

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 519 W Washington Street, Application Number HDC18-261

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** December 13, 2018

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** December 10, 2018

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Patrick Chase	Same
<b>Address:</b>	519 W Washington St Ann Arbor, MI 48103	
<b>Phone:</b>	(734)	

**BACKGROUND:** This charming 1 ½ story cottage features front and side-facing gables, a half-round attic window, clapboard siding, one-over-one windows, and a stone foundation. The front porch was extended to wrap around the front of the house sometime after 1948 (see Sanborn Fire Insurance map below).

**LOCATION:** The site is located on the south side of West Washington Street, between Fifth and Seventh Streets., and opposite Sixth. It backs up to the university-owned Krause Parking Lot, and the lot is entirely within the floodway of Allen Creek.

**APPLICATION:** The applicant seeks HDC approval to construct a new sliding door in place of an existing window on a modern rear addition.

#### **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.
- (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.

##### **From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

## Entrances and Porches

Recommended: Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

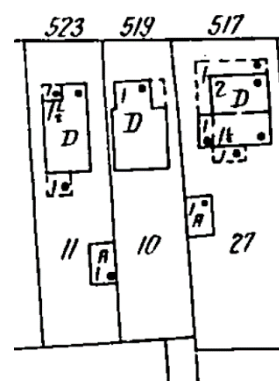
### From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

#### Windows

Not Appropriate: Removing or radically changing a window that is important in defining the overall historic character of the property.

#### STAFF FINDINGS:

1. The property owners seek to replace a rear window with a sliding door on a modern addition to the house. The 1948 Sanborn map (right) does not show this rear addition, and the owner states that it was built c1980s. The alteration will not be visible from the street or sidewalk.
2. The new door opening is centered on the rear wall of the addition, and is of typical proportions. No muntins are shown on the proposed door, which is appropriate. Sliding door materials are not specified, but staff does not have concerns about any of the possible materials since this is on a modern wing of the house that won't be visible from the public right of way. One step would be necessary to reach an existing low deck.
3. Staff does not consider the one-story rear addition to be a character-defining feature of the house. The proposed work is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets both the Secretary of the Interior's Standards and the *Ann Arbor Historic District Design Guidelines*.



**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 519 West Washington Street, a contributing property in the Old West Side Historic District, to convert a rear window into a door, 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 and 9, and the guidelines for entries, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to windows.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 519 West Washington 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.

519 W Washington Street (2008 Survey Photo)





# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120  
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647  
 Phone: 734.794.6265 ext. 42608 [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>18-261</u>
	BLDG# _____
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
NOV 16 2018	
PLANNING AND DEVELOPMENT SERVICES	

**APPLICATION MUST BE FILLED OUT COMPLETELY**

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>Patrick Chase</u>		HISTORIC DISTRICT <u>Old West Side</u>
PROPERTY ADDRESS <u>519 West Washington Street</u>		CITY <b>ANN ARBOR</b>
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(313) 530-6979</u>	EMAIL ADDRESS <u>patrick.h.chase@gmail.com</u>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME: <u>Patrick Chase</u>	DATE: <u>11/15/18</u>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIP CODE	PHONE / CELL # ( )	FAX No ( )
EMAIL ADDRESS			

### APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME: <u>X</u>	DATE
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### BUILDING USE - CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Replacement of rear window in addition with sliding glass door. This work is limited to the 1980's rear-room addition. Please see attached photo of current window and the proposed rear elevation.

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

This replacement will allow easier access to the backyard and will bring more light into the home.

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)





# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
	<b>FEE</b>
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

### FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

## INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to [building@a2gov.org](mailto:building@a2gov.org).

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

### APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

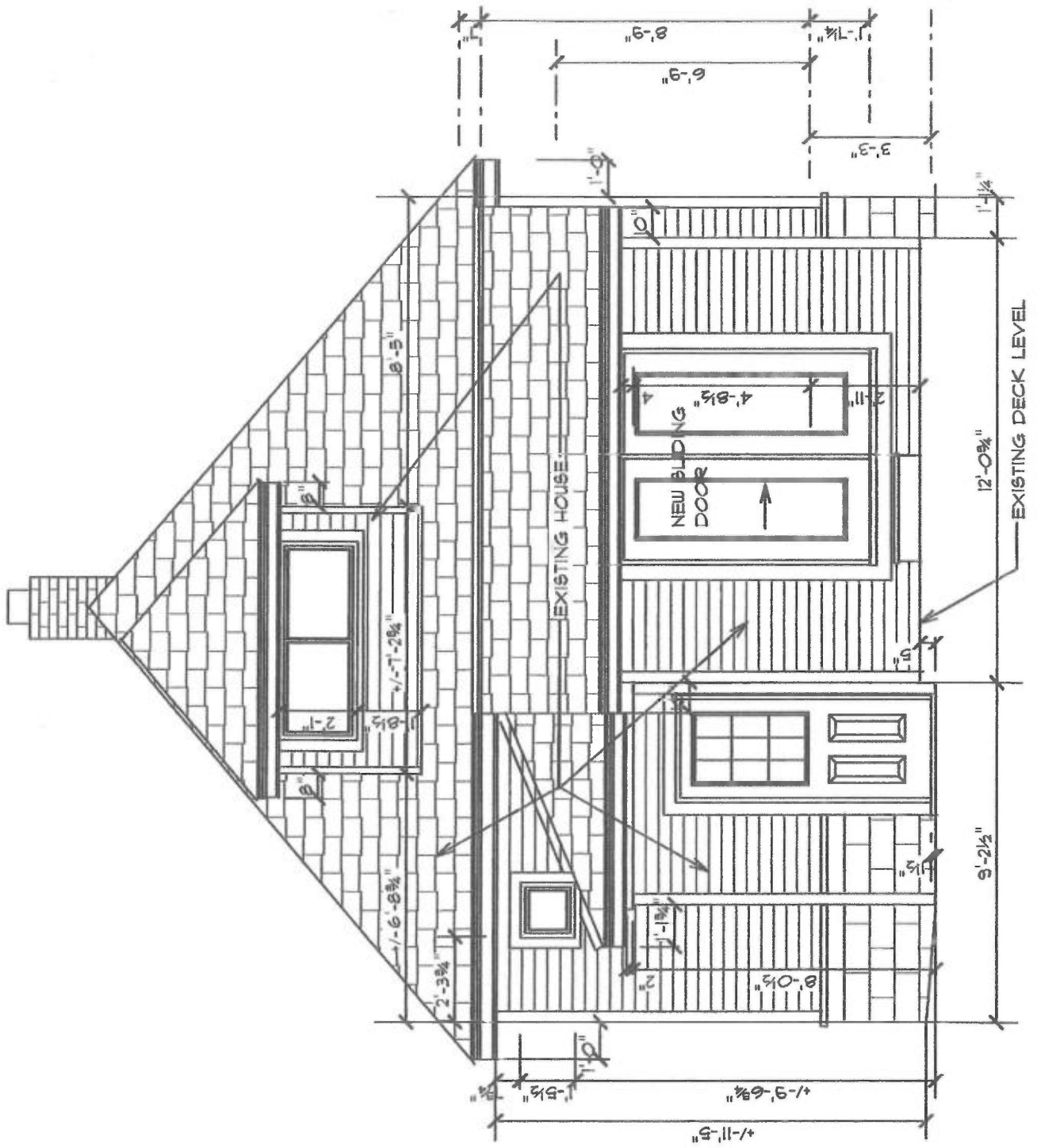
### OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	









**PROPOSED & EXISTING**

**(SOUTH) REAR ELEVATION**

SCALE :  $1/4" = 1'-0"$