

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 217 Third Street, Application Number HDC16-282

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** December 8, 2016

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

**REVIEW COMMITTEE DATE:** Monday, December 5, 2016

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Martha MacKenzie	Same
<b>Address:</b>	1105 Chestnut St Ann Arbor, MI	
<b>Phone:</b>	(734) 323-2012	

**BACKGROUND:** Per Polk City Directories, this two-story gable fronter was first occupied in 1904 by John Seyfried, plumber. Seyfrieds occupied the house until at least 1930. The house features wood lap siding with fishscale shingles in the front gable, a decorative lintel over the front gable's double window, full width front porch with round columns, and wide board trim beneath the eaves.

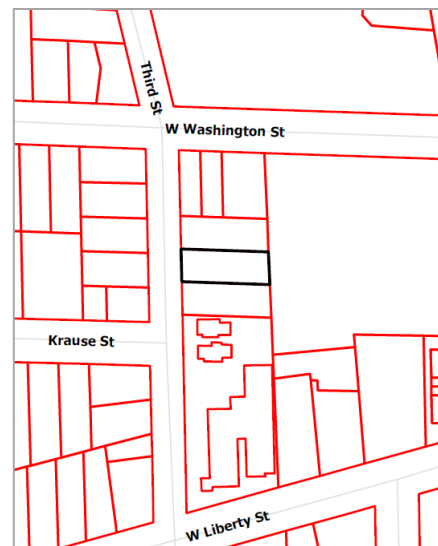
**LOCATION:** The site is located on the east side of Third Street, north of Krause and West Liberty and south of West Washington. It backs up to the former road commission building at 415 West Washington.

**APPLICATION:** The applicant seeks HDC approval to install two shed dormers on the rear wing of the house, remove the chimney, on the south elevation remove a non-original window in an enlarged opening and patch the opening with siding and enlarge another window opening that contains a non-original window, add a new window in a new opening on the rear elevation, replace a non-original back door, and add a ramp along the south side of the house to the back deck.

#### **APPLICABLE REGULATIONS:**

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

- (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):**

**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.

**Windows**

*Not Recommended:* Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

**Entrances/Porches**

*Recommended:* Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

**District or Neighborhood Setting**

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

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

**Roofs**

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

**Windows**

*Not Appropriate:* Removing or radically changing a window that is important in defining the overall historic character of the property.

*Not Appropriate:* changing the number, location, and size or glazing pattern of window by cutting new openings, blocking in, and installing replacement sash that does not fit the historic opening.

**STAFF FINDINGS:**

1. The homeowners are reworking the interior floorplan to accommodate a ground-floor bedroom, enlarged bathroom, and a ramped entrance off the back for anticipated accessibility needs. There are currently two bedrooms upstairs. In addition, two dormers on the 1 ½ story rear wing of the house would convert a space that currently has 24" knee walls into a bedroom, closet, and ½ bath. By reworking the interior and making small changes to existing features of the house the homeowners are able to avoid proposing a potentially more impactful rear addition.
2. On the rear wing, staff believes the design of the shed dormers is inconspicuous and appropriate. On both sides they are stepped in from the rear corners of the house, and the original trim in both rear-facing gables is maintained. The chimney on the back of the house is red brick and has no distinctive character or architectural features. Its removal would allow the recapture of significant interior space on both floors. All windows on the dormers and a new window next to the rear balcony door are Andersen aluminum clad wood. Replacing the balcony door on the rear wing with a full-lite fiberglass door that fits the current opening is appropriate.
3. The windows facing south on the first-floor bumpout are not original. The one on the left in the application photograph has different proportions than those on the rest of the house. It is unclear whether the bumpout was previously a porch that was enclosed, or if it was always finished space. On the left-hand window, since neither the window nor the opening are original, and there is no evidence that a different-sized window used to be there, staff believes this window's removal is appropriate and doesn't affect the architectural integrity of the house. The right-hand window is more likely to be an original opening size. The proposed replacement is approximately the same width as the left-hand window (3'6") but is taller (approx. 4'1"). If the commission believes replacing this window with a larger one meets the standards and guidelines, then staff feels that the size of the replacement window is acceptable since it is taller than it is wide and will be the only window on that face of the bump out. The proposed replacement window is all wood.
4. The wood ramp along the south side of the house is simple and minimally intrusive. It is located on top of an existing concrete walkway and ties into the modern rear deck. It has 5/4 x 6" treated decking and a handrail on each side. Staff would like the applicant to clarify at the meeting whether the ramp and/or handrail will be attached to the house, or whether it will be a free-standing structure.
5. Staff finds the work generally compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and 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 217 Third Street, a contributing property in the Old West Side Historic District, to construct two shed dormers on the rear wing of the house, remove the chimney, remove

a non-original window and patch the opening with siding, enlarge a window opening, add a new window in a new opening, replace a back door, and add a ramp along the south side of the house. The work as proposed is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for roofs and windows, and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10 and the guidelines for roofs, windows, porches, and neighborhood.

### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 217 Third 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, window specs

2008 Survey Photo







**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>217 3rd street</u>
Historic District:	<u>OWS</u>
Name of Property Owner (If different than the applicant):	_____
Address of Property Owner:	_____
Daytime Phone and E-mail of Property Owner:	_____
Signature of Property Owner:	_____ Date: _____
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>Martha Mackenzie</u>
Address of Applicant:	<u>1105 Chestnut st</u>
Daytime Phone:	<u>(734) 323.2012</u> Fax: ( ) _____
E-mail:	<u>Muffymackenzie@aol.com</u>
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner _____ architect _____ contractor _____ other
Signature of applicant:	<u>[Signature]</u> Date: <u>Nov. 6, 2016</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input checked="" type="checkbox"/> Residential	_____ Single Family _____ Multiple Family _____ Rental
_____ Commercial	_____ Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> 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>M.M.</u>

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

1. Provide a brief summary of proposed changes. Creating an open plan on the first floor and 2 dormers on the existing 2nd floor back room. This would include removing an existing chimney as well as removing 2 windows on the south side that are not original and installing one window.

2. Provide a description of existing conditions. The home has been well cared for. There is a kitchen that was renovated in the 70's or 80's and is not well laid out or very functional.

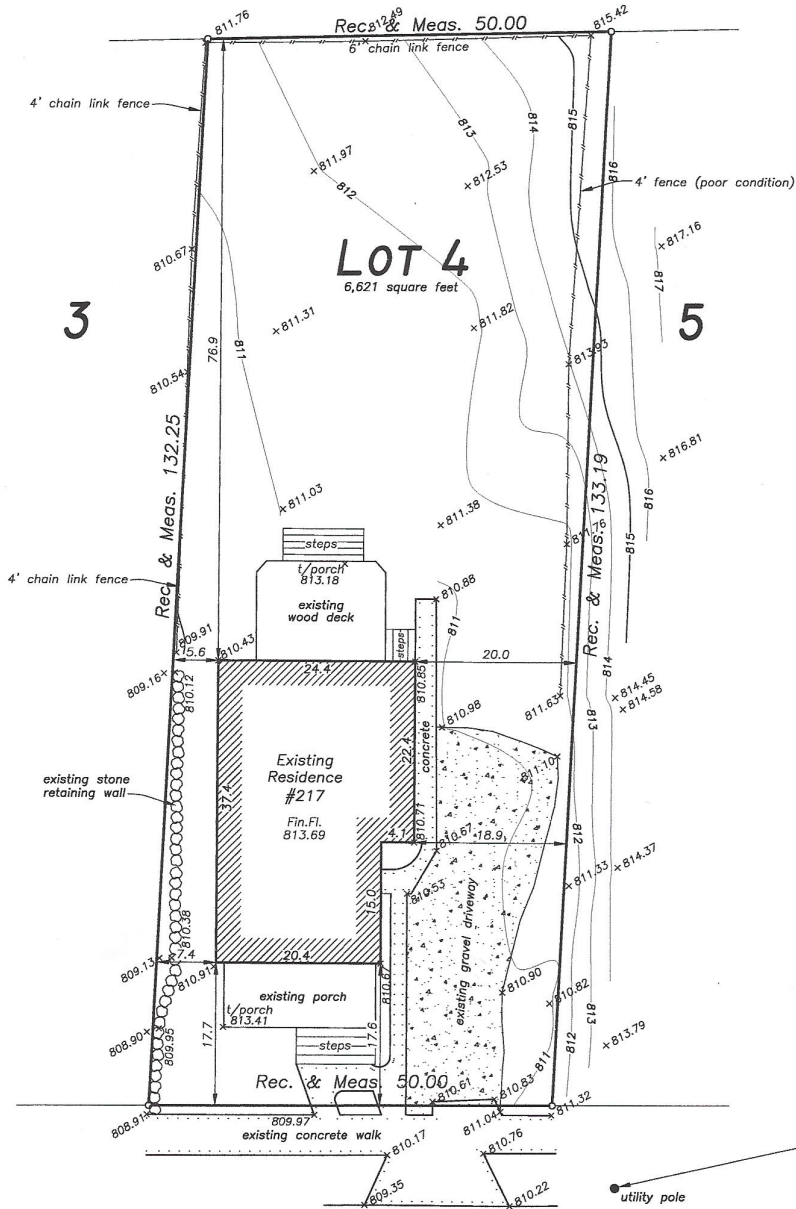
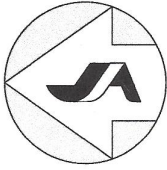
3. What are the reasons for the proposed changes? The need for an open plan is for the co-owner who is disabled. We would create a bedroom office on the first floor, and the dormers would allow for a second upstairs bathroom and office. We both work from home and we have family (elderly parents) who come stay with us.

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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC  
Project No.: \_\_\_\_\_ HDC \_\_\_\_\_ Fee Paid: 100<sup>00</sup> \_\_\_\_\_  
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_  
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA  
Comments:



**Third Street (50' wide)**  
asphalt pavement with concrete curbs

**LEGAL DESCRIPTION**

LOT 4 OF, "KRAUSE'S ADDITION TO THE CITY OF ANN ARBOR", A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, T.2S., R.6E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 1 OF PLATS ON PAGE 22, WASHTENAW COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**LEGEND**

- 000.00 = EXISTING ELEV.
- 000.00 = PROPOSED ELEV.
- = DRAINAGE COURSE
- - - = SILT FENCE
- - - = F.G. = BRICK LEDGE
- = EXISTING CONTOUR



**PLOT PLAN**

PREPARED FOR: MUFFY MACKENZIE  
217 THIRD STREET  
ANN ARBOR, MI 48103  
(734) 323-2013

**JEKABSON & ASSOCIATES, P.C.**  
Professional Land Surveyors  
1320 Goldsmith, Plymouth, MI 48170  
(734) 414-7200 (734) 414-7272 fax  
by

**REVISIONS**

DATE	26 OCT 16
JOB NO.	16-08-019
SCALE	1" = 10'
DRAWN	JRN
CHECKED	JGE
SHEET	1 OF 1

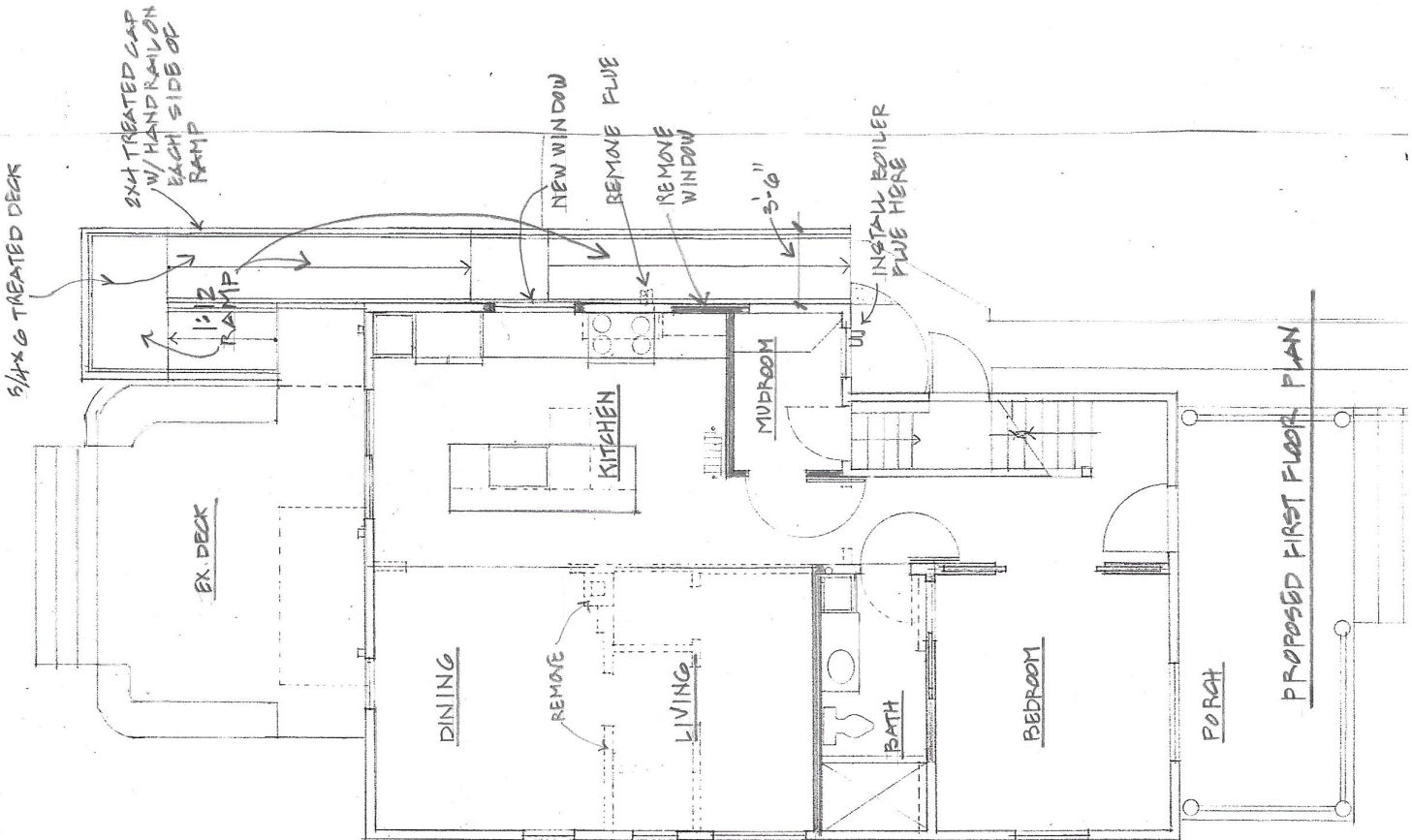
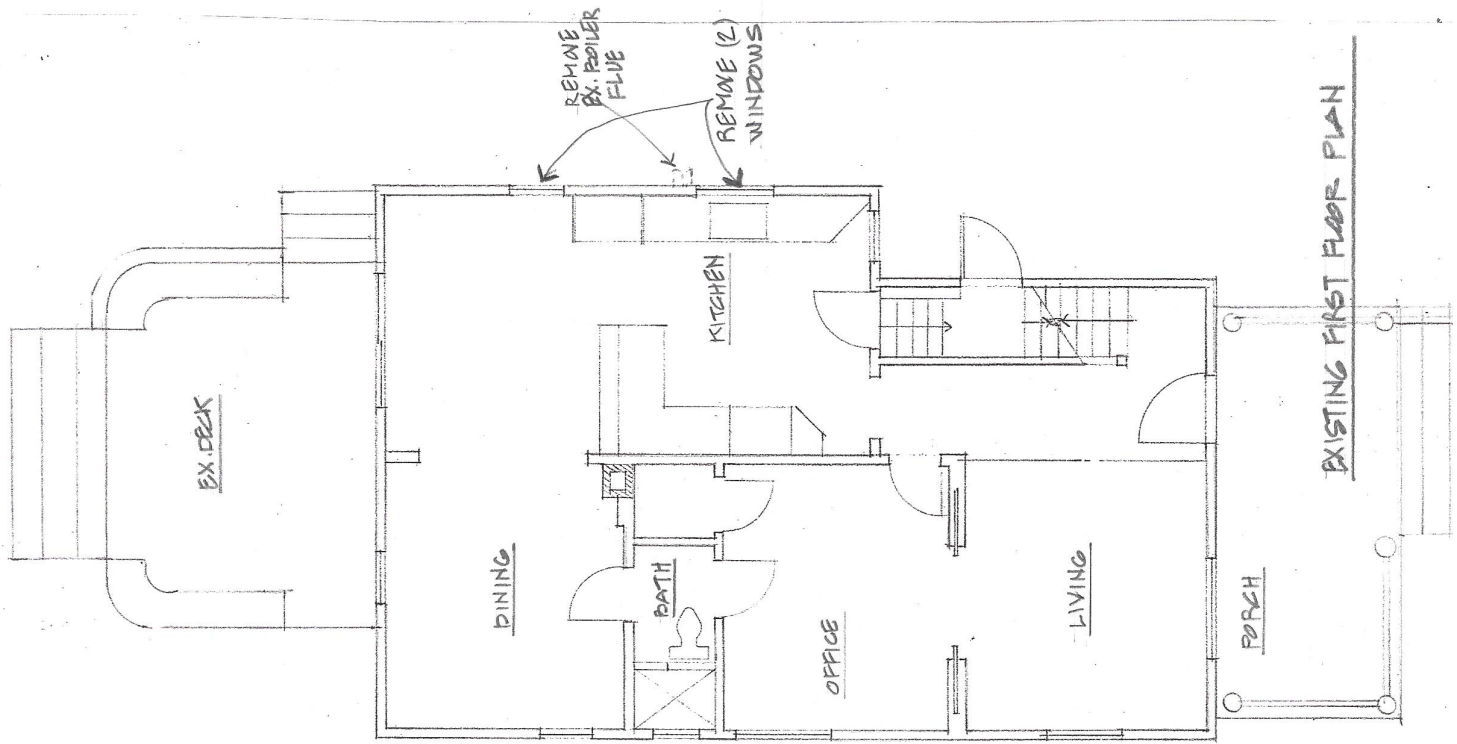




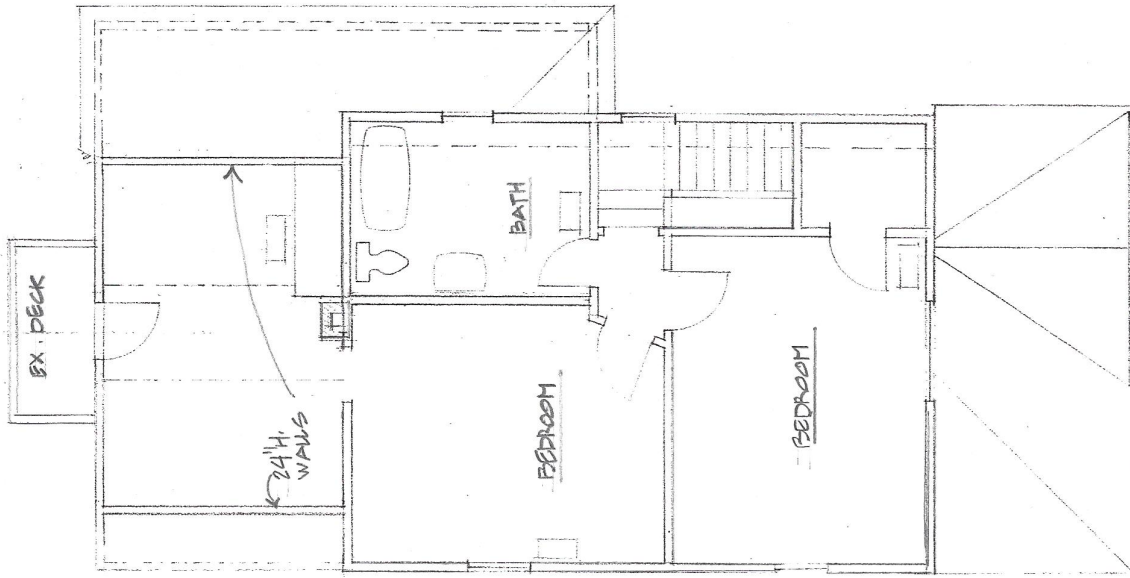




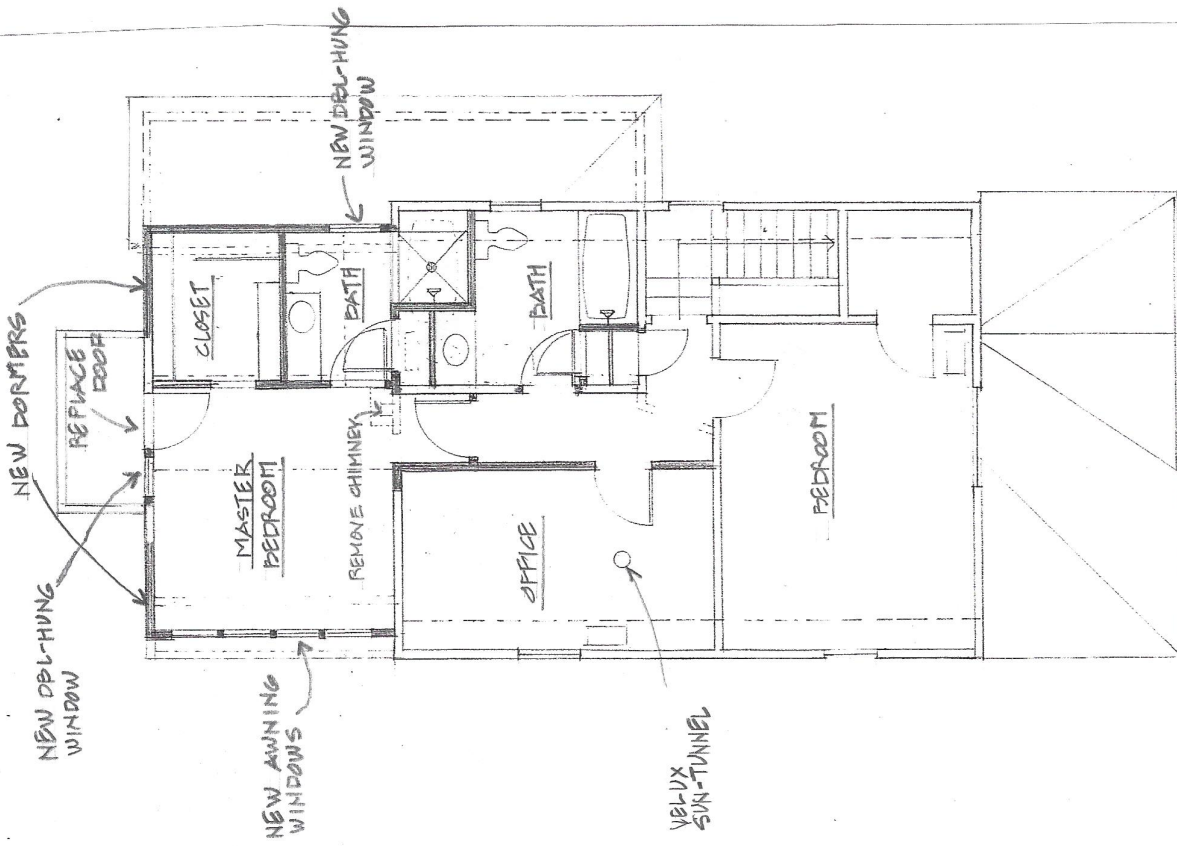




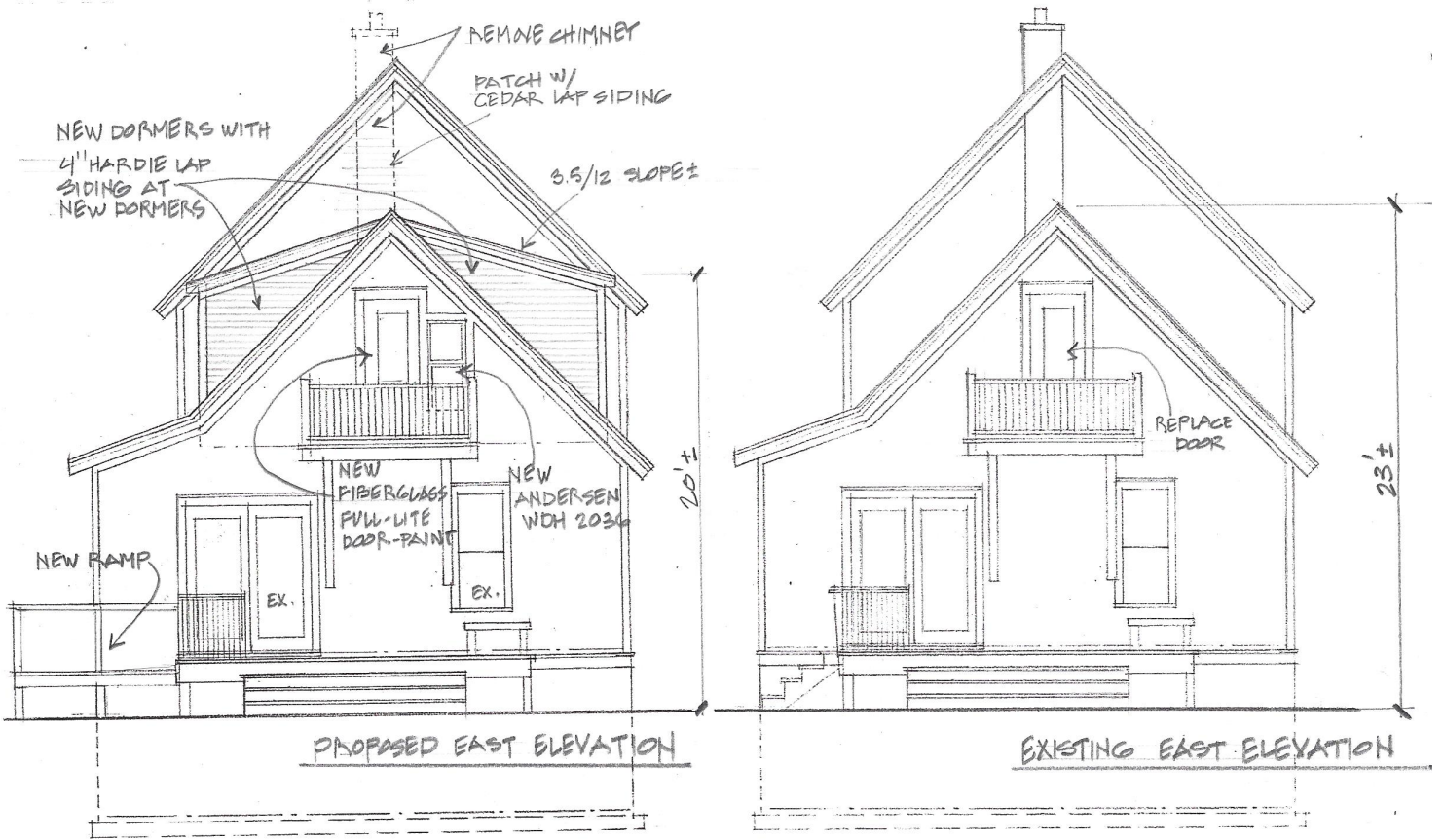


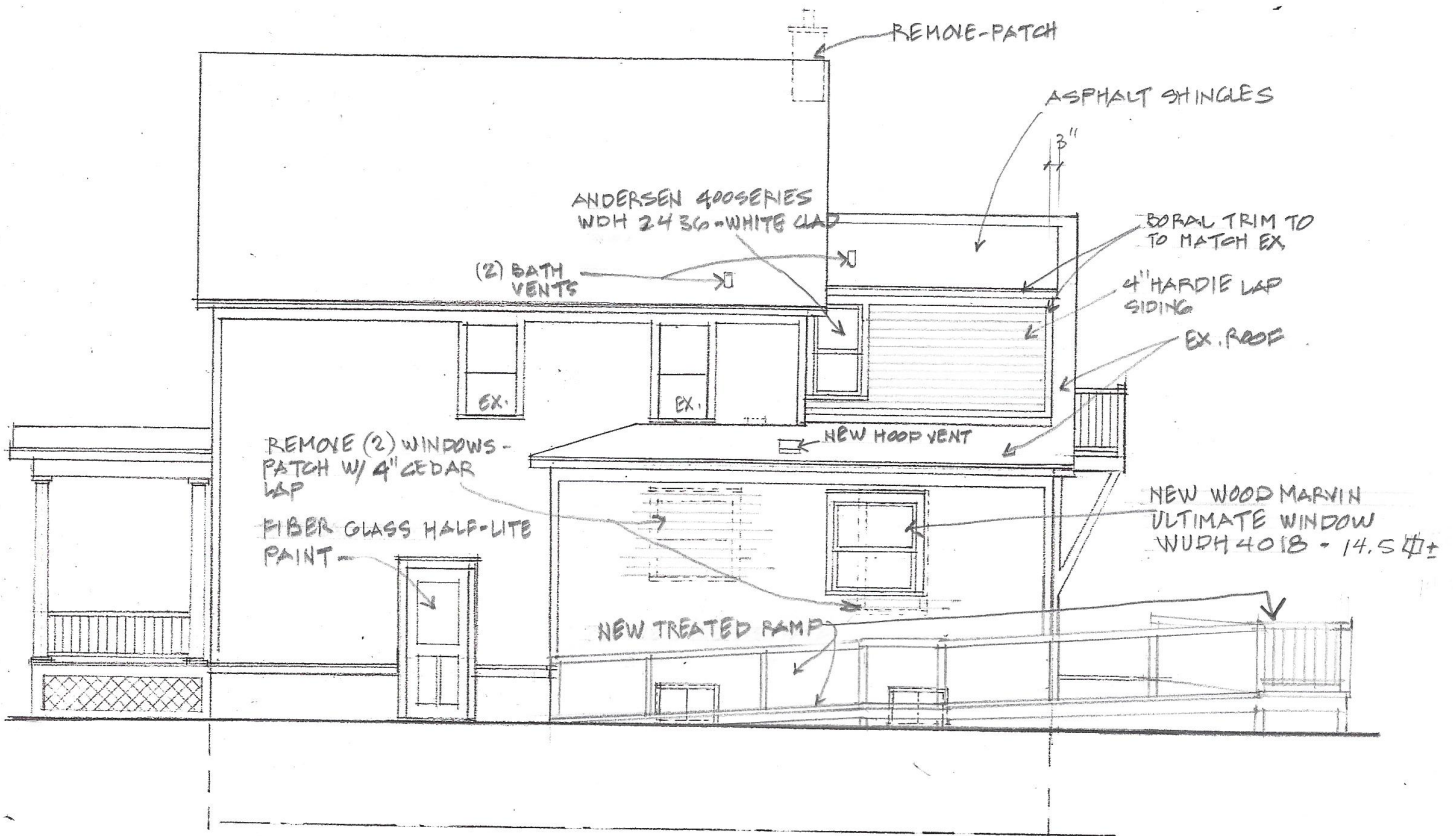


EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



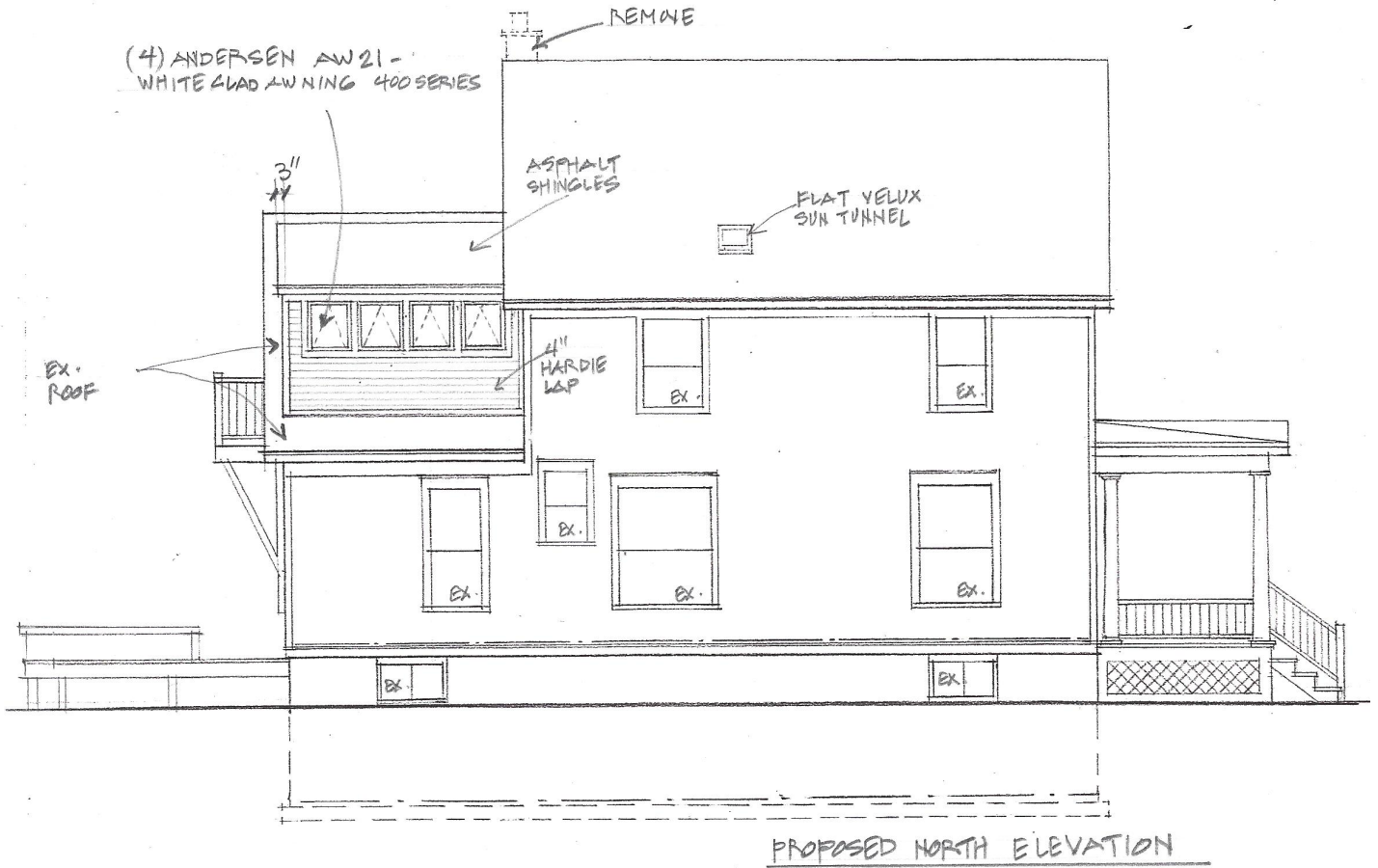


PROPOSED SOUTH ELEVATION



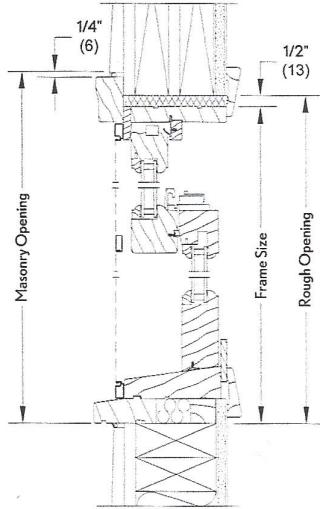
EXISTING SOUTH ELEVATION





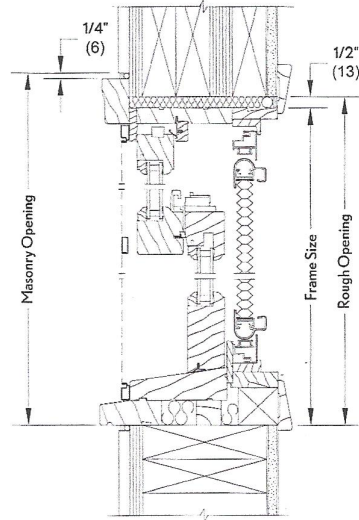
# WOOD ULTIMATE DOUBLE HUNG

## CONSTRUCTION DETAILS



HEAD JAMB AND SILL - OPERATOR

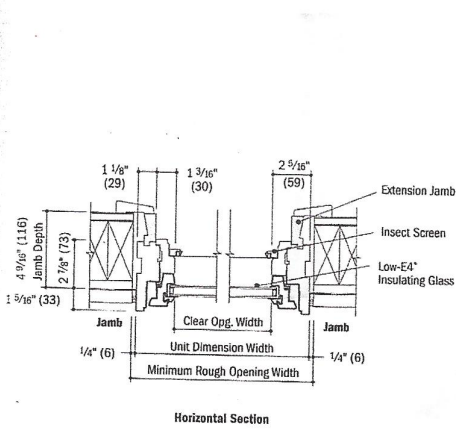
MARVIN KITCHEN WINDOW - WOOD EXTERIOR



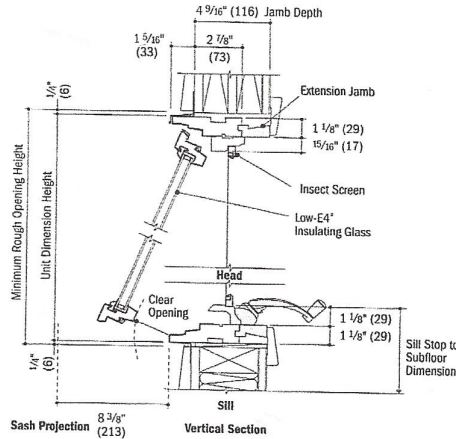
HEAD JAMB AND SILL - OPERATOR WITH INTERIOR SHADE

### Awning Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



Horizontal Section



Vertical Section

ANDERSEN AWNING WINDOW @ BEDROOM - CLAD

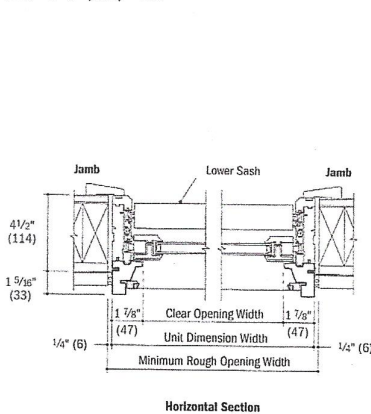
\* 4 9/16" (116) Jamb depth measurement is from backside of installation flange.

**Andersen** WINDOWS • DOORS

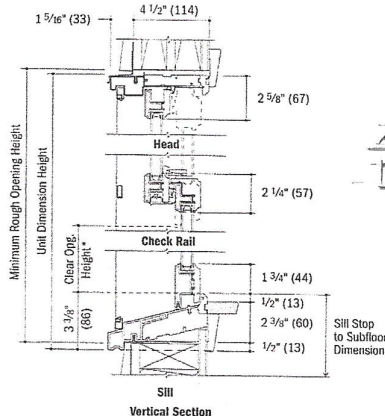
400 SERIES

### Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



Horizontal Section



Vertical Section

ANDERSEN DOUBLE-HUNG @ BEDROOM DOOR AND BATH - CLAD