

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 544 Third Street, Application Number HDC14-198

DISTRICT: Old West Side Historic District

REPORT DATE: October 9, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 6, 2014

OWNER

APPLICANT

Name: Katharine and Douglas Bradley Same

Address: 544 Third Street
Ann Arbor, MI 48103

Phone: (734) 883-1926

BACKGROUND: This 1 ¾ story vernacular gable-fronter has a few of the original four-over-four windows, but the house has changed significantly over time. It appears in the 1894 Polk City Directory as the home of Daniel T. Pierce, a cooper at Allmendinger & Schneider. Members of the Pierce family lived there until 1932. On the 1925 Sanborn map, the house had a one-story addition on the back, but that addition was gone on the 1931 Sanborn. Also between 1925 and 1931, an iron garage was built in the backyard. Sometime after 1971, a two-story side addition to the north and a one-story rear addition were constructed, and the porch was widened from half the width of the original house to full width.

LOCATION: The property is located on the west side of Sixth St, one property south of West Liberty, and north of West Madison.

APPLICATION: The applicant seeks HDC approval to remove a rear porch that is partially enclosed and replace it with an enclosed porch in a slightly larger footprint.

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):

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.

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.

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

Porches

Appropriate: Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

STAFF FINDINGS:

1. It is likely that the location of the door opening into the back wall of the house is original, though the existing porch would have been added with or after the post-1971 side addition. The porch has no character-defining features. It is partially enclosed with plywood walls, but lacks a door.
2. The porch would be rebuilt in a slightly larger footprint, and extended a little more than 2' to the south to connect to the one-story rear addition. There is currently a dead space between the porch and addition, and by tying the rooflines of the porch and addition together, drainage off the roof can be improved. The new porch would wrap around a brick chimney. The chimney looks modern from the photographs and is assumed to be another post-1971 addition. The new porch would have one vinyl slider window that matches a nearby window on the one-story addition. Siding would be smooth 10"

cementitious panels, installed to mimic the existing asbestos on the house. The homeowners might remove the asbestos someday, but until that time would like the porch to look similar to the current siding.

3. Porch skirting is not shown on the drawings, but the applicants emailed to staff that skirting would definitely be installed and that vertical slats are their first choice, with square lattice a second choice if the vertical slats are too expensive. Either would be appropriate.
4. This application proposes minimal changes while resulting in a usable mudroom for clean storage. The materials, design, and massing are compatible with the house and neighborhood, and meet the *Secretary of the Interior's Standards* and the *Ann Arbor Historic District Design Guidelines*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 544 Third Street, a contributing property in the Old West Side Historic District, to rebuild a rear porch and install either vertical slat or square lattice skirting, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines*, 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 New Additions and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 544 Third 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, photos, drawings

544 Third Street (April, 2008 photos)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street | 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: <u>544 3rd Street, Ann Arbor</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: <u>544 3rd St.</u>
Daytime Phone and E-mail of Property Owner: <u>734.883.1926 / broek44@hotmail.com</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>9/15/14</u>
Section 2: Applicant Information
Name of Applicant: <u>Katherine Bradley, Douglas Bradley</u>
Address of Applicant: <u>544 3rd St.</u>
Daytime Phone: <u>(734) 883.1926</u> Fax: <u>()</u>
E-mail: <u>broek44@hotmail.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>[Signature]</u> Date: <u>9/15/14</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input 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>KB</u>

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

1. Provide a brief summary of proposed changes. We propose to knock down the existing plywood-enclosed back porch and to build a new, slightly larger one. We need a storm door on the outside to keep out bugs. The roof of the porch will connect to the roof of the main house on the kitchen side to help us manage drainage.

2. Provide a description of existing conditions. The current plywood structure is shoddy, dirty inside, and too small to be usable. The surrounding area is bare dirt and the walkway is too small.

3. What are the reasons for the proposed changes? The current design creates drainage problems on all 3 sides of the porch, with ice on the walkway in winter and mud the rest of the year. We need a clean, usable space for shoe and backpack storage.

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

Please see drawings and photos.

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:

Photographs of existing back porch at 544 3rd Street:

Photo 1.



Photo 2. Shows slider window on previous kitchen addition that we will approximate for the new porch.



Photo 3.



Photo 4. Shows dirt area to the south of porch.



Photo 5. Shows gap between current porch roof and kitchen roof. This gap will be closed with new porch and rainwater will be routed away from this corner.



Photo 6. View from north.

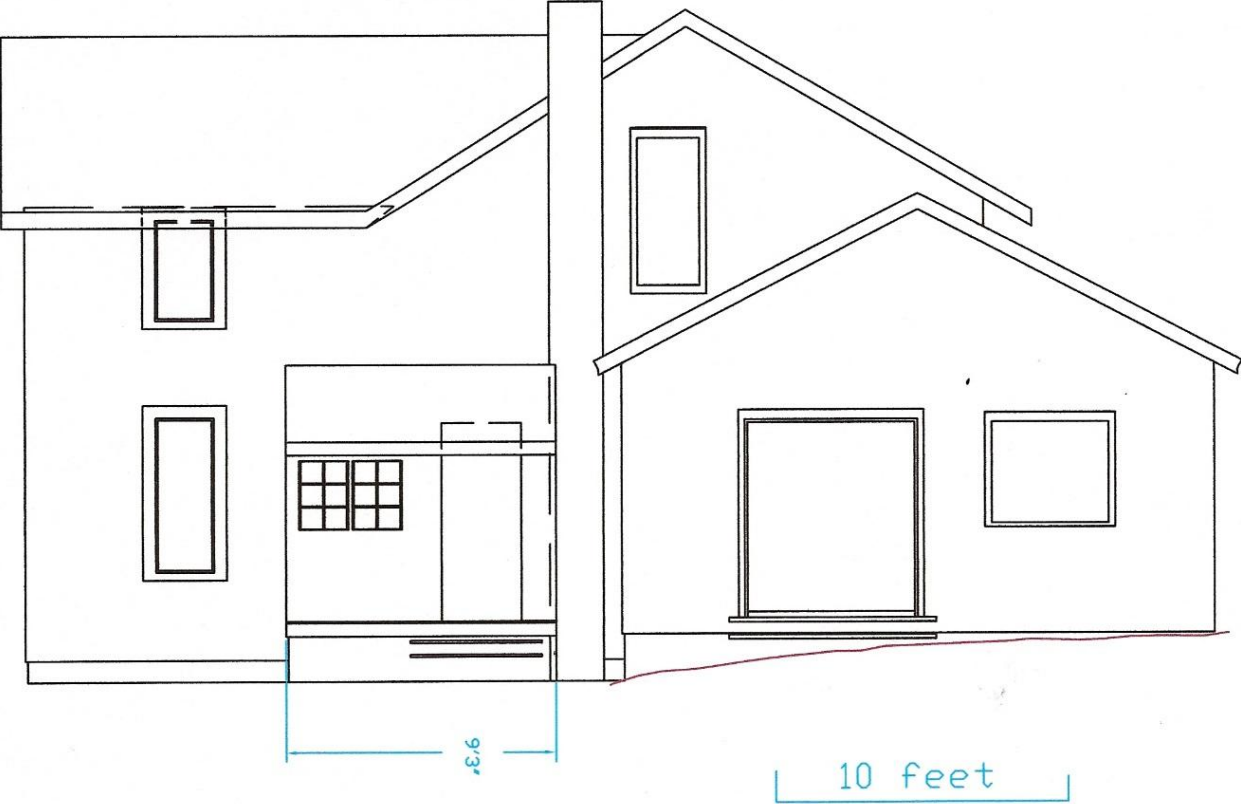


Photo 7.

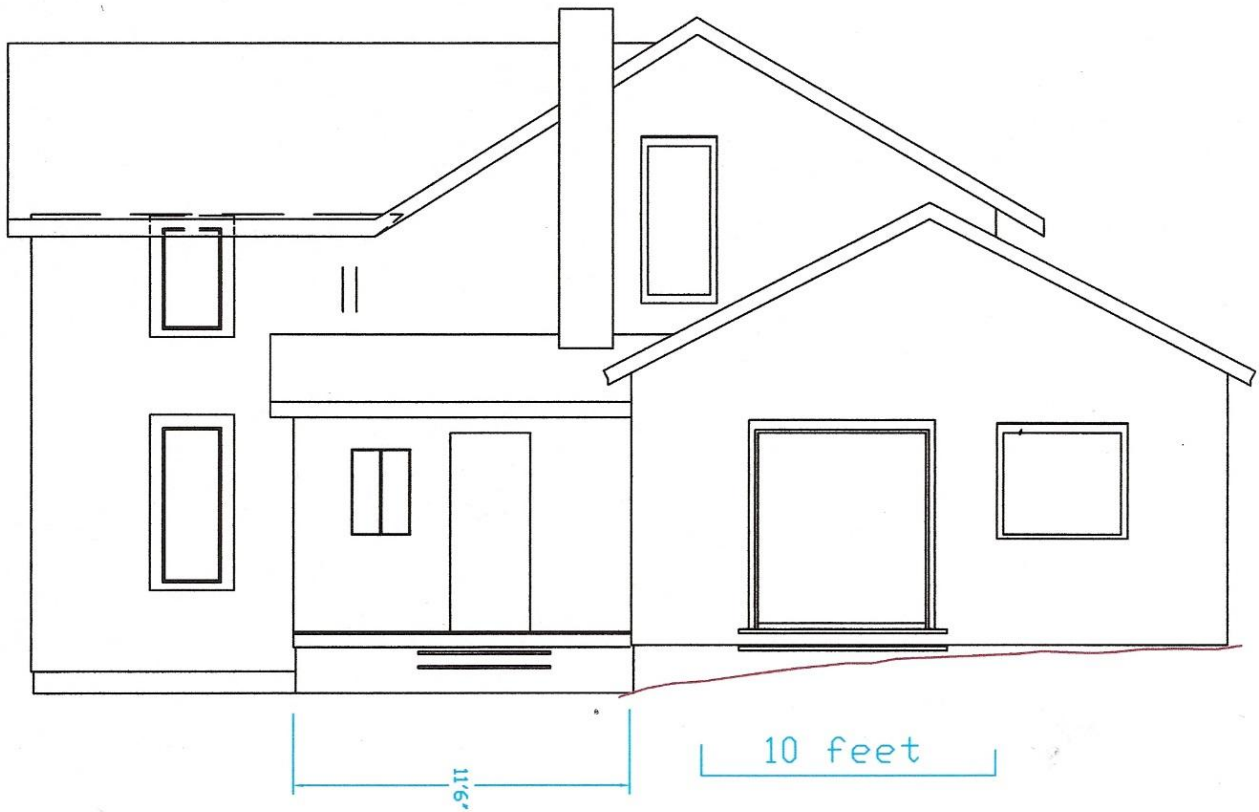


Drawings:

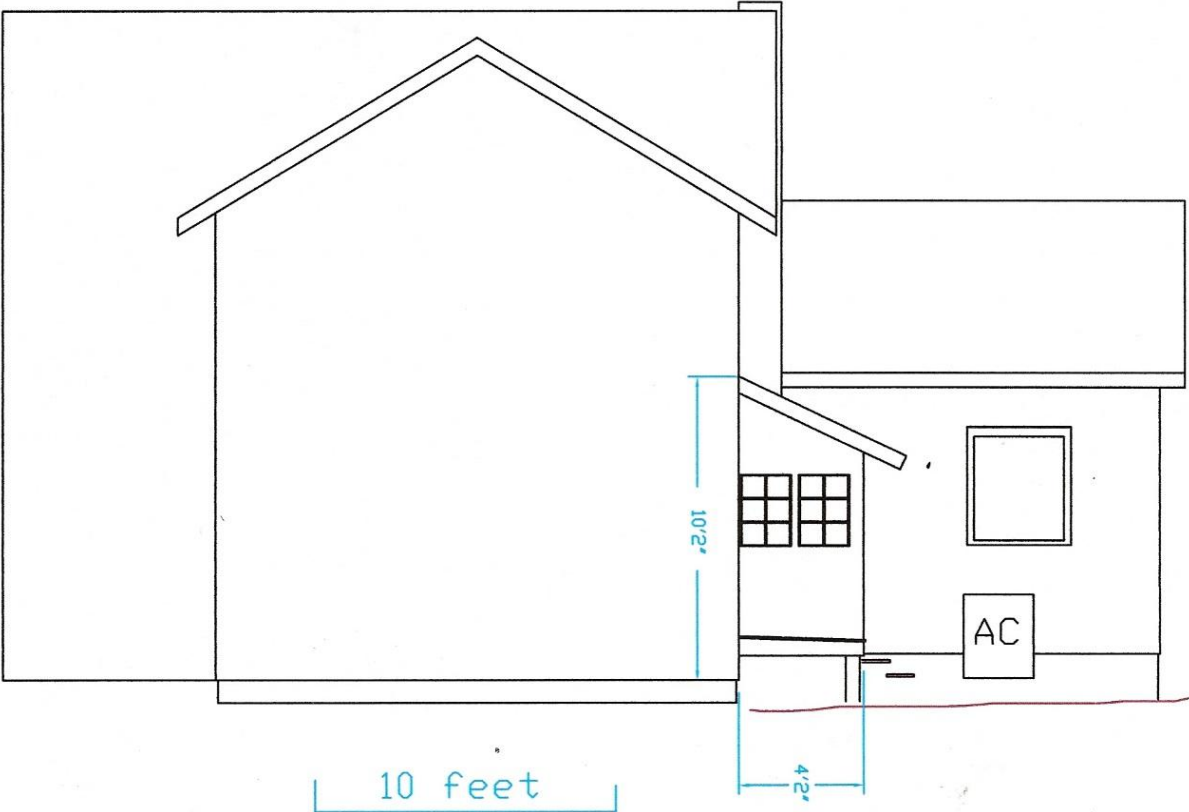
Drawing 1. As-is from the west.



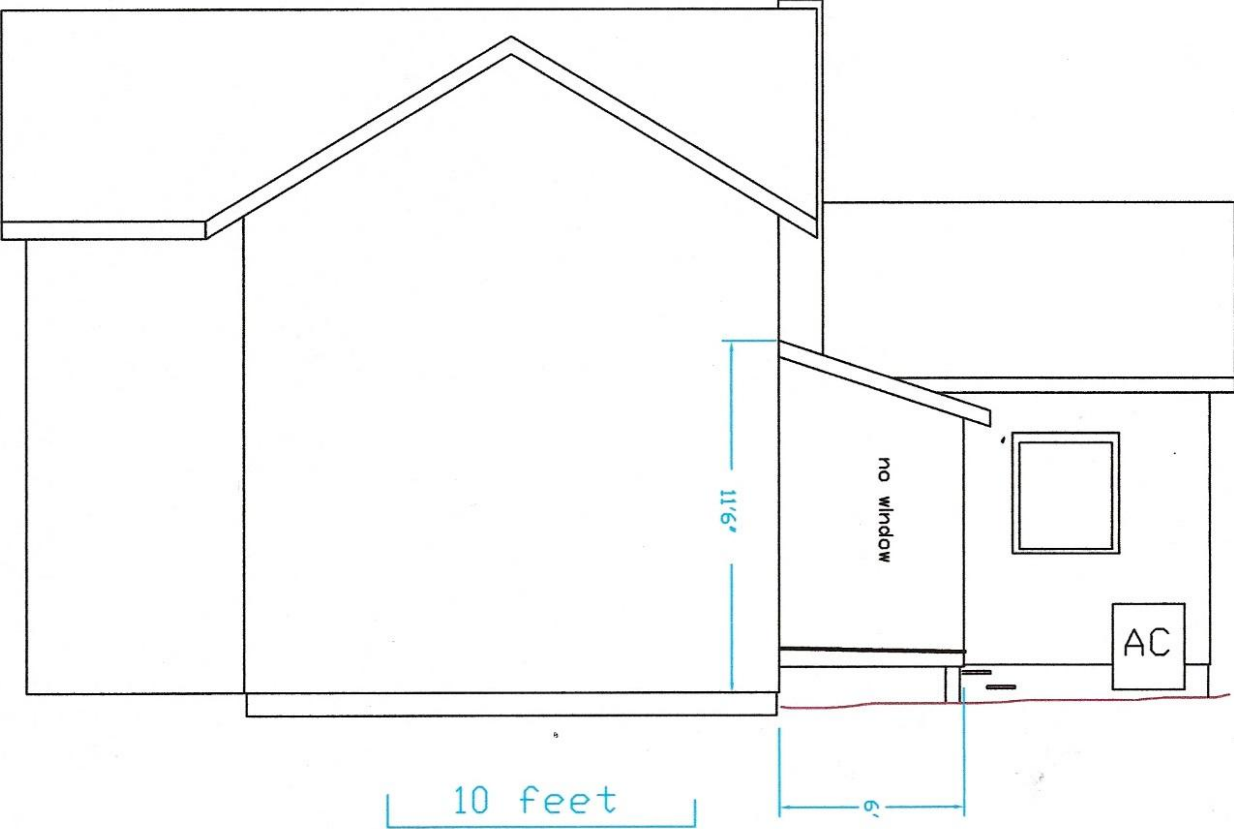
Drawing 2. Proposed new view from west. Roof of new porch will be raised to meet kitchen roof. New window will be a slider that looks like the window on the north side of the previous kitchen addition (see photo 2).



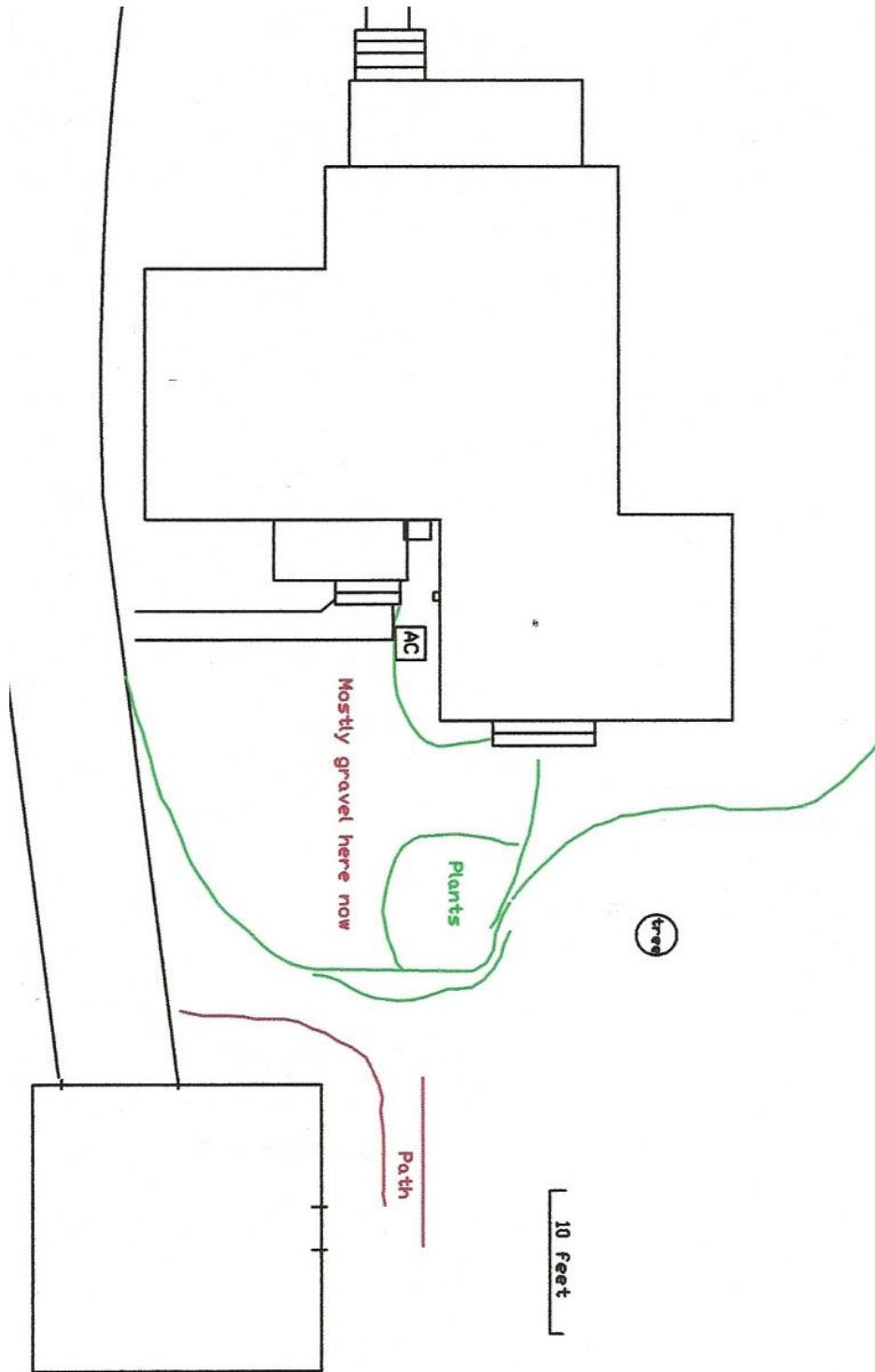
Drawing 3. As-is from north.



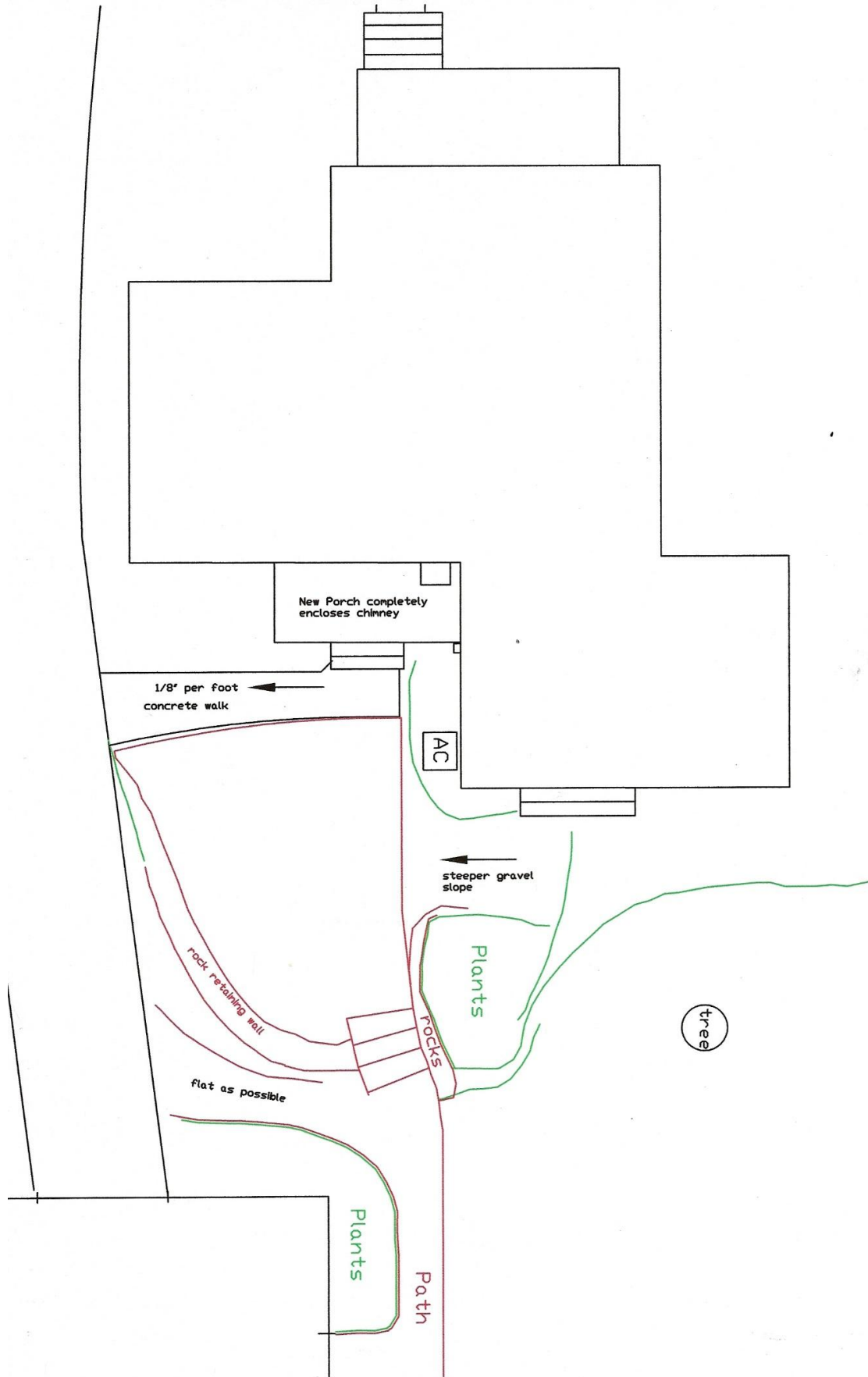
Drawing 4. Proposed new view from north. Roof of porch new porch will be raised to meet kitchen roof. We will remove one window from porch (no window on north side of new porch) to increase storage inside.



Drawing 5. View from above, as-is.



Drawing 6. Proposed new view from above.



Detailed Materials List

1. Siding: James Hardie fibercement – HardiePanel Vertical Siding in “smooth.” Contractor will use 4’ x 10” size and will rip pieces to approximate the size of current asbestos siding on the rest of the house. (See http://www.jameshardie.com/dealer/products_siding_hardiepanelSiding.py?search_zipcode=re tail for more information.)
2. Porch interior: tongue-and-groove fir porch decking planks similar to the current porch.
3. Roof shingles: Landmark by Certainteed in a “max def” gray palette. The rest of our roof will be replaced to match within the next five years. (See <http://www.certainteed.com/products/roofing/residential/designer/308747> for more information or product spec document included in application.
4. Window: Polaris Ultraweld premium vinyl replacement window in a slider style, similar to the nearby kitchen window. (See http://polariswindows.com/PDFs/UltraWeld_Windows_Brochure_Polaris_Windows_&_Doors.pdf for more information.)
5. Screen door: Trapp “Full View 200” storm door with screen on top and tempered glass on bottom. See product spec document included in application.



Quality Products Since 1930

200 Storm Door by Trapp®

STANDARD SIZES:
32" x 80", 36" x 80"

AVAILABLE COLORS:
ALL

DESCRIPTION:
Welded frame storm door with upper and lower glass; includes upper screen only.

STYLE UPGRADES:
Brass-Look Expander
Screen Saver
Decorative corner trim that matches door color
Decorative corner grilles that match door color
Lower screen

HARDWARE: Available with any style hardware.
• When ordering Eternity Latch, please specify hinge side from outside

COMPONENTS INCLUDED:
Screen and tempered glass inserts
Inserts held in place by clear polycarbonate clips
Interlocking hinges with self-lubricating bronze bushings
Heavy-duty hydraulic closer
Safety spring that mounts at top of door

STANDARD SIZES		30 x 80	32 x 80	36 x 80
GLASS INSERT				
UPPER	Special Order	27 ¹ / ₁₆ x 37 ¹ / ₁₆	31 ¹ / ₁₆ x 37 ¹ / ₁₆	
LOWER	Special Order	27 ¹ / ₁₆ x 36 ⁷ / ₁₆	31 ¹ / ₁₆ x 36 ⁷ / ₁₆	
KICK PANEL	N/A	N/A	N/A	
TEMPERED GLASS				
UPPER	Special Order	26 x 36	30 x 36	
LOWER	Special Order	26 x 35 ¹ / ₁₆	30 x 35 ¹ / ₁₆	

MINIMUM & MAXIMUM OPENINGS (STANDARD)

DOOR SIZE	ACTUAL SIZE	MIN. OPENING	MAX. OPENING
30" width	29 ¹ / ₁₆	29 ¹ / ₁₆	30 ¹ / ₁₆
32" width	31 ¹ / ₁₆	31 ¹ / ₁₆	32 ¹ / ₁₆
36" width	35 ¹ / ₁₆	35 ¹ / ₁₆	36 ¹ / ₁₆
80" height	79 ¹ / ₁₆ w/expander	79 ¹ / ₁₆	80 ¹ / ₁₆
84" height	83 ¹ / ₁₆ w/expander	83 ¹ / ₁₆	84 ¹ / ₁₆

SPECIAL SIZES AVAILABLE (ALLOW 2-3 WEEKS)

WIDTH: 14" thru 48"

- Any width other than standard requires special glass.

HEIGHT: 36" thru 101"

- Any height other than standard requires special glass.

For more information,
please visit us at www.gwtrappco.com

LANDMARK™ PREMIUM



lasting beauty... exceptional durability... peace of mind

When you choose Landmark Premium, you make the decision that assures the beauty, durability and security of your home for generations.

Landmark Premium is engineered to outperform ordinary roofing in every category, keeping you comfortable, your home protected, and your peace-of-mind intact for years to come with a transferable warranty that's a leader in the industry.

specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 300 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Quality Standards:

- ICC-ES-ESR-1389

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter™ warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

From: [Thacher, Jill](#)
To: [Thacher, Jill](#)
Subject: FW: historic district commission application
Date: Thursday, October 02, 2014 9:14:40 AM

From: Kate [mailto:broek44@hotmail.com]
Sent: Wednesday, October 01, 2014 4:10 PM
To: Thacher, Jill
Subject: RE: historic district commission application

Hi Jill. Here are some answers but please let me know if you have reactions or advice.

1. Yes, skirting, we need to keep animals out. Although I don't like the current lattice and would rather have either vertical slats, or, if our contractor says that's too expensive, then square lattice. Can I say either one of those two? If not, I'll ask the contractor and give you a more definitive answer.
2. Yes, the contractor is ripping the cement board to look more like the asbestos. (If we ever got rid of the asbestos then it would be a relatively small deal to re-do the porch siding to be lap siding. I'm assuming there's lap siding under the asbestos, but this is super low priority and we may not ever do it because of the insulation the asbestos provides.)
3. The new window would be 3' high x4' wide, very close to the dimension of the combined current windows - i.e., the outer perimeter of the double window - on the front of the porch. We need this light because there would be no window on the north side.

thanks!

Kate

Subject: RE: historic district commission application

Date: Wed, 1 Oct 2014 15:04:42 -0400

From: JThacher@a2gov.org

To: broek44@hotmail.com

Hi Kate,

Three questions for you. Will you be installing porch skirting when you're done, and if so, what will it look like? (Could be the lattice that's currently there, or something else.) Next, I don't understand the cement board siding. It's vertical siding, but the contractor is ripping it to look more like the asbestos? Would it then be installed horizontally? It's ok if you want to simulate the asbestos, but don't feel like you have to. Lap siding or even vertical would probably be fine too. Finally, do you have dimensions for the new slider window?

Thanks! Let me know if you have any questions!

Best,