

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 623 Second Street, Application Number HDC14-102

DISTRICT: Old West Side Historic District

REPORT DATE: July 10, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 7, 2014

	OWNER	APPLICANT
Name:	Don & Paula Thomas	Attila Huth & Co.
Address:	623 Second Street Ann Arbor, MI 48103	719 Fifth Street Ann Arbor, MI 48103
Phone:	(734) 904-2002	(734) 358-3681

BACKGROUND: This 1 ½ story gable fronter features wide board trim beneath the eaves, knee-wall windows on the sides, and a full width front porch. The house's construction date is not known, but it appears in the 1894 Polk City Directory as 57 Second Street, occupied by William Raab (a mason who is later listed as a driver) and his wife Lizzie. By 1910 Mrs. Stabler occupied the house.

LOCATION: The site is located on the east side of Second Street, south of West Madison and north of West Mosley Streets.

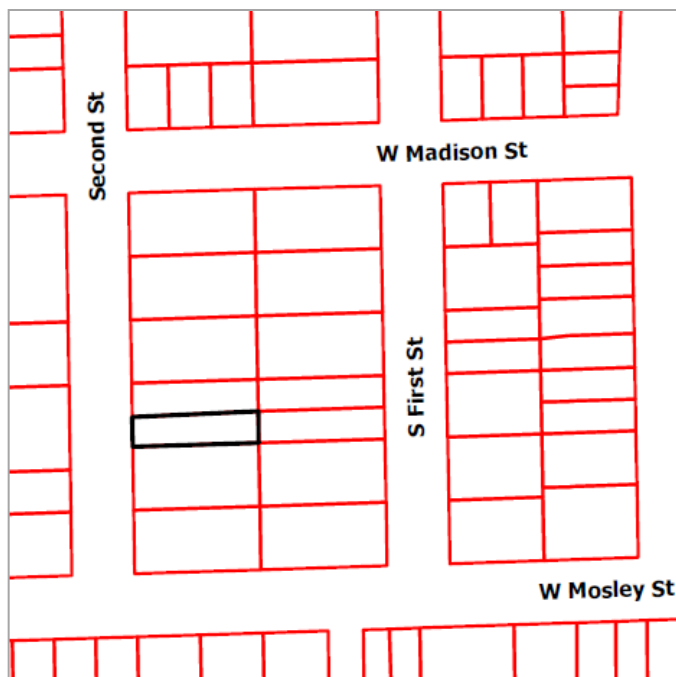
APPLICATION: The applicant seeks HDC approval to change the pitch of the gabled garage roof, extend the building an additional four feet toward the front (west), add two windows and move a door. The garage is a non-contributing structure from the 1950s.

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.

- (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):

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.

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.

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

Residential Accessory Structures

Not Recommended: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

STAFF FINDINGS

1. The current garage door is very narrow. By moving the person door around to the side, space is made for a wider car door. Changing the roof pitch to a steeper one will allow attic storage with a pull-down access stair, and lengthening the structure by four feet from 22'4" to 26'4" makes room for garage storage (and the pull-down stair) in addition to a vehicle. Two barn sash windows that match an existing one will be added. The siding and roofing materials match the existing.
2. Altering an accessory building to provide better storage, instead of modifying a contributing structure, is recommended and encouraged. The modifications proposed for this building are minimal, tasteful, and will have no adverse effects on the house or surrounding historic district.
3. Staff believes the application meets the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and the *Ann Arbor Historic District Design Guidelines* and recommends approval of the application.

POSSIBLE MOTION: (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 623 Second Street, a contributing structure in the Old West Side Historic District, to change the pitch of the gabled garage roof, extend the building an additional four feet toward the front (west), add two windows and move a door. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for accessory structures, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10, and the guidelines for building site and district or neighborhood setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 112 West Madison Street in the Main Street 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

623 Second Street (2007 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: 623 SECOND ST.
Historic District: O.W.S.
Name of Property Owner (If different than the applicant):
DON & PAULA THOMAS
Address of Property Owner: 623 SECOND ST.
Daytime Phone and E-mail of Property Owner: 734 358-3681
Signature of Property Owner: Paula Thomas Date: 6/16/14

Section 2: Applicant Information

Name of Applicant: ATTILA HUTH & CO.
Address of Applicant: 719 FIFTH ST.
Daytime Phone: (734) 904-2002 Fax: (____) _____
E-mail: ATTILAH@SBCGLOBAL.NET
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: Attila Huth Date: 6-16-14

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 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: AA

100.-
CR#22012

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

1. Provide a brief summary of proposed changes.

REPLACE THE ROOF AND ADD 4' TO THE EXISTING GARAGE ADD 2 WINDOWS TO MATCH THE EXISTING AND REPAIR & REPAINT THE SIDING & TRIM

2. Provide a description of existing conditions.

1950's ERA GARAGE IN NEED OF ROOF & SIDING REPAIR

3. What are the reasons for the proposed changes?

TO ACCOMMODATE CAR AND ADD SPACE TO ATTIC STORAGE

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: 6/17-2014 Application to _____ Staff or _____ HDC

Project No.: HDC 14-102 Fee Paid: 100⁰⁰

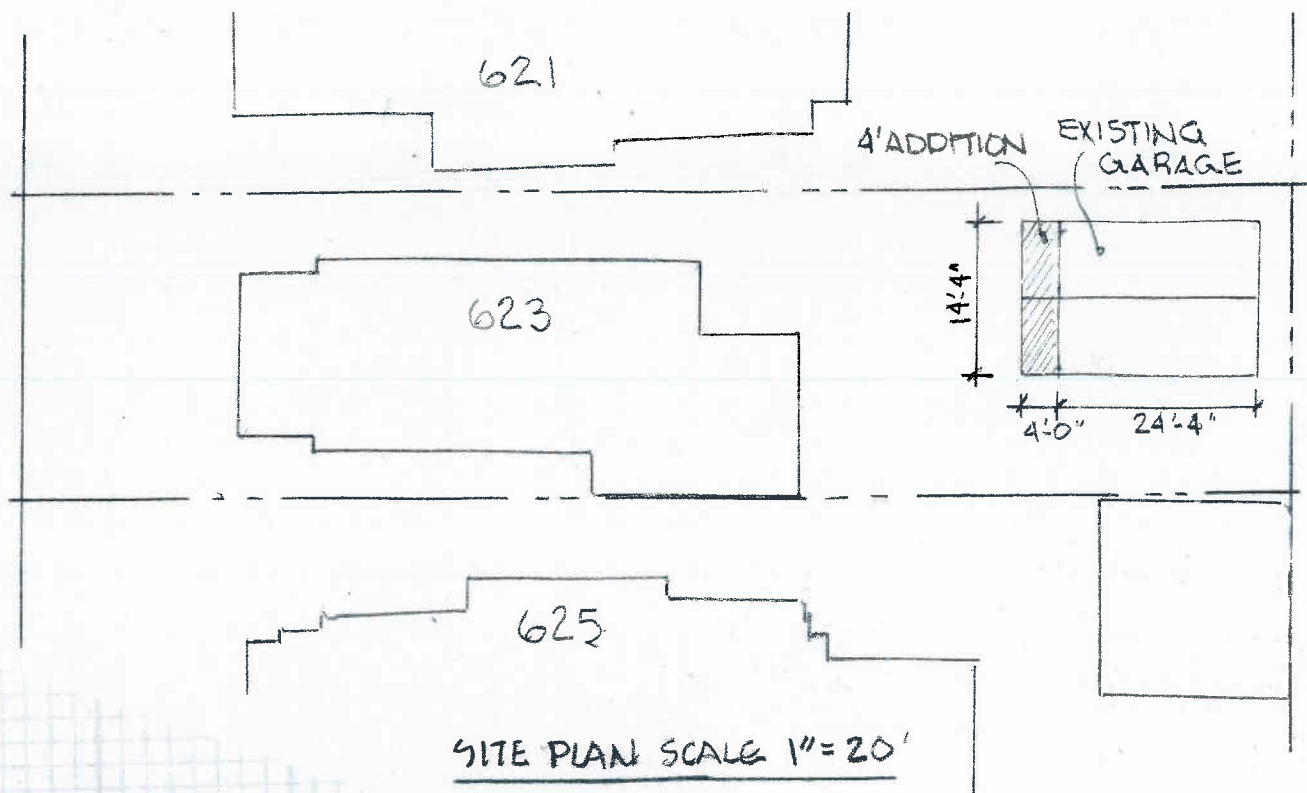
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 7/10-2014

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

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

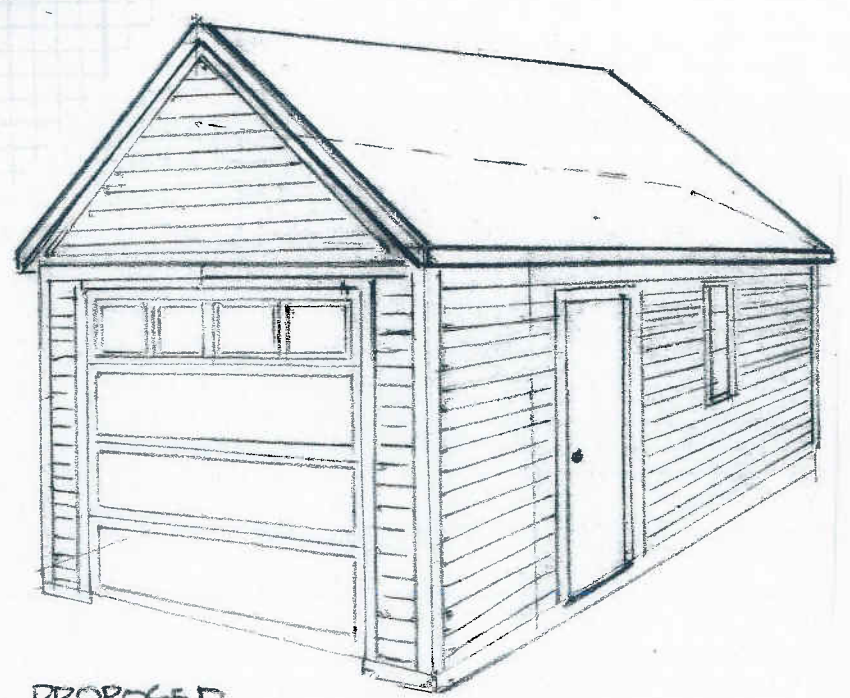
SECOND ST.



EXISTING

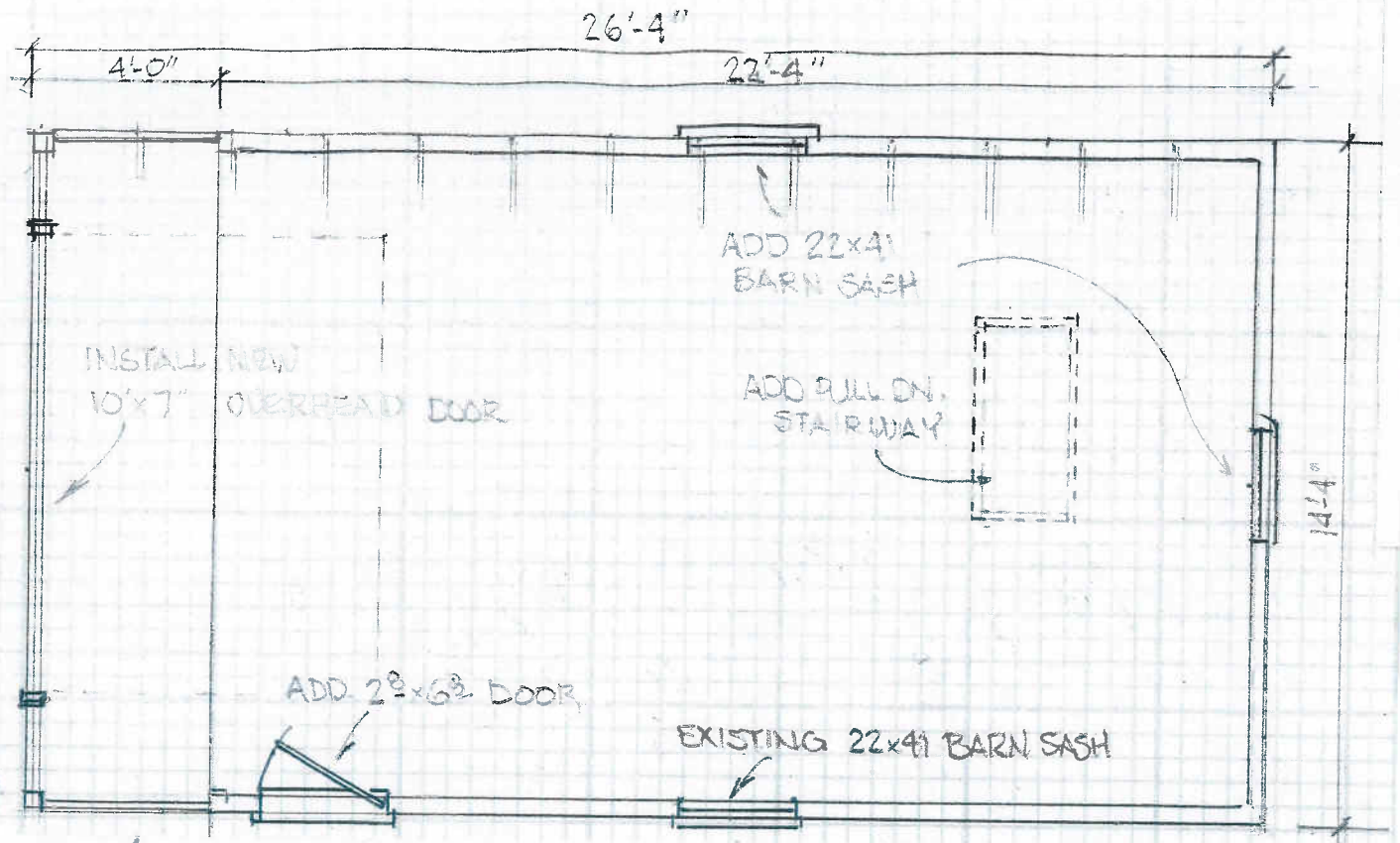
GARAGE RENOVATION 623 SECOND ST.

Don & Paula Thomas



PROPOSED

Attila Huth & Company Inc.
 DESIGN-ENGINEERING-CONSTRUCTION
 719 5th ST. ANN ARBOR (734) 904-2002

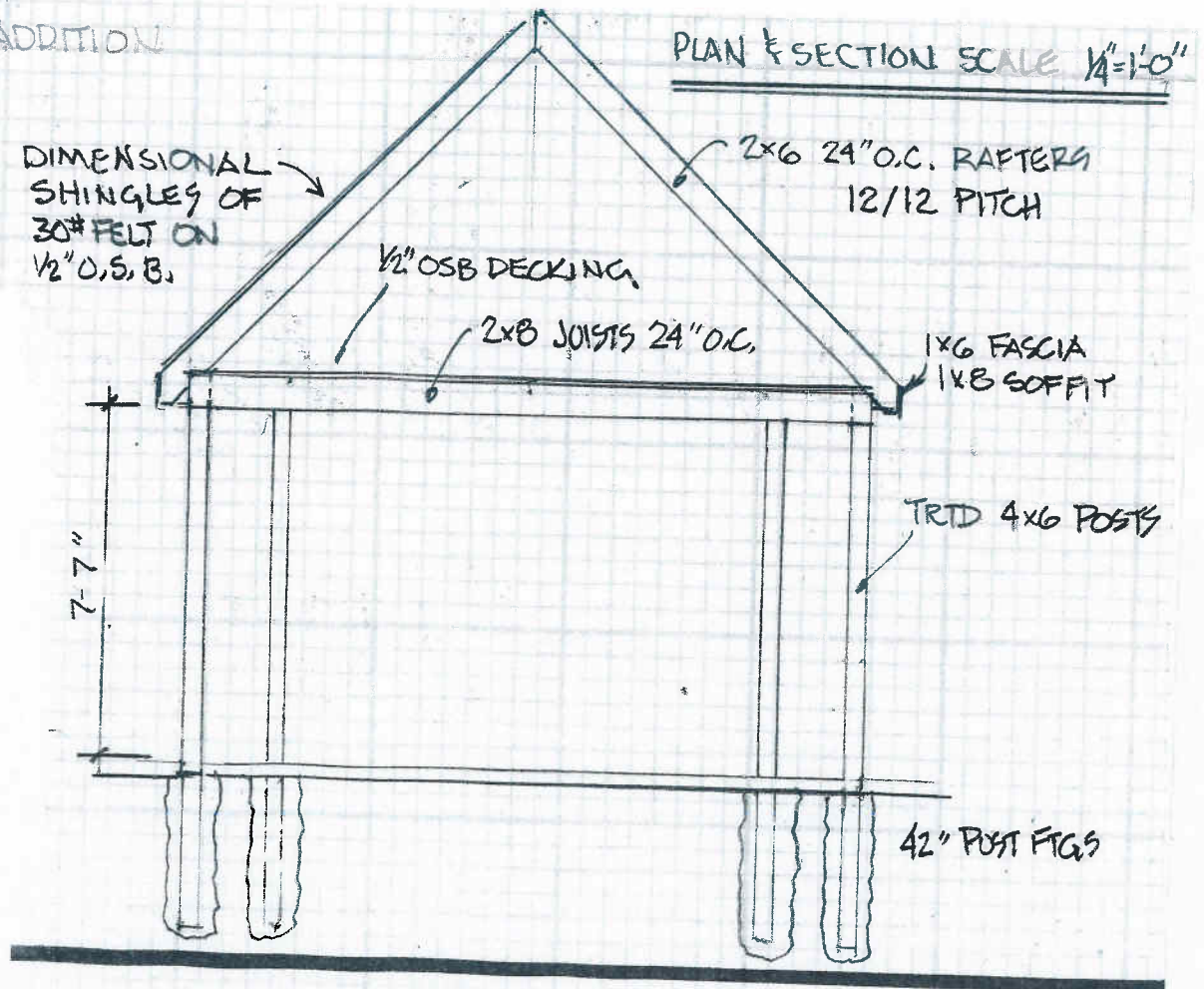


4' POST & BEAM ADDITION

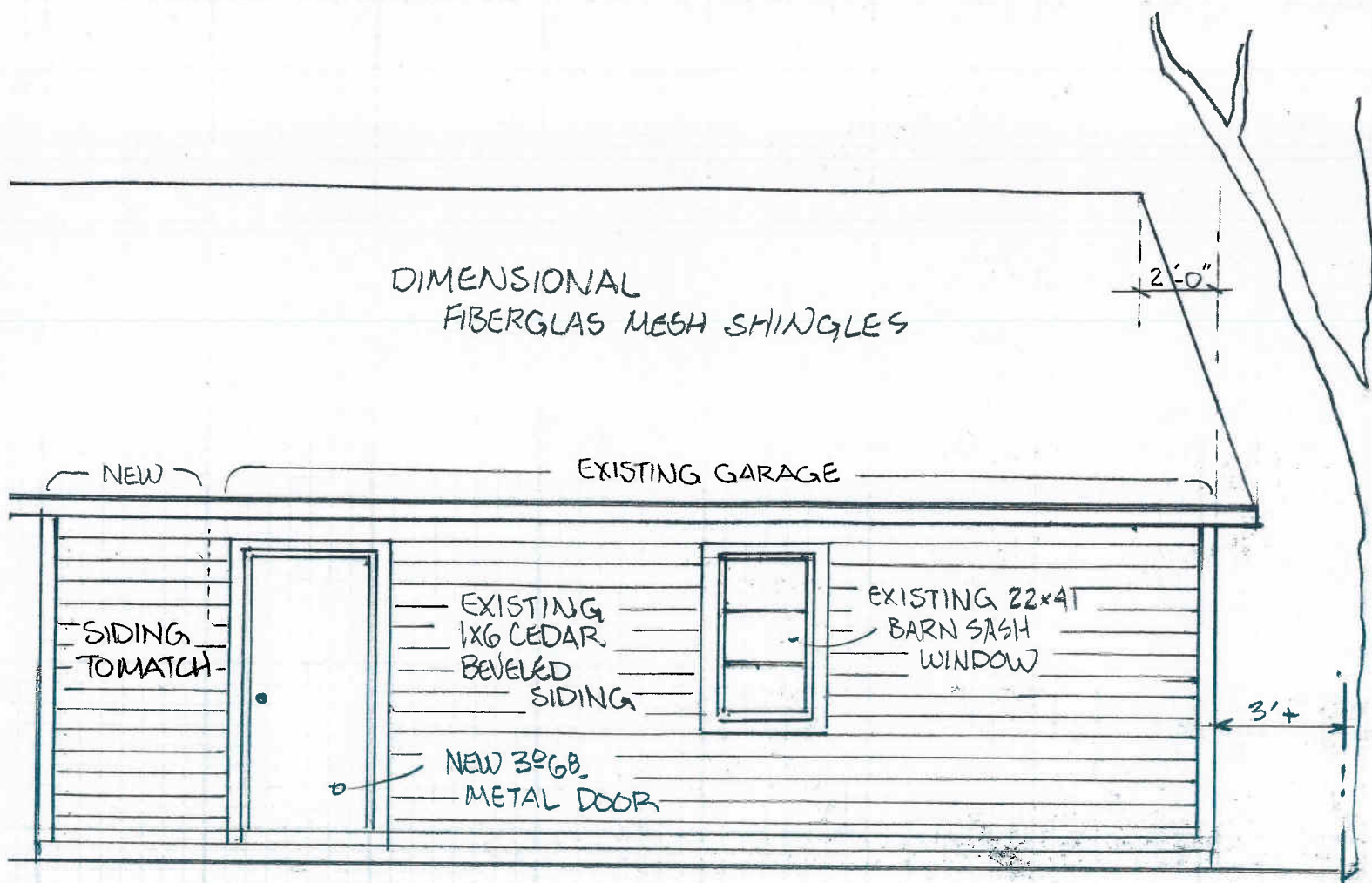
PLAN & SECTION SCALE 1/4"=1'-0"



DIMENSIONAL SHINGLES OF 30# FELT ON 1/2" O.S.B.



42" POST FIGS



DIMENSIONAL
FIBERGLAS MESH SHINGLES

2'-0"

NEW

EXISTING GARAGE

SIDING
TO MATCH

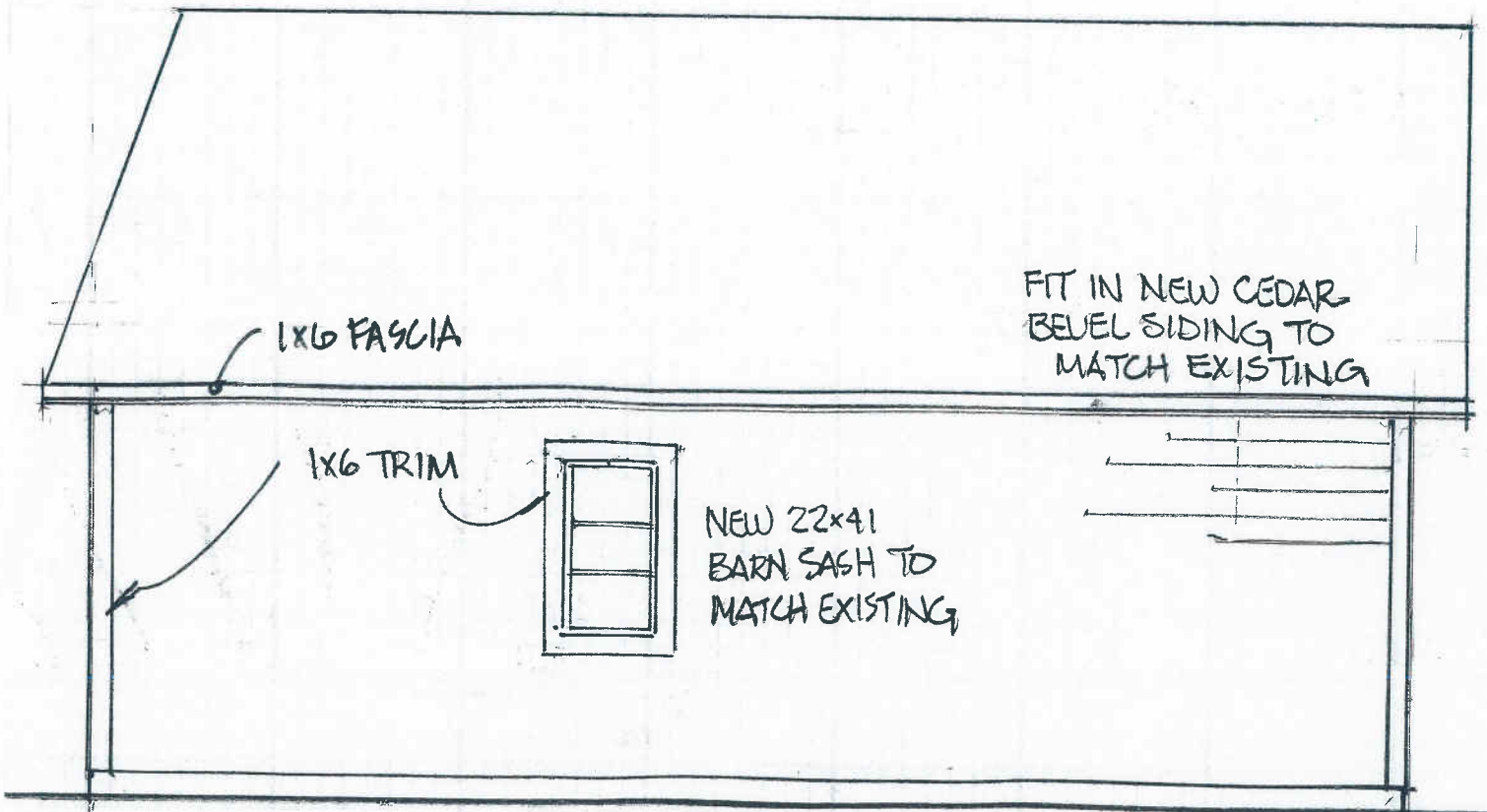
EXISTING
1x6 CEDAR
BEVELED
SIDING

EXISTING 22x41
BARN SASH
WINDOW

NEW 3068
METAL DOOR

3'+

SOUTH ELEVATION SCALE 1/8"



1x6 FASCIA

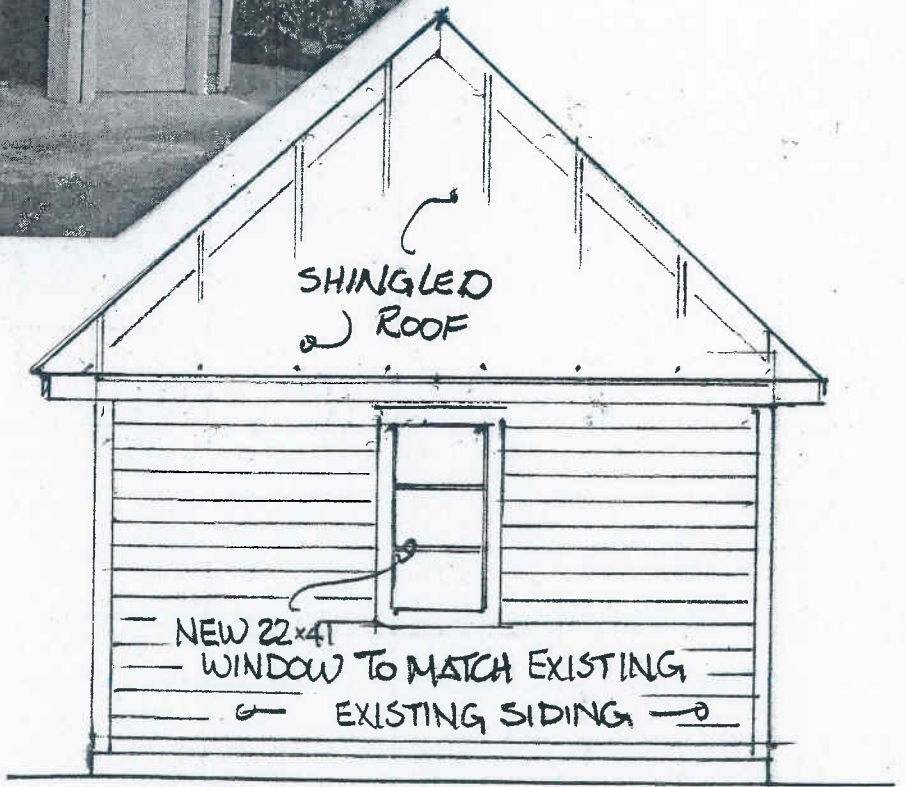
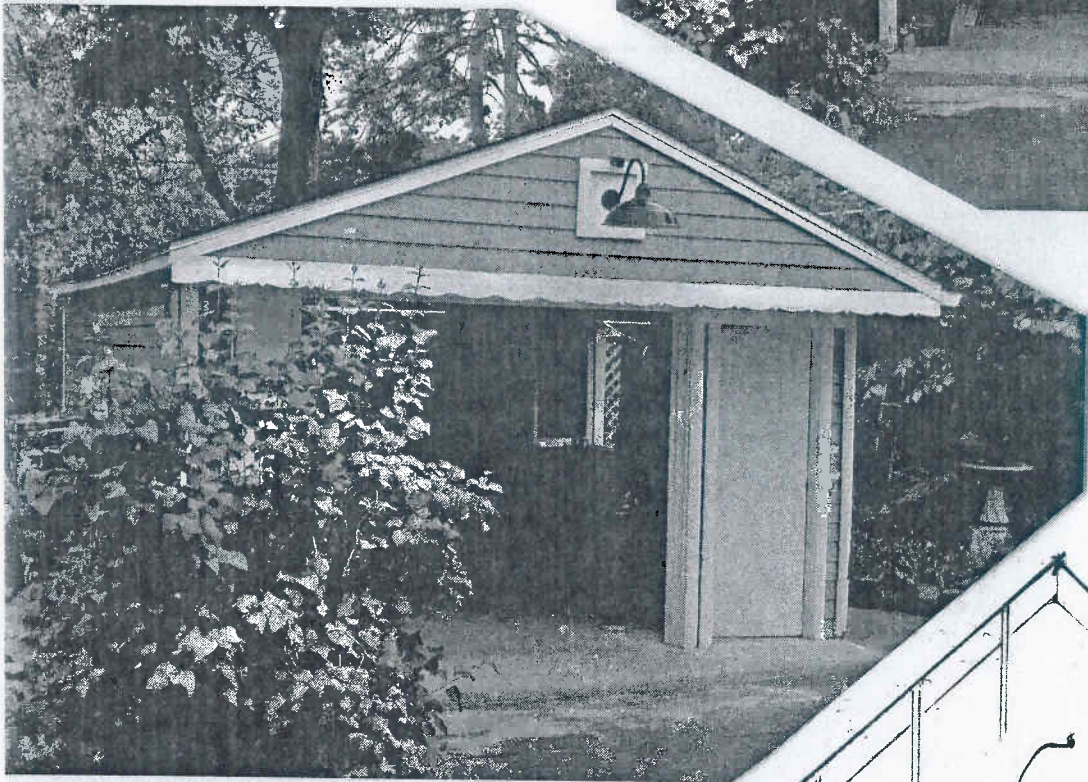
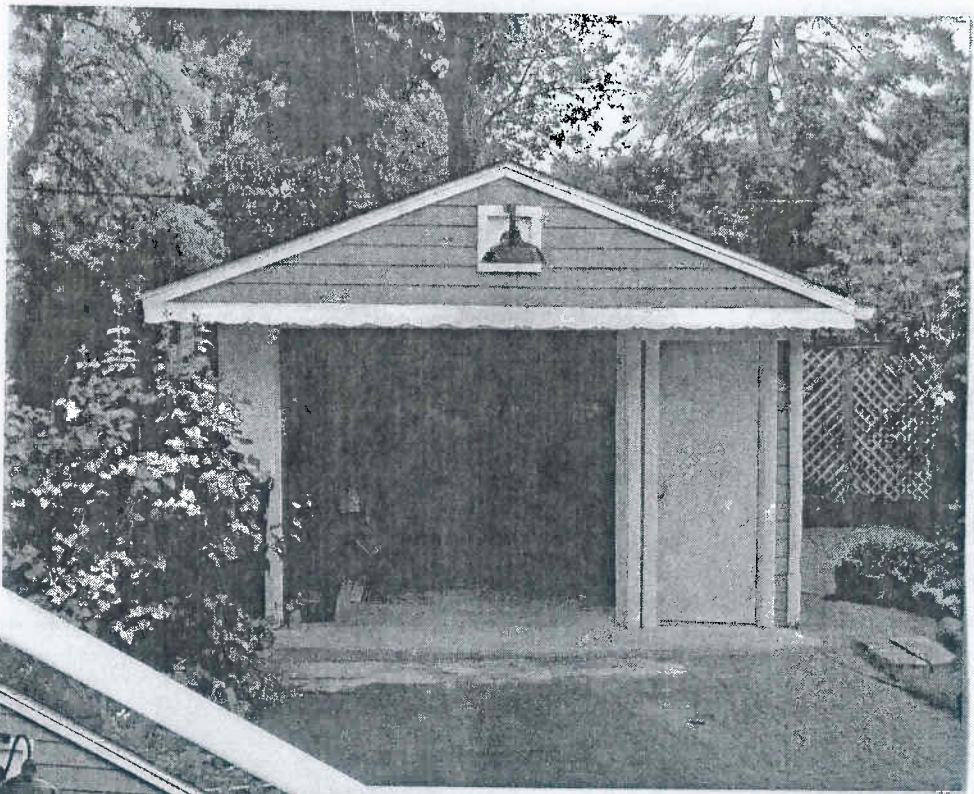
FIT IN NEW CEDAR
BEVEL SIDING TO
MATCH EXISTING

1x6 TRIM

NEW 22x41
BARN SASH TO
MATCH EXISTING

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

EXISTING
GARAGE



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