

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 620 Third Street, Application Number HDC13-047

DISTRICT: Old West Side Historic District

REPORT DATE: May 3, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 6 for the May 9, 2013 HDC meeting

OWNER

APPLICANT

Name:	Jennifer & Bryan Wolff	Same
Address:	620 Third Street Ann Arbor, MI 48103	
Phone:	(412) 726-9056	

BACKGROUND: This two-story gable-fronter features a full-width front porch and a concrete two-track driveway. The house's first occupant was August Behnke, a plumber, in 1913, per the Polk City Directory. Members of the Behnke family lived in the house until at least 1940.

LOCATION: The site is located on the west side of Third Street, south of West Madison and north of West Mosley. The house backs up to Wurster Park.

APPLICATION: The applicant seeks HDC approval to construct a second story on an existing rear one-story wing.

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.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.



- (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.

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.

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.

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 to appear older or the same age as the original building.

STAFF FINDINGS:

1. The house has vinyl siding and vinyl wrapped window trim, soffits, corner boards, and trim boards, and most of the windows have been replaced with vinyl double-hungs. The drip-caps have been removed from the windows. 1990 survey photos show the house clad in imitation brick. Wood one-over-one double-hung windows are visible on the front and both side elevations of the house behind wood storms painted black.
2. The existing house, per the City Assessor, is 1,501 square feet. The addition would add 21 square feet to the first story, and 260 square feet to the second story, for a total of 281 square feet, or a 19% increase.
3. A small mudroom would be removed from the west elevation in the corner where the main house meets the addition. The west wall of the kitchen would be moved out 3 feet, with the resulting wall inset 10" from the corner of the original house. A second story with an additional bedroom and expanded bath would be placed on top of this new footprint.
4. Three existing wood windows on the rear kitchen wing that are presumed to be original would be removed for this project: one is on the south side of the house facing the driveway, and a pair are on the west side of the house facing the backyard. These windows have weights and pulleys, and as such are presumed to be from the period of significance for the district. The one story wing is probably an early addition to the house since the interior trim does not match that of the rest of the house.
5. The proposed west elevation is proposed to have vinyl fish-scale shingles in the gable, three vinyl-clad wood double-hung windows with divided lights in the top sash, and a vinyl-clad wood French door with divided lights. The muntins would be applied on both the exterior and interior. Staff feels that adding these elements is conjectural, since there is no evidence that the windows were not one-over-one originally (per the 1990 photo) or that there were ever fish-scales elsewhere on the house. The use of vinyl siding on the addition is consistent with the rest of the house, which probably has several layers of siding. If the commission feels that the use of vinyl shingles and vinyl-clad windows instead of wood would prevent these elements from being misread as original, the conditions should be removed from the motion suggested by staff.
6. The addition is simple and compatible in massing to the main house and neighborhood, and the massing of the addition keeps the house similar to neighboring houses in terms of the relationship of open space to structure on the lot. The addition is differentiated from the house mainly by the square awning windows on the south and north elevation of the second floor.

7. Staff believes the work as conditioned in the suggested motion below meets the Ann Arbor and the Secretary of the Interior's Guidelines and Standards 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 620 Third Street, a contributing property in the Old West Side Historic District, to remove a mudroom, move the west wall of the rear addition, and construct a new second floor on the rear addition, on the following conditions: 1) the siding in the new rear gable matches that of the rest of the addition, and 2) the windows and French door on the west elevation do not have divided lights. The work as conditioned 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, 3, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 620 Third 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.

620 Third Street (April 2008 survey photos)



1990 Survey Photo





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: 620 THIRD STREET
Historic District: OLD WEST SIDE
Name of Property Owner (If different than the applicant):
SAME
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: JENNIFER & BRYAN WOLFF
Address of Applicant: 620 THIRD STREET
Daytime Phone: (412) 726-9056 Fax: (____) _____
E-mail: jenniferg.taylor@gmail.com
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: J. Wolff Bryan P. Wolff Date: 4.14.13

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: JW BW

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.

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 _____ Fee Paid: _____

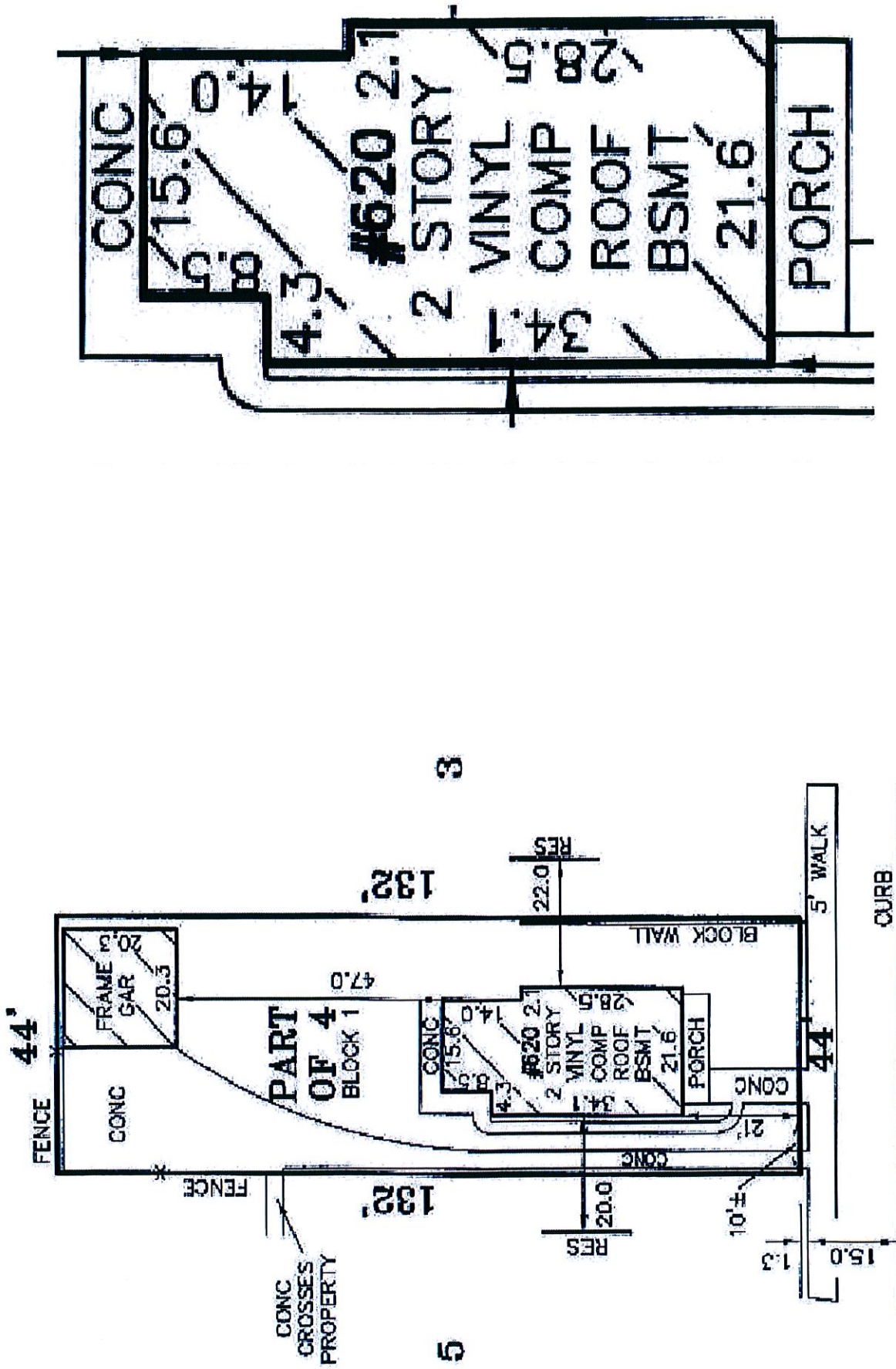
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

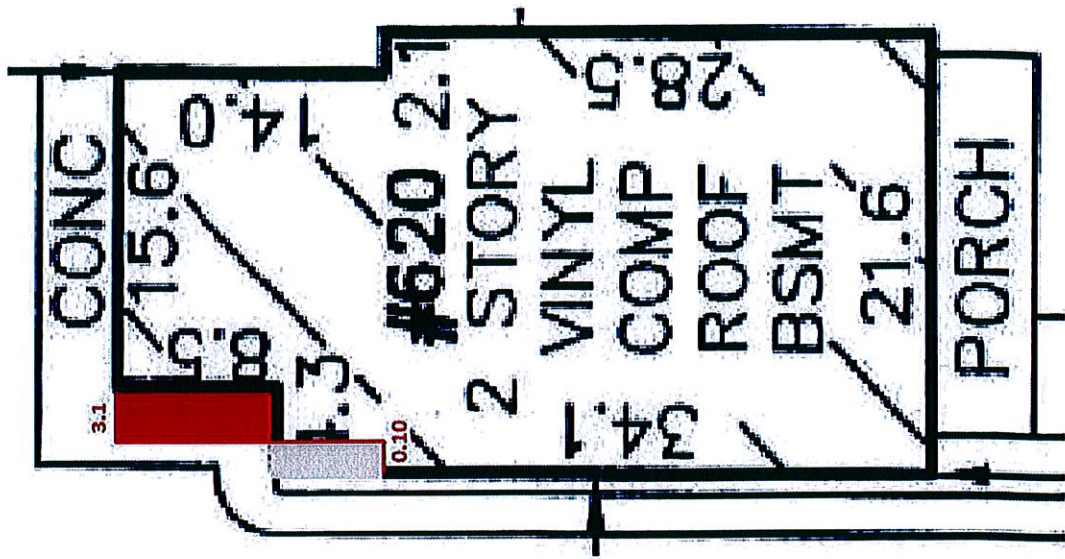
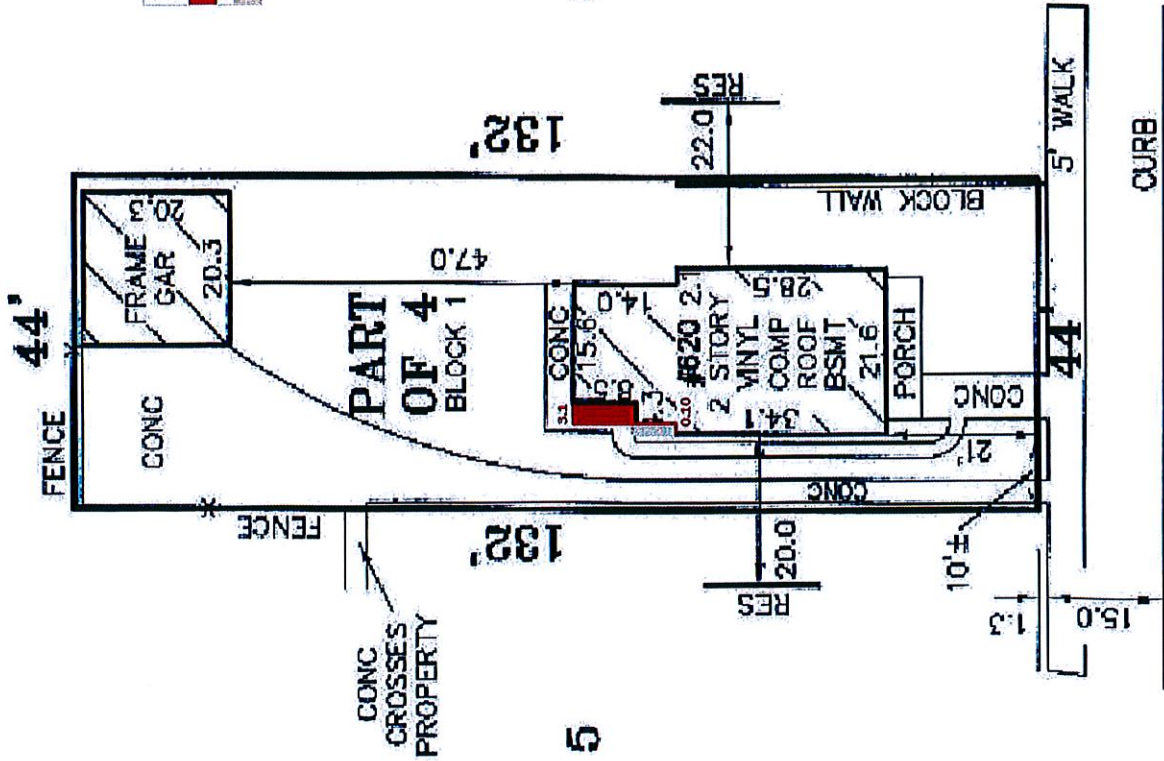
Staff signature: _____ _____ HDC NTP _____ Staff COA

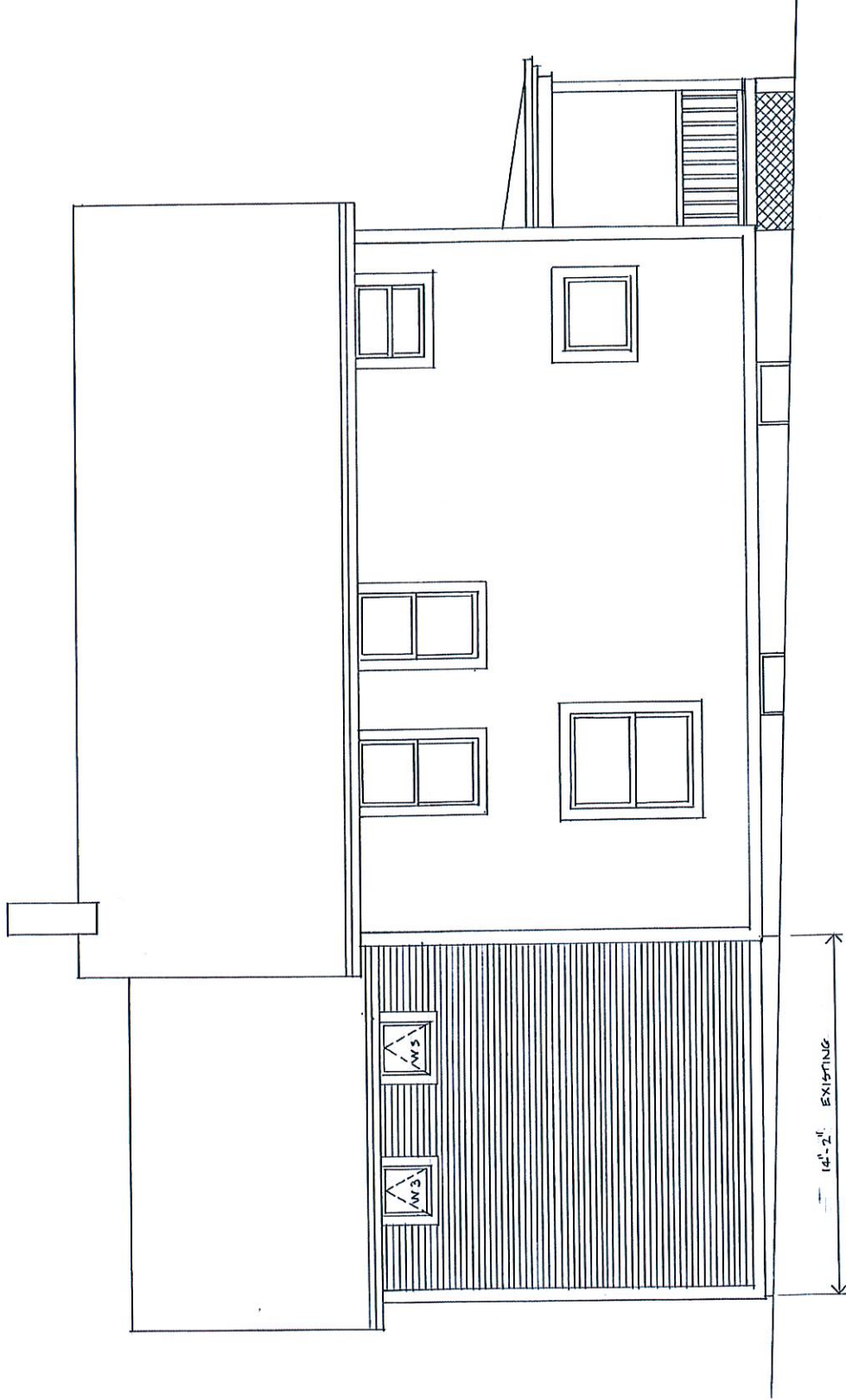
Comments:

620 THIRD STREET - CURRENT SITE PLOT



620 THIRD STREET -- PROPOSED SITE PLOT



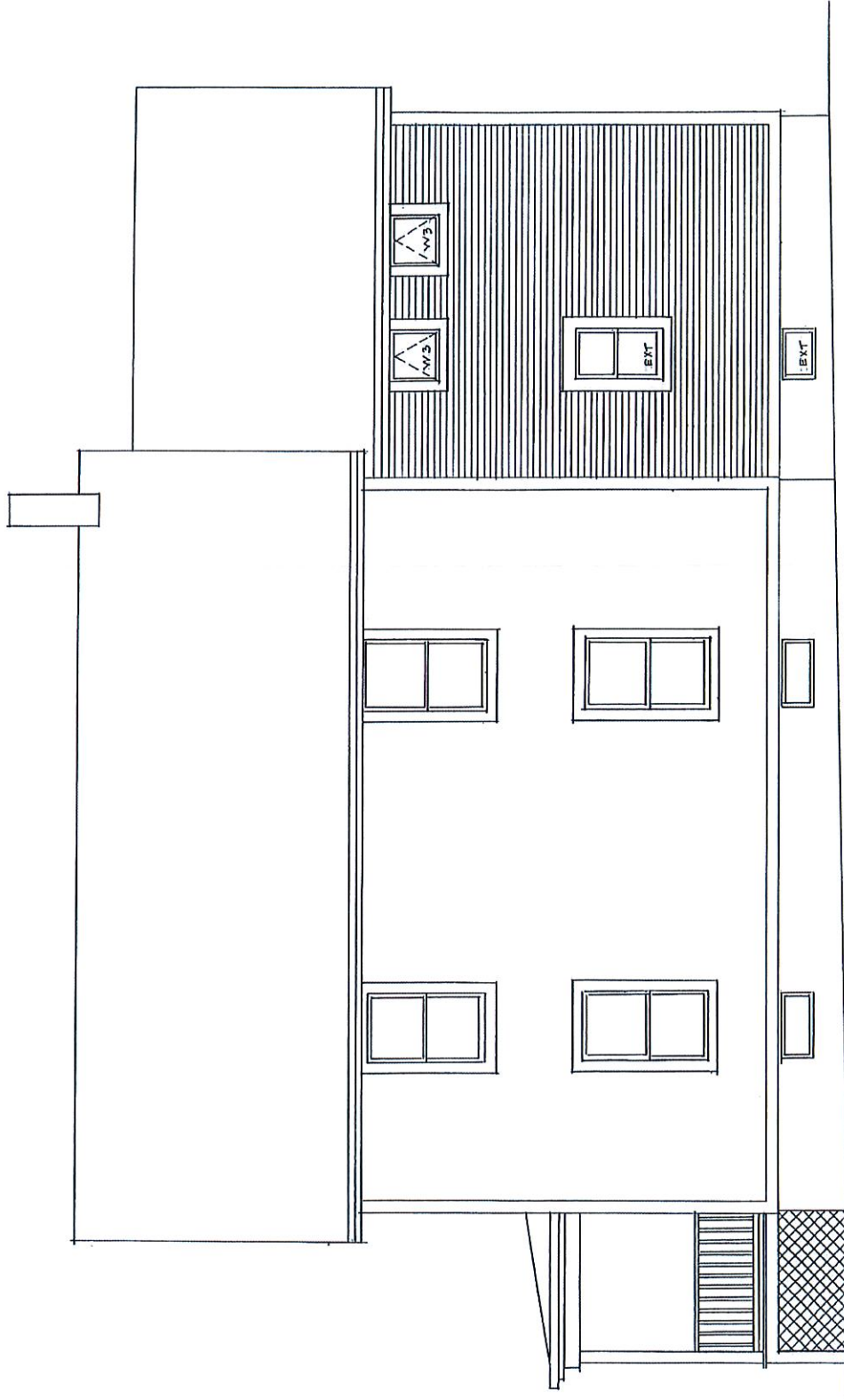


WOLFF RESIDENCE A3
620 THIRD STREET, ANN ARBOR, MI 48103

SAMUEL A. TAYLOR, ARCHITECT
PITTSBURGH, PA

PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0" ON 11x17" PAPER





PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0" ON 11"x17" PAPER

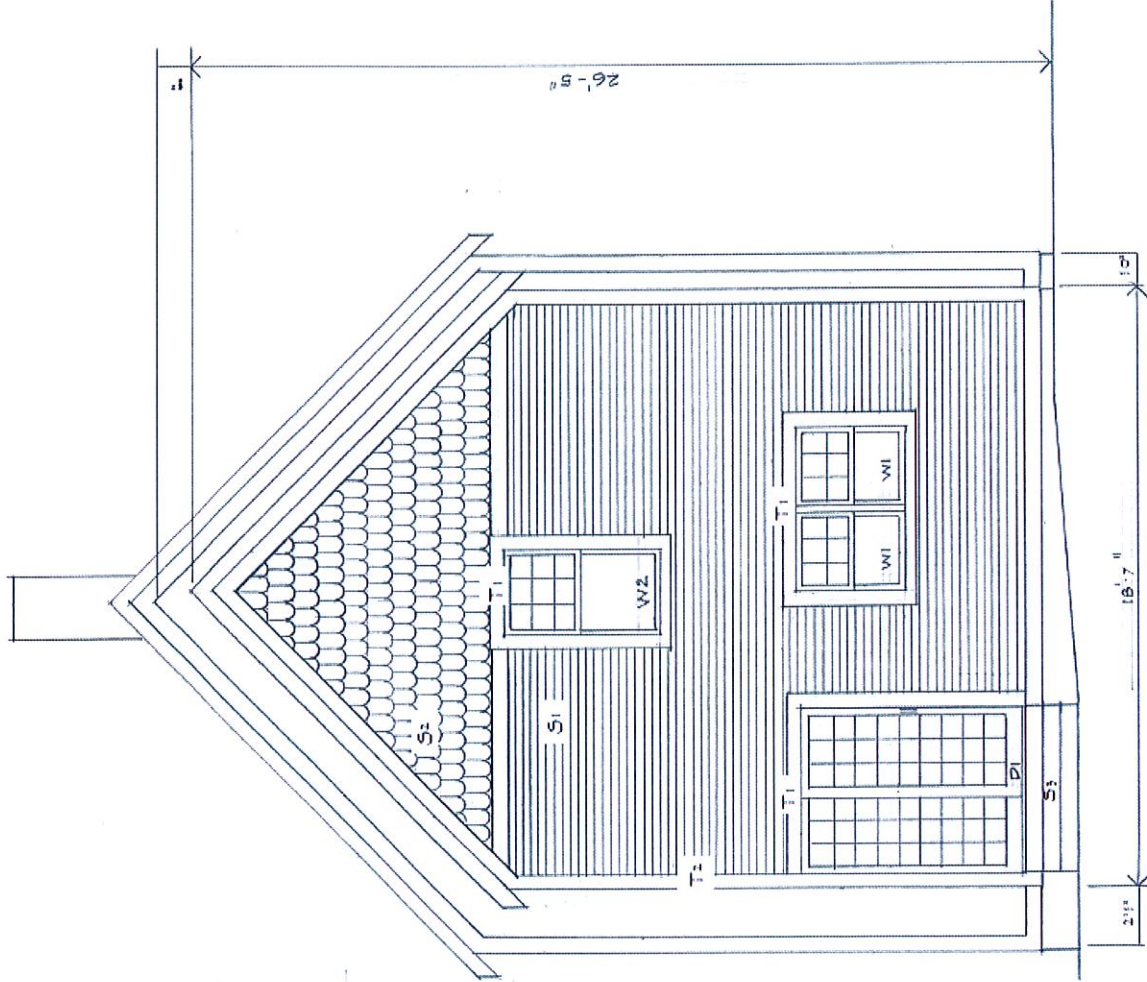


WOLFF RESIDENCE

AZ

620 THIRD STREET, ANN ARBOR, MI 48103

SAMUEL A. TAYLOR, ARCHITECT
PITTSBURGH, PA



WINDOW & DOOR SCHEDULE

- W1 DOUBLE HUNG 2'-4" x 3'-4" (6:1)
- W2 DOUBLE HUNG 2'-6" x 4'-8" (9:1)
- W3 AWG 2'-0" x 2'-0"

EXT. EXISTING WINDOW

- D1 FRENCH DOORS 5'-0" x 6'-8" (15:15)

*Anderson full divided light, fibrex clad wood

SIDING & TRIM SCHEDULE

- T1 WRAPPED WITH ALUMINUM
- T2 WRAPPED WITH VINYL
- S1 VINYL 1 1/2" x 4"
- S2 VINYL FISH SCALES
- S3 WOODEN STEPS

PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0" ON 11" x 17" PAPER



WOLFF RESIDENCE

620 THIRD STREET, ANN ARBOR, MI 48103

SAMUEL A. TAYLOR, ARCHITECT
PITTSBURGH, PA

AJ

Section 5: Description of Proposed Changes

1. Provide a brief summary of proposed changes

- Proposed changes under consideration affect the western most section of the house which is not believed to be part of the original structure.
- Date of construction of this section of the house could not be determined by owner.
- Requesting approval to change from a 1-story structure to 2-story structure with changes to current footprint on the south side.
- Footprint changes proposed on south side first story result in approximate net square footage gain of 21.4 square feet achieved as follows (see proposed site plot).
 - Move 8 ft 5 in section of south wall by 3 ft 1 in thereby increasing west wall from 15 ft 6 in to 18 ft 7 in.
 - Recess 5 ft 5 in section of south wall by 10 in (currently a mud room and wall is 4 inches beyond south wall of original structure)
 - New footprint of west section of house would be 14 ft by 18 ft 7in.
- The addition of the second story would add approximately 260.4 additional square feet for an estimated total of 281.8 square feet.
- On the south side of the house:
 - All current first floor windows and doors will be eliminated completely. This includes a double hung vinyl window and door currently part of the mud room and a double hung window in the kitchen (age unable to be determined). These will not be replaced.
 - Two vinyl apron windows (to remain consistent with the style of other windows on south side of original structure) added on the second floor only.
- On the west side of the house:
 - Two current double hung windows (age unable to be determined) will be replaced with new double hung windows with divided light grill on the top half and slightly relocated.
 - The current door will be replaced with 60in French doors with divided light grills. The door will be raised approximately 2 feet from the height of the current entrance and temporary wood steps will be installed.
 - On the second story, there will be one double hung window with divided light grill located in the center of the structure.
- On the north side of the house:
 - Current vinyl window on first story will remain as is.
 - Two vinyl apron windows (to remain consistent with the style of other windows on north side of original structure) added on the second floor only.

- Siding on all sides of the renovated structure will be vinyl and will match existing siding as closely as possible with the only exception being in the gable of the west structure wall wherein the owners are requesting authorization to utilize scalloped siding.
- Roofing, shingles, and gutters will be matched to current materials.

2. Provide a description of existing conditions

- Original house constructed around 1912 according to an article found in the Old Westside Newsletter written about the previous owner.
- The entire structure has been vinyl sided and most windows have been replaced with vinyl double hung.
- Western section of the house is a 1-story structure that appears to have been added onto the original house however the date of this action is unknown and was unable to be determined.
- This section is comprised of a kitchen and a “mud room” that extends off the south side of the kitchen.
- The southern wall of the “mud room” extends approximately 4 inches beyond the south wall of the original house.

3. What are the reasons for the proposed changes?

- The increase in the footprint on the first story allows for a larger kitchen better suited for modern conveniences and supports upcoming family plans.
- The house in its current state has one bathroom upstairs which is approximately 6 ft by 5 feet and the size and location is not only difficult for a family, but is also unsuitable for elderly and handicap members of the extended family.
- In addition to improving the kitchen, the renovation adds an additional larger bathroom and a bedroom upstairs.

5. Photos of existing structure

Front of house (east facing)



Side of house (south facing)



Side of house (north facing)



Back of house (west facing)

