

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 403 W Liberty Street, Application Number HDC19-080

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** June 13, 2019

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, June 10, 2019

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Janet Muhlman	GM Carpentry & Building
<b>Address:</b>	403 West Liberty Ann Arbor, MI 48104	9621 Dexter Chelsea Rd. Ann Arbor, MI 48103
<b>Phone:</b>	(734) 604-6437	(734) 673-7864

**BACKGROUND:** A 1 ½ story house is shown on 1888 and 1892 Sanborn Fire Insurance Maps at this corner. The 2 ½ story brick Queen Ann we see today was probably built in 1894. In that year it was the home of F.G. Schleicher. The house features a prominent stone foundation, porches on both street sides with fancy millwork, a round single-story bay window with a round bracketed eave and stone foundation, corner returns in some gables, some bracketed eaves, a clipped gable on the rear elevation, and round-topped attic windows. The single-car brick garage was added between 1916 and 1925, per Sanborn maps.

In 2018, the HDC issued a certificate of appropriateness to remove fire escapes, unblock windows, install basement egress windows, modify porches, add a fence, and build a carport. That work included lowering a dormer on the roof over a stair to the attic. That previously approved design is not constructable.

**LOCATION:** The property is located on the south side of West Liberty, at the southwest corner of Second Street.

**APPLICATION:** The applicant seeks HDC approval to modify a dormer/bump on the roof above the attic stairwell.

#### **APPLICABLE REGULATIONS:**

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

- (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.

- (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):**

**District or Neighborhood Setting**

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

**Roofs**

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

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

**Roofs**

Not Appropriate: Adding chimneys, cupolas, or dormers where not appropriate.

**STAFF FINDINGS:**

1. The house is currently being converted to a duplex, with a two bedroom apartment in the walk-out basement and a four-bedroom apartment on the upper three floors. A lower profile version of this stair headroom bump with a skylight was approved in the 2018 HDC package, but it is reportedly not buildable as approved. The bump has a flat roof which is leaking water (black mold can be observed on the stairwell ceiling). The owner desires to change the roof pitch on the bump to allow water and snow to shed, and proposes an extension to the gable. The new gable on top of the bump would contain a picture

window and extend the existing gable 3'. The new gable ridge would be 18" below the main roof ridge.

2. Per the contractor, the red brick chimney above the gable is not in use. There are therefore no concerns about the chimney needing to be extended as a result of this new structure nearby.
3. The proposed work is very conspicuous, and exacerbates the bump rather than minimizes it. It is especially problematic given its prominent location on the side of the house. Staff has requested an additional drawing of the north elevation to further clarify what it will look like.
4. Relating this to the Secretary of the Interior's Guidelines: This is a more than minimal change to the west side gable, a character-defining feature of the house. It alters the appearance and spatial relationships of the roof, and the massing, size, and scale of the gable extension is visually incompatible and does not protect the historic integrity of the property. It could be removed in the future without impairing the historic structure.
5. Staff's opinion is that the work as presented does not meet SOI Standards 1, 2 and 9.

## MOTION

(Note that the motion is 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 403 West Liberty, a contributing property in the Old West Side Historic District, to modify a dormer on the roof above the attic stairwell, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for roofs, and *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 District or Neighborhood Setting and Roofs.

## MOTION WORKSHEET

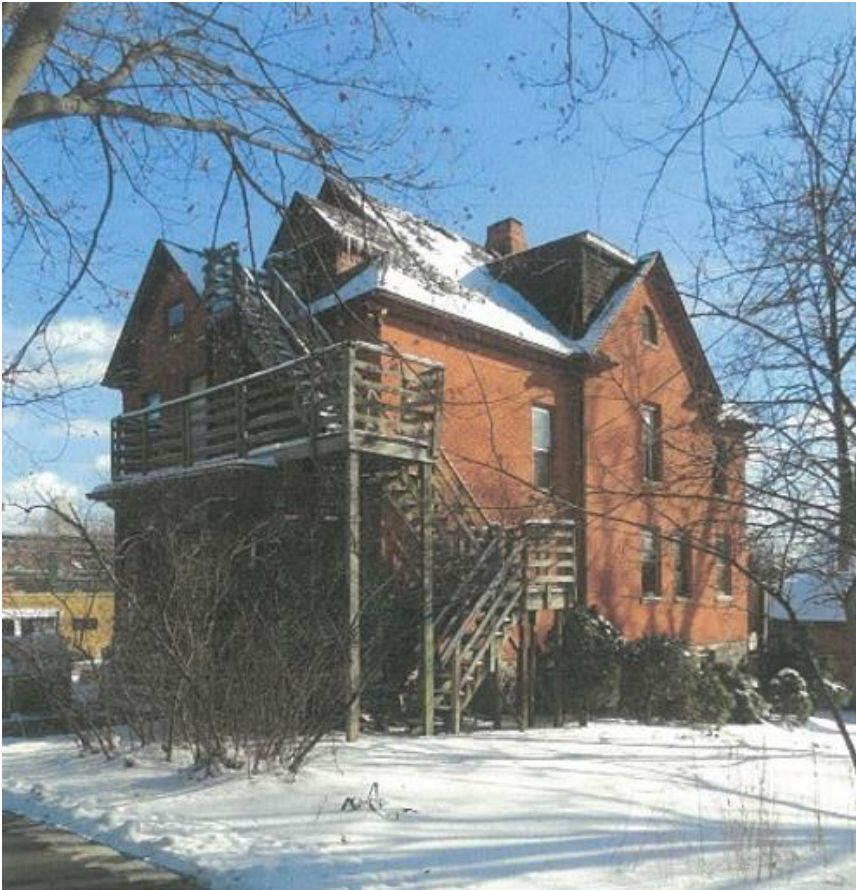
I move that the Commission issue a Certificate of Appropriateness for the work at 403 W Liberty in the Old West Side Historic District

\_\_\_\_\_ 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, drawings, materials details

403 W Liberty (from 2018 HDC application)



403 W Liberty (2018 staff photos)







# 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 [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>19-080</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
MAY 16 2019	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION			PLANNING & DEVELOPMENT SERVICES	
NAME OF PROPERTY OWNER <u>JANET Muhleman</u>			HISTORIC DISTRICT	
PROPERTY ADDRESS <u>403 W. LIBERTY</u>			CITY <u>ANN ARBOR</u>	
ZIPCODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(734) 604-6437</u>	EMAIL ADDRESS <u>JAN.Muhleman@regroup.com</u>		
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)			CITY	STATE, ZIP

**PROPERTY OWNER'S SIGNATURE**

SIGN HERE [Signature] PRINT NAME JANET MUHLEMAN DATE 5.14.2019

APPLICANT INFORMATION				
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Gm Carpentry &amp; Building / David Turowski</u>				
ADDRESS OF APPLICANT <u>9621 Dexter Chelsea Rd</u>				CITY <u>Dexter</u>
STATE <u>MI</u>	ZIPCODE <u>48130</u>	PHONE / CELL # <u>(734) 673-7864</u>	FAX No ( )	
EMAIL ADDRESS				

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

SIGN HERE [Signature] PRINT NAME David Turowski DATE 5-8-19

**BUILDING USE - CHECK ALL THAT APPLY**

SINGLE FAMILY  
  DUPLEX  
  RENTAL  
  MULTIPLE FAMILY  
  COMMERCIAL  
  INSTITUTIONAL

**PROPOSED WORK**

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

Building 2 GABLE Lay ON to AN EXISTING GABLE

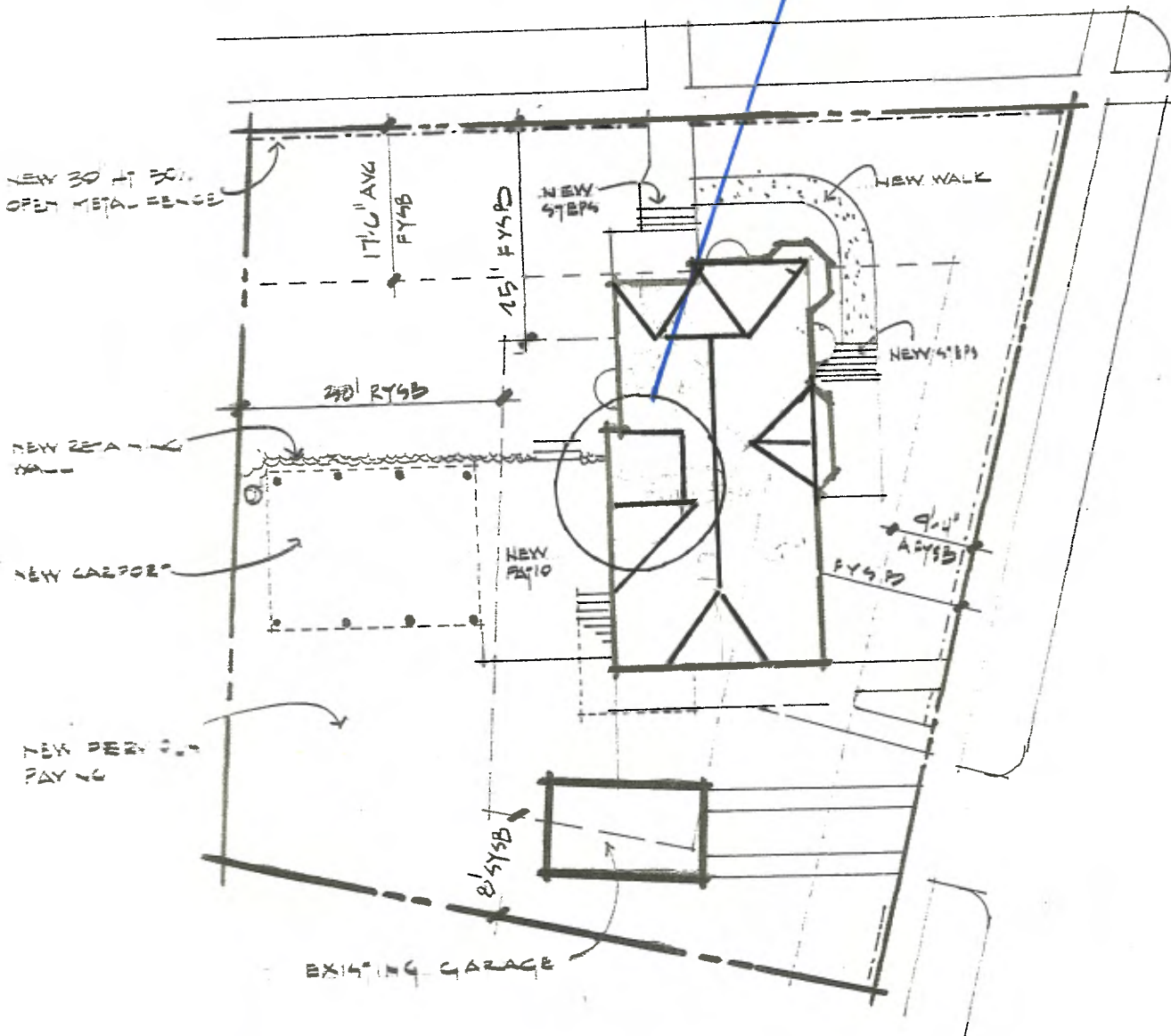
**DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:**

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

EXISTING STRUCTURE Remodeled in the 50's,  
DOES NOT MATCH ORIGINAL ROOF LINES



# EXISTING ROOF DETAIL



ALL SITE WORK BY LANDSCAPE CONTRACTOR



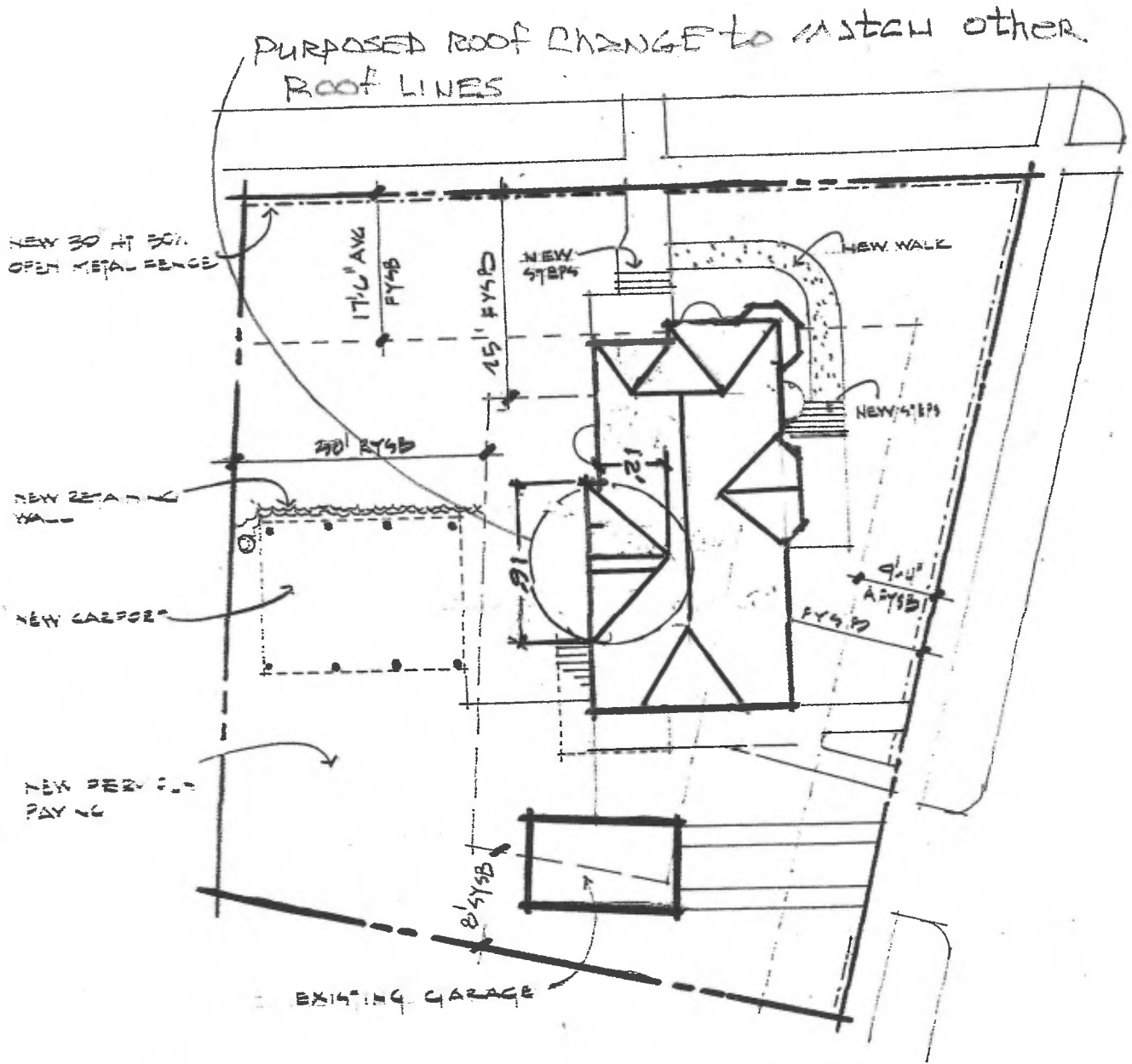
## SITE PLAN

1" = 20'-0"

- LEVEL ONE REHABILITATION
- ZONING : R4C
- BUILDING USE GROUP : R3 / DUPLEX (2 DWELLING UNITS)
- BDC CONSTRUCTION TYPE : 5B
- 40726 24720 COMMISSION APPROVAL JAN. 2018
- ZONING BOARD OF APPEALS APPROVAL MARCH 2018



# NEW ROOF DETAIL



ALL SITE WORK BY LANDSCAPE CONTRACTORS



## SITE PLAN

1" = 20'-0"

### LEVEL ONE REHABILITATION

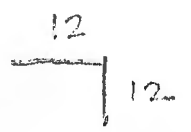
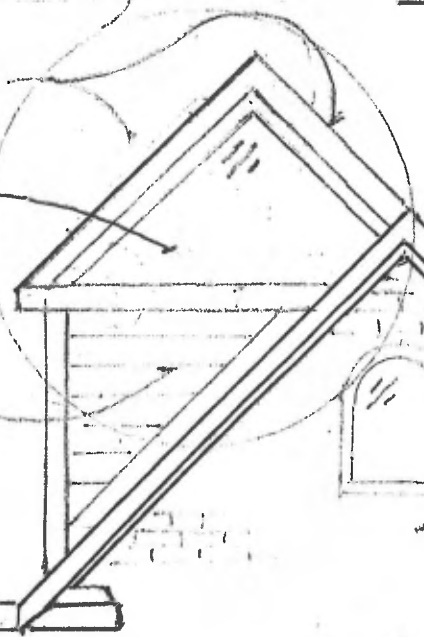
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- BUILDING USE GROUP : R3 / DUPLEX (2 DWELLING UNITS)
- BLDG. CONSTRUCTION TYPE : 3B
- - 50726 34720 COMMISSION APPROVAL JAN. 2018
- ZONING BOARD OF APPEALS APPROVAL MARCH 2018

NEW ROOF DETAIL



NEW ROOF LINE

AMBELSON  
PICTURE  
WINDOW



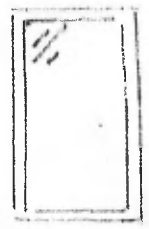
JAMES HARDY  
SIDING

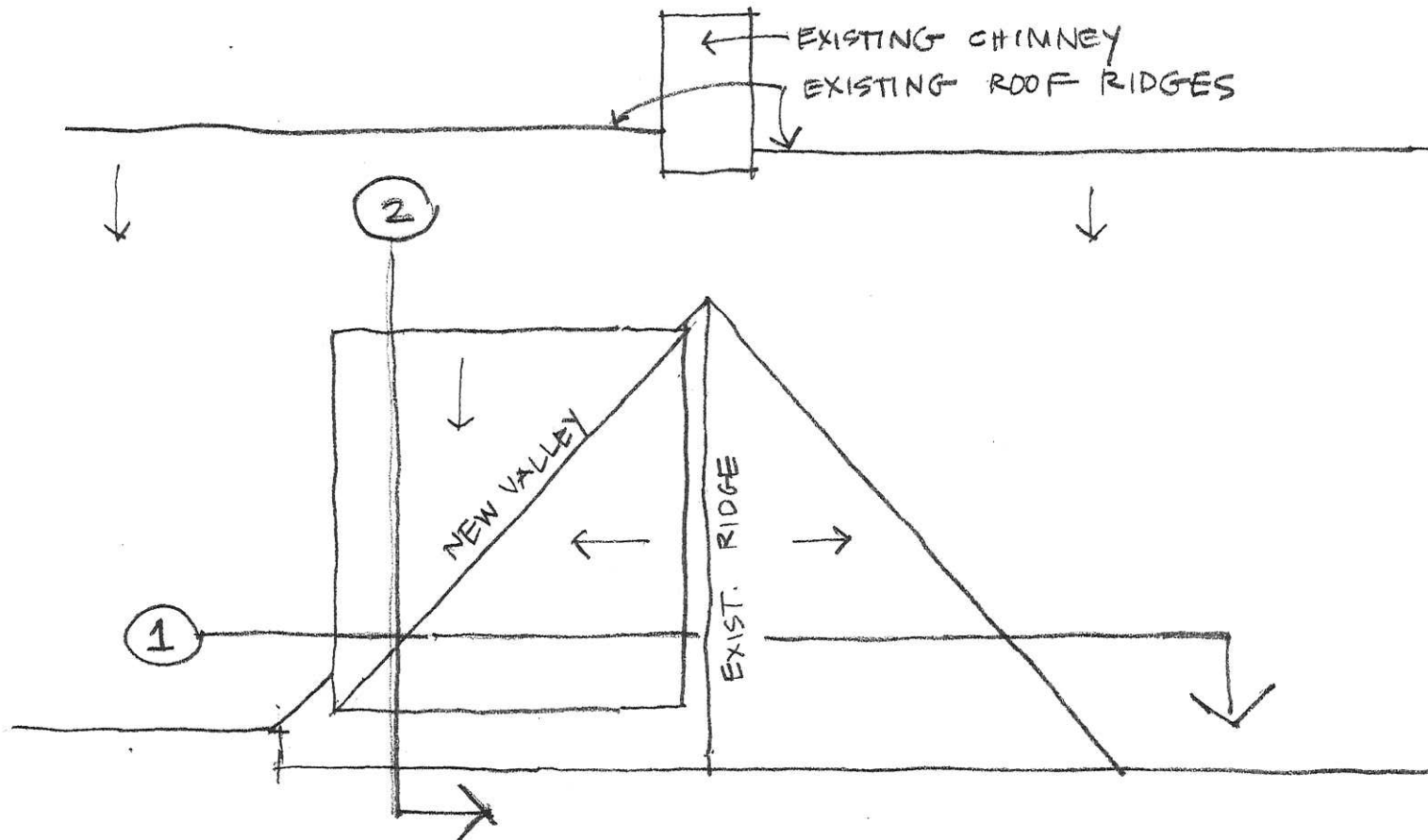
EXISTING GABLE



EXISTING  
BRICK

EXISTING  
BRICK



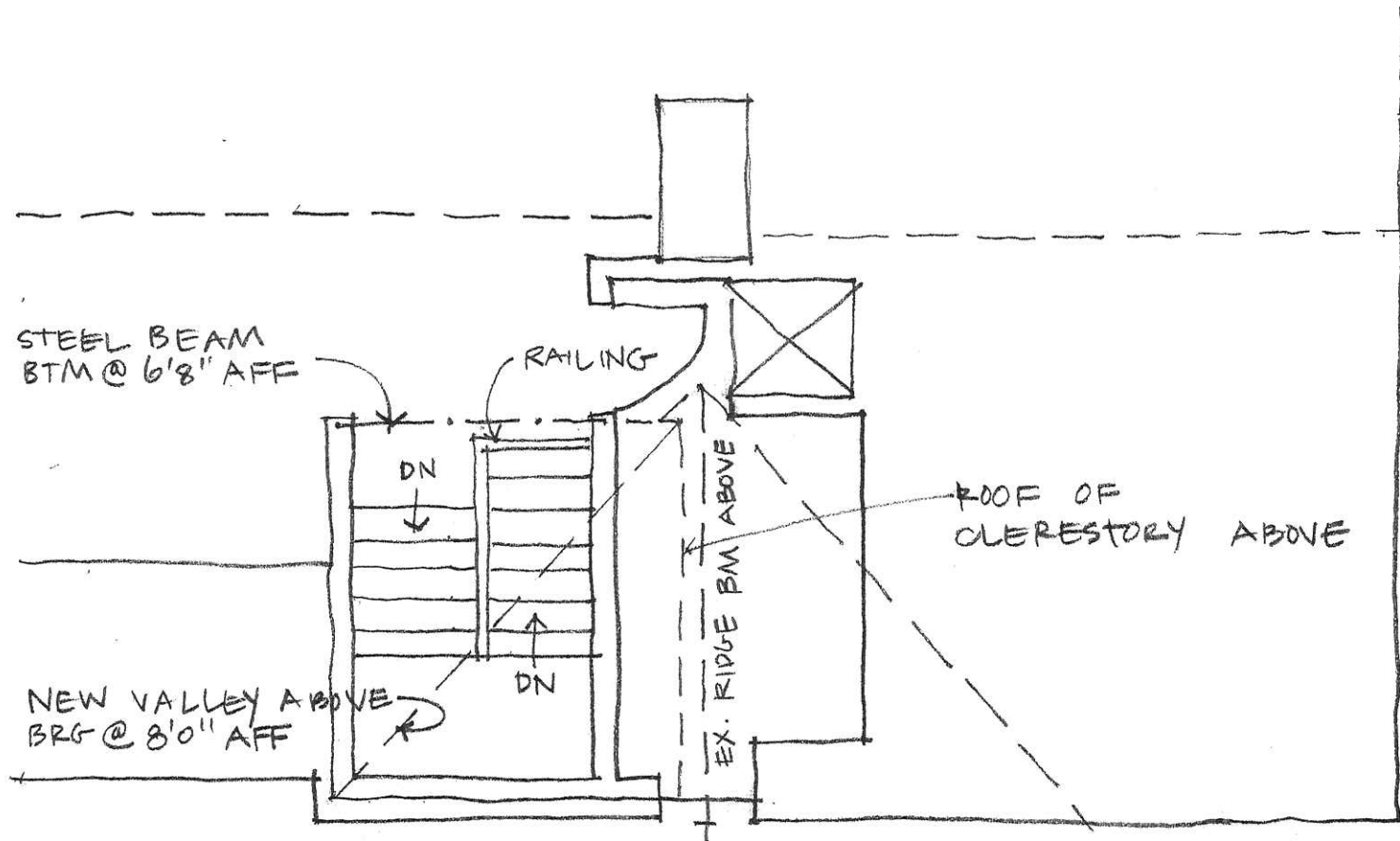


ROOF PLAN

1/4" = 1'-0"

403 W. LIBERTY

7/8/19



## THIRD FLOOR PLAN @ STAIRS

1/4" = 1'-0"

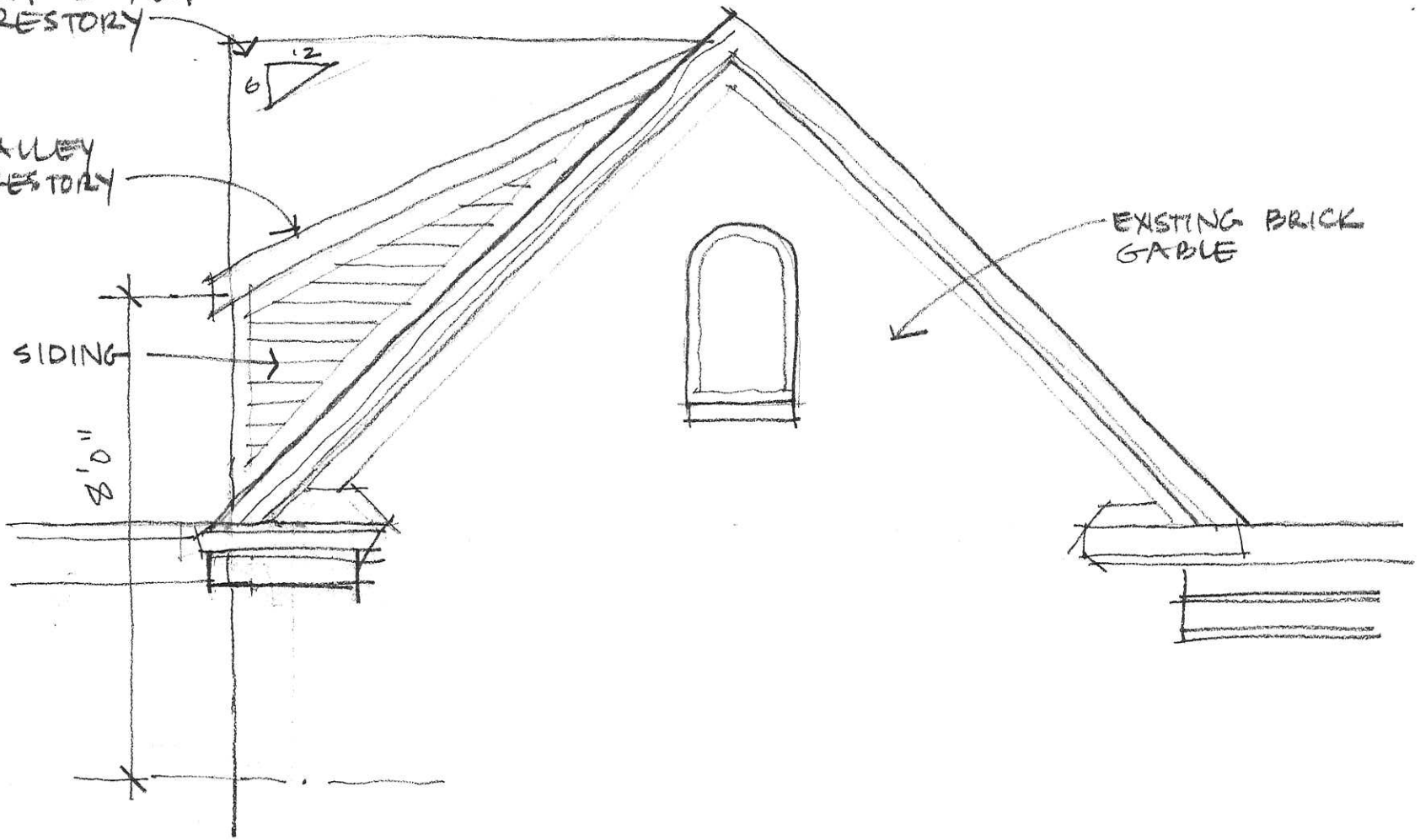
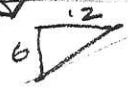
403 W. LIBERTY  
7/8/19

NEW SLOPED ROOF  
ON CURESTORY

NEW VALLEY  
OF CURESTORY

HORIZ. SIDING

8'0"

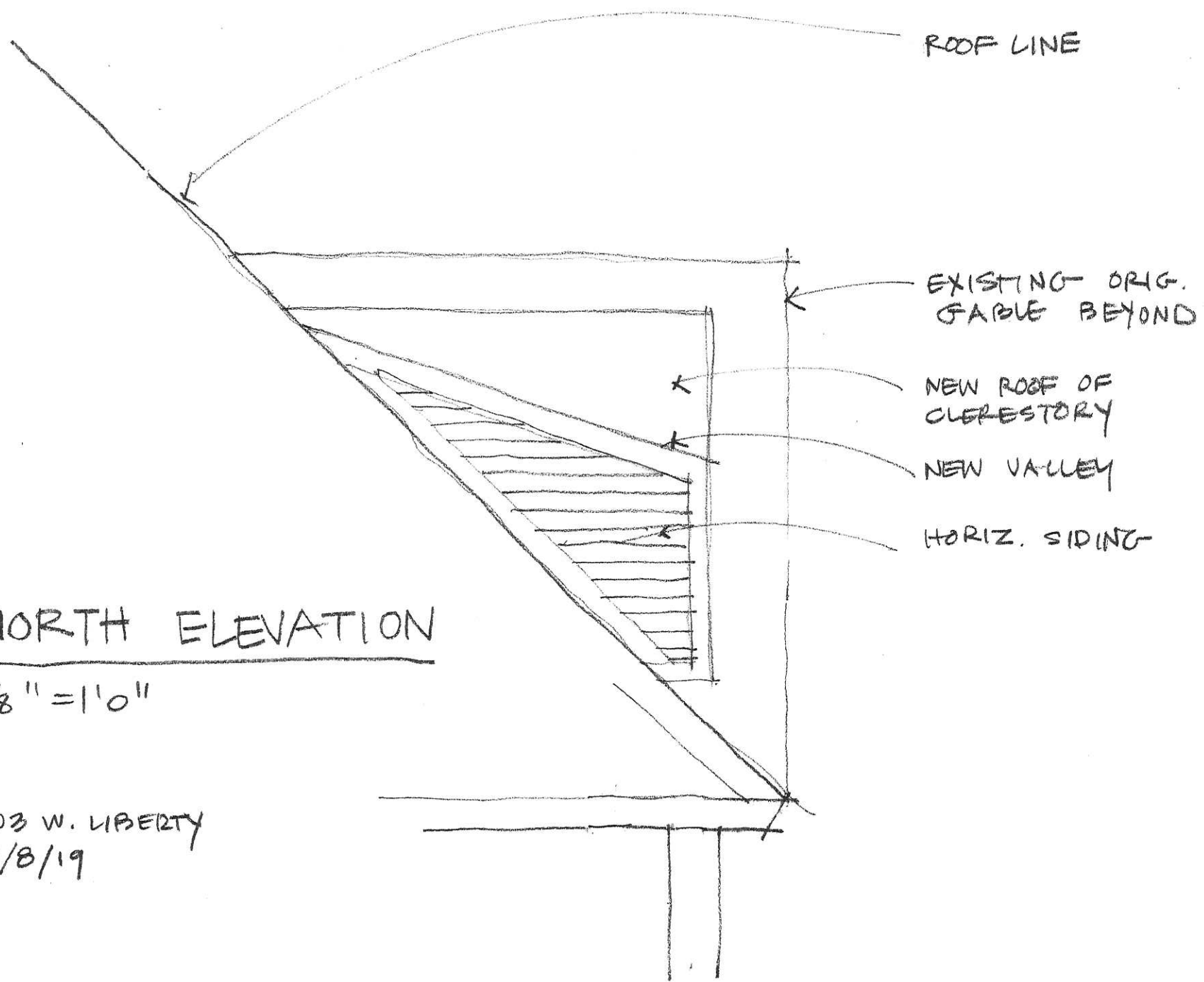


EXISTING BRICK  
GABLE

## WEST ELEVATION

$\frac{3}{8}'' = 1'-0''$

403 LIBERTY  
7/8/19



NORTH ELEVATION

$\frac{3}{8}'' = 1'0''$

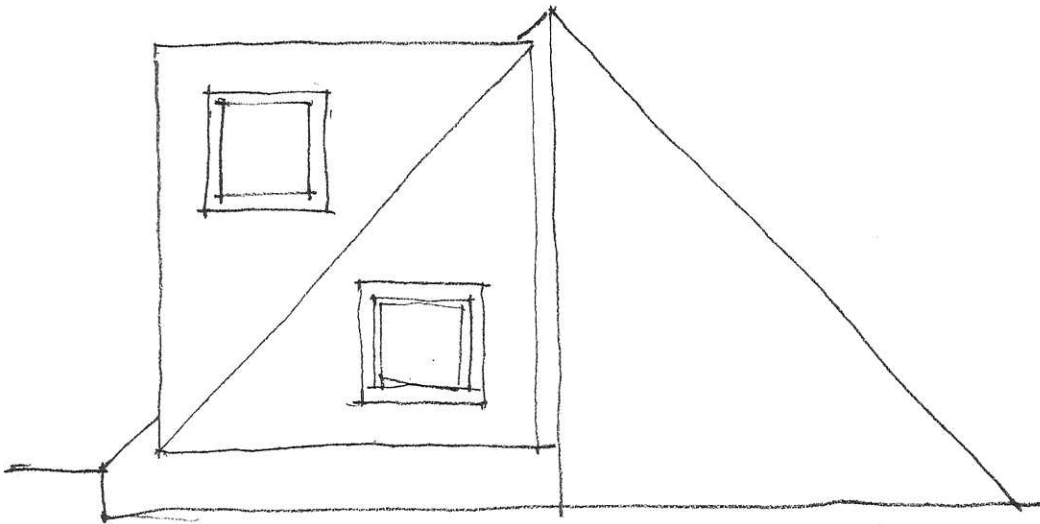
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ALT. #1 : SKYLIGHTS

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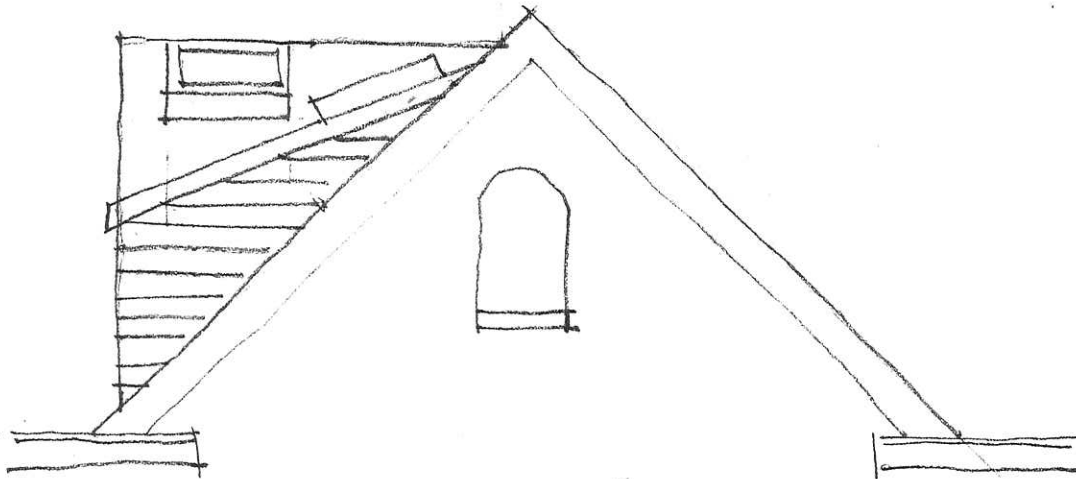
$\frac{1}{4}'' = 1'-0''$

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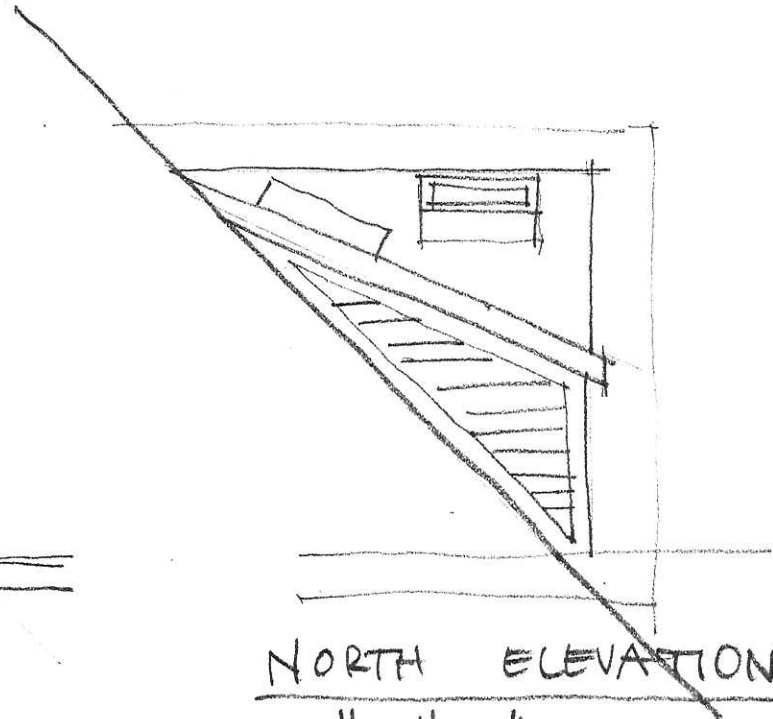
PLAN

$\frac{1}{4}'' = 1'-0''$



WEST ELEVATION

$\frac{1}{4}'' = 1'-0''$



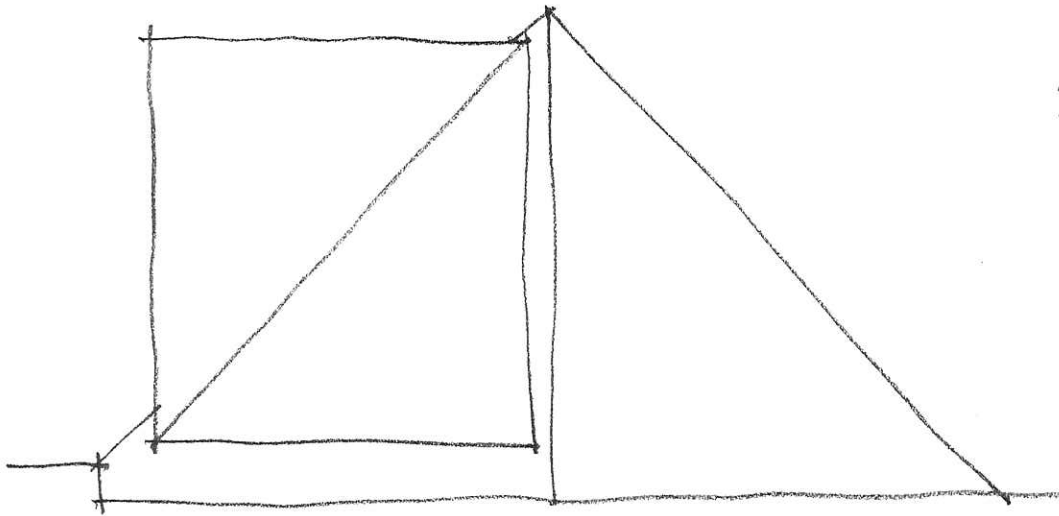
NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

ALT. #2: GLASS WALLS

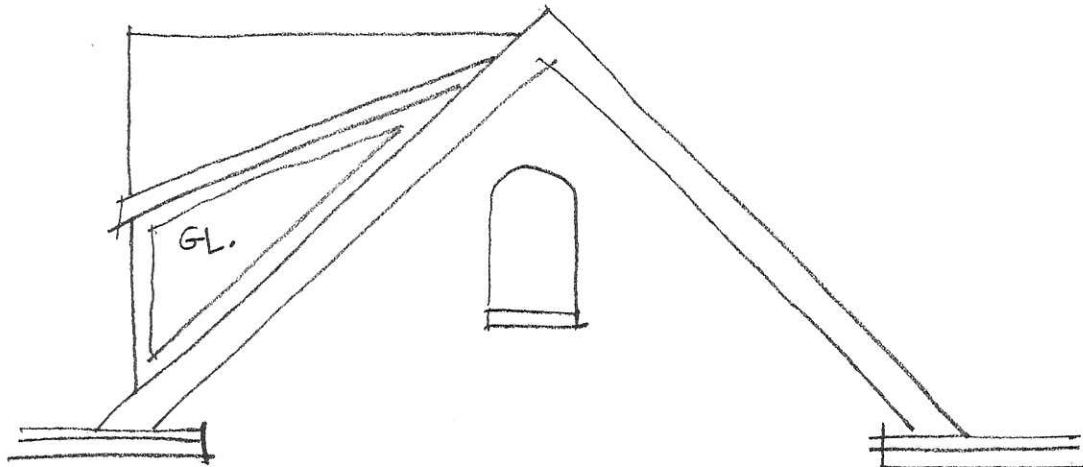
$\frac{1}{4}'' = 1'-0''$

403 W. LIBERTY  
7/8/19



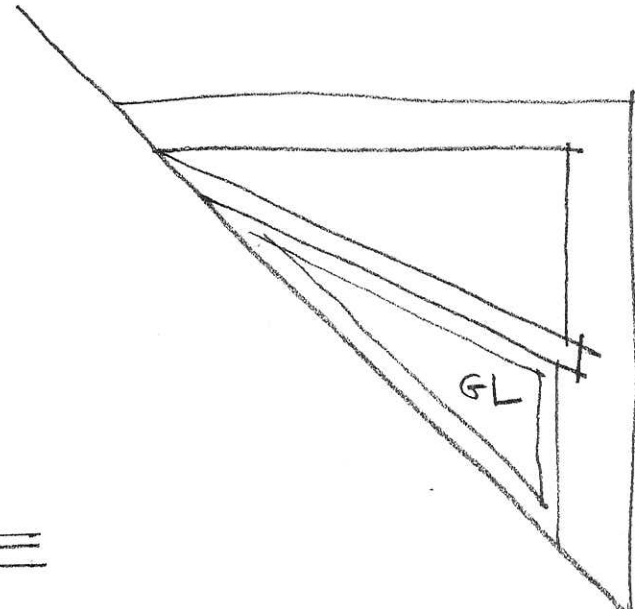
PLAN

$\frac{1}{4}'' = 1'-0''$



WEST ELEVATION

$\frac{1}{4}'' = 1'-0''$



NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$