

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 805 Third Street Application Number HDC24-0005

DISTRICT: Old West Side Historic District

REPORT DATE: February 8, 2024

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: February 5, 2024

OWNER

Name: Steve Janssens

Address:

Phone: (650) 388-8273

APPLICANT

Martin Clarke, Giraffe Design Build

108b S Main St

Chelsea, MI 48118

(745) 320-6051

BACKGROUND: This one-story gable-front home first appears in City Directories in 1934 as the home of William Birkle, a laborer, and his wife Helen. It features a full width front porch that was originally unenclosed. Most of the windows are original three-over-one; a few are modern replacements. The siding is vinyl and the trim is wrapped in aluminum. The type of siding under the vinyl is unknown. An addition was built on one side of the roof at the rear of the house to make a habitable second story room, probably after 1990.

In 2004 the HDC approved an application to replace nine aluminum storms being used as porch windows with composite windows. The application states that the wood windows on the house were not being replaced.

LOCATION: The house is located on the east side of Third Street, south of Koch Ave and north of West Davis Ave.

APPLICATION: The applicant seeks HDC approval to remove a rear deck and construct a single-story addition with a walkout basement and four skylights.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation

(other SOI Standards may also apply):

- (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):

Building Site

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.

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 and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

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.

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.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Roofs

Recommended: Retaining and preserving roofs—and their functional decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features such as chimneys, and roofing material.

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

All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

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 the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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 not exceed half of the original building's footprint, or half of the original building's total floor area.

Not Appropriate:

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Historic District Design Guidelines for Roofs

Appropriate: Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.

STAFF FINDINGS:

1. On the north side, the proposed addition is inset 7 ½" from the northeast rear corner of the home for a distance of about 6' before returning to flush with the house's north elevation. On the south side the addition is inset almost 6' from the southeast rear corner. There is an L shaped garage that was built in 1933 per City Assessor records. It had a rear addition after 1948 (see Sanborn Map at the end of this report). The addition is narrow and deep in order to avoid this garage.
2. The footprint is proposed to be increased from 730 square feet to 1,163 square feet, for an increase of 433 square feet or 59%.

Per the applicant, the pre-1945 floor area was 692 square feet. Proposed new floor area

is 392 square feet, for a total of 1,084 square feet or 57%. The floor area of the new basement is not counted in the floor area. As calculated, the applicant does not take into account the 216 square foot (per the City Assessor) second floor addition that was built after the period of significance for the Old West Side Historic District and would put the increase in floor area at 88%. Staff considers the second floor to be an addition rather than an attic dormer because it is higher than the roof ridge by 1'+ and has significant mass (see the north elevation drawing). The Historic District must consider whether this floor area should be included in the calculation as an addition, or whether it is considered finished attic space.

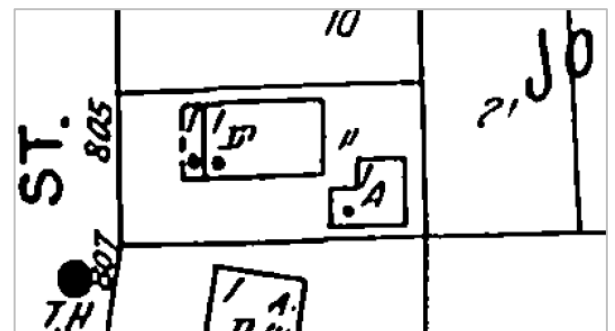
3. Cladding on the addition is proposed to be 8" hardielap plank siding with Tamlyn Extremetrim and Boral trim. Windows are casement or fixed, aluminum clad wood. There are no windows on the north elevation. The view of the south elevation is blocked by the garage. The rear of the addition is a walkout with a full lite door. Another full-lite door is located on the south elevation on the first floor.
4. The addition will require permission to alter a nonconforming structure from the Zoning Board of Appeals due to setback requirements in the R2B zoning district. An application has already been filed.
5. By dropping the roof ridge a foot for the 6' closest to the house, the addition's design does not interfere with an existing rear gable window in the 2nd floor bedroom. The roof pitch matches that of the original house, and the addition makes use of a steeply sloping lot for additional living space in the basement. The design and materials are appropriate. The addition is quite near to the garage, but a walkway separates them. The addition would remove two first-floor windows and a door.
6. In general, the design, height, and attachment of the addition to the house is appropriate. The size of the footprint and the additional floor area, however, do not meet the *Ann Arbor Historic District Design Guidelines*, in particular the one for all additions that recommends: "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 not exceed half of the original building's footprint, or half of the original building's total floor area."

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 1034 West Liberty, a contributing property in the Old West Side Historic District, to remove a rear deck and construct a single-story addition with a walkout basement and four skylights. 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 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 building site, additions and roofs, as well as the *Ann Arbor Historic District Design Guidelines* for all additions, residential additions, and roofs.

ATTACHMENTS: drawings, photos, materials information

805 Third Street (2008 File Photos)



1948 Sanborn Fire Insurance Map (this part of Third Street does not appear on earlier Sanborns)

805 Third, 2018 (courtesy <https://www.redfin.com/MI/Ann-Arbor/805-3rd-St-48103/home/60559805>)



March 1990 City
Survey Form

ANN ARBOR, MICHIGAN HISTORIC ARCHITECTURE SURVEY SHEET NUMBER

SURVEY NAME SURVEY DATE BY

ADDRESS 8 05 Third Street

HISTORIC NAME CURRENT NAME

LOCATION SECTION BLOCK PARCEL BUILDING

TYPE USE PRIMARY SECONDARY ORIGINAL ZONING

No. of FLOORS No. OCCUPIED CELLAR OCCUPIED ? ATTIC OCCUPIED ?

FRONT DIRECTION SURFACE MATERIAL ROOF COVERING

ITEMS TO BE GRADED - PUT A CHECK OR "X" IN THE APPROPRIATE SQUARE SPACE

STRUCTURAL CONDITION	check one	GOOD 10	FAIR 5	POOR 0	
MAINTENANCE QUALITY	check one	GOOD 10	FAIR 5	POOR 0	

ALTERATIONS	NONE or MINOR 15	MODERATE 5	EXTENSIVE 0	
	APPROPRIATE 5	INAPPROPRIATE 0		



PERIOD or STYLE	
DATE	ADD'N
NATIONAL IMPORT.	45
LOCAL EXCELLENCE	35
NOTABLE	25
WORTHY OF MENTION	15
POOR	0

INCIDENCE	
RARE	20
MODERATE	10
COMMON	0

TOTAL	100 maximum
CATEGORY	see left

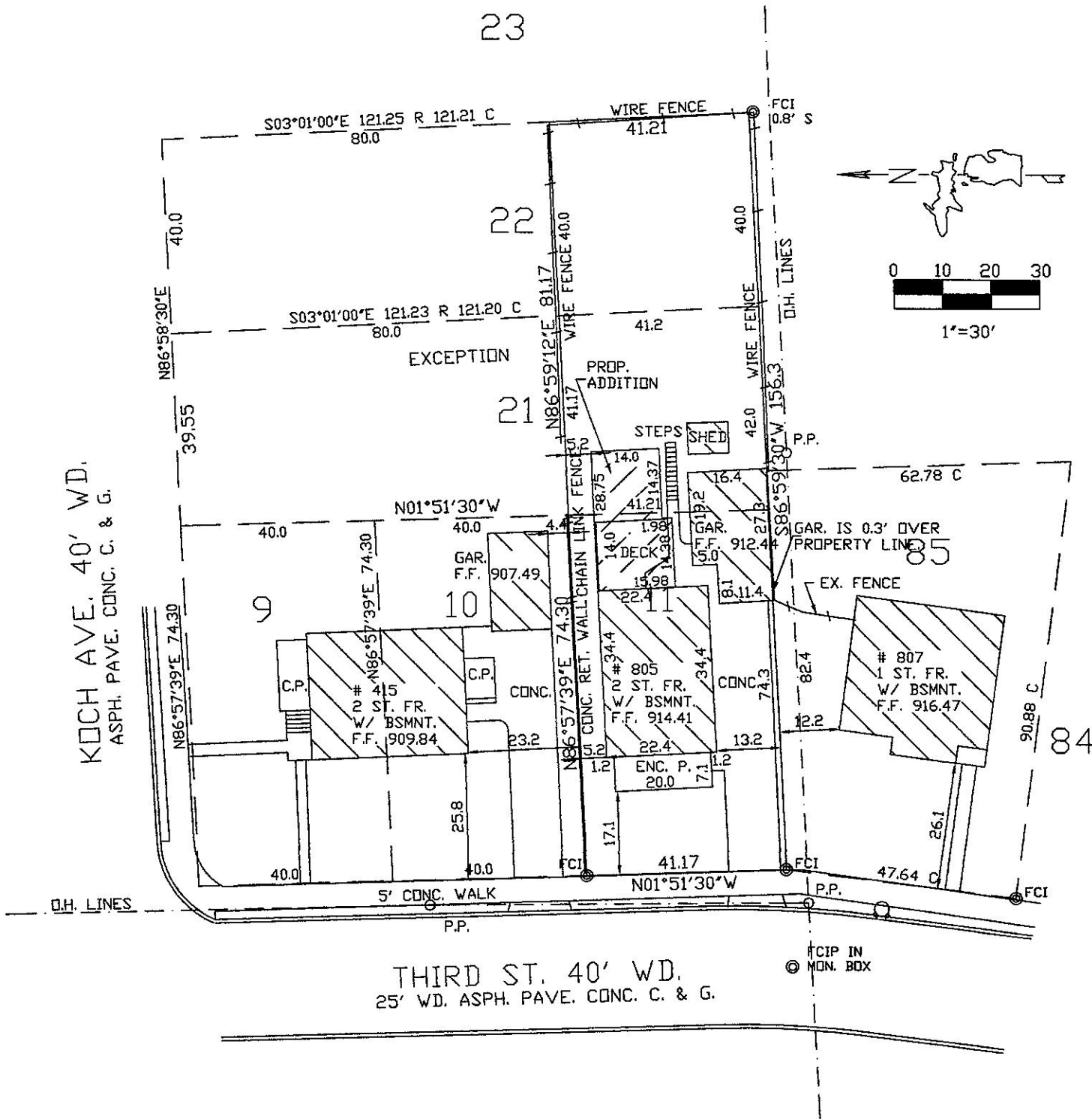
PHOTO DATE	March 1990
BY	
ROLL	FRAME

A-5-7

LOT SURVEY

LOTS 21 AND 22, EXCEPT THE NORTHERLY 80 FEET, "JOHN KOCH'S SUB-DIVISION" IN SECTION 29 IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, WASHTENAW COUNTY RECORDS, ALSO LOT 11 "PLAT OF GEORGE P. WHALEY'S SUBDIVISION" OF PART OF LOTS 15 AND 17 AND ALL OF LOT 16 OF W.S. MAYNARD'S SECOND ADDITION, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS, PAGE 4, WASHTENAW COUNTY RECORDS.

CONTAINING 6421.47 SQ. FT. MORE OR LESS.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.



SURVEYOR'S CERTIFICATE - I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT I AM A PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN.

LEGEND

- = FI = Found Iron
- = SCI = Set Capped Iron
- ⊙ = FCI = Fnd. Capped Iron
- (R) = Recorded
- (M) = Measured

JOHN S. BLANCHARD P.S. #27446

CLIENT: GIRAFFE

APEX SURVEY

20960 MILWAUKEE RD.
BRITTON, MICHIGAN 49229
LAND SURVEYOR # 27446
(734) 634-3591
email: mwdavispe07@yahoo.com

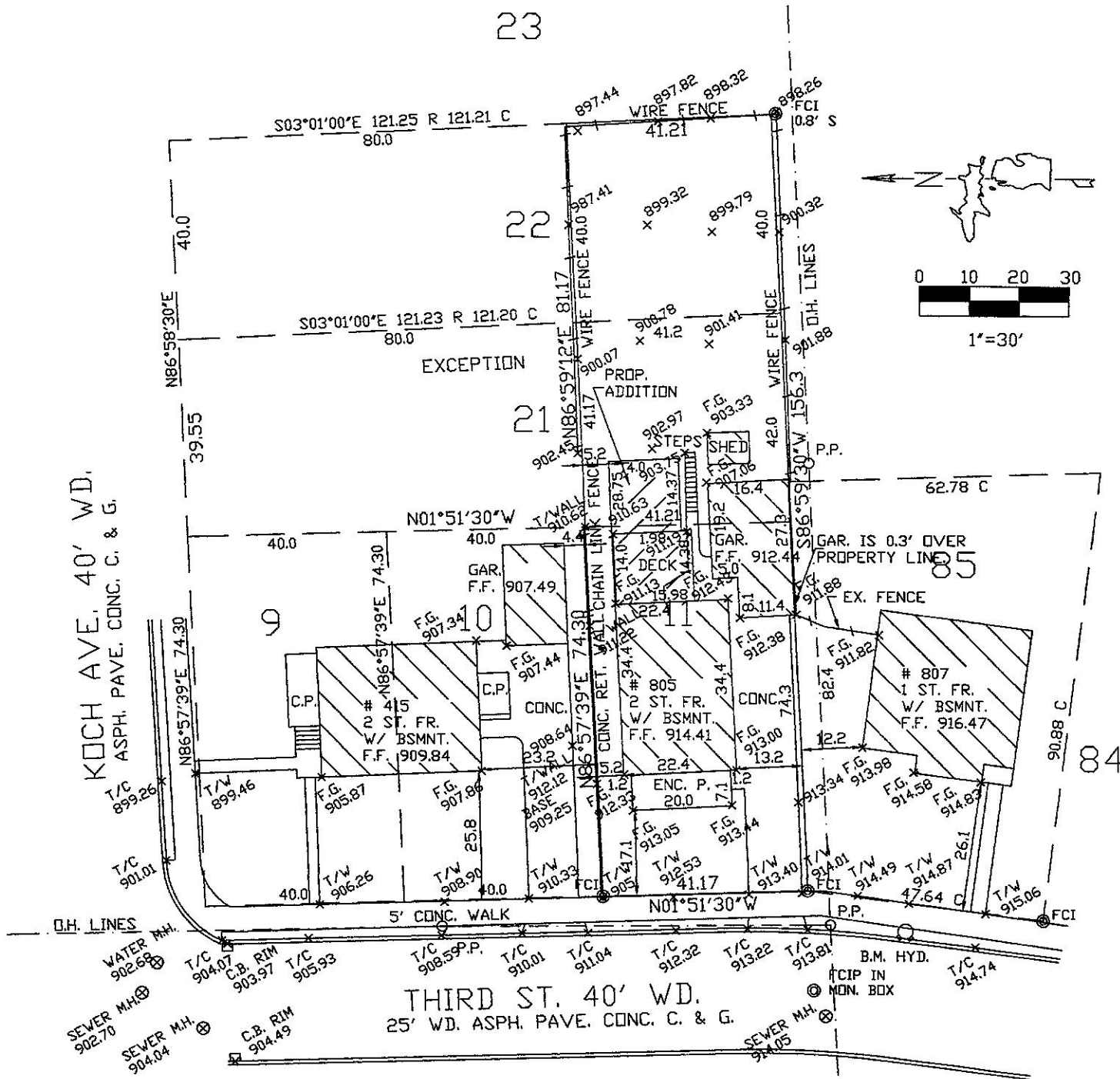
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DATE 1-16-24	SCALE
DWG. BY MWD	BK PG

SHEET 1 OF 1

PLOT PLAN

LOTS 21 AND 22, EXCEPT THE NORTHERLY 80 FEET, "JOHN KOCH'S SUB-DIVISION" IN SECTION 29. IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, WASHTENAW COUNTY RECORDS, ALSO LOT 11 "PLAT OF GEORGE P. WHALEY'S SUBDIVISION" OF PART OF LOTS 15 AND 17 AND ALL OF LOT 16 OF W.S. MAYNARD'S SECOND ADDITION, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS, PAGE 4, WASHTENAW COUNTY RECORDS.

CONTAINING 6421.47 SQ. FT. MORE OR LESS.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.



NOTE: SITE IS SERVED BY MUNICIPAL WATER AND SANITARY SEWER.

B.M. ARROW ON HYDRANT ON EAST SIDE OF THIRD, JUST SOUTH OF PARCEL ELEV. 917.08 (NAVD'88)

LEGEND

- FI = Found Iron
- SI = Set Iron
- Fence ————
- x 92.5 = EX. GRADE
- x [93.6] = PROP. GRADE

734-755-9035

MARC W. DAVIS P.E. #54580

CLIENT: GIRAFFE

APEX SURVEY

20960 MILWAUKEE RD.
BRITTON, MICHIGAN 49229
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email: mwdavispe07@yahoo.com

JOB # 23-220

DATE 1-16-24

DWG. BY MWD

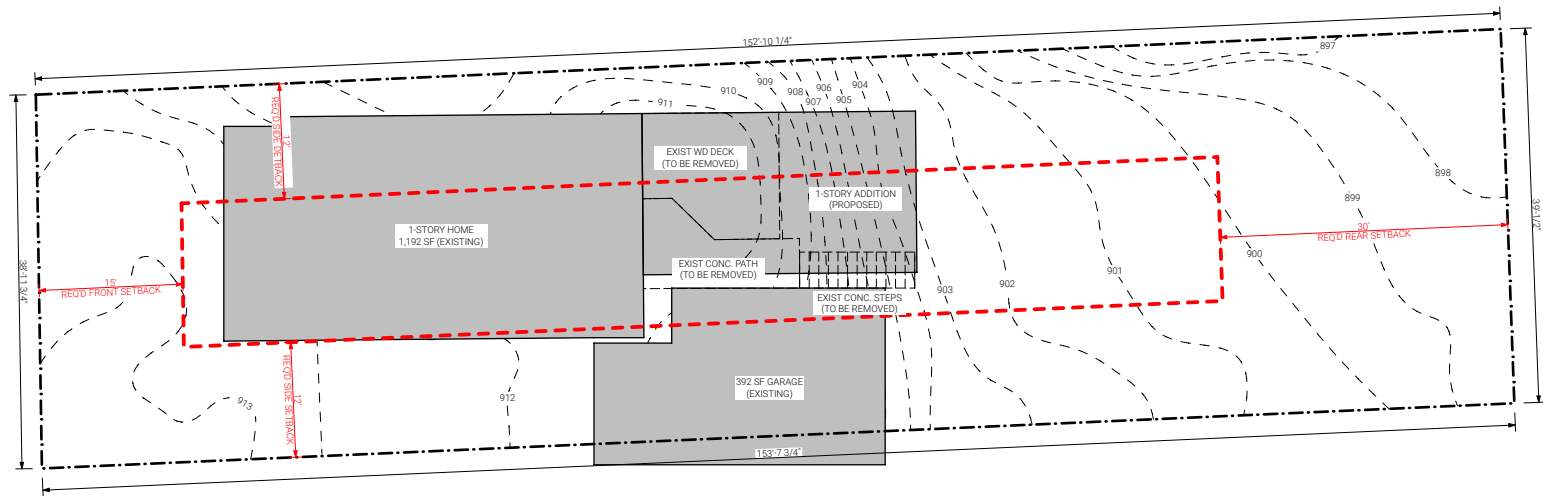
1"=40'

SCALE

BK PG

SHEET 1 OF 1

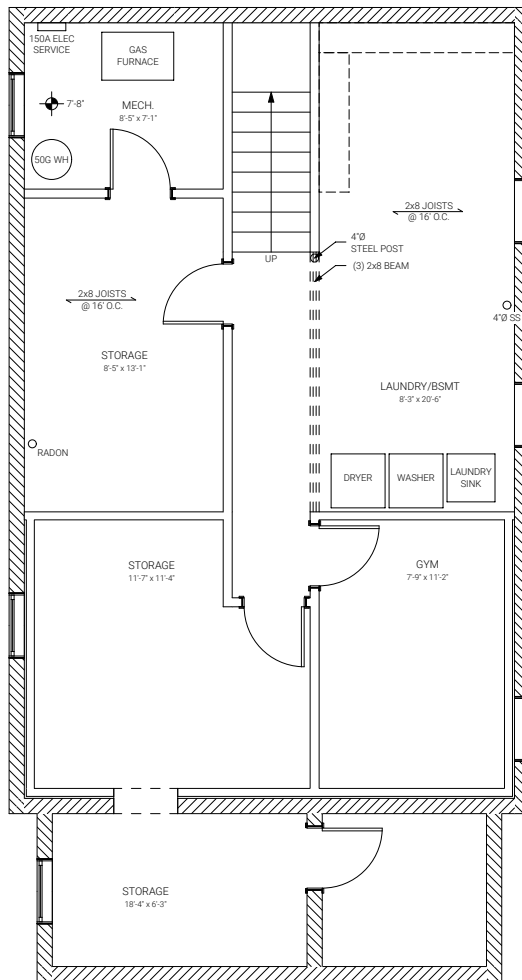
FOOTPRINT / FLOOR AREA CALCULATIONS	
PRE-1945 FOOTPRINT	730 SF
NEW FOOTPRINT AREA	433 SF
PROPOSED FOOTPRINT	1,163 SF
% FOOTPRINT INCREASE	59%
PRE-1945 FLOOR AREA	692 SF
NEW FLOOR AREA	392 SF
PROPOSED FLOOR AREA	1,084 SF
% FLOOR AREA INCREASE	57%



1
01

SITE PLAN
SCALE: 1" = 20'

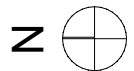




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02

BASEMENT (E)

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



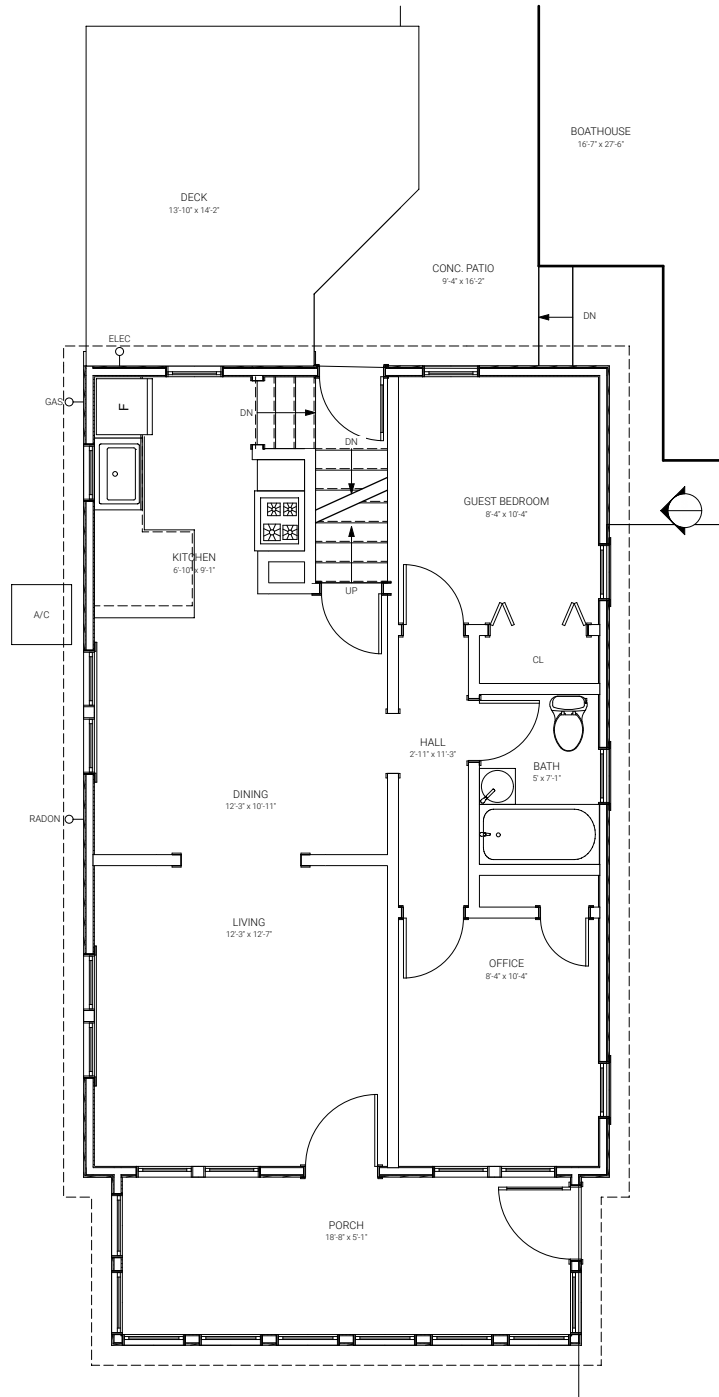
JANSSENS / BOGAN

PRIMARY SUITE ADDITION

805 THIRD ST, ANN ARBOR, MI 48103

02

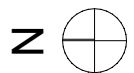
PRINT DATE: 1/17/24



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03

MAIN FLOOR (E)

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



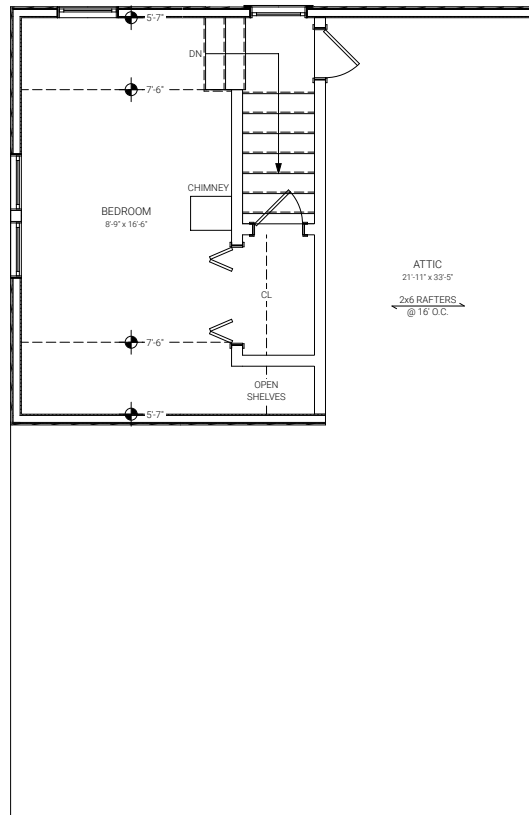
JANSSENS / BOGAN

PRIMARY SUITE ADDITION

805 THIRD ST, ANN ARBOR, MI 48103

03

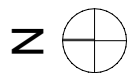
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04

2ND FLOOR (E)

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



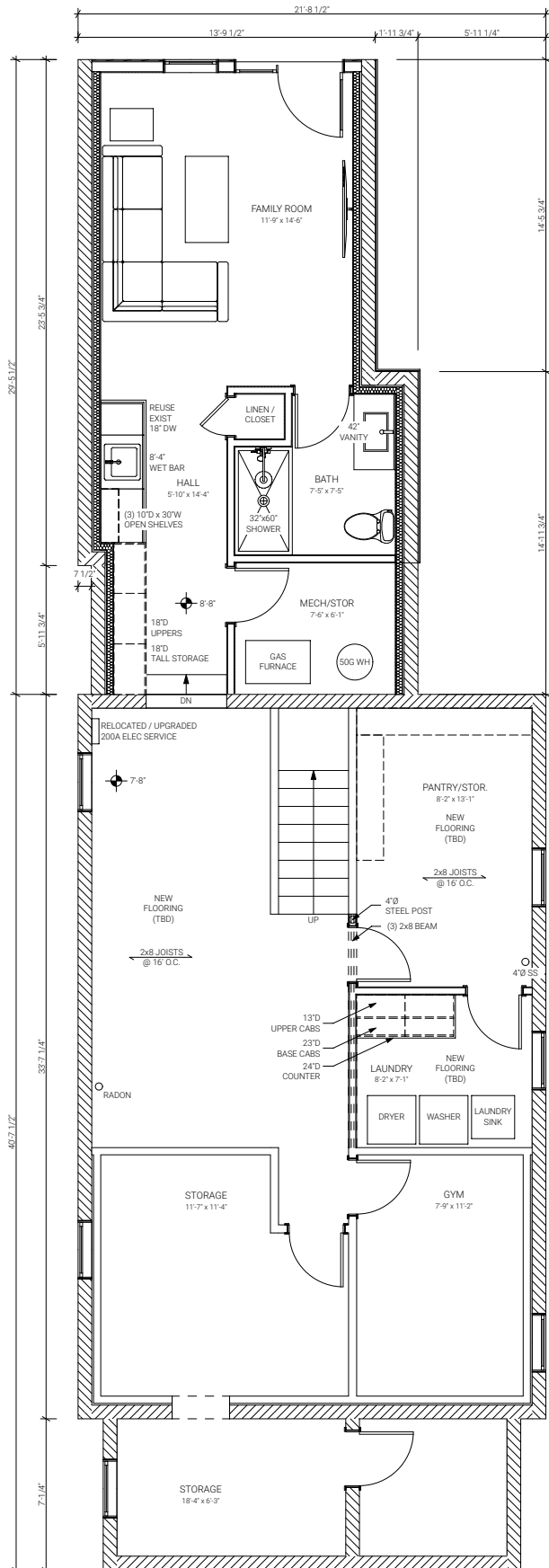
JANSSENS / BOGAN

PRIMARY SUITE ADDITION

805 THIRD ST, ANN ARBOR, MI 48103

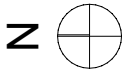
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PRINT DATE: 1/17/24



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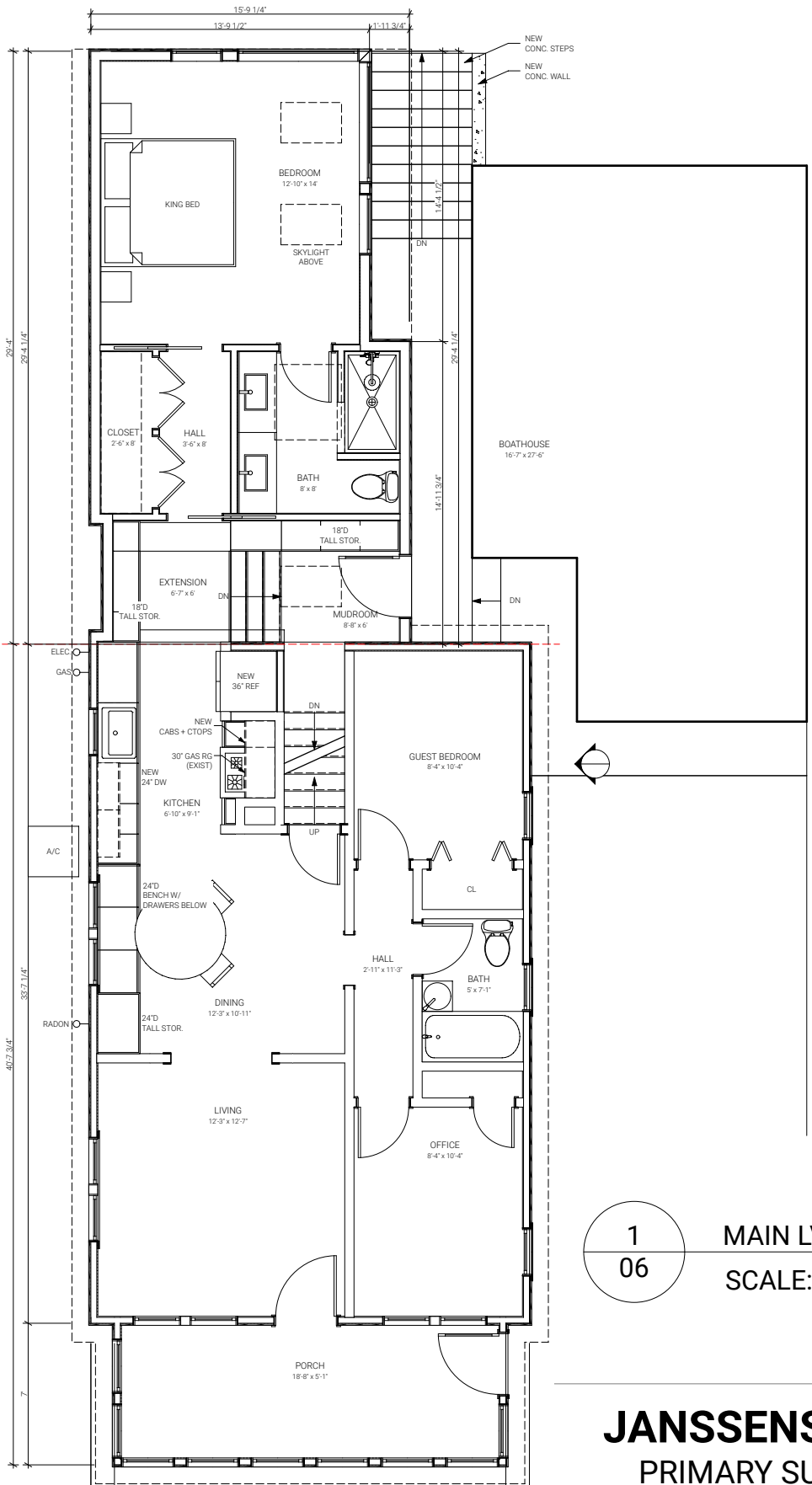
BASEMENT
SCALE: 1/8" = 1'-0"



PRINT DATE: 1/17/24

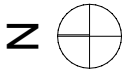
JANSSENS / BOGAN
PRIMARY SUITE ADDITION
805 THIRD ST, ANN ARBOR, MI 48103

05



1
06

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

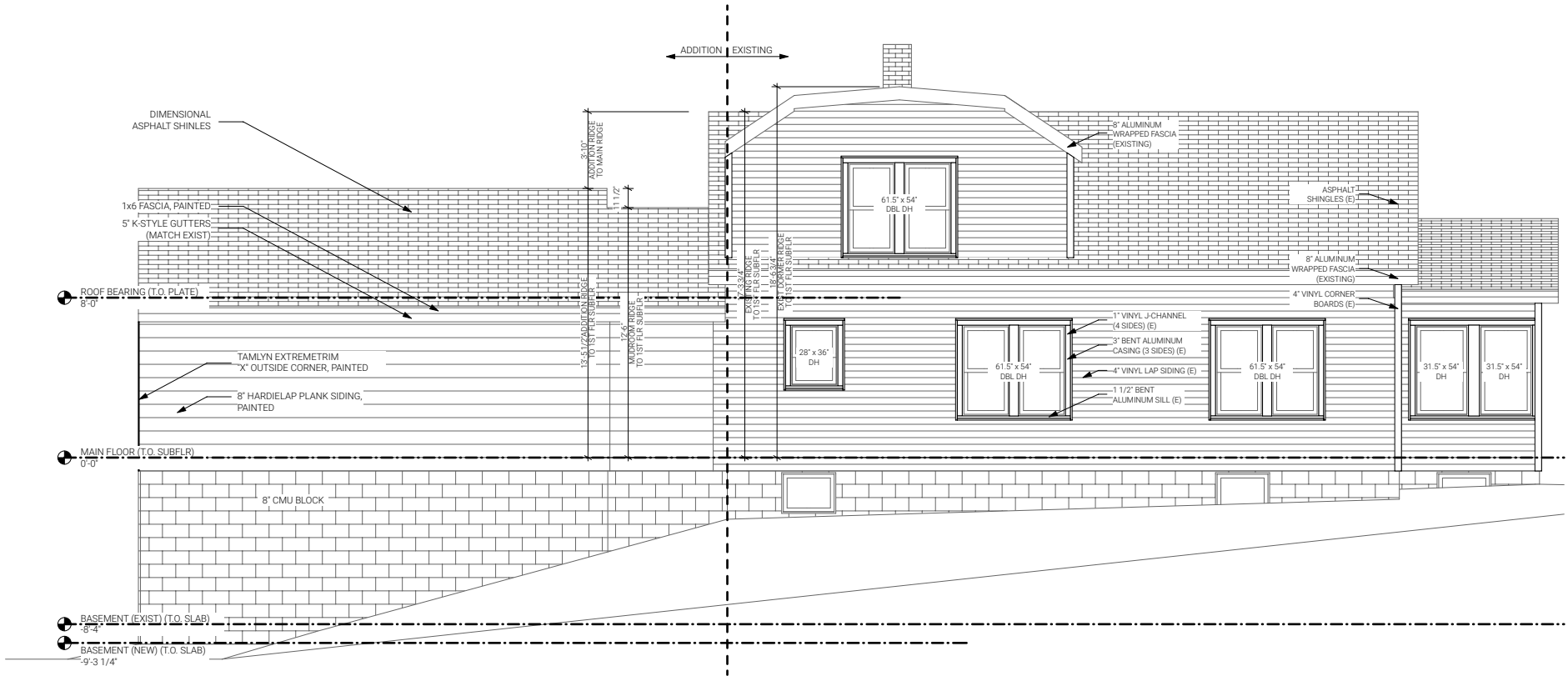


JANSSENS / BOGAN
PRIMARY SUITE ADDITION

06

PRINT DATE: 1/17/24

805 THIRD ST, ANN ARBOR, MI 48103



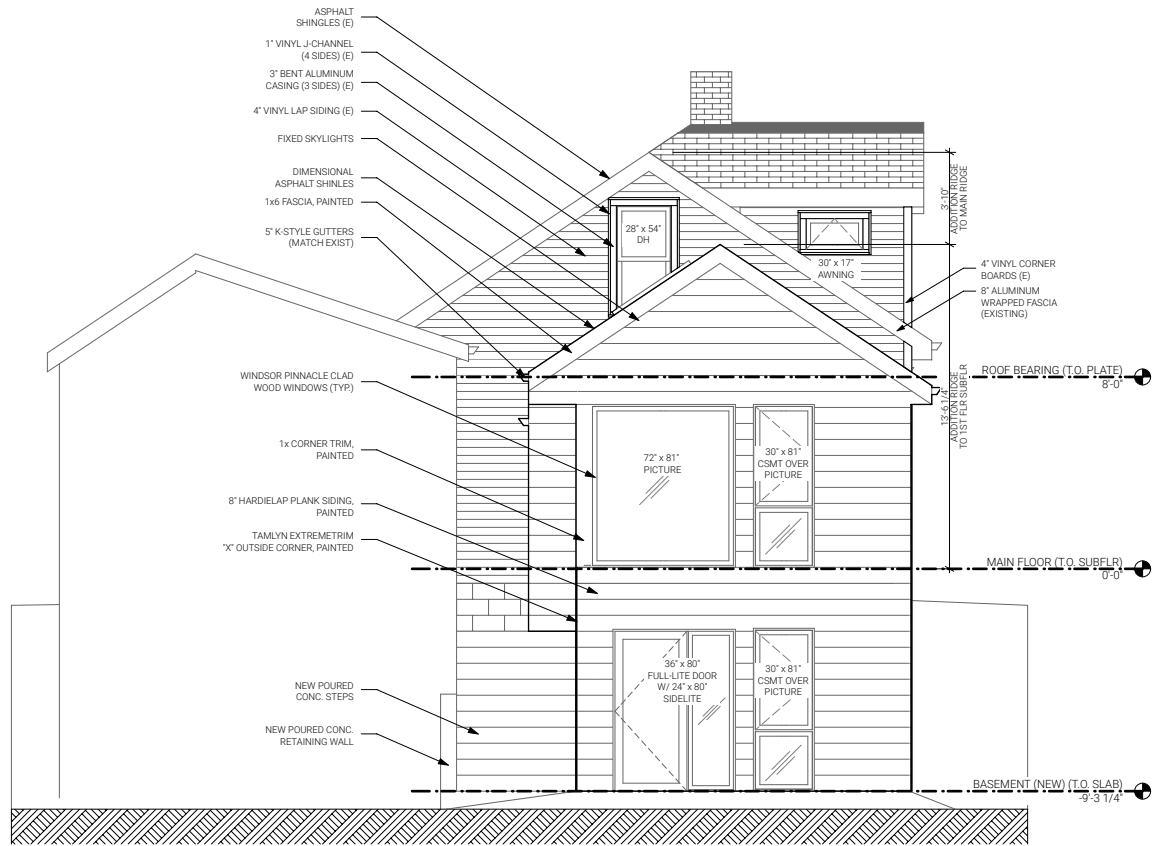
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07

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

PRINT DATE: 1/17/24

JANSSENS / BOGAN
PRIMARY SUITE ADDITION
805 THIRD ST, ANN ARBOR, MI 48103

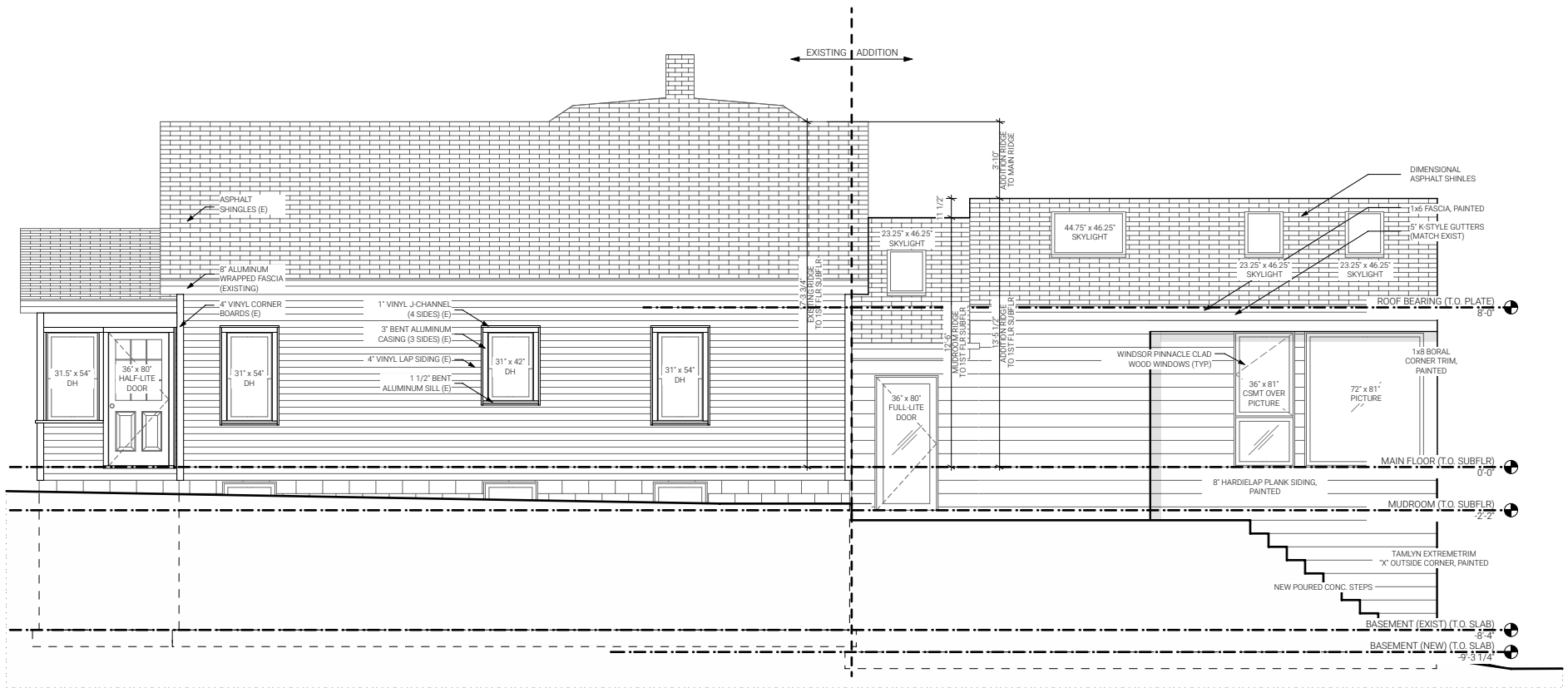
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08

EAST ELEVATION

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



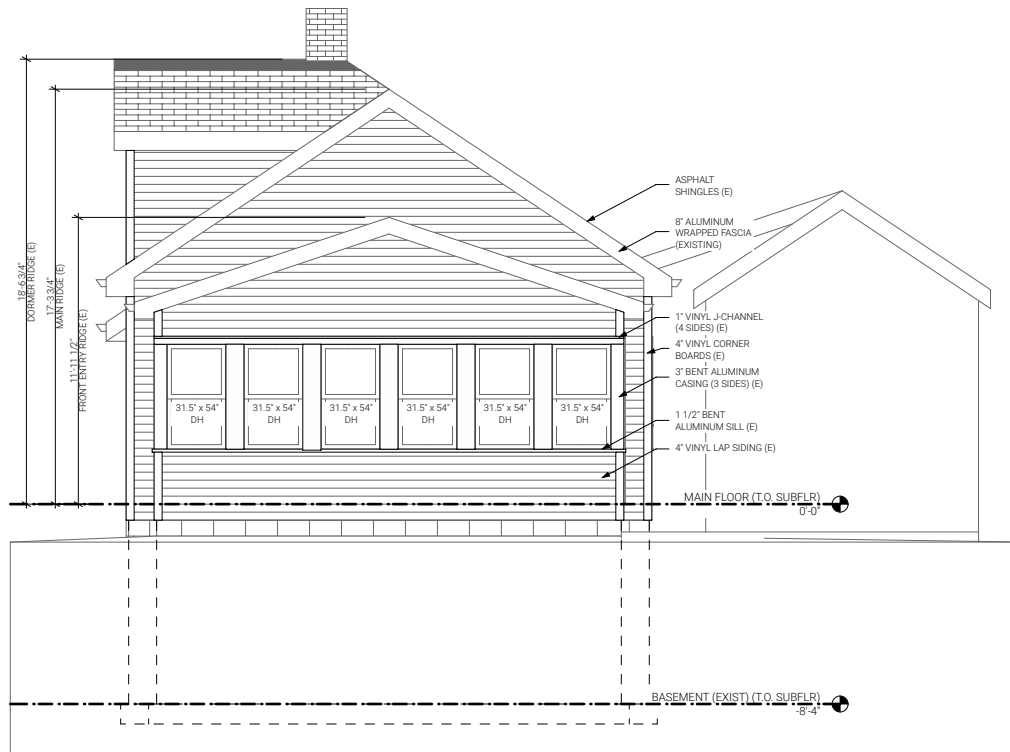
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09

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

PRINT DATE: 1/17/24

JANSSENS / BOGAN
PRIMARY SUITE ADDITION
805 THIRD ST, ANN ARBOR, MI 48103

09



3
10

WEST ELEVATION

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



Pinnacle Casement & Awning with 3-1/4" Frame

Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance
- Glass is replaceable in case of damage
- 2" thick sash adds beauty and increases insulating value
- Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- Single lever, sequential, multi-point lock for sleek look and easy operation



- Adjustable concealed hinge system ensures smooth operation



- 1-1/4" jamb creates unmatched strength and stability
- Silicone-injected frame corners create a stronger and more attractive joint
- Side stops held in place with kerf and barb for easy removal and replacement

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional



Exterior Trim

- 3-1/4" frame windows available with traditional or contemporary flush fin extruded aluminum casing options; flush fin trims are mitered and applied to all four sides

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (*NOT available on radius casements*)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
 - Primed: white or black
 - Painted: white, black or gray
 - Stained: 9 color options
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 24 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



Pinnacle Clad 3-1/4" Frame Direct Set & Radius

Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum frame for low maintenance
- Glass is replaceable in case of damage
- 3/4" frame on radius/direct set creates unmatched strength and stability
- Silicone-injected frame corners create a stronger and more attractive joint

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, clad extruded Williamsburg and 3-1/2" flat casing (*direct set only*)

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 7/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail (Direct set only)
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
 - Primed: white or black
 - Painted: white, black or gray
 - Stained: 9 color options
- Exterior – Heavy-duty extruded aluminum cladding on frame

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 24 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



Clad 3-1/4" Direct Set
& Radius Corner Cut



Pinnacle Swinging Patio Door

Features and Benefits

- Stainless steel multi-point locking hardware option for added security
- Integral structural astragal allows for doors up to 12 feet wide to be placed in a single frame, which decreases the potential for air and water infiltration
- "Easy Adjust" hinge system for effortless operation and correction after installation
- Wept sill system to eliminate water infiltration
- Dual-seal frame weatherstripping at panel face and edge improves air and thermal performance
- Taller sill provides excellent water performance and design pressure ratings
- Foam-backed glazing bead prevents paint and stain from bleeding
- Active stiles constructed of an LVL core material for added strength and stability
- Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance
- Panels available in traditional French or contemporary narrow stile
- Low clearance (ADA-approved) sill options
- In-swing and out-swing options available
- Full, 1/2 and 3/4 lite available with flat or split panel option

Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0" (9'0" and 10'0" doors available in French panels only)
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing
- All prime door trims are cellular PVC

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille
- 3-4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 3-3/8" Simulated Mid Rail
- Standard and custom grille patterns available

Weatherstripping

- Rigid, weatherable PVC or urethane foam encased in polyethylene film
- In-swing and out-swing doors feature bottom heavy-duty, self-adjusting sweep

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
 - Primed: white or black
 - Painted: white, black or gray
 - Stained: 9 color options (Note: primed doors available in Clear Select Pine, primed or painted white as interior finishes)
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional cellular PVC trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 24 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Hardware

Classic or contemporary handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass, antique brass, faux bronze, oil rubbed bronze and black; Euro handle available in satin nickel and black

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar

