

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1113 W Liberty Street, Application Number HDC14-174

DISTRICT: Old West Side Historic District

REPORT DATE: September 11, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: September 8, 2014

OWNER

APPLICANT

Name: Richard & Katherine Mitchell

Address: 2420 Blueberry Lane
Ann Arbor, MI 48103

Phone: (734) 417-9722

BACKGROUND: This 2 ½ story home is clad in glazed brick and sports a clay tile roof. It was constructed in 1917 as a spec home, and Mrs. Tillie C. Klais (widow of Charles) was the first occupant. It was originally numbered 1213 West Liberty. The home also features a full-width stone front porch and six-over-one double-hung windows.

LOCATION: The site is located on the south side of West Liberty, between Eberwhite Boulevard and Crest Avenue.

APPLICATION: The applicant seeks HDC approval to remove a rear partially-enclosed porch and replace it with a one-story rear addition that contains access to the basement stairs, a pantry, and half bath.

APPLICABLE REGULATIONS:

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

- (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):

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.

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.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

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.

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.

Retaining the historic relationship between buildings and the landscape.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

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

Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

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

Designing a new addition in a manner that makes clear what is historic and what is new.

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's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

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

STAFF FINDINGS:

1. Attached to the rear of the house is a shed-roofed porch that is open on the rear-facing side. It may have been fully enclosed at one time (which would help explain the west-facing door on the side of the porch). The porch appears on the 1925 Sanborn map.
2. The homeowners are requesting to remove this porch and construct a single-story addition across the back of the house. The addition is 20' wide and ranges from 8' to 14' deep. The addition would be slightly inset from the southwest corner of the house, and slightly overshoot the southeast corner. The design of the one-story addition is modern and distinct from the remainder of the house. It would be clad in horizontal wood siding with wood double-hung windows. Some of those windows are six-over-one double hungs, similar in style to the historic windows on the house, but this is not problematic since the addition is clearly modern. Those windows have applied interior and exterior muntins. Two rear door openings would be incorporated into the addition (and obscured by it). The existing rear door would be restored and re-used on the addition, with three fixed clerestory windows above it.
3. The location of the addition is appropriate and subordinate to the existing house. It is on an inconspicuous elevation, and does not negatively impact the relationship between this building, neighboring buildings, and the landscape.
4. Staff believes that the proposed work meets the *Secretary of the Interior's Standards*, the *Secretary of the Interior's Guidelines for Rehabilitation*, and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (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 1113 W Liberty Street, a contributing property in the Old West Side Historic District, to construct a one-story rear addition, 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 2, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 1113 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, drawings.

1113 West Liberty Street (April 2008 survey photos)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>1113 W. LIBERTY</u>
Historic District:	<u>OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant):	<u>SAME</u>
Address of Property Owner:	_____
Daytime Phone and E-mail of Property Owner:	_____
Signature of Property Owner:	_____ Date: _____
Section 2: Applicant Information	
Name of Applicant:	<u>RICHARD & KATHERINE MITCHELL</u>
Address of Applicant:	<u>2420 BLUEBERRY LANE</u>
Daytime Phone:	<u>(734) 417-9722</u> Fax: <u>(734) 662-3802</u>
E-mail:	<u>R.MITCHELL@MITCHELLANDMOUNT.COM</u>
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input checked="" type="checkbox"/> architect _____ contractor _____ other
Signature of applicant:	<u>[Signature]</u> Date: _____
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family _____ Multiple Family _____ Rental _____ Commercial _____ 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 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>[Signature]</u>	

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. _____

PLEASE SEE ATTACHMENT

2. Provide a description of existing conditions. _____

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

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

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: 8/20-14 Application to _____ Staff or HDC

Project No.: HDC 14-174 Fee Paid: \$ 300.00

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 9/11-2014

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Section 5: Description of proposed changes

1. Provide a brief summary of proposed changes.

The original 1921 masonry structure was built as a spec house by Eber White.

The petitioner bought the house in December, 2013 and has been working on the interior. Some exterior work has also been completed, all of which retained original materials:

- 12 of the 22 original wood windows have been restored and re-installed. Nine of the remaining 10 windows are currently removed and in the process of restoration.
- New wood screen/storms have been made and installed in the first nine openings.
- The stone cheek walls at the front porch have been restored.
- The clay tile roof has been repaired and remains intact.
- The exterior wood trim is in the process of being repainted.
- Some of the original brick has been re-pointed.

The petitioner proposes to remove an approximate 60 square foot rear porch. In its' place, an approximate 220 square foot addition is proposed.

2. Provide a description of existing conditions.

The existing porch/vestibule was added some time after the original house, replacing an earlier rear porch or porches. This is evidenced by a masonry opening on the south wall of the house within the current rear porch/vestibule that has been in-filled with brick similar to the original. The original function of this opening is unknown since the head height (approximately 4'-10") and the sill height (floor level) are inconsistent with the house.

The current porch bears on exposed standard concrete block over a crawl space approximately 2'-0" above grade. Wood joists support a wood floor and wood studs sided inside and outside with horizontal clapboard siding. The porch has a single sloped 4:12 shed roof with asphalt shingles.

To the south is a five foot opening, without doors, and wood steps. To the west is a wood door without steps that would lead to grade. There are three small inoperable double-hung windows.

3. What are the reasons for the proposed changes.

- a. The opportunity to align the garage door with the rear house door.

- b. The opportunity to re-work the basement stairs to provide space for a better functioning kitchen.
- c. To provide a space near the rear door for coats and boots.
- d. The opportunity for a first floor bathroom.
- e. The opportunity for increased south light into the kitchen area.

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

See attached:

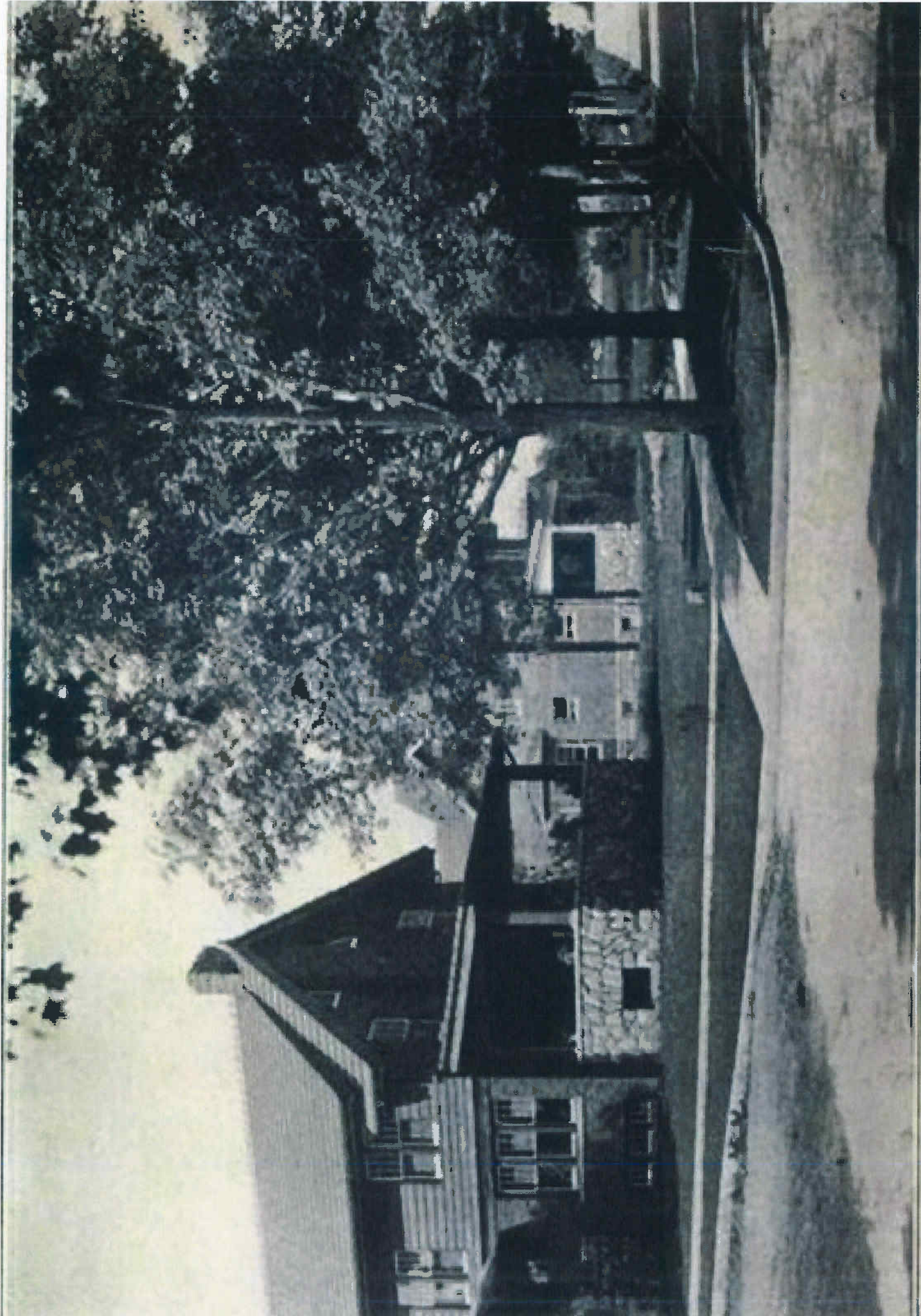
Site Plan

Rear floor plan

East, south and west exterior elevations

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

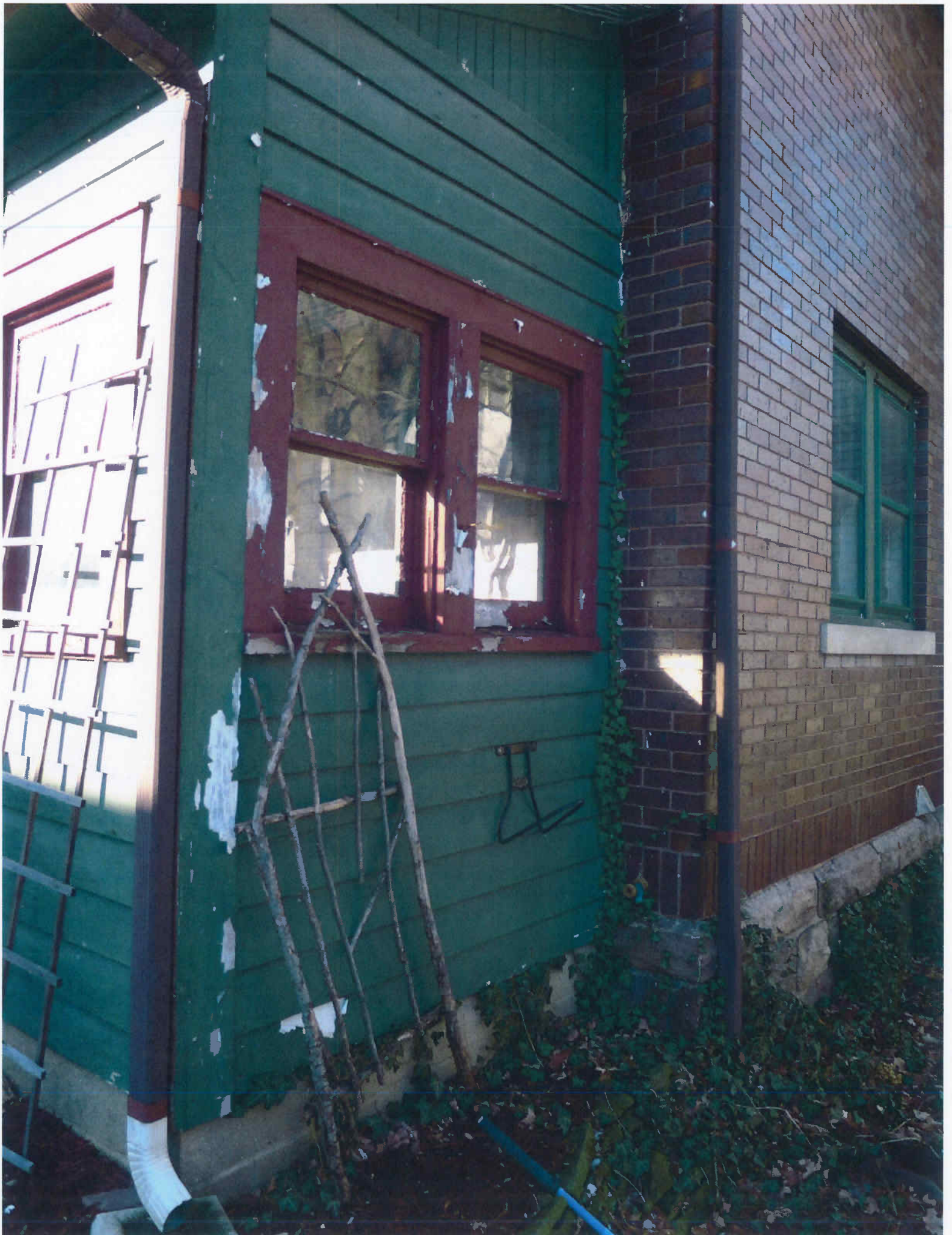
Photographs attached.

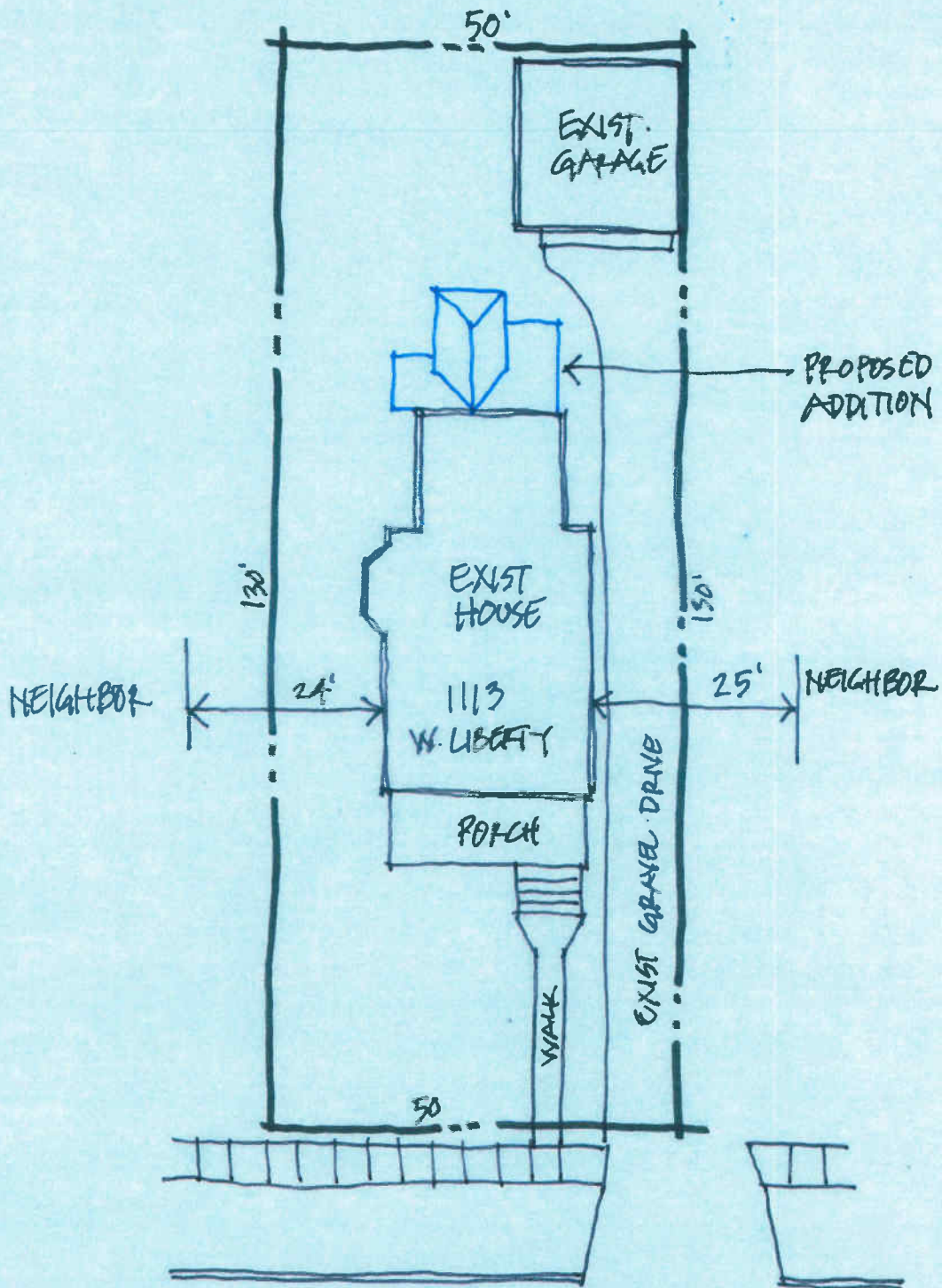


WEST LIBERTY STREET—OUR NORTH BOUNDARY





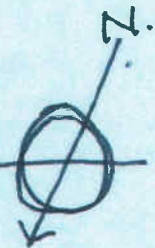


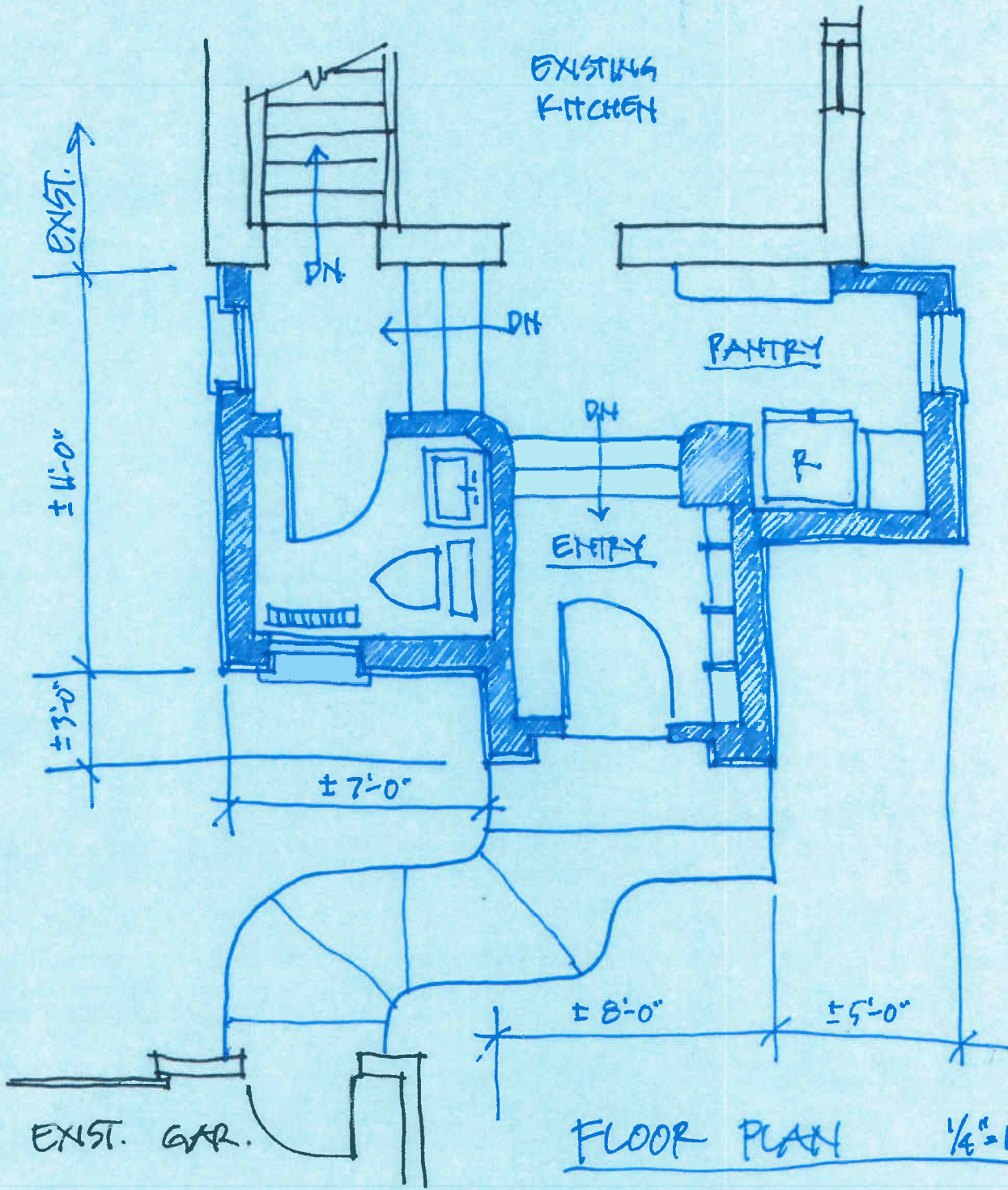


W. LIBERTY STREET

PROPOSED SITE PLAN

1" = +/- 20'





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

PROPOSED * EXISTING

ASPHALT SHINGLES

SEASONAL
SUN
SHADE

HORZ. WR.
SIDING

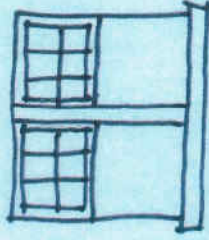
C.I.P. CONC.
BASE

HORZ. WR SIDING.

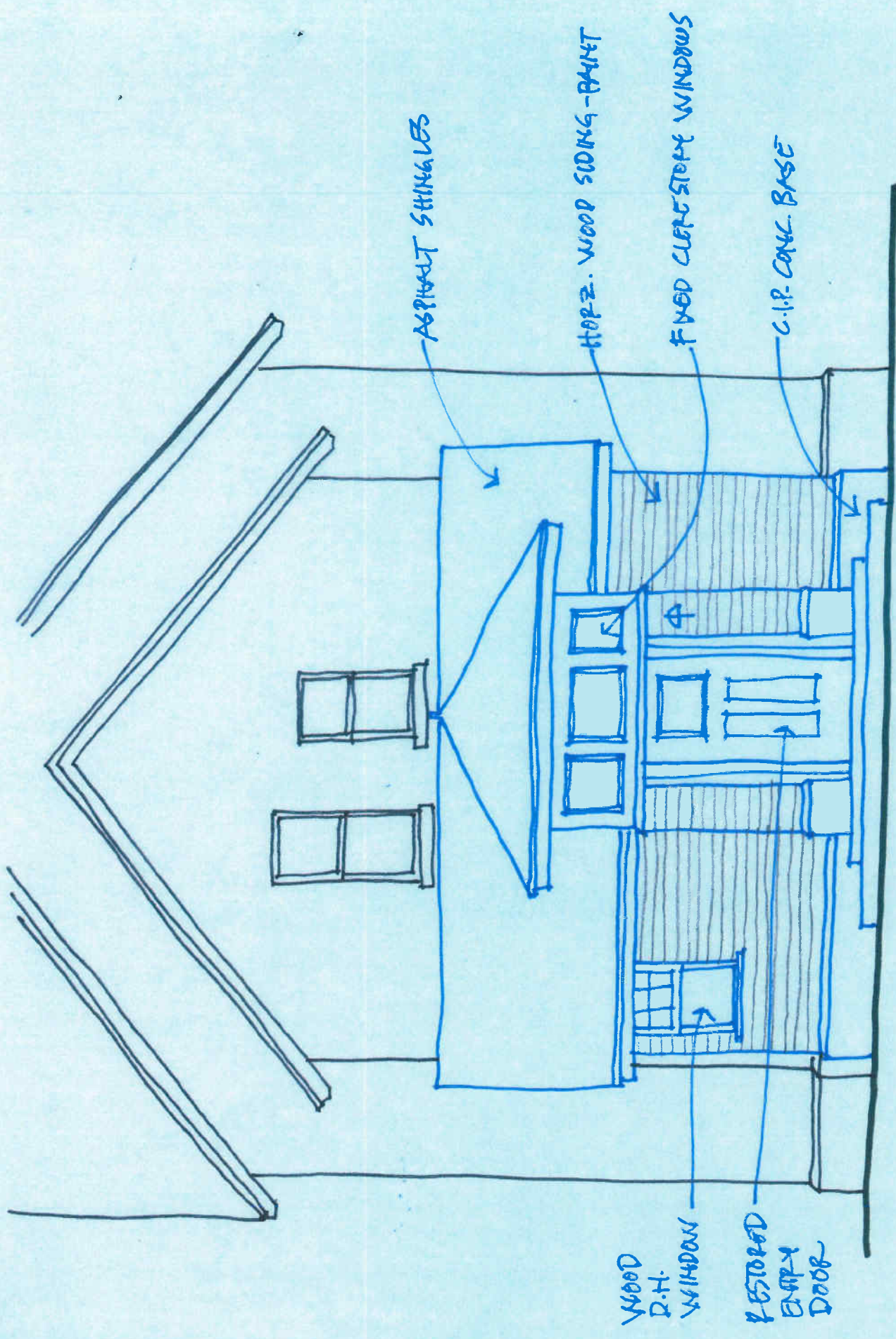
VERTICAL PEBBLEBOARD

WOOD LOUVERED VENT

WOOD P.H. WINDOW



EAST ELEVATION 1/4" = 1'-0"



ASPHALT SHINGLES

HORIZ. WOOD SIDING - PAINT

FIXED CLERESTORY WINDOWS

C.I.P. CONC. BASE

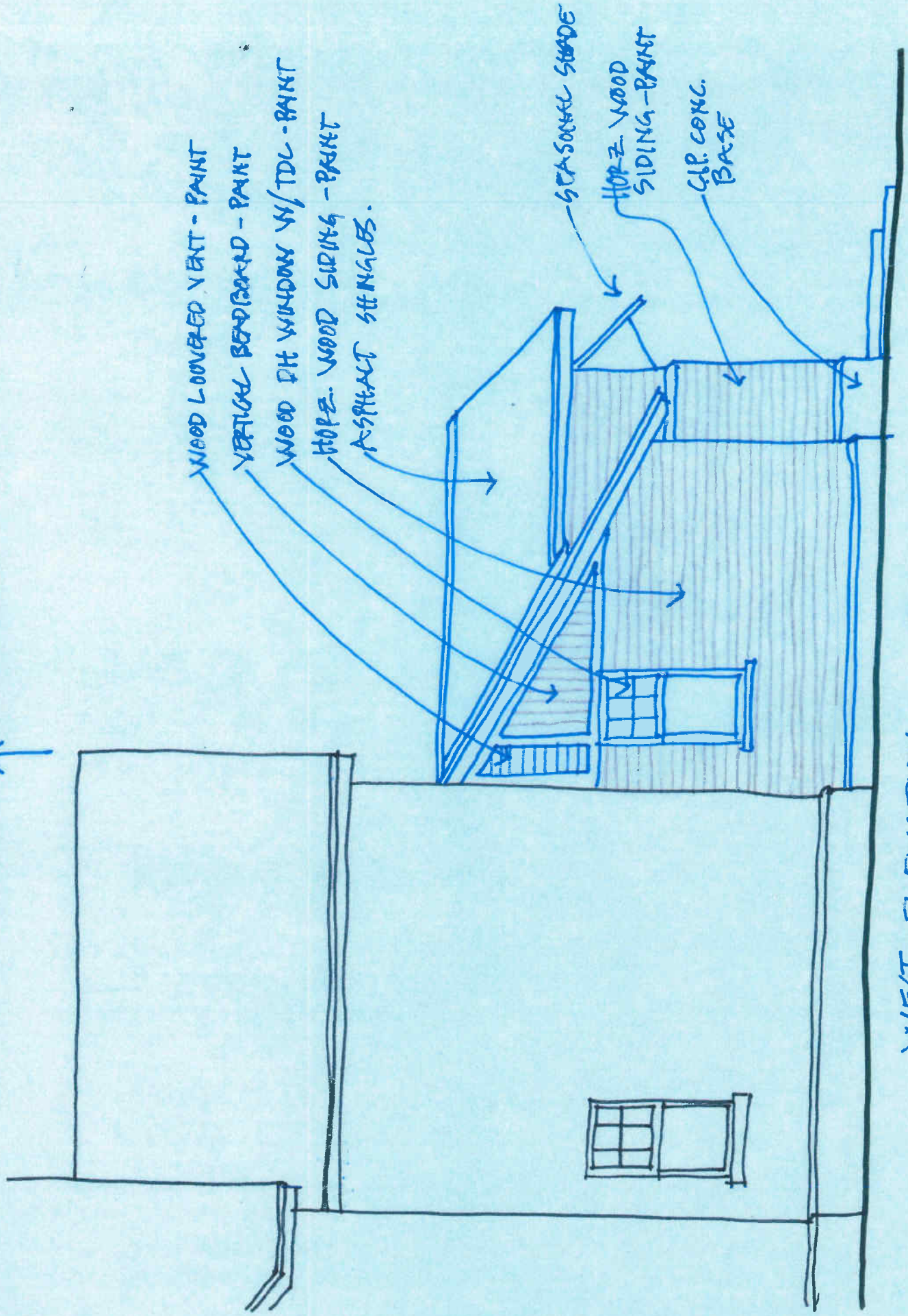
WOOD
D.H.
WINDOW

RESTORED
ENTRY
DOOR

SOUTH ELEVATION

1/4" = 1'-0"

EXISTING. * PROPOSED



WEST ELEVATION 1/4" = 1'-0"

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