

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 616 West Madison Street, Application Number HDC18-028

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** March 8, 2018

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

**REVIEW COMMITTEE DATE:** March 5, 2018

	OWNER	APPLICANT
<b>Name:</b>	Maureen & Mike Weinhold	Same
<b>Address:</b>	616 W Madison Street Ann Arbor, MI 48103	
<b>Phone:</b>	(901) 634-0824	

**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 2012 the HDC approved replacement of several basement windows and walls, expanding a rear porch, enclosing a rear porch, moving two original windows, and related work.

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

**APPLICATION:** The applicant seeks HDC approval to remove a curb cut and half of an existing driveway off West Madison, construct a new garage and driveway off Fifth Street, install a new fence, and connect the garage and house with a new patio, stairs, and stoop.

#### 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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Building Site**

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site 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.

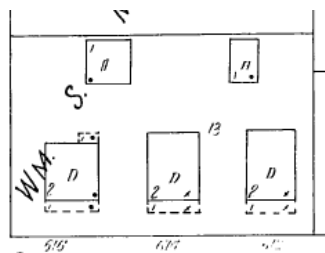
**From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):**

**Residential Accessory Structures**

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

**STAFF FINDINGS:**

1. There is currently no garage on the site. The 1931 Sanborn map (below) shows a garage in the northeast corner that was built between 1925 and 1931. This is confirmed by the 1947 aerial photo (right).
2. The application proposes to remove the south half of the existing West Madison driveway and plant grass, remove the curb cut, and leave the rear half as patio. A new driveway in the



historic location is proposed off Fifth Street. Extending the existing driveway would require the removal of a very large tree (visible in the photo below); getting the drive off busy West Madison is also desirable for the homeowners. The new garage is pulled slightly away from the corner to minimize its impact on a large tree at the northeast corner of the lot.

3. The new concrete driveway from Fifth Street is 16' wide at the garage with a narrower 10' opening to the street (the minimum allowed by code). The proposed garage is 24' by 21', two cars wide, with a second floor to be used for storage. The second floor could be finished and used as a home office or studio, but not a sleeping room. It does not qualify to be used as an accessory dwelling unit. The garage height is 21' at the ridge. The height is compatible with the existing house and the massing is secondary to it.
4. Garage materials include cementitious shingle siding, wood trim, three-over-one clad wood windows on the south and east, a double-width overhead door. The general style, trim and roofing materials match the house and make it very compatible, but the dormer and window proportions, lack of rafter tails, and modern cladding distinguish the garage from the historic house.
5. The application proposes a new privacy fence along the east property line. The 6' height and shadowbox/lattice top style are appropriate, but the materials indicate "wood or vinyl TBD". Vinyl fences are not appropriate in the historic district, so the motion is conditioned on the use of a wood-only privacy fence. The new sections of picket fence to match the existing are appropriate.
6. The new patio is labeled "final size & matl. TBD". The proposed motion is conditioned on a concrete or paver patio that does not exceed the footprint shown on the site plan.
7. The new rear stairs and stoop to the back door are appropriate. The design of the guardrails and skirting must match the existing, or be approved by staff.
8. Staff recommends approval of the application. The proposed garage is well suited to the lot, and the design, materials, and location are compatible with the historic home and do not distract from it or neighboring historic resources.

## MOTION

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 remove a curb cut and half of an existing driveway off West Madison, construct a new garage and driveway off Fifth Street, install a new fence, and connect the garage and house with a new patio, stairs, and stoop, on the following conditions: all fences must be wood; the patio must be concrete or pavers and not exceed the footprint shown on the site plan; and the rear stoop must match the design of the existing or be approved by staff. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to the house 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 building site and neighborhood, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

**MOTION WORKSHEET**

I move that the Commission issue a Certificate of Appropriateness for the work at \_\_\_\_\_ in the \_\_\_\_\_ 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, survey, drawings

616 W Madison Street (2008 Survey Photos)







# 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 [ithacher@a2gov.org](mailto:ithacher@a2gov.org)  
 Fax: 734.994.8460

**APPLICATION MUST BE FILLED OUT COMPLETELY**

OFFICE USE ONLY	
Permit Number	HDC# <u>18-028</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED  FEB 15 2018	

PLANNING & DEVELOPMENT SERVICES

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER <u>Maureen and Mike Weinhold</u>		HISTORIC DISTRICT <u>Old West side</u>	
PROPERTY ADDRESS <u>616 W. Madison St.</u>		CITY <u>ANN ARBOR</u>	
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(901) 634-0824</u>	EMAIL ADDRESS <u>triplemj@comcast.net</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE			
SIGN HERE	<u>Maureen Weinhold</u>	PRINT NAME	<u>Maureen Weinhold</u>
	<u>Mike Weinhold</u>		DATE
			<u>2/15/18</u>

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIP CODE	PHONE / CELL # ( )	FAX No ( )
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)		
SIGN HERE	PRINT NAME	DATE
	X	

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

PROPOSED WORK
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).
<u>Please see attached</u>

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
<u>Please see attached</u>

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	FEE
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
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
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
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](mailto: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**

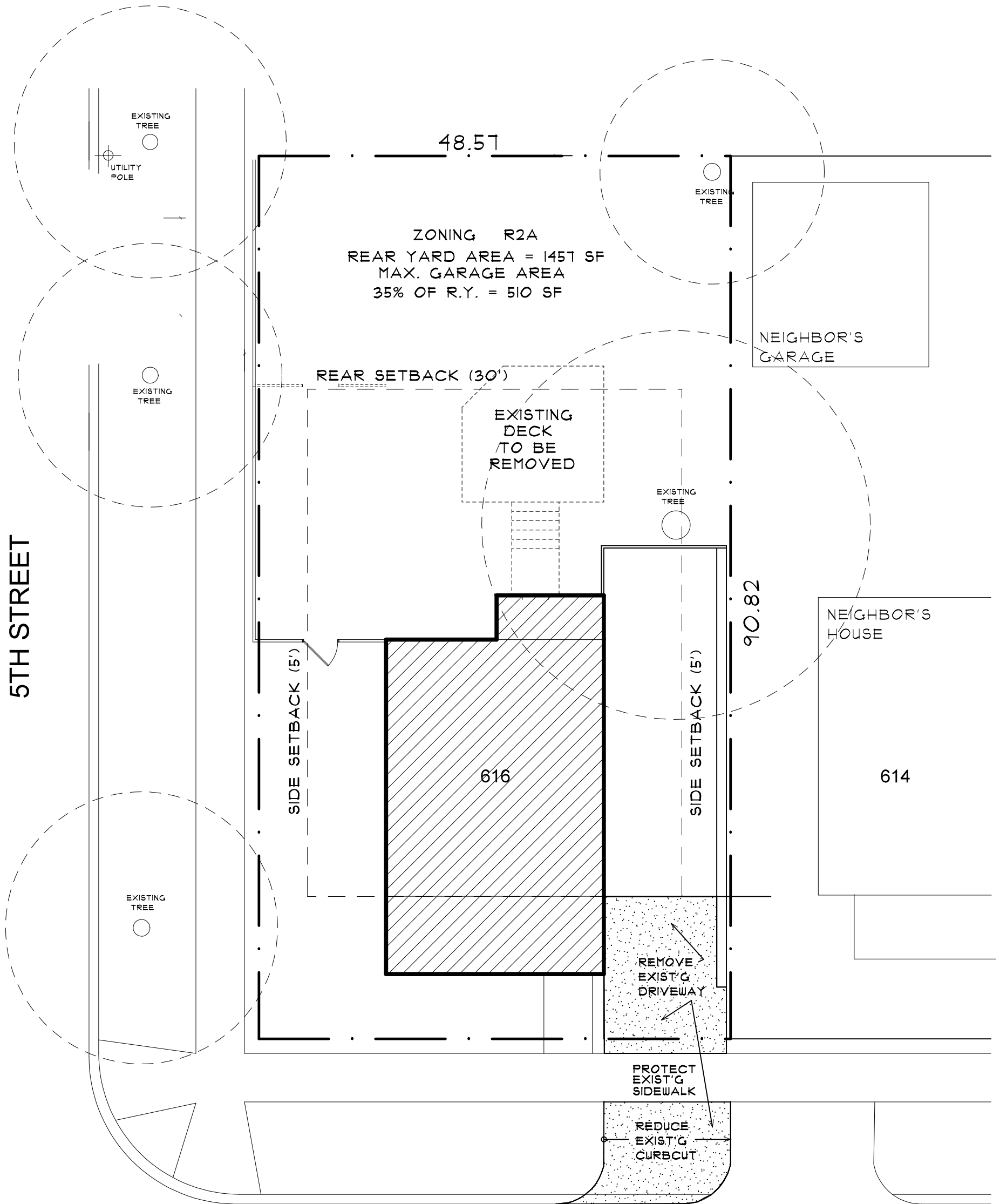
Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>100</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	

Proposed work:

- Build a new garage and return driveway to original access side on 5<sup>th</sup> St (see 1947 aerial photo).
- Remove Madison St cut out and portion of driveway back to corner of house.
- Replace existing deck with a patio (concrete or pavers TBD).
- Extend existing picket fence and include a privacy section (wood or vinyl TBD).
- Extend current back stoop.
- Repair house roof using same color and style of shingle material.

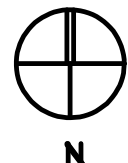
Describe conditions that justify the proposed changes:

- No garage on property. Building a garage in proposed location and returning driveway to 5<sup>th</sup> street will eliminate the need to cut down two mature trees. Current Madison St driveway access and exit is problematic and unsafe due to high volume of traffic. Also, our neighbor's driveway is in very close proximity and makes parking very tight.
- Current deck is uncharacteristic to era of our home and is in disrepair.
- Continue to have a fenced yard for kids and pets.
- Improve function of existing stoop and better access to rear entrance of home.
- Current roof is showing signs of age and is in need of repair.



WEST MADISON STREET

# Existing Site & Demolition Plan New Garage for Weinhold Residence

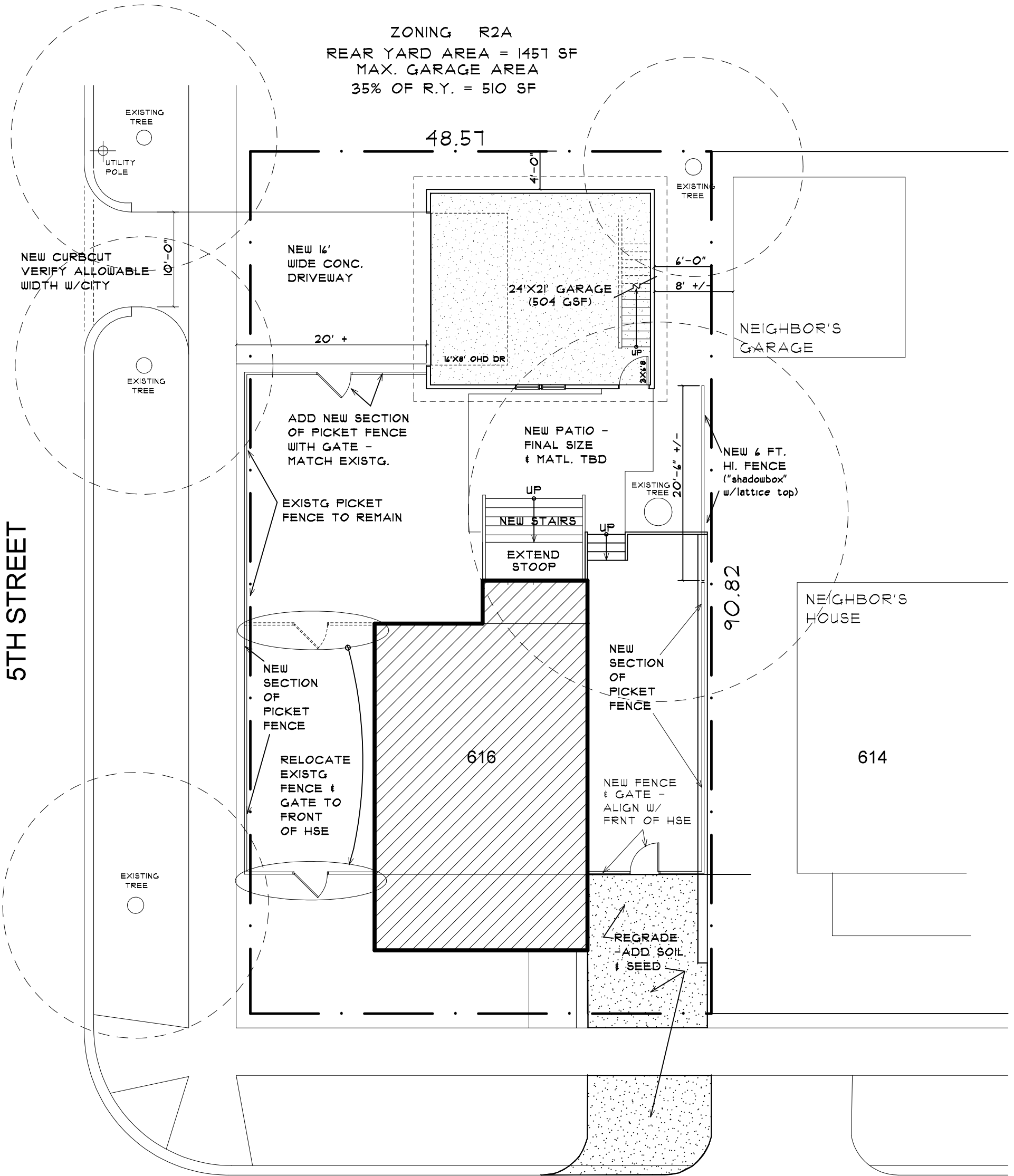


Scale 3/32" = 1' (for 11"x17" paper size)

Robert Black Architect 2-13-18



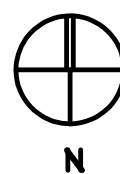
ZONING R2A  
 REAR YARD AREA = 1451 SF  
 MAX. GARAGE AREA  
 35% OF R.Y. = 510 SF



# Proposed Site Plan New Garage for Weinhold Residence

Scale 3/32" = 1' (for 11"x17" paper size)

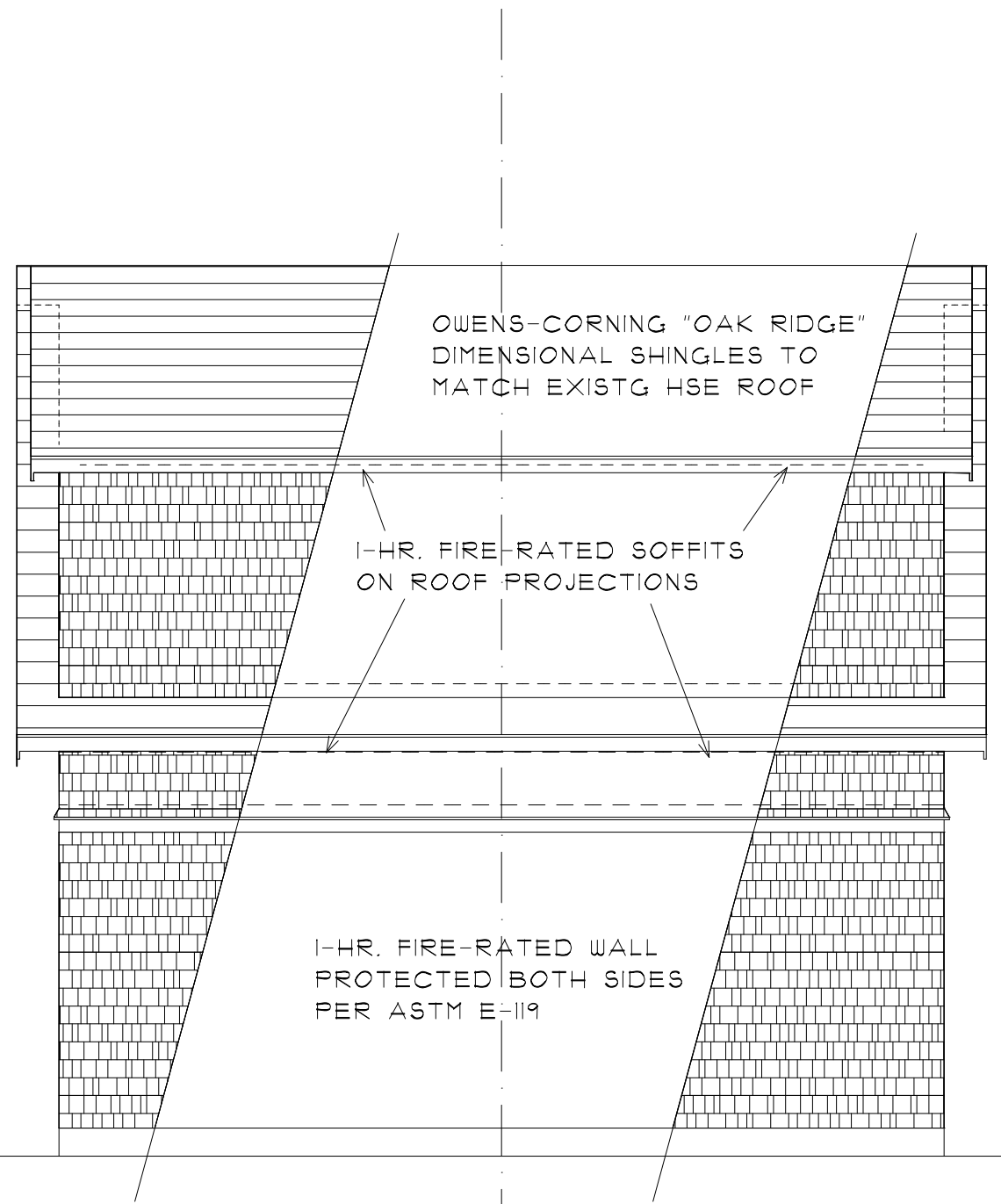
Robert Black Architect 2-13-18



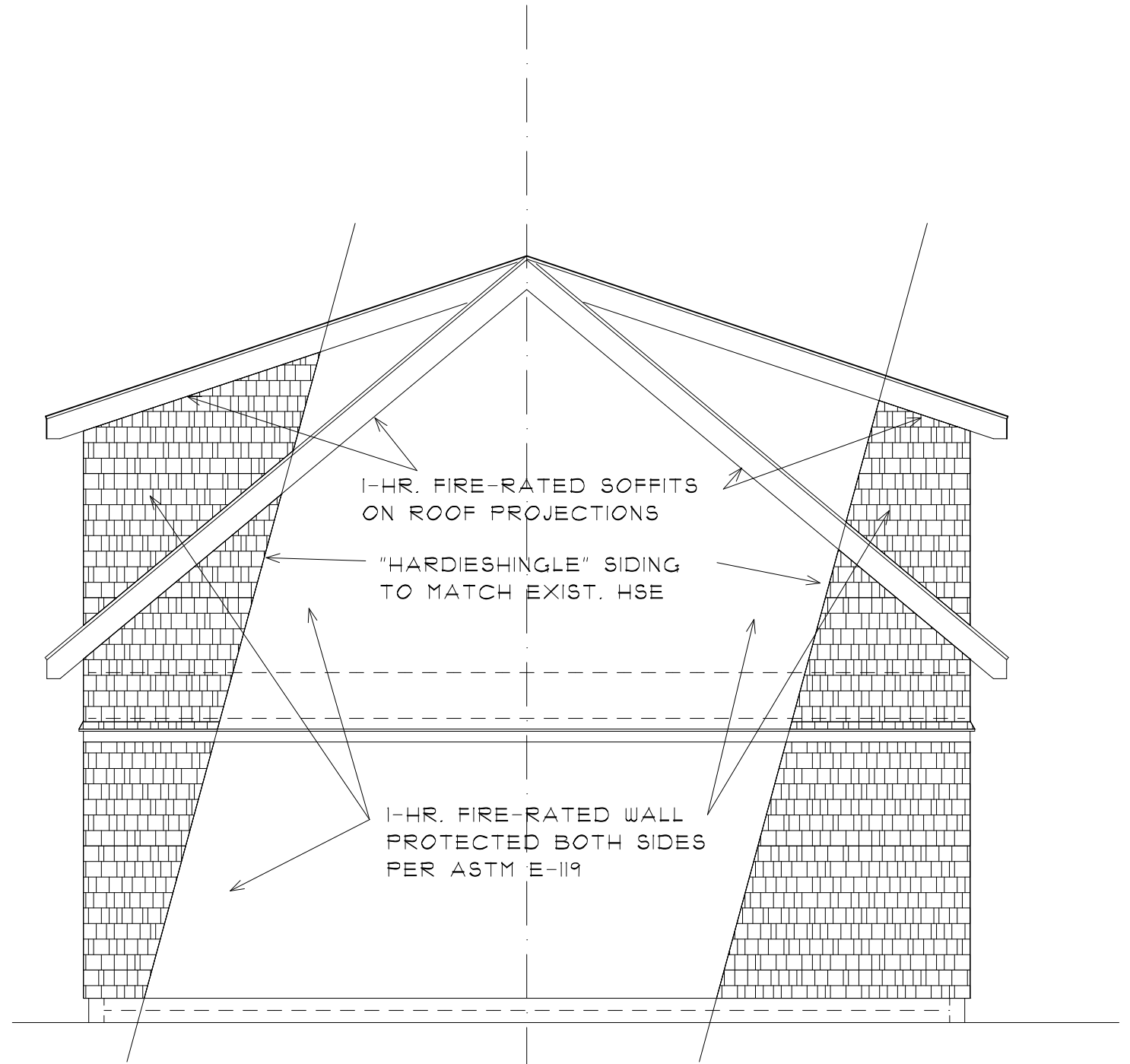


EXTERIOR ELEVATIONS VIEW FROM 5TH STREET

New Garage for the Weinhold Residence/616 W. Madison St./Ann Arbor/MI  
2-13-18 robert black/architect scale 1/4"=1'-0" (11"x17" paper)



EAST ELEVATION

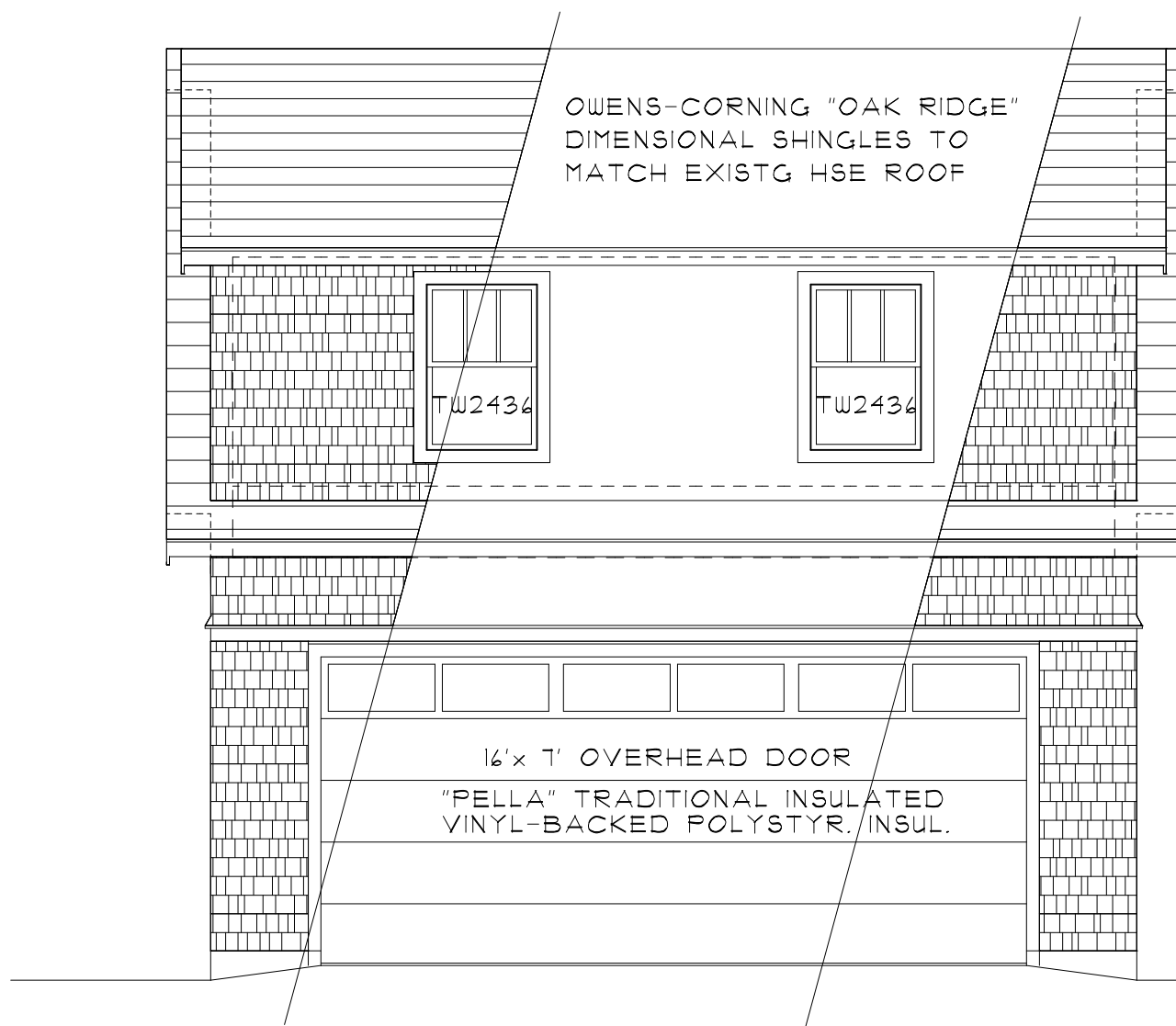


NORTH ELEVATION

New Garage for the Weinhold Residence / 616 W. Madison St. / Ann Arbor / MI

2-13-18 robert black / architect

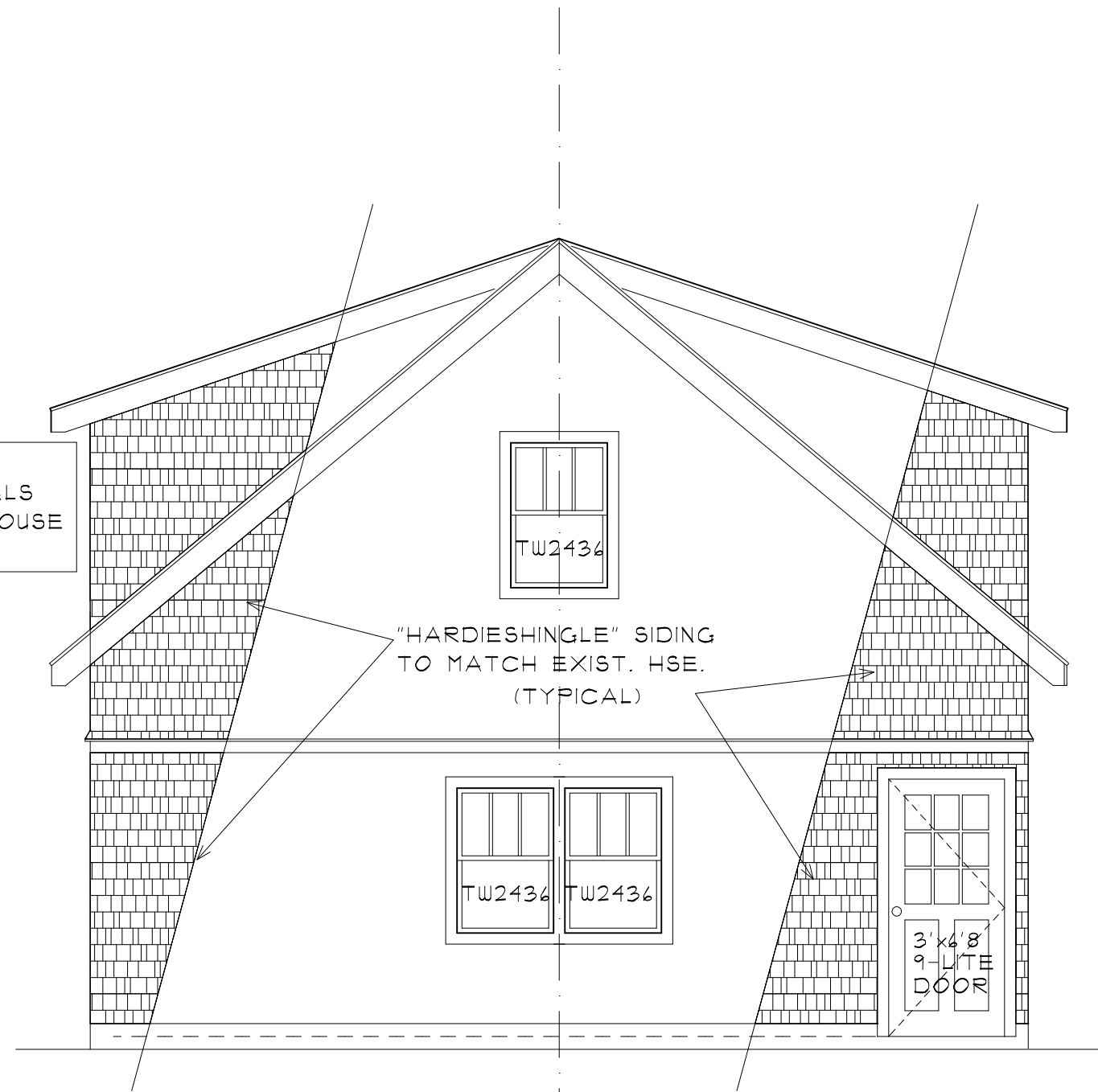
scale 1/4" = 1'-0" (11" x 17" paper)



WEST ELEVATION

EXTERIOR SIDING, TRIM  
AND ROOFING MATERIALS  
TO MATCH EXISTING HOUSE  
(TYPICAL ALL SIDES)

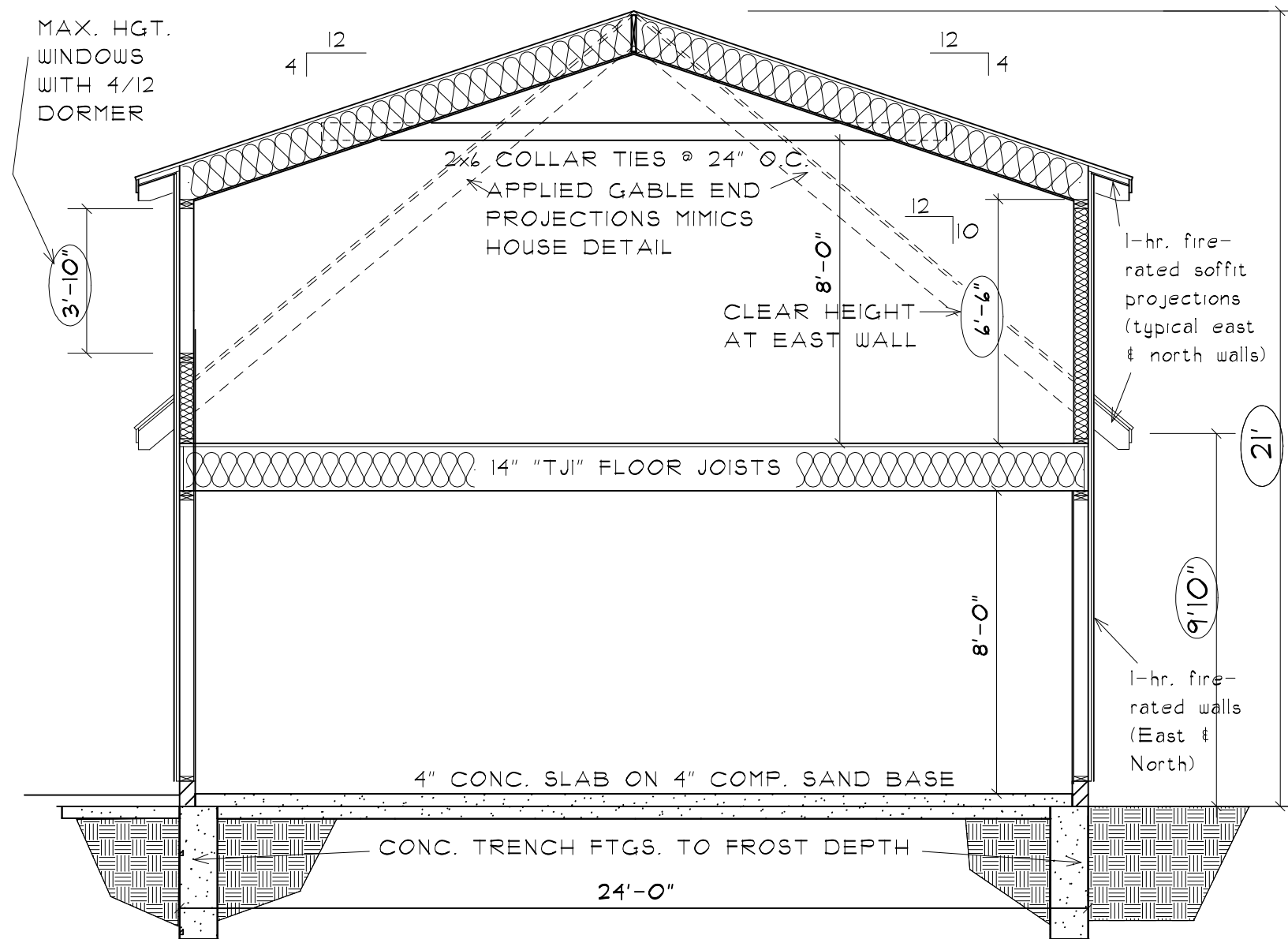
WINDOW NUMBERS  
SHOWN ARE FOR  
REFERENCE FROM  
ANDERSEN 400  
SERIES CLAD  
EXTERIOR w/WOOD  
INTERIOR and  
HI-PERFORMANCE  
GLAZING (TYPICAL)



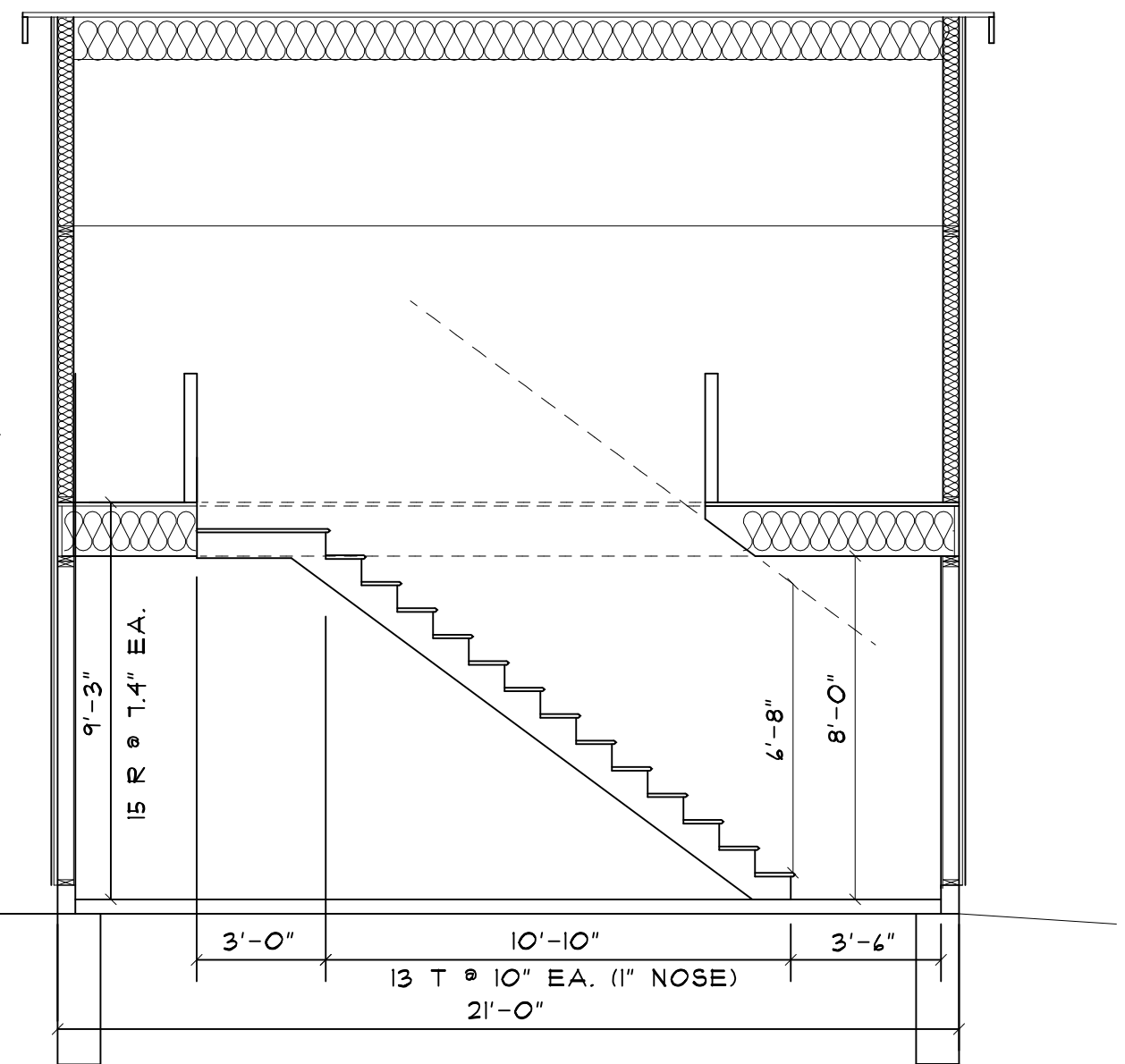
SOUTH ELEVATION

New Garage for the Weinhold Residence / 616 W. Madison St. / Ann Arbor / MI  
 2-13-18 robert black / architect scale 1/4" = 1'-0" (11" x 17" paper)



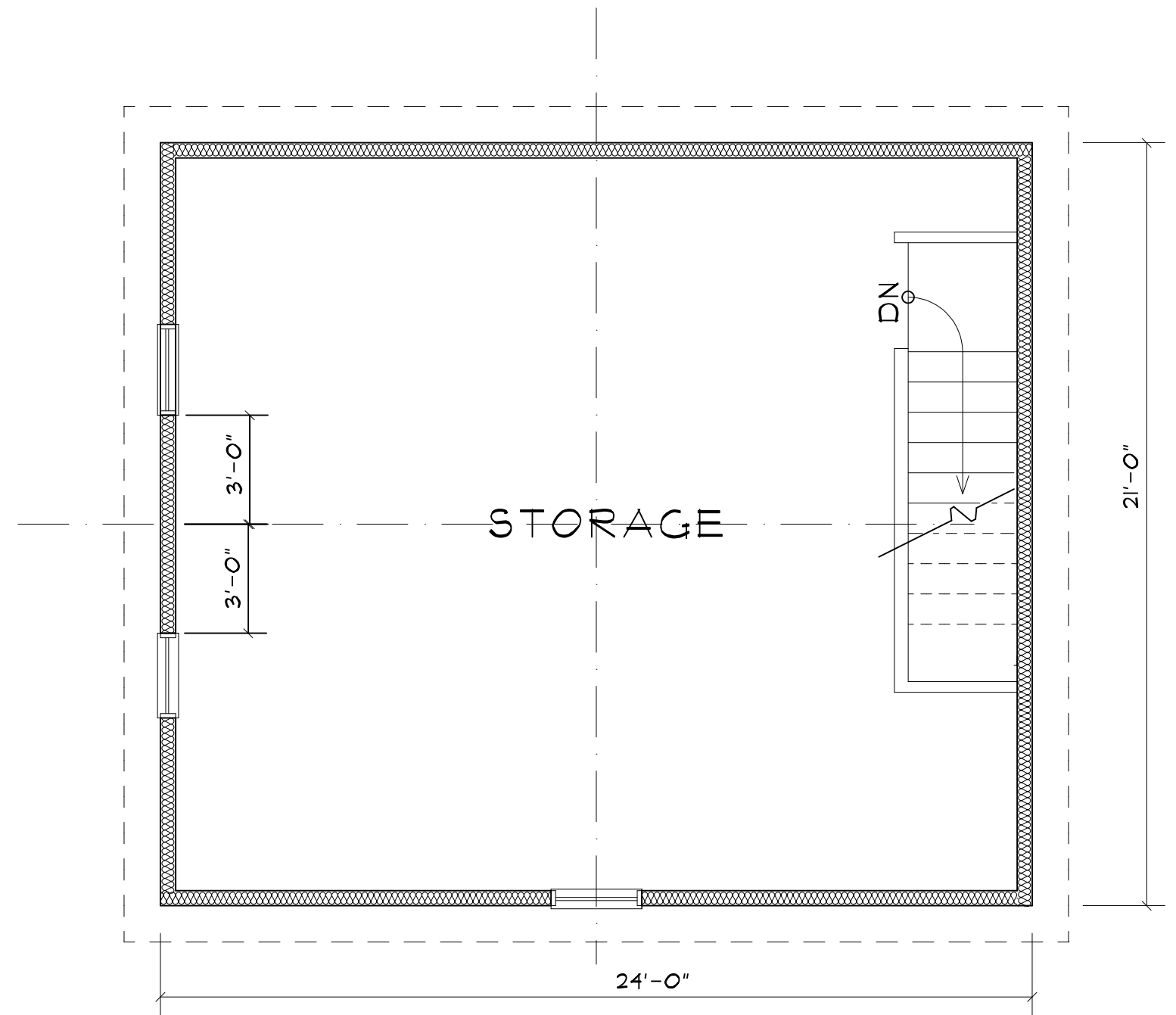
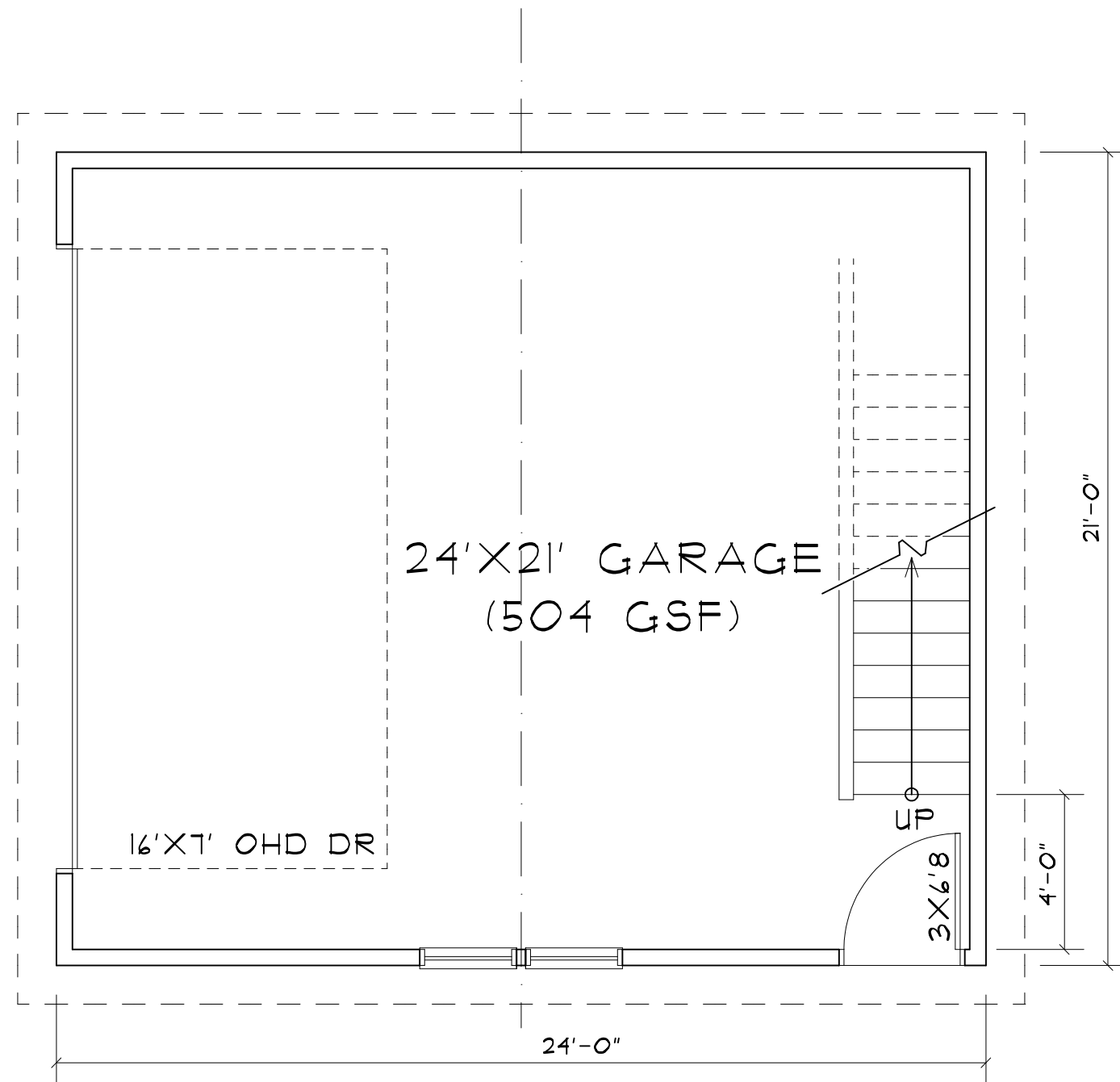


WEST-EAST SECTION  
LOOKING NORTH



NORTH-SOUTH SECTION  
LOOKING EAST

New Garage for the Weinhold Residence / 616 W. Madison St. / Ann Arbor / MI  
 2-13-18 robert black / architect scale 1/4" = 1'-0" (11" x 17" paper)



SECOND FLOOR PLAN

New Garage for the Weinhold Residence / 616 W. Madison St. / Ann Arbor / MI  
 2-13-18 robert black / architect scale 1/4" = 1'-0" (11" x 17" paper)

























