

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 715 W. Jefferson, Application Number HDC16-041

DISTRICT: Old West Side Historic District

REPORT DATE: April 14, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 11, 2016

	OWNER	APPLICANT
Name:	Mary Beth Lewis	Same
Address:	715 W. Jefferson Ann Arbor, MI	
Phone:	(734)604-2604	

BACKGROUND: This two-and-a-half story Queen Anne is first included in the Polk City Directory in 1908 as the home of Joseph Fisher, a brewer for Michigan Union Brewing. Mr. Fisher apparently left the brewery business with the enactment of the Volstead Act and enjoyed a long employment as an engineer with the Detroit Edison Company. His widow and their sons continued to occupy the residence until 1950.

A precast concrete front porch was replaced with a more appropriate wood one in 2000. In 2006 the rear one-story wing was remodeled and resided and the rear corner entry reworked.

LOCATION: The site is located on the south side of W. Jefferson Street, east of Sixth Street and west of Fifth Street.

APPLICATION: The applicant seeks HDC approval to add a 218 square foot addition on top of a rear one-story wing and replace two non-original first floor picture windows (east and north elevations) with custom wood windows matching the size and profiles of the existing historic double-hung windows.

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.

Windows

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

STAFF FINDINGS:

1. The homeowner would like to raise the roof over the existing kitchen to renovate the area into a second-story master bathroom with a small closet/study. The existing cornice and gutter of the one-story wing would be retained, and the upper west wall significantly inset from the existing one, both of which distinguish the new addition from the first floor. Siding will be cementitious, and clad wood windows are proposed. The new ridge will match the height of the existing front roof ridge, but will be behind the cross gable.
2. Replacing the two fixed picture windows on the front and east elevations with custom wood double-hungs is appropriate and appreciated. Overall, the proposed work is sensitive to the existing house and appropriate in scale. A small bathroom dormer on the rear of the second floor would be replaced by the addition.
3. Staff believes the work is appropriate and meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and 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 715 W. Jefferson Street, a contributing property in the Old West Side Historic District, to add a 218 square foot addition above the rear wing of the house and to replace two first floor windows on the east and north building elevations, 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, 5, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions and windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 715 W. Jefferson 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, window schedule, photos.

715 W. Jefferson (2007 Survey Photo)





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: 715 West Jefferson, Ann Arbor 48103
 Historic District: Old West Side
 Name of Property Owner (If different than the applicant): _____
 Address of Property Owner: (same) 734-604-2604
 Daytime Phone and E-mail of Property Owner: lewismb@umich.edu
 Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Mary Beth Lewis
 Address of Applicant: 715 West Jefferson
 Daytime Phone: (734) 604-2604 Fax: (____) _____
 E-mail: lewismb@umich.edu
 Applicant's Relationship to Property: owner ___ architect ___ contractor ___ other
 Signature of applicant: Mary Beth Lewis Date: 3/23/16

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 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: ABL

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

1. Provide a brief summary of proposed changes. See attached,

2. Provide a description of existing conditions. See attached,

3. What are the reasons for the proposed changes? See attached,

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: 3-23-16 Application to A. Howard Staff or _____ HDC

Project No.: _____ HDC 16-041 Fee Paid: \$300.00

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

MEMORANDUM

DATE: March 24, 2016
TO: City of Ann Arbor Historic District Commission
FROM: Marc M Rueter AIA
PROJECT: 715 W Jefferson Street, 2nd Floor Rear Addition
CC:

REGARDING: Supplement to HDC Application

DESCRIPTION OF EXISTING PROPERTY:

This house is a two-story wood frame structure mostly clad in aluminum siding having an eight inch exposure. Its configuration is an almost completely symmetrical "T" shaped structure with a one-story rear kitchen wing. This wing has a 12/12 hipped roof. A second floor rear dormer was added most probably in the late 1920's or early 1930's for a second floor bathroom. Approximately 10 years ago a small rear porch was enclosed to enlarge the kitchen-eating area. This enclosure was clad with wood siding having a four-inch exposure. New siding was also added at this time to the one story original kitchen wing and the aluminum siding was removed from the north wall under the front porch.

DESCRIPTION OF PROPOSED CHANGES:

The Owners wish to add approximately 218 square feet of area to the rear portion of the first floor hipped roof. The second floor addition would be a master bedroom and small closet / study. The existing small bedroom would be converted to a bathroom serving the second floor.

The living room north and west windows were converted to fixed picture units many years ago. These windows would be replaced with new custom wood windows matching the size and profiles of the existing double hung windows.

REASON FOR PROPOSED CHANGES:

The existing bathroom is too cramped and the existing master bedroom does not have space for a small study and closets. Additionally, the 1920's era plumbing in the existing second floor bath is failing. The second floor does not have adequate emergency egress from the present master bedroom.

PROVIDE ADDITIONAL INFORMATION THAT WILL FURTHER EXPLAIN OR CLARIFY THE PROPOSAL:

See the attached site plan, floor plans and elevation drawings of the exterior.



Marc Rueter AIA
Rueter Associates Architects

AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS:

FOR A

REAR SECOND FLOOR ADDITION TO 715 WEST JEFFERSON STREET

ANN ARBOR, MI 48103

DRAWING INDEX

- T DRAWING INDEX & PHOTOGRAPHS
- 1 EXISTING SITE PLANS AND EXISTING FIRST FLOOR PLAN
- 2 EXISTING and PROPOSED SECOND FLOOR PLANS, SPECIFICATIONS and SCHEDULES
- 3 EXISTING and PROPOSED WEST AND NORTH ELEVATIONS
- 4 EXISTING and PROPOSED EAST AND SOUTH ELEVATIONS



photo above right:
Front (northeast view)

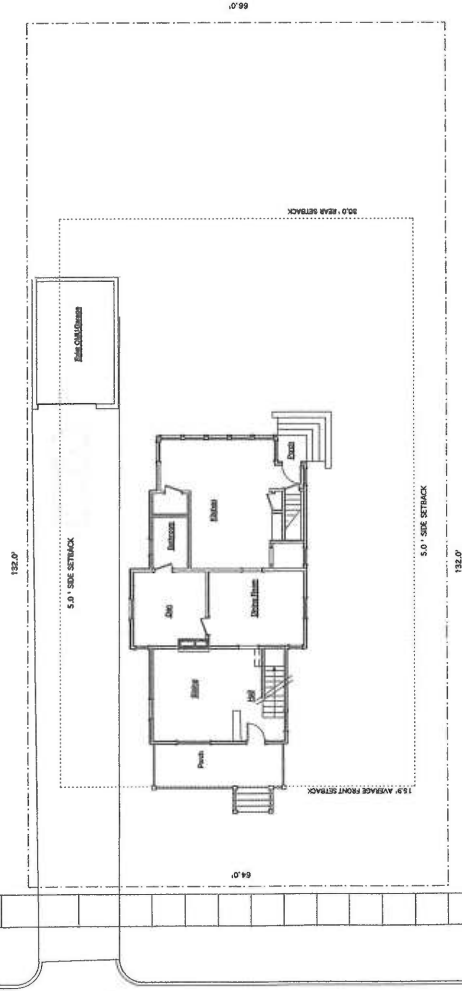


photo left:
Front (northwest view)

photo right:
Rear (south elevation).
A later rear bathroom
dormer addition and
portions of the one
story hipped roof will
be removed. The
cornices on the first
floor will be retained.



FOURTH STREET, 66' ROW.

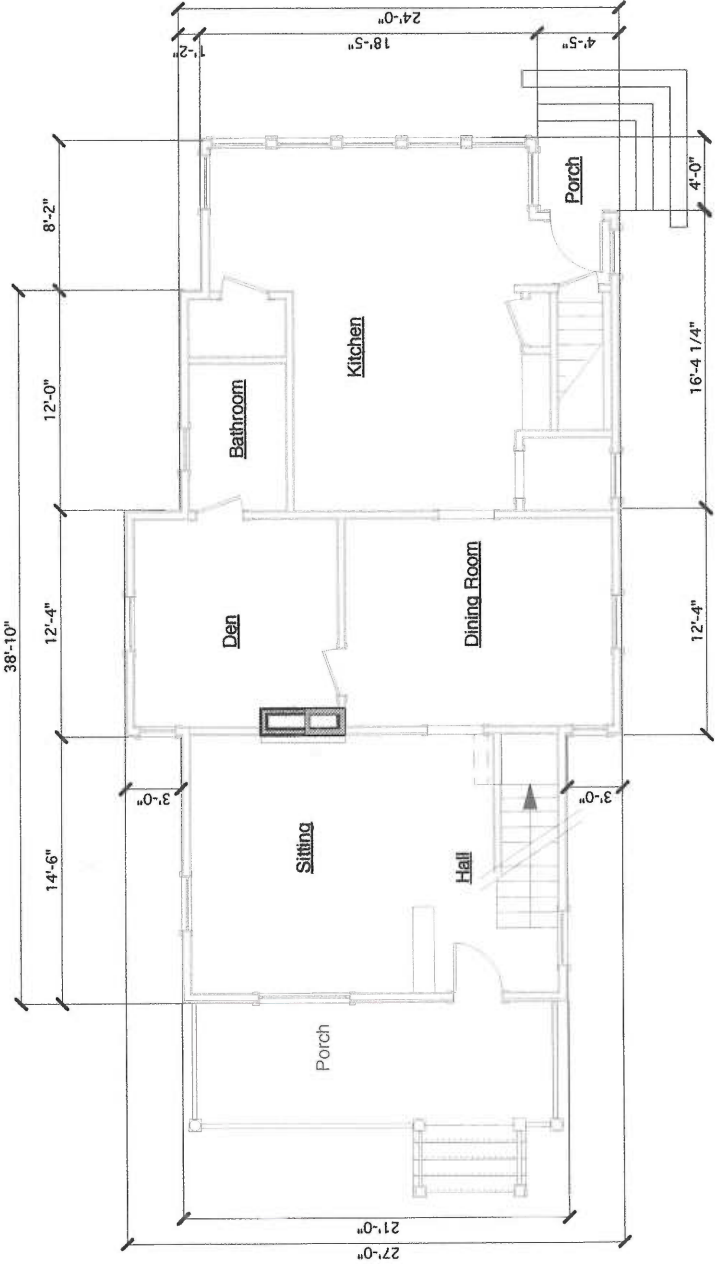


Existing First Fl 1005
 Existing Second Fl 692
 Total 1687

Net Added Area of Addition: 218 + 1667 = 1905 total new area
 13 % increase in total area of enclosed space
 0 % Increase in footprint size

Added footprint:

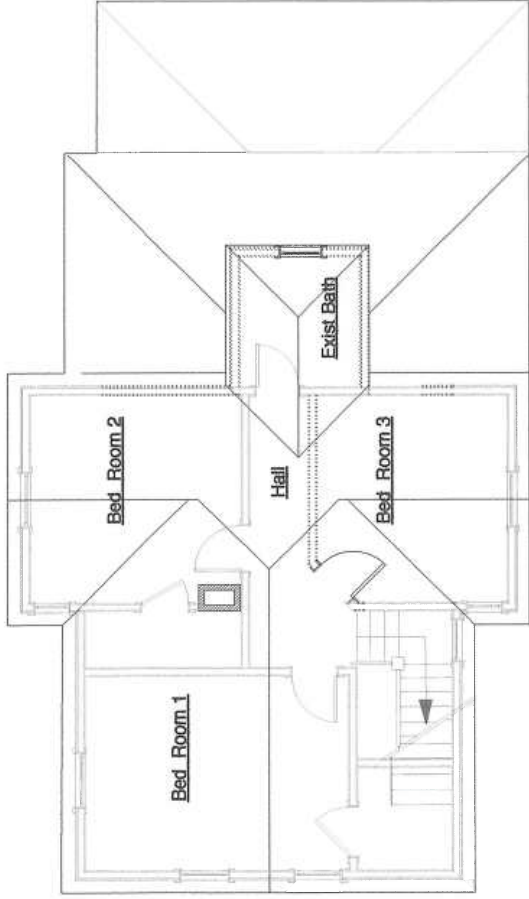
EXISTING SITE PLAN
 scale: 1" = 30'-0"



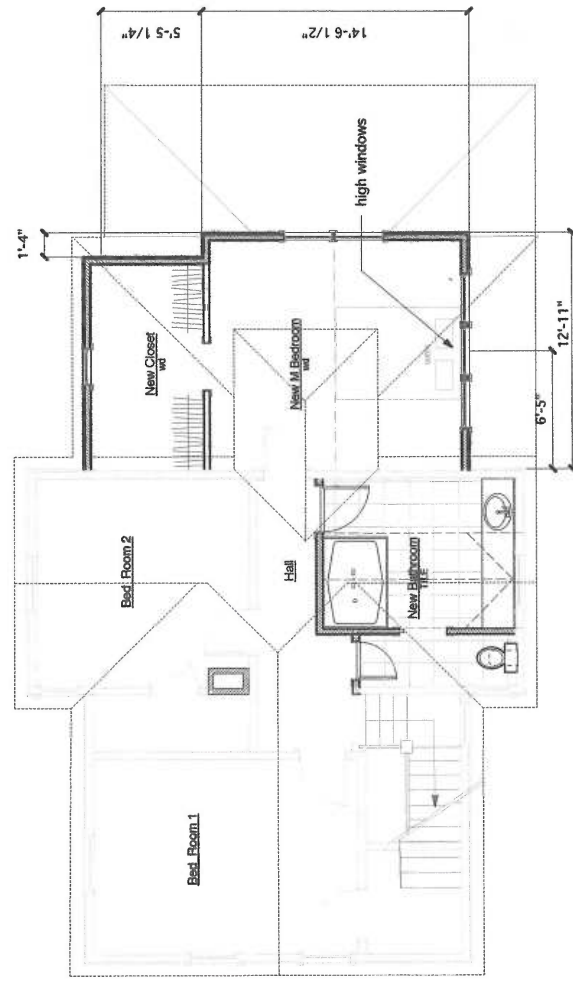
EXISTING FIRST FLOOR PLAN
 scale: 3/32" = 1'-0"

Site Plans
 SCALE: 1" = 20'-0" OR 1/8" = 1'-0"

HDC 03 24 16



EXISTING SECOND FLOOR PLAN
 scale: 3/32" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 scale: 3/32" = 1'-0"

NEW MATERIAL DESCRIPTION:

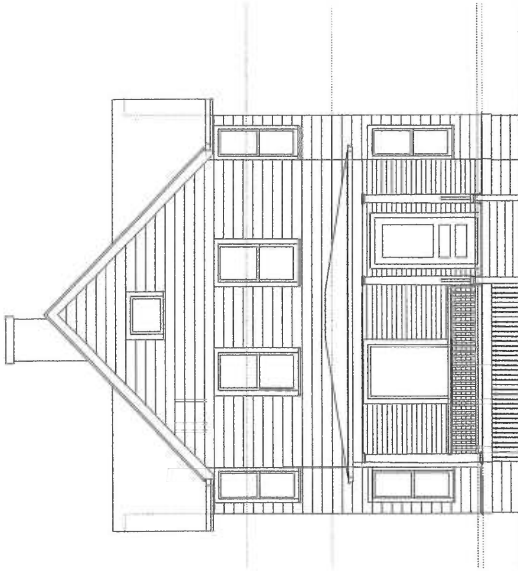
- ROOF:**
Asphalt shingles. Match existing in color and style
- FASCIA and RAKE:**
Match Existing
- GUTTERS:**
5" K style alum gutters
- SOFFITS:**
Match existing
- SILL BOARDS:**
Match Existing
- CORNER BOARDS:**
Match Existing
- SIDING:**
5/16"x 6" cement board siding with exposure to match exist

WINDOW SCHEDULE

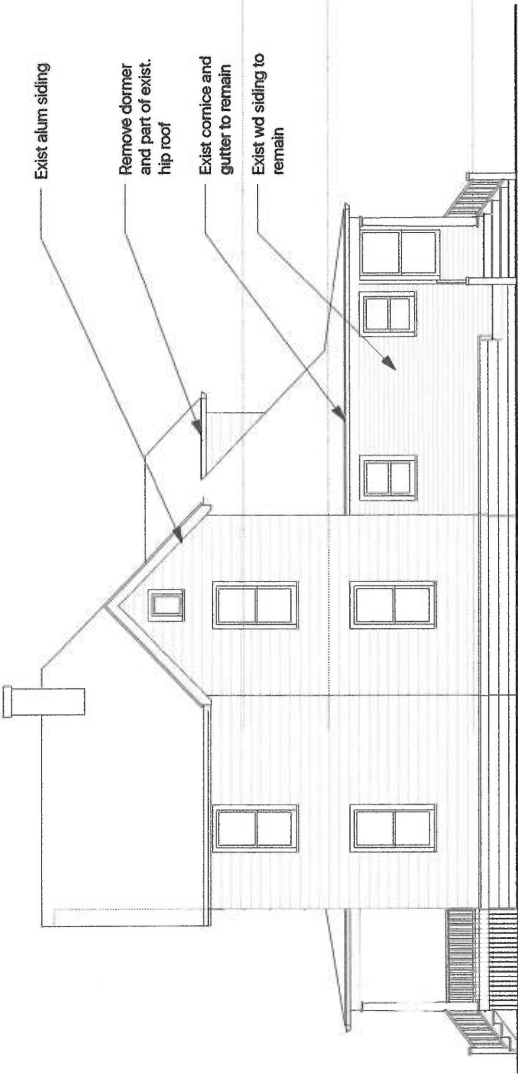
Mark	Type	Unit Size*	Size: Nominal	Notes
(W1)	double hung	WDH 2852	2'10" x 5' 9"	
(W2)	double hung	WDH 2442	2'6" x 4' 5"	
(W3)	awning	CX13	2'8" x 3' 0"	
(W4)	fixed sash	CN 12	1'8" x 2' 0"	

WINDOW NOTES:
 Window sizes are based upon Anderson 400 series wood clad units.
 Glazing shall be double glazed low e. Cladding shall be white. Screens shall be supplied with all windows.

* window size may vary (+2")

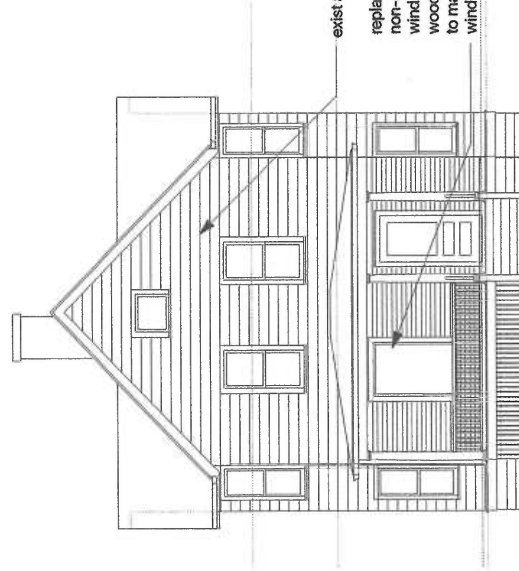


Existing North Elevation



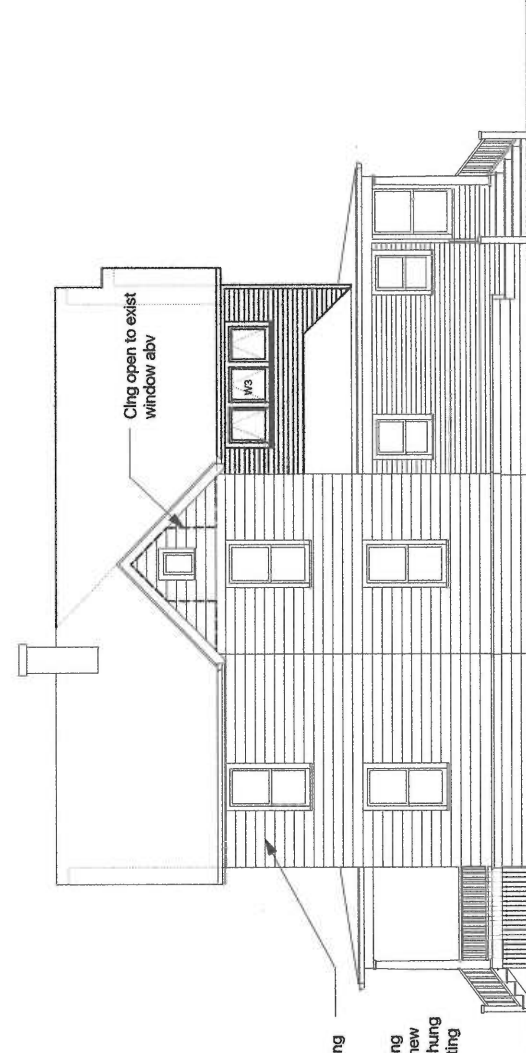
Existing West Elevation

Exist alum siding
 Remove dormer and part of exist. hip roof
 Exist cornice and gutter to remain
 Exist wd siding to remain



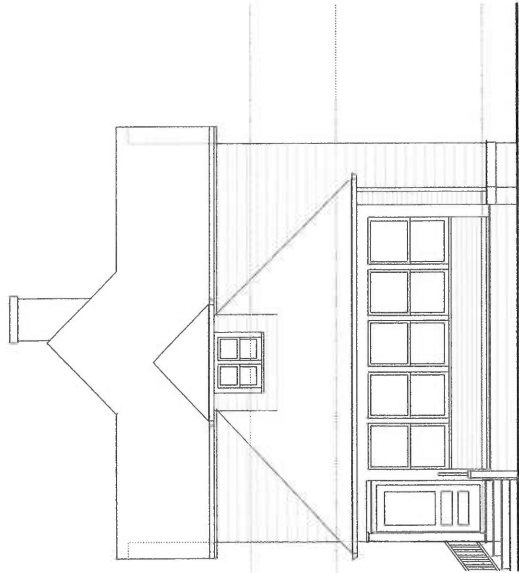
Proposed North Elevation

exist alum siding
 replace non-conforming window with new wood double hung to match existing windows

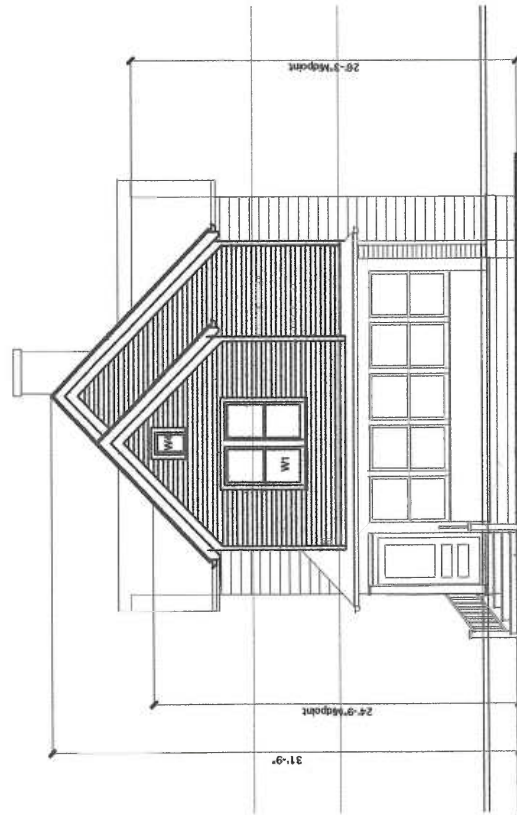


Proposed West Elevation

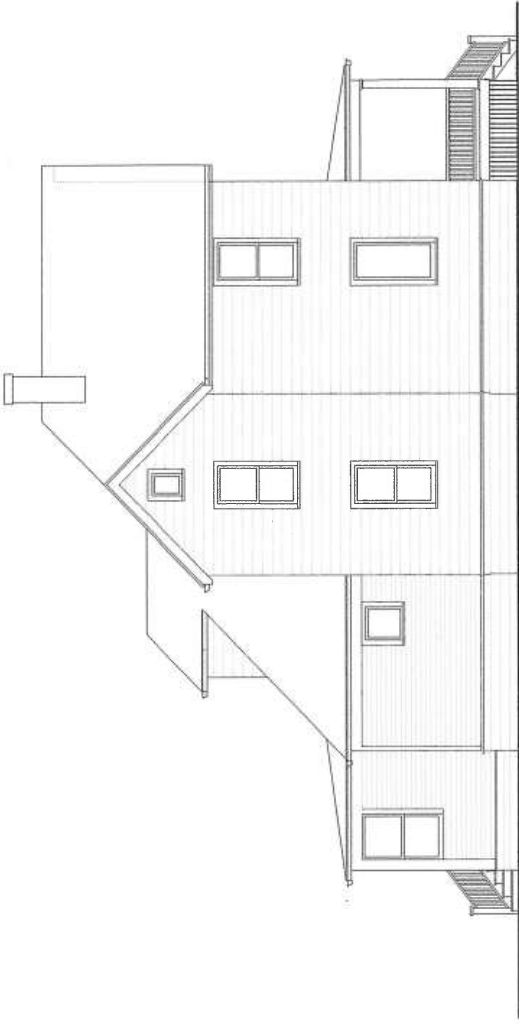
Chng open to exist window abv



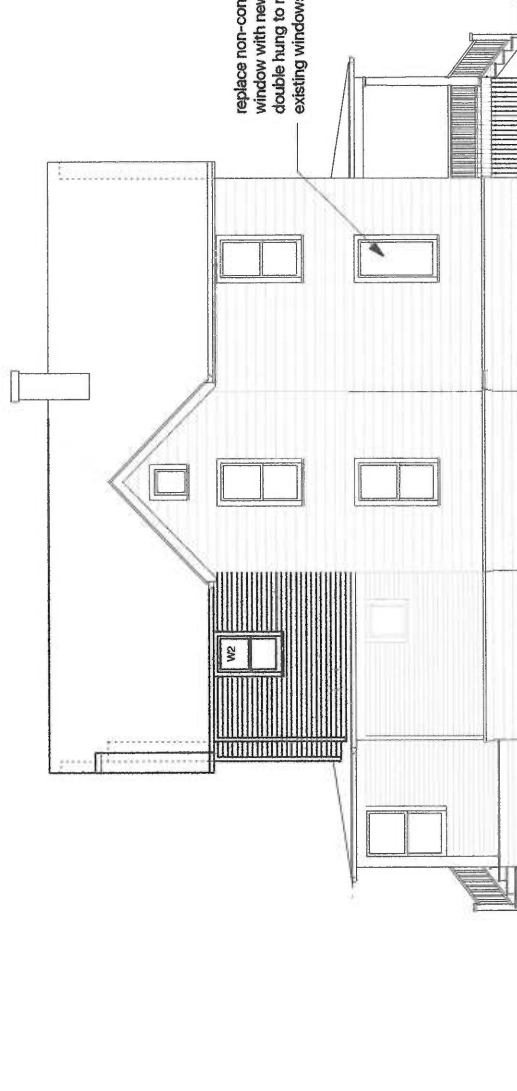
Existing South Elevation



Proposed South Elevation



Existing East Elevation



Proposed East Elevation