

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 442 Second Street, Application Number HDC10-

DISTRICT: Old West Side Historic District

REPORT DATE: September 9, 2010

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, September 7, 2010

OWNER	APPLICANT
Name: Toby & Kathy Brzoznowski	Marc Rueter
Address: 442 Second Street Ann Arbor, MI 48103	515 Fifth Street Ann Arbor, MI 48103
Phone: (734) 476-5616	(734) 769-0070

BACKGROUND: This house began as a small 1 ½ story Greek revival structure which appears on the 1866 birdseye map. It is listed in the 1868 City Directory as the home of carpenter John George Lutz and his wife Agatha. Their descendents lived in the house until 1925. According to later birdseye maps, the north and rear wings were added by 1880 and the two-story Queen Ann addition was added by 1890. The original porch between the two front wings appears on the 1899 Sanborn map, but its cobblestone base and short square columns indicate that it was probably remodeled in the 1920s.

In 1989 the HDC issued a certificate of appropriateness to restore the front porch which had been illegally enclosed by a previous owner, and asbestos siding was removed at around that time.

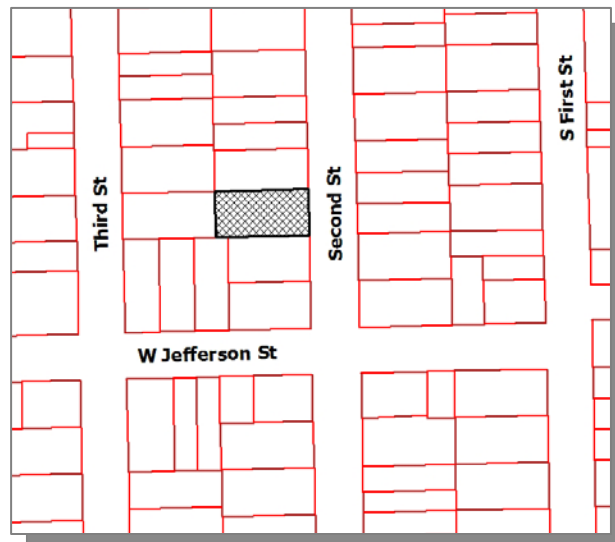
LOCATION: The site is located on the west side of Second Street, south of West William and north of West Jefferson.

APPLICATION: The applicant seeks HDC approval to remove a modern one story addition and construct a 1 ½ story addition on the rear of the house.

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.

- (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.
- (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):

New 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.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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: 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.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

STAFF FINDINGS:

1. The footprint of the house is nearly the same today as it was on the 1899 Sanborn map. Per the applicant, a one-story rear wing was removed and rebuilt in a similar configuration in the 1980s, though there are no HDC records of this work.
2. The proposed addition would move the south one-story wall of the rear wing out four feet from its current location. The L shape on the back of the house would be filled in and most of the new rear wall would extended five feet beyond the existing rear wall of the one-story wing. On the north side, the line of the wall would be extended straight back for an additional 18'. The addition would result in 707 new square feet on the existing 1663 square foot house. The new rear wall of the house would be roughly aligned with the locations of the rear walls of the houses on either side (see aerial photo below).
3. Cladding on the addition would be cement board siding with a 4 ½" to 5" exposure. Windows and doors would be wood with aluminum or vinyl cladding.
4. The design of the proposed addition is complementary to the house. The addition will be nearly invisible from the street. Rebuilding the one-story rear wing is appropriate in the dimensions proposed. The new rear addition to the original Greek revival cottage will maintain the original cottage's roofline and cornice returns, and the new portion maintains a sense of the original but in a simplified and more modern form. The addition is proportionate without copying the existing too precisely. On the north elevation, staff's concern is that there is no break in the plane of the wall between the new and old portions. The foundation materials and window style are different, and it appears that the north-facing piece of the corner trim will be retained.
5. Though the HDC does not review interior work, it should be noted that though there have been changes over time, the interior floor plan and trim in this house retain much architectural integrity. The house is probably average sized for the Old West Side, but reworking the floorplan to result in a more efficient use of space (by modern standards) would compromise that integrity.
6. The proposed addition is generally 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*, in particular standards 2,5,9 and 10, and the guidelines for new additions and building site.

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 442 Second Street, a contributing property in the Old West Side Historic District, to

remove an existing addition and build a rear addition as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house 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 new additions and building site.

MOTION WORKSHEET:

I move that the Commission

___ Issue a Certificate of Appropriateness

___ Deny the Application

For the work at 442 Second Street in the Old West Side Historic District

___ As proposed.

___ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

___ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, drawings.

2009 Aerial Photo



442 Second Street (May 2008 photo)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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: <u>442 SECOND STREET, ANN ARBOR, MI 48103</u>	
Historic District: <u>OLD WEST SIDE</u>	
Name of Property Owner (If different than the applicant): <u>TOBY & KATHY BRZOZNOWSKI</u>	
Address of Property Owner: <u>(SEE ABOVE)</u>	
Daytime Phone and E-mail of Property Owner: <u>734 476 5616 toby@ellamasoft.com</u>	
Signature of Property Owner: <u>[Signature]</u> Date: <u>8/16/10</u>	
Section 2: Applicant Information	
Name of Applicant: <u>MARC RUETER</u>	
Address of Applicant: <u>515 FIFTH ST ANN ARBOR, MI 48103</u>	
Daytime Phone: <u>(734) 769 0070</u> Fax: <u>(734) 769 0167</u>	
E-mail: <u>mrueter@rueterarchitects.com</u>	
Applicant's Relationship to Property: <u>owner</u> <u>architect</u> <input checked="" type="checkbox"/> <u>contactor</u> <u>other</u>	
Signature of applicant: <u>[Signature]</u> Date: _____	
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> 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: <u>[Initials]</u>	

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

1. Provide a brief summary of proposed changes. (SEE ATTACHMENT)

2. Provide a description of existing conditions. (SEE ATTACHMENT)

3. What are the reasons for the proposed changes? (SEE ATTACHMENT)

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

(SEE ATTACHMENT)

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:

Project Memorandum

TO: Ann Arbor Historic District Commission
Ann Arbor, MI 48104

DATE: August 16, 2010

PROJECT: Addition to 442 Second Street
Ann Arbor

OWNER: Toby and Kathy Brzoznowski
442 Second Street
Ann Arbor, MI 48103

ARCHITECT: Rueter Associates Architects
515 Fifth Street
Ann Arbor, MI 48103

RE: Application for Determination of Appropriateness

1. Summary of proposed changes:

The proposed addition will add an additional 707 square feet or approx 42-45 percent to the current 1663* to 1577** square foot house. The addition will be entirely in the rear yard. The addition will not project beyond the footprint of the existing house nor will any portion of the addition extend above the rooflines of the existing house. The addition will be almost completely hidden from view by the existing house and existing landscaping.

2. Summary of existing conditions:

The original residence was a small 1½ story Greek Revival structure most probably constructed prior to the mid 1860's. A 1¾ story tower addition dating approximately to the late 1870's to 1890 was attached to the south side creating an interesting architectural history lesson unique to the Old West Side. Subsequent additions were made probably in the early 1900's. The 1908 Sanborn Map shows the house in its present configuration. The long narrow addition on the south side was demolished at an unknown time and a modern addition on the same foundation footprint was constructed in the late 1980's to early 1990's and is a non-contributing addition. This addition, of inferior construction, is built on piers and the floor is not enclosed on the underside. The present stairway to the shallow stone basement is approximately 21 inches wide and is very steep with inadequate headroom.

*RAA measured sf data

**City Assessors sf data

3. Reason for proposed changes:

Because the house has had such an interesting architectural history that was the result of small distinct additions added over time, the main portion of the first floor is comprised of small spaces with their own individual architectural characters. Some original trim is missing however it is still easy to trace the house's development history as you move from room to room and to distinguish the original structure from its subsequent additions.

Consideration was given to reorganizing the existing spaces to provide a modern larger kitchen and family living space by completely demolishing the interior including the existing stairway

and the original exterior bearing walls. While technically feasible, such a design solution would have removed an important part of the house's historical development. There would also be insufficient space as the owner uses a portion of the house as a home office and conducts most of his work in the existing north historic addition. The more desirable solution is to keep the historic portions intact, remove a late 1980's addition and construct a 548 square foot addition in that location.

The new addition will not project further into the rear yard than the historic addition. No historic windows will be removed and one half of the existing gable and cornice returns will be left exposed so that the integrity of the original Greek Revival structural form is easily distinguished from the new addition.

4. Additional information:

a. Site work

- a. Grading of the site shall be limited to portions affected by new structures to provide positive drainage away from foundations. No changes are proposed to landscaping sidewalks or drives visible from the street. An existing rear yard limestone patio will be taken up for construction and relocated in the backyard where shown on the drawings.

b. Demolition

- a. The late 1980's era addition on piers will be demolished. A large deck, steps and Greek Revival inspired structure housing a sauna and hot tub will be removed.
- b. Two non-original windows on the rear of the original structure will be removed. The non-contributing chimney will also be removed.

c. New Additions

- a. A new one and a half story addition will be constructed for a new family room, kitchen and small upstairs bedroom. The existing kitchen area will be renovated to house a ½ bath, laundry room and stairway to the basement.
- b. A new deck will be constructed within the footprint of the existing deck.

d. Exterior Painting and Misc. Repair

- a. All painted wood surfaces affected by demolition should be stripped and repainted with repairs made as necessary.
- b. Downspouts affected by new addition will be reworked as needed.

Sincerely,

Marc Rueter
Architect

RUETER ASSOCIATES
A R C H I T E C T S
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167

ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS
FOR THE

BRZOZNOWSKI RESIDENCE, 442 SECOND STREET, ANN ARBOR, 48103



LIST OF DRAWINGS

- T1. TITLE SHEET
- A1. PHOTOS OF EXISTING HOUSE
- A2. SITE PLAN - EXISTING
- A3. FIRST FLOOR PLAN - EXISTING + PROPOSED
- A4. SECOND FLOOR PLAN - EXISTING
- A5. BASEMENT PLAN - PROPOSED
- A6. FIRST FLOOR PLAN - PROPOSED
- A7. SECOND FLOOR PLAN- PROPOSED
- A8. WEST ELEVATION (EXISTING AND PROPOSED)
- A9. SOUTH ELEVATION (EXISTING AND PROPOSED)
- A10. NORTH ELEVATION (EXSITING AND PROPOSED))

HDC SUBMISSION 08 17 10

■ RUETER ASSOCIATES ■

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BRZOZNOWSKI RESIDENCE T1
442 SECOND STREET, ANN ARBOR, MI 48103

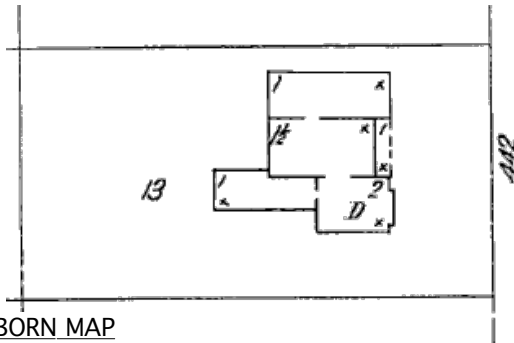


TOP
PHOTO OF ORIGINAL 1 1/2 STORY HOUSE WITH 1980'S ADDITION AT RIGHT
AND DECK WITH SAUNA AND HOT TUB STRUCTURE

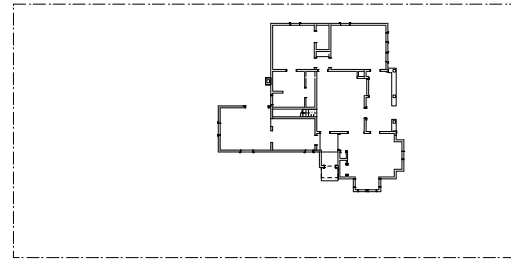


RIGHT
PHOTO OF ORIGINAL 1 1/2 STORY HOUSE WITH 1980'S ADDITION ATTACHED
AND SIDE ENTRY STOOP.

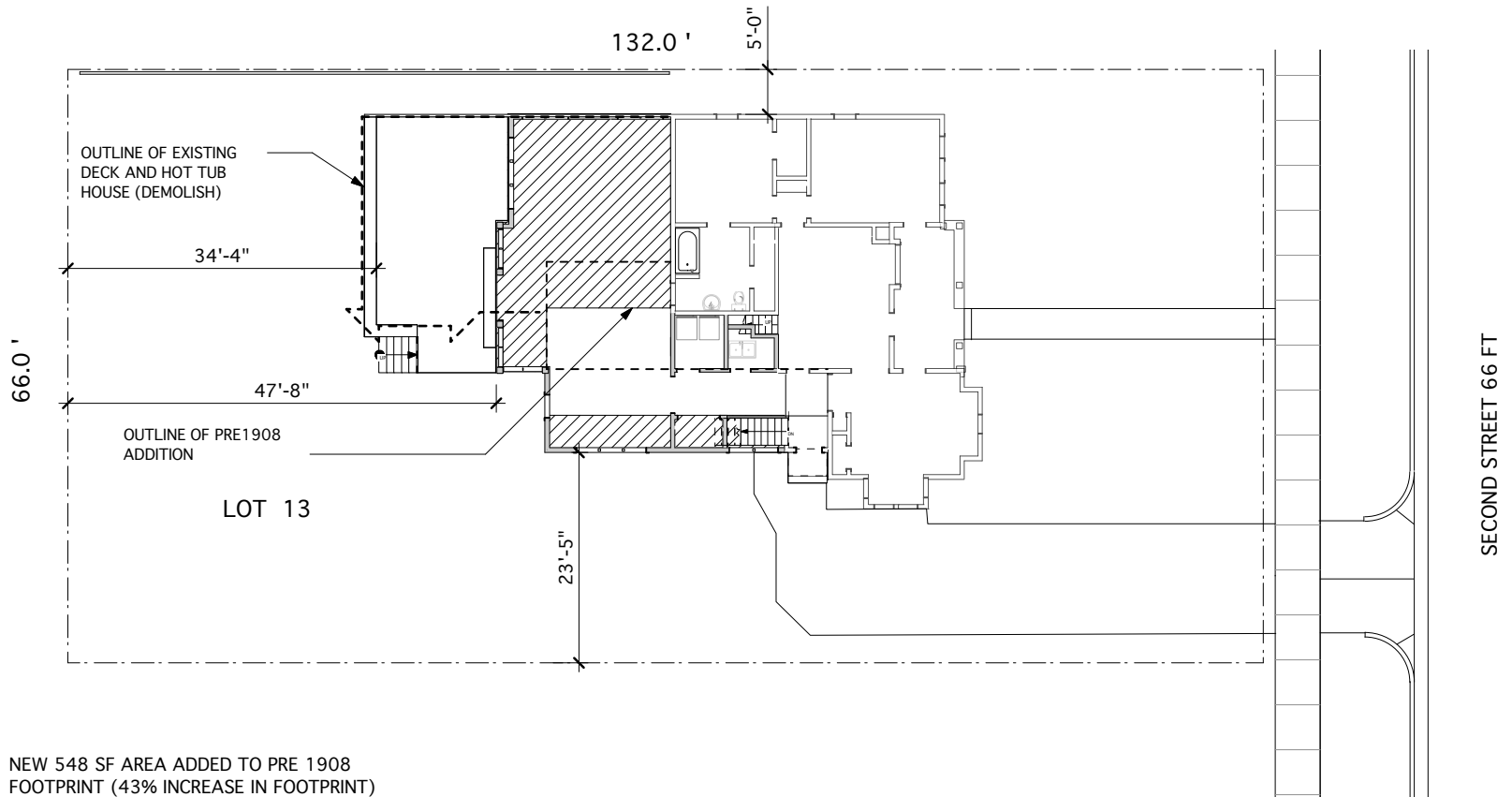
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


1908 SANBORN MAP
NO SCALE



PRESENT HOUSE FOOTPRINT
NO SCALE



 NEW 548 SF AREA ADDED TO PRE 1908 FOOTPRINT (43% INCREASE IN FOOTPRINT)

SITE PLAN-EXISTING + PROPOSED

SCALE: 1" = 20'-0"

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■ RUETER ASSOCIATES ■

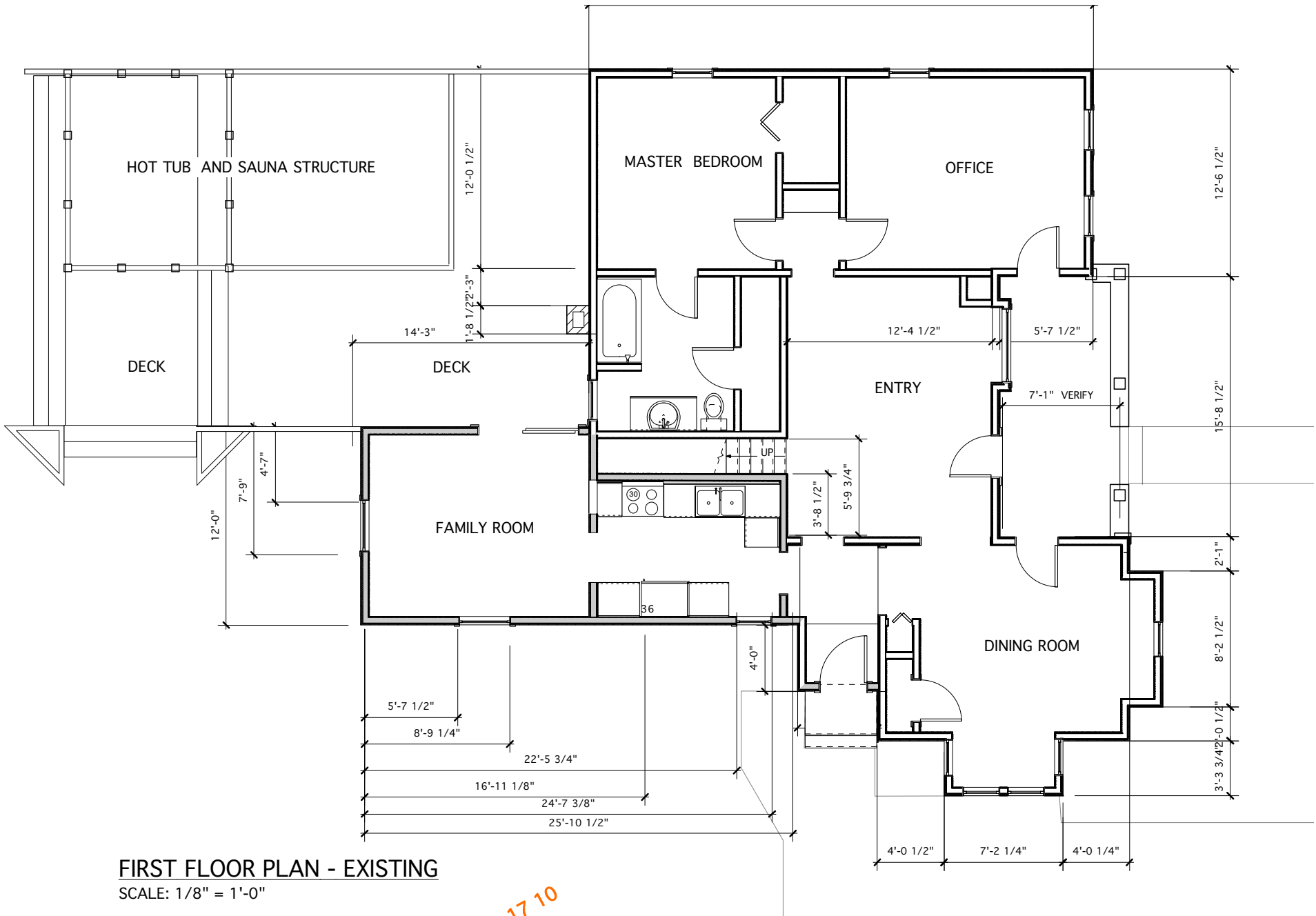
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BRZOZNOWSKI RESIDENCE

442 SECOND STREET, ANN ARBOR, MI 48103

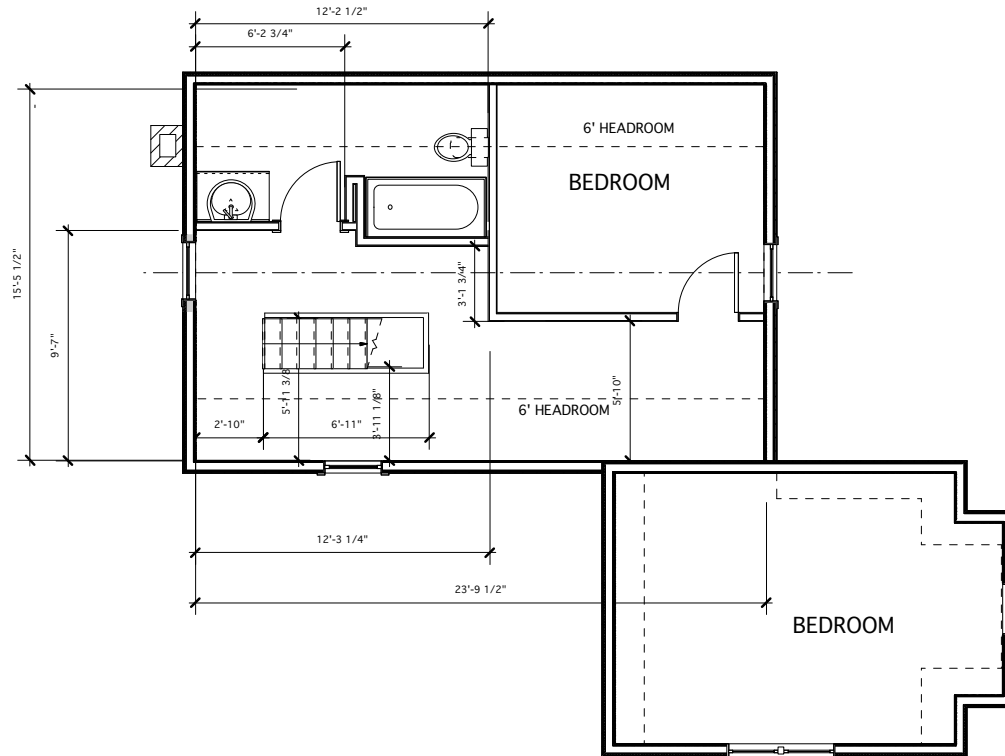
A2



FIRST FLOOR PLAN - EXISTING

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

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SECOND FLOOR PLAN - EXISTING

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

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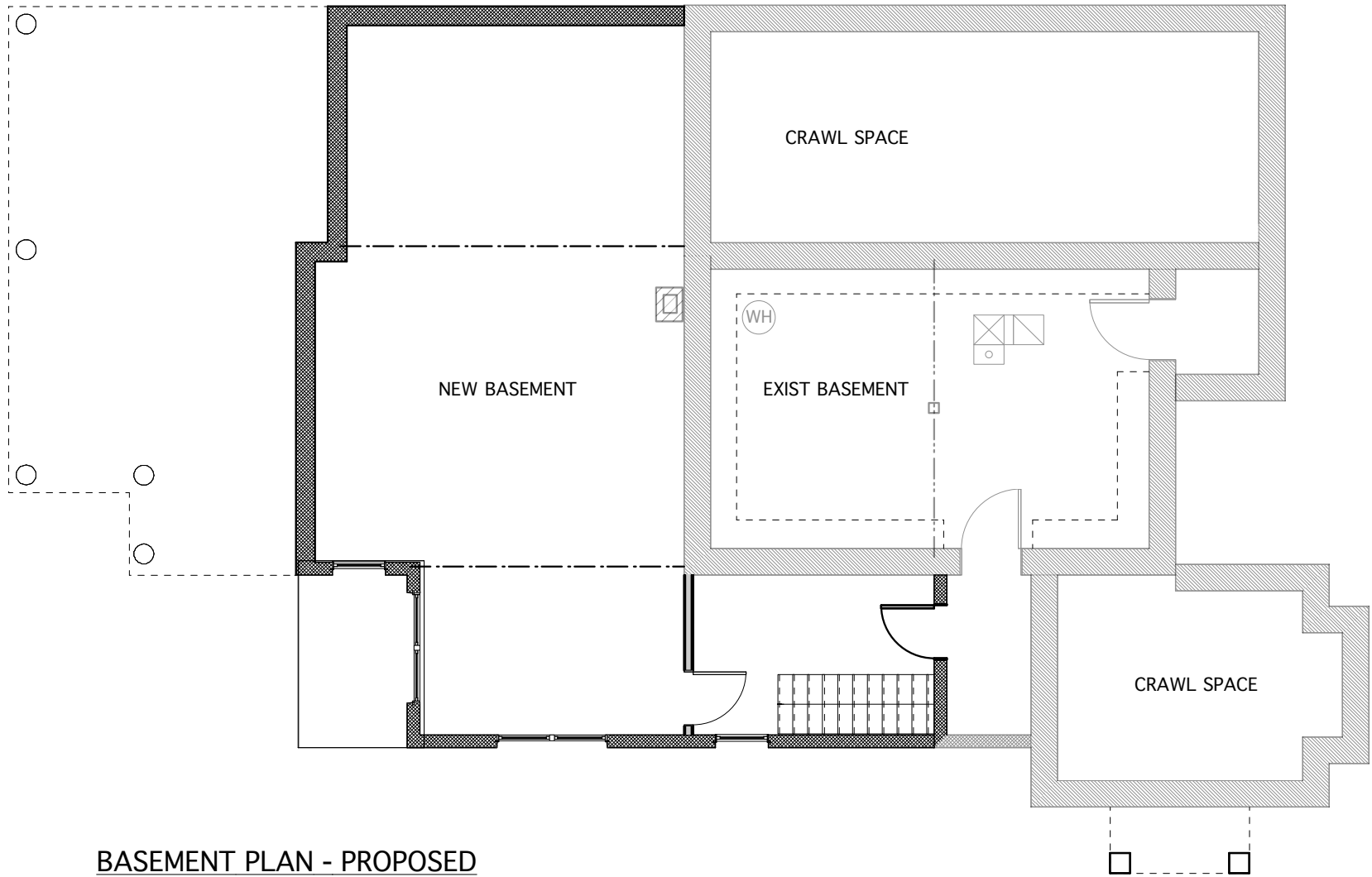
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BRZOZNOWSKI RESIDENCE A4

442 SECOND STREET, ANN ARBOR, MI 48103



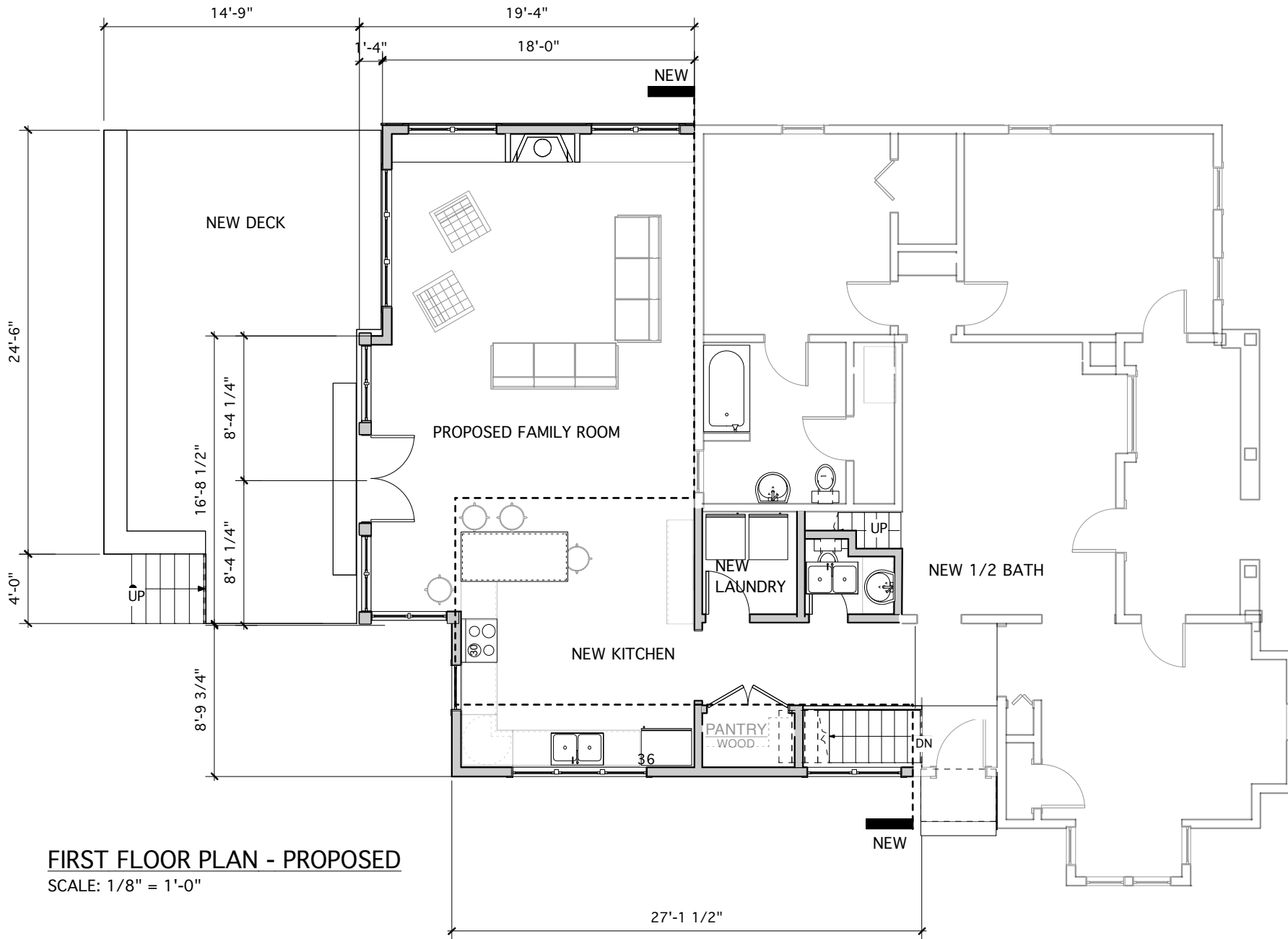
BASEMENT PLAN - PROPOSED

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

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BRZOZNOWSKI RESIDENCE A5
 442 SECOND STREET, ANN ARBOR, MI 48103



FIRST FLOOR PLAN - PROPOSED

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

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DEMOLITION SCHEDULE

Mark	
X1A	REMOVE NON ORIGINAL EXISTING WINDOW OR DOOR
X1B	REMOVE NON HISTORIC CHIMNEY
X1C	REMOVE NON HISTORIC ADDITION (1989-1991)
X1D	REMOVE NON HISTORIC DECK+STRUCTURE (1989-1991)

DOOR SCHEDULE

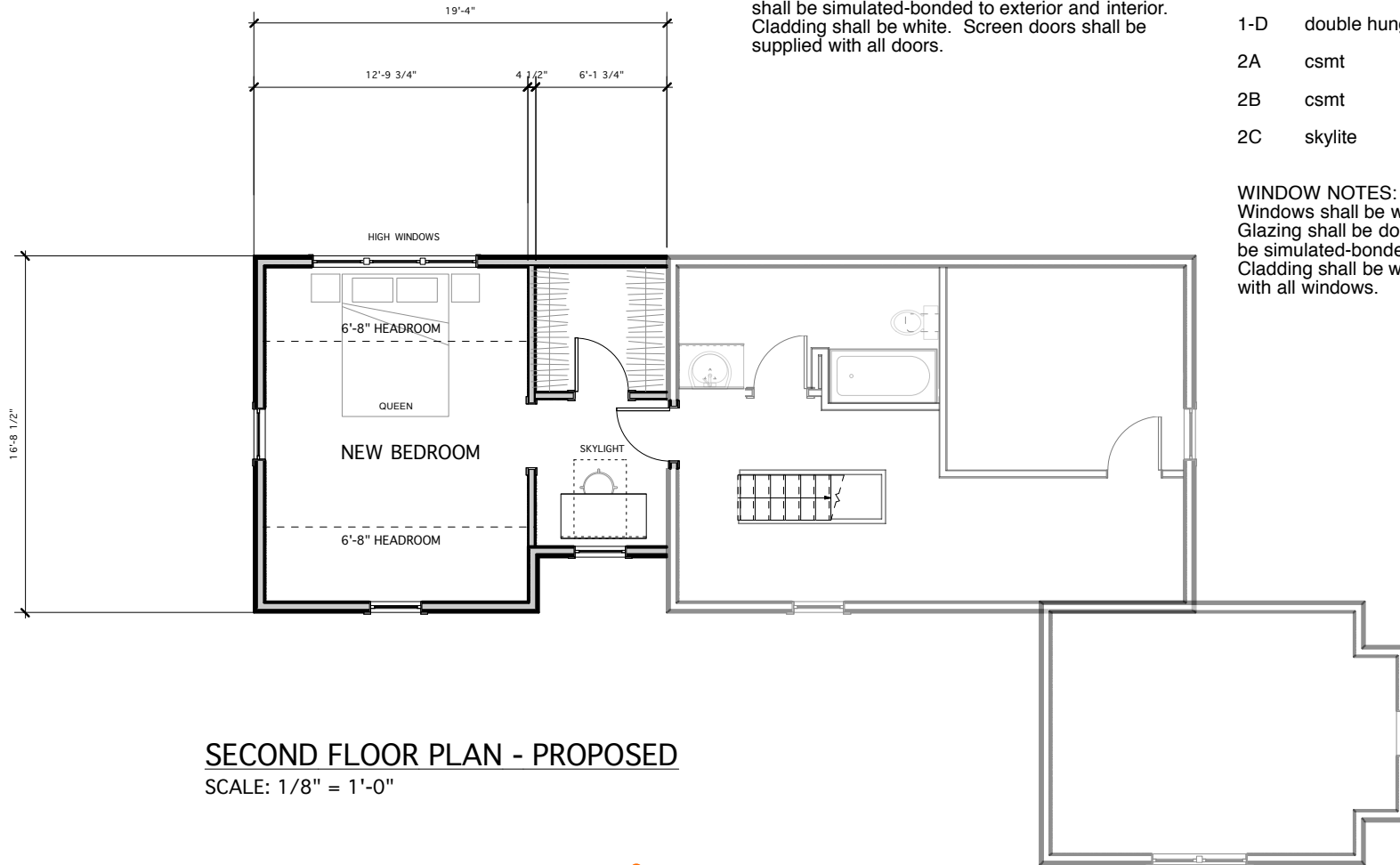
Mark	Type	Unit Size	Notes
1E	door transom	34x80 34x14	8 lites
1F	bi swing door transom	64x80 64x14	6 lites 8 lites

WINDOW SCHEDULE

Mark	Type	Unit Size	Notes
BA	csmt	2-6, 4-0	1lite
BB	csmt	2-6, 2-0	1lite
1A	csmt	2-2, 2-0	1lite
1B	double hung	2-4, 3-8	1 over 1
1C	(1) transom (2) csmts (2) awning	4-6, 1-2 2-0, 4-6 2-0, 2-0	6 lites 1lite 1 lite
1-D	double hung	2-4, 5-0	1 over 1
2A	csmt	2-10, 2-0	1lite
2B	csmt	2-6, 5-6	1lite
2C	skylite	30, 55	Velux-GPL

DOOR NOTES:
 Doors shall be wood with alum or vinyl cladding.
 Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior.
 Cladding shall be white. Screen doors shall be supplied with all doors.

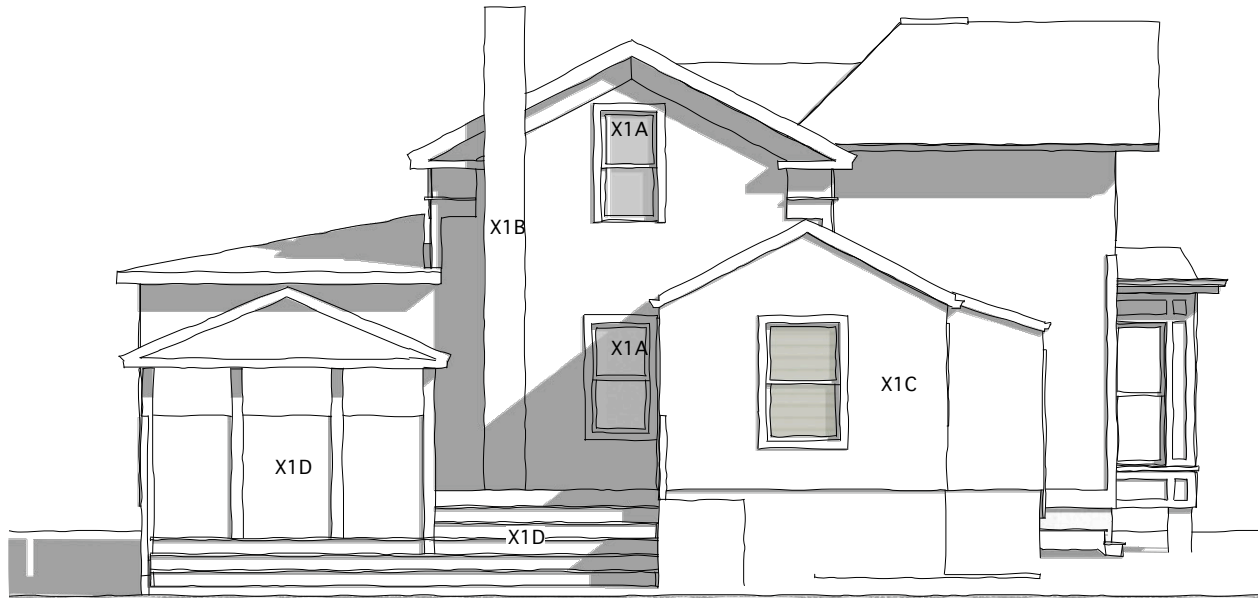
WINDOW NOTES:
 Windows shall be wood with alum or vinyl cladding.
 Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior.
 Cladding shall be white. Screens shall be supplied with all windows.



SECOND FLOOR PLAN - PROPOSED

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

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REAR ELEVATION AND DECK MATERIALS

ARCHITRAVE:
1"x 12" wd boards

COLUMNS:
8"x 8" square boxed col with 1"x 3" wrapped column capitol and 3/4" x 3/4" wrapped echinus 4" below capitol

DECK RAILINGS:
painted 5/4"x 5/4" wd balusters spaced 3.5" apart with top and bottom rails consisting of (1) wood 1"x 3" rail on each side of balusters.

DECK FLOOR:
5/4" x 6" IPY or cedar spaced 3/16"

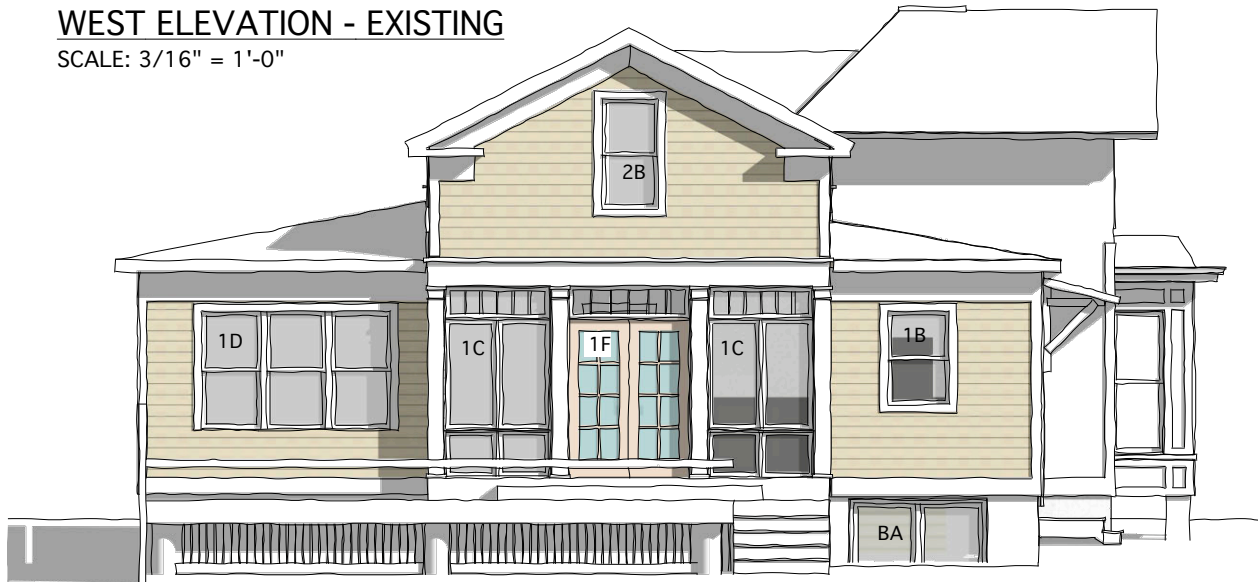
STAIR POSTS:
6"x 6" boxed column with 1-1/2" top cap and 1-1/2" beveled finishing cap 1-1/2" smaller than btm cap. Wrap cap with 3/4" cove moulding under cap

DECK STEPS:
1"x 6" IPAY wood spaced 1/4" with 3/4" cedar risers on painted 2"x 12" treated stringers

DECK SKIRT:
1"x 10" wd band bd under deck over 1"x 2 wd slats spaced 1-1/2" oc with treated 1"x 10" painted btm bd

WEST ELEVATION - EXISTING

SCALE: 3/16" = 1'-0"



NEW MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles

FASCIA:
1"X 6" wd bd

GUTTERS:
5" K style alum gutters

GABLE RAKE BOARD
1"x 2"on 1" x 8 " bd

FRIEZE BD (BELOW RAKE)
5/4"x 10"

SOFFITS:
perforated 5/16" cement board

CORNER BOARDS"
5/4" X 4" WD

SKIRT BOARD:
5/4" X 6" wd bd with 1"x 2" beveled wash at top

SIDING:
5/16"x 6" cement board siding with 4-1/2" to 5" exposure.

EXPOSED FOUNDATION:
cementitious dampproof coating on poured conc foundation

WEST ELEVATION - PROPOSED

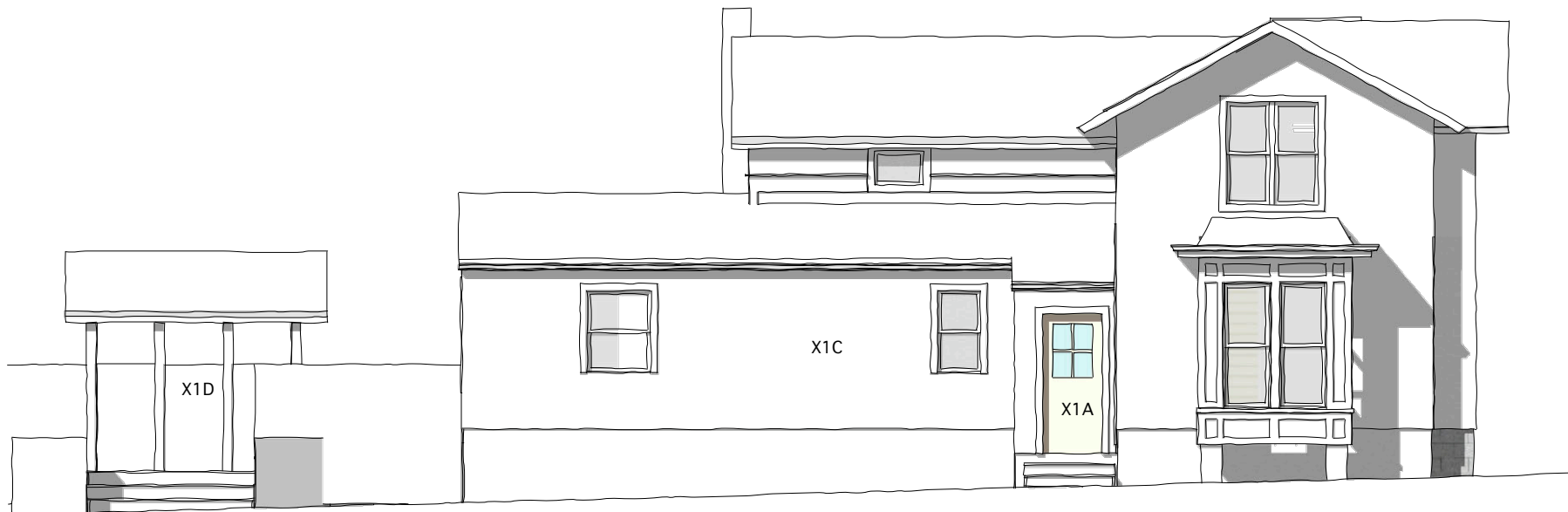
SCALE: 3/16" = 1'-0"

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■ RUETER ASSOCIATES ■

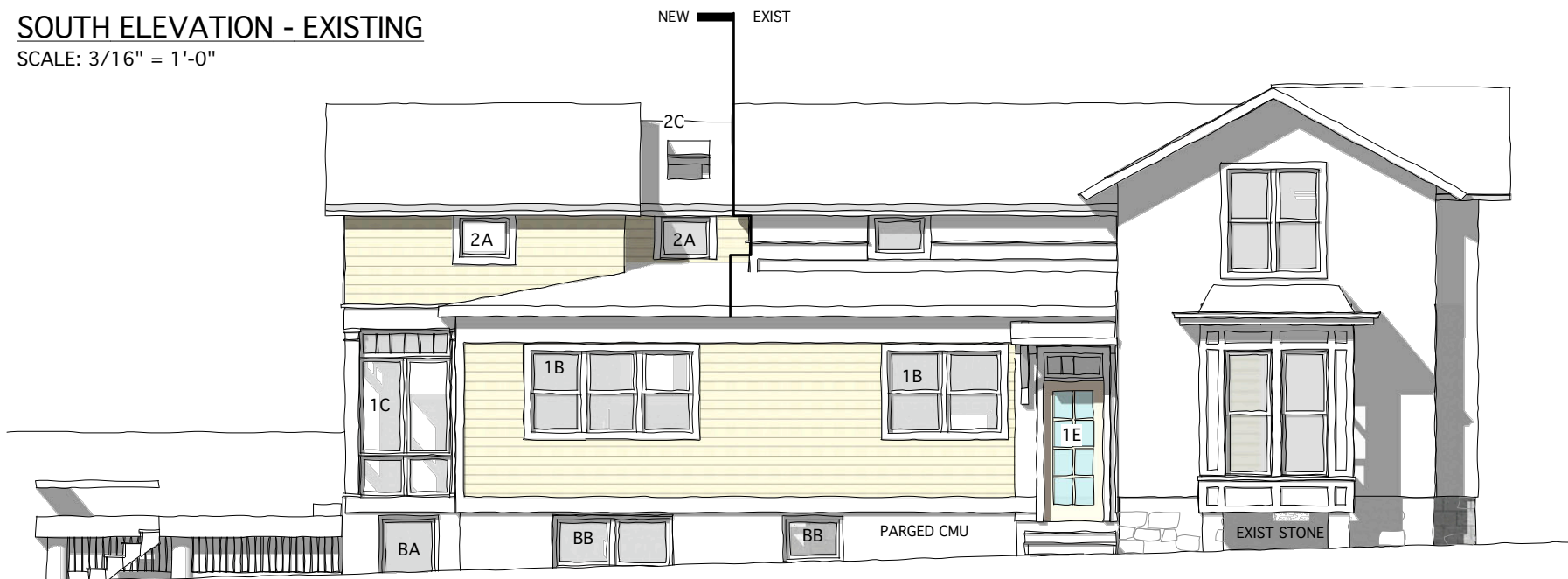
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BRZOZNOWSKI RESIDENCE A8
442 SECOND STREET, ANN ARBOR, MI 48103



SOUTH ELEVATION - EXISTING

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - PROPOSED

SCALE: 3/16" = 1'-0"

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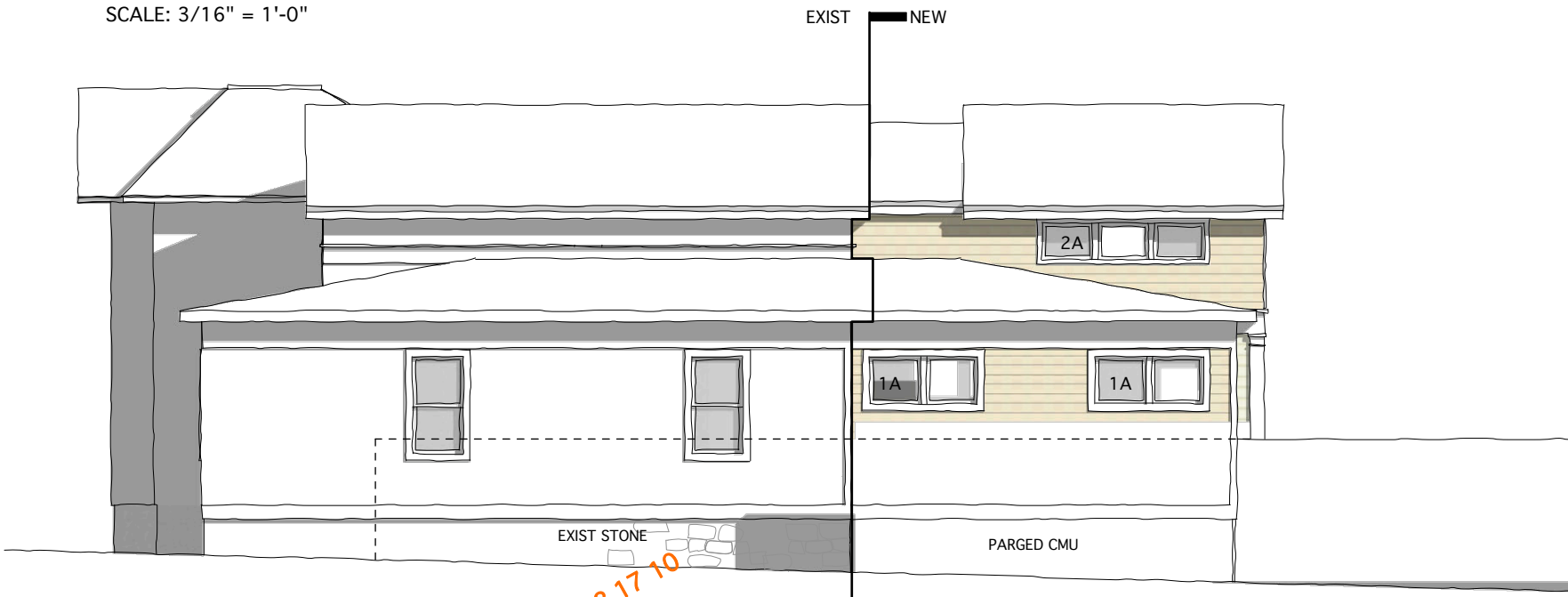
BRZOZNOWSKI RESIDENCE A9

442 SECOND STREET, ANN ARBOR, MI 48103



NORTH ELEVATION - EXISTING

SCALE: 3/16" = 1'-0"



NORTH ELEVATION - PROPOSED

SCALE: 3/16" = 1'-0"

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BRZOZNOWSKI RESIDENCE A10

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