

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 317 Koch Avenue, Application Number HDC14-010

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** February 13, 2014

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

**REVIEW COMMITTEE DATE:** February 10, 2014

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Kevin Belew Battersea Investments	J. Bradley Moore & Associates
<b>Address:</b> 208 E Washington Ann Arbor, MI 48104	4844 Jackson Rd Ann Arbor, MI 48103
<b>Phone:</b> (734) 604-6380	(734) 930-1500

**BACKGROUND:** This one and a half story colonial revival cottage features six over one double-hung windows, no eave overhang, gable corner returns, and wood shingle siding. It first appears in the 1931 Polk City Directory as the home of Emil D. Bethke, an employee of Michigan Bell Telephone. Emil C. Bethke (presumably Emil's son) lived in the house until at least 1960. The house is still owned by members of the Bethke family.

In January, 2014 the HDC denied an application for a rear addition that was mainly determined to be too tall.

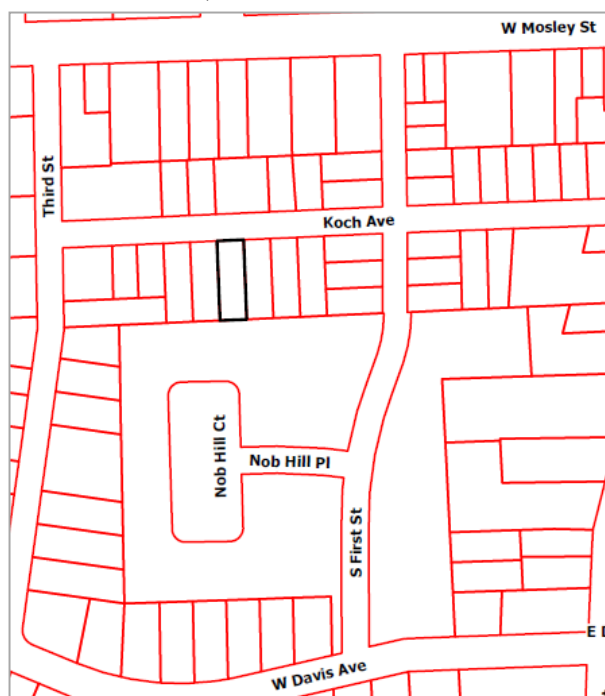
**LOCATION:** The site is located on the south side of Koch Avenue, west of South First Street and east of Third Street.

**APPLICATION:** The applicant seeks HDC approval to replace the west basement wall, install two egress windows with wells; and construct a two-story rear addition, with a two-car garage on the first story and a bedroom on the second; and extend the existing gravel driveway.

#### **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.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

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.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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.

**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.

Retaining the historic relationship between buildings and the landscape.

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.

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

**Guidelines for All Additions**

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

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

### **Guidelines for Paved Areas**

Not Appropriate: Installing driveways or parking areas that are too wide or large for the building site and are out of character for the district.

### **STAFF FINDINGS:**

1. The applicant seeks permission to construct a one-and-a-half story rear addition consisting of a bedroom over a side-entry two-car garage. Between the house and the garage is a lower one-story connector which contains a mudroom and a stairway to the new bedroom. The location on the back of the house is appropriate, as is the use of hardie board cladding and trim. The proposed windows are wood with either vinyl or aluminum cladding, and are awning-style or doublehung.
2. The taller rear portion of the proposed addition is eleven inches higher than the ridge of the existing house. Because of the separation from the existing house by the one-story section, staff believes the rear section's taller ridge will not detract from the original house or call attention to itself. The applicant has constructed the lower-level garage to be as low as possible and still meet building code.
3. The two-car garage would be accessed via a shared gravel driveway along the east property line (between 315 and 317 Koch). This driveway was originally installed as a two-track on 317's property, and currently ends near the back of the houses.
4. An area well with a new egress window is proposed on the new west basement wall. The window would be 30" by 34" with a poured concrete well.
5. Staff believes that the proposed work meets the *Secretary of the Interior's Standards*, the *Secretary of the Interior's 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 317 Koch Street, a contributing property in the Old West Side Historic District, to replace the west basement wall, install two egress windows with wells; construct a two-story rear addition; and extend the existing gravel driveway, 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 and building site; and the *Ann Arbor Historic District Design Guidelines* for additions and paved areas.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 317 Koch 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.

317 Koch Street (April 2008 survey photos)







City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
SERVICES

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>317 KOCH</u>
Historic District:	<u>OLD WEST SIDE</u>
Name of Property Owner (if different than the applicant):	<u>KEVIN BELEN / 40 BATTERSEA INVESTMENTS</u>
Address of Property Owner:	<u>208 E WASHINGTON ANN ARBOR</u>
Daytime Phone and E-mail of Property Owner:	<u>734.604.6380 KBELEN@BATTERSEA PARTNERS.COM</u> <sup>48104</sup>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>1-24-13</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>J. BRADLEY MOORE &amp; ASSOC. ARCHITECTS</u>
Address of Applicant:	<u>4844 JACKSON RD #150 ANN ARBOR 48103</u>
Daytime Phone:	<u>(734) 930 1500</u> Fax: <u>(734) 994 1510</u>
E-mail:	<u>BRAD@JBRADLEYMOORE.COM</u>
Applicant's Relationship to Property:	owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other <input type="checkbox"/>
Signature of applicant:	<u>[Signature]</u> Date: <u>1-20-14</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 <input type="checkbox"/> Commercial <input type="checkbox"/> 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>[Signature]</u>	

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

1. Provide a brief summary of proposed changes.

SEE ATTACHED

2. Provide a description of existing conditions.

SEE ATTACHED

3. What are the reasons for the proposed changes?

SEE ATTACHED

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

SEE ATTACHED

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

SEE 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:

## **Project Memorandum**

To: The Ann Arbor Historic District Commission      Date: January 20, 2014  
301 East Huron St., Ann Arbor, MI 48104

Project: Addition to single family residence at 317 Koch Ave.

Re: Application for Determination of Appropriateness

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

#### *1. Provide a brief Summary of Proposed Changes:*

The concrete block foundation is failing along the west, uphill side, of the existing single family residence. This portion of the Concrete Block foundation wall will be removed and replaced including the installation of standard basement window replacing the existing one and one emergency egress window replacing the other existing basement window on the west side of the home. A new addition will be added to the rear of the home to include a small 2 car garage with a connecting "umbilical" space containing a "mud-room" and new stairway. There will be a limited new second story level over the garage only containing a bedroom and second bathroom for the home.

#### *2. Provide a description of Existing Conditions:*

The existing house is an inelegant example of a neocolonial cape cod cottage, with a center entry and covered front porch, with the main ridge parallel to the street. Most of the floor area is on the first floor but there is a partial second floor in a finished portion of the main gable as is common for the style. The balance of the attic space is unfinished and has such low headroom it cannot be finished and comply with current building codes.

The home shows up on the 1939 Sanborn maps but with a smaller front porch. The front porch was apparently expanded sometime in the '70s to accommodate handicapped access via a wood ramp from an adjacent parcel. The wood frame house is constructed on a concrete block foundation



which has failed along the west side and must be replaced/repared. The home has shingle siding on the exterior walls and double hung windows (with aluminum exterior storm windows).

The home shares a common vehicular drive with 315 Koch to the east. There is no parking along either side of Koch Ave due to its narrow size and slope so the only place to park is behind the house.

The neighborhood is Zoned R4B and it backs up to the Knob Hill apartments and there is a 3 story apartment building on the other side of Koch. There is 10-12 foot tall concrete retaining wall at the rear of the site that sits on the Knob Hill property.

### *3. Reason for Proposed Changes:*

The Owner would like to add a master bedroom and bathroom to the two bedroom home as the existing home has only one bathroom and very small bedrooms. The proposed addition to the first floor would accommodate a remodeled/updated kitchen, a closet for one of the existing small bedrooms and a stair to access both the repaired basement and new area proposed for the above the garage. The new second floor would accommodate the master bedroom and another bathroom for the home. The new master bedroom would accommodate a queen sized bed with a nightstand/table, dresser and closet space.

### *4. Attached additional information that will further explain or clarify the proposal:*

The existing first floor footprint of the home is 977 SF while the proposed first floor foot print of the addition is 212 SF (21.7%). The total area of the home on the first and second floors is 1,299 SF while the total area of the proposed addition on the first and second floors is 626 SF (48.2%). The addition is located at the rear of the home so as to be minimally impactful. While the ridge line of the proposed addition will be approximately 11" above the existing main ridge line of the home, the new addition has been held far enough back from the existing main ridgeline that it will not be visible from the sidewalk in front of the home for an average person walking in front of the home (see drawing).

The new exterior cladding for the proposed addition is horizontal lapped Hardie Board siding. This will distinguish the addition from the shingle sided existing home as required by the Secretary of the Interior's Standards as well as the Ann Arbor Historic District Guidelines while being in keeping with other homes and additions in the neighborhood and district. The addition will be further distinguished from the existing structure as it will have Hardie Trim boards around the sided field of the exterior walls and around the windows. The windows in the proposed addition will be mostly double hung type with a few hopper/and or casement types as indicated. They will be wood windows with vinyl or aluminum clad exteriors equal to Andesen or Eagle (with integral storm windows and low e glazing) and be white in color. The new windows will be different than the existing windows as they will not have grille-work/muntins/mullions etc. to differentiate them as required.

See attached drawings.

The proposed addition has been designed to be in keeping/compliance with the following:

**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 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.

**SOI Guidelines**

**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.



Front (north) elevation





Rear (south) elevation



East side elevation





West side elevation



Retaining wall & Knob Hill apartments to the south

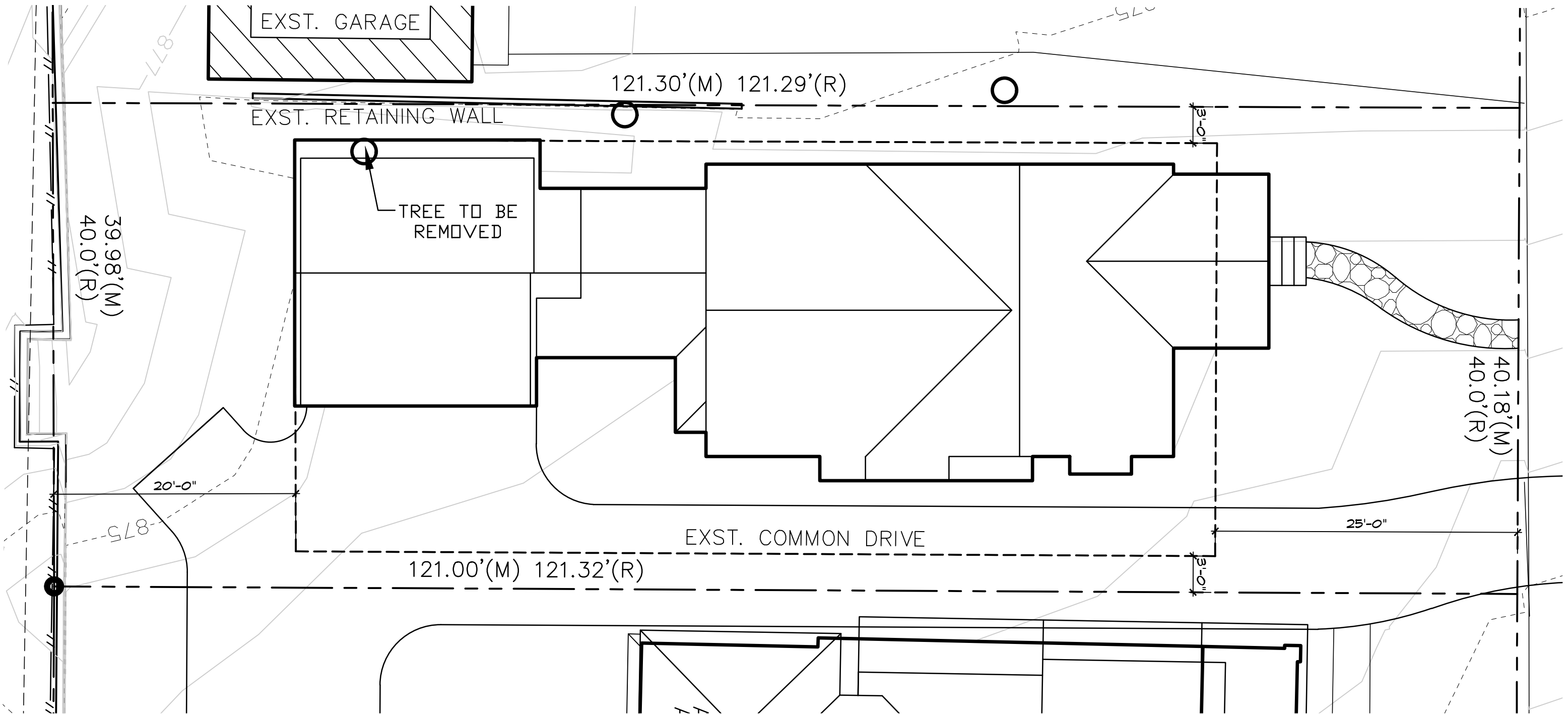




Apartment building across the street

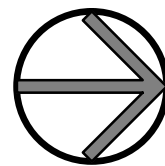


Existing windows with trim boards and aluminum storm windows



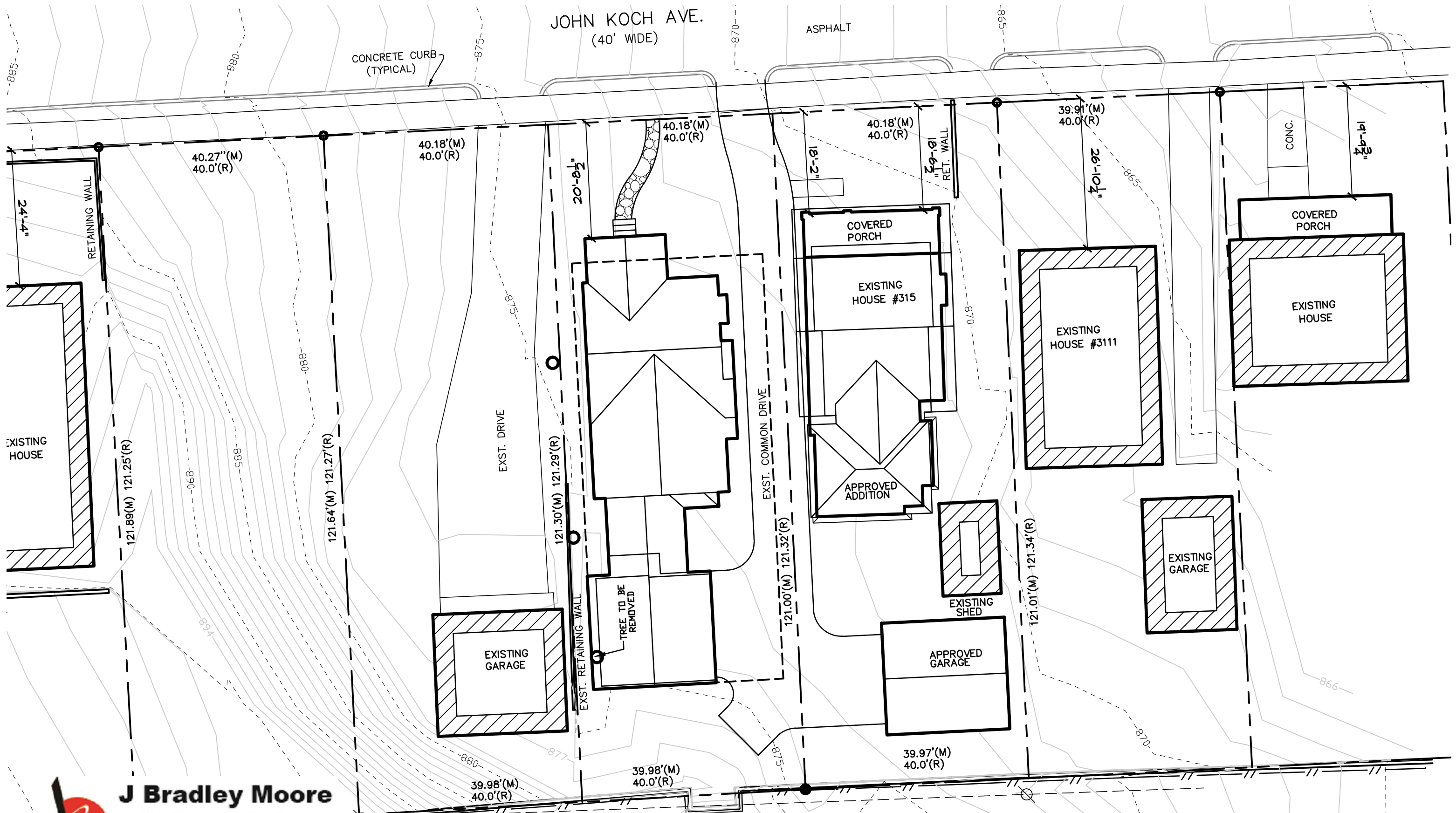
**J Bradley Moore  
& Associates**

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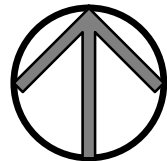


Site Plan  
317 Koch Ave.

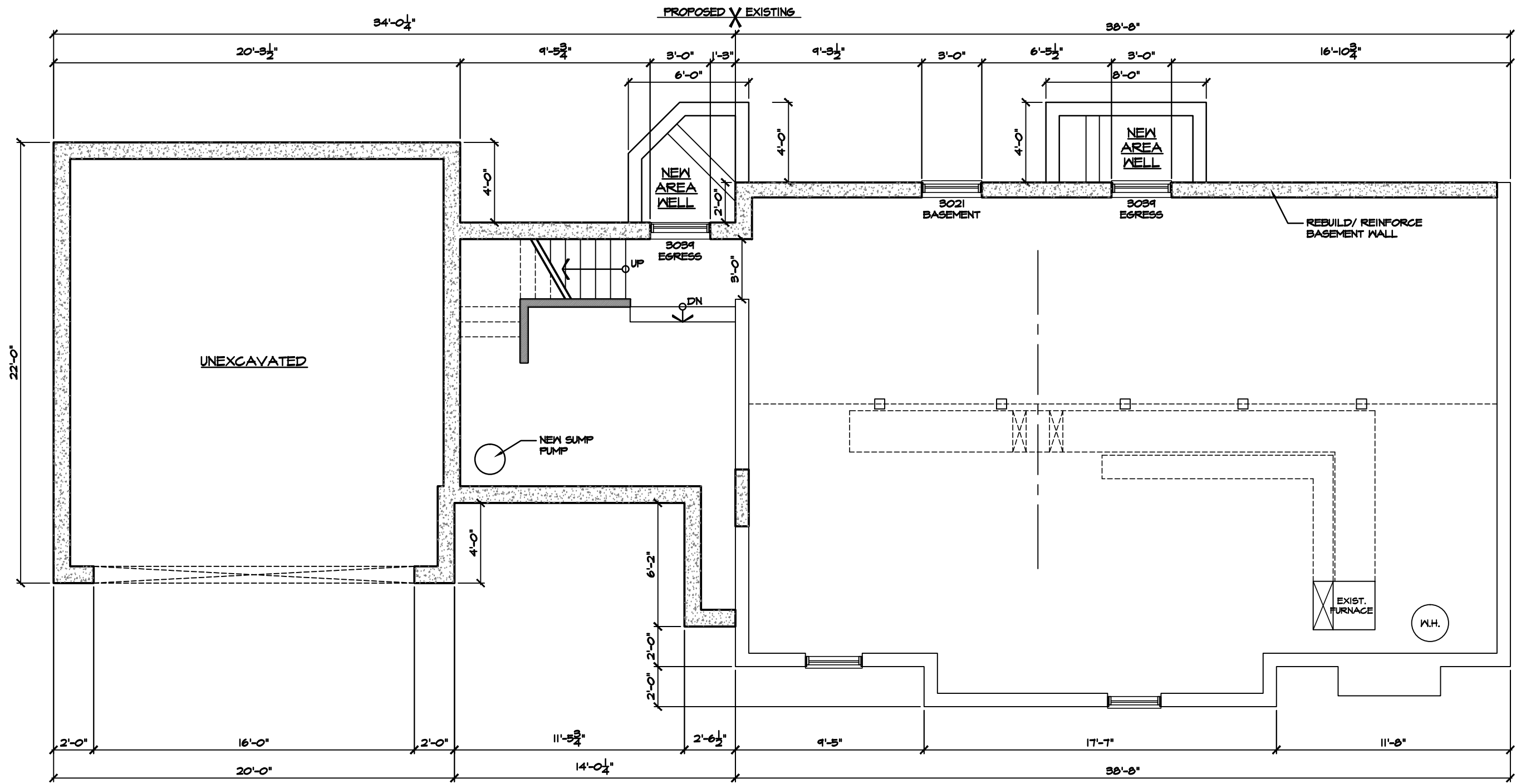




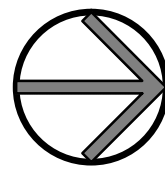
**J Bradley Moore & Associates**  
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 **Context Plan**  
**317 Koch Ave.**  
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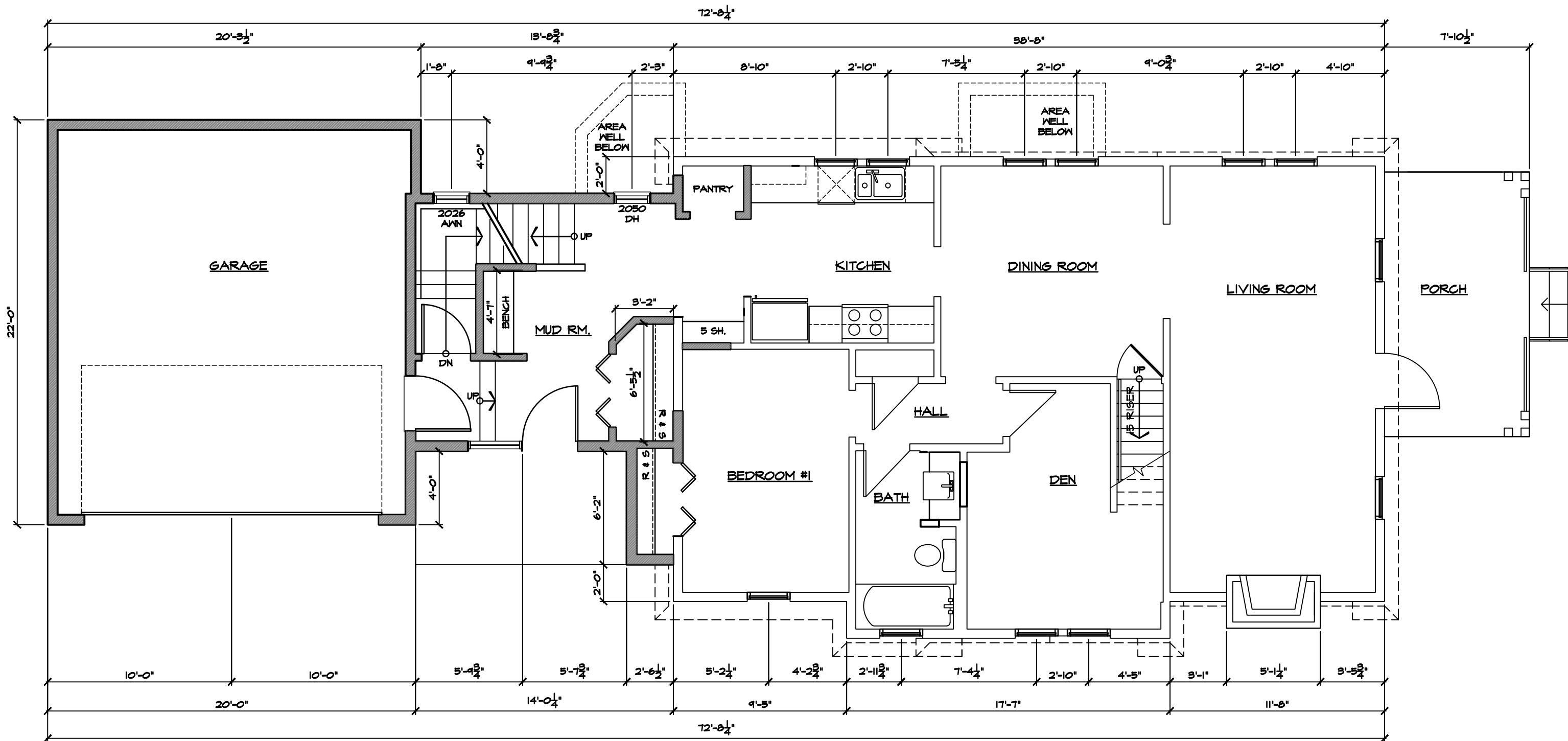


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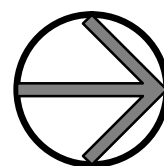
**Basement Plan**  
**317 Koch Ave.**





**J Bradley Moore  
& Associates**

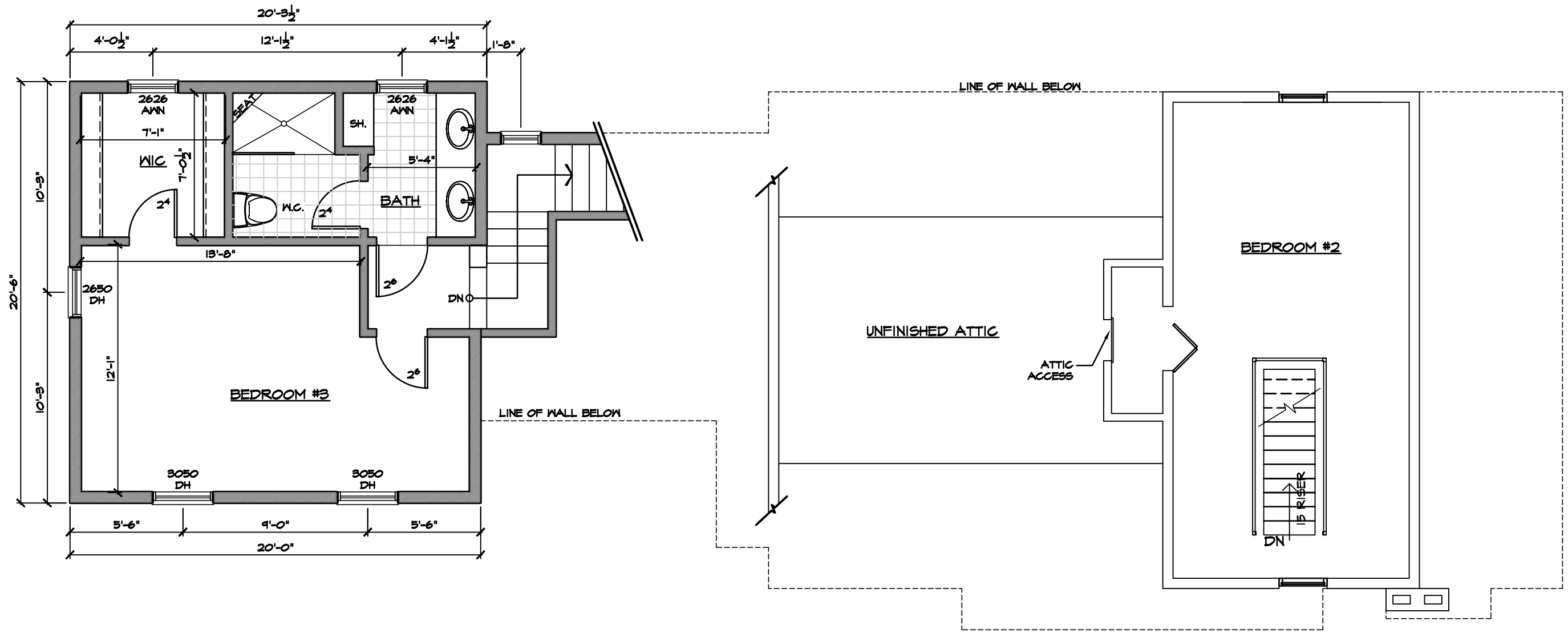
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**First Floor Plan  
317 Koch Ave.**

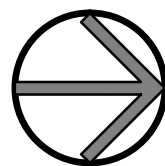






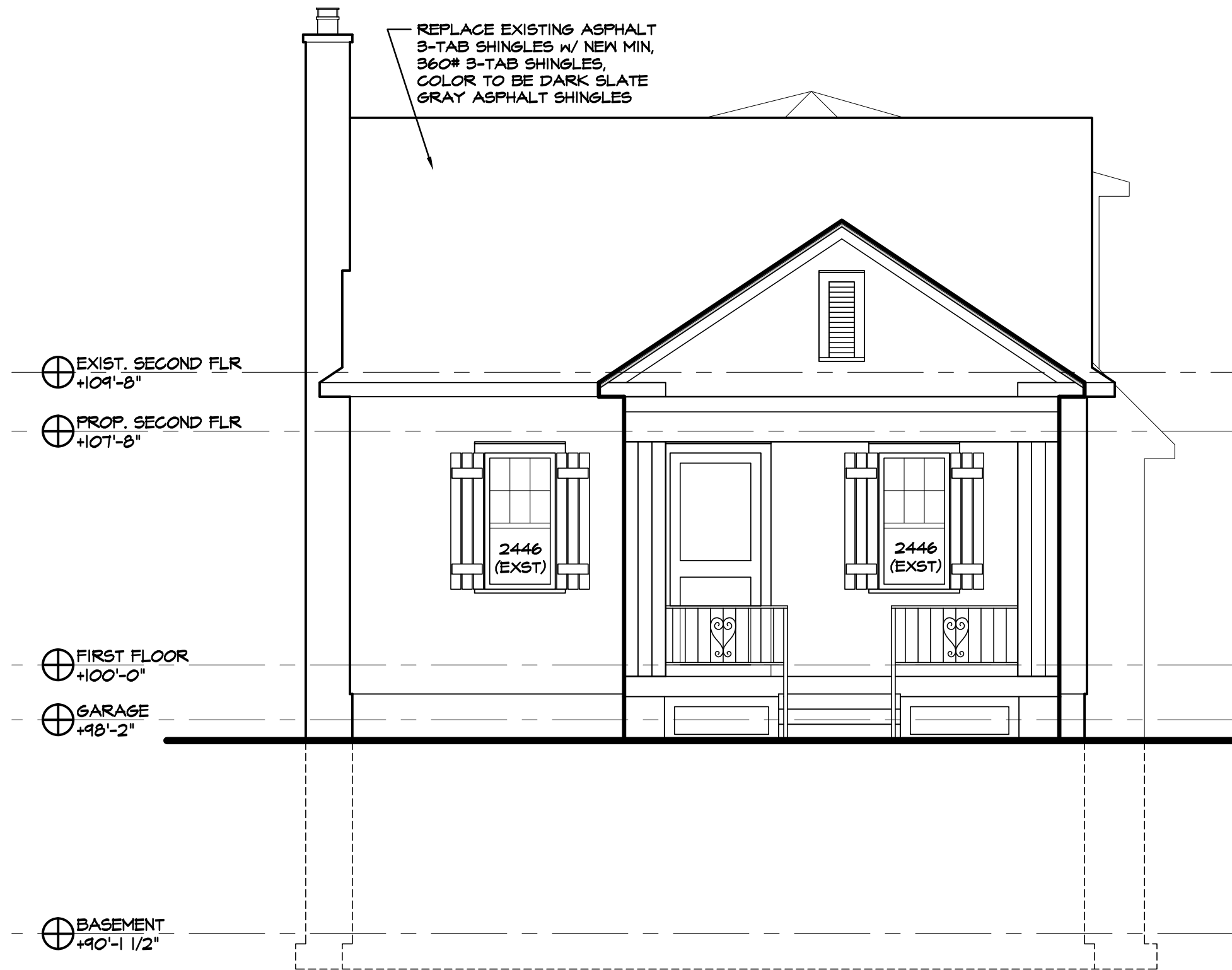
**J Bradley Moore  
& Associates**

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**Second Floor Plan**  
**317 Koch Ave.**





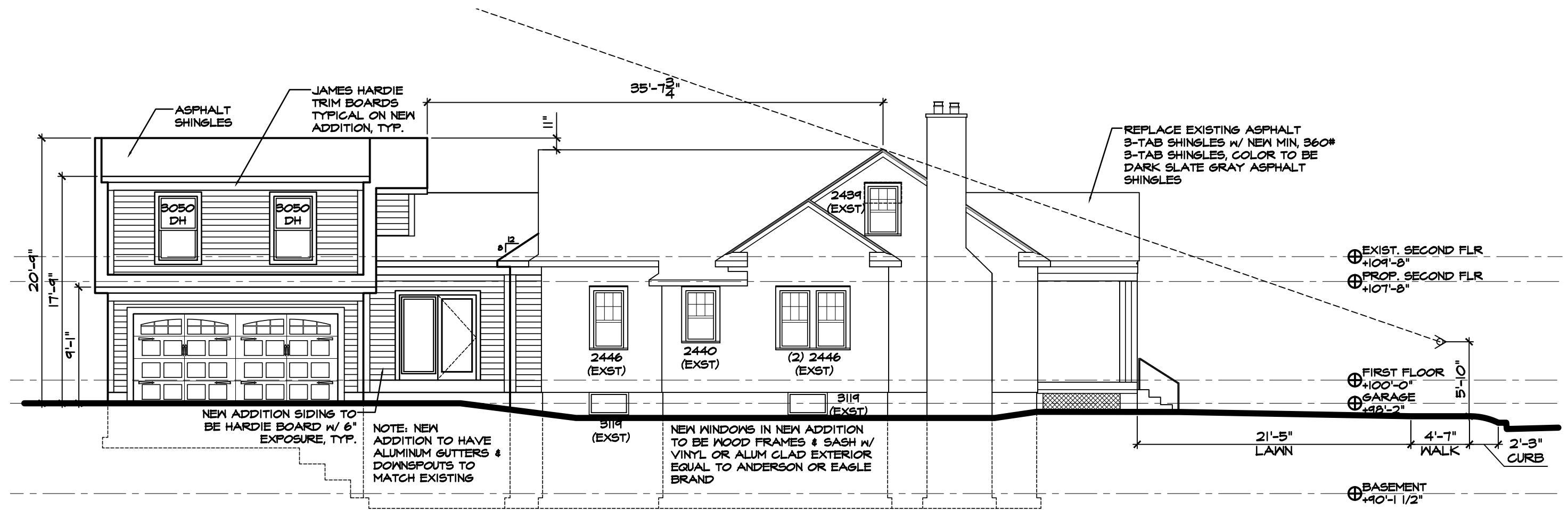
**J Bradley Moore  
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## Proposed South Elevation

317 Koch Ave.

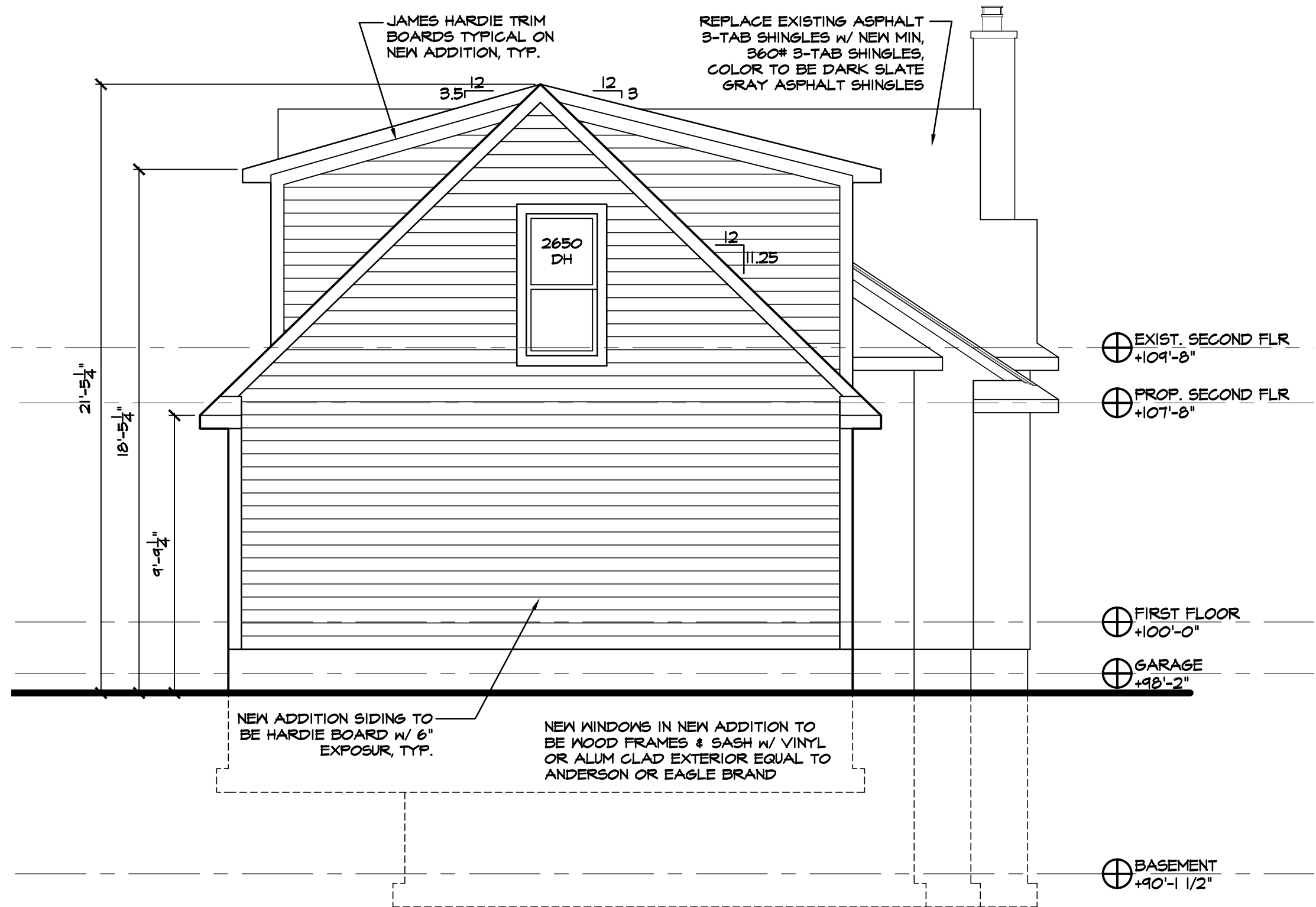




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**Proposed East Elevation**  
**317 Koch Ave.**





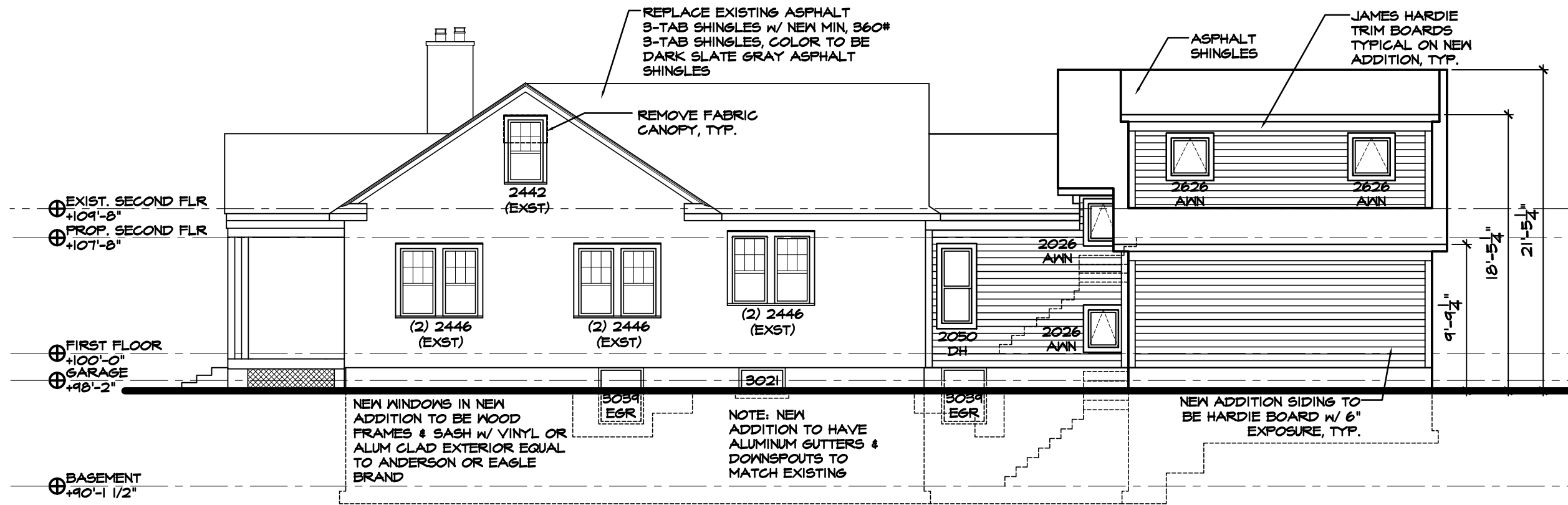
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## Proposed North Elevation

317 Koch Ave.





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## Proposed West Elevation

317 Koch Ave.

