

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 814 W Liberty Street, Application Number HDC20-079**DISTRICT:** Old West Side Historic District**REPORT DATE:** June 14, 2020**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, June 8, 2020

	OWNER	APPLICANT
Name:	Nolan Sandberg	Same
Address:	814 W Liberty St Ann Arbor, MI 48103	
Phone:	(616) 791-7226	

BACKGROUND: This one-and-three-quarter-story gable fronter first appears in the 1894 Polk City Directory. It features wide board trim beneath the eaves, a full width front porch with hipped roof, wood lap siding, one-over-one windows, a cut stone foundation, and a shallow first floor bump-out at the back of the west elevation.

LOCATION: The property is located on the north side of West Liberty, one house east of the intersection with South Seventh Street.

APPLICATION: The applicant seeks HDC approval to convert a 63 square foot rear single-story porch into enclosed space by adding windows in the existing openings and moving the existing rear door to the porch door opening.

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.

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.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

District or Neighborhood Setting

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

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.

STAFF FINDINGS:

1. The existing rear porch's date of construction is unknown, but of modern vintage. It does not appear on the 1948 Sanborn Fire Insurance Map, and there is no record of a building permit for it in City records. The current structure is simple, with wood siding, trim, stairs, and wood lattice skirting. The five window openings previously had storm windows and the door opening used to have a door or a storm door.
2. The homeowner proposes to infill the window openings with wood Andersen double-hung one-over-one windows, and to move the existing back door into the porch door opening. The door appears old and may be from the period of significance. Staff feels it is appropriate to keep the door on the house and move it to the porch.
3. The 7' x 9' porch, once enclosed, would add 63 square feet of floor area to the home. Since the porch was constructed outside of the period of significance for the historic district, adding windows and a door into the openings is appropriate and will have no more impact than the existing porch that has been there for many years. Details are not provided on how the porch would be insulated; thus, it would need to be accomplished

from the interior.

4. Staff's opinion is that the installation of five windows and a door on the porch does not destroy historic materials features, spaces, or spatial relationships that characterize the property, and is easily reversible should the room be removed in the future.

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 814 West Liberty, a contributing property in the Old West Side Historic District, to install five windows and move an existing exterior door onto the rear porch, 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 All Additions and Windows*, 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 New Additions, District or Neighborhood Setting, and Windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 814 West 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



814 W Liberty,
May 2008 survey photo



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
 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 Nolan Sandberg		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 814 W Liberty St			CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (616) 791-7226	EMAIL ADDRESS nolan.sandberg@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Nolan Sandberg	DATE 5/18/20
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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)

SIGN HERE	PRINT NAME X	DATE
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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).

Existing rear porch to be sealed with windows and door and insulated to create conditioned space. New wood double hung windows to be placed in existing storm openings. Existing rear entry door to be relocated to porch entrance. Window trim to match existing windows on house.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Porch formally had storm windows and screens to enclose and protect from weather. Project will restore windows to openings as wood double hung units. Porch is on rear of house and not visible from street.

For Further Assistance With Required Attachments, please visit 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.

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	

EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WINDOW SILL MADE FOR STORM WINDOW



EXISTING WINDOWS FOR COMPARISON



EXISTING REAR DOOR TO BE RELOCATED



83"

32"

MATERIALS

5 - Anderson 400 Series Woodwright Double Hung Windows
WDH2042
Frame size: 2'-1 5/8" wide, 4'- 7/8" tall

Existing rear entry door to be relocated to porch entrance

Trim to match existing windows on house
3 3/4" painted wood trim

Wood siding to match house installed where any gaps are created around windows

Existing garage

Property Line

Existing rear porch to be enclosed

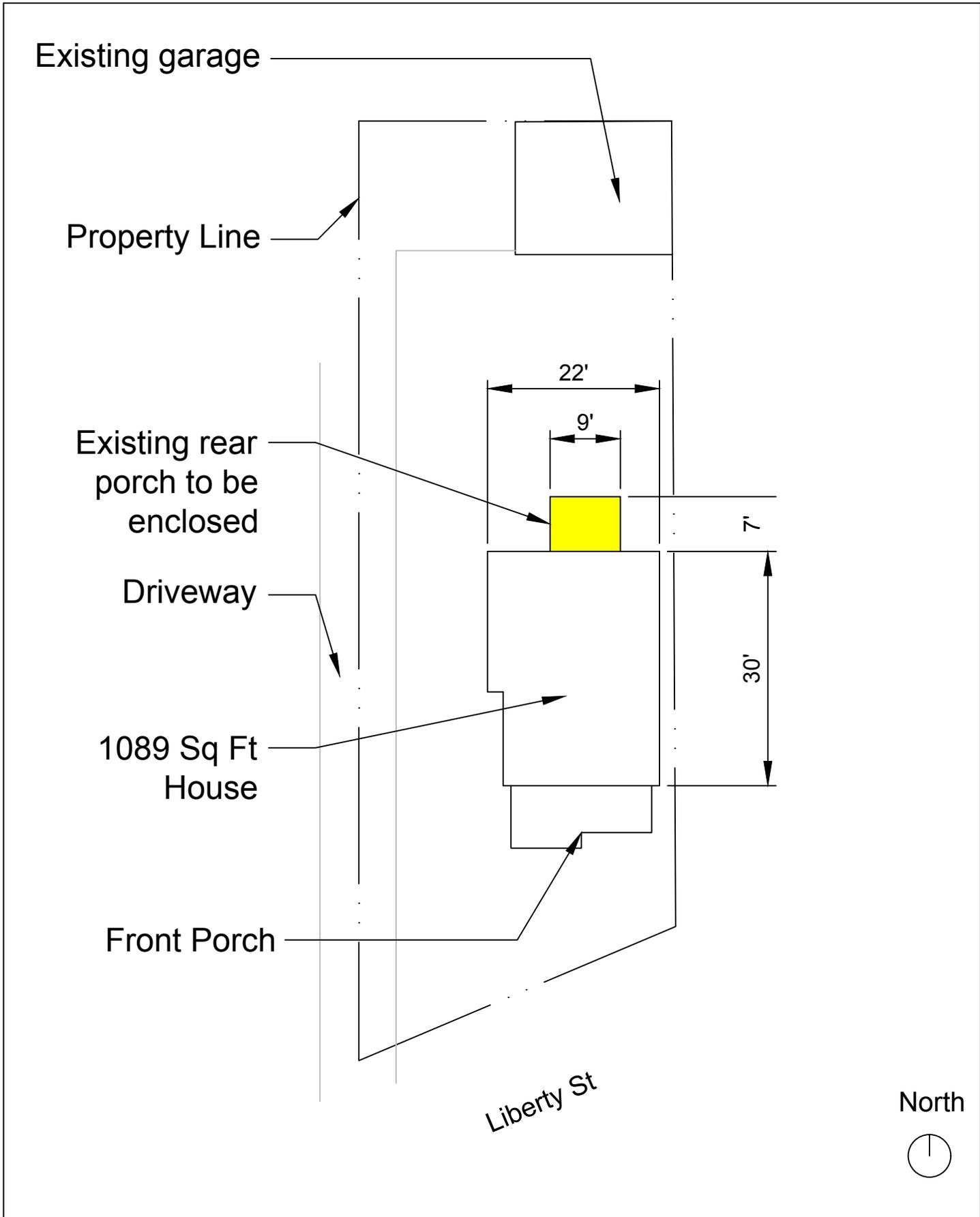
Driveway

1089 Sq Ft House

Front Porch

Liberty St

North



SCALE

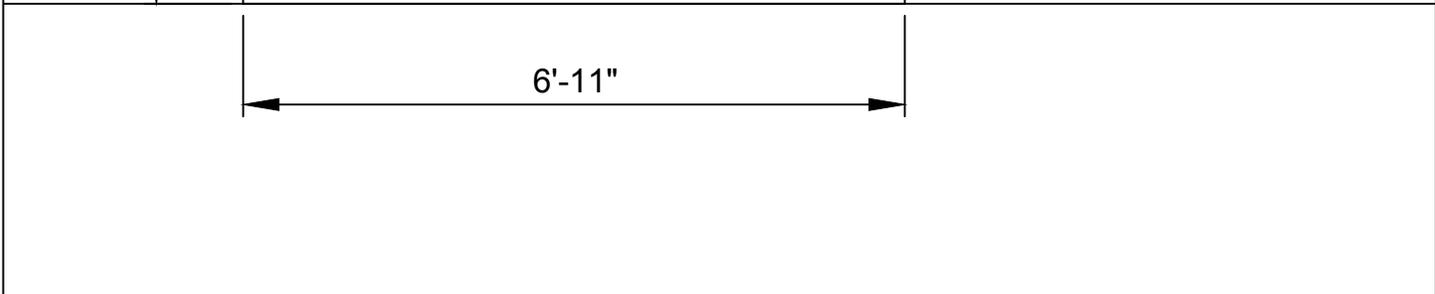
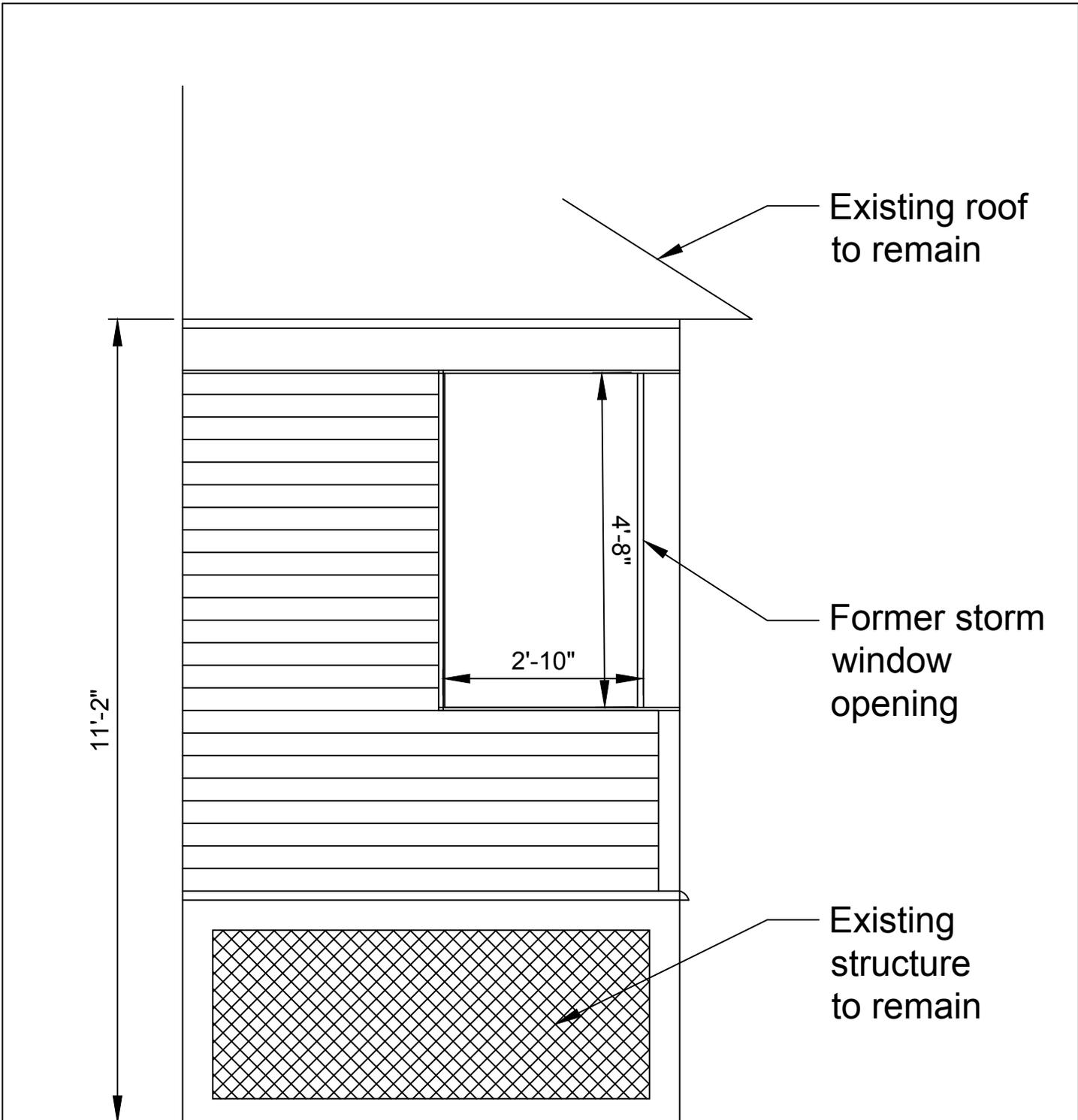
1:200

NOLAN SANDBERG

814 W LIBERTY ST

SITE PLAN

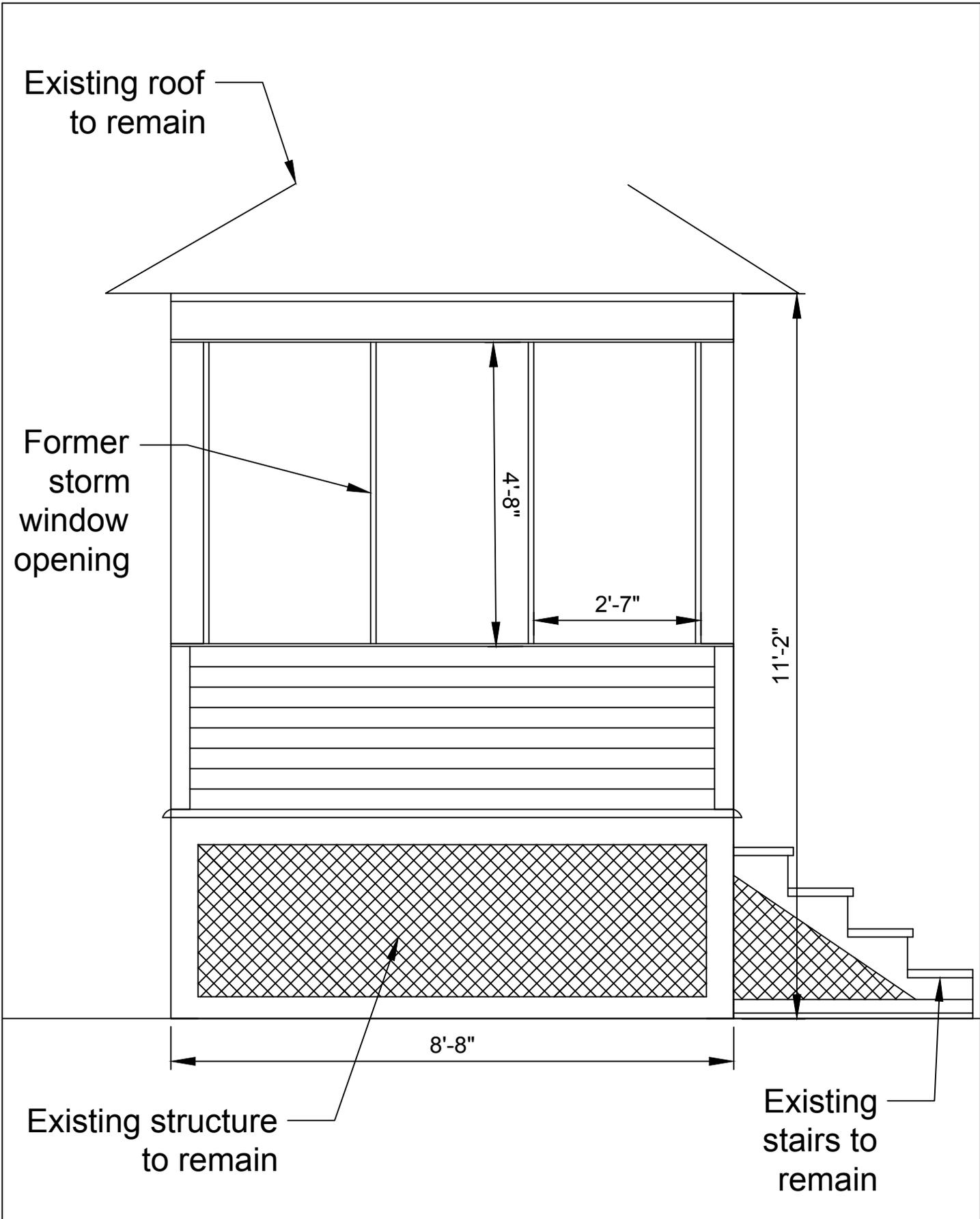
Sheet 1 of 8



SCALE
 1/2" = 1'-0"

NOLAN SANDBERG
 814 W LIBERTY ST

EXISTING WEST ELEVATION
 Sheet 4 of 8



SCALE
 1/2" = 1'-0"

NOLAN SANDBERG
 814 W LIBERTY ST

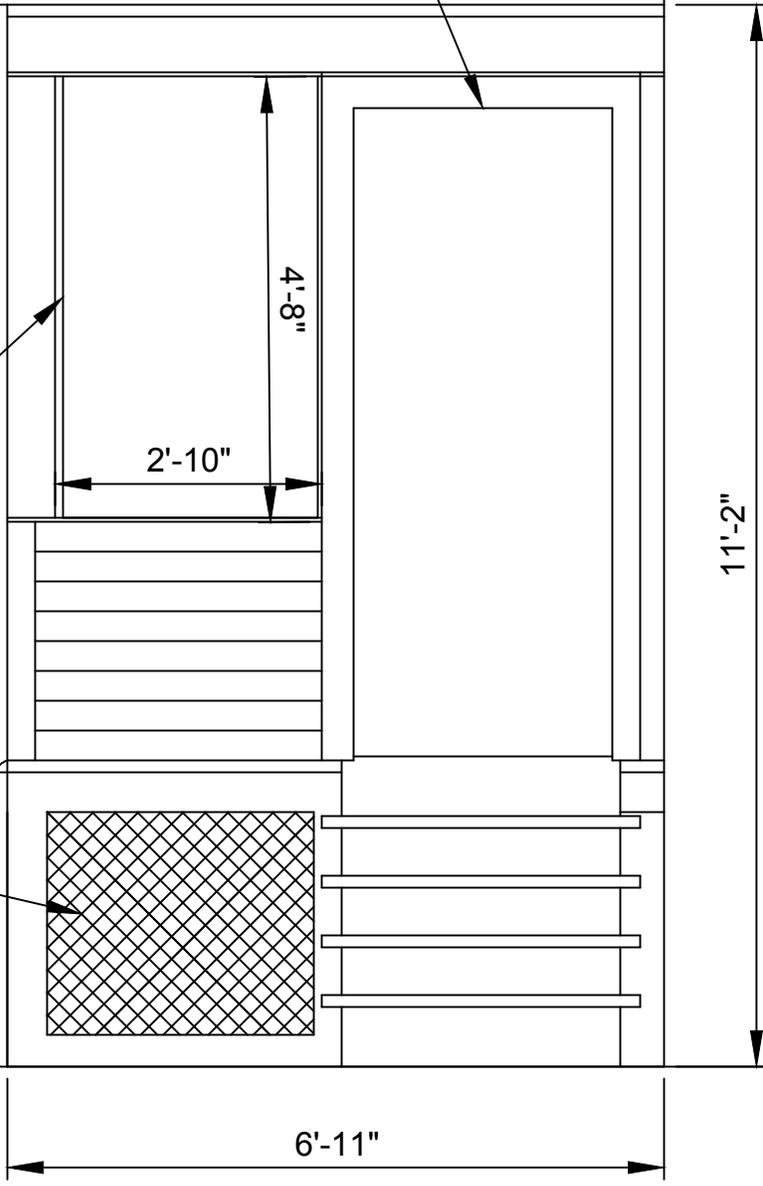
EXISTING NORTH ELEVATION
 Sheet 3 of 8

Existing doorway
to remain

Existing roof
to remain

Former storm
window opening

Existing structure
to remain



SCALE

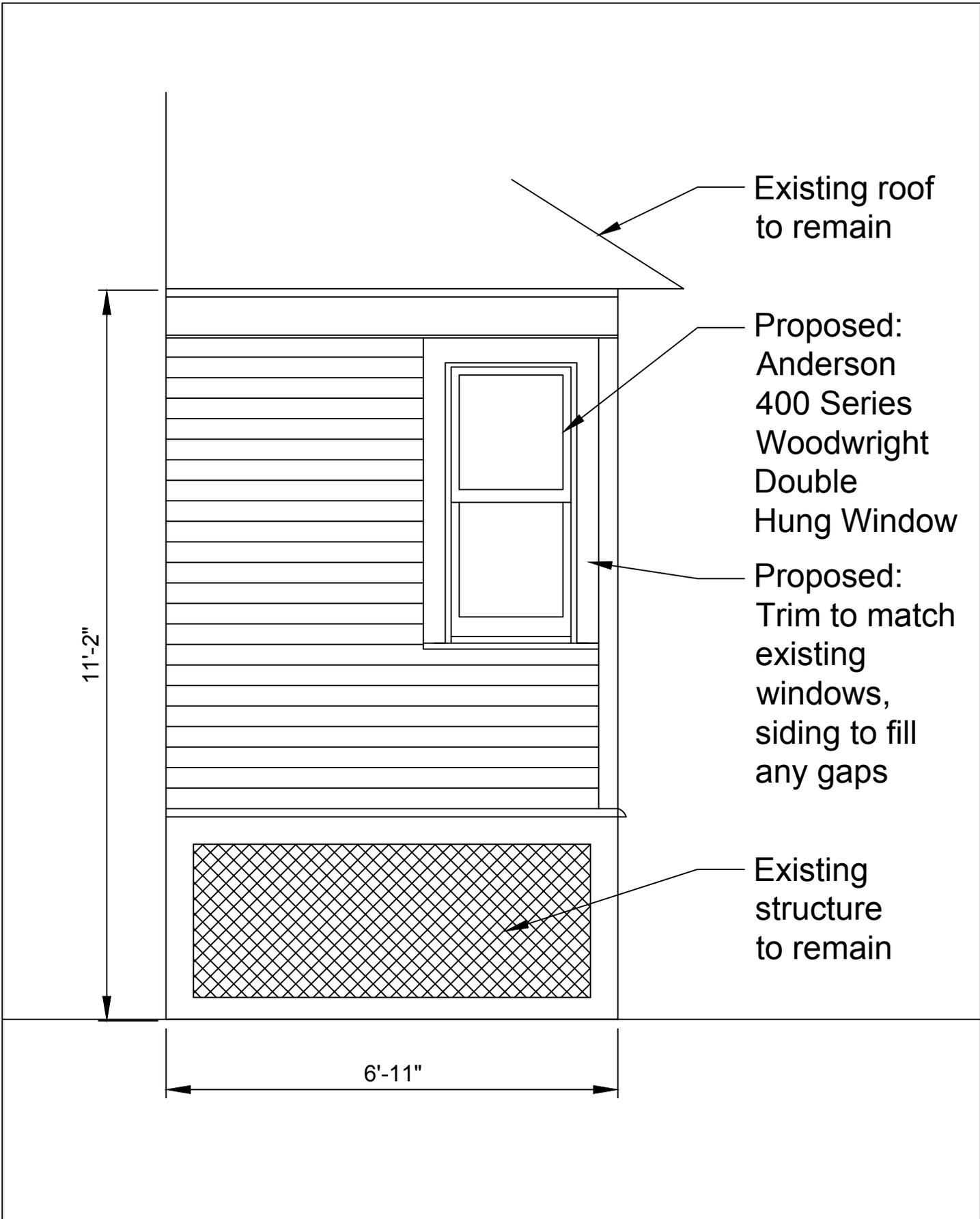
1/2" = 1'-0"

NOLAN SANDBERG

814 W LIBERTY ST

EXISTING WEST ELEVATION

Sheet 2 of 8



Existing roof to remain

Proposed:
Anderson
400 Series
Woodwright
Double
Hung Window

Proposed:
Trim to match
existing
windows,
siding to fill
any gaps

Existing
structure
to remain

11'-2"

6'-11"

SCALE

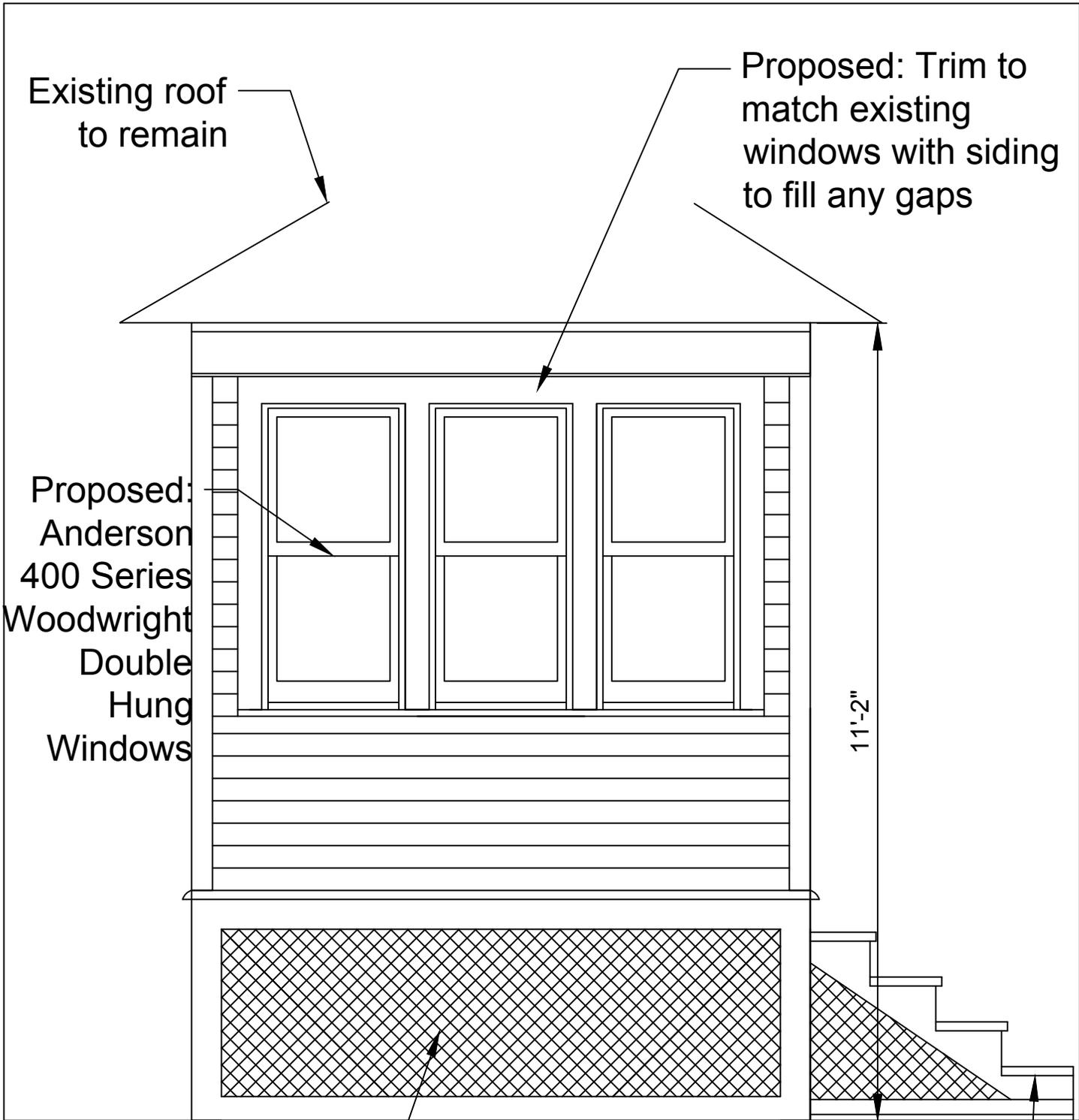
1/2" = 1'-0"

NOLAN SANDBERG

814 W LIBERTY ST

PROPOSED WEST ELEVATION

Sheet 7 of 8



Existing structure to remain

Existing stairs to remain

SCALE
1/2" = 1'-0"

NOLAN SANDBERG
814 W LIBERTY ST

PROPOSED NORTH ELEVATION
Sheet 6 of 8

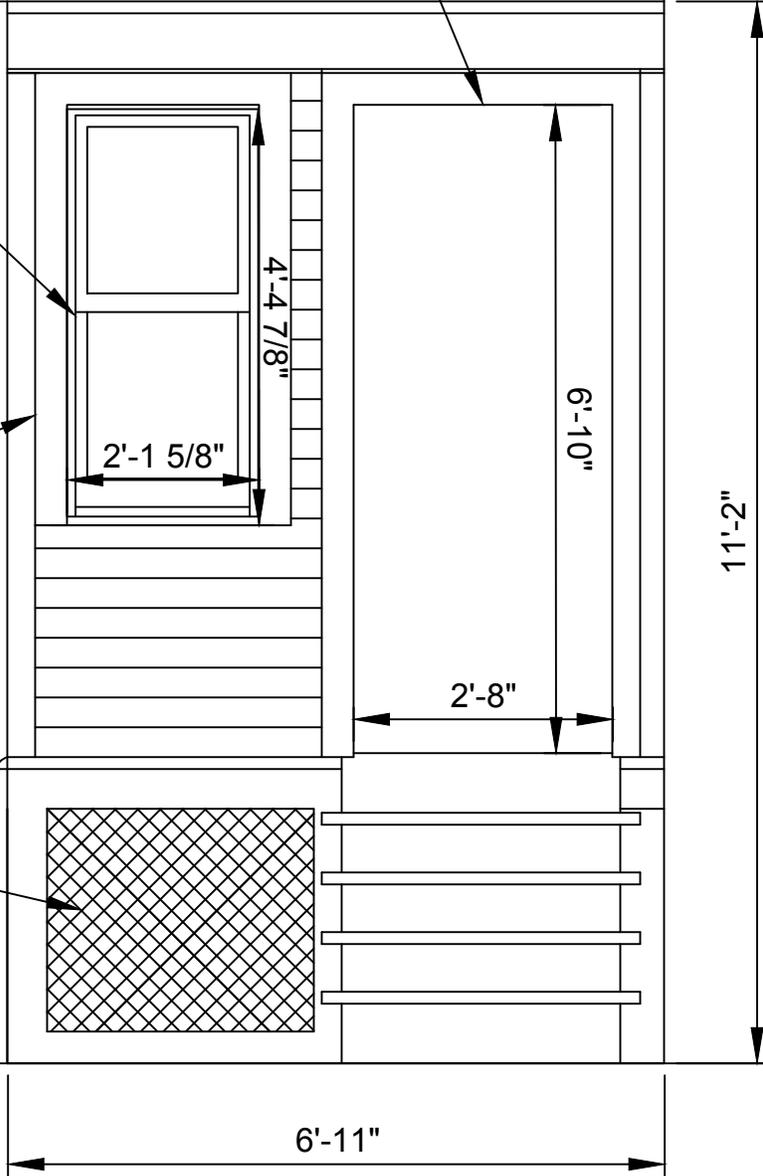
Existing doorway
to remain

Existing roof
to remain

Proposed:
Anderson
400 Series
Woodwright
Double Hung
Window

Proposed:
Trim to match
existing windows
with siding to fill
any gaps

Existing structure
to remain



SCALE

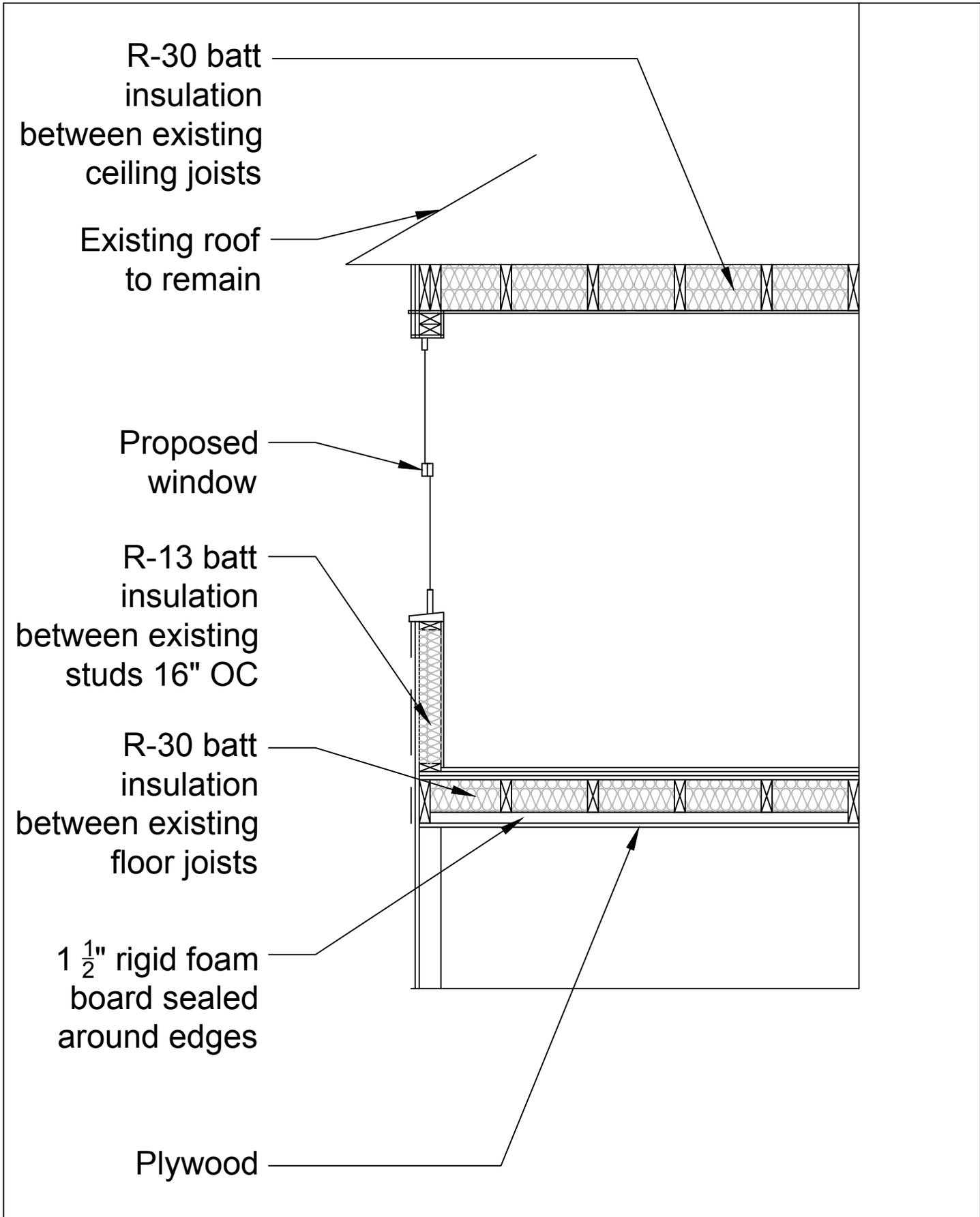
1/2" = 1'-0"

NOLAN SANDBERG

814 W LIBERTY ST

PROPOSED WEST ELEVATION

Sheet 5 of 8



SCALE

1/2" = 1'-0"

NOLAN SANDBERG

814 W LIBERTY ST

INSULATION DETAIL

Sheet 8 of 8