

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 211 Third Street, Application Number HDC13-208

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** December 12, 2013

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

**REVIEW COMMITTEE DATE:** Monday, December 9, 2013

|                 | <b>OWNER</b>                            | <b>APPLICANT</b>                        |
|-----------------|---|---|
| <b>Name:</b>    | Mark & Narda Wishka                     | Marc Reuter                             |
| <b>Address:</b> | 211 Third Street<br>Ann Arbor, MI 48103 | 515 Fifth Street<br>Ann Arbor, MI 48103 |
| <b>Phone:</b>   | (734) 995-3996                          | (734) 769-0070                          |

**BACKGROUND:** This 1.5-story front-gabled Dutch Colonial Revival home first appears in the Polk City Directories in 1912 as the home of Andrew W. Schaible, a bartender at the Orient Café, and his wife, Rica D. By 1920 the home was owned by Glen C. Davenport, a driver for the Ann Arbor Dairy Co., and by 1923 the home was owned by August F. Schaefer and his wife Pauline. Mr. Schaefer was employed by the Ann Arbor News.

In 2010 an application to expand the rear of the garage was approved by the HDC.

**LOCATION:** The site is located on the east side of Third Street, between West Washington and West Liberty Streets.

**APPLICATION:** The applicant seeks HDC approval to construct a 212 square foot second floor on top of the existing rear wing of the house; add a skylight; add a window to the rear elevation on the first floor; and replace part of the front porch and two basement walls, including the installation of a new egress window.

#### **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.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

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.

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.

**Windows**

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the

building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

*Not Recommended*: Introducing a new design that is incompatible with the historic character of the building.

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

#### **All Additions**

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

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

*Not Appropriate*: Designing an addition to appear older than, or the same age as, the original building.

#### **Windows**

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

### **STAFF FINDINGS:**

1. The proposed addition would increase the size of the house from 1455 square feet to 1667 square feet, a 14% increase. It would sit on top of the existing 1940s-era rear addition, but not on top of the rear covered porch. The north elevation would feature a gambrel cross-gable similar in proportion to one on the existing north elevation. It would be distinguished by an 8" wide trim board along its base, and would not have corner returns like the existing gable. It would also feature a half-circle window, a design element not present on the original house but compatible with the Dutch colonial revival design. This window is repeated on the gambrel-roofed rear elevation of the addition, atop three mullioned casement windows. The south elevation of the addition would feature a shed-roof dormer with a casement window. A new velux skylight on the north face of the roof would sit between the existing and proposed dormers.
2. All of the proposed casement and doublehung windows would be Andersen vinyl clad wood with wood casings. Whether the proposed wood trim for the new windows matches that of the existing windows, or is distinguished from them, is not specified. Likewise with the size of the new window opening on the first floor rear elevation.
3. The south wall and the southwest corner of the basement foundation, along with the southernmost wall of the front porch, were replaced about a decade ago. The original foundation consisted of rusticated block, while the new sections are standard CMU. The front porch has a mix of the two, which is unfortunate. The applicant must replace the remaining basement walls due to structural integrity issues, and proposes to match the CMU from the earlier replacement. The front porch would be treated with a stucco parge coat for a more finished appearance than plain block. Given the mix of block styles already found on the house, staff believes this is an appropriate approach. Though closer

to the front of the house than preferred by staff, the location of the basement egress window is appropriate since the alternatives are either close to the existing basement stairs or under the bay window on the north elevation. The window well would be constructed of concrete block and its size is not excessive.

4. Staff recommends approval of the application. The addition mimics but does not duplicate the existing structure, and should have no negative impacts on neighboring properties. The new window on the rear is on a secondary elevation under the porch. Replacing the basement walls is necessary and compatible. Overall, the work is generally compatible in exterior design, arrangement, texture, material and relationship to the historic house, the lot, and the surrounding area.

**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 211 Third Street, a contributing property in the Old West Side Historic District, to construct a 212 square foot rear addition, add a window and a skylight, replace two basement walls and part of the front porch, and construct a basement egress window, 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, building site, and windows, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to additions and windows.

#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 211 Third Street in the Old West Side Historic District

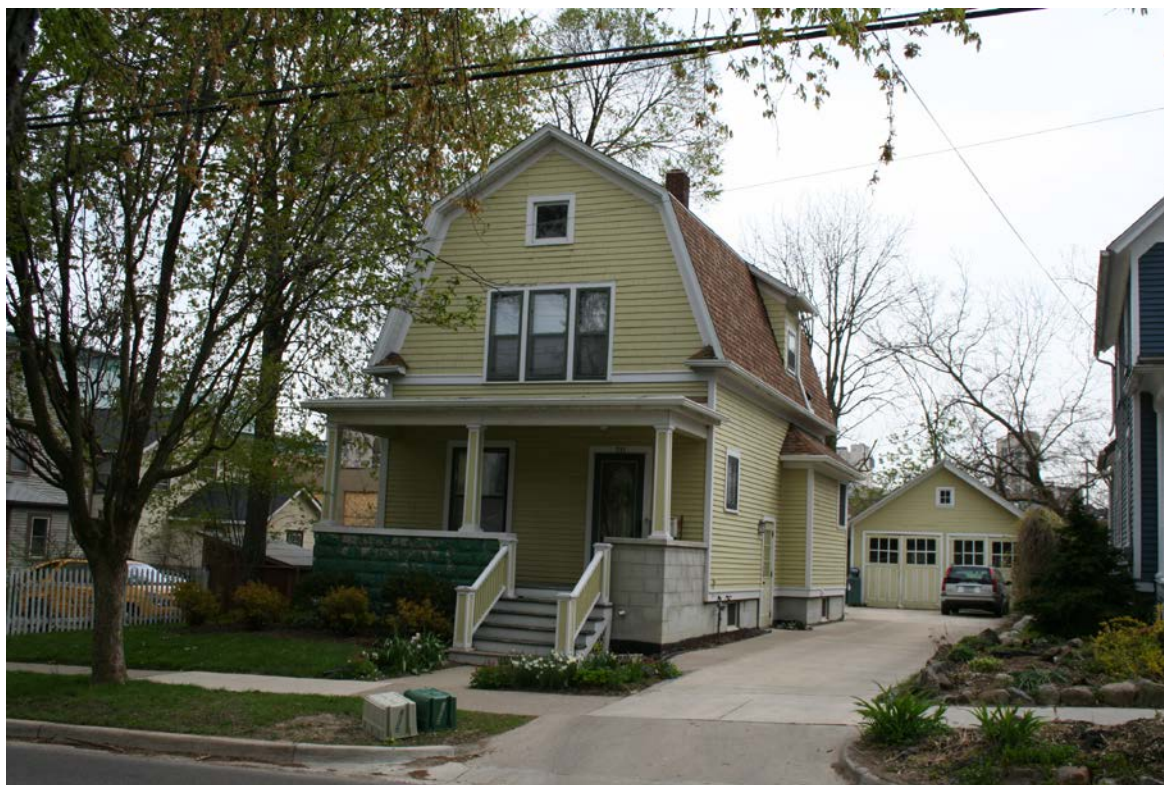
\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

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, letter, photos, drawings.



211 Third Street (2008 Survey Photo)





2009 Aerial Photograph





**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>211 Third Street, Ann Arbor, MI 48103</u>  |
| Historic District:  | <u>Old West Side</u>  |
| Name of Property Owner (If different than the applicant):   | <u>Mark and Narda Wishka</u>  |
| Address of Property Owner:  | <u>211 Third Street, Ann Arbor, MI 48103</u>  |
| Daytime Phone and E-mail of Property Owner:   | <u>995-3996 mwishka@comcast.net</u>   |
| Signature of Property Owner:  | <u>[Signature]</u> Date: <u>11/21/13</u>  |
| <b>Section 2: Applicant Information</b>   |   |
| Name of Applicant:  | <u>Marc Rueter, Rueter Associates Architects</u>  |
| Address of Applicant:   | <u>515 Fifth Street, Ann Arbor, MI 48103</u>  |
| Daytime Phone:  | <u>(734) 769-0070</u> Fax: <u>(734) 769-0167</u>  |
| E-mail:   | <u>mrrueter@rueterarchitects.com</u>  |
| Applicant's Relationship to Property:   | <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other |
| Signature of applicant:   | <u>[Signature]</u> Date: <u>Nov 21/13</u>   |
| <b>Section 3: Building Use (check all that apply)</b>   |   |
| <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental<br><input type="checkbox"/> Commercial <input type="checkbox"/> Institutional  |   |
| <b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b><br>(This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )   |   |
| 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 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. See attached.

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2. Provide a description of existing conditions. See attached.

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3. What are the reasons for the proposed changes? See attached.

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

See attached.

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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: 11/21-2013 Application to \_\_\_\_\_ Staff or  HDC

Project No.: HDC 13-208 Fee Paid: 300<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 12/12-2013

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

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

Comments: \_\_\_\_\_



## Project Memorandum

**TO:** Ann Arbor Historic District Commission  
301 East Huron, Ann Arbor, MI 48104

**DATE:** November 22, 2013

**PROJECT:** Addition to 211 Third Street, Ann Arbor, MI

**OWNER:** Mark and Narda Wishka  
211 Third Street, Ann Arbor, MI 48103

**ARCHITECT:** Rueter Associates Architects  
515 Fifth Street, Ann Arbor, MI 48103

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**RE:** Application for Determination of Appropriateness

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### *Section 5: Description of Proposed Changes:*

#### *1. Provide a brief summary of proposed changes:*

A new second story floor will be constructed over the existing non-contributing first floor study. An emergency egress window will be added to the new basement wall replacement project previously approved by staff. The front porch walls and foundation will be coated with a stucco finish. The proposed second floor addition will add an additional 212 square feet or 14 percent to the current 1455 square foot house. No first floor space will be added.

#### *2. Provide a description of existing conditions:*

The house is a good example of early Dutch Colonial Revival with a gambrel roof and classical gable returns. 211 Third Street and the neighboring properties are zoned R4C. The single-family 2-story house was constructed in 1910, with the kitchen addition and rear porch probably built in the early 1940's. The house is constructed with an 8" rusticated block foundation and 2x4 wood frame first and second floors. The concrete driveway is on the south. The existing wood framed garage is in the rear and south side.

#### *3. Reason for proposed changes:*

The Owner would like to update the existing small bathroom and create a new master bath. The new bedroom will accommodate a larger bed and dresser. The current house has three small sleeping rooms, one without any closets. The intent of the new addition is to preserve as much of the architectural integrity of this historic residence and provide the owner with an additional bath and the same number sleeping rooms. The proposed addition also provides for a new hall closet and second floor laundry area.

Sincerely,

Jim Scrivens  
Architect, LEED AP



RUETER ASSOCIATES ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167

# ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS  
FOR THE  
WISHKA RESIDENCE, 211 THRID STREET, ANN ARBOR, 48103



## LIST OF DRAWINGS

- T1. TITLE SHEET
- A1. PHOTOS OF EXISTING HOUSE
- A2. SITE PLAN - EXISTING
- A3. FIRST and SECOND FLOOR PLAN - EXISTING
- A4. ELEVATIONS - EXISTING
- A5. SITE PLAN - PROPOSED
- A6. BASEMENT PLAN - PROPOSED
- A7. FIRST FLOOR PLAN - PROPOSED
- A8. SECOND FLOOR PLAN- PROPOSED
- A9. ROOF PLAN- PROPOSED
- A10. WEST ELEVATION (EXISTING AND PROPOSED)
- A11. SOUTH ELEVATION (EXISTING AND PROPOSED)
- A12. EAST ELEVATION (EXISTING AND PROPOSED)
- A13. NORTH ELEVATION (EXSITING AND PROPOSED))

HDC SUBMISSION 11.22.13

■ RUETER ASSOCIATES ■  
ARCHITECTS

515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 13-018 HDC 11.22.13

WISHKA RESIDENCE  
211 THIRD STREET, ANN ARBOR, MI 48103

T1

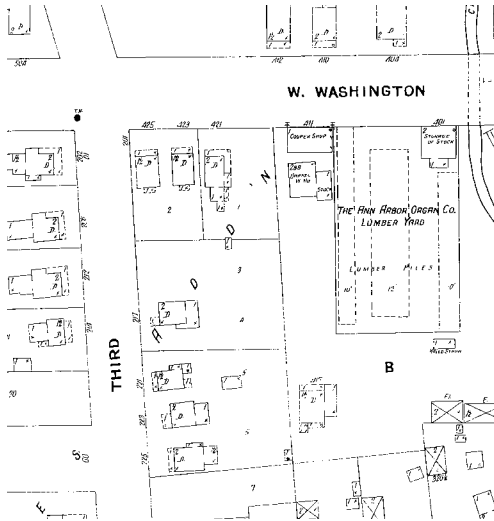


**TOP**  
PHOTO OF ORIGINAL 2 STORY HOUSE - EAST SIDE.

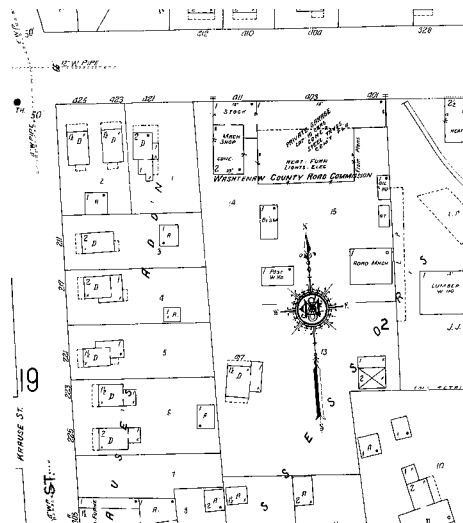


**RIGHT**  
PHOTO OF ORIGINAL 2 STORY HOUSE WITH ADDITION ATTACHED AND REAR ENTRY.

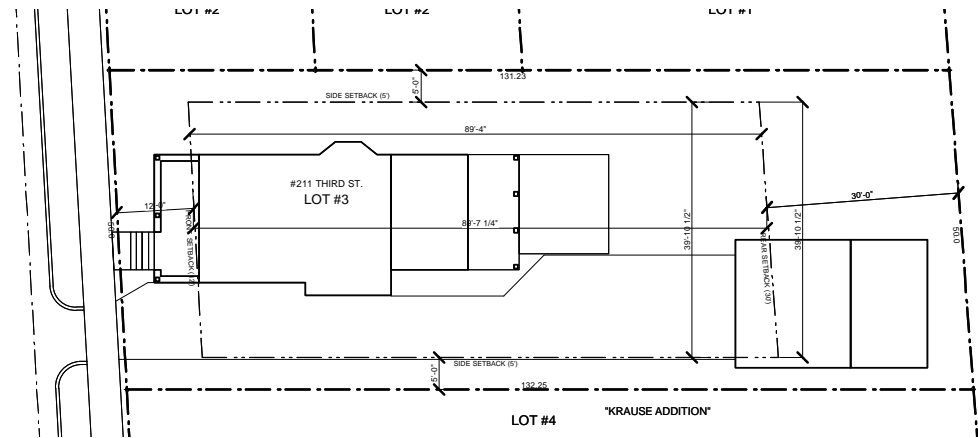
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1908 SANBORN MAP  
NO SCALE



1925 SANBORN MAP  
NO SCALE

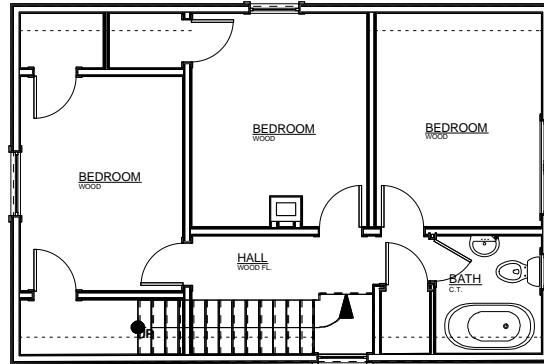


Existing  
Site Plan

Scale: 1" = 30'-0" on 8 1/2" x 11"

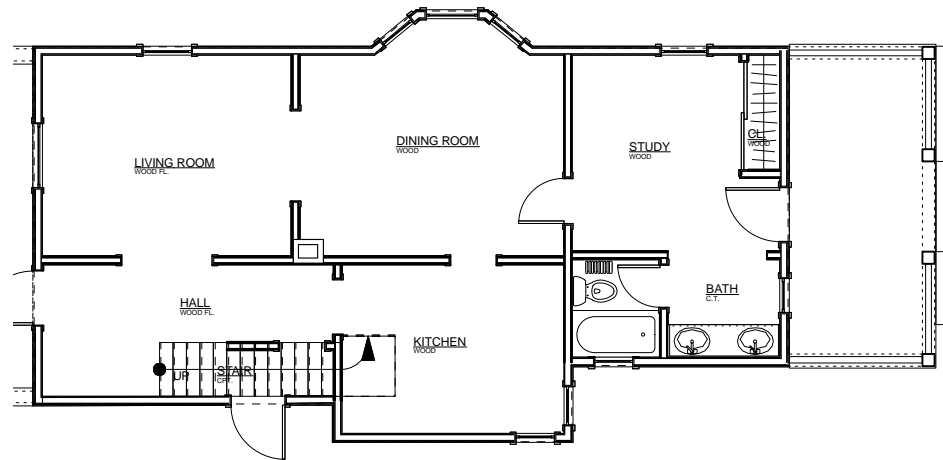
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**1** Existing  
Second Floor Plan

Scale: 3/32" = 1'-0" on 8 1/2" x 11"



**1** Existing  
First Floor Plan

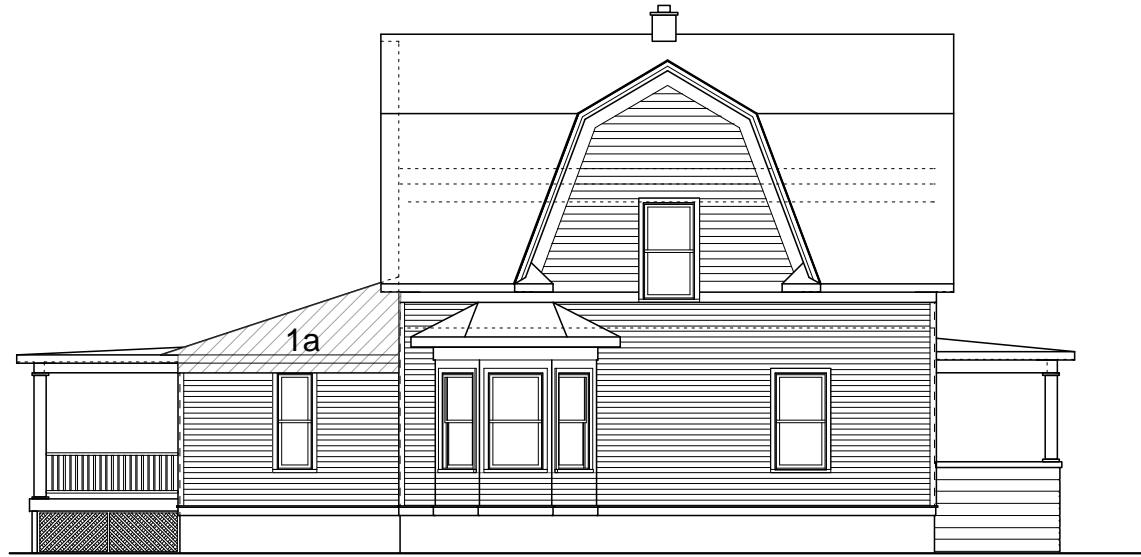
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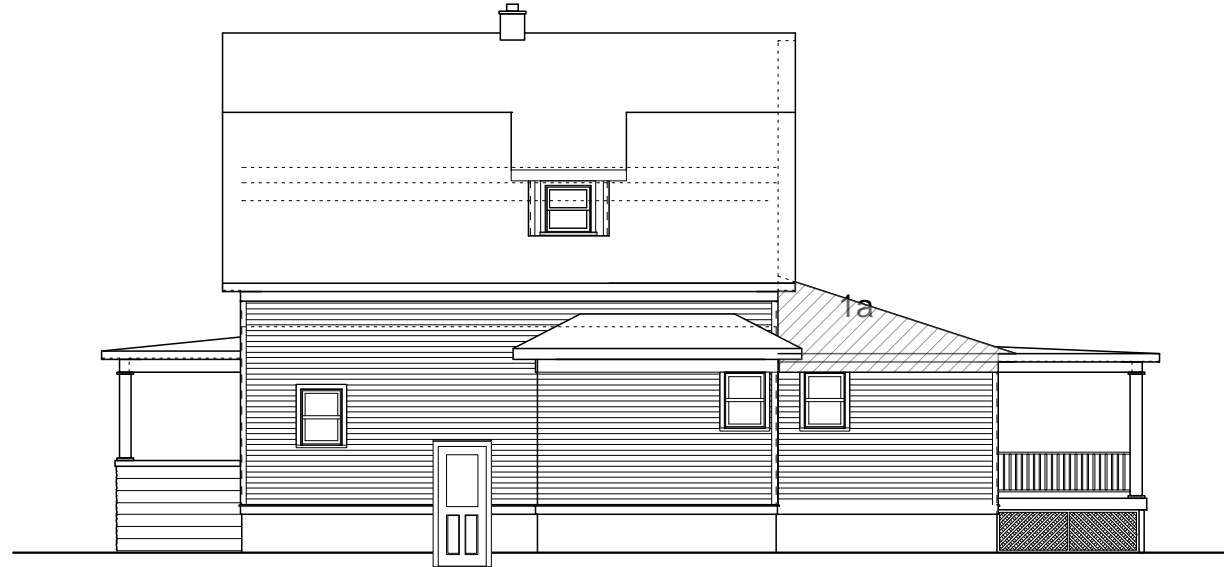
**4** West Elevation Existing  
Scale: No scale



**3** North Elevation Existing  
Scale: No scale



**2** East Elevation Existing  
Scale: No scale

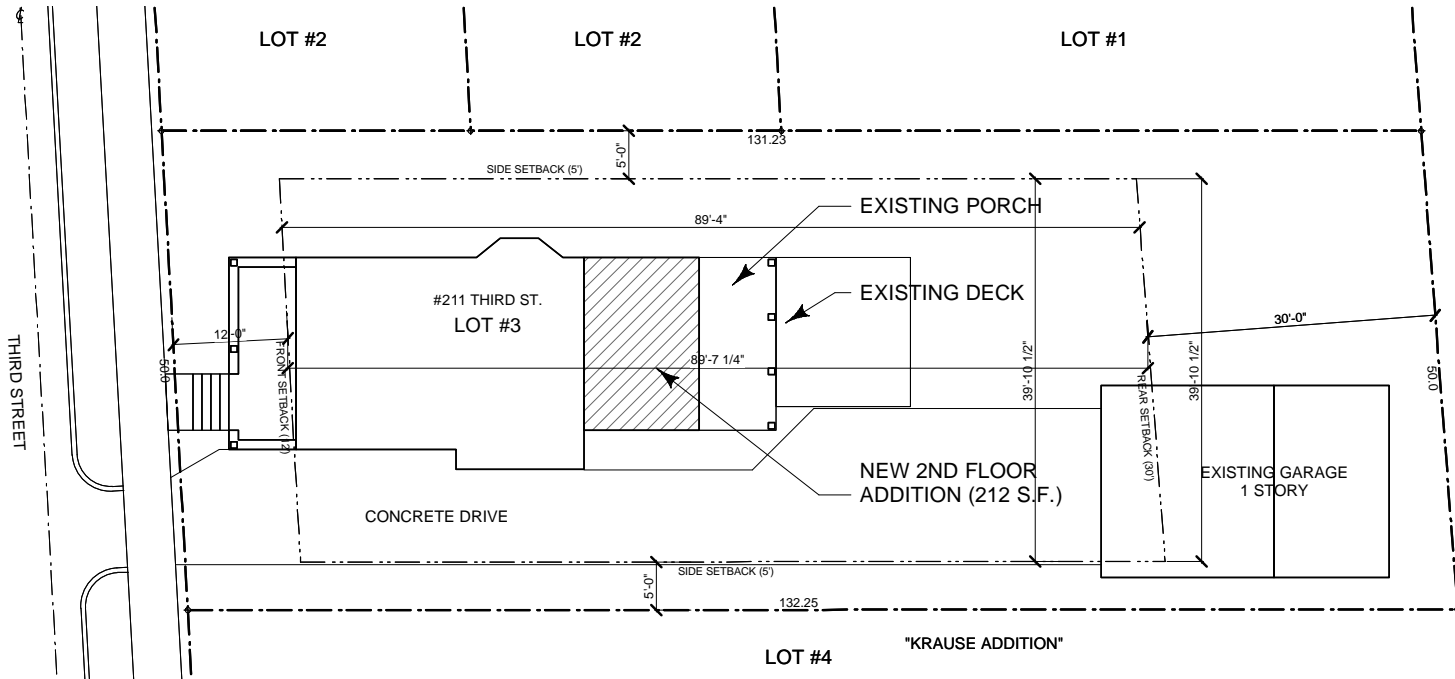


**1** South Elevation Existing  
Scale: No scale

**DEMOLITION SCHEDULE**

- Mark
- 1a Remove rear first floor roof
- 1b Remove rear second floor windows

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Proposed  
Site Plan

Scale: 1" = 20'-0" on 8 1/2" x 11"



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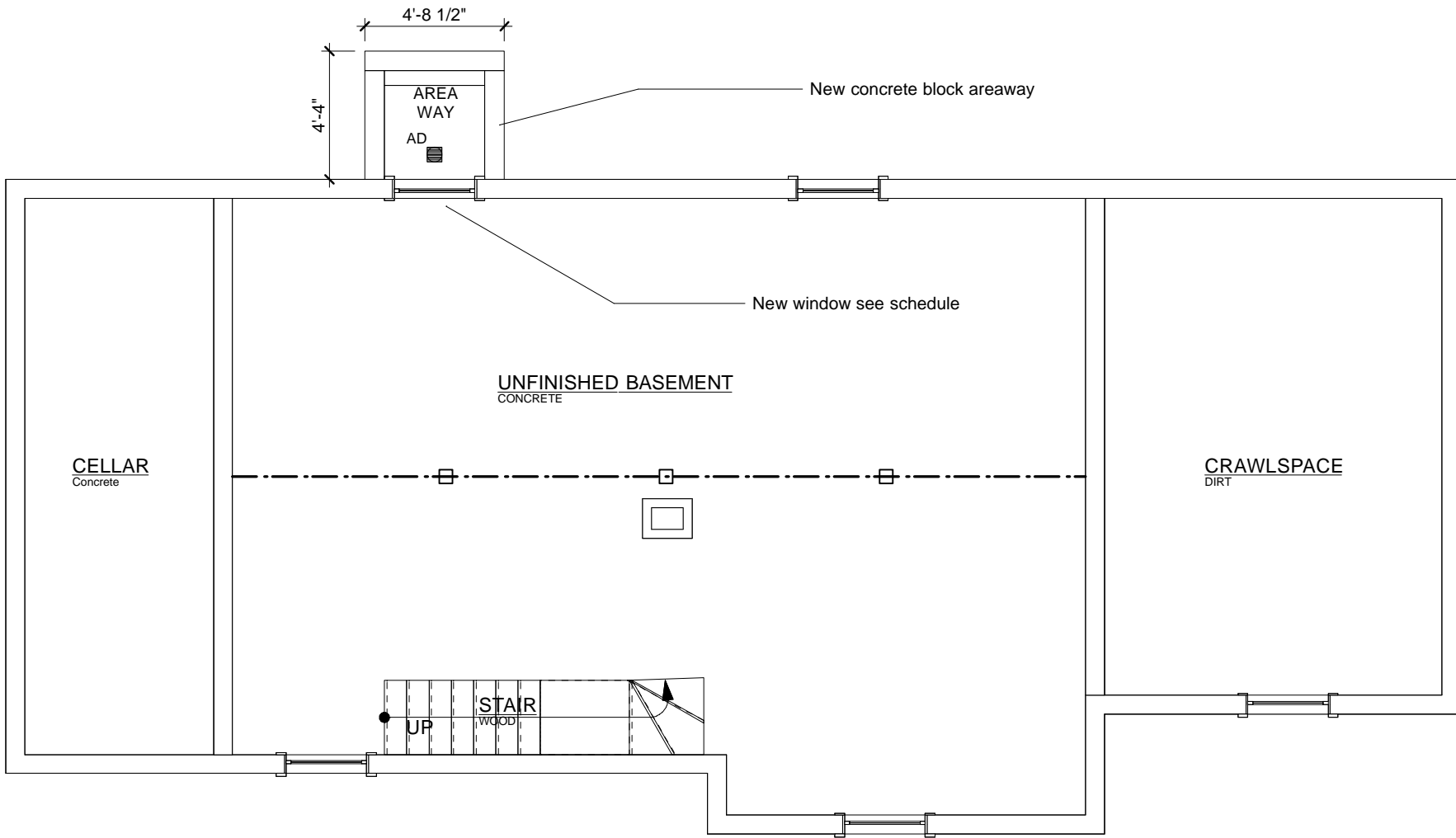
■ RUETER ASSOCIATES ■

ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 13-018 HDC 11.22.13

WISHKA RESIDENCE

211 THIRD STREET, ANN ARBOR, MI 48103

A5



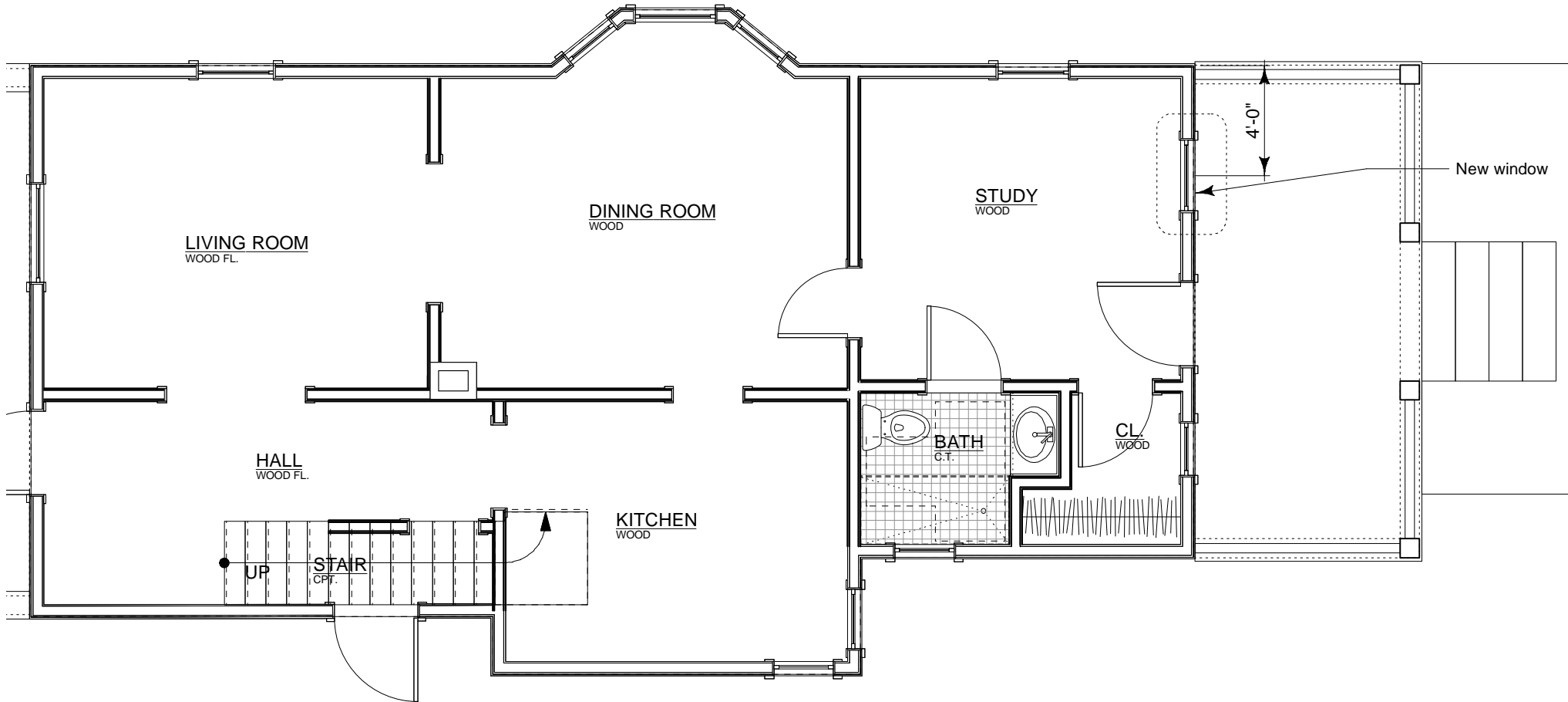
0 Proposed  
Basement Plan

Scale: 3/16" = 1'-0" on 8 1/2" x 11"



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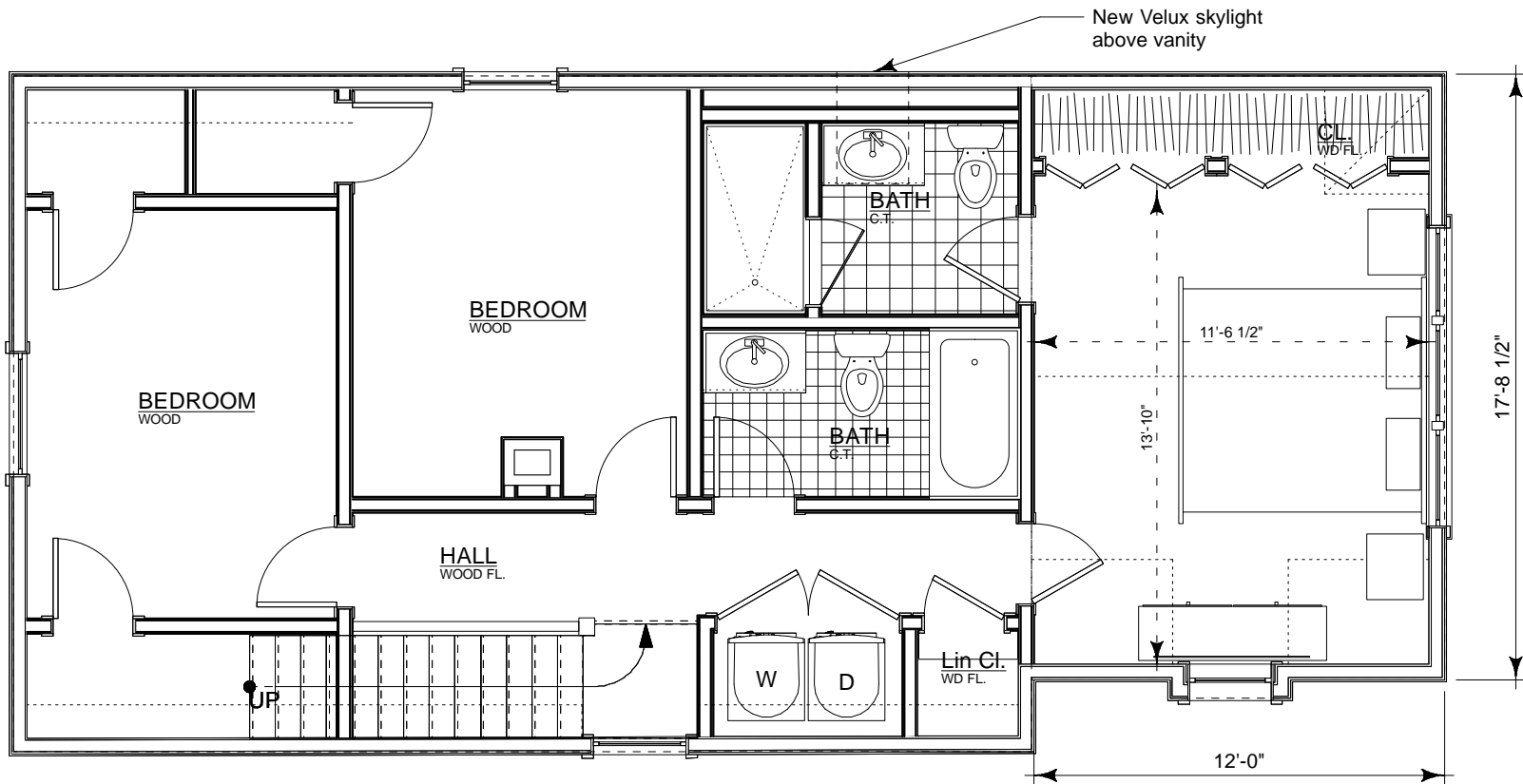
**1** Proposed  
First Floor Plan

Scale: 3/16" = 1'-0" on 8 1/2" x 11"



|                  |      |
|------------------|------|
| Area First Floor | sf   |
| Existing:        | 844  |
| New:             | None |
| Total:           | 844  |

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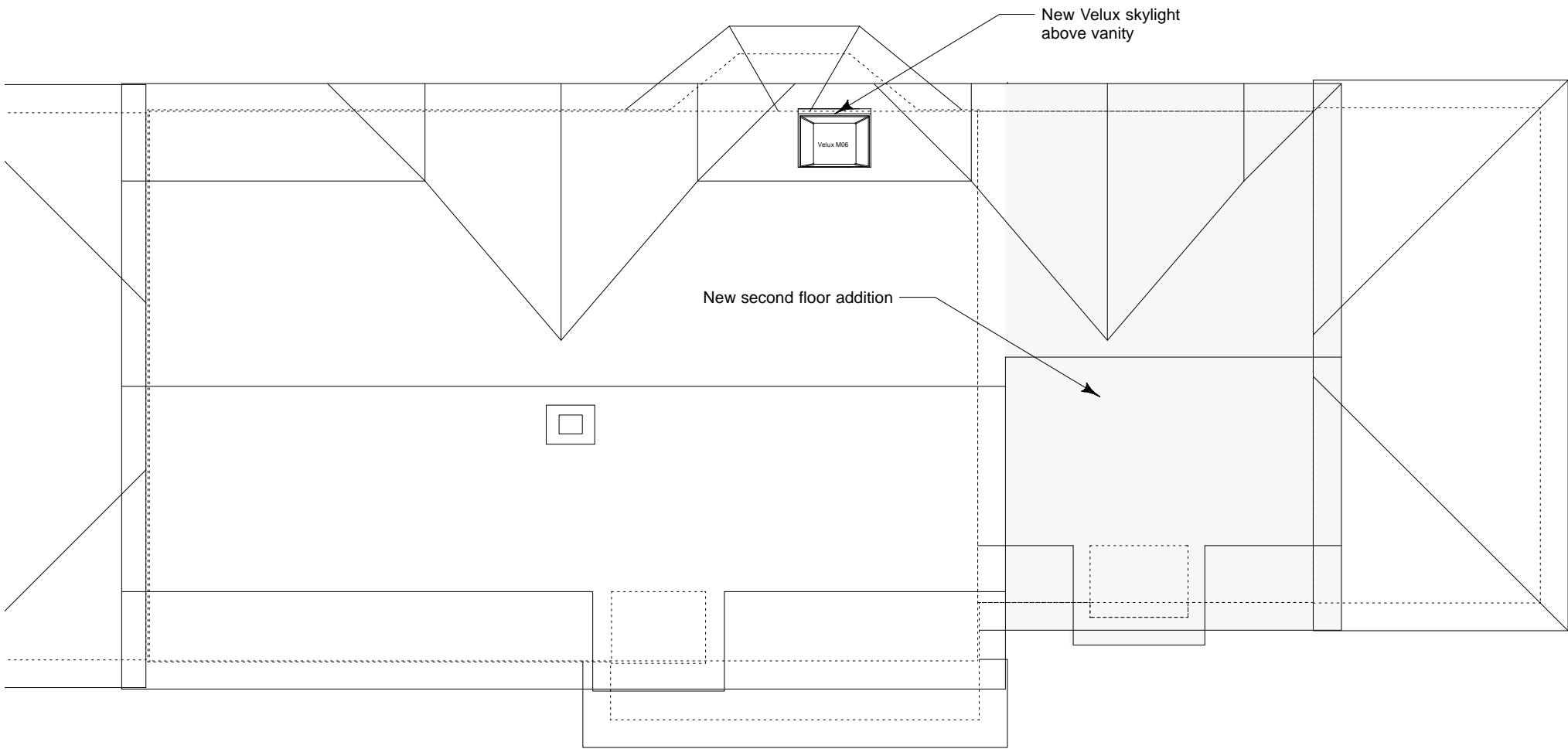


**2** Proposed  
**Second Floor Plan**  
 Scale: 3/16" = 1'-0" on 8 1/2" x 11"



| Area Second Floor |  | sf  |
|-------------------|--|-----|
| Existing:         |  | 587 |
| New:              |  | 212 |
| Total:            |  | 799 |

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New Velux skylight  
above vanity

Velux M06

New second floor addition

**1** Proposed  
Roof Plan

Scale: 3/16" = 1'-0" on 8 1/2" x 11"



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**WINDOW SCHEDULE**

| Mark | And.#    | Type       | Unit Size W X H       | Notes  |
|------|----------|------------|-----------------------|--------|
| W1   | CW145    | csmt       | 2-4 5/8, 4-4 13/16    | 1 lite |
| W2   | CX145    | csmt       | 2-7 1/2, 4-4 13/16    | 1lite  |
| W2   | CXW145   | csmt       | 2-11 15/16, 4-4 13/16 | 1lite  |
| W4   | CTCW1    | round top  | 2-11 15/16, 1-8 13/16 | 1lite  |
| W5   | WDH20210 | duble hung | 2-1 5/8, 3-0 7/8      | 1lite  |

**WINDOW NOTES:**

Windows shall be wood with vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screens shall be supplied with all windows.



Proposed  
**W** West Elevation

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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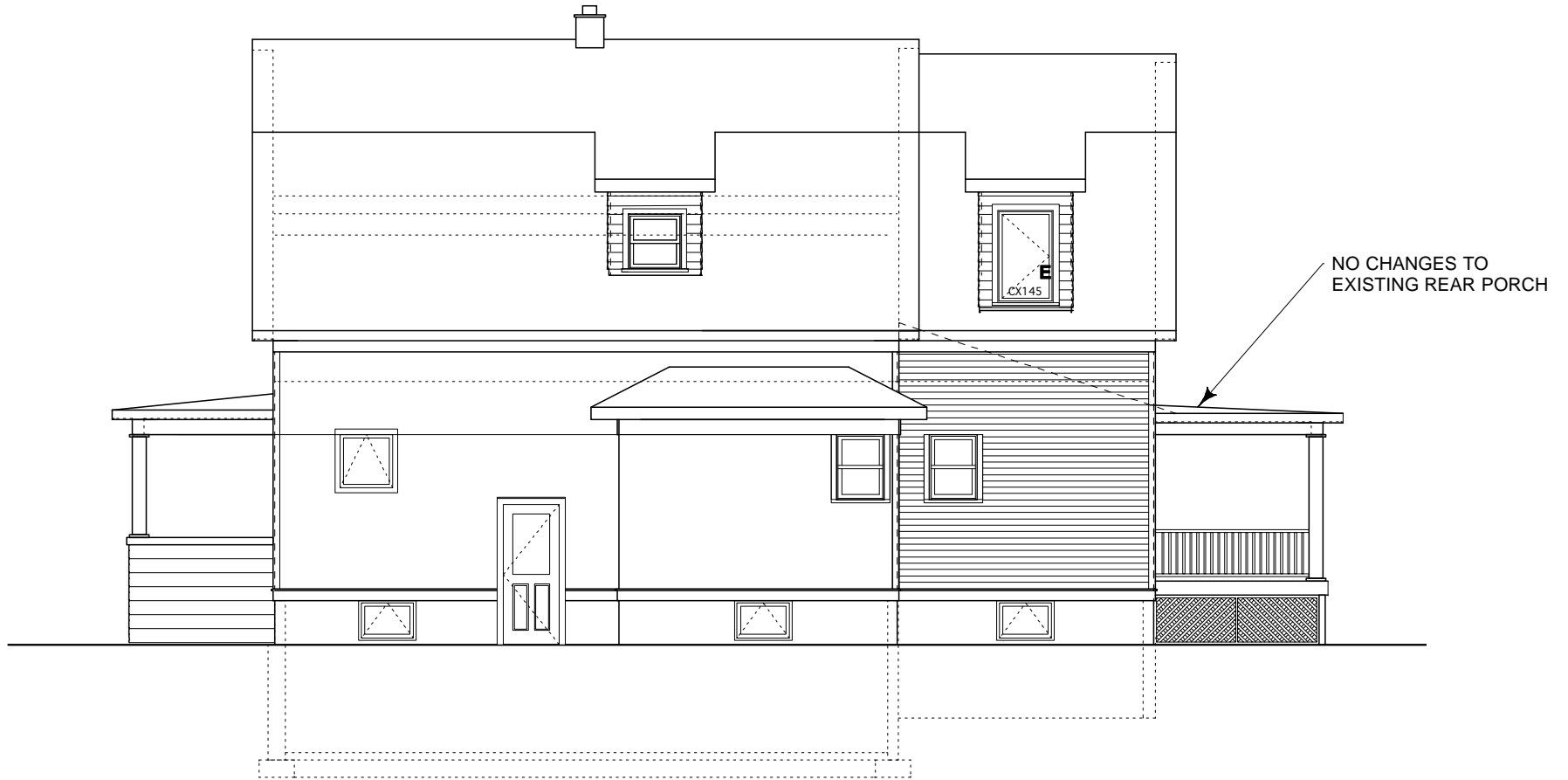


**RENOVATION OF EXISTING RESIDENCE:**

**ROOFING:**  
Laminated asphalt shingles,  
color to match existing

**SIDING:**  
Repair damaged wood siding and trim as required and repaint  
at connection as required.

**Windows:**  
Install new Andersen windows in new addition with new  
exterior 3 1/2" x 5/4 casings.



Proposed  
S South Elevation  
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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**NEW ADDITION MATERIAL DESCRIPTION:**

ROOF:  
Laminated asphalt shingles -

FASCIA:  
1" X 6" wd bd

GUTTERS:  
5" K style alum gutters

GABLE RAKE BOARD  
5/4"x 6" bd

FRIEZE BD (BELOW RAKE)  
5/4"x 8" with bed molding

SOFFITS:  
3/4" preprimed trim with vents

CORNER BOARDS"  
5/4" X 4" wd bd

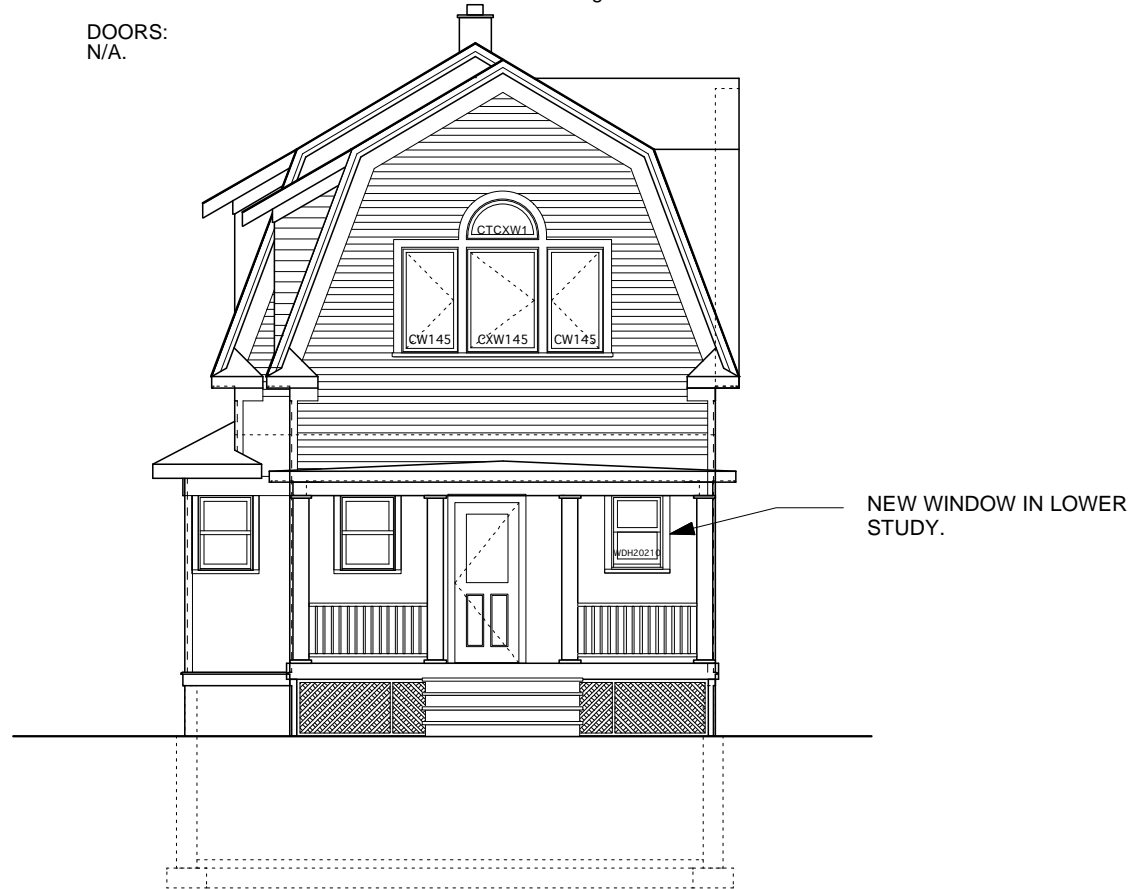
BAND BOARD:  
5/4" X 6" wd bd with 5/4"x 2" beveled wash at top

SIDING:  
7/16"x 5" Hardiplank siding with 4" exposure.  
cedar shingles on dormer addition.

EXPOSED FOUNDATION:  
stucco cement foundation

WINDOWS:  
Andersen Clad wood windows with 5/4" X 4" WD casings

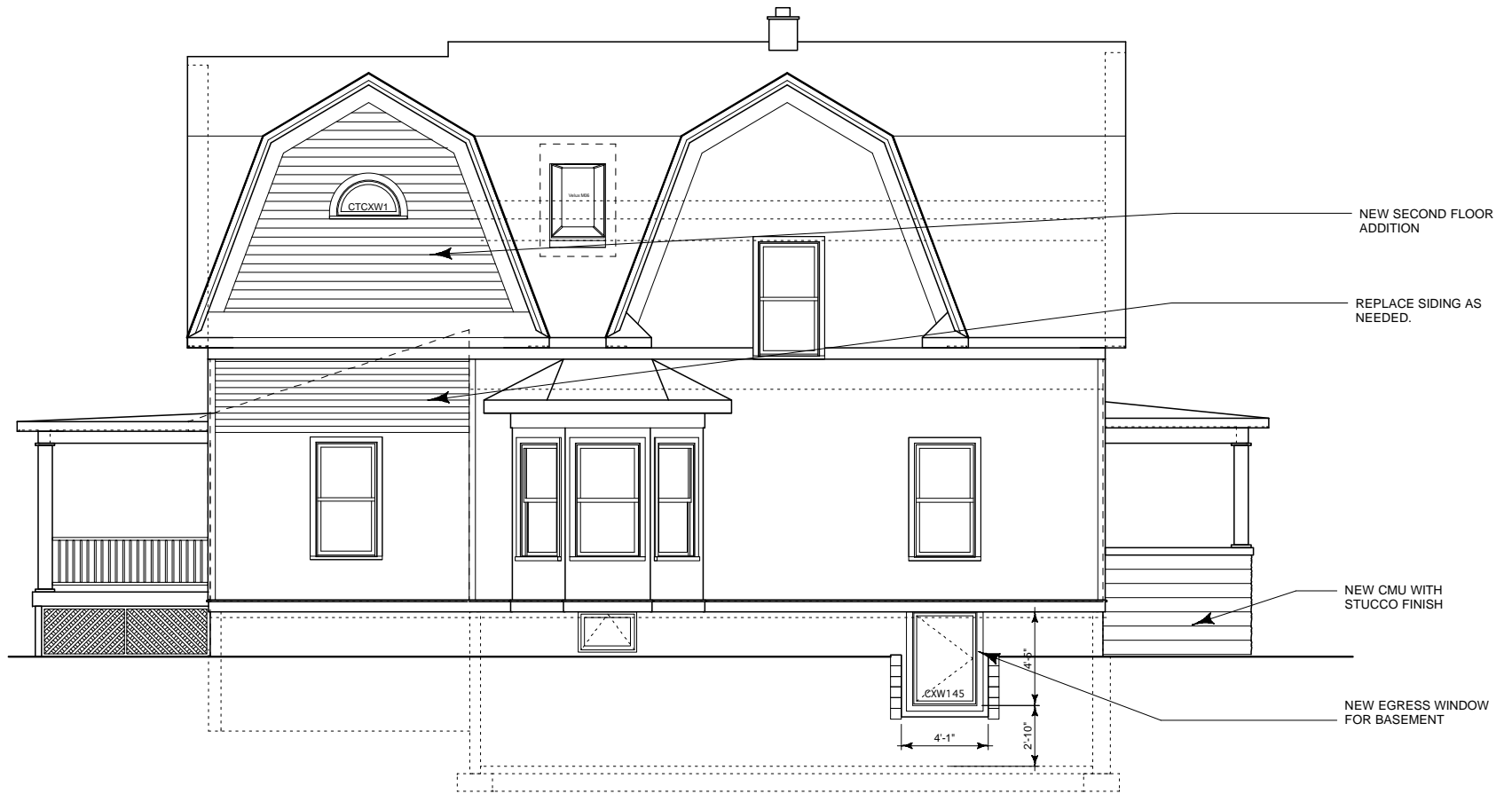
DOORS:  
N/A.



**E** Proposed  
East Elevation

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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N Proposed  
 North Elevation  
 Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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