

MEMORANDUM

To: Historic District Commission
From: Jill Thacher, Historic Preservation Coordinator
Date: June 11, 2020
Re: Contributing/Non-contributing Status of 1112 West Liberty Street

This house is listed in the Old West Side Survey as a contributing structure in the Old West Side Historic District (OWSHD). It first appears in Polk City Directories in 1917 as the home of Robert Reiff. Staff requests a review of the structure's status as contributing to the character of the OWSHD.

The historic footprint of the house, based on rubble foundation materials, is not hard to pick out. The original form, based on this footprint, is believed to be a 1 ¾ story upright gable-fronter with a slightly lower 1 ¾ story side-gable wing facing west. A single-story shed-roofed addition on the back ran the width of the upright.

Modern additions to the house include a very large single-story front addition the width of the house and extending 8' to 12'+ in front of the house, and another on the back that extends the shed-roof addition to fill the space behind the wing.

Documentation of the existing structure and the dates of alterations per Ann Arbor Building Permit records is attached. The homeowners are seeking to make alterations to the structure to make it more livable. While reviewing preliminary design ideas and documentation, staff questioned the house's contributing status and is initiating this review by the HDC.

Visible exterior historic materials and forms of the house include:

- A rubble foundation visible on the sides and rear
- The front and rear facing gables, above the first floor
- The 1 ¾ story west elevation of the side wing, though with flush front and rear additions
- The 1 ¾ story east elevation, though with flush front addition

Visible exterior additions and materials that are post-1944 include:

- The front and rear additions described above
- A rear enclosure around the basement stairs
- All windows have been replaced with vinyl windows
- Aluminum siding (underlying siding material/style unknown)
- Window trim has been cut flush and wrapped in aluminum
- Exterior doors are non-original
- Chimney on the wing that has been clad in cultured stone

It is staff's opinion that the building has lost its historic significance because of the large front addition. The massing and balance of the house significantly changed with the front and rear additions. Though some historic elements are still present, the majority have been altered too significantly to contribute to the character of the district. The front addition is akin to a second-floor addition to a single-story (or 1 ½ story) house, which staff believes will always make a structure non-contributing. On this house, the additions are built in such a way that it would be impractical to remove them. Also, the original appearance of the front of the house is unknown.

For reference, the State Historic Preservation Office and Secretary of the Interior provide definitions for historic and non-historic resources.

Contributing Resources. A contributing (historic) resource, is one that adds to the historic association, historic architectural quality, or archaeological values for which a property is significant because it was present during the period of significance, relates directly to the documented significance, and possesses historic integrity.

Non-Contributing Resources. A non-contributing (non-historic) resource is one that does not add to the historic architectural qualities or historic association of a district because it was not present during the period of significance, does not relate to the documented significance, or due to alteration, additions, and other changes it no longer possesses historic integrity.

While some of the structure was present during the period of significance, and a few features of documented significance are present (gables and rubble foundation), staff believes it no longer possesses historic integrity due to additions and alterations to the pre-1945 structure.

A suggested commission motion is as follows:

I move that the house at 1112 West Liberty Street in the Old West Side Historic District be classified as a non-contributing structure because of the loss of historic integrity due to additions and alterations made to the pre-1945 structure.

Residence @ 1112 W Liberty St



HISTORIC RECORD OF BUILDING PERMITS

ITEM A: (2019) VINYL WINDOWS, 11 REPLACED IN 2019, 9 REPLACED IN 2010

ITEM B: (2003) ASPHALT SHINGLE ROOF, ALSO REPLACED IN 1982, 1969

ITEM C: (POST 1982) ALUMINUM WINDOW TRIM AND SHUTTERS

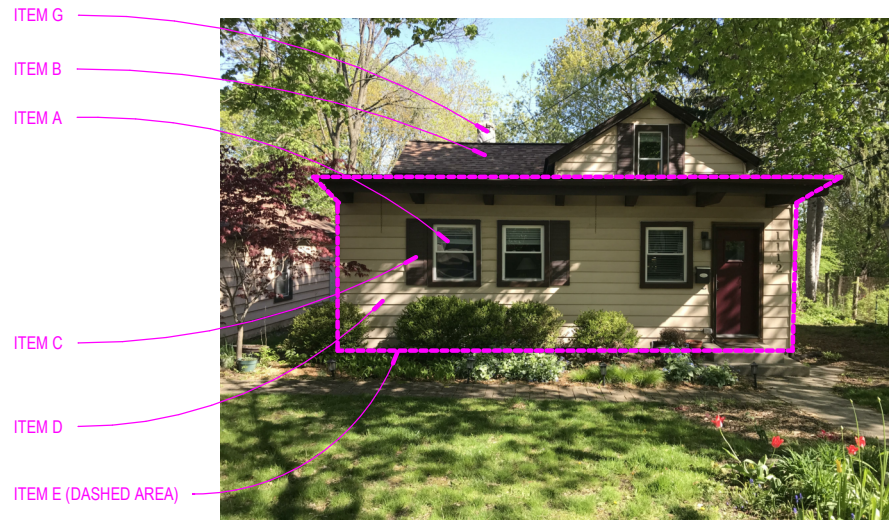
ITEM D: (1982) ALUMINUM SIDING, ALSO REPLACED IN 1956

ITEM E: (1959) FRONT FAMILY ROOM ADDITION

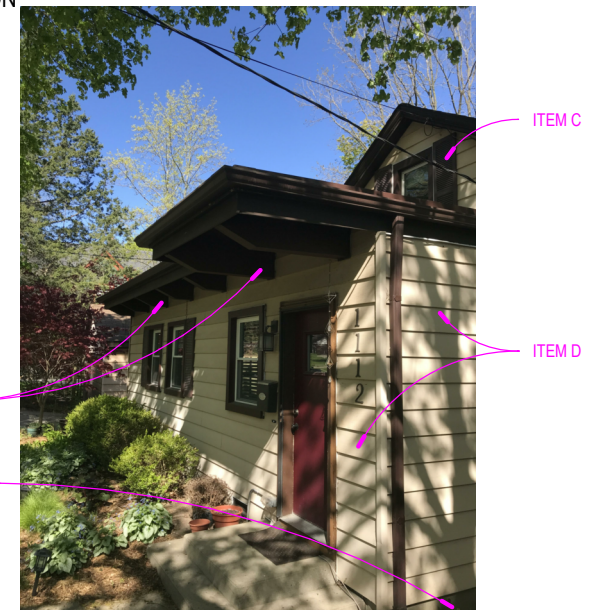
ITEM F: (YEAR UNKNOWN) CMU FOUNDATION, INDICATING LIKELEY AREA OF BACK ADDITION

ITEM G: (YEAR UNKNOWN) STONE-CLAD MASONRY CHIMNEY

ITEM H: RUBBLE FOUNDATION



SOUTH ELEVATION



EXPOSED TIMBER BEAMS (PART OF ITEM E: 1959 FAMILY ROOM ADDITION)

CONCRETE WALL FOUNDATION (PART OF ITEM E: 1959 FAMILY ROOM ADDITION)

SOUTHEAST CORNER

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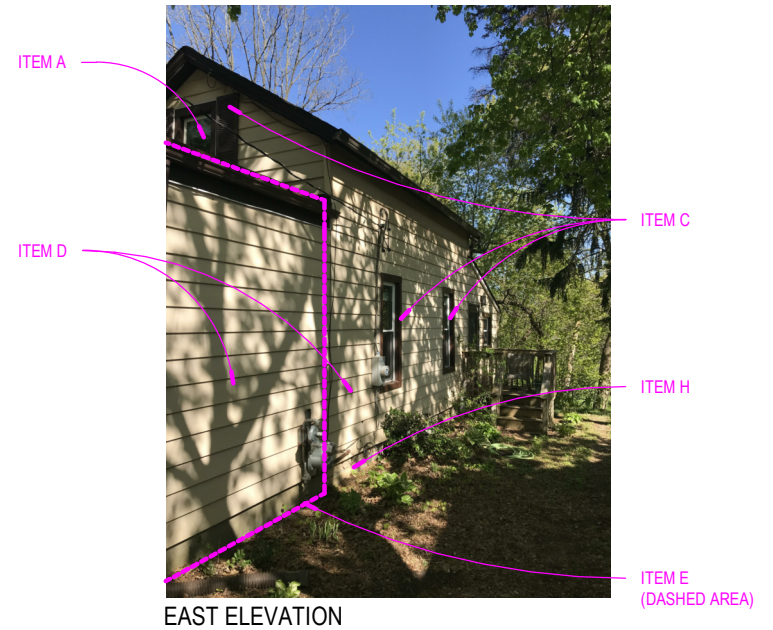
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NORTHEAST CORNER



NORTHWEST CORNER

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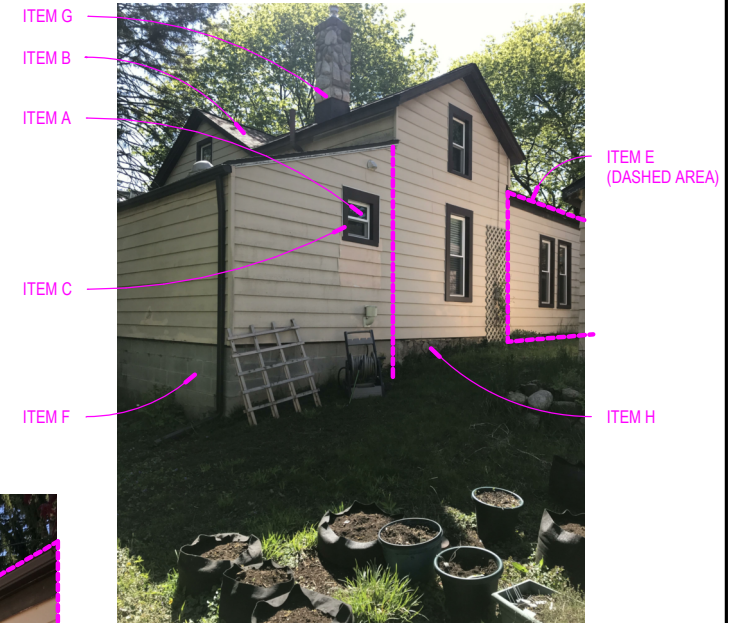
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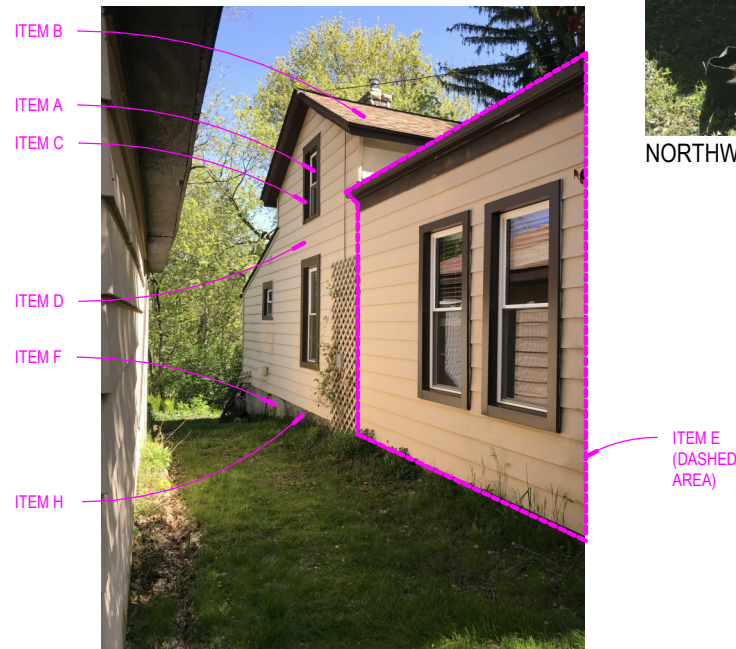
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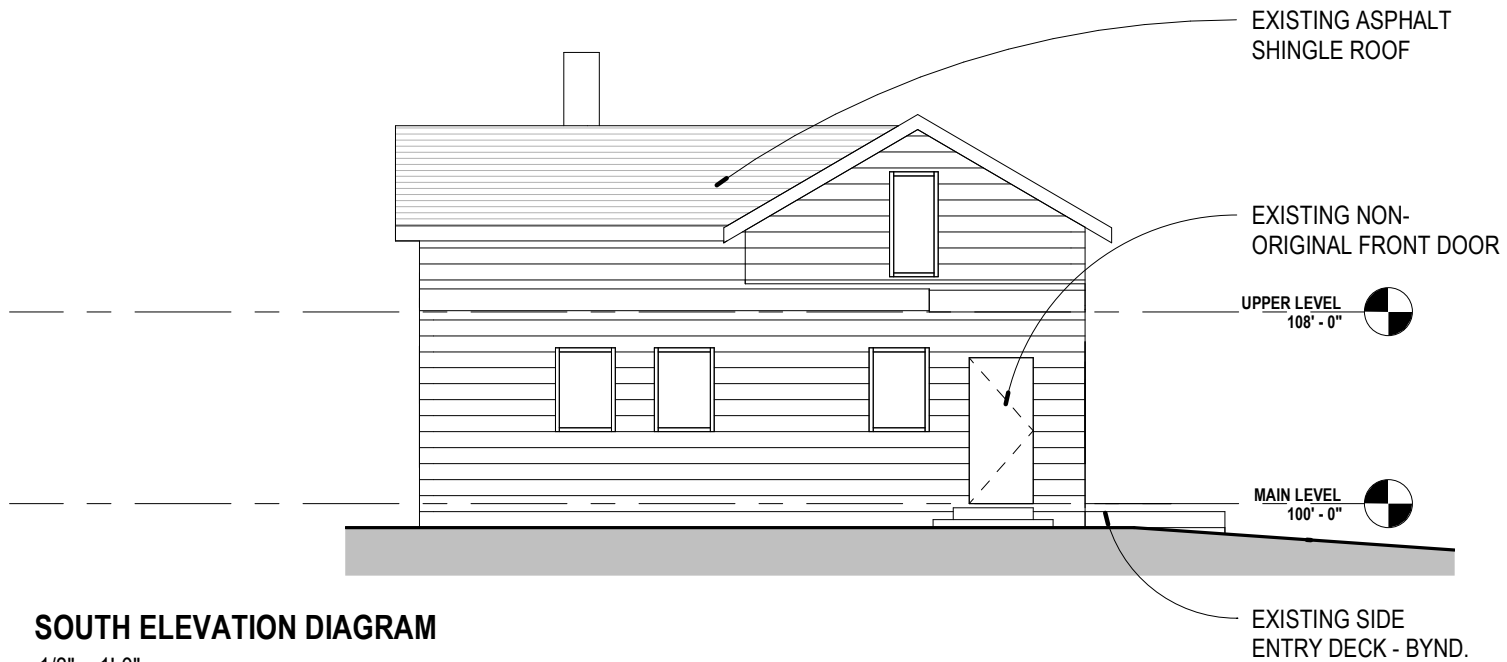
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NORTHWEST CORNER

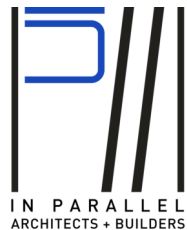


WEST ELEVATION



SOUTH ELEVATION DIAGRAM

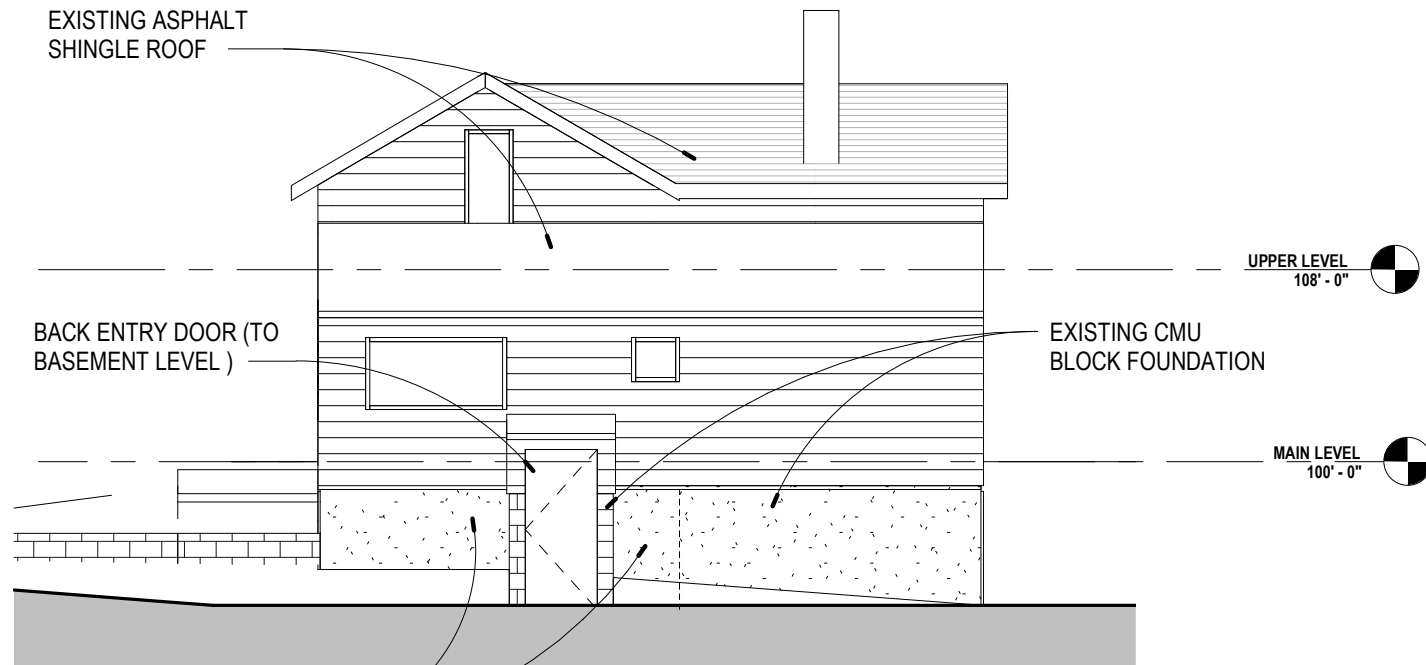
1/8" = 1'-0"



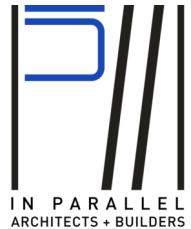
1112 WEST
LIBERTY

SOUTH ELEVATION

6/2 - 5



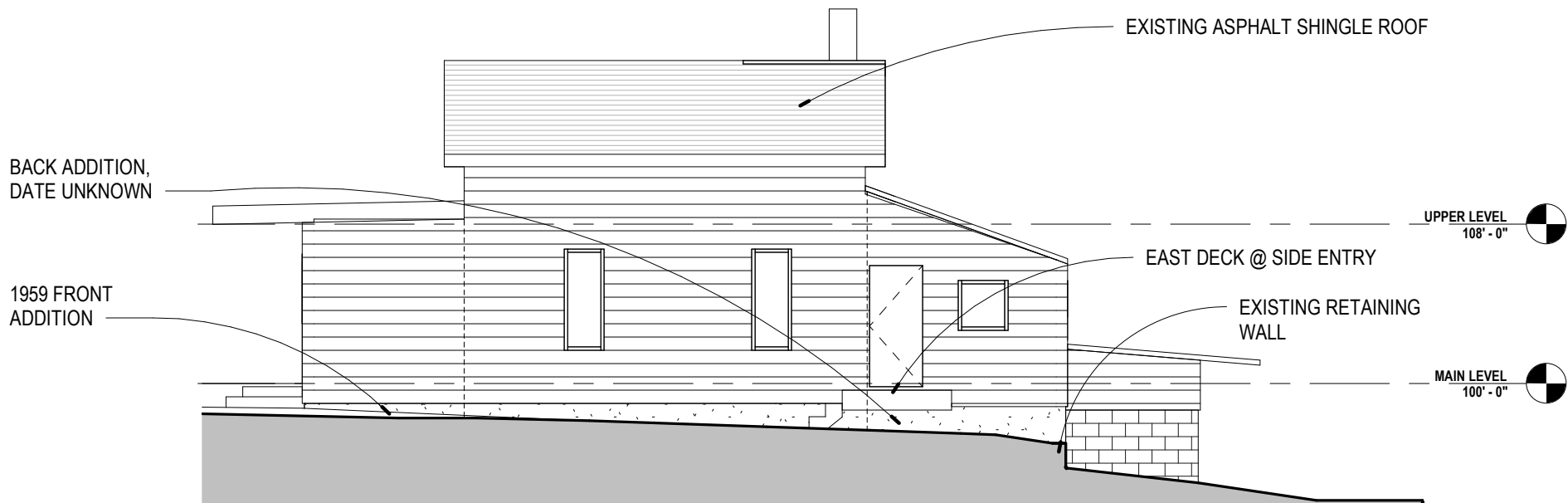
NORTH ELEVATION DIAGRAM
 1/8" = 1'-0"



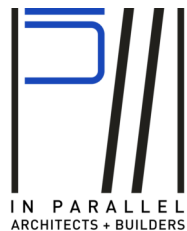
1112 WEST
 LIBERTY

NORTH ELEVATION

6/2 - 6



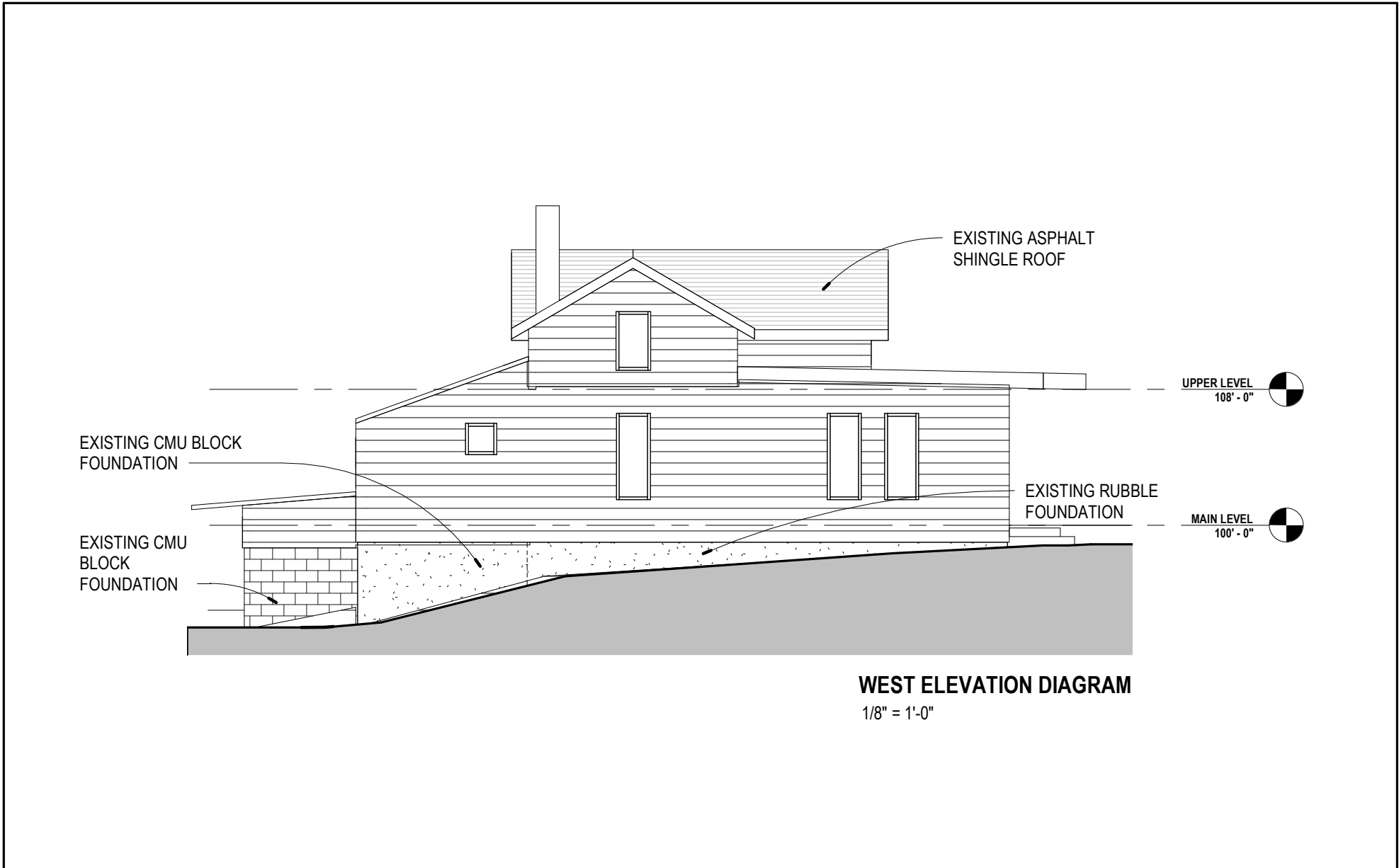
EAST ELEVATION DIAGRAM
 1/8" = 1'-0"



1112 WEST
 LIBERTY

EAST ELEVATION

6/2 - 7



ITEM A: VINYL WINDOWS

BLDG19-0378: (2019) REPLACEMENT OF 11 UNITS

BLDG10-1382 : (2010) REPLACEMENT OF 9 UNITS

ITEM B: ASPHALT SHINGLE ROOF

BLDG17-0413: (2017) REPLACEMENT OF 5SQFT

A-2 BUILD #0818: (2003) RE-ROOFING

A2-BUILD #0291: (1982) RE-ROOFING

A2-BUILD #0119: (1969) RE-ROOFING

ITEM C: ALUMINUM WINDOW TRIM AND SHUTTERS

CITY OF ANN ARBOR PARCEL 1112 W LIBERTY SUMMARY PHOTO: SHOWS MOST RECENT SIDING (1982) WITHOUT ANY TRIM OR SHUTTERS

ITEM D: ALUMINUM SIDING

A-2 BUILD #0291: (1982) RE-SIDE HOUSE

A-2 BUILD #0119: (1956) RE-SIDE HOUSE

ITEM E: FRONT FAMILY ROOM ADDITION

A-2 BUILD #0119: (1959) FRONT FAMILY ROOM ADDITION

ITEM F: CMU FOUNDATION

EXISTING CONDITION, YEAR OF CONSTRUCTION UNKNOWN

ITEM G: STONE-CLAD MASONRY CHIMNEY

EXISTING CONDITION, YEAR UNKNOWN

ITEM H: RUBBLE FOUNDATION

EXISTING CONDITION (1901) ASSUMING PART OF ORIGINAL CONSTRUCTION



1112 WEST
LIBERTY

RESEARCH CITATIONS

6/2 - 9