

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 616 West Madison Street, Application Number HDC12-193

DISTRICT: Old West Side Historic District

REPORT DATE: November 5, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 13 for the Thursday, November 15, 2012
HDC meeting

OWNER

APPLICANT

Name:	Michael Quinn	Same
Address:	1520 Longshore Dr. Ann Arbor, MI 48105	
Phone:	(734) 663-5888	

BACKGROUND: This one-and-a-half story Craftsman house features a wide front porch, wide battered columns, full-width shed dormers on the front and rear elevations, knee brackets, and wood shingle and stucco walls. The house first appears in the 1923 City Directory as the residence of Ernest Dieterle, a laborer, and his wife, Ruth.

In July 2004, the HDC approved the construction of a two-story rear addition. The addition was never built.

LOCATION: The site is located on the northeast corner of the West Madison Street and Fifth Street intersection.

APPLICATION: The applicant seeks HDC approval to (1) replace the east, north and west sections of the basement foundation walls, (2) replace four basement windows with new wood windows, (3) replace one basement window with a larger egress window and construct a new window well, (4) extend the rear basement foundation wall to the perimeter of the existing rear porch, (5) expand the rear porch two feet six inches to the east, (6) enclose the porch on the east, north and west to allow for expansion of the existing kitchen, (7) relocate two original windows approximately one foot to the north in the east elevation, (8) construct a new wooden stoop and stairs to the rear yard from the existing rear porch, (9) remove a concrete retaining wall along the east lot line and replace it with new precast concrete retaining blocks, and (10) remove and replace the existing asphalt driveway with a new driveway of asphalt, compacted gravel or concrete.



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

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (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.

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.

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.

Windows

Recommended: Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Not Recommended: Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

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.

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Entrances and Porches

Not Recommended: Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Enclosing porches in a manner that results in a diminution or loss of historic character by using solid materials such as wood, stucco, or masonry.

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.

District or Neighborhood Setting

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

STAFF FINDINGS:

1. The submitted plans show the replacement of the existing east, north and west CMU basement foundation walls with new 8" CMU blocks, which will then be painted to match the existing foundation. Staff already approved the replacement of these walls at the time the HDC application was submitted because a portion of the east wall had already collapsed, and the owner needed to retain a contractor as quickly as possible. A photo submitted with the application shows the collapsed portion of the foundation wall from the basement interior.

2. The applicant also proposes replacing two windows in the east elevation of the foundation wall and two windows in the west elevation of the foundation wall when the foundation is replaced. The proposed windows are wood awning windows, and would match the existing windows, with one exception -- the basement window on the east elevation (along the driveway) closest to the rear of the house is a larger egress window. That window opening would be reduced in size to match the other existing window opening in this elevation.
3. The north elevation (rear wall) basement window is proposed to be converted to an egress window. The new window will measure two feet six inches wide by three feet tall. A new window well will also be constructed that measures one foot six inches deep, and three feet by three feet across. It will be constructed of six inch by six inch pressure treated wood. Relocating the egress window to the rear of the house from the east side will result in about the same level of visibility from the sidewalk since this is a corner lot. It is generally desirable to get an egress window out of the driveway, however, because of potential conflicts with cars (blocking or driving into it).
4. The new foundation wall is also proposed to be expanded beneath the existing rear porch. This will allow the rear porch to be converted into living space, and accommodate an expansion of the kitchen. The foundation wall will extend beneath the west and north walls of the rear porch, and continue the east foundation wall of the house to allow for an expansion of the porch.
5. To expand the kitchen, the applicant also proposes expanding the porch two feet and six inches to the east, so that it is aligned with the east wall of the house. The existing porch does not appear to be original to the house. The east, north, and west walls of the porch will then be enclosed by removing the existing partial walls and constructing new walls. The porch currently has four one-over-one windows and a door. Based on the provided photographs, the windows and door appear to be aluminum. The proposed walls will have no windows, and one door will be located in the north elevation of the porch. The siding will be painted sawn wood shingles to match the existing rear wall, and the original rear kitchen door will be relocated to the new north wall of the porch.
6. A new wooden stoop and set of wooden stairs is proposed to be built at the rear of the new kitchen expansion to provide access to the rear yard. It will have simple square balusters and a simple square railing, and is an appropriate design.
7. Because of the expansion and remodeling of the kitchen, the applicant proposes relocating two windows in the east elevation to accommodate the interior kitchen. The two windows, which are located towards the rear of the house, are proposed to be moved approximately one foot towards the north (rear). The two windows feature four-over-one sashes that are a character-defining feature that is typical of the Craftsman style and are likely original to the house. Staff feels that since the windows would be retained, relocating them twelve inches would not diminish the character of the existing historic resource.
8. The applicant proposes removing a non-original concrete retaining wall that is located along the east lot line. It is proposed to be replaced with a new precast concrete retaining block wall. The existing driveway along the east lot line will also be removed, and replaced with a new driveway of asphalt, compacted gravel, or concrete.

9. 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.

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 616 West Madison Street, a contributing property in the Old West Side Historic District, to (1) replace the east, north and west sections of the basement foundation walls, (2) replace four basement windows with new wood windows, (3) replace one basement window with an larger egress window and construct a new window well, (4) extend the rear basement foundation wall to the perimeter of the existing rear porch, (5) expand the rear porch two feet six inches to the east, (6) enclose the porch on the east, north and west to allow for expansion of the existing kitchen, (7) relocate two original windows approximately one foot to the north in the east elevation, (8) construct a new wooden stoop and stairs to the rear yard from the existing rear porch, (9) remove a concrete retaining wall along the east lot line and replace it with new precast concrete retaining blocks, and (10) remove and replace the existing asphalt driveway with a new driveway of asphalt, compacted gravel or concrete as proposed. The proposed 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 6, 9 and 10 and the guidelines for additions, windows, health and safety, entrances and porches, building site, and district or neighborhood setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 616 West Madison Street 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, drawings, photos.

616 W Madison (April 2008 photos)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall First Floor 301 E. Huron St. Ann Arbor, MI 48104-6120
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 616 W. MADISON ST.
Historic District: OLD WEST SIDE
Name of Property Owner (If different than the applicant):
MICHAEL QUINN
Address of Property Owner: 1520 LONGSHORE DR.
Daytime Phone and E-mail of Property Owner: 202 256 3752 mquinn@quinnelans.com
Signature of Property Owner: [Signature] Date: 10/17/2012

Section 2: Applicant Information

Name of Applicant: MICHAEL QUINN
Address of Applicant: 1520 LONGSHORE DR
Daytime Phone: (734) 663 5880 Fax: (734) 663 5094
E-mail: mquinn@quinnelans.com
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: [Signature] Date: _____

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental
 Commercial Institutional OCCUPIED BY FAMILY MEMBERS

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 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: _____

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

1. Provide a brief summary of proposed changes. APPLICATION IS TO REPLACE
FAILED. CMU BASEMENT WALLS & WINDOWS ON EAST, NORTH WEST ELEVATIONS
EXPAND. BASEMENT UNDER EXISTING NORTH PORCH. PROPOSE TO EXPAND KITCHEN
INTO NORTH PORCH AND REPLACE EXIST WITH WOOD SHINGLE SIDING TO MATCH
FRONT PORCH AND COVER SECOND FLOOR. RELOCATE EXISTING ^{ORIG WOL} REAR ENTRY DOOR TO PORCH
ADD SMALL 4'x4' STOPPING STEPS TO REAR YARD.

2. Provide a description of existing conditions. EXIST 8" CMU PERMISED BASEMENT WALL. DEMONSTRATED AND FAILED ON
EAST ELEVATION. ALSO FAILED CONCRETE RETAINING WALL AT EAST LOT LINE

3. What are the reasons for the proposed changes? REPLACES DO TO FAILURES
SEE ATTACHED SLOPS & WORK MEMO 10/25/2012

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. SEE ATTACHED PHOTOS OF EXISTING EXTERIOR AND ^{INTERIOR} FAILED
EAST WALL

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

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:

25 October 2012

MEMORANDUM

From: MICHAEL QUINN

To: JILL THACHER



219½ N. MAIN STREET
ANN ARBOR, MI 48104
734 663 5888

RE: 616 WEST MADISON STREET HDC APPLICATION

Subject: New Basement Foundation and Convert Existing Rear Porch for Kitchen Expansion

See attached plans and exterior elevations (2 sheets) for proposed renovation of 616 w. Madison St.

See attached digital photographs of existing property in the Old West Side.

Scope of work.

- A. **Basement walls.** Per the attached plans, I am proposing to replace the east, north and west basement foundation walls , which are failing , with new 8" CMU construction to match existing which will be painted to match existing exposed foundation. I will replace 2 east elevation and Two west elevation basement window with new painted wood Anderson or Marvin awning type windows of approximately the same size which will have applied center mention as shown on the drawings. I will replace the existing north elevation basement window with a qualifying wood casement egress window which will be approximately 2" 6" wide by 3'0" tall and construct required area well with pressure treated 6x 6 timbers , approximately 3' by 3' and 1'-6" deep.
- B. **Rear Porch Renovation** Per the attached plans, I am proposing to extend the new basement foundation out to the perimeter of the existing rear porch, See attached photo. I am proposing to renovate the existing enclosed porch to allow for the renovation and expansion of the existing kitchen. The partial walls and window enclosure will be removed and existing porch roof retained, the porch will be expanded 2 '-6' to the east to line up with the east wall of the house and the roof extended to match existing roof. The porch will be enclosed on east , north and west with the original rear kitchen entry door with half light will be relocated to the new north wall of the porch. Exterior siding on the enclose porch will be painted sawn wood shingles to match existing front porch and main house gable ends. Existing original two unit double hung kitchen window will be relocated north approximately 1 foot to line up with new kitchen counter plan. A new wooden stoop and wood stairs to rear yard with spaced 5/4 square balusters and railing. As shown on the attached plans.
- C. **Driveway and east lot line retaining wall.** The third part of this application is for permission to remove failed short 20" tall non original tall concrete retaining wall at the east lot line which supports the drive from sidewalk to north end of the drive, and

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to replace it with precast concrete retaining block retaining wall. The existing deteriorated asphalt drive will be removed and replaced with, new asphalt , compacted gravel or concrete drive. All other site features will be replaced to match following the foundation replacement.

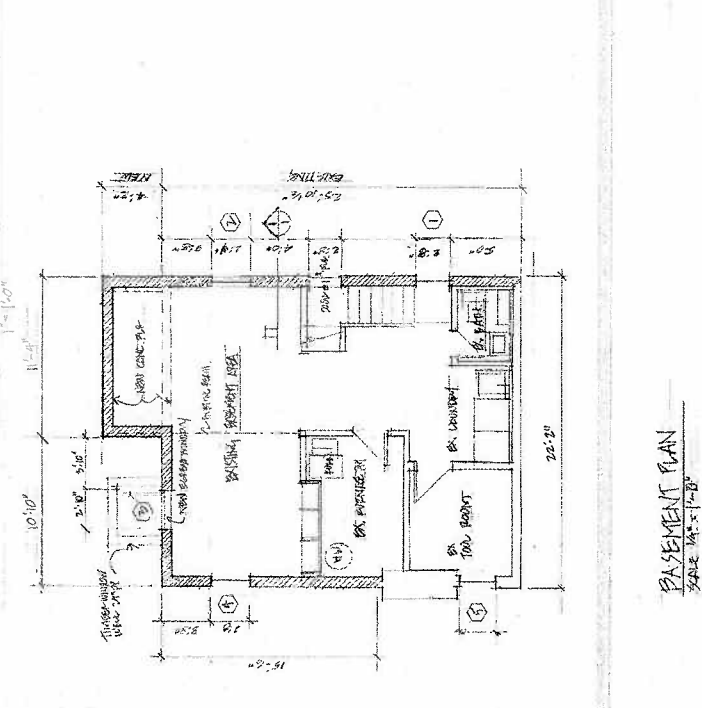
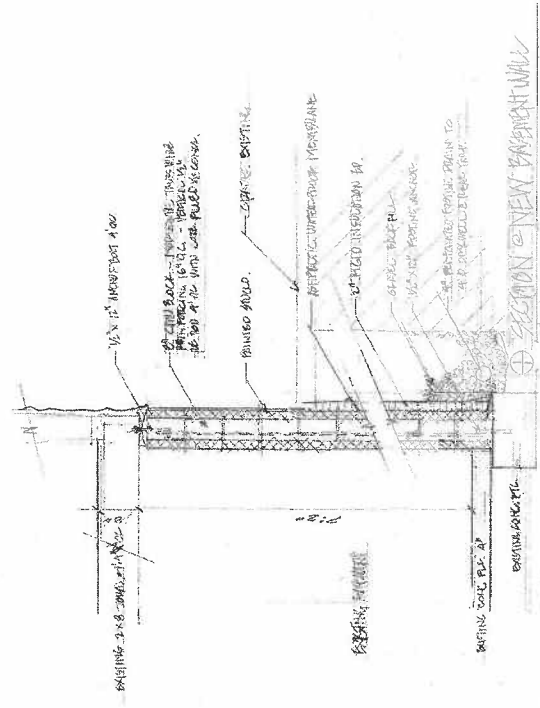
End of Scope of Work



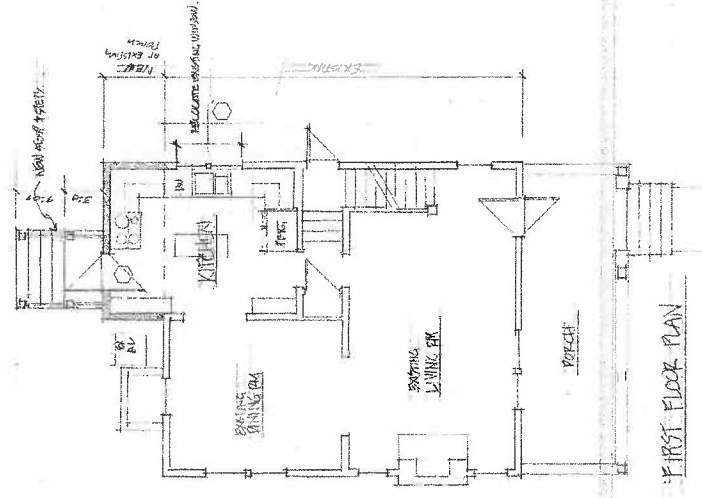
QUINN EVANS
ARCHITECTS

Click here to enter memo text.

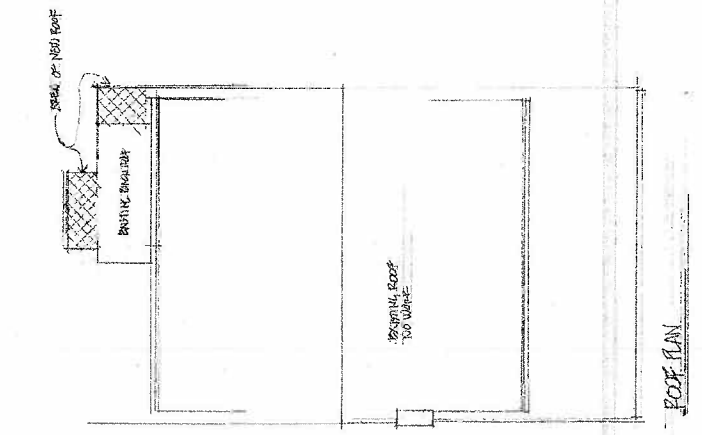
END OF MEMORANDUM



BASEMENT PLAN
SCALE: 1/8" = 1'-0"



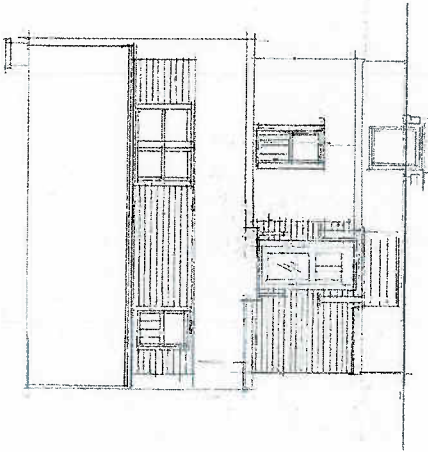
FIRST FLOOR PLAN



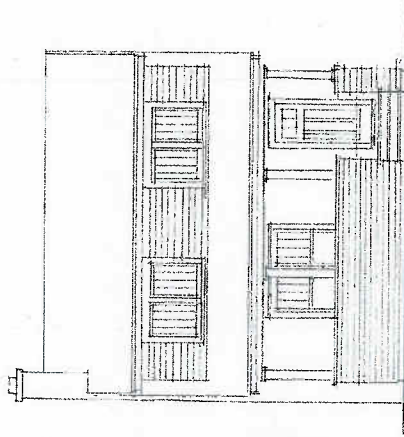
ROOF PLAN

616 W. MADISON ST.
RAN NORTH MILWAUKEE 43103

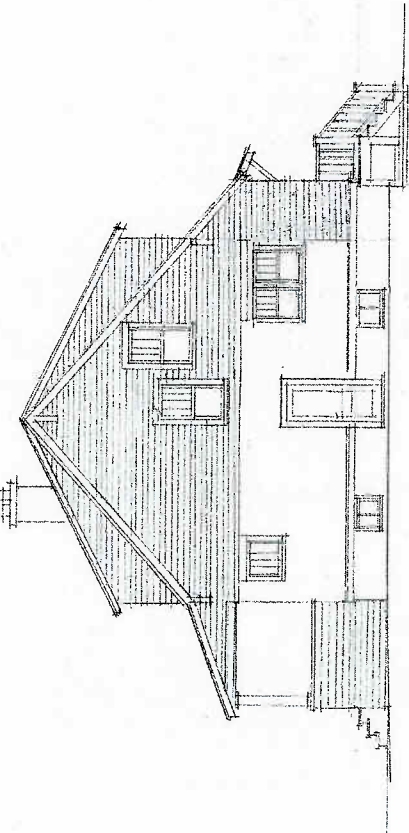
2 - BUILDING EXISTING - BATHROOMS



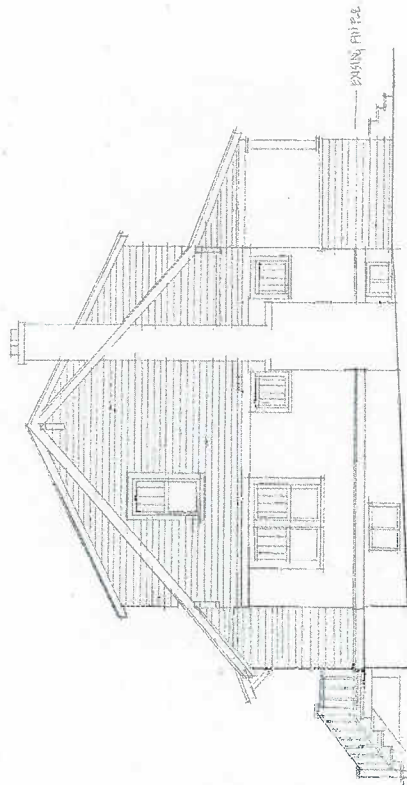
NORTH ELEVATION



SOUTH ELEV
SCALE = 1/4" = 1'-0"



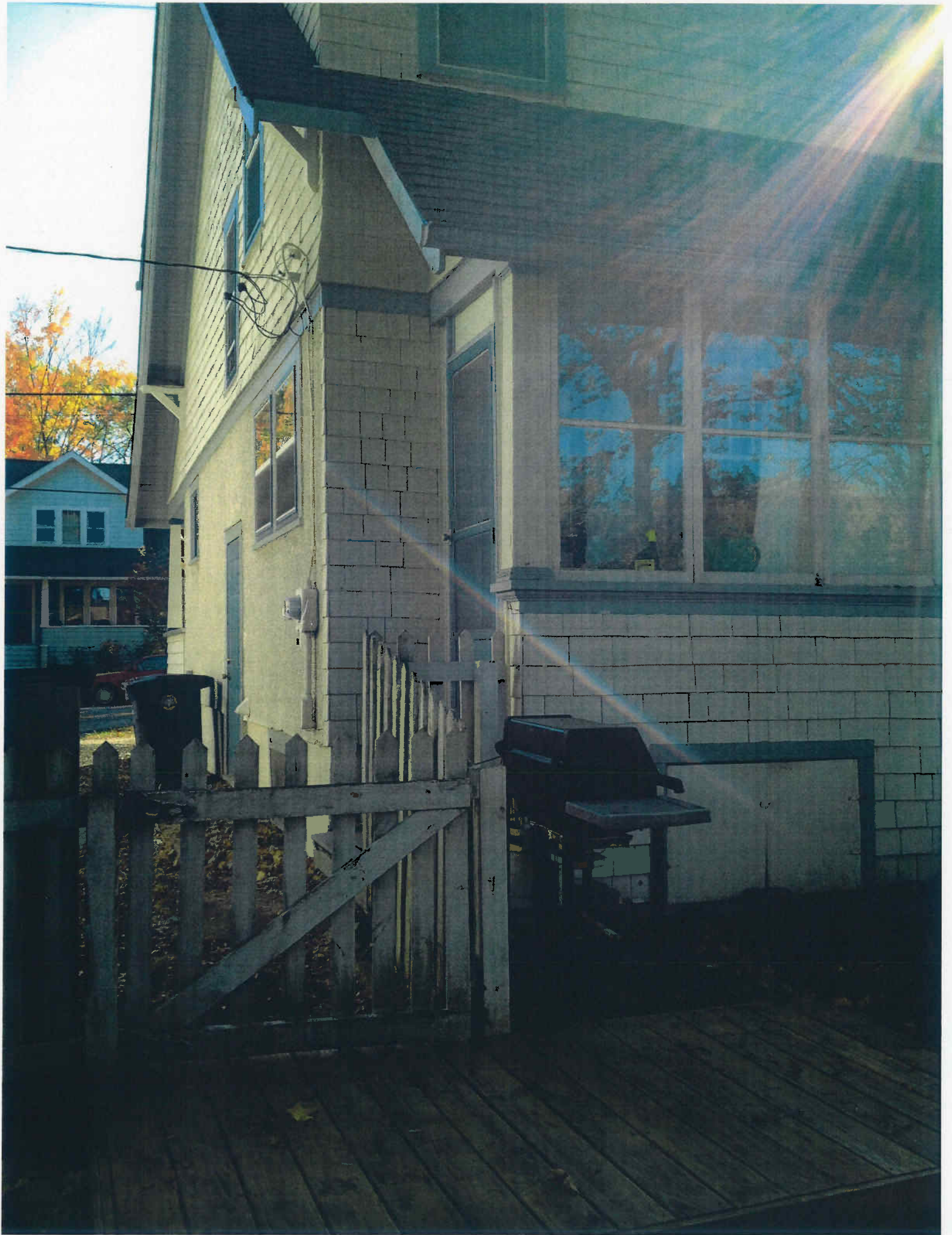
EAST ELEVATION



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







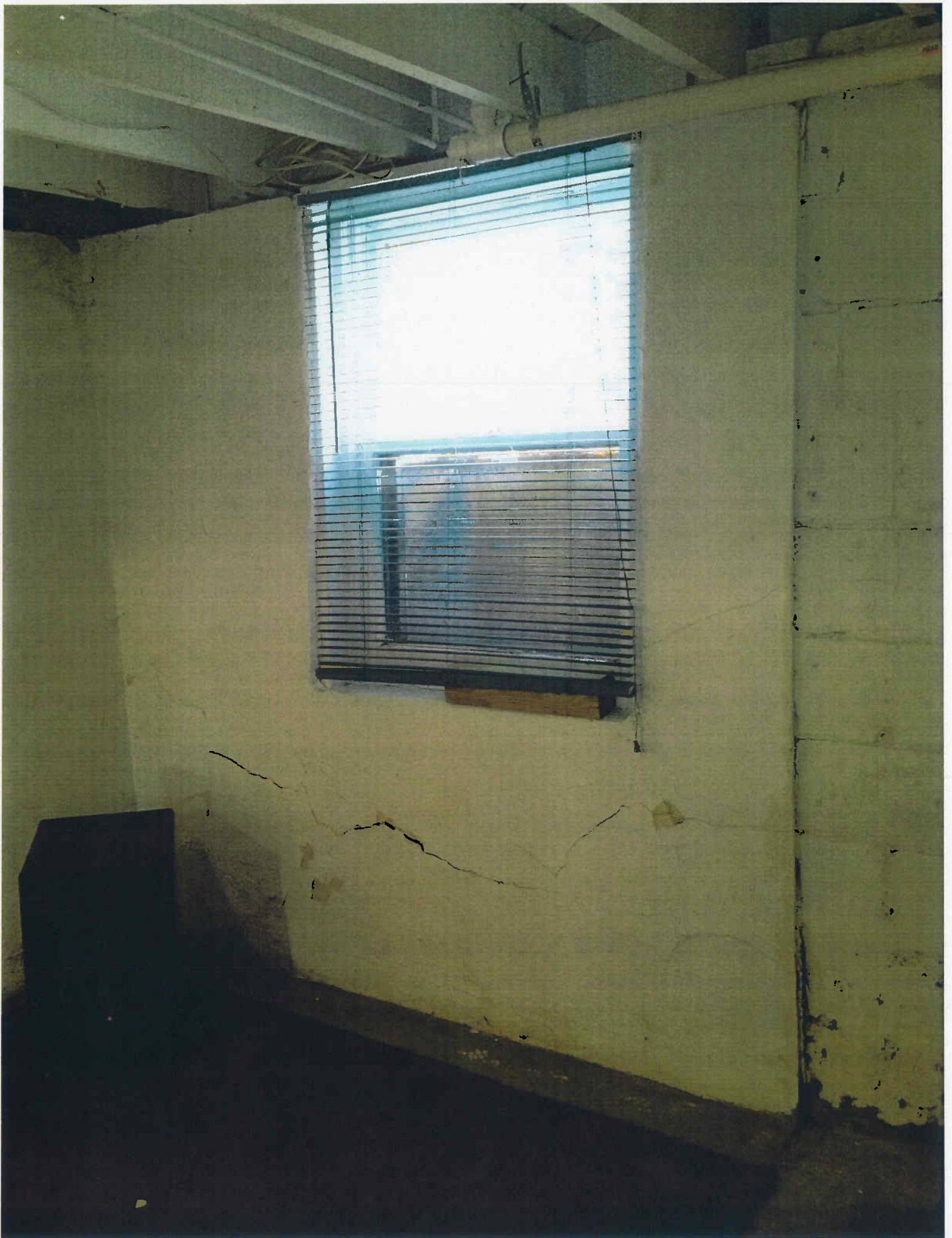




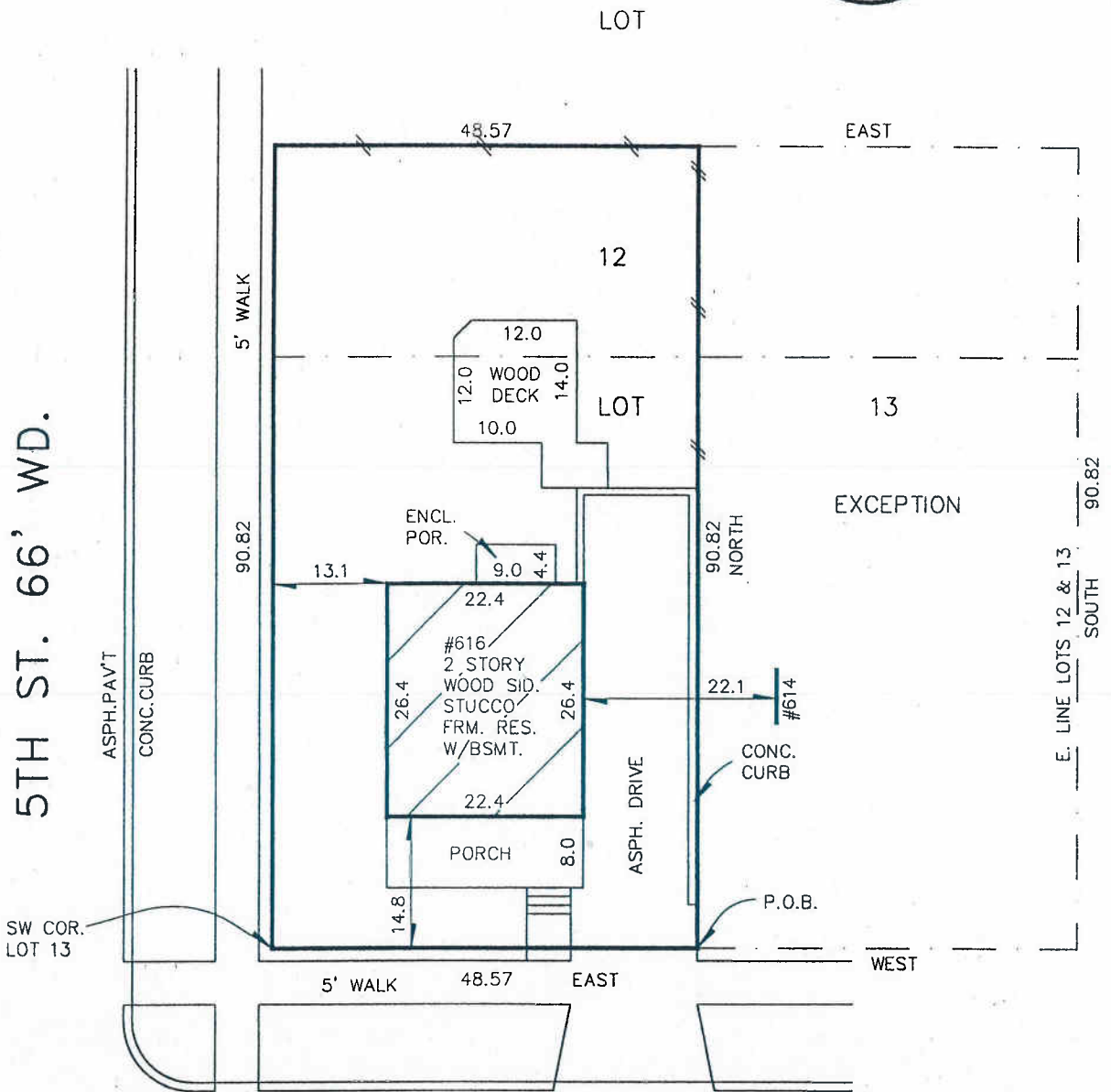
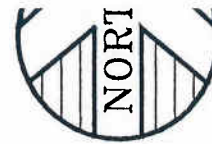




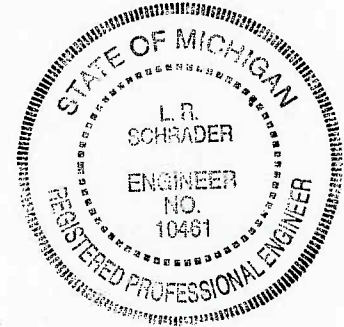




MORTGAGE



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



L.R. Schrader P.E.

JOB NO: 01-66239 SCALE: 1"=20'
 DATE: 08/17/01 DR BY: FS

KEM-TEC
 LAND SURVEYORS

22558 Gratiot Avenue
 Eastpointe, MI 48021-2312
 (810) 772-2222
 FAX: (810) 772-4048



KEM-TEC WEST
 LAND SURVEYORS

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