

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 511 South First Street, Application Number HDC14-108

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

Name: Mehdi Khan
Address: 1707 Delancy Ct
 Canton, MI 48188
Phone:

APPLICANT

Scott Klaassen
 3003 Washtenaw Ave #1E
 Ann Arbor, MI
 (734) 677-2222

BACKGROUND: This simple 1 ¾ story gable-fronter features wood siding and wide board trim in the gables. It appears in the 1894 Polk City Directory as the home of Mrs. Lohrke, who occupied the house until at least 1910. In the 1916 Sanborn Map, the house had a full-width front porch and a small rear covered porch.

LOCATION: The site is located on the east side of South First Street, south of West Jefferson and north of West Madison.

APPLICATION: The applicant seeks HDC approval to construct a 6' x 20'8" one-story rear addition with a shed roof on top of an existing concrete deck.

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 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 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.

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.

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.

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.

Retaining the historic relationship between buildings and the landscape.

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.

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

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 that overpowers or dramatically alters the original building through size or height.

STAFF FINDINGS:

1. The existing raised concrete deck is 6' by 20'8" on a block foundation with a crawlspace, and the addition would be built on top of it, spanning the width of the back of the house. The Design Guidelines recommend that additions not be flush with the sidewalls of the house and therefore act as extensions of them, but since the foundation here is already in place, inseting the new walls would result in an awkward concrete ledge at their base. The addition's hipped roof and change in foundation materials help define it as new, and at only six feet deep, should avoid the disproportionately extruded look that the guidelines are trying to avoid.
2. The addition would be sided in cementitious clapboard siding with wood trim and an asphalt roof. An existing rear door would be moved onto the addition and reused. Steps with wood railings lead down into the rear yard. The proposed motion adds the condition that the stairs be wood – the petitioner agreed to do this verbally, but it wasn't shown on the digital plan set. Two windows on the back of the house would be infilled to accommodate the addition. The addition would house a new bathroom and laundry room.
3. Staff believes the work is complementary and sensitive to the house and neighborhood, and its limited size and location on the back of the house are appropriate. The work meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's 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 511 South First Street, a contributing property in the Old West Side Historic District, to construct a 6' x 20'8" one-story rear addition with a shed roof on top of an existing concrete deck ON THE CONDITION that the rear stairs are wood with closed risers. As conditioned, 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, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

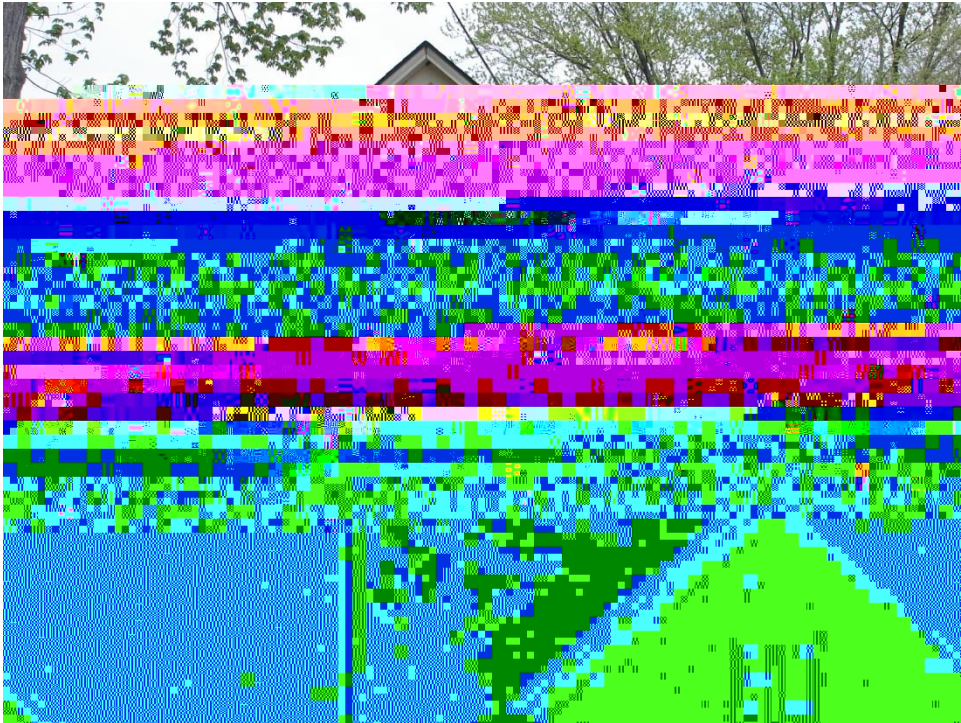
I move that the Commission issue a Certificate of Appropriateness for the work at 511 South First Street in the Old West Side Historic District

_____ 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.

511 South First Street (April 2008 survey photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue P.O. Box 8647 Ann Arbor, Michigan 48107-8647
734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 511 S First

Historic District: Old West Side

Name of Property Owner (if different than the applicant): _____

Address of Property Owner: MEHD. KHAN 1707 DELANCT CT

Daytime Phone and E-mail of Property Owner: MICHAEL@SEVERSTANA.COM 48187

Signature of Property Owner: [Signature] Date: 6/9/14

Section 2: Applicant Information

Name of Applicant: Scott Klaassen

Address of Applicant: 3003 Washteraw Ave 1E

Daytime Phone: (734) 677-2222 Fax: _____

E-mail: scott@doneriteco.com

Applicant's Relationship to Property: owner architect cert _____

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

1. Provide a brief summary of proposed changes. Build a 6' x 20'
single story addition over the existing concrete
rear porch. The addition will hold the new bathroom
and laundry area.

2. Provide a description of existing conditions. Existing 2 story house
with non-historic front and rear porch. The rear
porch is block with concrete slab poured over it
and crawl space under

3. What are the reasons for the proposed changes? To add a new 2nd bathroom
and laundry to the house

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
we will relocate the existing rear door to the new
rear door location, siding and trim will have similar
look but will be easily differentiated from original

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: _____



EXISTING REAR ELEVATION

SCALE : $\frac{1}{4}'' = 1'-0''$

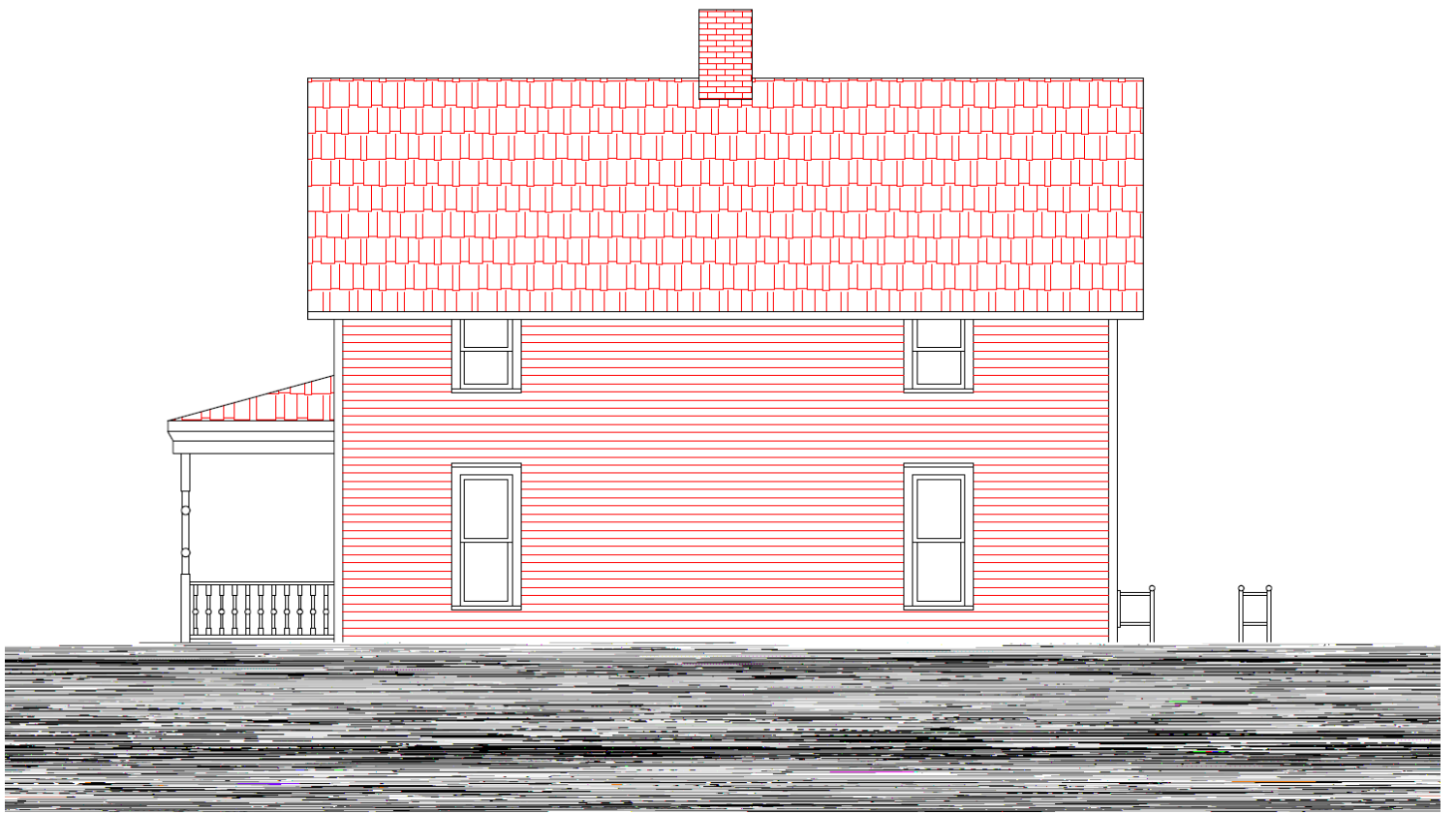
511 S. FIRST STREET

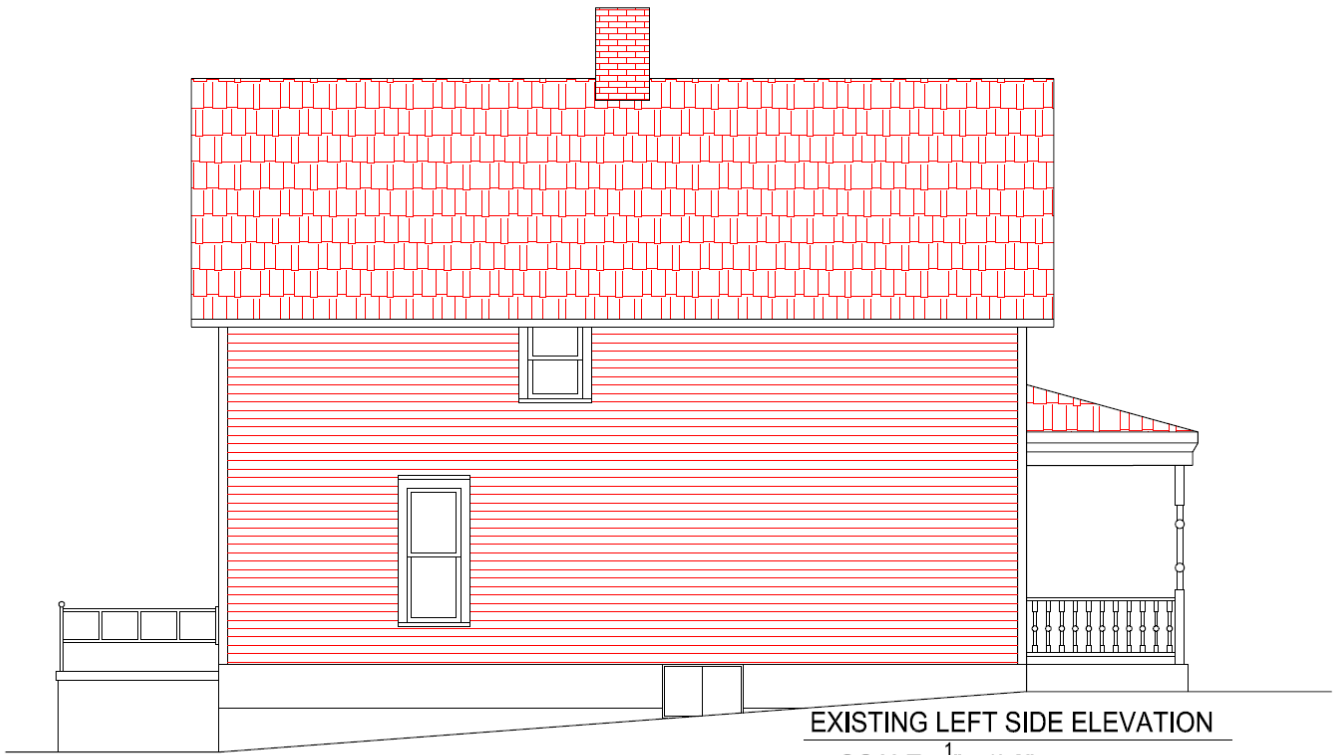


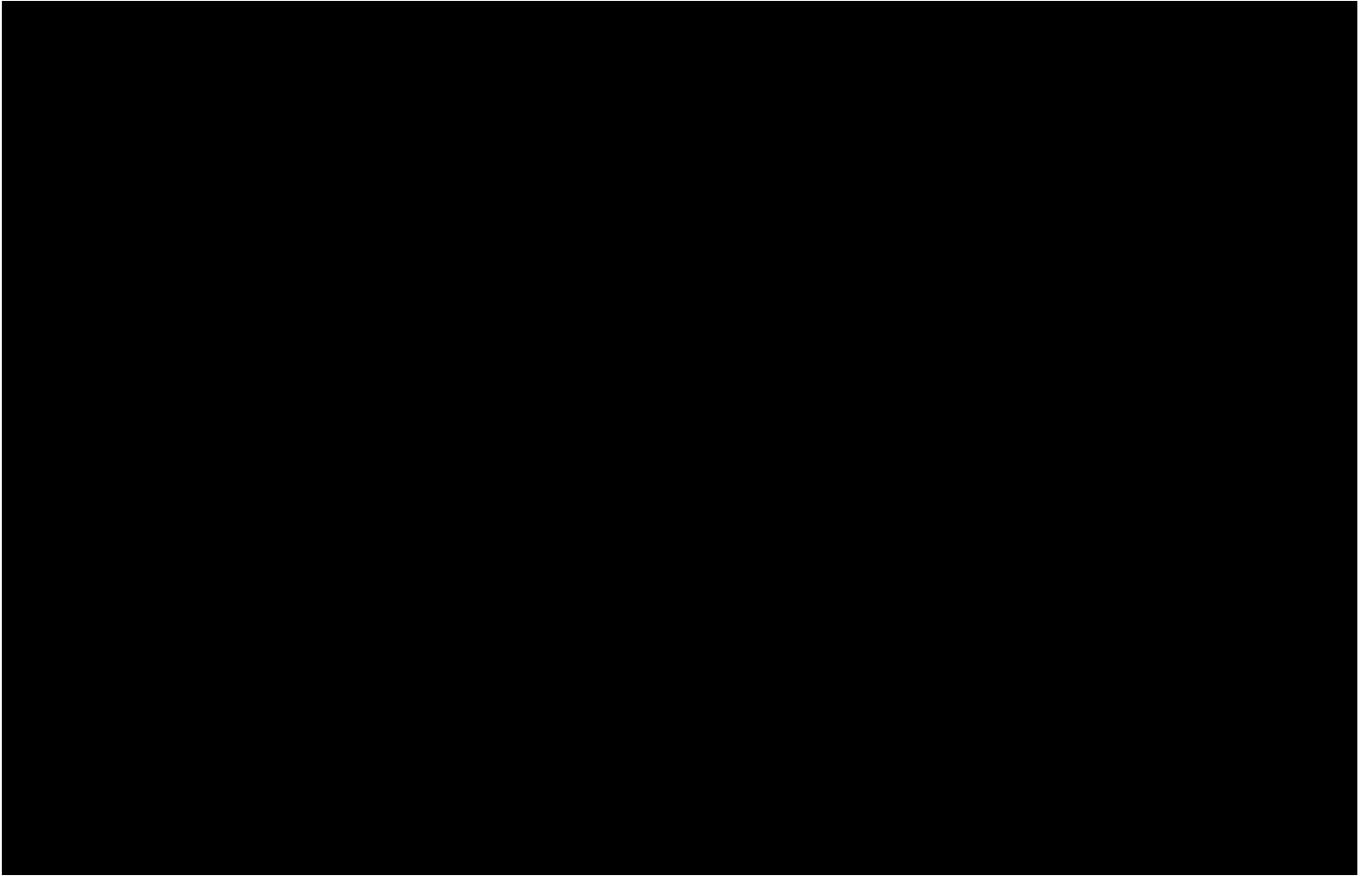
EXISTING FRONT ELEVATION

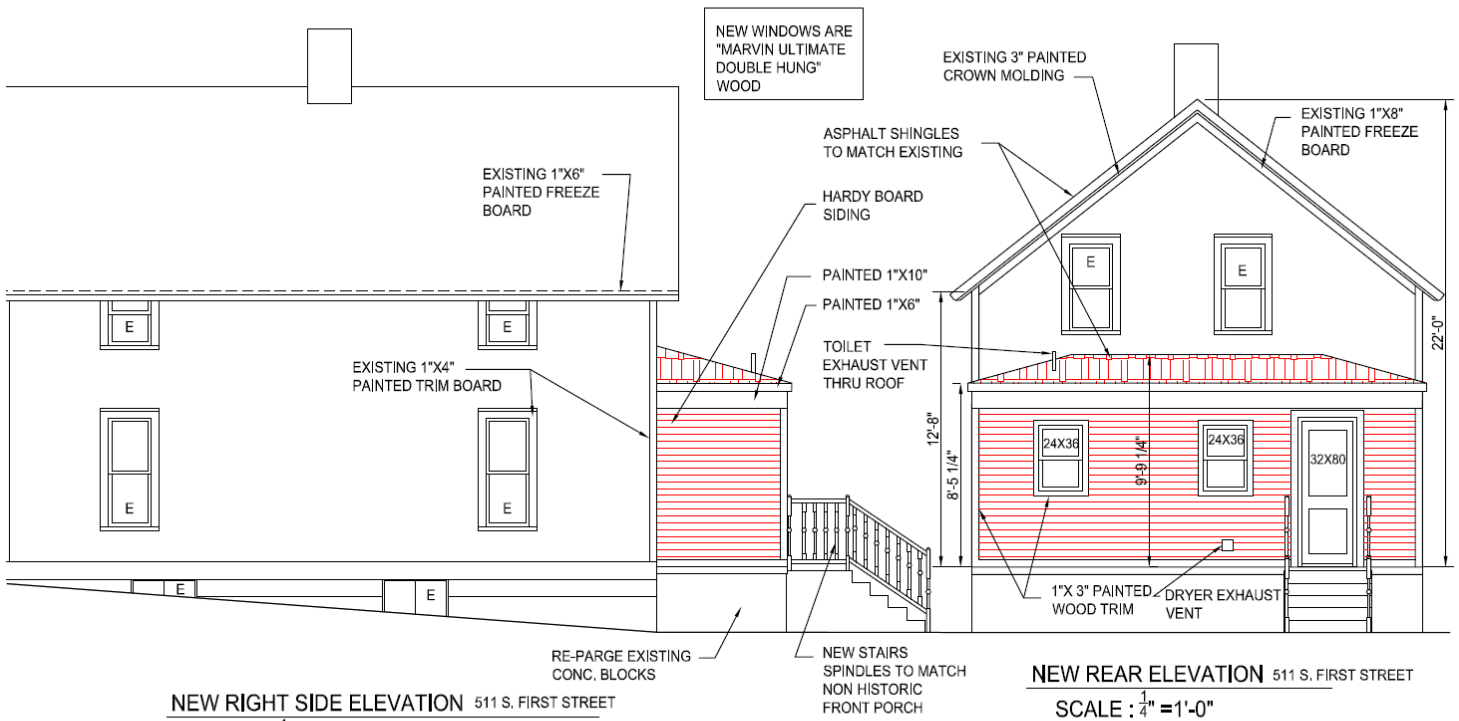
SCALE : $\frac{1}{4}'' = 1'-0''$

511 S. FIRST STREET

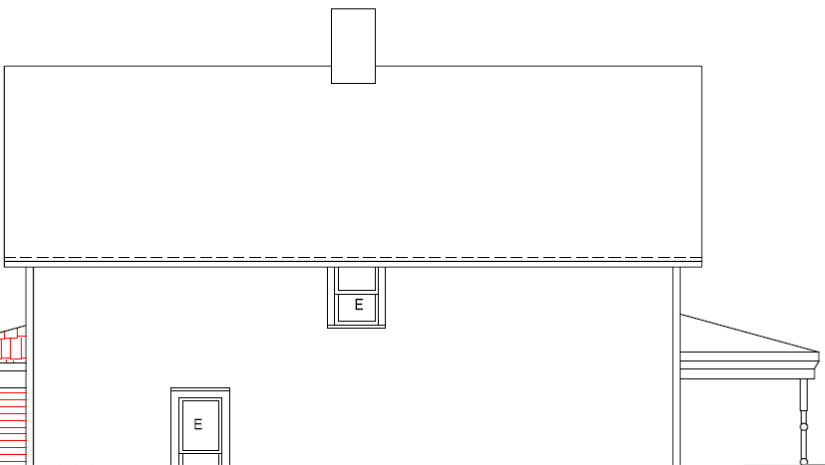






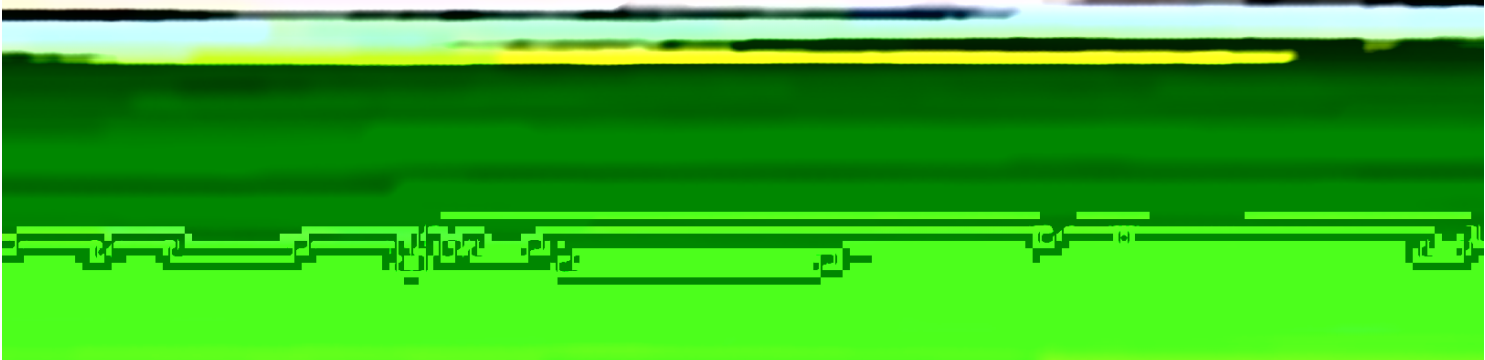


HARDY BOARD
SIDING
PAINTED 1"X10"
PAINTED 1"X6"
NEW STAIRS WITH
SPINDLES TO MATCH
FRONT PORCH



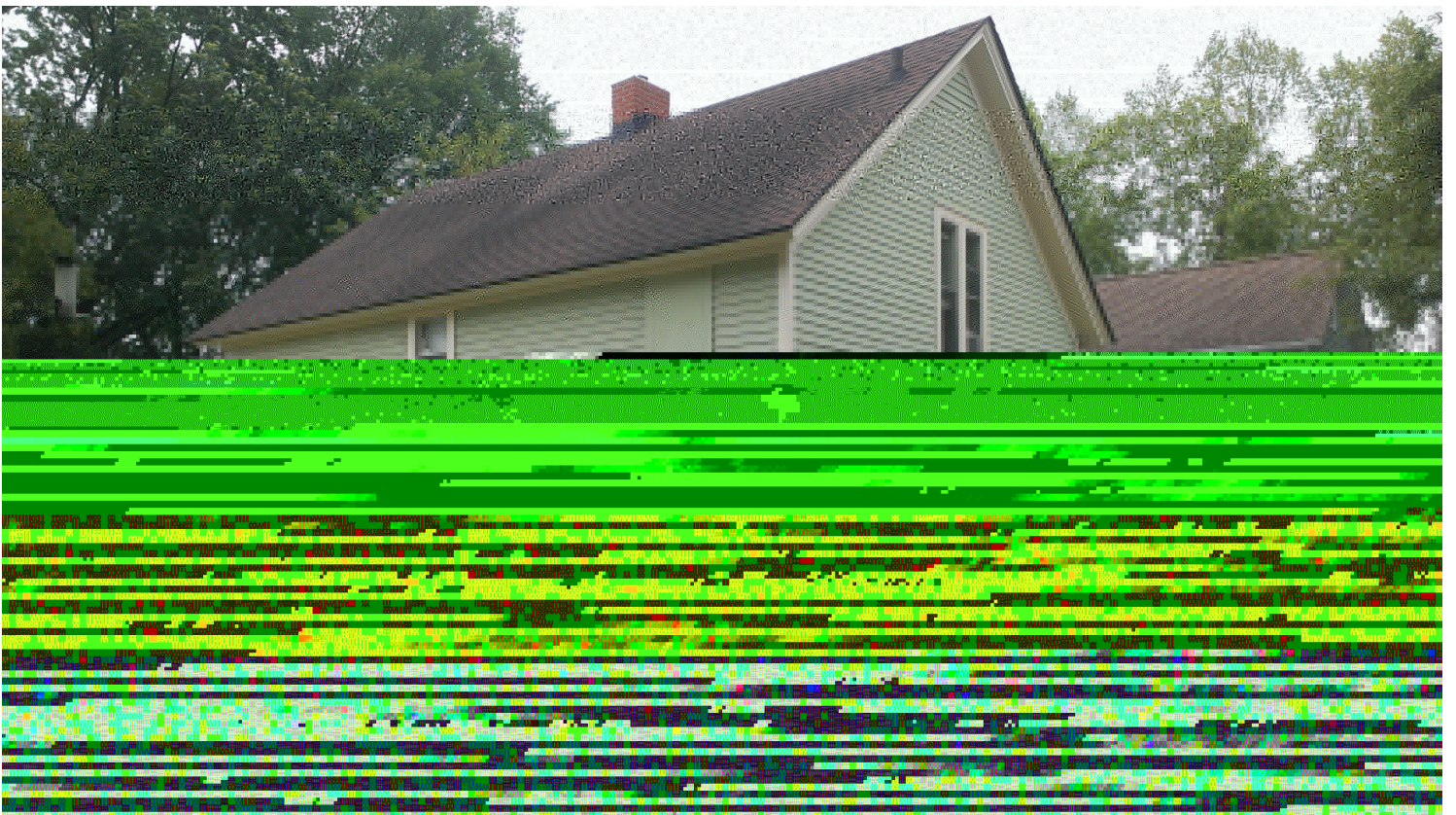


Ultimate Double Hung
Section Details: Operating
See 2-12



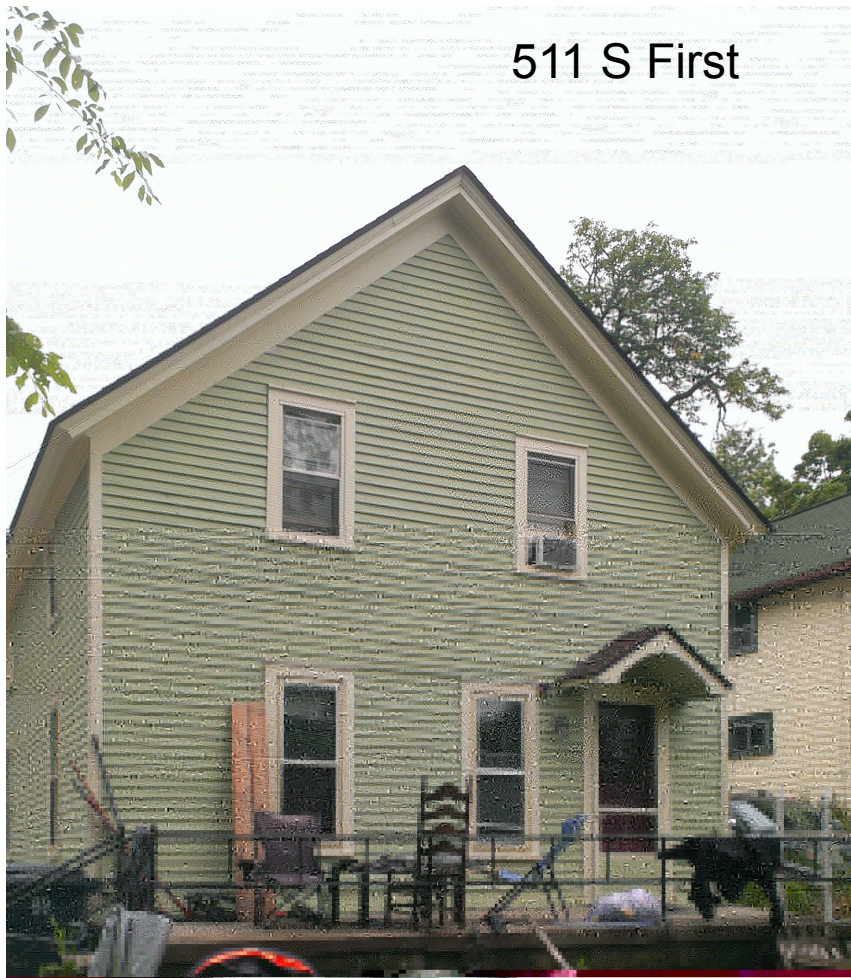


511 S First



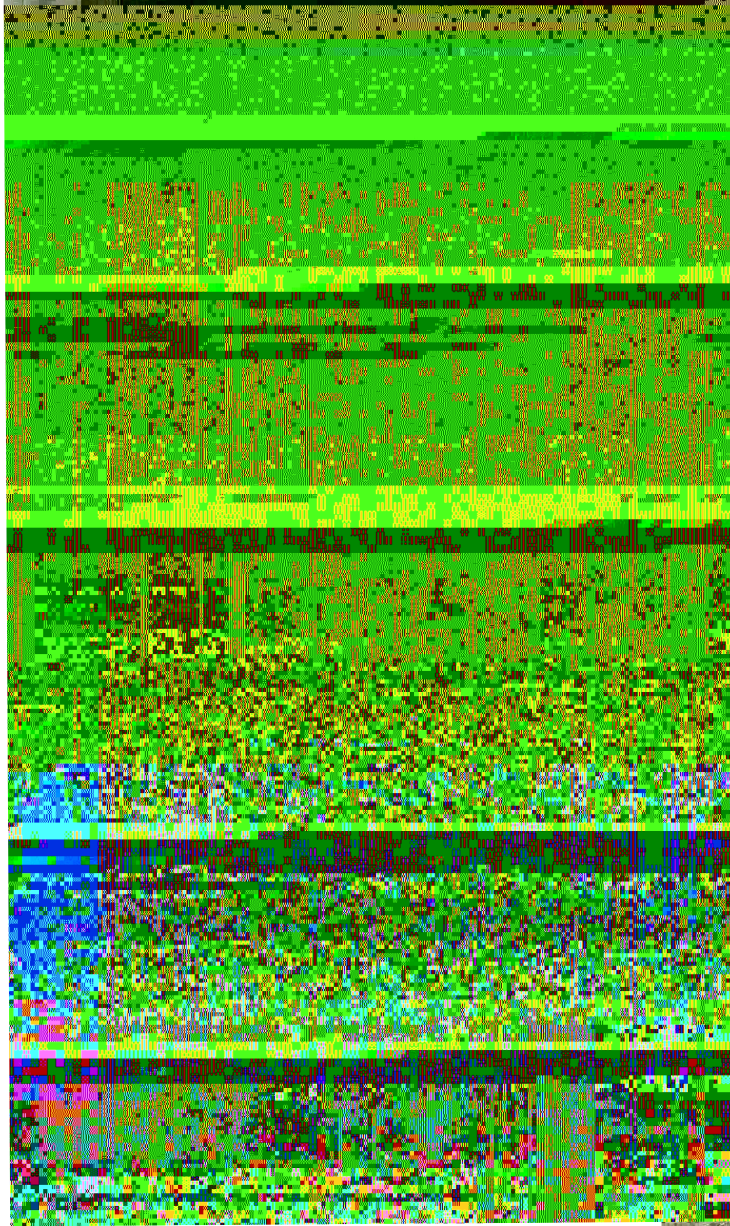


511 S First





Existing Back Door



Non-historic front porch

