

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 515 West Washington Street, Application Number HDC11-072

DISTRICT: Old West Side Historic District

REPORT DATE: June 3 for the June 9, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 6, 2011

OWNER	APPLICANT
Name: Robert S. Northrup	Same
Address: 515 W Washington St Ann Arbor, MI 48103	
Phone: (734) 222-0617	

BACKGROUND: This one-and-a-half story gable-fronter has a triple window in the upper front and a large parlor window below. The house first appears in the 1910 Polk Directory as the home of Mary Rogers, a music teacher, and Andrew Rogers. Asphalt siding and a non-original brick front porch were removed by the previous owner, and the current porch was constructed after receiving a certificate of appropriateness from the HDC in 1993. Replacement basement walls received a staff approval in 1993. Several landmark maple trees are located along the west side of the house.

In May, 2011 an application to the HDC was partially approved, and a certificate of appropriateness was granted to remove the chimney and pave the driveway. Portions of the application to construct a second floor rear addition (including a screen porch) and move the garage 10 feet toward the rear of the lot were denied.

LOCATION: The site is located on the south side of West Washington between Third and Fourth Streets.

APPLICATION: The applicant seeks HDC approval to construct a second floor addition over an existing single-story rear addition. The addition would be set four feet back from the current second-floor rear wall of the house, with a second floor hyphen connection and side gabled roof. The second-floor addition would overhang the existing single-story rear wing by seven feet, and a metal or asphalt shingled porch roof would extend out an additional five feet to the rear over an existing patio. The area below the overhang and rear porch roof would be screened. See the application for an attached detailed description of the work proposed and justifications.



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.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (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):**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.

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.

STAFF FINDINGS:

1. The existing house consists of a one-and-a-half story main block with a single story rear addition behind it, and a single story mudroom addition behind that. The first addition appears to date to the 1930s and extends seven feet into the west side yard. It has a nearly-flat roof, which can be accessed by a second floor door on the rear elevation. The mud room is newer than the period of significance for the Old West Side Historic District.
2. The proposed addition has been modified since the previous application, and now features a roof with side gables.
3. Materials on the addition include wood clapboards and trim to match the rest of the house. The rear screen porch roof would be metal or asphalt shingles, either of which are compatible on a modern addition that is out of site on the rear of the house. Windows would be wood double-hung on the street-facing (north-facing) portion of the addition, two wood double-hung and a pair of casement windows on the rear elevation, and smaller fixed single-lite windows on the east elevation along the driveway and on both sides of the hyphen corridor.
4. The addition's four foot setback from the second floor rear wall of the house is appropriate and preserves an original window on the second floor. Since the existing rear wing occupies a portion of the side yard, adding a second floor on top of it will not increase the footprint of the house into the side yard. The addition reads as such, and does not compromise the original form of the house. The proposed work could also be reversed with minimal impact to the house as it stands today. The addition would not compromise the relationship between this house and the non-contributing house next door to the west.
5. The proposed work is generally 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*, in particular standards 2, 5, 9 and 10, and the guidelines for new additions and building site.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 515 West Washington Street, a contributing property in the Old West Side Historic District, to construct a second floor addition over the existing one story rear addition and a rear screen porch as documented in the owner's submittal. The work is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of 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, 5, 9, and 10 and the guidelines for new additions and building site.

MOTION WORKSHEET:

I move that the Commission

____ Issue a Certificate of Appropriateness

____ Deny the Application

For the work at 515 W Washington Street in the Old West Side Historic District

____ As proposed.

____ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

____ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, letter, drawings, photos



515 W Washington (2008)



2010 (County) Aerial



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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	515 W Washington St, AA 48103
Historic District:	yes
Name of Property Owner (If different than the applicant):	Robert S Northrup
Address of Property Owner:	515 W Washington St, AA MI 48103
Daytime Phone and E-mail of Property Owner:	734-222-0617
Signature of Property Owner:	Robert S Northrup Date: 5/23/11
Section 2: Applicant Information	
Name of Applicant:	ROBERT S. NORTHRUP
Address of Applicant:	515 W WASHINGTON ST, AA, MI 48103
Daytime Phone:	(734) 222-0617 Fax: ()
E-mail:	RSNorthrup@gmail.com
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	Robert S Northrup Date: 5/23/11
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> <u>Single Family</u> <input checked="" type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> 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 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>RSN</u>	

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

1. Provide a brief summary of proposed changes. _____

Answers to Section 5 items 1 thru
5 are provided on attachment

2. Provide a description of existing conditions. _____

3. What are the reasons for the proposed changes? _____

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: _____ Application to _____ Staff or _____ HDC

Project No.: HDC 11-072 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:

Section 5: Description of proposed changes.

1. Provide a brief summary of proposed changes.

Addition: Build a second story addition behind the house, over existing first floor additions

2. Provide a description of current conditions

An old (approx 1935) existing addition approximately 15 ft by 12 ft occupies the west and part of the south rear of the house, with a nearly flat roof above it. A more recent addition (approximately 1990) at the back of the east side of the house behind the kitchen is a mud room. It has a flat roof contiguous with the nearly flat roof over the 1935 west addition. A slightly raised patio of paving block extends 12 ft back (south) across almost the whole back of the house.

There is no protection against insects currently on the back patio, no impediments to hungry mosquitoes and other bugs. Insects make it unpleasant to use the un-screened patio on otherwise pleasant and ideal Ann Arbor summer evenings.

3. What are the reasons for the proposed changes

This proposal is a revision of the design of an addition proposed in April and heard by the Commission on May 12, 2011. The design element which seemed to attract the most negative comment by the sitting commissioners was the nearly flat roof proposed at that time. This revision proposes a gable roof, different window styles, further separation from the original building (4 ft instead of 3 ft), and a narrower corridor leading into the addition.

The rationale for the proposed addition remains the same as in the May proposal and hearing. The owners moved to Ann Arbor in 2010 to facilitate closer and more frequent

contacts with their children and grandchildren located in Chicago and Cleveland. They want to have sufficient space to allow the children's families to visit easily and spend the night. The husband owner is an active musician, and requires a space to work with computers and keyboards in arranging music, composing, and practicing. This will be the use of the portion of the addition over the mudroom, the STUDIO / OFFICE. The family wants to make the middle upstairs bedroom a nice dedicated Guest room for the children. The wife runs a non-profit foundation, and needs the front bedroom for an office. The couple would like a master suite with adequate closets and space for yoga exercises and its own bathroom. The addition, particularly with the new east-west running gable roof, will also provide a south-facing roof for future solar electricity panels and solar hot water heating.

The owners intend to use the back entrance through the mud room for their usual entryway with parcels. The proposed owner's studio and its roof over the back entryway and porch will avoid getting wet while looking for keys, and avoid icy surfaces in the winter.

The owners love to live outside as much as possible in the summer. A roof shading the patio and allowing sitting outside despite rain will facilitate that. The proposed addition has been designed to allow the placement of a simple open framework below the roof over the patio to allow the use of simple screening of the area, again facilitating active and frequent use of the outdoors.

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

Photographs, drawings, and a description of materials are attached as further explanation of the proposed changes.

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

Three photos of the house - front, west side, and rear, are attached.

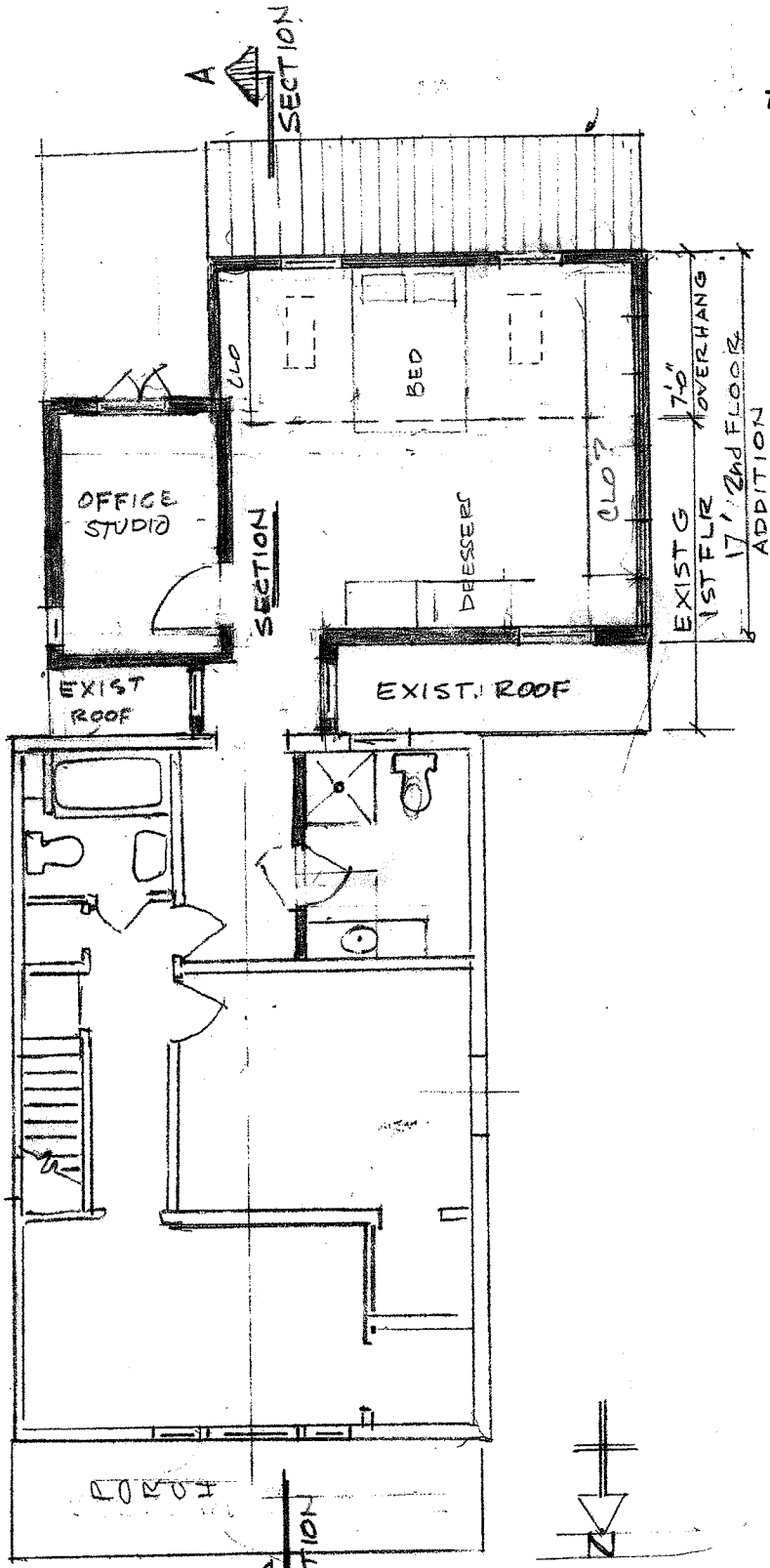
Historic District Commission: 515 W Washington -- 24 May 2011

The following architectural drawings and related information are provided:

- 1. Second Floor Plan, including addition**
- 2. First floor Plan - no changes from original proposed**
- 3. Basement Plan - no changes from original proposed**
- 4. South (Rear) Elevation - Shows addition over first floor, with screen porch. Note faint line of original gable roof behind new east-west gable**
- 5. Front (North) Elevation - shows second floor addition over existing first floor addition on right (west) side**
- 6. East Elevation - Shows second floor "Studio" addition over existing back porch with its own lower dormer**
6a. West Elevation
- 7. View from Southeast**
- 8. View from Southwest**
- 9. Longitudinal Section**
- 10. Roof Plan**
- 11. List of Materials**

MacMullan Architects, P.C.
308 N. River St.
Ypsilanti, MI 48198-2809
734-483-1200 Fax 734-483-0020

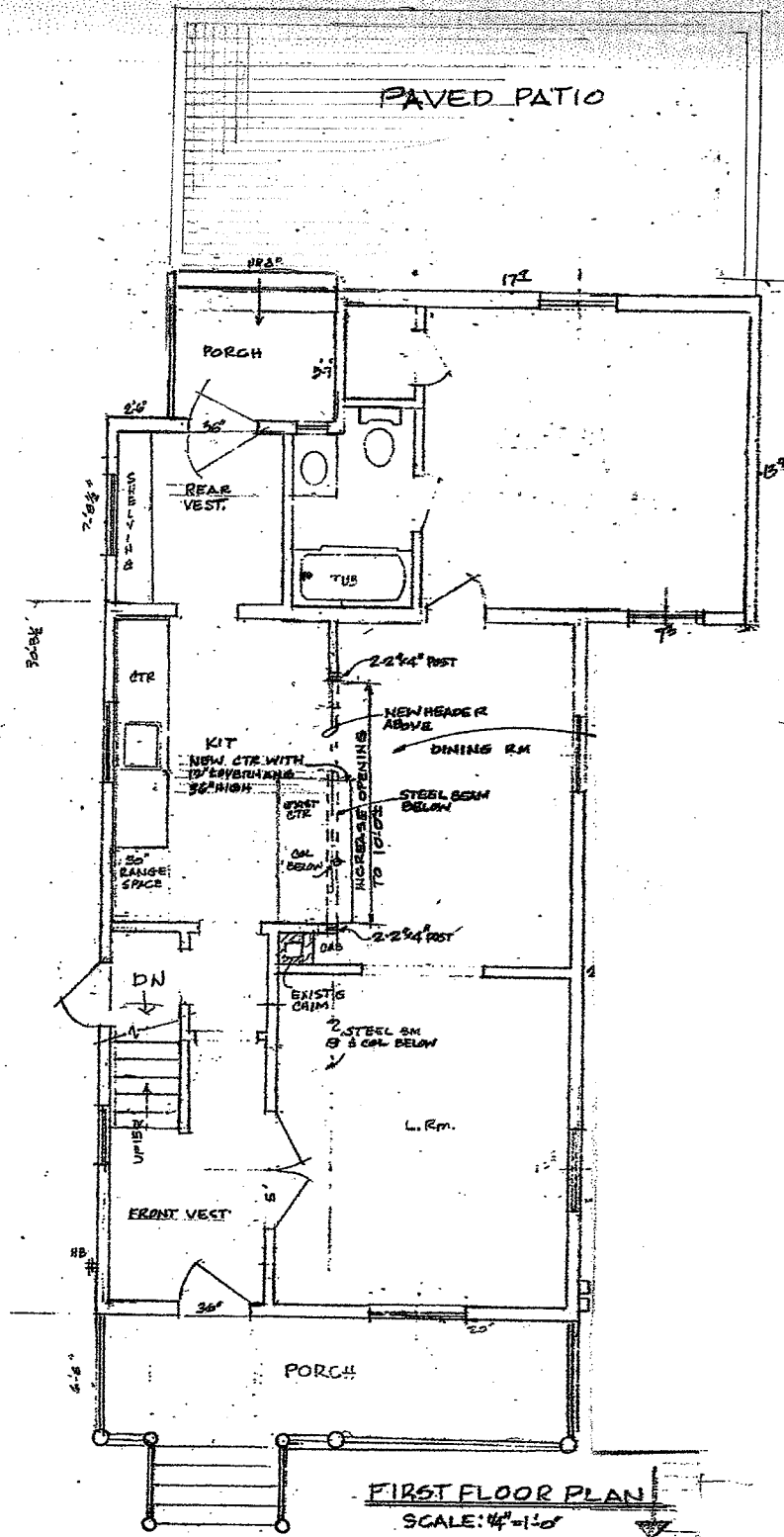
MAY 24 2011



SECTION A
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
515 W. WASHINGTON

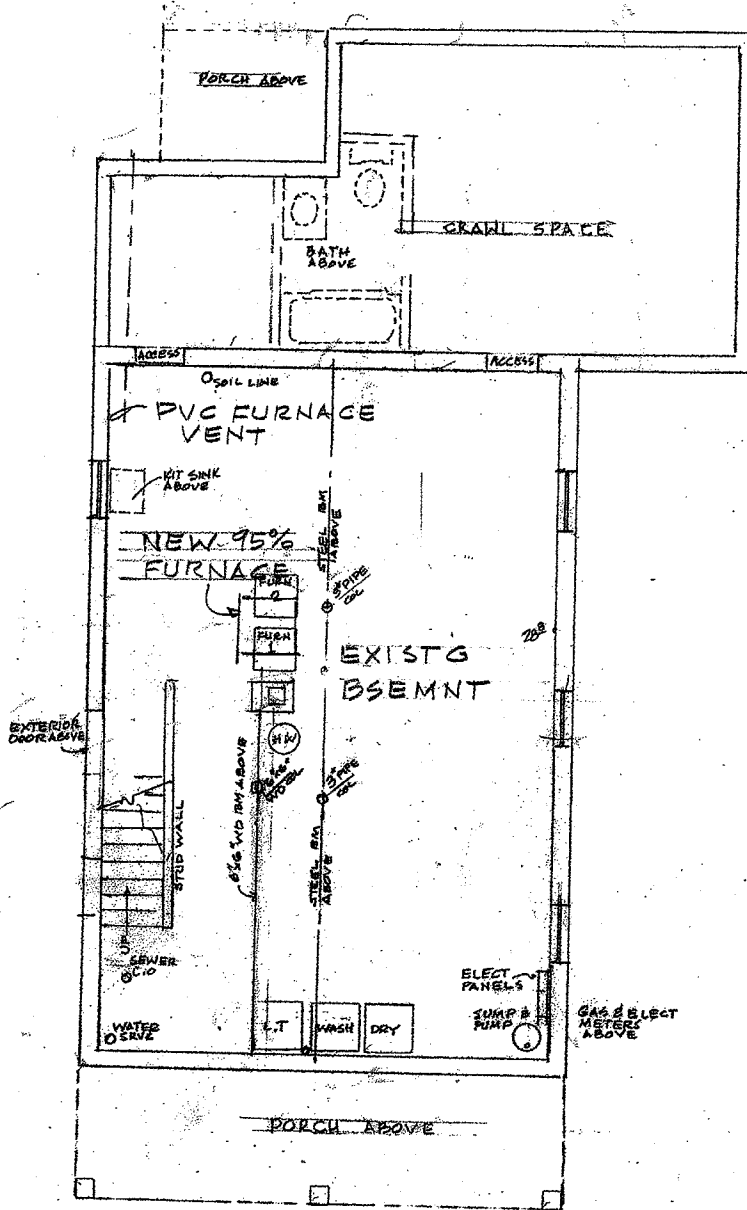
GARAGE

MAY 24 2011



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 515 W. WASHINGTON, AA

MAY 24 2011



BASEMENT PLAN
SCALE: 1/8" = 1'-0"
SITE WEST WASHINGTON
AA 40103

EXIST'G RIDGE

ASPHALT SHINGLES

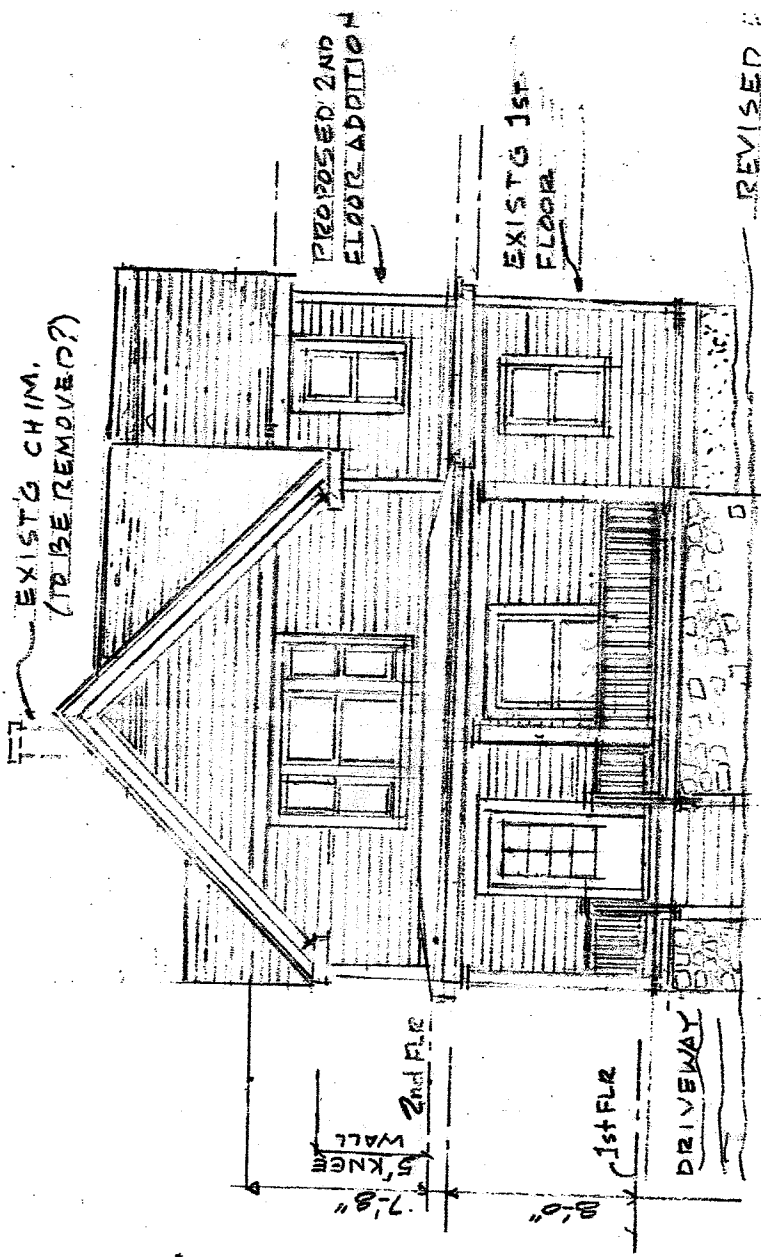
EXIST'G PORCH

WOOD SIDING
& TRIM SIMILAR
TO EXIST'G

PREFINISHED
METAL OR ASPHALT
SHINGLE ROOF
ADD SCREENED
ENCLOSURE
OVER EXIST'G
PAVED PATIO

SOUTH (REAR) ELEVATION

SCALE: 1/8" = 1'-0"
WOOD DOUBLE HUNG WINDOWS
EXCEPT FOR CASEMENT PAIR
IN STUDIO FOR FULL OPENING



EXIST'G CHIM.
(TO BE REMOVED?)

PROPOSED 2ND
FLOOR ADDITION

EXIST'G 1ST
FLOOR

REVISED
5-19-11
5-26-11

7'-8"
5' KNEE
WALL
2nd FLR

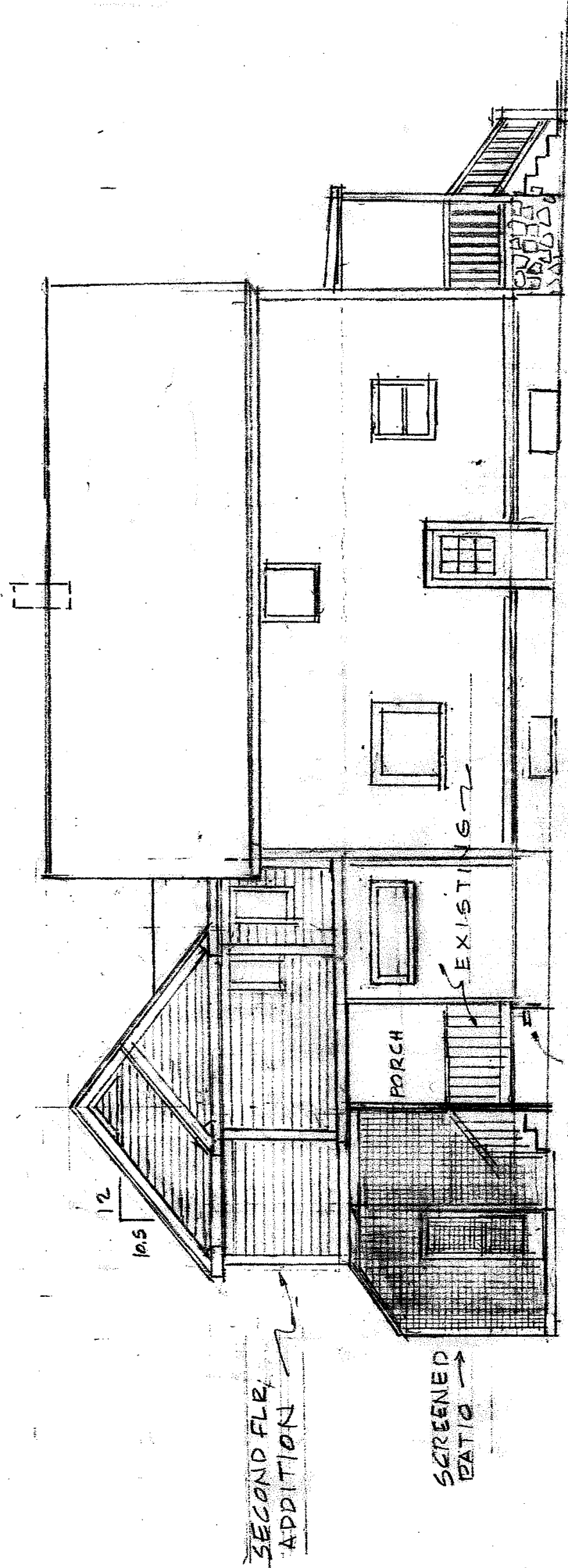
8'-0"
1st FLR

DRIVEWAY

FRONT (NORTH) ELEVATION

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

515 W. WASHINGTON, A.A. 48103



EAST ELEVATION

SCALE 1/8" = 1'-0"

REVISED
5/26/11

SECOND FLY
ADDITION

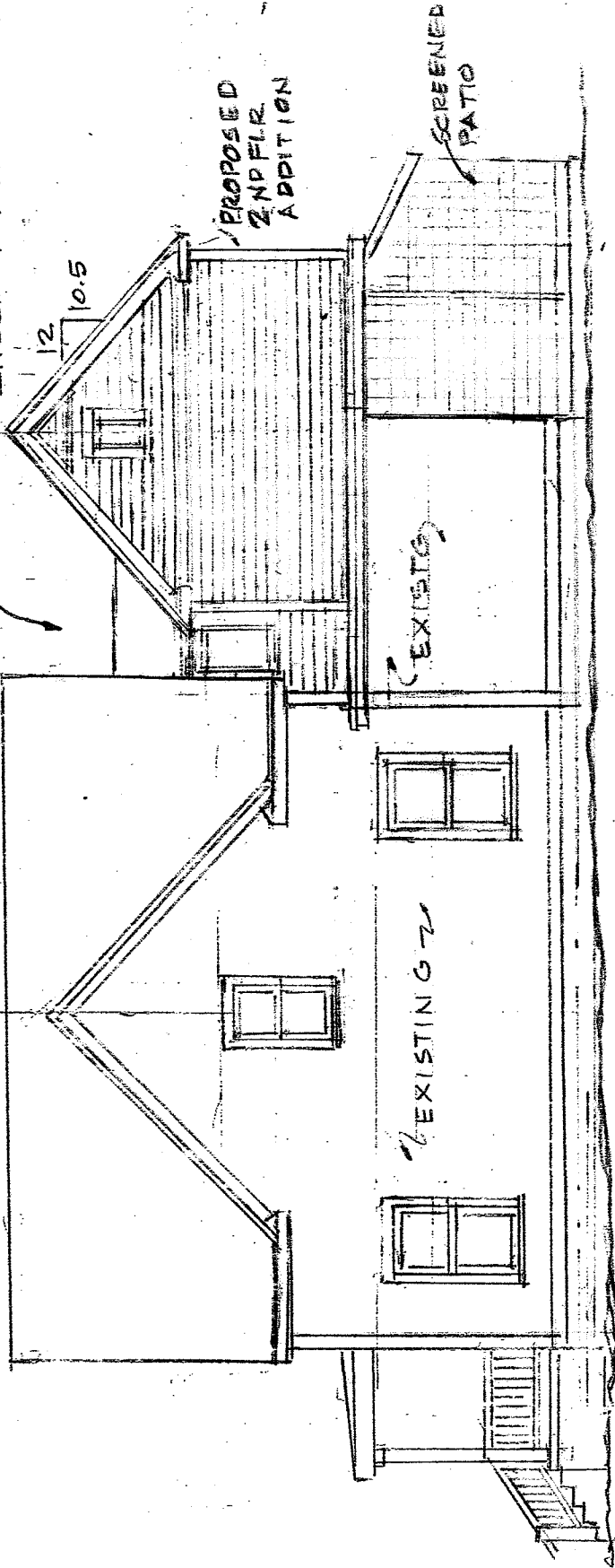
SCREENED
PATIO

PORCH

EXISTING

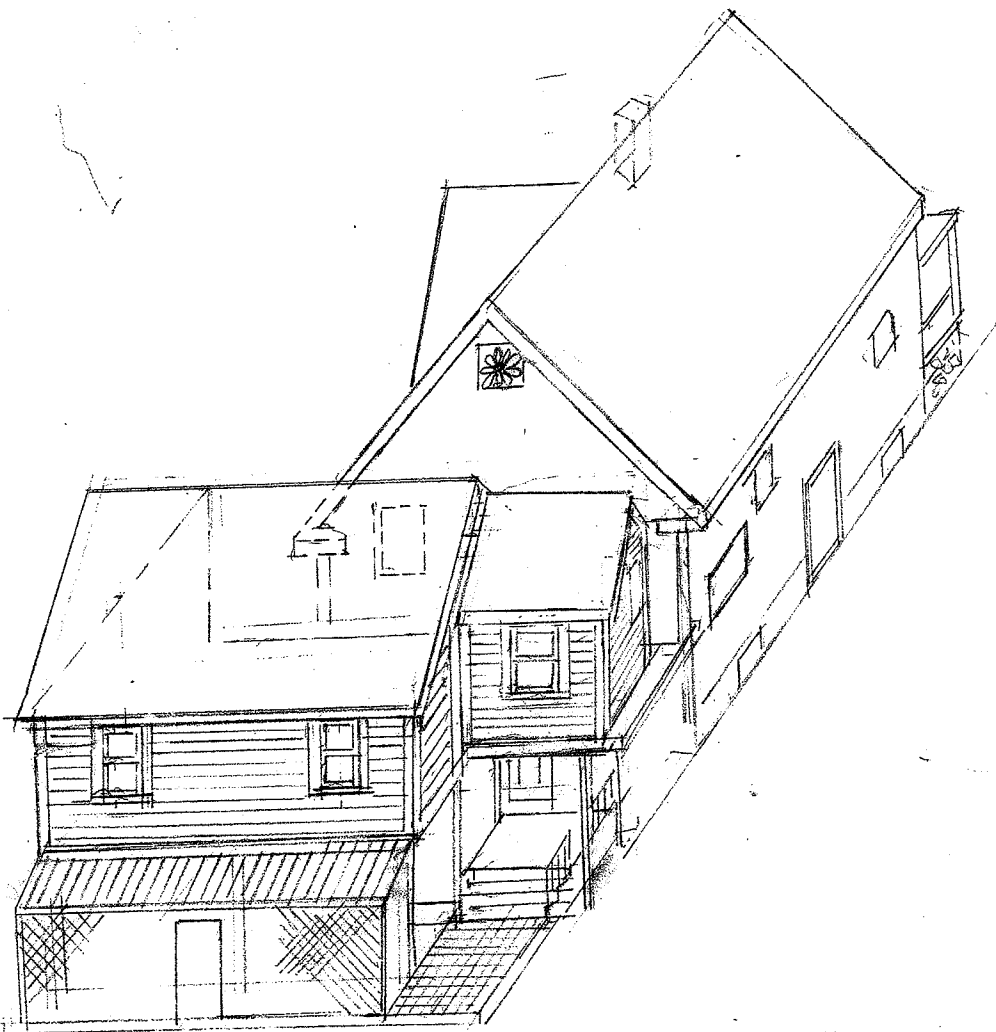
FURNACE
VENT

4-SPACE SEPARATING
EXISTING FROM PROPOSED
EXCEPT FOR PASSAGE



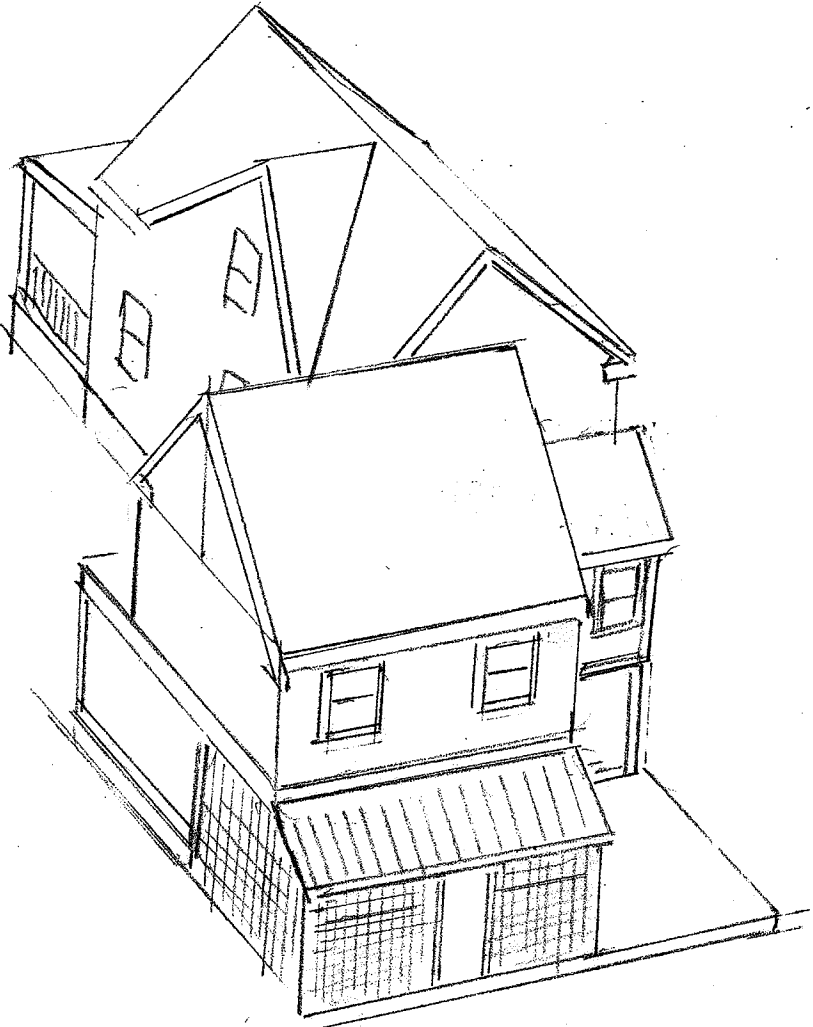
WEST ELEVATION
SCALE 1/8" = 1'-0"

MAY 24 2011

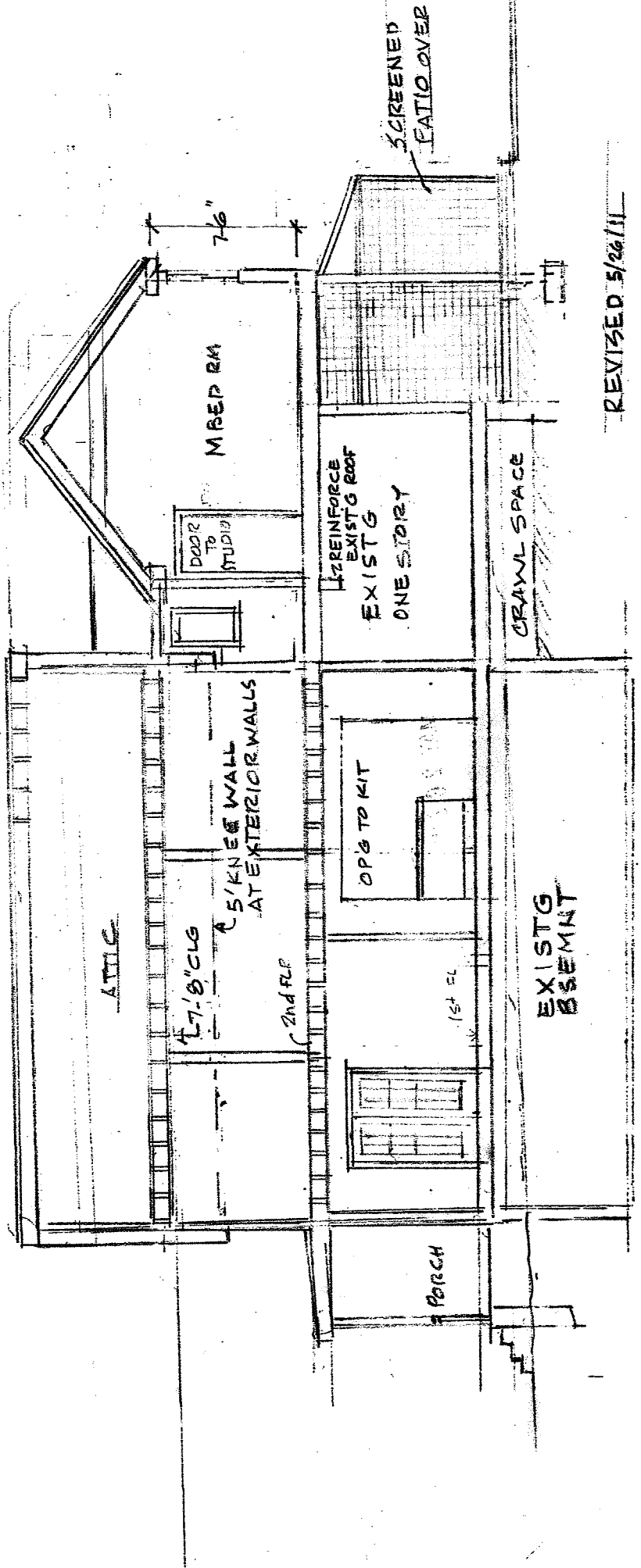


VIEW FROM SOUTHEAST

MAY 24 2011

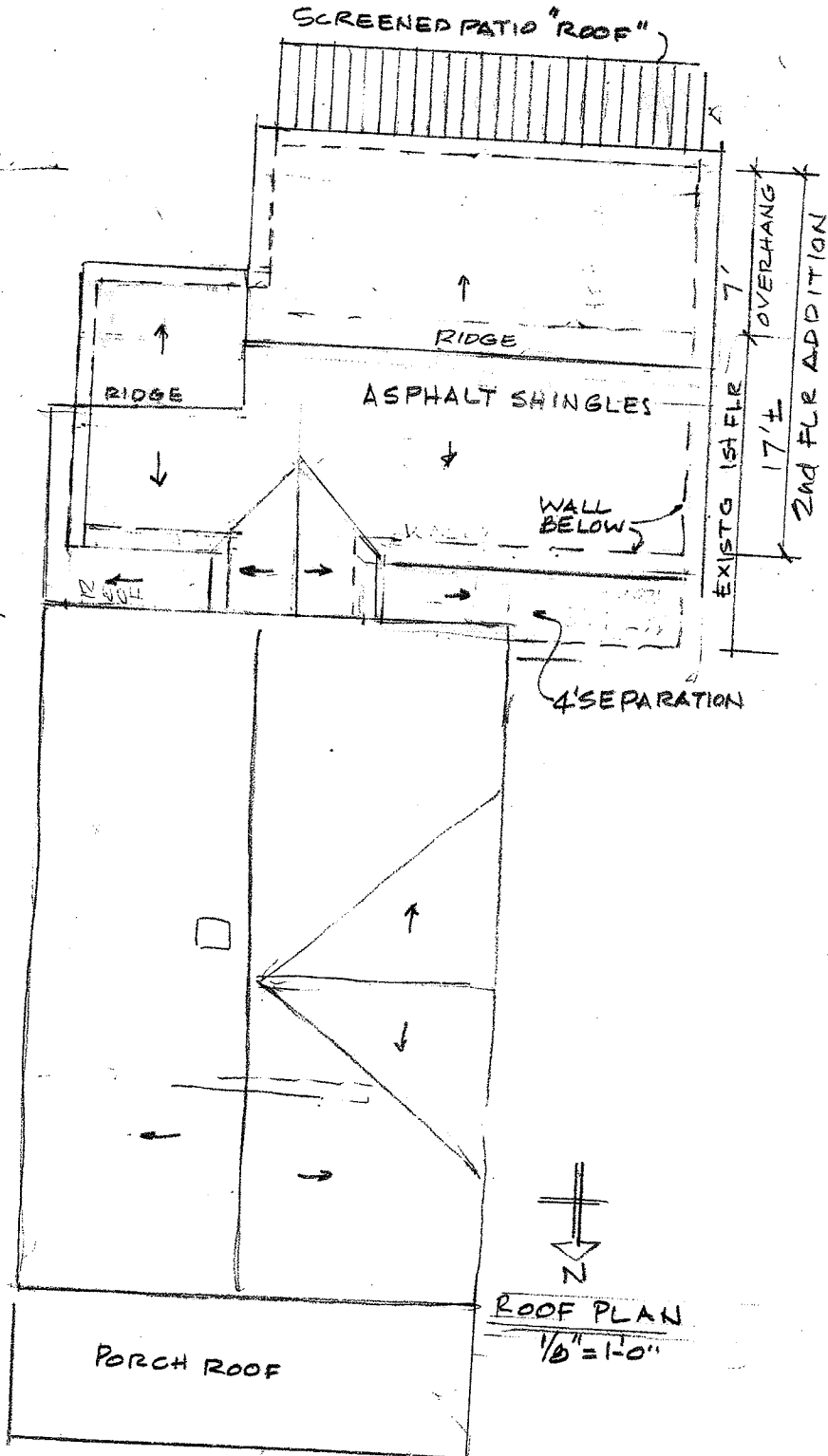


VIEW FROM SOUTHWEST



REVISED 5/26/11

LONGITUDINAL SECTION A-A
 SCALE: 1/8" = 1'-0"



List of materials:

1. Siding -Wood clapboard to be painted - eave construction and trim to match existing.
2. Roofing, 15 lb. felt, asphalt shingles to match existing/ice guard at eave. Single-ply roofing-flashing over existing roof at space between 2nd floor addition.
3. Screened patio/porch. Treated wood posts, light wood framing to support roof, screen and screen door.
4. Windows: wood double hung similar to existing, except one paired casement in south side in the 2nd floor "studio" Non-opening windows on east side of "Studio and on east and west sides of corridor between house and addition, with flat trim matching existing window trim.
5. Gutters and downspouts: match existing.

515 W. WASHINGTON FRONT



WEST SIDE WITH DORMER



BACK (SOUTH SIDE) OF HOUSE

EXISTING BUILDING
515 W. WASHINGTON