

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 514 West Madison Street, Application Number HDC13-194

DISTRICT: Old West Side Historic District

REPORT DATE: November 14, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 12

	OWNER	APPLICANT
Name:	Evaline Hart	Matthew Graf
Address:	514 W Madison Ann Arbor, MI 48103	1351 Kensington Ann Arbor, MI
Phone:	(734) 645-1553	(734) 216-4317

BACKGROUND: This brick, two-story, mansard-roofed home appears in the 1894 and 1897 Polk City Directories with no named occupant, and in 1898 as the home of Emily and John Bonien, a laborer. Their last name is listed later as Bonnin (1910) and eventually, in 1920, as Bonin (at which point John is listed as the “assistant in charge of surveying instrument room, U of M”). It features a full-width front porch with a shallow mansard roof that is adorned with arrow and round wood shingles (arranged to form two rows of full circles). The base of the porch is rusticated block and the decking and stairs are poured concrete. The one-over-one double-hung windows are topped with shallow brick arches. The front and side elevations of the mansard roof feature small dormer windows with stylized pediments.

On May 11, 2012 a fire caused extensive burn damage to the second floor and attic, and smoke and water damage throughout the house. The applicant has been working with staff since that time to accurately and sensitively repair exterior damage to the house, as well as to restore a number of original finishes and features of the house that had been modified or obscured over the years.

LOCATION: The site is located on the north side of West Madison Street, west of Third Street and east of Fourth Street.

APPLICATION: The applicant seeks HDC approval to install a new dormer on the rear elevation of the third-floor attic for emergency egress, and shorten a first-floor kitchen window on the east side elevation of the rear addition.

APPLICABLE REGULATIONS:

From the Secretary of the Interior’s Standards for Rehabilitation:

- (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):

Roofs

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

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.

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 City of Ann Arbor Design Guidelines:

Guidelines for All Additions

Appropriate: Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

STAFF FINDINGS:

1. The third floor (attic) egress window would be added to the rear elevation and set into the mansard roof. There are three other dormers in the attic, but they are not large enough to retrofit with a new egress window, per the applicant. Considering that the existing dormers are character-defining features of the house, it is preferable to leave them alone anyway. Constructing a new dormer on the back elevation of the roof is appropriate, and matching the style of the existing dormers is acceptable since the overall dimensions will not match the originals – specifically, the new window, and its surrounding dormer, will be 2” shorter and 5” wider than the existing ones.
2. The kitchen window would be shortened 18” by raising and reusing the existing sill and infilling the area below it with matching brick. The applicant has indicated a willingness to inset the brick infill slightly and not tooth the new bricks in, in order to leave a record of the original height of the window. The internal configuration of the small kitchen is challenging, with five doors on the four kitchen walls plus this window. Shortening this window in order to gain space for a counter and sink is a reasonable modification in staff’s eyes, given its location under a porch roof near the back of the house. Insetting the brick to leave a record of the original window height is appropriate, and the proposed new window matches the other Andersen replacement windows on the house that were necessitated by the fire.
3. 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 514 West Madison Street, a contributing property in the Old West Side Historic District, to install a new dormer on the rear elevation of the third-floor attic, and shorten a first-floor kitchen window on the east side elevation of the rear addition, 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 *Ann Arbor Historic District Design Guidelines* and the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10 and the guidelines for roofs, windows, health and safety, and district or neighborhood setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 514 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.

514 W Madison (April 2008 photo)



#3000

HDC 13-194



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: 514 W. MADISON
Historic District: OLD WEST SIDE
Name of Property Owner (If different than the applicant):
EVALINE F. HART
Address of Property Owner: 514 W. MADISON
Daytime Phone and E-mail of Property Owner: 734-645-1553 JIMI'S CELL
Signature of Property Owner: Evaline Hart Date: 25 OCT 2013

Section 2: Applicant Information

Name of Applicant: MATTHEW C. GRAF
Address of Applicant: 1351 KENSINGTON
Daytime Phone: (734) 216-4317 Fax: (____) _____
E-mail: A2GRAF@MSN.COM
Applicant's Relationship to Property: ___ owner ___ architect ^econtactor ___ other
Signature of applicant: Matthew Graf Date: 10-25 2013

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: MG.

514 W. MARSON

AFTERS

THIRD FLOOR
Egress.

New Andersen Window: Egress casement window with required hardware to meet code requirements for egress with fixed horizontal bar to simulate double hung window.

Match existing pediment shape at other 3rd floor dormers.

2'-4 3/8" R.O.

4'-0" R.O.

1 x casing/corner board, primed + painted

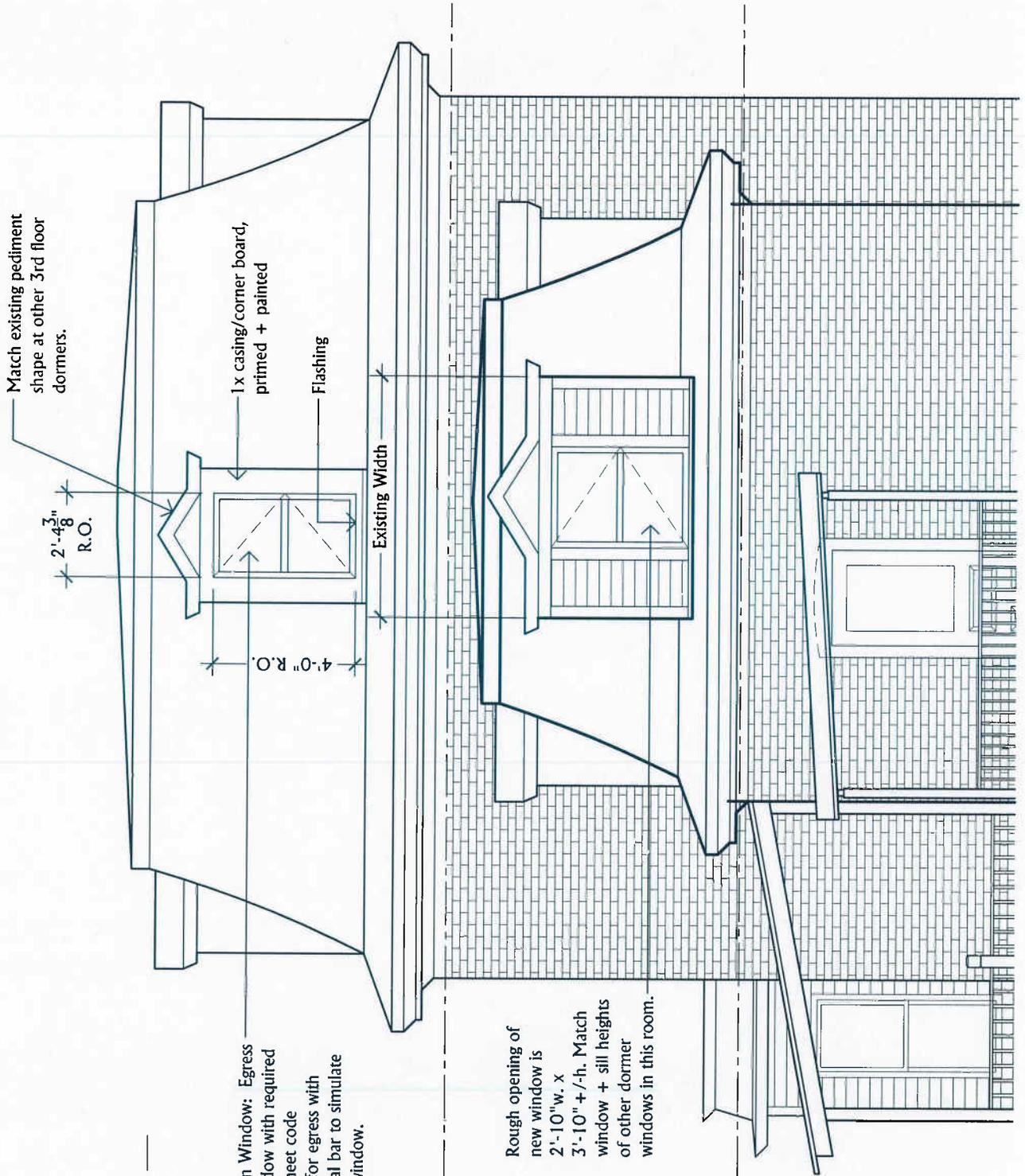
Flashing

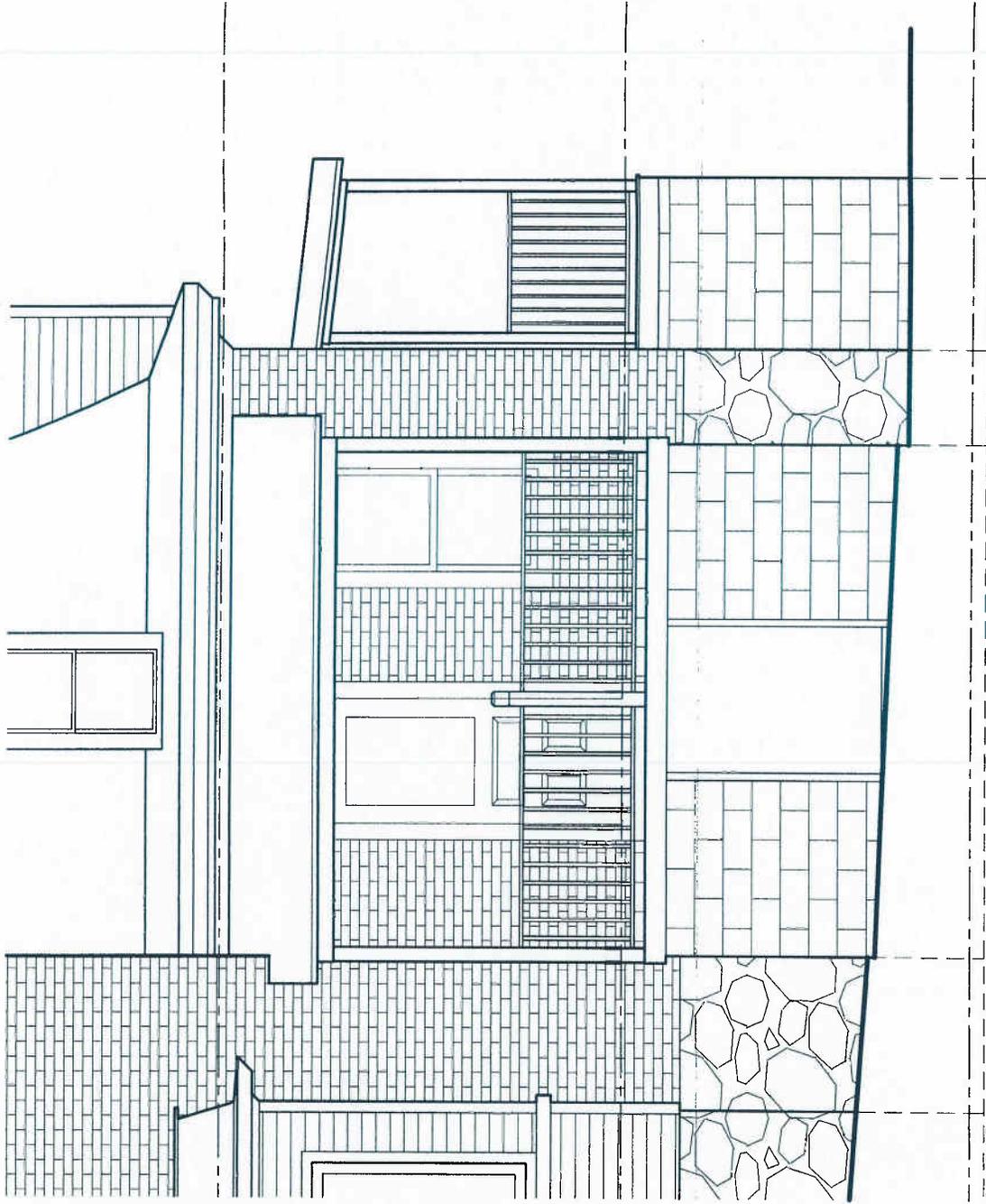
Existing Width

ELEVATION

Rough opening of new window is 2'-10"w. x 3'-10" +/- h. Match window + sill heights of other dormer windows in this room.

ELEVATION

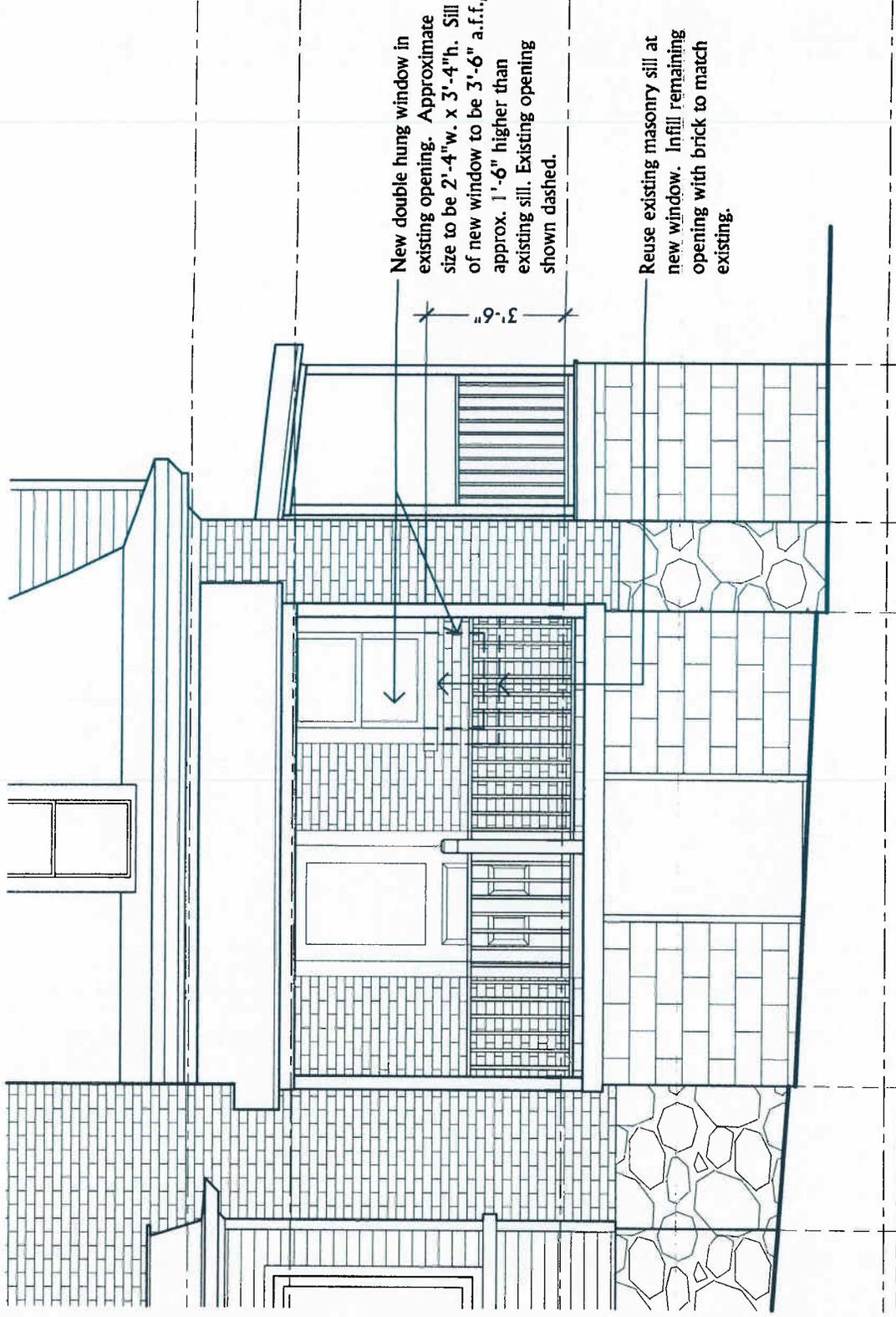




LOCATION: 514 W. MADISON 48103 · EXISTING KITCHEN WINDOW ELEVATION · EAST ELEVATION · SCALE: 1/4" = 1'-0" SK. 2

PROJECT: MART RESIDENCE
ARCHITECT: LINCOLN A. FOLEY, AIA 234 NICKEL'S ARCADE · ANN ARBOR 48104

DATE: 10.24.13



New double hung window in existing opening. Approximate size to be 2'-4" w. x 3'-4" h. Sill of new window to be 3'-6" a.f.f., approx. 1'-6" higher than existing sill. Existing opening shown dashed.

Reuse existing masonry sill at new window. Infill remaining opening with brick to match existing.

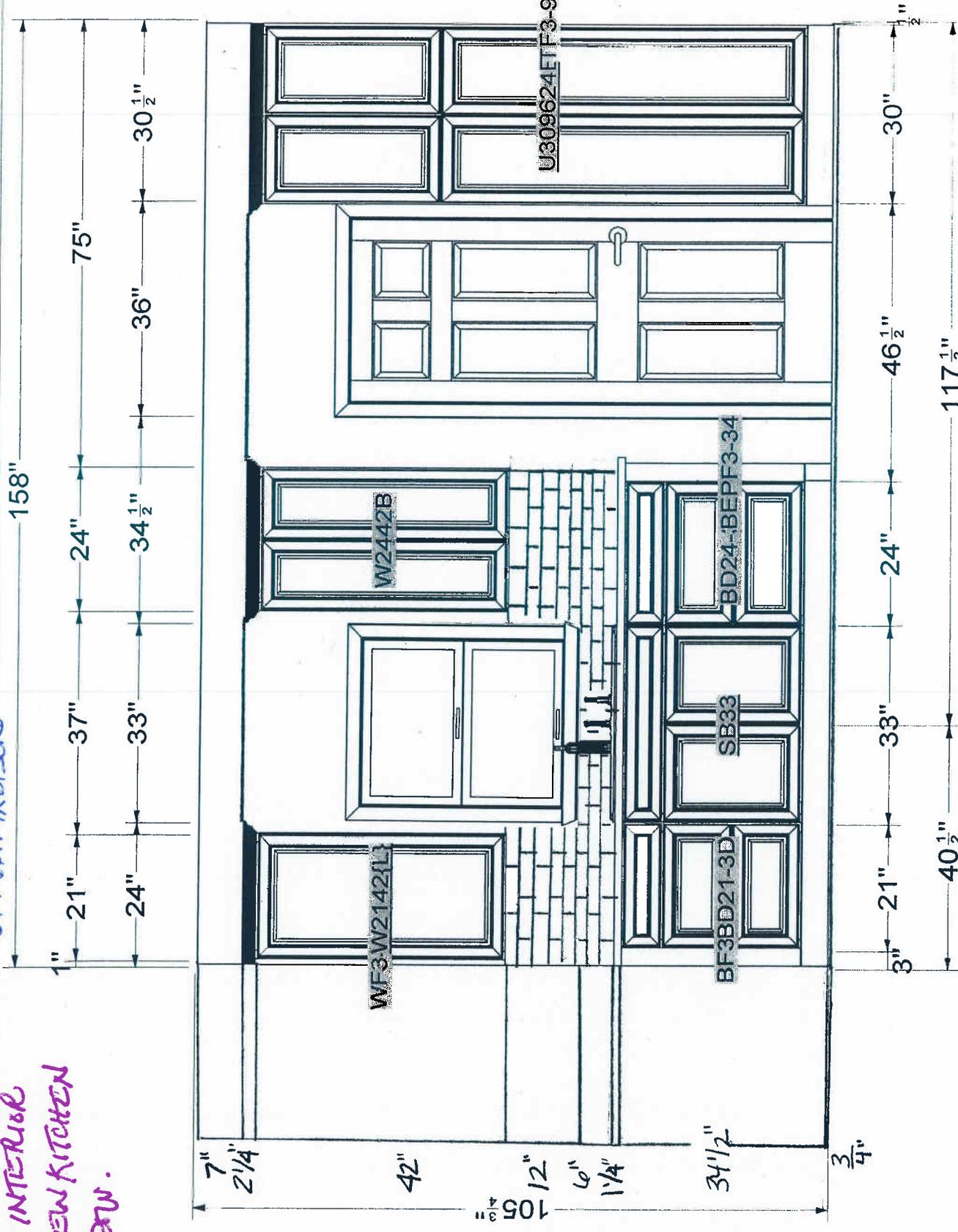
3'-6"

LOCATION: 514 W. MADISON - "REVISED" KITCHEN WINDOW ELEVATION - SCALE: 1/4" = 1'-0" SK. 3
 48103 "EAST ELEVATION"

PROJECT: HART RESIDENCE
 ARCHITECT: LINCOLN A. FOLEY, AIA 234 NICKELS ARCADE - ANN ARBOR 48104
 DATE: 10.24.13

514 W. MADISON

EAST INTERIOR
W/NEW KITCHEN
WINDOW.

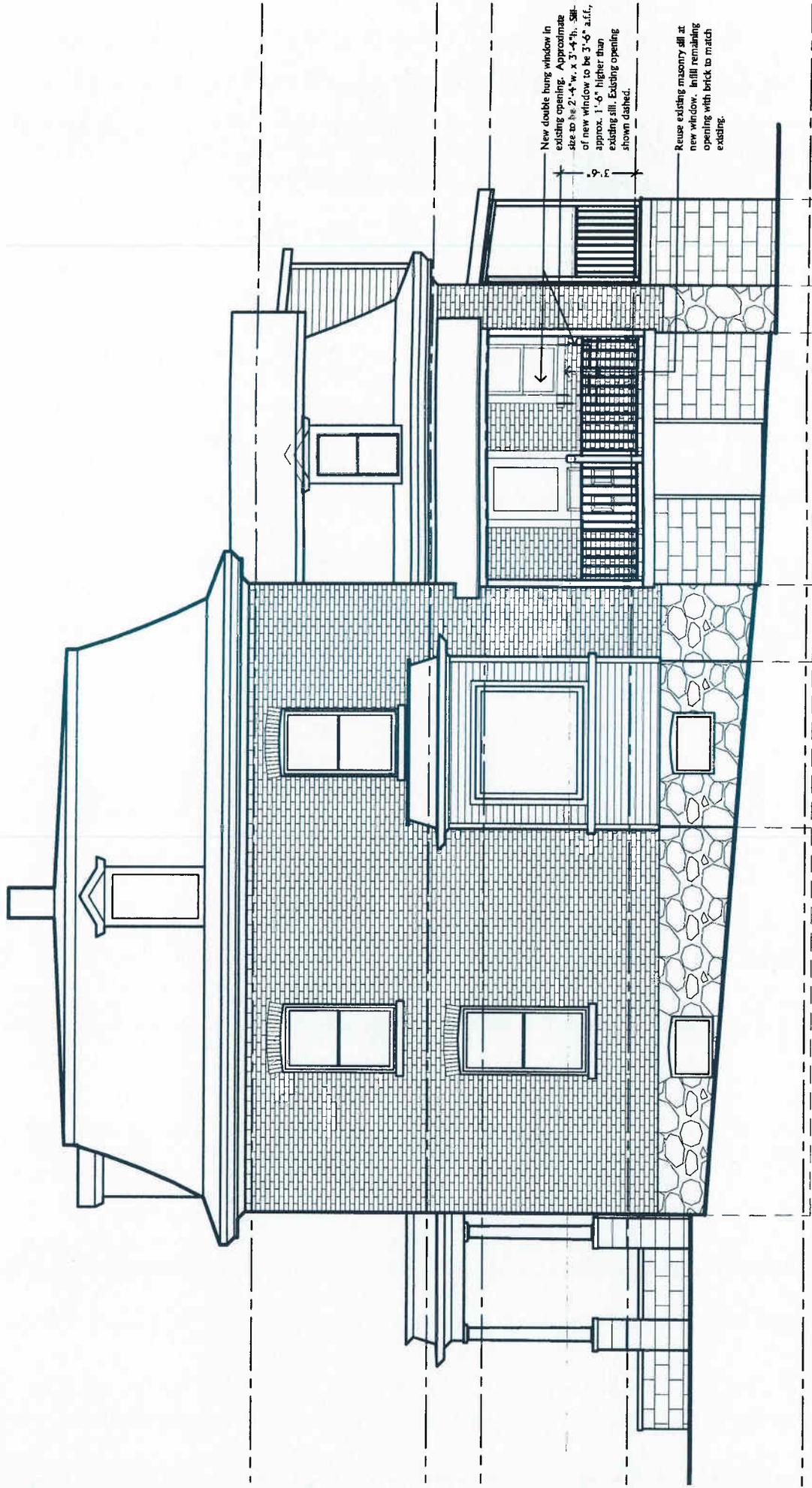


All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.



Designed: 10/9/2013
Printed: 10/17/2013



LOCATION: 514 W. MADISON 48163 · EAST ELEVATION W/NEW KITCHEN WINDOW

PROJECT: HART RESIDENCE

ARCHITECT: LINCOLN A. POLEY, AIA 234 NICKELS ARCADE · ANN ARBOR · 48104

1ST FLOOR DBL. HUNG (5) (BATH (1) KITCHEN (1) EDRM (1), LIVING ROOM (2))
 JILL - ORIGINAL WORKSHEET. SPECS SAME EXCEPT WILL BE SHOWER PER DRAWING.

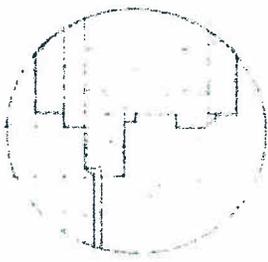
Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face	Existing	Proposed
Distance	2"	1 3/4"

Head Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type
Do the proposed windows' types match the existing types?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles	Existing	Proposed
Distance	1"	1 1/8"

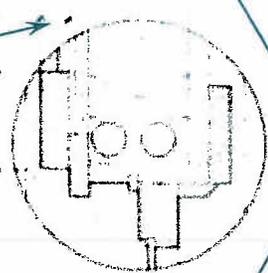
The number and location of muntins matches the original.

Muntins
Does the count and arrangement of muntins match the original?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness	Existing	Proposed
Distance	1"	1"

Jamb Detail



The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset	Existing	Proposed
Distance	3/8"	3/8"

Casing Width	Existing	Proposed
Distance	4 1/4"	4 1/4"

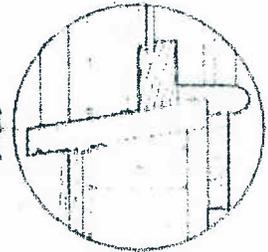
The glass size remains within 90% of the original in both directions.

Glass Size	Existing	Proposed
Height	29 5/8"	28 7/16"
Width	23 1/2"	22"

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

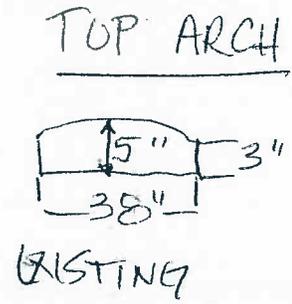
Sill Pitch	Existing	Proposed
Distance	6°	12°

Sill Detail



Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

Sill Thickness	Existing	Proposed
Distance	1 1/16"	1 1/8"

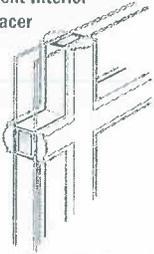


PROPOSED
 SAME
 1" THICK

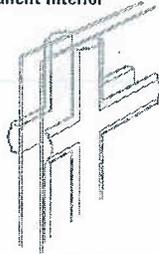
Options / Accessories

400 Series Grille Options

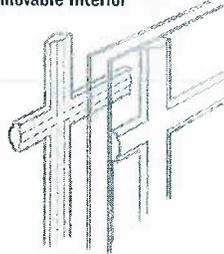
Andersen® Divided Light Grille
Permanent Exterior
Permanent Interior
with Spacer



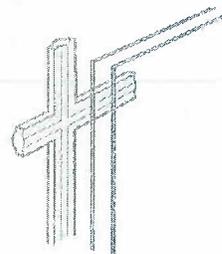
Andersen® Divided Light Grille
Permanent Exterior
Permanent Interior



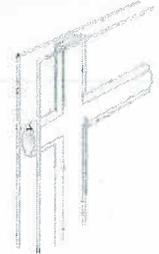
Andersen® Divided Light Grille
Permanent Exterior
Removable Interior



Removable
Interior

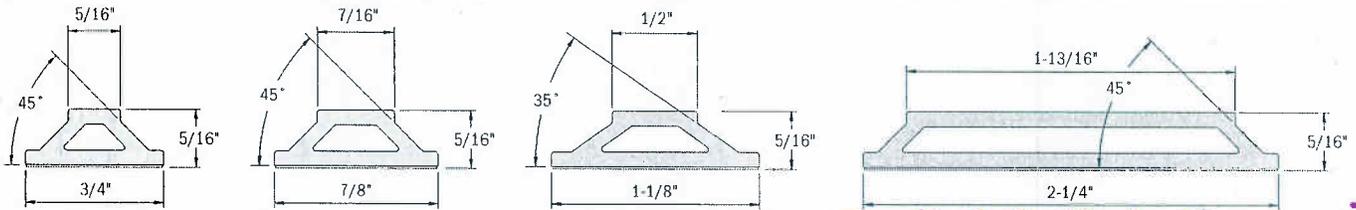


Andersen® Finelight™
Grilles-Between-the-Glass



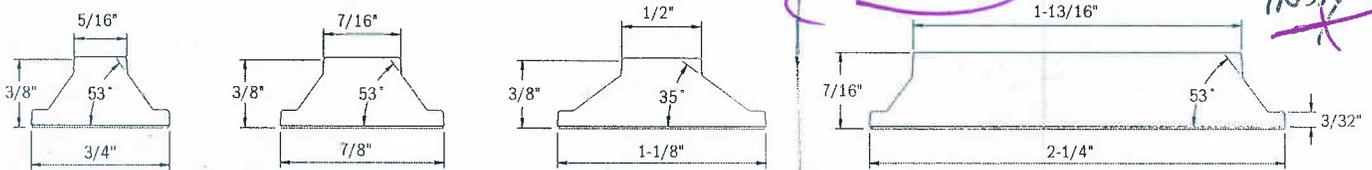
Grille Profiles · Scale = Full · Dimensions include thickness of tape.

Permanent Exterior Fibrex® Material Grille Profiles (chamfer profile). Also used for pre-finished interior, except 400 Series Woodwright® double-hung windows.



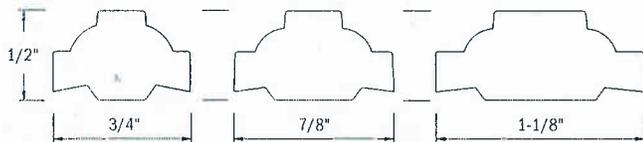
Permanent Interior Wood Grille Profiles (chamfer profile).

The Fibrex® material exterior grille is used when a permanent prefinished grille is specified, except with 400 Series Woodwright® double-hung windows.

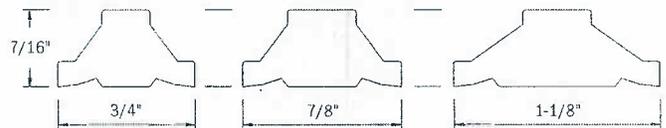


ORIENT TO DOUBLE-HUNG LOOK.
FACTORY INSTALLED

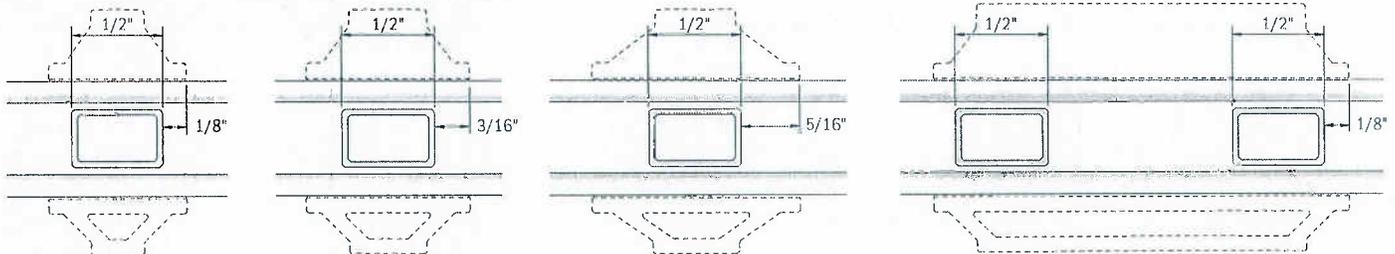
Removable Interior Wood Grille Profile (roman ogee profile).



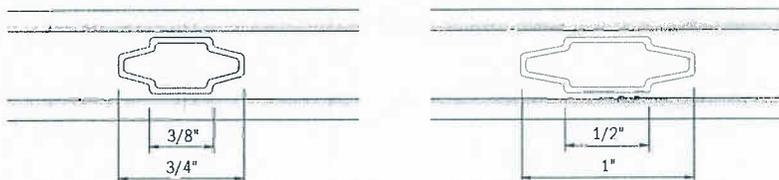
Removable Interior Wood Grille Profile (Chamfer profile).
400 Series Woodwright® double-hung windows only.



Permanent Full Divided Light Grille spacer location.



Andersen® Finelight™ Grilles-Between-the-Glass.

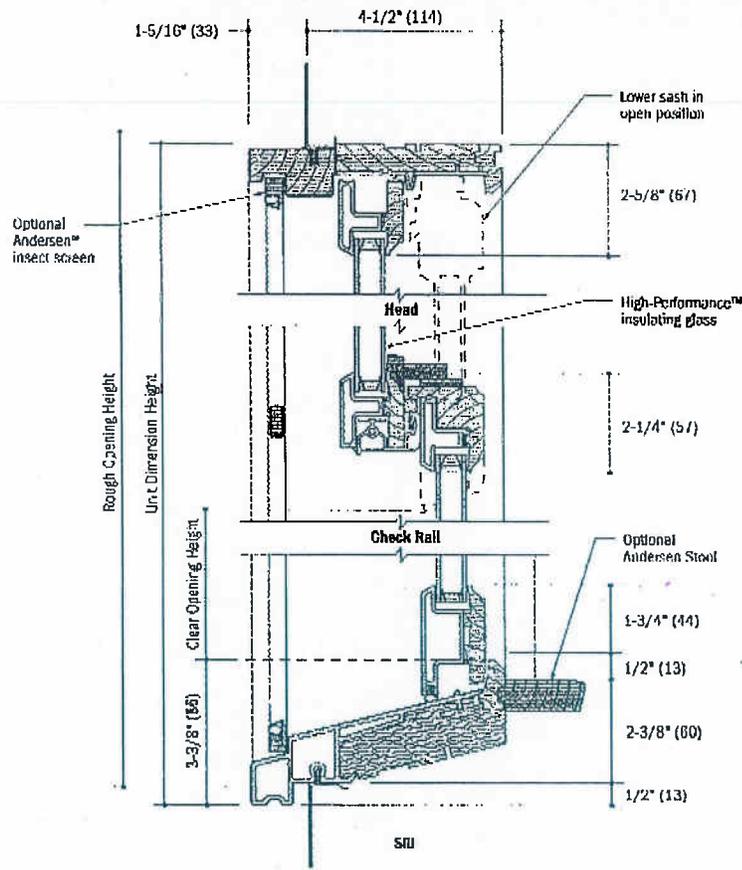




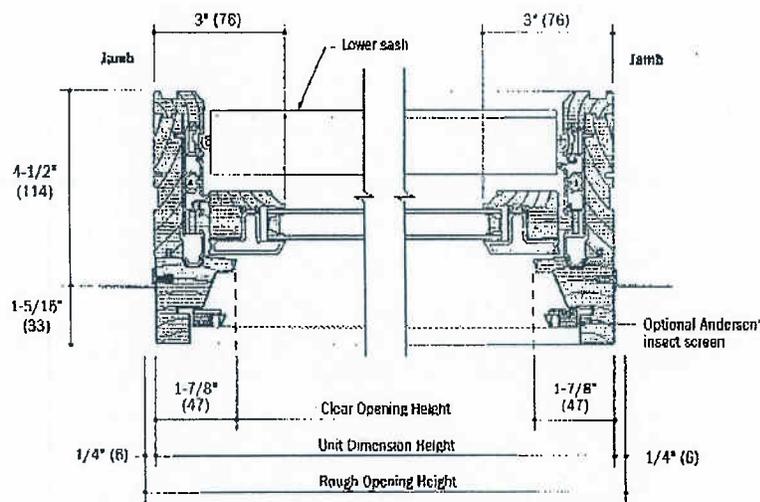
Basic Unit Details - Woodwright® Double-Hung

Basic Unit

Scale 3" = 1'-0" (1:4)



Vertical Section



Horizontal Section