

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report****ADDRESS:** 403 W. Mosley Street, Application Number HDC16-063**DISTRICT:** Old West Side Historic District**REPORT DATE:** April 27, 2016**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, May 9, 2016

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Jason Bell	Same
<b>Address:</b>	1547 Granger Avenue Ann Arbor, MI	
<b>Phone:</b>	(734) 277-3692	

**BACKGROUND:** Per Polk City Directories, this bungalow was completed in 1918 and first occupied in 1919 by Raywalt P. Dennis and his wife, Betina. Mr. Dennis was a housemover. It features a gable front porch that has been enclosed, two small dormer windows on the front elevation, and decorative eave brackets true to the bungalow style. The sunburst in the front gable and vertical board and batten siding are assumed to be non-original.

**LOCATION:** The site is located on the south side of W. Mosley Street, across the street and just west of Second Street.

**APPLICATION:** The applicant seeks HDC approval to install a new dormer on the rear elevation.

**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.

## **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.

## **STAFF FINDINGS:**

1. This rear dormer would accommodate a bathroom and closet on the second floor. The exterior material of the dormer will consist of siding and trim to match the existing. The dormer would have one Anderson Woodwright double hung wood window.
2. The work is invisible from the public right-of-way, and does not damage or destroy character-defining features of the house. Staff's only concern about this otherwise appropriate application is that the work is not adequately distinguished from the original house, per SOI standard 9. The rafter tails, window trim, eave overhang and brackets all match the original. Only the window is different – the rest of the house has divided-light top sashes. Staff suggests eliminating the five new brackets and squaring off the lower window trim to help distinguish the new work. Simply changing the siding won't help, since the board and batten siding is assumed to be non-original (though if the owner has evidence that the siding *is* original, varying the siding on the new dormer would help in this respect).
3. With these conditions, staff finds the work 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 403 W. Mosley Street, a contributing property in the Old West Side Historic District, to install a new dormer with a double hung window on the rear elevation of the roof, on the condition that the bottom window trim board is squared off, not flared, and that the proposed brackets are eliminated. The work as conditioned 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* 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 and windows.

### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 403 W. Mosley Street in the Broadway 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:** survey sheet, application, drawings.

2008 Survey Photo





**City of Ann Arbor** Ade 16-063 4/22  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

100 North Fifth Avenue · P.O. Box 8647 · Ann Arbor, Michigan 48107-8647 ·  
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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 403 W. MOSLEY

Historic District: OLD WEST SIDE

Name of Property Owner (if different than the applicant):  
 \_\_\_\_\_

Address of Property Owner: 1547 GRANGER AVE

Daytime Phone and E-mail of Property Owner: 734 277-3692 AZTBELL@GMAIL.COM

Signature of Property Owner: [Signature] Date: 4/21/16

**Section 2: Applicant Information**

Name of Applicant: JASON BELL

Address of Applicant: 1547 GRANGER AVE

Daytime Phone: (734) 277-3692 Fax: ( )

E-mail: AZTBELL@GMAIL.COM

Applicant's Relationship to Property:  owner  architect  contactor  other

Signature of applicant: [Signature] Date: 4/21/16

**Section 3: Building Use (check all that apply)**

Residential  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: [Signature]

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

1. Provide a brief summary of proposed changes. the project will add a bathroom & closet on the second floor.

2. Provide a description of existing conditions. The current space where the bathroom is proposed to go is unused attic.

3. What are the reasons for the proposed changes? The house has 4 bedrooms & only one bathroom on the first floor. Gets very tight with a family of four.

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

Please see architectural plans submitted & pictures of the property as it currently exists.

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: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:











DANIEL JAMES BARRY  
ARCHITECT

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(734) 355-5433

BATHROOM ADDITION TO  
403 W. MOSLEY ST.  
ANN ARBOR, MICHIGAN

ELEVATIONS

ISSUE:  
PERMITS  
4-21-2016

SHEET NO.

A-4

RIDGE VENT  
SHINGLES ON 15# ROOF  
FELT ON 7/16" OSB  
SHEATHING

FASCIA/ DRIPEDGE  
ASSEMBLY TO MATCH  
EXISTING

ICE & WATER SHIELD AT  
VALLEYS AND FROM  
DRIP EDGE TO 36"  
INBOARD OF EXTERIOR  
WALL

18" RAKE O.H.

BRACKETS - SEE  
DETAIL 2-SHEET A9

SIDING TO MATCH  
EXISTING

FLASH ROOF/WALL  
JOINT

EXISTING FASCIA &  
GUTTER TO REMAIN

BRACKETS SIMILAR  
TO EXISTING

EXISTING HOUSE  
UNCHANGED

EXISTING GRADE  
UNCHANGED

EXISTING FOUNDATION  
UNCHANGED

NOTE:  
SHADED AREA =  
PROPOSED  
CONSTRUCTION

EXISTING HOUSE

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







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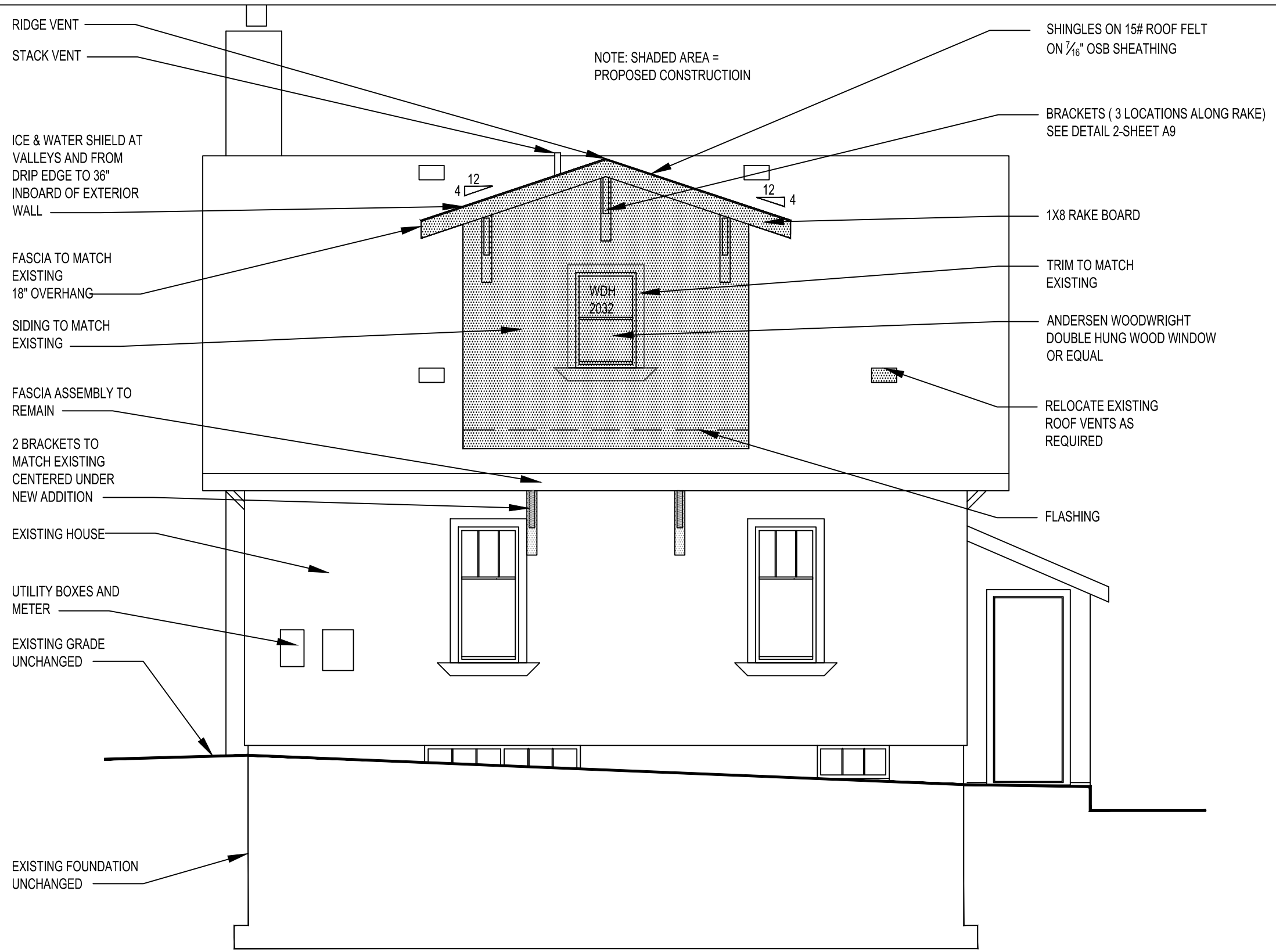
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SHEET NO.

A-5



1 SOUTH ELEVATION  
1/8"=1'-0"



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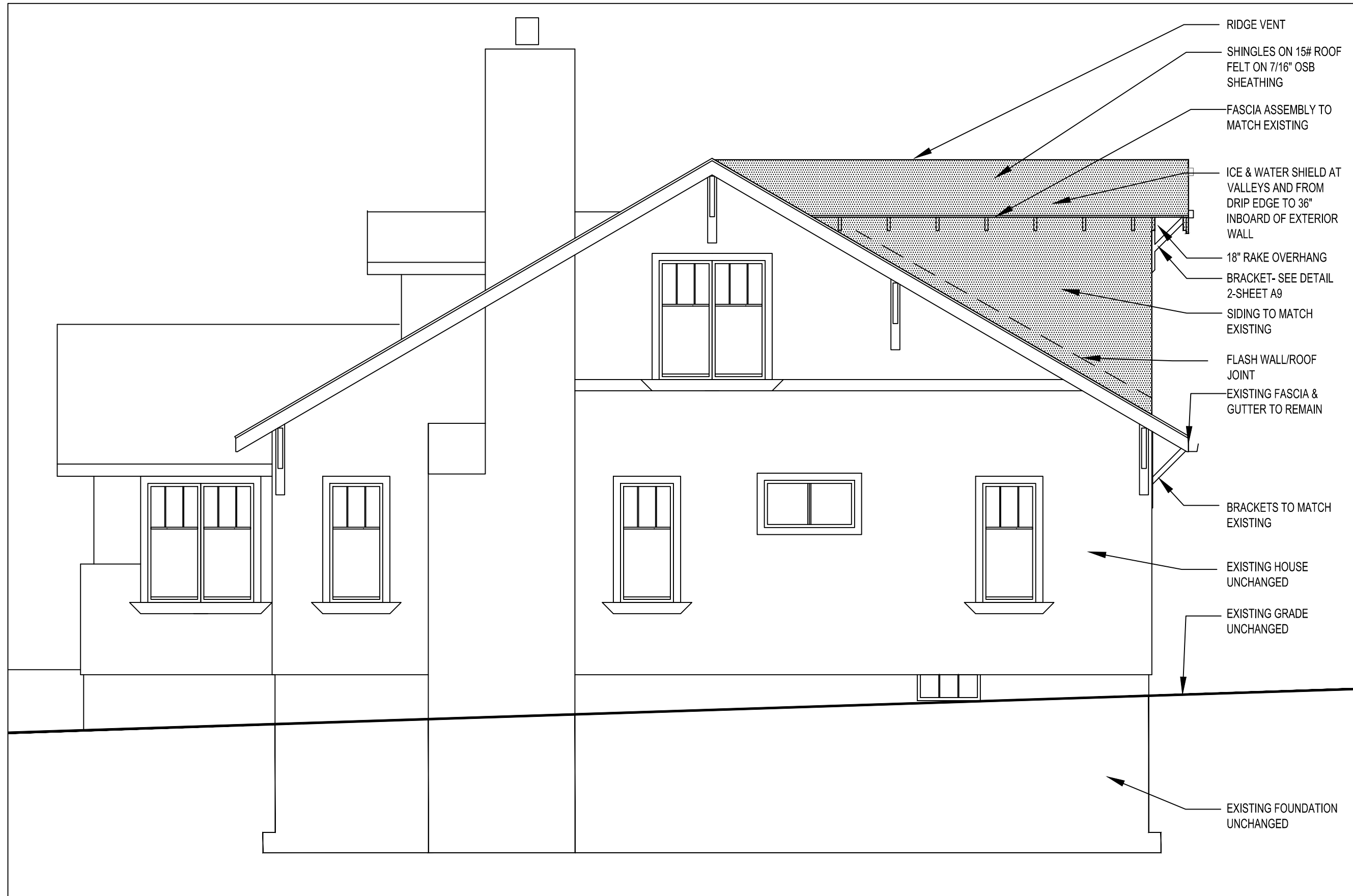
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ELEVATIONS

ISSUE:  
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SHEET NO.

A-6



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



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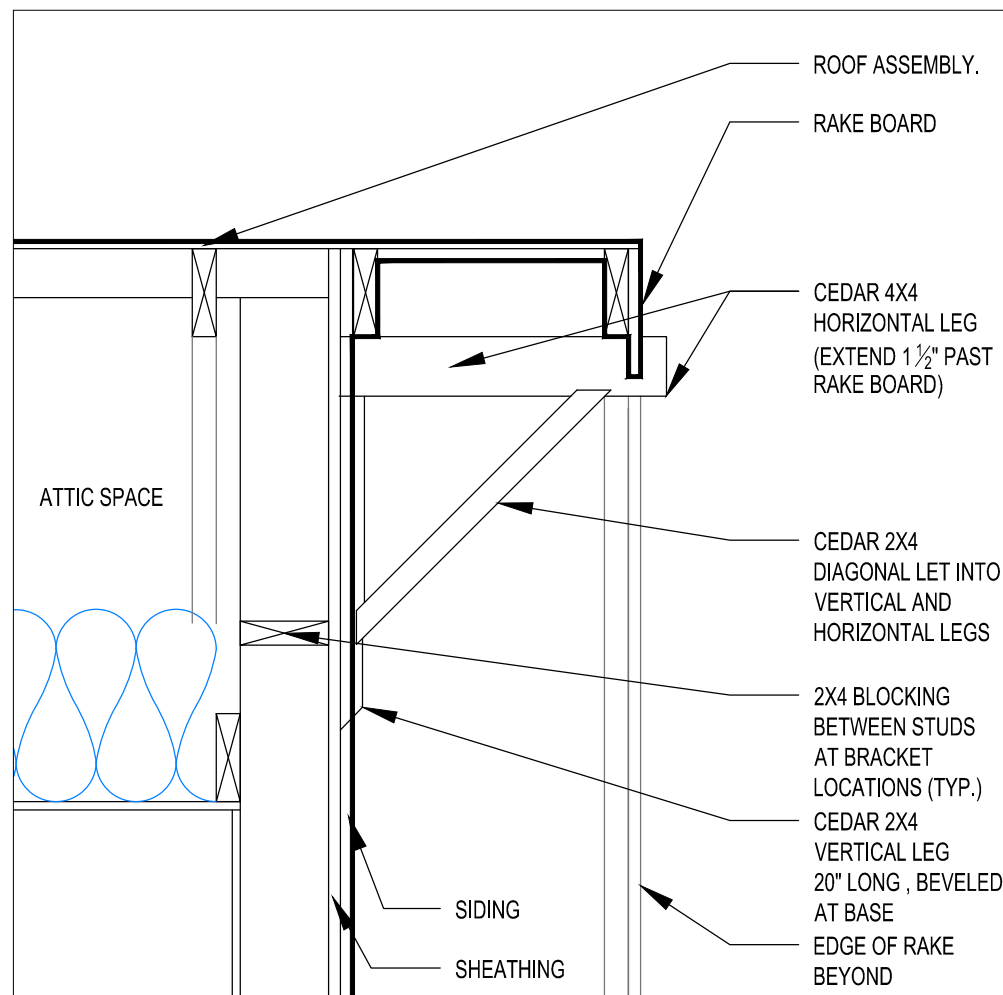
BATHROOM ADDITION TO  
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SECTION

ISSUE:  
PERMITS  
4-21-2016

SHEET NO.

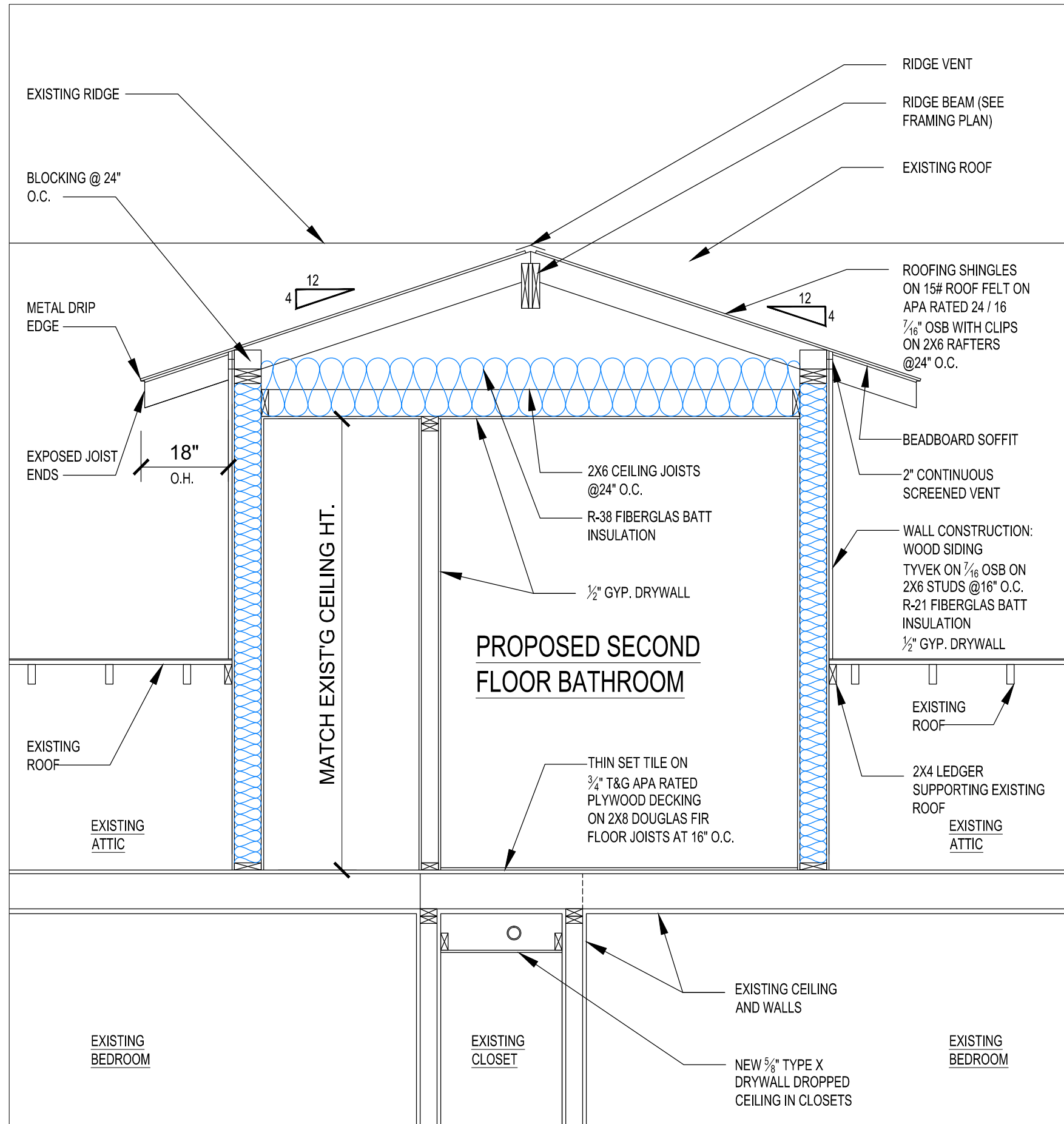
**A-9**



2

**TYPICAL BRACKET DETAIL**

1"=1'-0"



1

**SECTION**

3/4"=1'-0"