

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report****ADDRESS:** 1026 W Liberty Street, Application Number HDC22-001**DISTRICT:** Old West Side Historic District**REPORT DATE:** January 13, 2022**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** January 10, 2022

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Emily J. Youatt Kathleen E. Cawley	Same
<b>Address:</b>	1026 W Liberty Street Ann Arbor, MI 48103	
<b>Phone:</b>	(517) 242-0805	

**BACKGROUND:** 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.

**LOCATION:** The house is on the north side of West Liberty, between Eighth Street and Eberwhite Boulevard.

**APPLICATION:** The applicant seeks HDC approval to construct a two-story rear addition, replace concrete front stairs and railings with wood, infill a side door on the east elevation, and install a new window in a new opening on the first floor east elevation.

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

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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):**

**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.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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.

**District or Neighborhood Setting**

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

**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. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape, 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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

### **Windows**

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

## **From the City of Ann Arbor Design Guidelines:**

### **Guidelines for All Additions**

*Appropriate:* Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area.

*Not Appropriate:* Attaching an addition so that the character-defining features of the property are obscured, damaged, or destroyed.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

### **Additions to Historic Residential Structures**

*Appropriate:* Placing new walls in a different plane from the historic structure, in a subordinate position to the historic fabric.

### **All New Construction**

*Appropriate:* Retaining the historic relationship between buildings, landscape features and open space.

*Not Appropriate:* Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

## **STAFF FINDINGS:**

1. This single-family home has no post-1944 additions. The applicants seek to build a rear addition and rework the kitchen space by removing the current stairs to the basement and relocating them beneath the stairs to the upper floor that are on the other side of the house. They would also remove a stair-to-nowhere that leads up several steps from the kitchen, and then is walled off.

2. Per the architect, the footprint and floor area table is as follows:

Pre-1945 Footprint = 947 square feet  
New Footprint Area = 473 square feet  
Proposed Footprint = 1420 square feet  
% Increase of Footprint = 49%

Pre-1945 Floor Area = 1880 square feet  
New Floor Area = 943 square feet  
Proposed Floor Area = 2823  
% Increase in Area = 50%

3. *Front porch.* Removing the concrete stairs and replacing them with wood is appropriate. The new wood guardrail on the stair complements the guardrails on the front porch and meets the design guidelines for porches.
4. *Addition.* The rear addition, built on a crawl space, is two-stories with a ridge slightly lower than that of the historic house. It has a rear-facing gable, and a smaller two-story side wing on its west side. The side wing has a standing seam metal shed roof. The side wing reduces the mass of the addition by lowering its profile and requiring less of an impact to the rear-facing dormer roof. The rear corner of the house on the east side is preserved by an inset of about a foot. The second floor of the addition is flush with the east wall of the dormer. On the west, the addition is inset by 5' or 6'. This preserves 5' or 6' of the rear shed dormer. The western-most window in the dormer would be removed and replaced with a casement egress window in a larger and slightly shifted opening.
5. *Materials* for the addition include stucco cladding on the ground floor and composite shake shingles on the second floor. Trim is composite. Two rear porches have composite decking, guardrails, and lattice skirting.
6. *Windows.* A velux skylight on the addition should not be visible from the ground. Other windows are aluminum-clad Andersen E-Series with simulated divided lites. The house has its original wood true-divided-lite windows and though the new windows are similar, staff believes the aluminum cladding plus the windows' presence on the new addition (with the exception of two new windows in new openings) is enough to differentiate them.
7. *Door infill/new window.* There is a typical side door at grade on the east elevation, halfway down the stairs to the basement. Since these stairs are being moved, the door is superfluous and the applicants request to infill the doorway with concrete and stucco. It should be noted that this door leads to the sideyard on the opposite side the house from the driveway and garage, making it inconvenient for everyday use. Staff supports the removal of the door if the infill wall is inset 2" to maintain a record of the door's previous existence. The suggested motion has language to this effect as a condition.

8. This house has an abundance of character defining features on the front and sides, and the rear dormer on the back. The most important features would not be impacted by this proposed work. The new addition will be nominally visible from the sidewalk. The height of the new addition is appropriate. Matching the stucco on the addition is not a concern of staff since the design, rooflines, second-floor cladding, rear corners and windows are distinguished. The rear dormer is a character defining feature and the addition toes the line regarding whether enough of that feature is maintained, but staff believes the work meets the standards and guidelines followed by the Historic District Commission.

## MOTION

(Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will view the site and share their observations 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 two-story rear addition, replace concrete front stairs and railings with wood, infill a side door on the east elevation, and install a new window in a new opening on the first floor east elevation on the condition that the door infill is recessed 2". As conditioned, the proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for Additions and New Construction, and *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 District/Neighborhood, Building Site, New Additions, and Windows.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 1026 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, photos, materials details, drawings

1026 W Liberty Street (Survey photo, 2008)





# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120  
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647  
 Phone: 734.794.6265 ext. 42608 [ithacher@a2gov.org](mailto:ithacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

**APPLICATION MUST BE FILLED OUT COMPLETELY**

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <b>Emily J. Youatt and Kathleen E. Cawley</b>		HISTORIC DISTRICT	
PROPERTY ADDRESS <b>1026 W. LIBERTY</b>			CITY <b>ANN ARBOR</b>
ZIPCODE <b>48103</b>	DAYTIME PHONE NUMBER <b>( 517 ) 242-0805</b>	EMAIL ADDRESS <b>emily.youatt@gmail.com</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> → <b>Emily J. Youatt &amp; Kathleen E. Cawley</b>	<b>DATE</b> → <b>12-23-21</b>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # (      )	FAX No (      )
EMAIL ADDRESS			

### APPLICANT'S SIGNATURE (if different from Property Owner)

<b>SIGN HERE</b> →	<b>PRINT NAME</b> → <b>X</b>	<b>DATE</b> →
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### BUILDING USE – CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

**New two-story rear addition and a partial house renovation and remodel. New front wood stairs and railings to replace existing non-historic concrete stairs and metal railings. Infill of existing, not-used East facing (non-driveway) rear side door. New window and opening rear, side.**

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Removal of interior stair to basement will open up the kitchen area for the a full remodel. Additional window towards the rear also desired for daylight. Rear addition will create a new family room, study area for 3 young children, and a new master suite for the parents. Reconfigured bedrooms and a new bath on the 2nd floor.

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

### FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

## INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to [building@a2gov.org](mailto:building@a2gov.org).

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

## APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

## OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



# ANN ARBOR HISTORIC COMMISSION MEETING

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## REAR ADDITION + RENOVATION 1026 W. LIBERTY / OWSHD

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### SHEETS:

S	SITE PLAN
D1.0	1ST FLOOR DEMO PLAN
D1.1	2ND FLOOR DEMO PLAN
D2.0	1ST FLOOR DEMO ELEVATIONS
D2.1	2ND FLOOR DEMO ELEVATIONS
A1.0	PROPOSED 1ST FLOOR PLAN
A1.1	PROPOSED 2ND FLOOR PLAN
A2.0	PROPOSED ELEVATIONS
A2.1	PROPOSED ELEVATIONS
A9.0	PROPOSED ADDITION RENDERINGS
	EXISTING PHOTOS
	EXTERIOR MATERIAL INFO

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**LIBERTY**  
1026 W. LIBERTY  
ANN ARBOR, MI  
48103

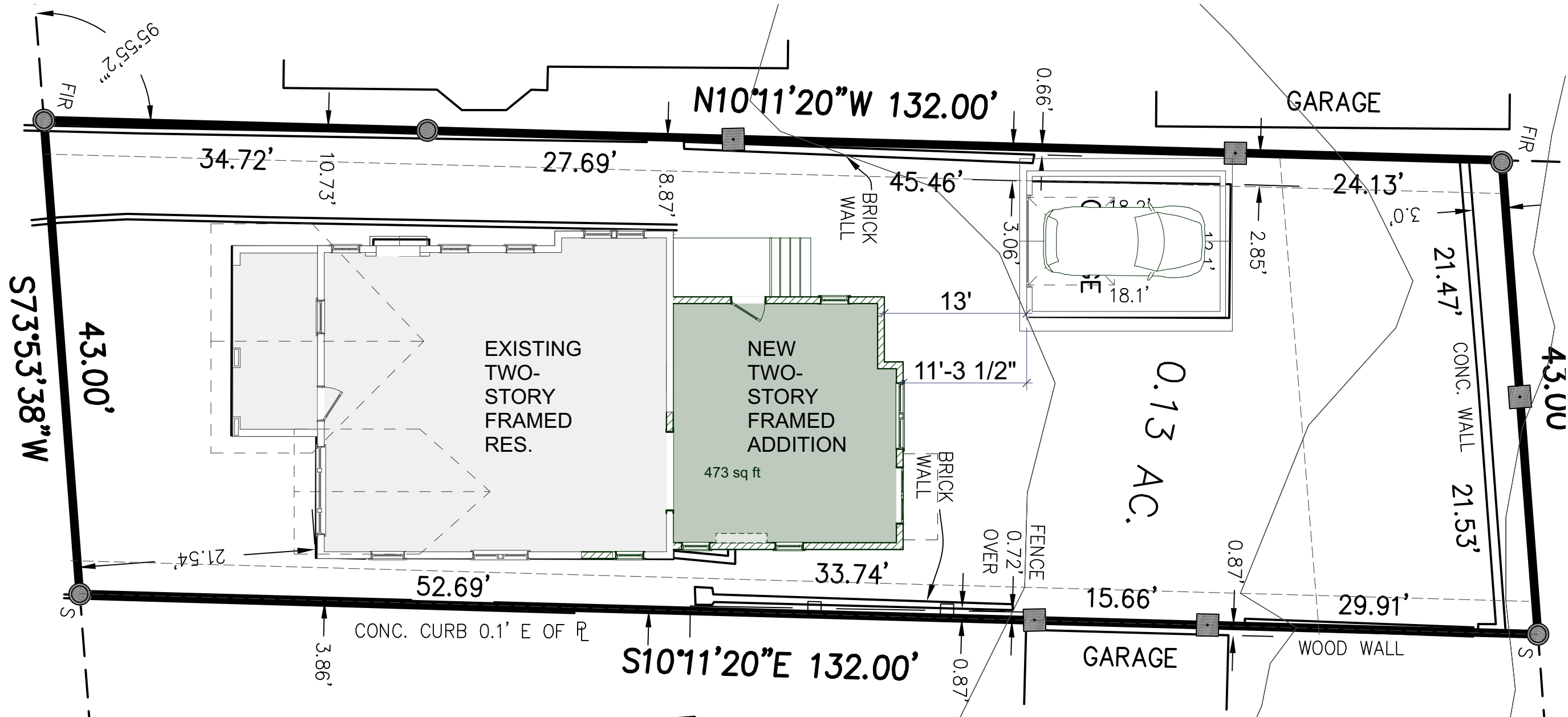
**OLD WEST SIDE**  
HISTORIC DISTRICT COMMISSION

**COVER SHEET**

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C1.0

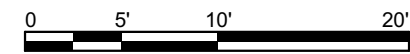
**mkA**  
MICHAEL KIRCHNER ARCHITECT  
ANN ARBOR, MI 48103  
734.834.1945  
MSK@MICHAELKIRCHNERARCHITECT.COM



1

**SITE PLAN**

SCALE: 1" = 10'



NO.	DATE	ISSUE
5		
4		
3		
2	12.17.21	SD 2B
1	5.1.21	AS BUILT

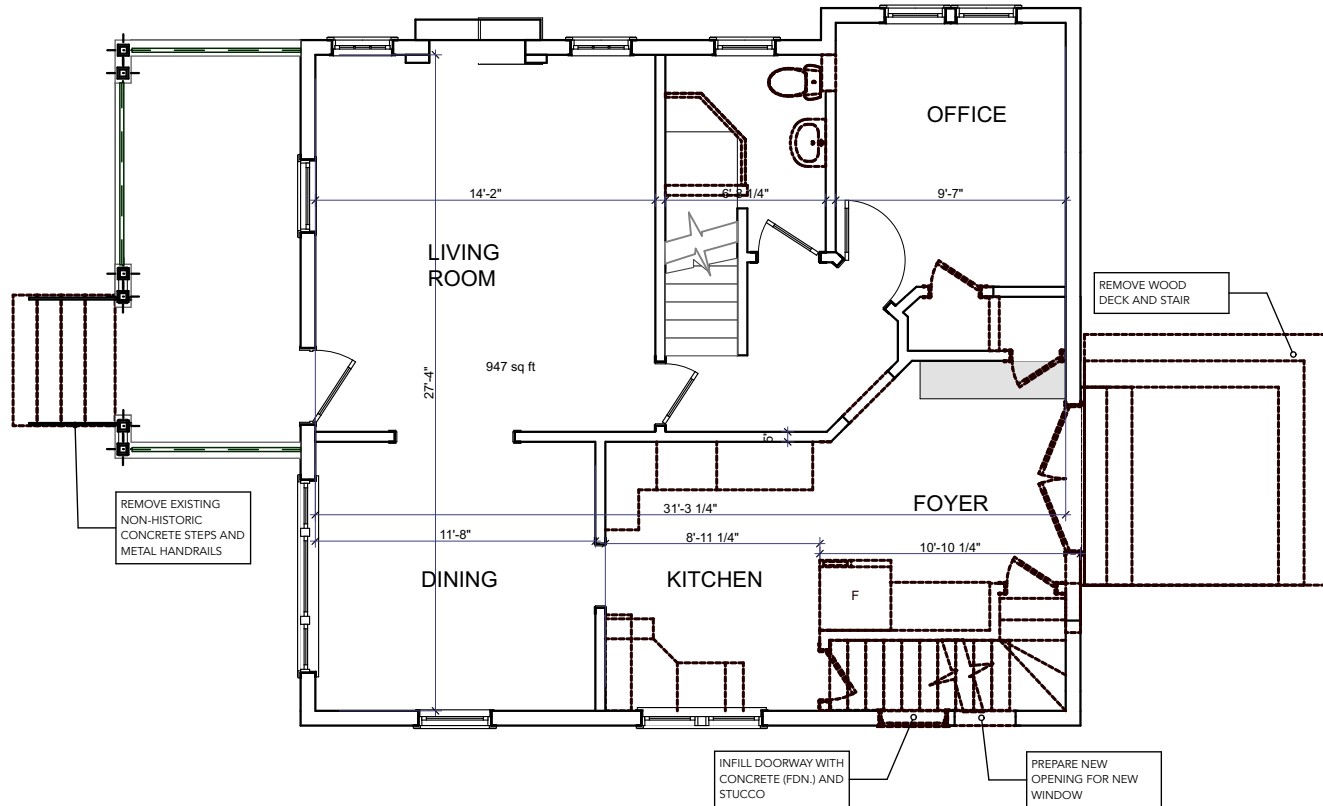
**CAWLEY+  
YOUATT**

1026 W. LIBERTY  
ANN ARBOR, MI

RENOVATIONS +  
REAR ADDITION

**SITE PLAN**

S



**1** 1st FLOOR DEMO PLAN  
 SCALE: 1/8" = 1'-0"

**LIBERTY**  
 1026 W. LIBERTY  
 ANN ARBOR, MI  
 48103

**OLD WEST SIDE**  
 HISTORIC DISTRICT COMMISSION

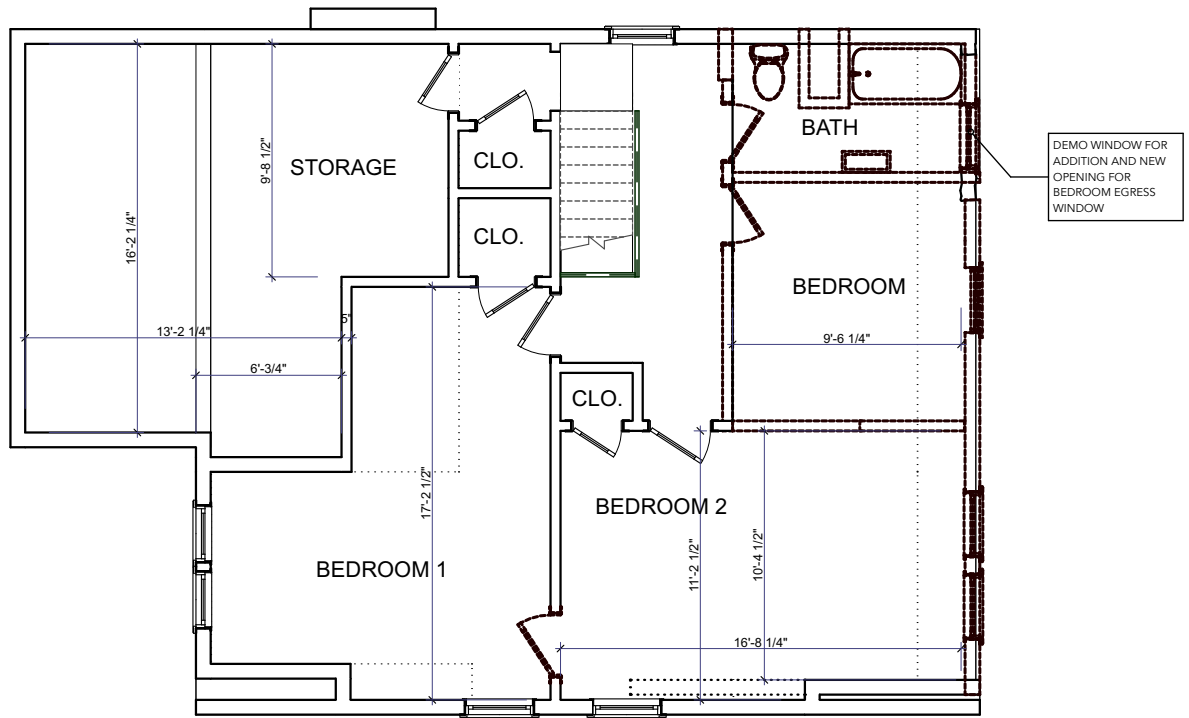
**1ST FLOOR DEMO PLAN**

**D1.0**

**mka**  
 MICHAEL KIRCHNER ARCHITECT

ANN ARBOR, MI 48103  
 734.834.1945

MSK@MICHAELKIRCHNERARCHITECT.COM



**1** 2ND FLOOR DEMO PLAN  
SCALE: 1/8" = 1'-0"

**LIBERTY**  
1026 W. LIBERTY  
ANN ARBOR, MI  
48103

**OLD WEST SIDE**  
HISTORIC DISTRICT COMMISSION

**2ND FLOOR DEMO PLAN**

**D1.1**

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EAST ELEVATION

SCALE: 1/8" = 1'-0"

1

D2.0



WEST ELEVATION

SCALE: 1/8" = 1'-0"

2

D2.0



# LIBERTY

1026 W. LIBERTY  
ANN ARBOR, MI  
48103

# OLD WEST SIDE

HISTORIC DISTRICT COMMISSION

# EXTERIOR DEMO ELEVATIONS

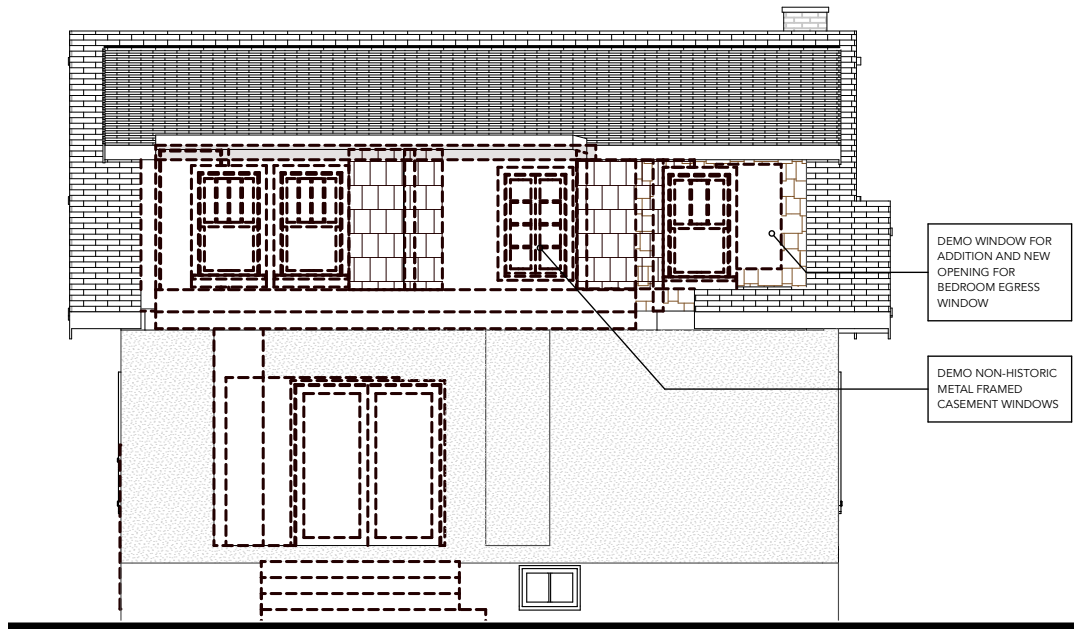
## D2.0

# mka

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734.834.1945

MSK@MICHAELKIRCHNERARCHITECT.COM

1  
D2.1  
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2  
D2.1  
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**LIBERTY**  
1026 W. LIBERTY  
ANN ARBOR, MI  
48103

**OLD WEST SIDE**  
HISTORIC DISTRICT COMMISSION

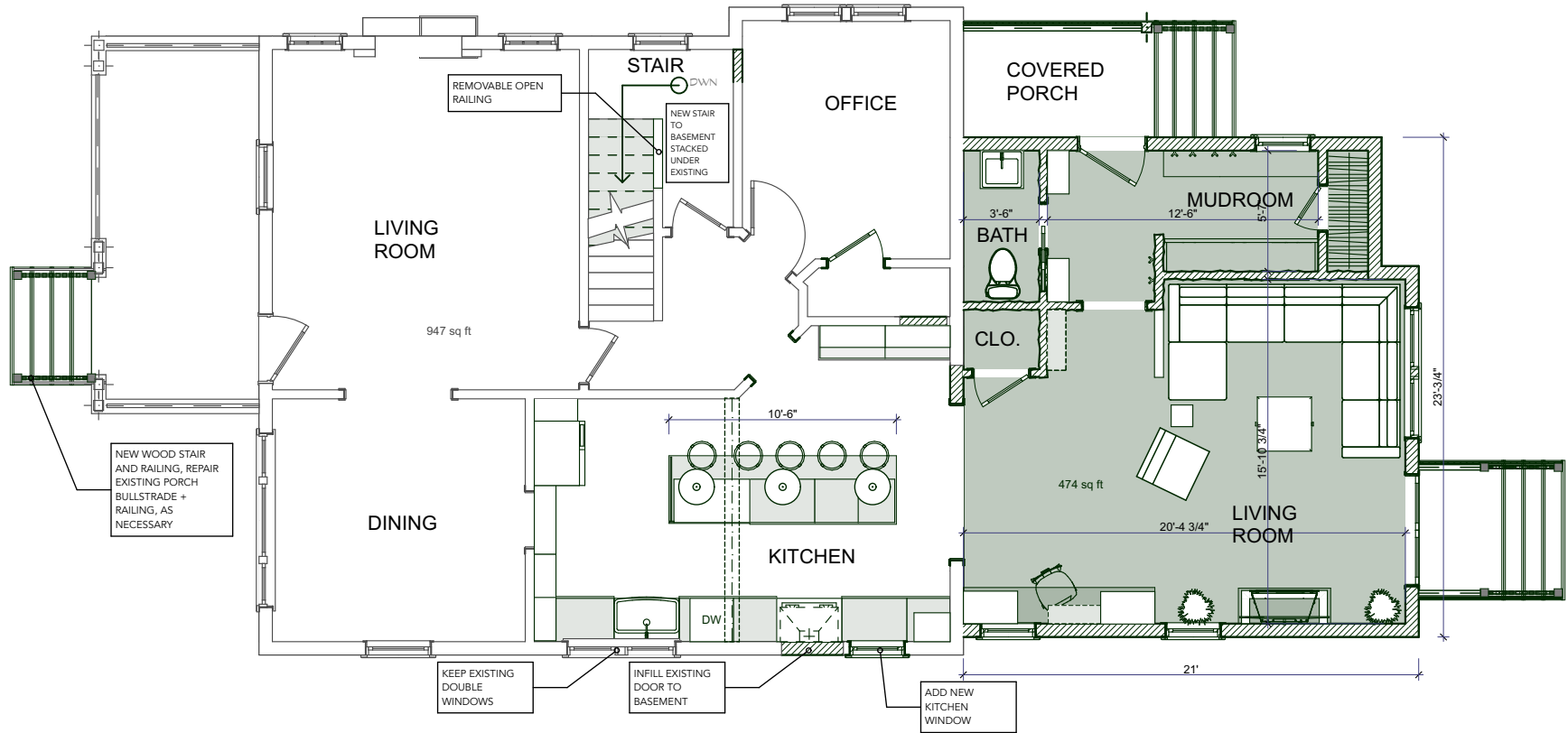
# EXTERIOR DEMO ELEVATIONS

## D2.1

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1

# 1st FLOOR PLAN

SCALE: 1/8" = 1'-0"

**LIBERTY**  
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ANN ARBOR, MI  
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**OLD WEST SIDE**  
HISTORIC DISTRICT COMMISSION

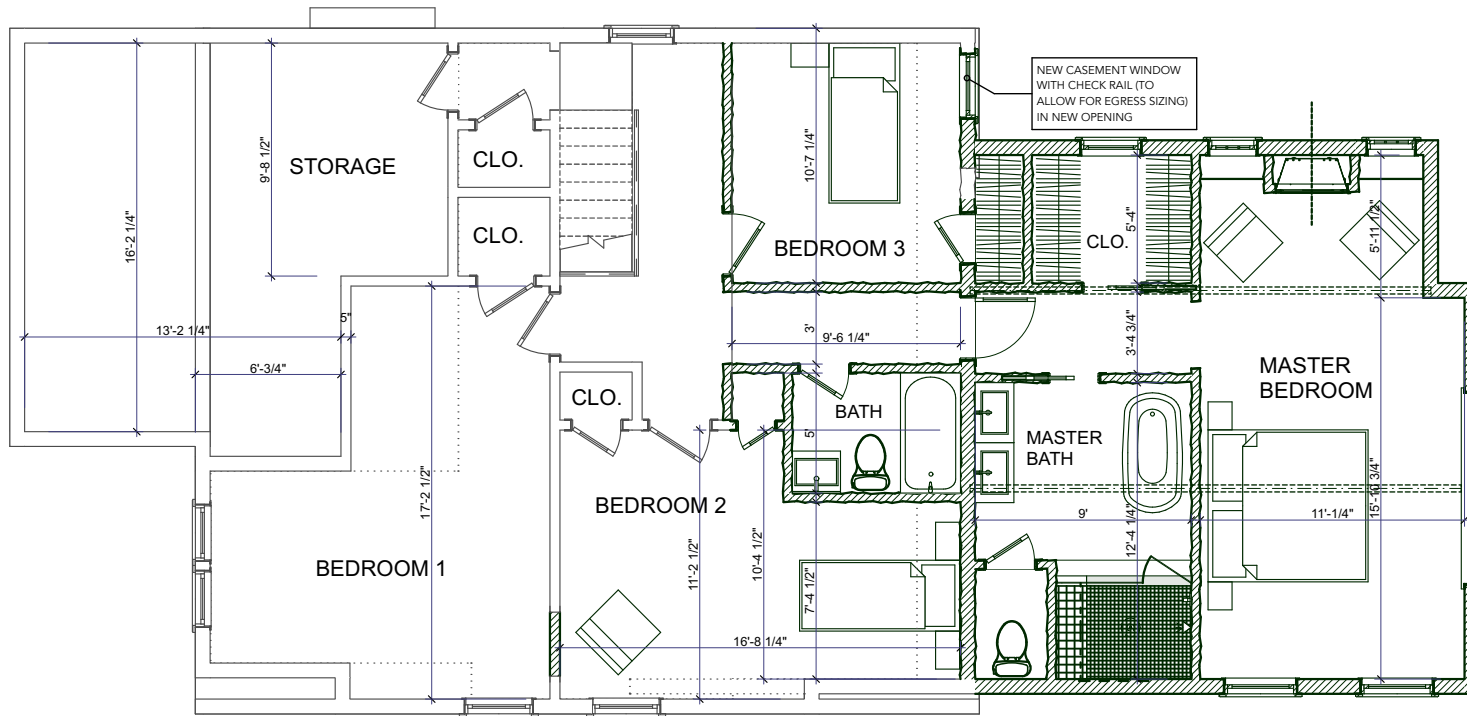
## 1ST FLOOR PLAN

A1.0

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**1** 2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**LIBERTY**  
1026 W. LIBERTY  
ANN ARBOR, MI  
48103

**OLD WEST SIDE**  
HISTORIC DISTRICT COMMISSION

**2nd FLOOR PLAN**

A1.1

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EAST ELEVATION  
SCALE: 1/8" = 1'-0"

1  
A2.0



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

2  
A2.0

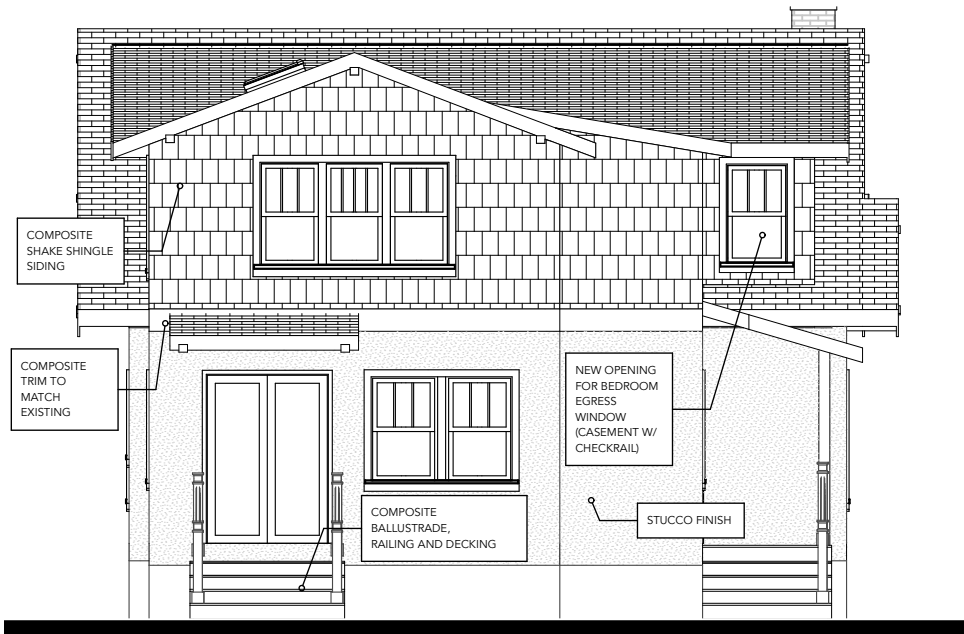
**LIBERTY**  
1026 W. LIBERTY  
ANN ARBOR, MI  
48103

**OLD WEST SIDE**  
HISTORIC DISTRICT COMMISSION

**EXTERIOR ELEVATIONS**

A2.0

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1  
A2.1

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



2  
A2.1

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

**LIBERTY**  
1026 W. LIBERTY  
ANN ARBOR, MI  
48103

**OLD WEST SIDE**  
HISTORIC DISTRICT COMMISSION

**EXTERIOR ELEVATIONS**

A2.1

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## LIBERTY

1026 W. LIBERTY  
ANN ARBOR, MI  
48103

## OLD WEST SIDE

HISTORIC DISTRICT COMMISSION

## 3D RENDERINGS

A9.0

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REAR ADDITION+RENOVATION  
ANN ARBOR HISTORIC DISTRICT COMMISSION



CAWLEY-YOUATT ADDITION  
1026 W. LIBERTY (OWSHD)

# EXISTING: NORTH ELEVATION



CAWLEY-YOUATT ADDITION  
1026 W. LIBERTY (OWSHD)



EXISTING: FRONT PORCH + HANDRAIL



CAWLEY-YOUATT ADDITION  
1026 W. LIBERTY (OWSHD)



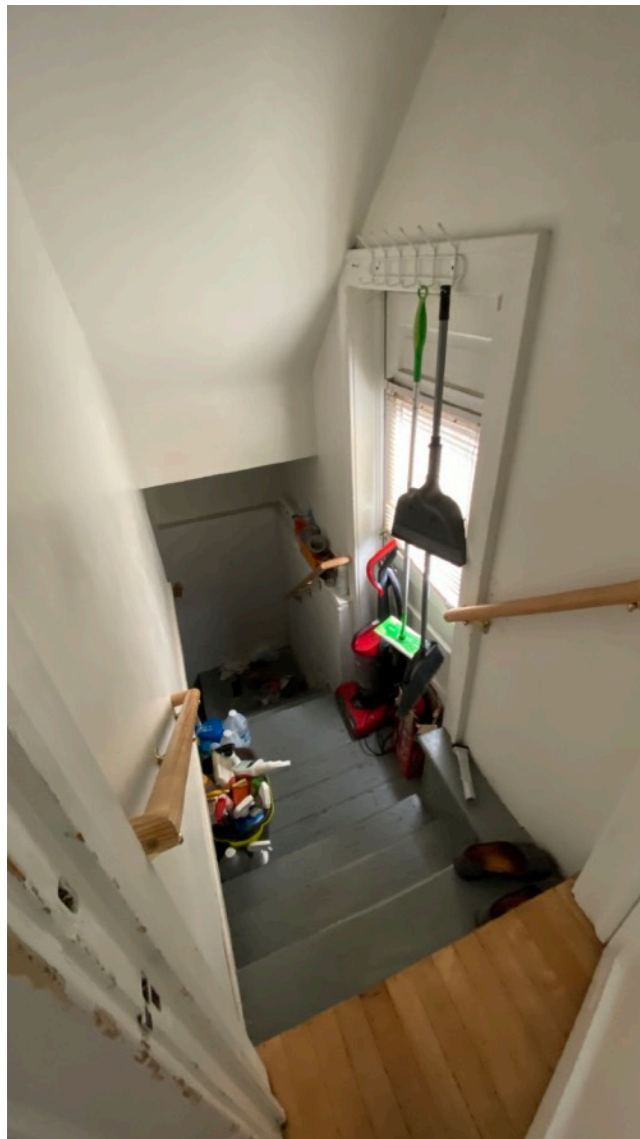
EXISTING: EAST ELEVATION



EXISTING: STUCCO FINISH



CAWLEY-YOUATT ADDITION  
1026 W. LIBERTY (OWSHD)

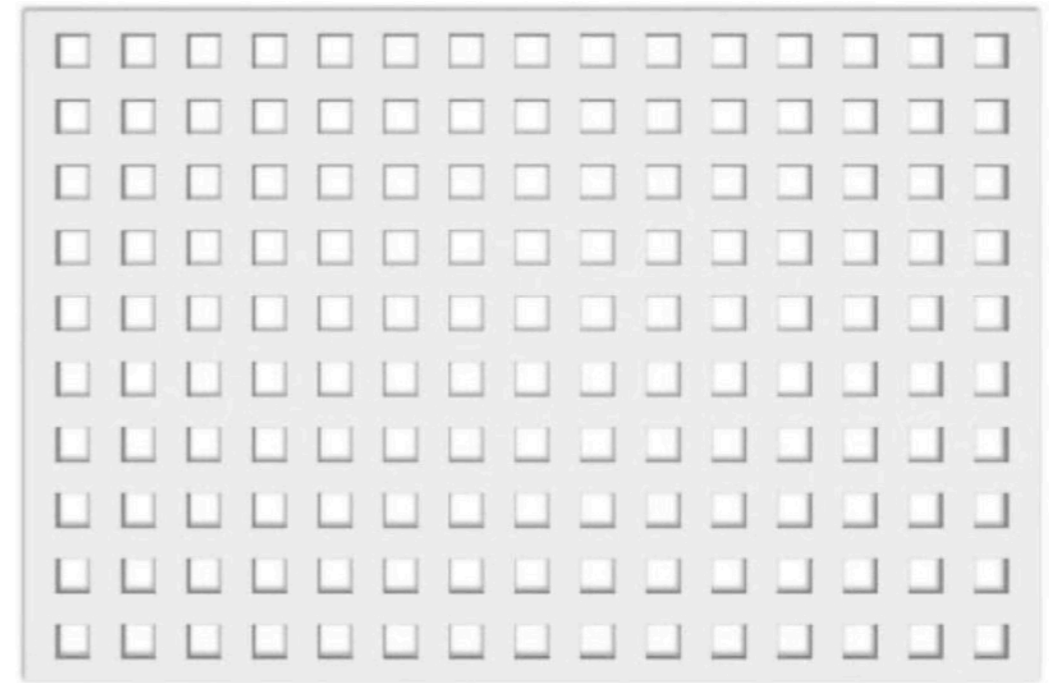


## EXISTING: KITCHEN AND REAR STAIR

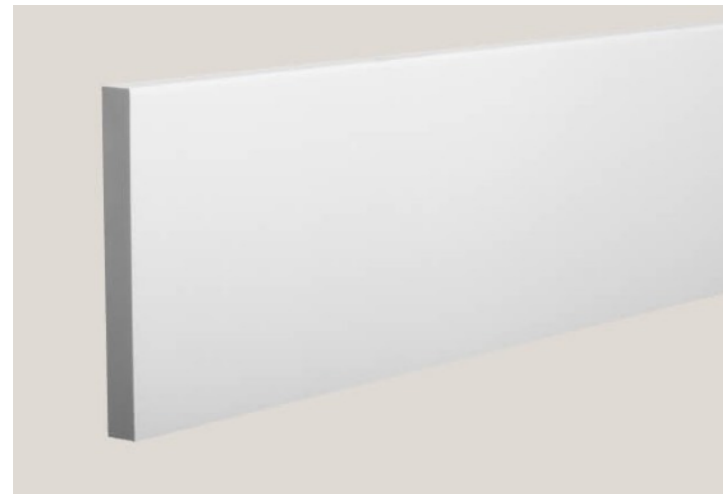


CAWLEY-YOUATT ADDITION  
1026 W. LIBERTY (OWSHD)





COMPOSITE LATTICE



SMOOTH FACED COMPOSITE  
SHAKE SHINGLE SIDING

SMOOTH FACED COMPOSITE  
TRIM



**Budget Friendly**  
Fixed skylight

VELUX SKYLIGHTS

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MATERIALS





CAWLEY-YOUATT ADDITION  
1026 W. LIBERTY (OWSHD)



**UNMATCHED FREEDOM**

Whether you're looking for traditional styling or a more contemporary look – if it's possible, it's possible with E-Series windows and patio doors. With custom colors, unlimited interior options and dynamic sizes and shapes, every E-Series product is made to your exact specifications. Giving you unmatched flexibility and design freedom.



- Virtually maintenance-free exteriors never need painting and won't peel, blister or flake\*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum
- Weather-resistant construction for greater comfort and energy efficiency
- Many E-Series windows and patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S. 
- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more
- Available with Stormwatch® Protection for coastal areas 

**PRODUCT TYPES**

- Casement windows
- French casement windows
- Push out casement windows
- Awning windows
- Push out awning windows
- Double-hung windows
- Double-hung insert windows
- Double-hung sash replacement kits
- Bay and Bow windows
- Gliding windows



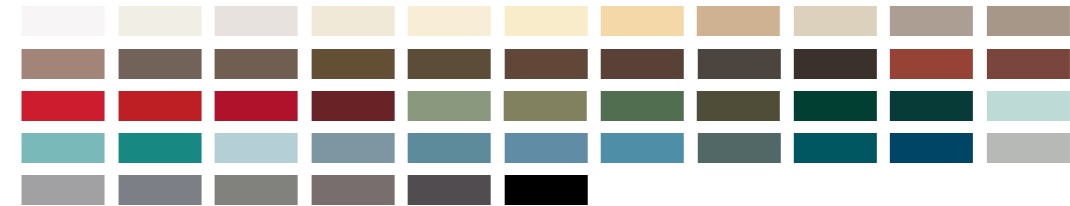
**DOUBLE-HUNG + AWNING - 3/1  
AND 3 DIVIDED LITE (SIM)  
COLOR AND H.W. - TBD**

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

**E-SERIES Windows**

**PRODUCT OPTIONS**

**EXTERIOR COLORS**



**Anodized Finishes**



**INTERIOR OPTIONS**

**Wood Species** All interior finish options are shown on pine.



**Factory-Finished Interiors**



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

**Painted Interiors** Available on pine.



**HARDWARE OPTIONS†**

**CASEMENT & AWNING††**

**Casement**



Antique Brass | Polished Brass | Black  
Bronze | **Oil Rubbed Bronze**‡  
Bright Chrome | Satin Chrome | Gold‡  
Pewter‡ | White

‡Gold, Oil Rubbed Bronze and Pewter are available on Casement windows only.

**Awning**



**Antique Brass**  
Polished Brass | Black  
Oil Rubbed Bronze  
Satin Chrome | White

Bold name denotes finish shown.

**DOUBLE-HUNG & GLIDING††**

**Standard Sash Locks**



Antique Brass | Polished Brass | Black | Bronze  
Oil Rubbed Bronze | **Bright Chrome** | Satin Chrome  
Gold | Pewter | White

**Optional Sash Lifts**



For more information, visit [andersenwindows.com/e-series](http://andersenwindows.com/e-series)

\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

\*\*Dark Bronze and black are also available on maple. †Anodized silver available on maple only. ††Hardware is sold separately, except standard hardware.

Oil rubbed bronze is a "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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