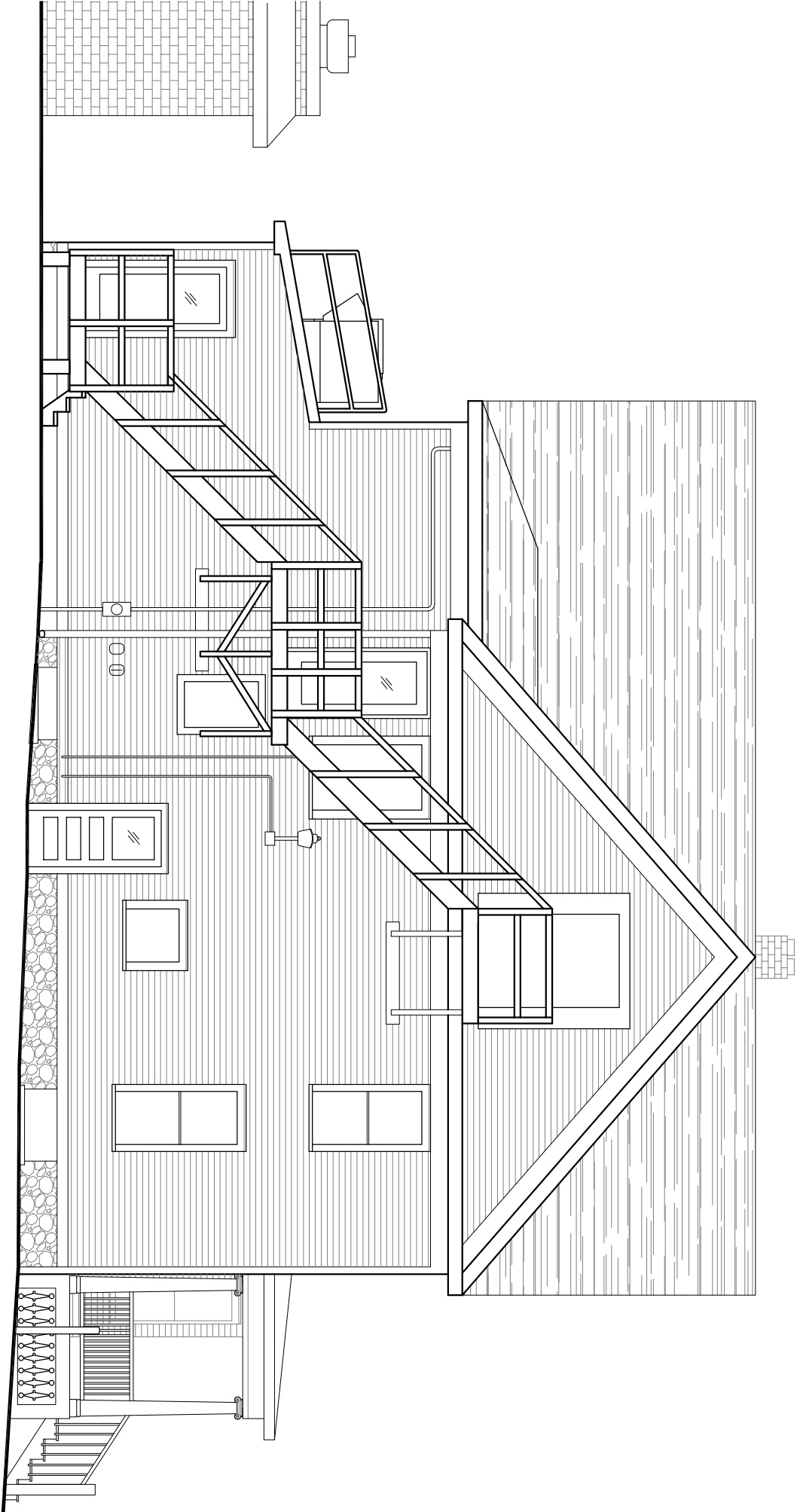
- SET MAG NAIL
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

NOTE:

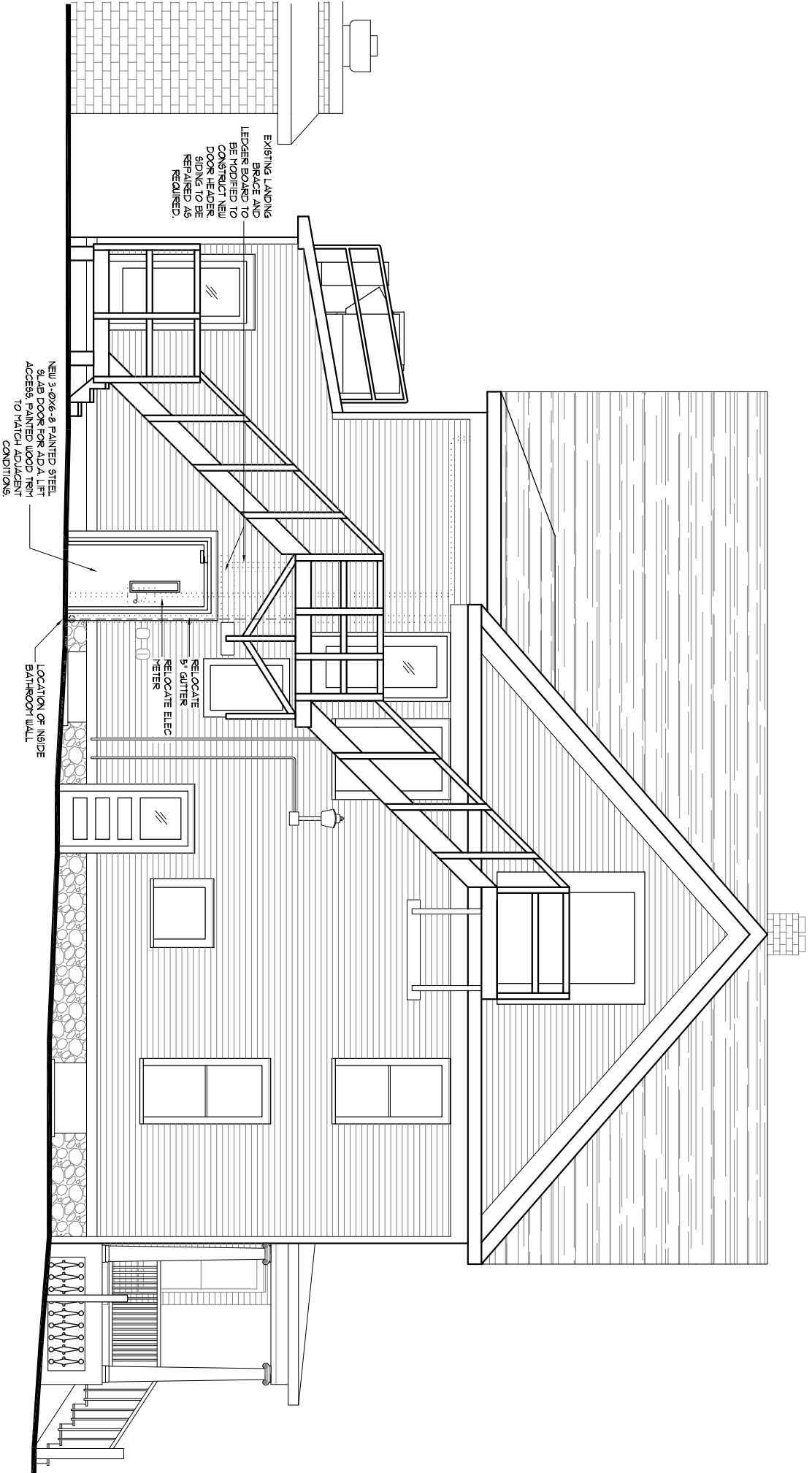
A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN..

ANTHONY T. SYCKO, JR., P.S.
 PROFESSIONAL SURVEYOR
 MICHIGAN LICENSE NO. 47976

	<p>KEM-TEC & ASSOCIATES 22556 GRATIOT AVE. EASTPOINTE, MI 48021 PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS (586)772-2222 * FAX (586)772-4048</p>
CERTIFIED TO: MATTHEW KRICHBAUM	
FIELD SURVEY: MP MM	DATE: AUGUST 13, 2015
DRAWN BY: MAI	SHEET: 1 OF 1
SCALE: 1" = 10'	JOB NO.: 15-02745

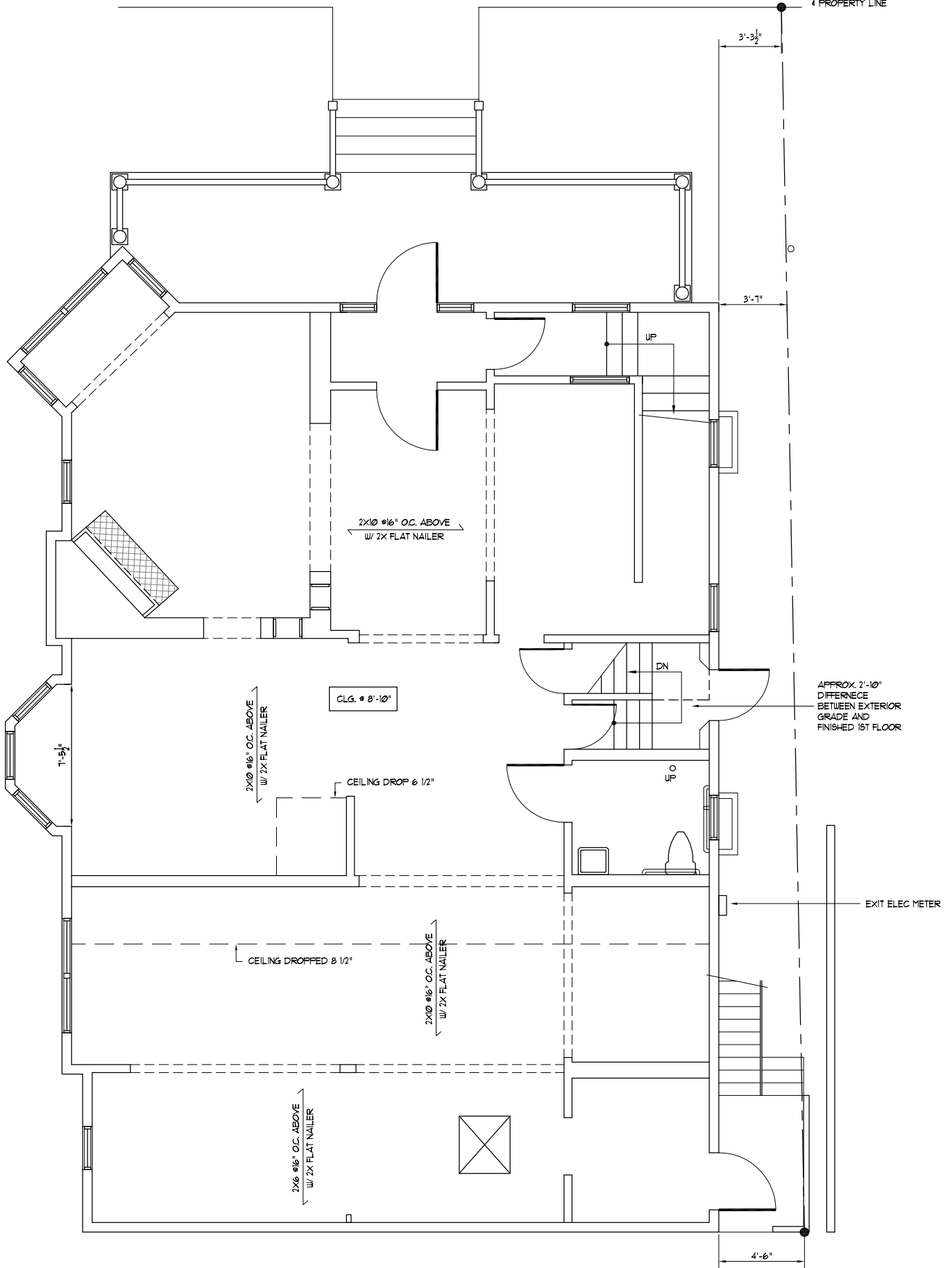


EXISTING
EAST ELEVATION
SCALE: 1/4" = 1'-0"



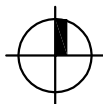
**PROPOSED
EAST ELEVATION**
SCALE: 1/4" = 1'-0"

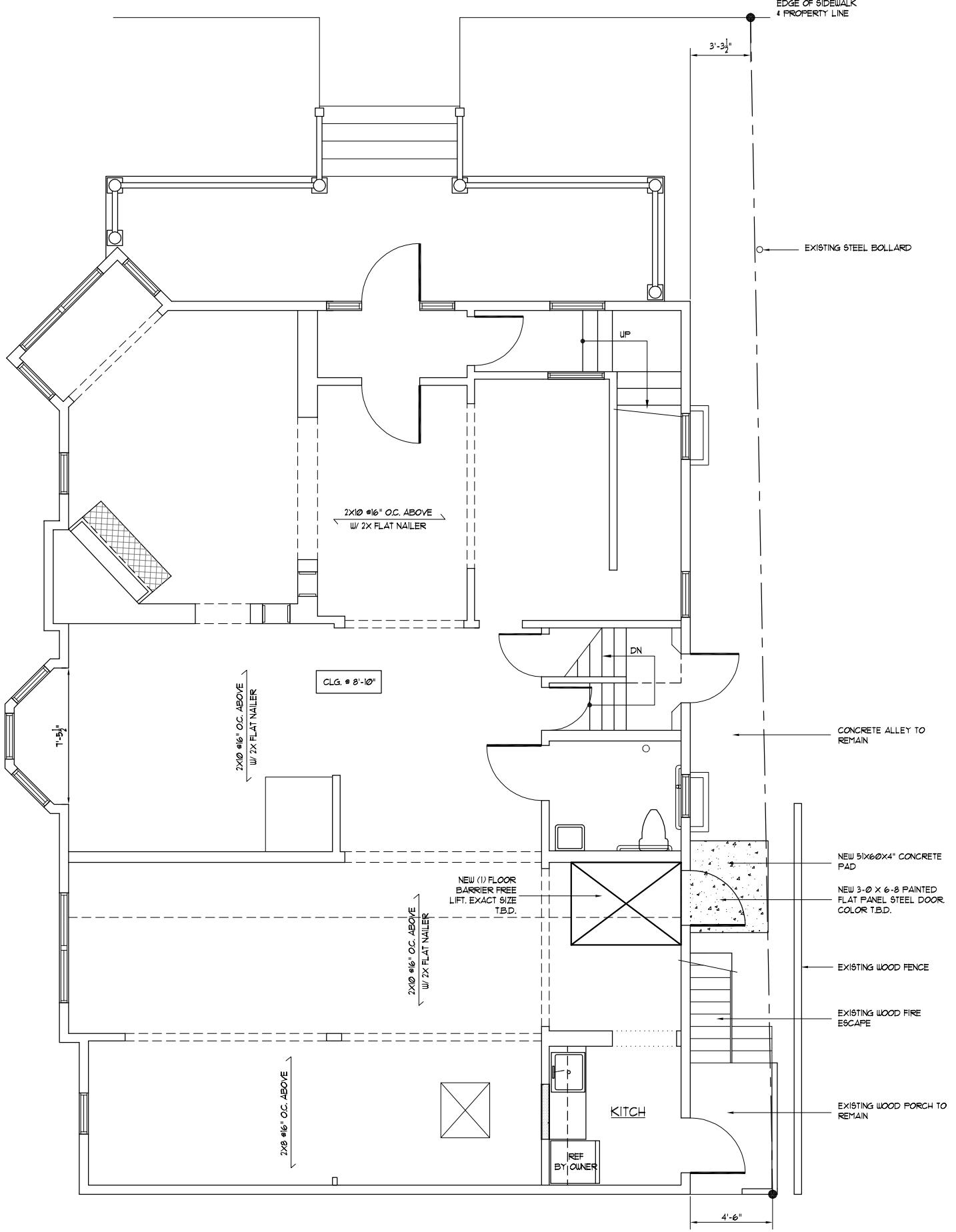
EDGE OF SIDEWALK
4 PROPERTY LINE



EXISTING 1ST FLOOR

SCALE: 1/4" = 1'-0"





PROPOSED 1ST FLOOR
 SCALE: 1/4" = 1'-0"



EDGE OF SIDEWALK
 & PROPERTY LINE

3'-3 1/2"

EXISTING STEEL BOLLARD

UP

DN

2x10 @ 16" O.C. ABOVE
 W/ 2x FLAT NAILER

CL.G. @ 8'-10"

2x10 @ 16" O.C. ABOVE
 W/ 2x FLAT NAILER

1'-5 1/2"

2x10 @ 16" O.C. ABOVE
 W/ 2x FLAT NAILER

NEW (1) FLOOR
 BARRIER FREE
 LIFT. EXACT SIZE
 T.B.D.

2x8 @ 16" O.C. ABOVE

KITCH

REF
 BY OWNER

CONCRETE ALLEY TO
 REMAIN

NEW 5'x6'0"x4" CONCRETE
 PAD

NEW 3'-0" X 6'-8" PAINTED
 FLAT PANEL STEEL DOOR.
 COLOR T.B.D.

EXISTING WOOD FENCE

EXISTING WOOD FIRE
 ESCAPE

EXISTING WOOD PORCH TO
 REMAIN

4'-6"











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S

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UNAUTHORIZED
VEHICLES WILL
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REMOVED AT
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734-663-6019
1752 Plymouth Road, Ann Arbor

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only

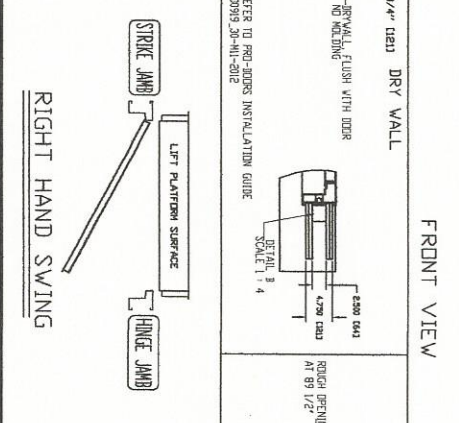
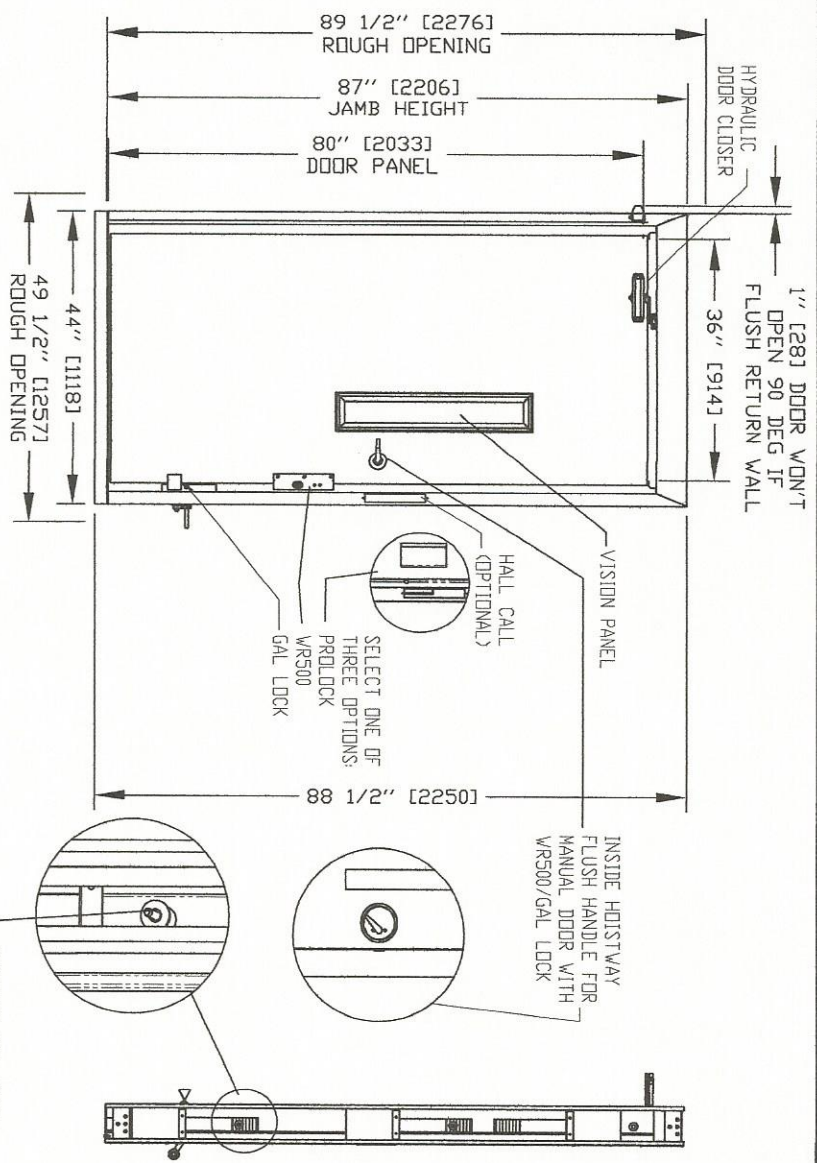
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Luth
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Ann Arbor

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VEHICLES WILL
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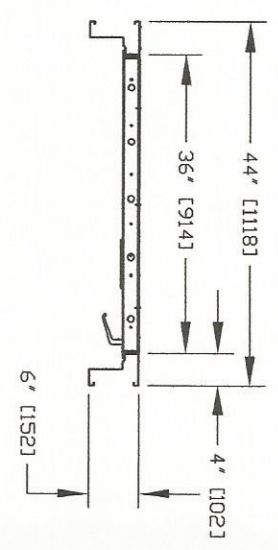




PRO DOOR 36"
MANUAL RH

CUSTOMER:	PROJECT:	DATE:
ADDRESS:	ADDRESS:	REVISED DATE:
JOB NO.	JOB NUMBER	SHEET NO.
		1 OF 1

HORIZONTAL SECTION



- NOTES:
- A) DRYWALL OR PARGING (BY OTHERS)AS REQ'D.
 - B) SEE DATASHEET OF THE INSTALLATION DRAWING FOR LANDING ENTRANCE SCHEDULE AND RUNNING CLEARANCE.
 - C) ALL INFORMATION IS SUBJECT TO CHANGE.

GENERAL INFORMATION:

- EACH LANDING ENTRANCE SHALL BE SUPPLIED AS A FINISHED ASSEMBLY WITH DOOR AND FRAME BLANKED, REINFORCED, DRILLED AND TAPPED FOR ALL COMPONENTS DETAILED, READY FOR INSTALLATION.
- FRAMES SHALL BE 16 GA., FULLY WELDED CONSTRUCTION WITH ALL WELDED JOINTS GROUND TO A SMOOTH, UNIFORM FINISH.
- DOORS SHALL BE 18 GA., 2" THICK, SWINGING, FLUSH, STEEL REINFORCED CONSTRUCTION COMPLETE WITH GLASS LITE(S) AS INDICATED.
- DOORS/FRAMES TO BE FABRICATED FROM ZINC W/PE COATED GALVANIZED STEEL WITH ZINC RICH PRIMER, FACTORY APPLIED TOUCH-UP AT THOSE AREA WHERE COATING HAS BEEN REMOVED DUE TO WELDING/GROUNDING.
- UL/ULC LABELLED ENTRANCES PROVIDED AS INDICATED 1 1/2 HOURS RATED.
- MANUAL DOOR HYDRAULIC DOOR CLOSER PROVIDED.