

RESIDENTIAL REMODEL

1201 GARDNER AVE

ANN ARBOR, MI 48104

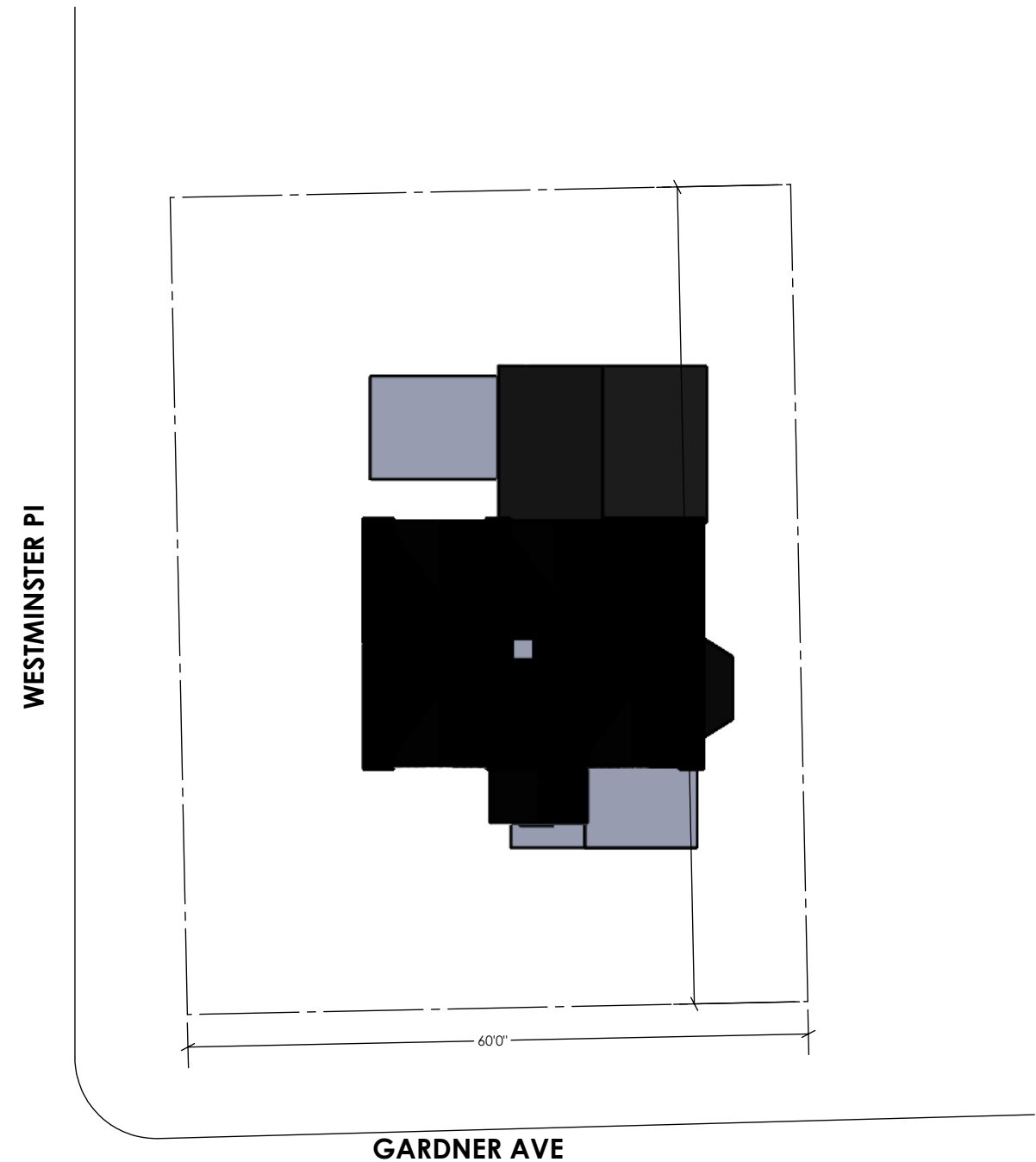
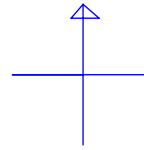
GENERAL INFORMATION:

PARCEL #: 09-09+33-328-001

CITY OF ANN ARBOR, WASHTENAW COUNTY

MICHIGAN RESIDENTIAL CODE, 2015

ZONING: R1D



DR	SIGN	SIGN	DATE	
SJT			05/30/2024	
DESCRIPTION	OVERVIEW		SCALE	SHEET
			1/16"=1'	1 of 5
PART NO	1201 Gardner Ave_EGRESS		REVISION	A1



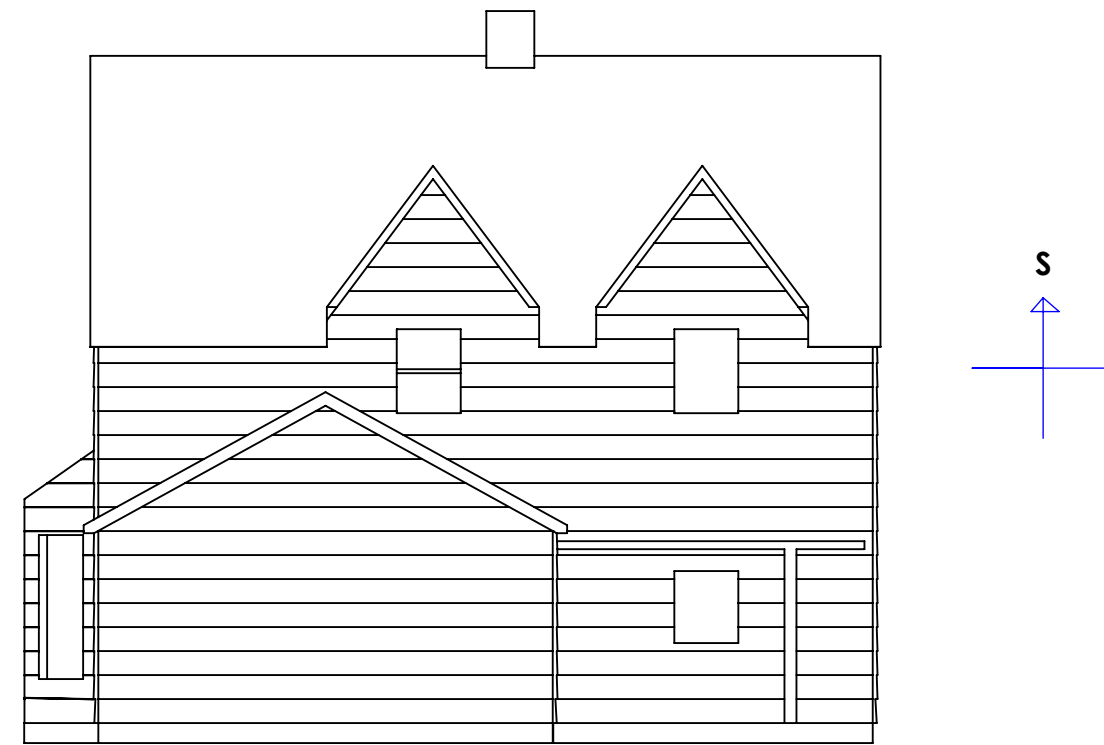
**ELEVATION
VIEW NORTH
SCALE 1/8"=1'0 (1:96)**



**ELEVATION
VIEW WEST
SCALE 1/8"=1'0 (1:96)**

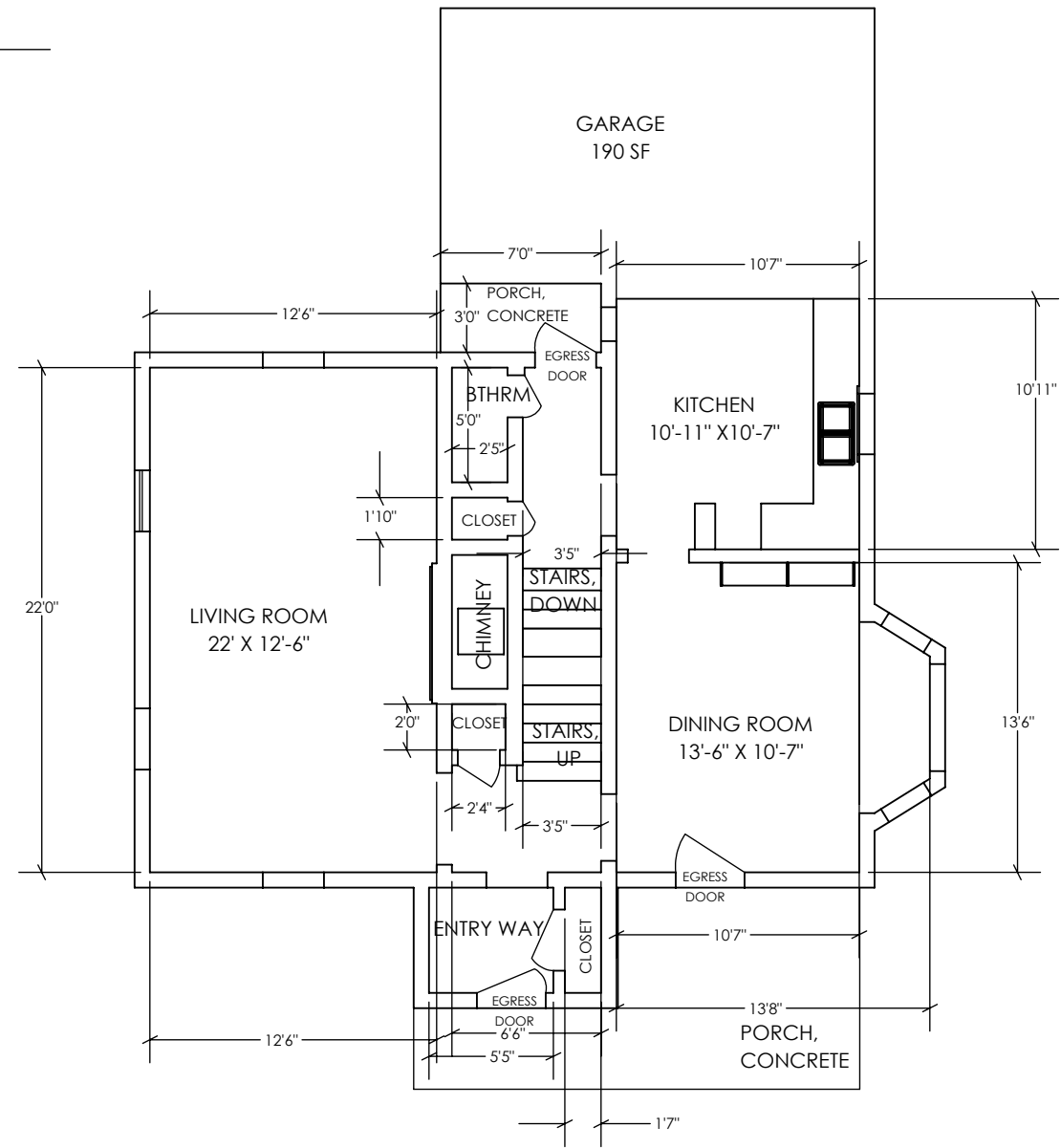
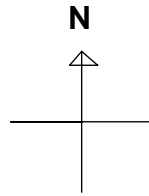


**ELEVATION
VIEW EAST
SCALE 1/8"=1'0 (1:96)**

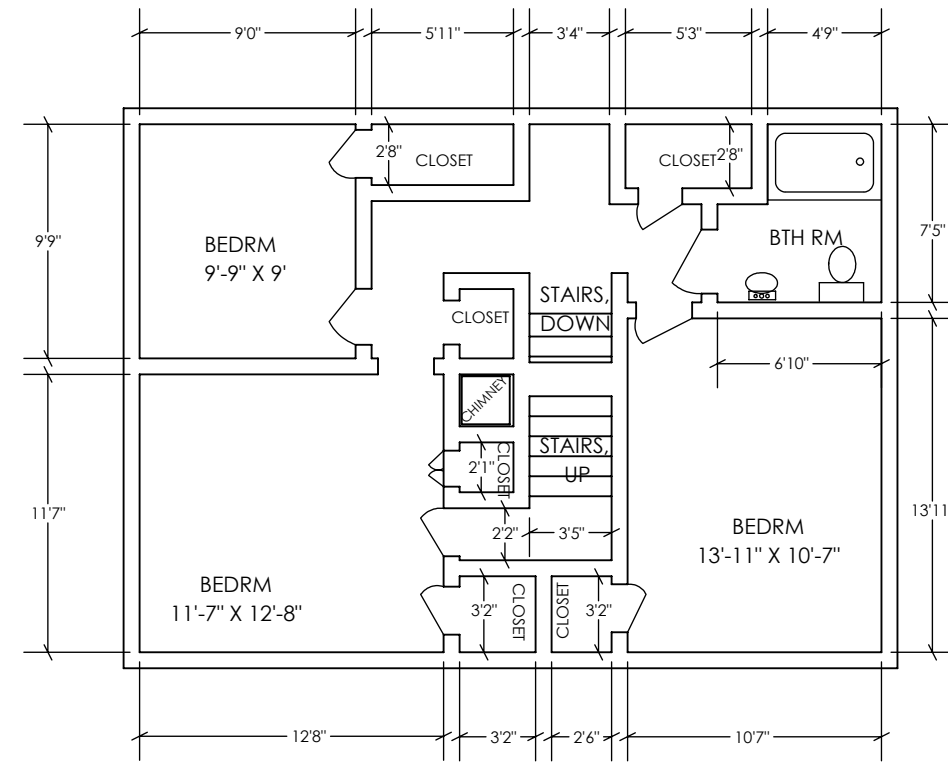
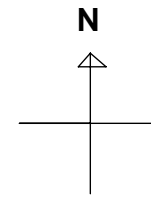


**ELEVATION
VIEW SOUTH
SCALE 1/8"=1'0 (1:96)**

DR	SIGN	SIGN	DATE
SJT			05/30/2024
DESCRIPTION	ELEVATIONS		SCALE SHEET 1/8"=1FT 2 of 5
PART NO	1201 Gardner Ave_EGRESS		REVISION A1

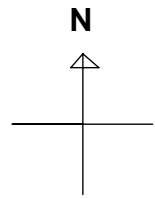


EXISTING FIRST FLOOR
SCALE: 1/8"=1'

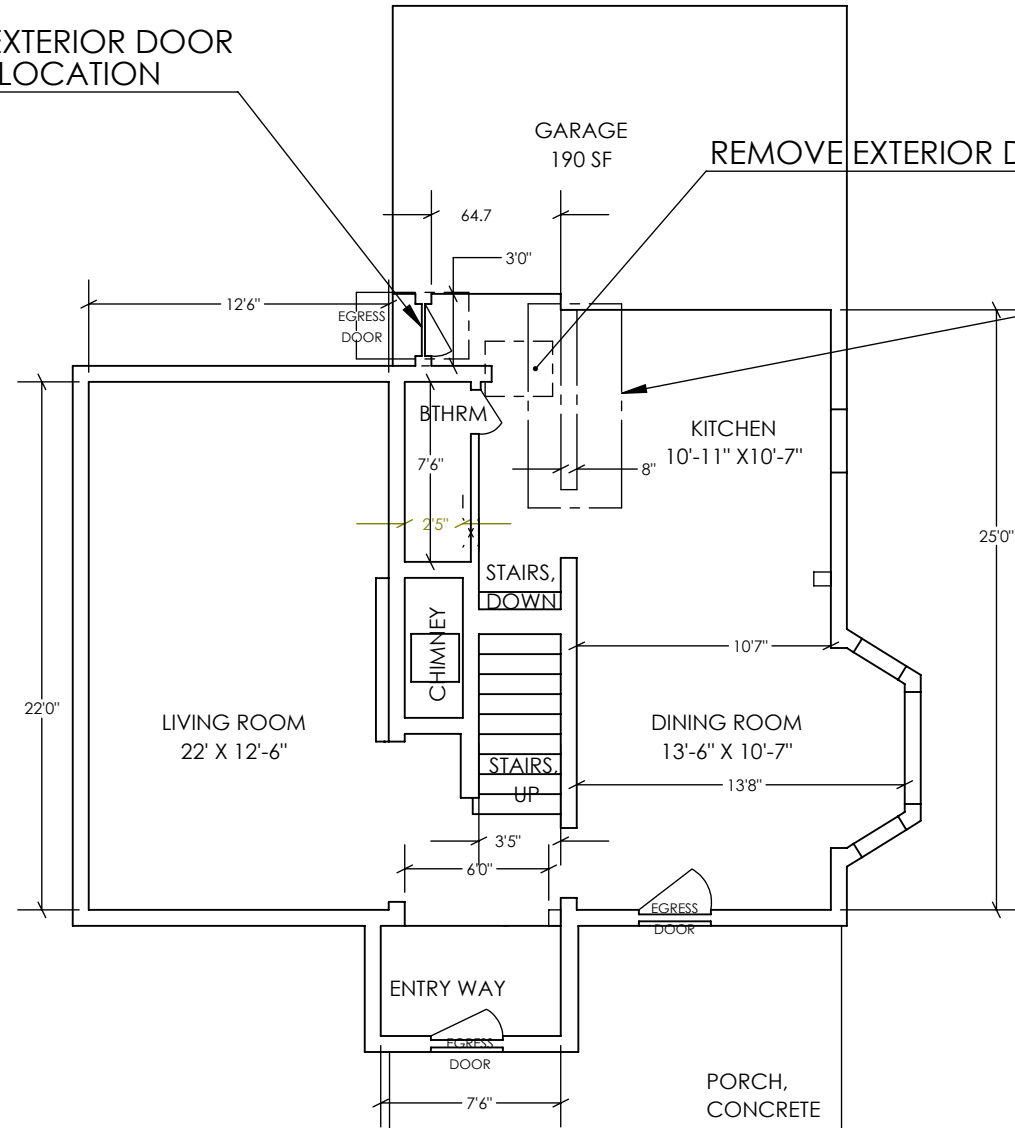


EXISTING SECOND FLOOR
SCALE: 1/8"=1'

DR	SIGN	SIGN	DATE
SJT			05/30/2024
DESCRIPTION	SCALE	SHEET	
EXISTING, INTERIOR	1/8"=1FT	3 of 5	
PART NO	REVISION		
1201 Gardner Ave_EGRESS	A1		



1 MOVE EXTERIOR DOOR TO THIS LOCATION



PROPOSED FIRST FLOOR
SCALE: 1/8"=1'

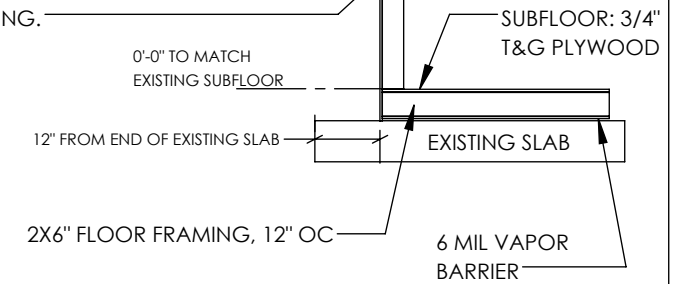
REMOVE EXTERIOR DOOR 2

REMOVE EXISTING WALL, NON LOAD BEARING 3

1. REMOVE STEP LEADING TO BACK DOOR. LEVEL SLAB IF NEEDED.
PLACE VAPOR BARRIER ON SLAB.
FRAME FLOOR , JOIST 12" OC, ADD T&G OSB SUBFLOOR, TO MATCH EXISTING SUB FLOOR .
FRAME EXTERIOR WALL, 2X6" CONSTRUCTION
DOOR 30" X 80" PRIMED STEEL, PREHUNG, RIGHT-HAND INSWING.
ROUGH DOOR OPENING: 32" X 82"
2. REMOVE OLD EXTERIOR DOOR. FRAME OPENING WITH 2X6" JACK STUDS, HEADER MADE WITH 2- 2X6" BOARDS, 2 PIECES 1/2" PLYWOOD AND INSULATION.
3. REMOVE EXISTING WALL, NOT LOADING BEARING.

HEADER
2-2X6"BOARDS AND 2 PIECES OF 1/2" PLYWOOD AND INSULATION.
1 JACK STUDS ON EACH SIDE.
CRIPPLE BOARDS AS REQUIRED

EXTERIOR WALL 2X6" STUDS, 16"OC.
W/ 5/8" EXT. SHEATHING W/ TYVEK VAPOR BARRIER.
ROCKWOOL BATT INSULATION, R-20MIN OR EQUIV.
SIDING TO MATCH EXISTING.



DETAIL
DOOR FRAMING

DR	SIGN	SIGN	DATE
SJT			05/30/2024
DESCRIPTION		SCALE	SHEET
PROPOSED FIRST FLOOR		1/8"=1FT	4 of 5
PART NO			REVISION
1201 Gardner Ave_EGRESS			A1



City of Ann Arbor

HISTORIC DISTRICT COMMISSION

Planning & Development Services

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

MEMORANDUM

To: Historic District Commission

From: Jill Thacher, City Planner/Historic Preservation Coordinator

Date: June 13, 2024

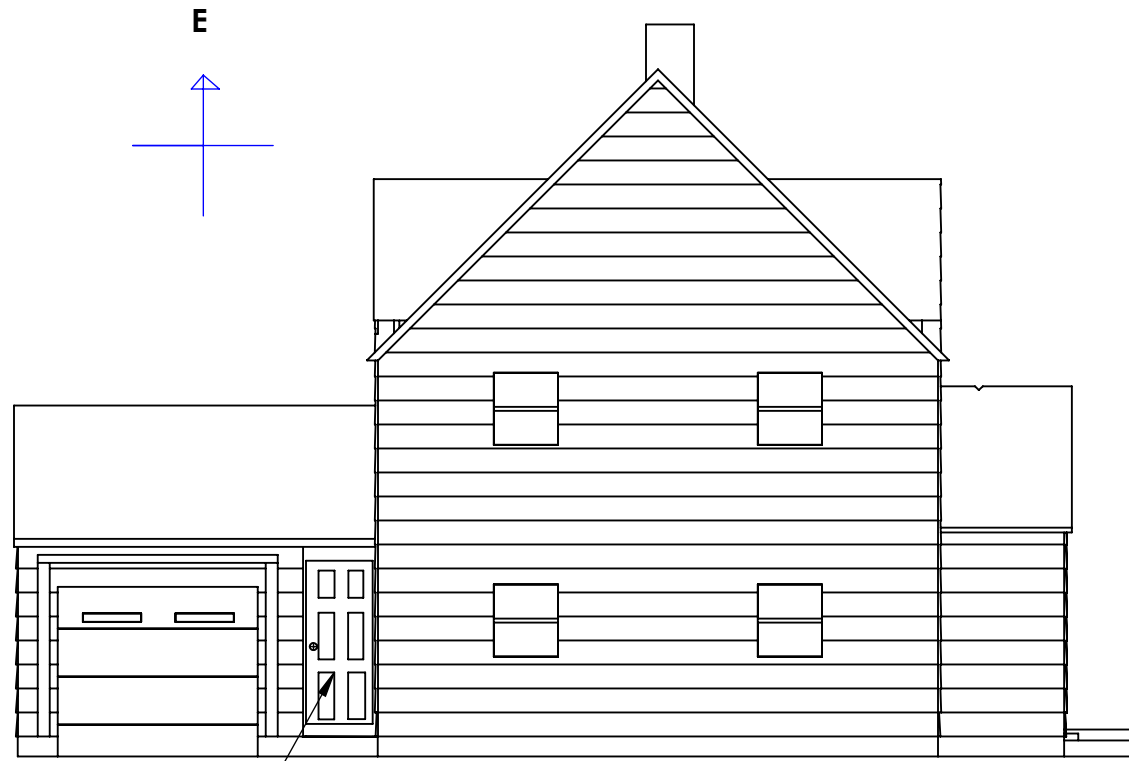
Re: 1201 Gardner new submission

At the April 11, 2024 HDC meeting the application at 1201 Gardner was postponed to allow the applicant to adjust and complete the proposal to relocate the home's back door. The attached revised drawings show the door turned 90 degrees (from facing south to facing east) and inset approximately 1'7" into the breezeway, which is currently 7' deep (assuming the measurement of 64.7 shown on the proposed plan is in inches).

Per the drawings, the existing door would be reused. No new stairs are shown; the historic one-step-up to the breezeway would be maintained, with a second step up into the doorway. The HDC will need to determine whether the amount of inset is adequate to insure the integrity of the breezeway. The April 11 staff report is attached after the new drawing set.

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 1201 Gardner Avenue, a contributing property in the Robert & Erma Hayden House Historic District, to relocate a rear door to face east instead of south, and inset it 1'7" into the existing breezeway. The proposed 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, 5, and 9, and the guidelines for accessibility and entries and porches, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential porches.



PROPOSED EXTERIOR
DOOR

**ELEVATION
PROPOSED
VIEW EAST
SCALE 1/8"=1'0 (1:96)**

DR	SIGN	SIGN	DATE
SJT			05/30/2024
DESCRIPTION	SCALE	SHEET	
PROPOSED	1/8"=1FT	5 of 5	
PART NO	REVISION		
1201 Gardner Ave_EGRESS	A1		



ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1201 Gardner Avenue, Application Number HDC24-0018

DISTRICT: Robert & Erma Hayden House Historic District

REPORT DATE: April 11, 2024

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: April 8, 2024

OWNER

APPLICANT

Name: Sun Kyoung Lee

Bernard Sharp
 Mystical Rose Paining, LLC
 4610 Saline Waterworks Rd
 Saline, MI 48176
 (734) 945-5976

Address:

Phone:

BACKGROUND: The Robert and Erma Hayden House Historic District was adopted by City Council in 2023. This is the first application for work in the Hayden House Historic District. A complete written description from the survey report may be found at the end of this staff report. The house, garage, carport, and many of the plantings on the lot are contributing historic resources.

LOCATION: The site is located on the northeast corner of Gardner Avenue and Westminster Place.

APPLICATION: The applicant seeks HDC approval to relocate a rear door opening, near the garage, into a new exterior wall with a new door.

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.

- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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.

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

Accessibility

Recommended: Designing new or additional means of access that are compatible with the historic building and its setting.

Entrances and Porches

Recommended: Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

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

Residential Porches

Appropriate: Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

STAFF FINDINGS:

1. The house, including its attached garage and carport, is a contributing historic structure. The applicant proposes to move the back door on the north elevation of the house, currently in an alcove formed by the garage, to face east in order to capture significant interior space.
2. The age of the existing back door is not specified. The Study Committee Report indicates that it is wood. The proposed new door is wood with a simple vertical line detail. When asked why this door was chosen, the applicant explained that this design was important to the homeowner. Staff believes that the door is compatible enough, though a half-lite or

paneled door might be even better. Reusing the existing rear door could be an option, though a historic door in a non-historic location could confuse the historic record. Shakes from the back wall would be relocated onto the new wall surrounding the door. Staff believes this is acceptable for compatibility, though again, there is a question about whether it confuses the historic record.

3. The rear entry is a character-defining feature of the house, though because it is recessed, it door is not very visible from the street (though the recessed entry is). Staff believes that moving the door is a reasonable request to make interior space significantly more efficient. The HDC will need to determine whether the work alters historic spaces and features in an acceptable manner.

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 1201 Gardner Avenue, a contributing property in the Robert & Erma Hayden House Historic District, to relocate a rear door opening, near the garage, into a new exterior wall with a new door. The proposed 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, 5, and 9, and the guidelines for accessibility and entries and porches, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential porches.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 1201 Gardner Avenue in the Hayden House 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: drawings, photos.

1201 Gardner Ave (2022 Survey Photos)



Excerpt from the 2022 Robert & Erma Hayden House Historic District Study Committee Report, pages 3 & 4:

Exterior

The Hayden House sits on a corner lot, facing south onto Gardner Avenue, with Westminster Place to the west. Its approximately square parcel is 4,782 square feet in area (60.04 feet of frontage on the Gardner Avenue side and 78.65 feet on the Westminster Place side). The house is set about twenty feet back from the public sidewalk on both sides, with a small back yard to the north and a narrow side yard to the east. An off-center, poured concrete walkway leads from the sidewalk to the front porch steps; a concrete driveway on the west side of the building accesses an attached one-car garage and carport. The yard is defined by shrubbery: waist-high yews (*taxus baccata*) run along the Gardner Avenue and Westminster Place sidewalks, with higher yews planted along the foundation of the house. Northern white cedars (*thuja occidentalis*), taller than the house itself, are planted at the southeast and southwest corners. A large black walnut tree (*juglans nigra*) is located in the back yard. Two black maples (*acer nigrum*) sit in the grassy strip between sidewalk and curb along Westminster Place, and one silver maple (*acer sacharinnium*) sits along the Gardner Avenue side. The yews, oaks, and cedars were planted by Mr. Hayden during the period of significance (a fourth maple tree along Gardner Avenue has since been removed).

The house sits on a poured concrete foundation with a full basement. The three-bay, side gabled house is symmetrical in plan, with east and west bays containing one opening on each floor on the south (front) facade, rising to terminate in gabled, wall dormers. The building is entered through a projecting, single-story, front-gabled entrance bay. On the east and west faces, the house contains two window openings on each floor as well, with a projecting, shed-roofed bay window serving a dining room on the building's east side. The north (rear) facade also bears two gable-front, wall dormers, but they are not symmetrically placed. Rear window and door openings are irregular in placement and size.

On the south facade, the main entrance to the building is through a steel door; the north (rear) entrance door is wood. On the east bay of the south (front) facade, a single multilight glazed wood door provides access from the dining room to a poured concrete patio with a metal railing. All door openings also have more recent, glazed, aluminum storm doors. Windows are a mix of original six-over-one and eightover-one sash windows and vinyl replacement windows. Semicircular, fanlight windows on each gable end illuminate the attic.

Rows of large (approximately 16 inches in height) wood shingles clad the building on all sides. A common feature of Cape Cod residential architecture, these appear to be original. The roof is clad in asphalt shingles and is topped with a centered, brick, ridge chimney. The house is painted white. Narrow vergeboards, the garage door, and muntins on the front patio entrance are painted a light blue. The front door is bright red. The paint colors have been changed since the period of significance—a photo provided by Patrick Patillo shows a reddishbrown paint color on the siding and a tan-colored front door. Decorative shutters that once flanked the windows were removed in the 2010s. An attached garage projects northwards from the rear of the house, its gable roof oriented perpendicular to that of the core building. A single, tilt-up garage door opens facing west onto Westminster Place, and is sheltered by a flat-roofed carport. The carport was added in 1957, according to building permits.