

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 711 West Jefferson Street, Application Number HDC12-003

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** January 5 for the January 12, 2012 HDC Meeting

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

**REVIEW COMMITTEE DATE:** Monday, January 9, 2012

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Alison J. Rodgers	Same
<b>Address:</b>	715 Dornoch Dr Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 709-6820	

**BACKGROUND:** This two story Queen Anne was built in 1895 and was first occupied by John Steinke, a laborer. The house remained in the Steinke family until 2010, when it was sold to the current owner. It features a full-width front porch with turned posts, a two story cross-gable on the east side, and a textured block foundation. There is a one and a half story barn on the property that staff believes is also a contributing structure. Its condition is unknown.

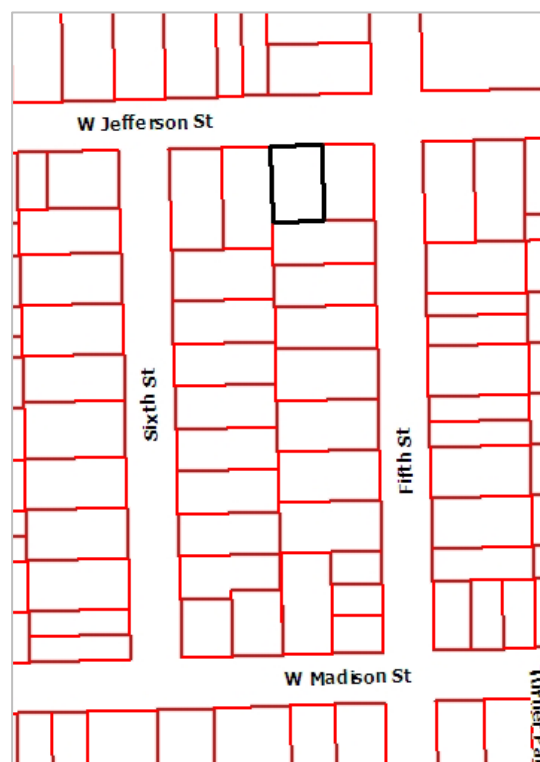
**LOCATION:** The property is located on the south side of West Jefferson Street, between Fifth and Sixth Streets.

**APPLICATION:** The applicant seeks HDC approval to add a 281 SF second floor addition on top of an existing rear single story addition, and add a pair of doublehung windows in a new opening on the second floor of the east elevation.

#### **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 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):**

**New 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.

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

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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.

**District or Neighborhood Setting**

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

**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: 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.

**STAFF FINDINGS:**

1. The proposed work retains all existing eave lines, which distinguishes the new from the old. The design and scale of the addition is compatible with the house, does not detract

from it, and uses distinct materials (such as hardieboard siding and trims) and window sizes to further differentiate it from the historic structure. The addition's impact on neighboring properties would be minimal.

2. Three second floor double-hung windows would be removed to make way for the addition. The age and condition of these windows is unknown. The addition would have two egress casement windows (with false muntins, to appear as one-over-one doublehangs) on each of the east and west elevations, plus a one-over-one doublehung on the west elevation. The rear elevation would have three square mullioned casements. On the second floor of the east elevation of the original house, a pair of doublehung windows in a new opening is proposed to let light into a hall that was previously part of a bedroom. These windows are of different proportions than the other windows on the original house, and are compatible in design, though they would be located on a character-defining elevation. All proposed windows are painted wood.
3. On the west side elevation, the proposed addition has a lower section that sits on top of an existing single-story bump out. This part of the proposed work acts as a connector to the slightly taller addition that sits on the existing rear wing, and results in a smoother transition between the original house and the rear addition.
4. Staff recommends approval of the proposed addition since it meets the *Secretary of the Interior's Standards and Guidelines for New Additions and District or Neighborhood Setting*.

## MOTION

I move that the Commission issue a certificate of appropriateness for the application at 711 West Jefferson Street, a contributing property in the Old West Side Historic District to add a 281 square foot second floor addition on top of an existing rear single story addition, and add a pair of doublehung windows in a new opening on the second floor of the east elevation, as proposed. 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 New Additions and District or Neighborhood Setting.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 711 West Jefferson 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, drawing

711 W Jefferson Street (May 2008)





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
 100 North Fifth Avenue | 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**

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

Address of Property: 711 W. Jefferson St.

Historic District: Old West Side

Name of Property Owner (If different than the applicant):

Alison J. Rodgers

Address of Property Owner: 715 Dornoch Dr., Ann Arbor MI 48103

Daytime Phone and E-mail of Property Owner: (734) 709-6820 ali Rodgers@gmail.com

Signature of Property Owner: *Alison Rodgers* Date: 12/21/11

**Section 2: Applicant Information**

Name of Applicant: Alison J. Rodgers / Marlene C. Rodgers

Address of Applicant: 715 Dornoch Dr, Ann Arbor, MI, 48103

Daytime Phone: (734) 709-6820 Fax: ( )

E-mail: ali Rodgers@gmail.com

Applicant's Relationship to Property:  owner  architect  contactor  other

Signature of applicant: *Alison Rodgers* Date: 12/21/11

**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: AR

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

1. Provide a brief summary of proposed changes. A 2nd story addition orientated toward the back adding 281 square foot of space. The footprint of the house will remain the same and the footprint of the new 2nd floor addition will be held back from that of the existing 1st floor, leaving the original historic resource clearly discernible from the new 2nd floor work.

2. Provide a description of existing conditions. The house is generally structurally sound but all mechanicals are outdated. It currently has knob & tube electrical system, an octopus type furnace with ductwork wrapped in asbestos tape and defective plumbing. It has no insulation other than vermiculite in the attic. There is lead paint on interior walls & moldings, no workable tub or shower, nor can the 2nd floor bathroom door be opened fully as the tub is blocking.

3. What are the reasons for the proposed changes? \_\_\_\_\_

The proposed changes are to facilitate a second bathroom, some added storage and a larger second bedroom (the original room appears to have been partitioned off to create the bathroom) and provide for practical use of space, i.e. not having to go through bathroom to access bedroom.

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: 12/21-2011 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC 12-003 Fee Paid: 500.00

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 1/12-2012.

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

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

Comments:

## REMODEL OF AND ADDITION TO THE

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DESIGN PHASE TWO  
A.I.A. B155 CONTRACT REFERENCE 1.1.1/1.1.2

December 22, 2011

## RODGERS RESIDENCE

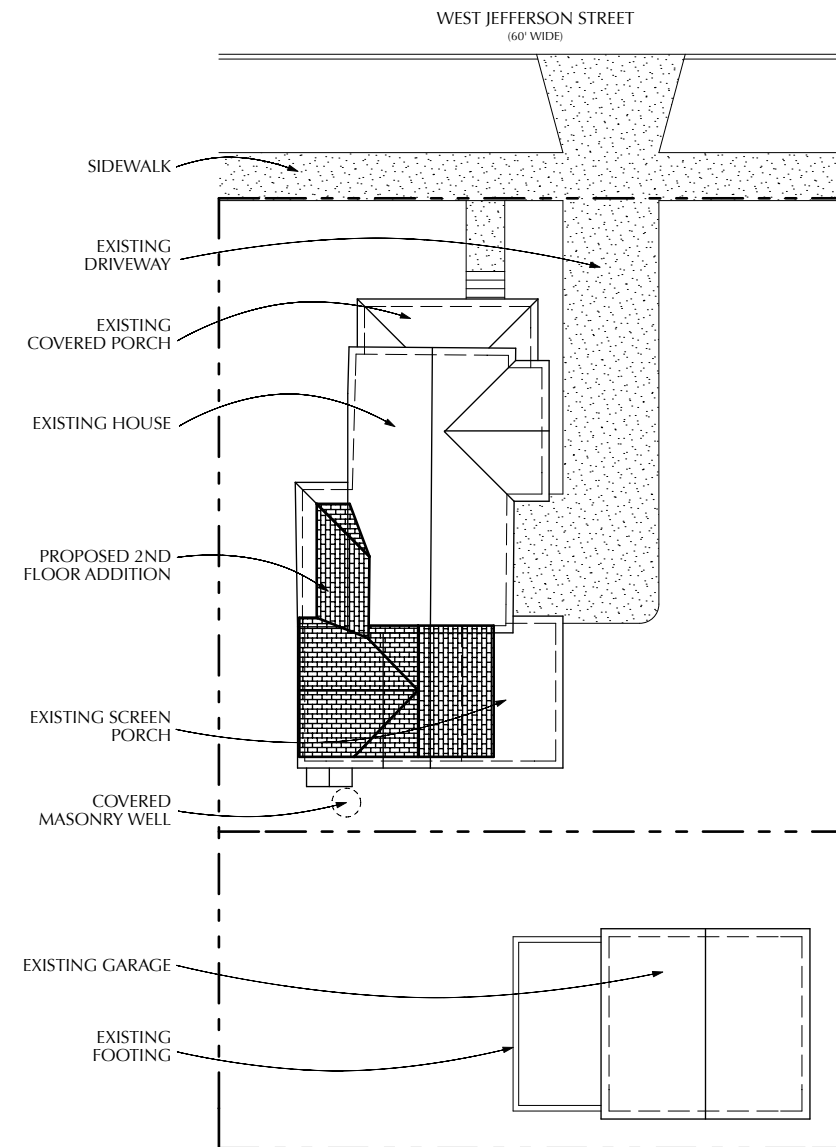
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BUILDER: WESTSIDE BUILDERS

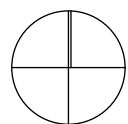
## SHEET INDEX

HDC.1	COVER PAGE
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HDC.3	BASEMENT
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HDC.5	SECOND FLOOR
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HDC.7	EAST EXTERIOR ELEVATION
HDC.8	WEST EXTERIOR ELEVATION
HDC.9	NORTH EXTERIOR ELEVATION
HDC.10	NORTH WEST VIEW
HDC.11	NORTH EAST VIEW
HDC.12	SOUTH EAST VIEW
HDC.13	SOUTH WEST VIEW



SITE PLAN

N



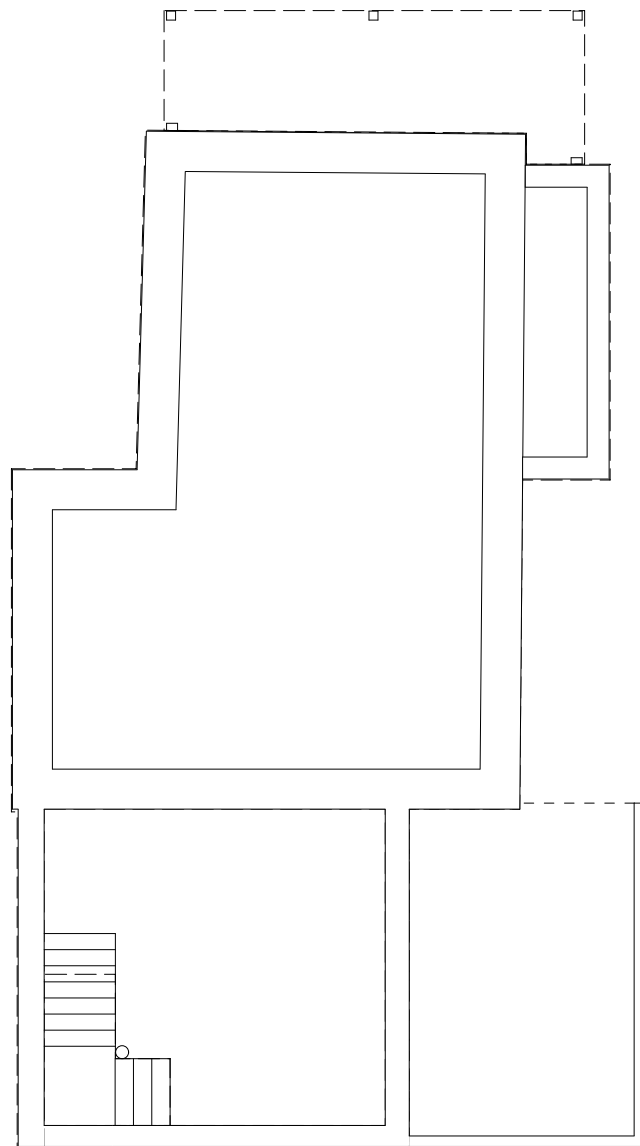
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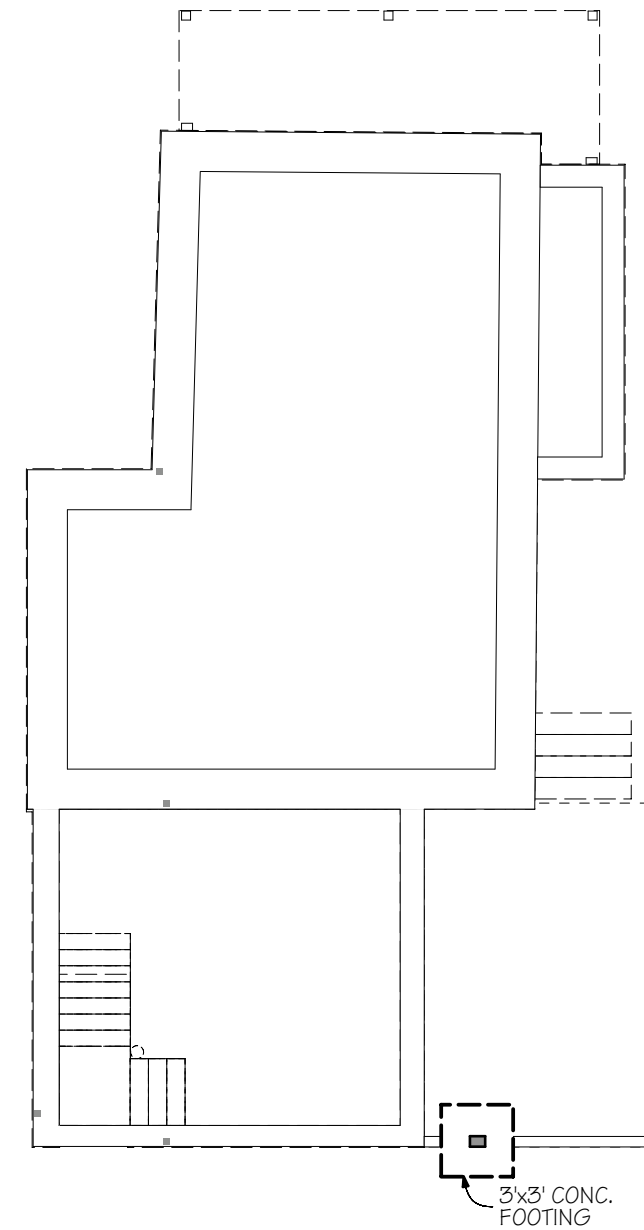
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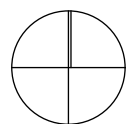
EXISTING



PROPOSED

BASEMENT

N

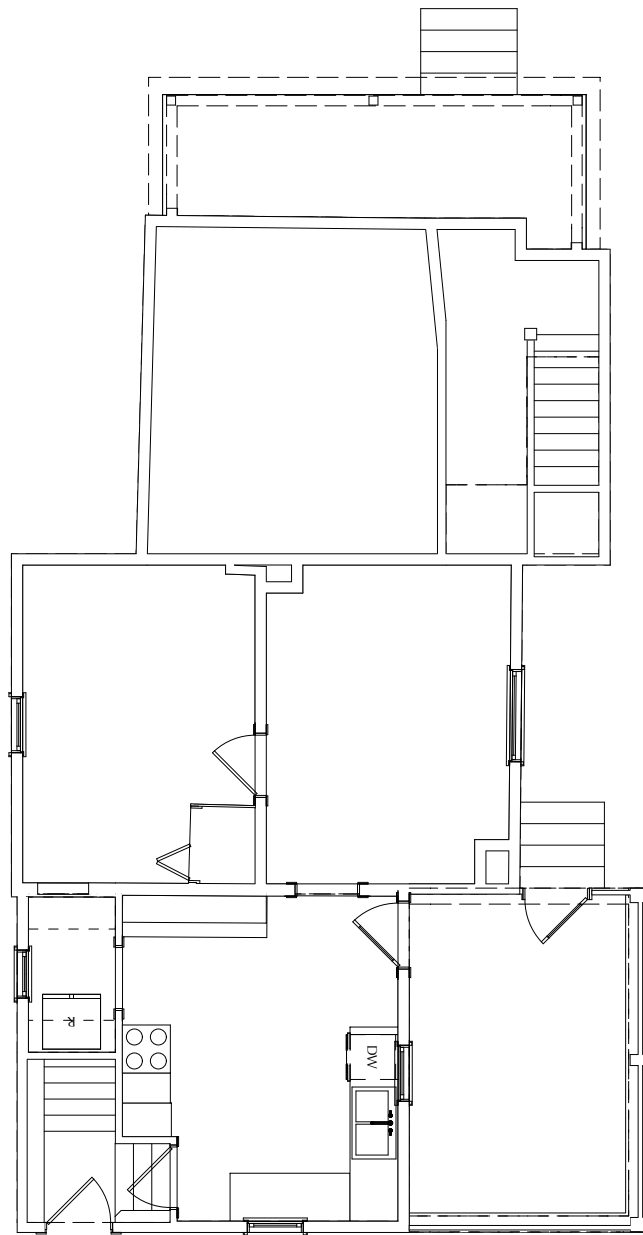


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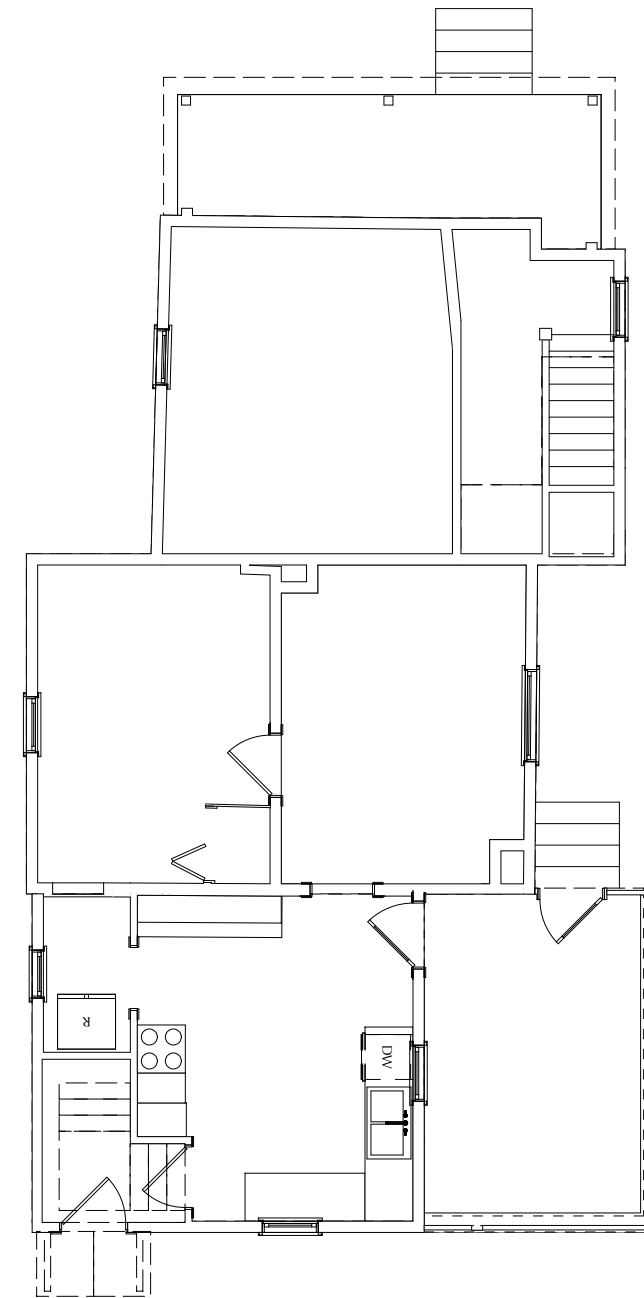
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EXISTING

	EXISTING	PROPOSED	DIFFERENCE
1ST FLOOR	804 sf	804 sf	0 sf
2ND FLOOR	450 sf	731 sf	281sf
Totals	1,254 sf	1,535 sf	281 sf

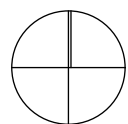


NO CHANGE

**1st Floor Existing**  
A: 803.81 sq ft

FIRST FLOOR PLAN

N

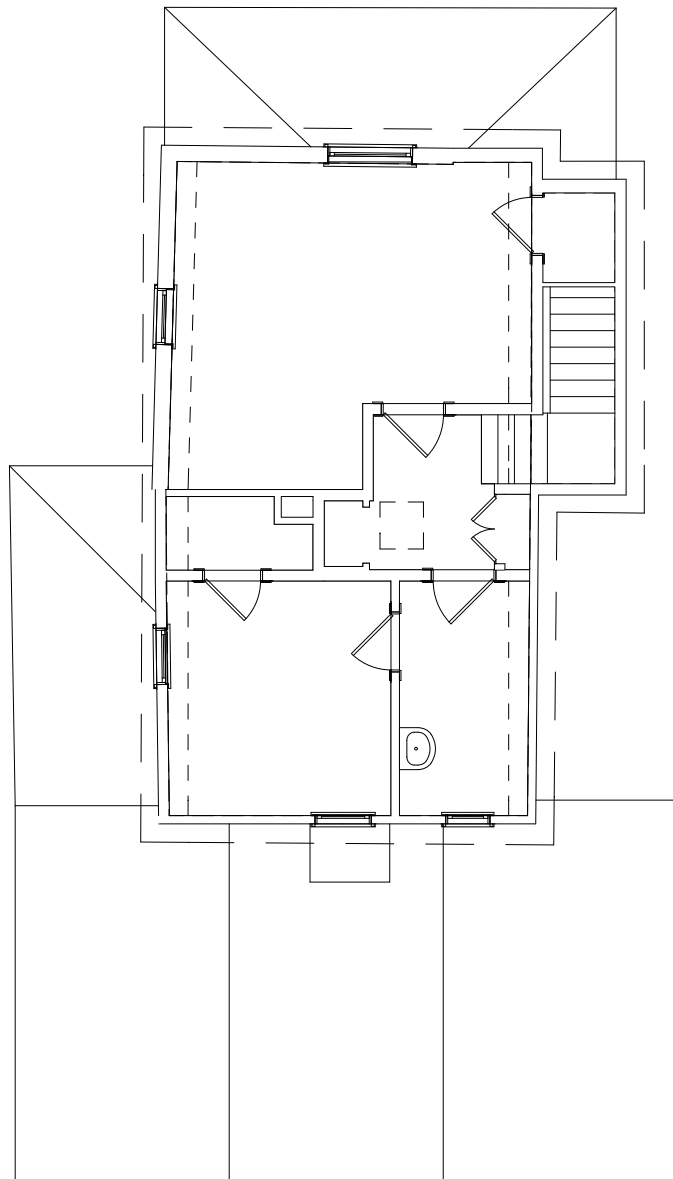


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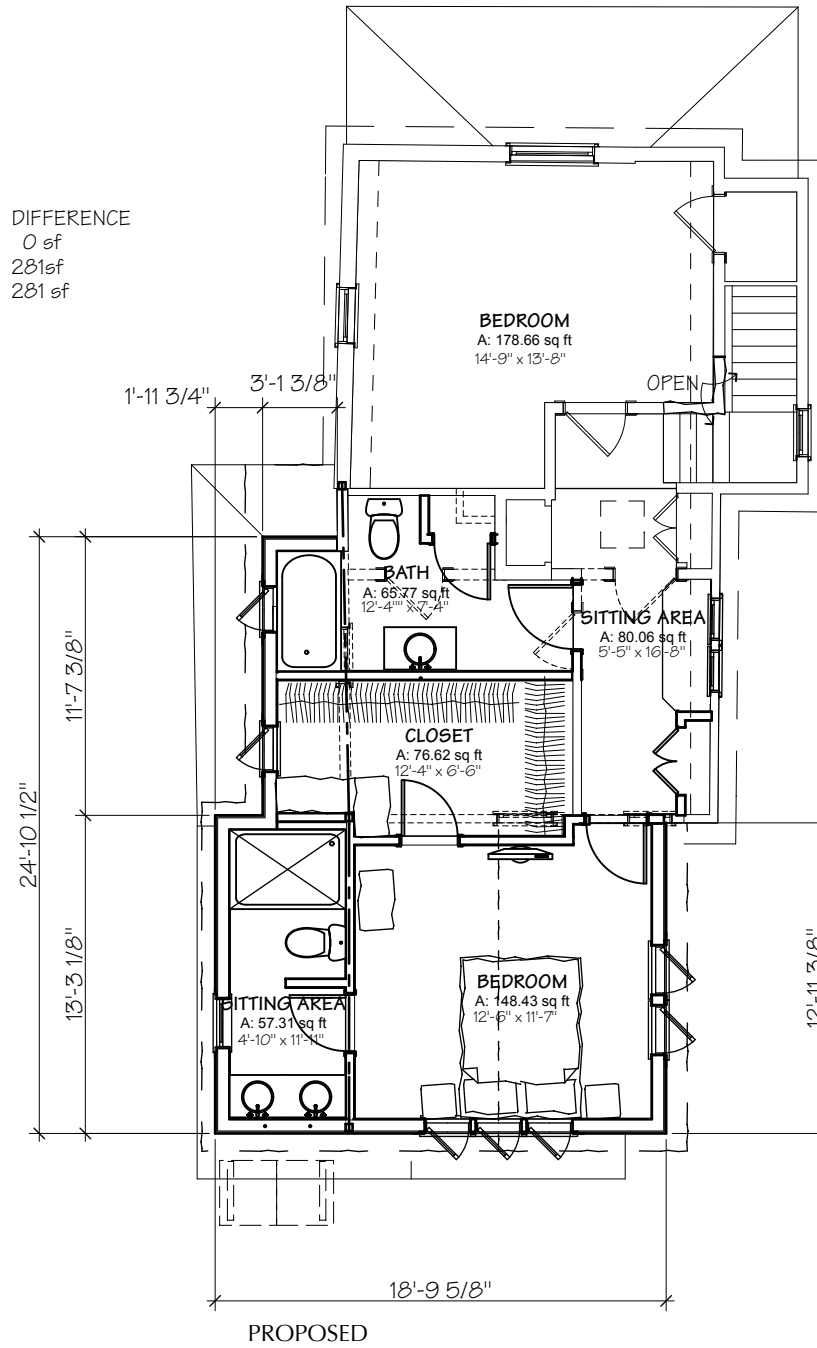
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EXISTING

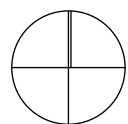
	EXISTING	PROPOSED	DIFFERENCE
1ST FLOOR	804 sf	804 sf	0 sf
2ND FLOOR	450 sf	731 sf	281 sf
Totals	1,254 sf	1,535 sf	281 sf



2nd Floor Existing  
 A: 449.93 sq ft  
 2nd Floor Proposed  
 A: 731.22 sq ft

SECOND FLOOR

N

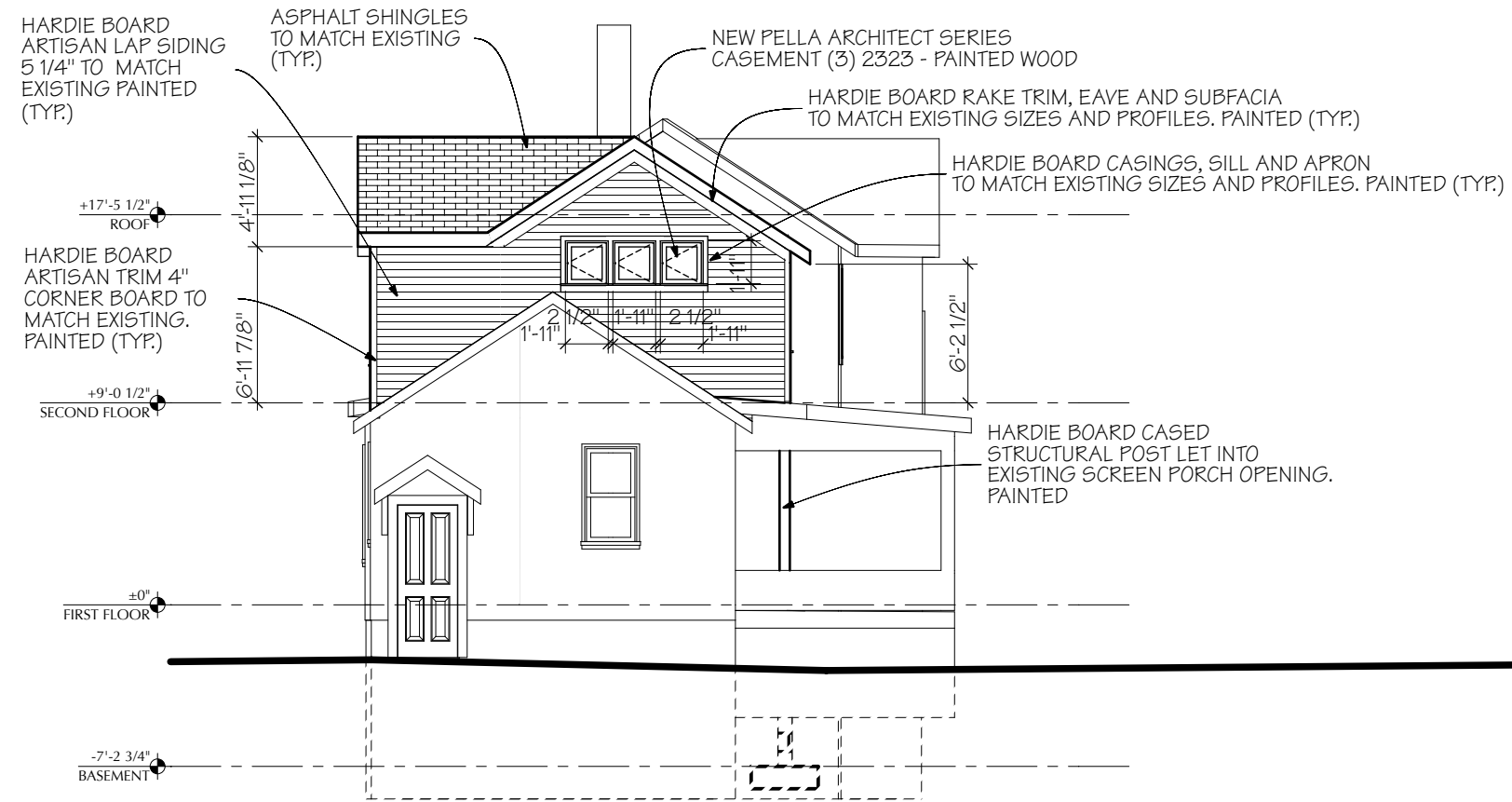


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SOUTH EXTERIOR ELEVATION

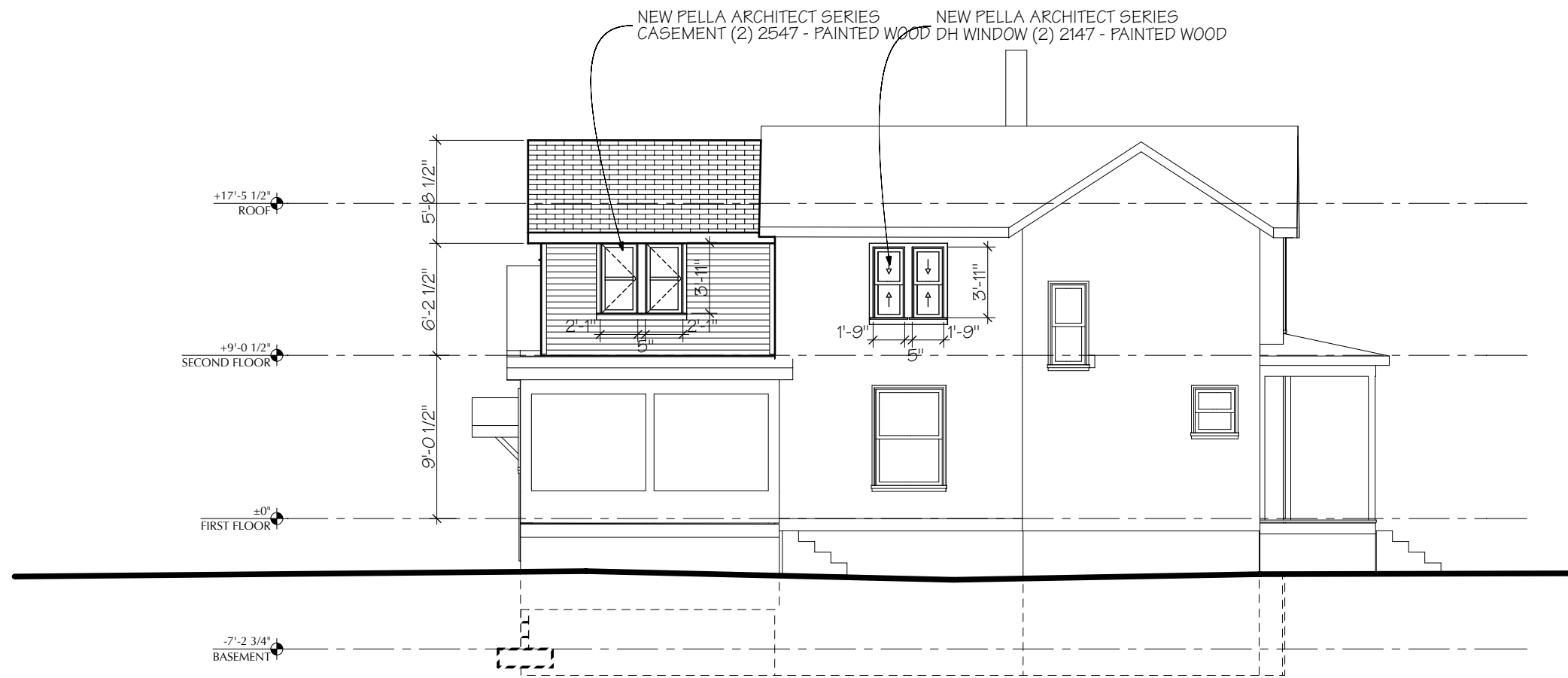
SCALE: 1/8" = 1'-0"

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EAST EXTERIOR ELEVATION

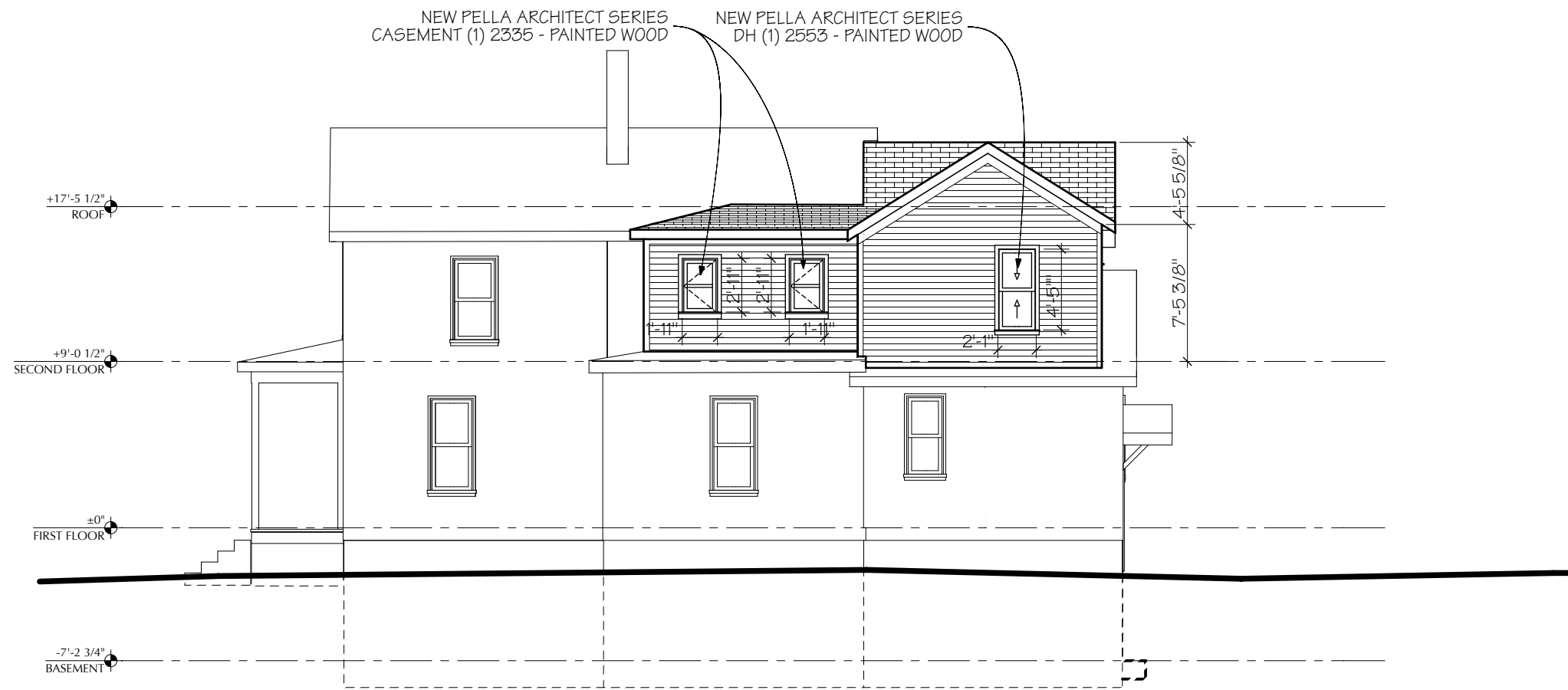
SCALE: 1/8" = 1'-0"

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WEST EXTERIOR ELEVATION

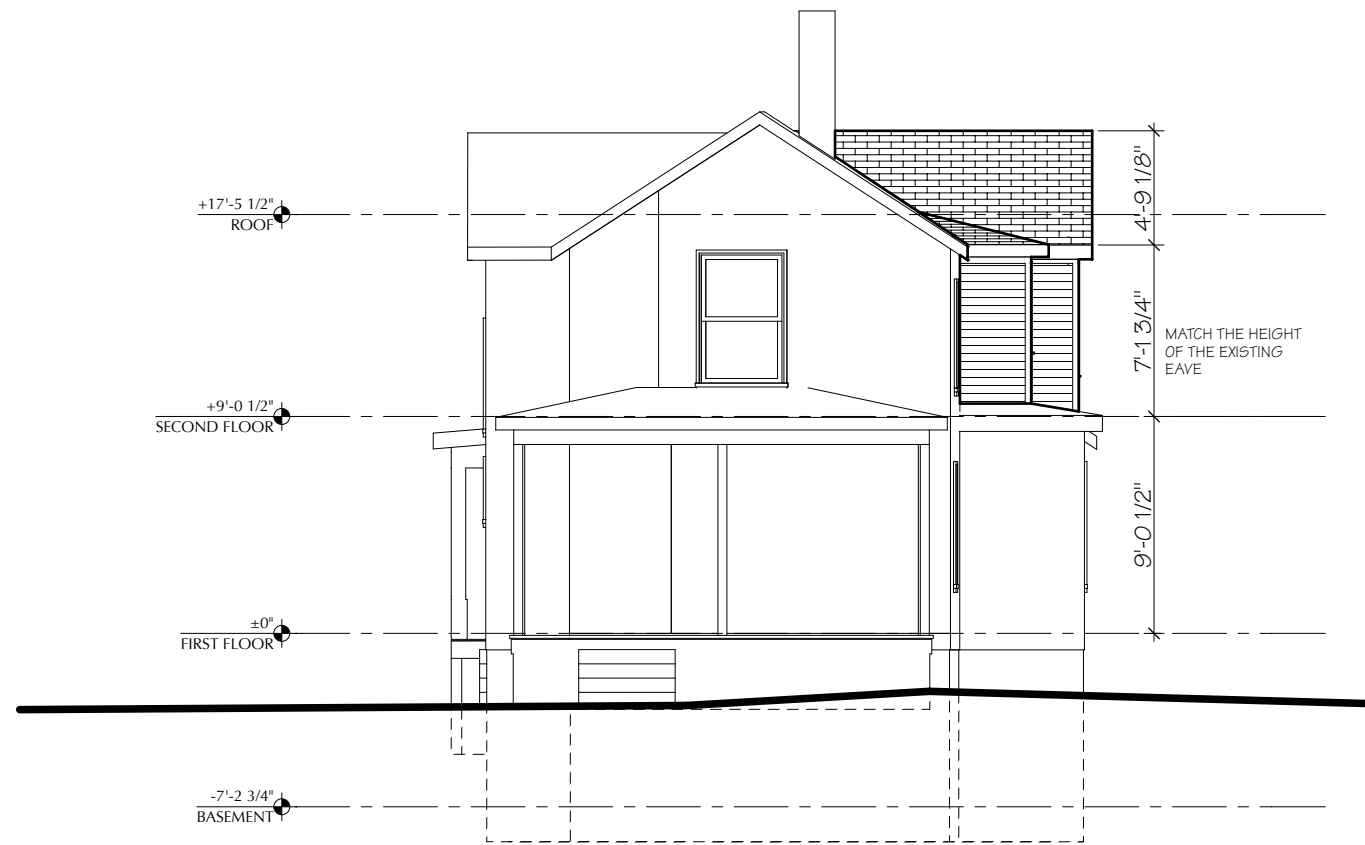
SCALE: 1/8" = 1'-0"

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NORTH EXTERIOR ELEVATION

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

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NORTH WEST VIEW

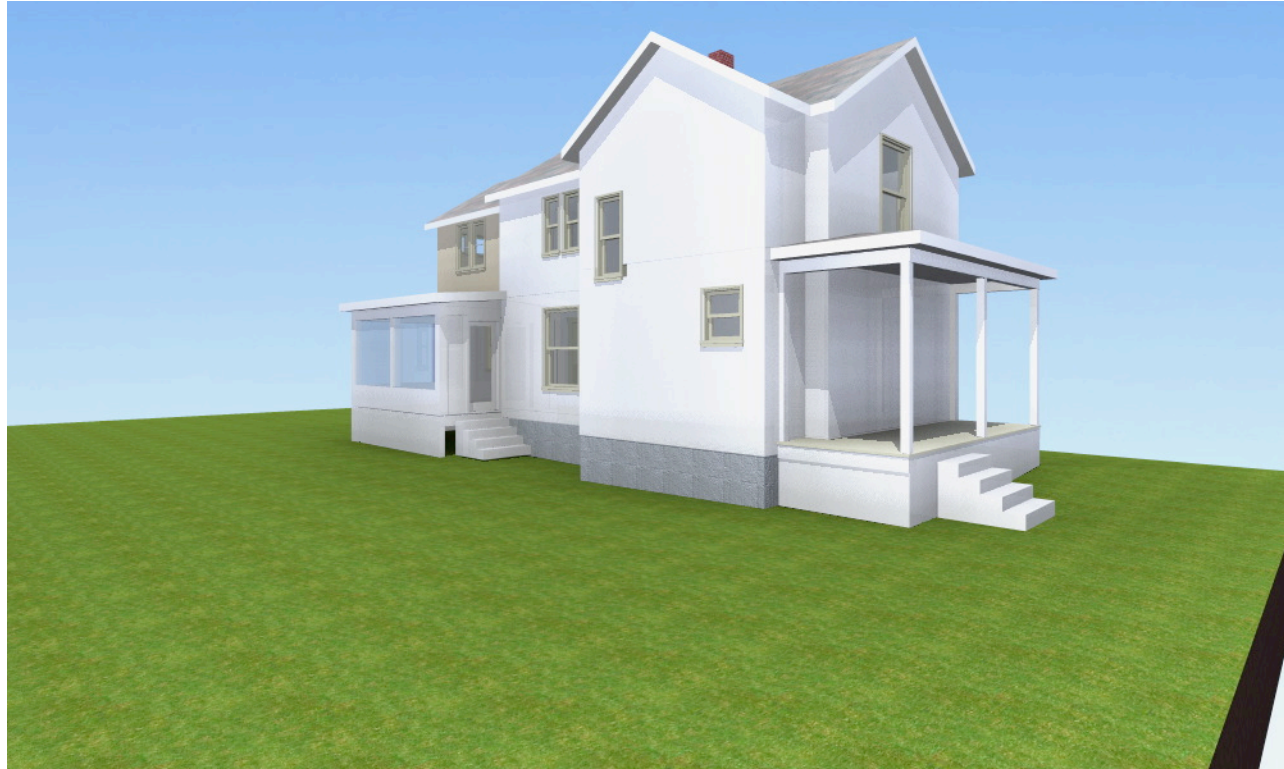
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NORTH EAST VIEW

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SOUTH EAST VIEW

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SOUTH WEST VIEW

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