

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 551 Second Street, Application Number HDC14-107

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: Jerri Jenista
Address: 551 Second Street
 Ann Arbor, MI 48103
Phone: (734) 668-0419

APPLICANT

Rueter Associates Architects
 515 Fifth Street
 Ann Arbor, MI 48103
 (734) 769-0070

BACKGROUND: This stately 2 ½ story gable-fronter first appears in the 1910 Polk City Directory as the home of Edwin C. Noll, who was employed by the State Savings Bank. It features a full-width front porch, corner returns on the gables, and an attic dormer on the south side.

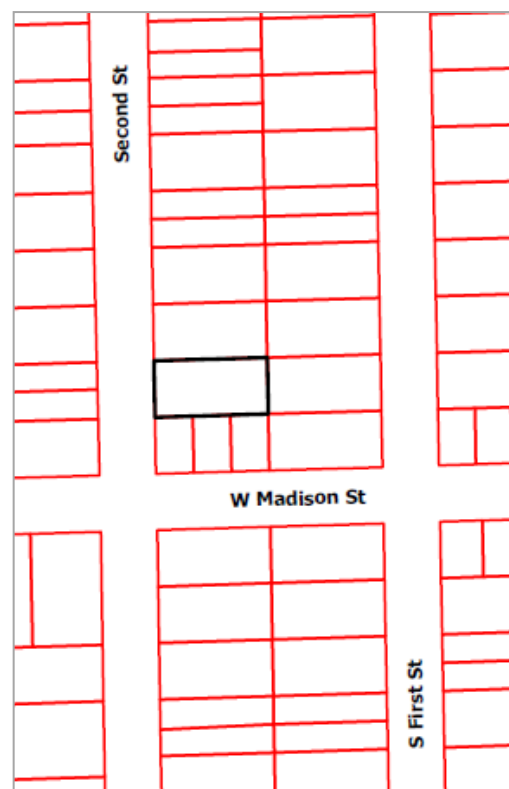
LOCATION: The site is located on the east side of Second Street, one lot north of West Madison.

APPLICATION: The applicant seeks HDC approval to demolish a 320 square foot pre-1943 garage and construct a new 416 square foot art studio.

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):

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.

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.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

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

New Accessory Structures

Appropriate: Locating sheds and garages in the rear yard.

Retaining the historic relationship between buildings, landscape features, and open spaces.

STAFF FINDINGS

1. The existing garage is quite plain, but has some character-defining features, including wood novelty siding, double leaf doors, and a very low-pitched roof. The owner has attempted to maintain it over time, but paint will no longer adhere to the exterior, the concrete foundation is crumbling, and there is much water infiltration. Staff has discussed options for both reuse and replacement with the owner, contractor, and architect. It is staff's opinion that rehabilitating the shed would require replacement of most or all of the existing materials. It would also require the owner to relocate existing overhead power lines that the structure is too close to. These conditions combined make replacement of the garage with the proposed shed, in a slightly different location, acceptable to staff.
2. The new studio would be 16' deep and 27.5' wide. Many features of the existing garage are carried over to this design – the nearly flat roof, wood novelty siding, and double leaf door. The studio also has large windows hidden behind the double doors, which will act as shutters to shade the interior on summer days. There is also a large window on the south elevation. The north end of the building houses a restroom and utilities, and

features a lower ceiling height to allow clerestory windows above it, to help light the studio. The building would be pulled 10' away from the rear property line to avoid the overhead lines.

3. A large ramp leading down from a deck behind the house would be removed as part of the project.
4. Staff believes the design, materials, massing, and location of the new studio are appropriate for this site and compatible with the Old West Side Historic District. application meets the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and the *Ann Arbor Historic District Design Guidelines* and recommends approval of the application.

POSSIBLE MOTION: (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 623 Second Street, a contributing structure in the Old West Side Historic District, to change the pitch of the gabled garage roof, extend the building an additional four feet toward the front (west), add two windows and move a door. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for accessory structures, 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 building site and district or neighborhood setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 551 Second 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

551 Second Street (2007 survey photo)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue | 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>551 Second Street</u>
Historic District:	<u>Old West Side</u>
Name of Property Owner (If different than the applicant):	<u>Jerri Jenista</u>
Address of Property Owner:	<u>551 Second Street</u>
Daytime Phone and E-mail of Property Owner:	<u>734-668-0419 jjjenista@aol.com</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>6-19-14</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Rueter Associates Architects</u>
Address of Applicant:	<u>515 Fifth Street</u>
Daytime Phone:	<u>(734) 769-0070</u> Fax: ()
E-mail:	<u>mrrueter@rueterarchitects.com</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant:	_____ Date: _____
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input 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>[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:

MEMORANDUM

DATE: June 20, 2014
TO: City of Ann Arbor Historic District Commission
FROM: Marc M Rueter AIA
PROJECT: 551 2nd Street: New Studio Accessory Building
CC:

REGARDING: Supplement to HDC Application

DESCRIPTION OF EXISTING PROPERTY:

This building will replace an existing garage dating from the period of significance. The existing garage is a 320 square foot structure with a low slope roof enclosed with parapet walls on three sides. The walls are about eleven feet above grade with the roof sloping towards the rear. A building contractor has determined that the structure is beyond repair and if significant improvements were made, would need to be moved away from the rear lot-line to meet present electrical code overhead clearances for high voltage electrical lines.

DESCRIPTION OF PROPOSED CHANGES:

The Owner proposes that the garage be demolished and a new artist's studio of 416 square feet be constructed.

REASON FOR PROPOSED CHANGES:

The existing house cannot accommodate the family's recent expansion and one of the family member's need to practice their art while caring for a family member.

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

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

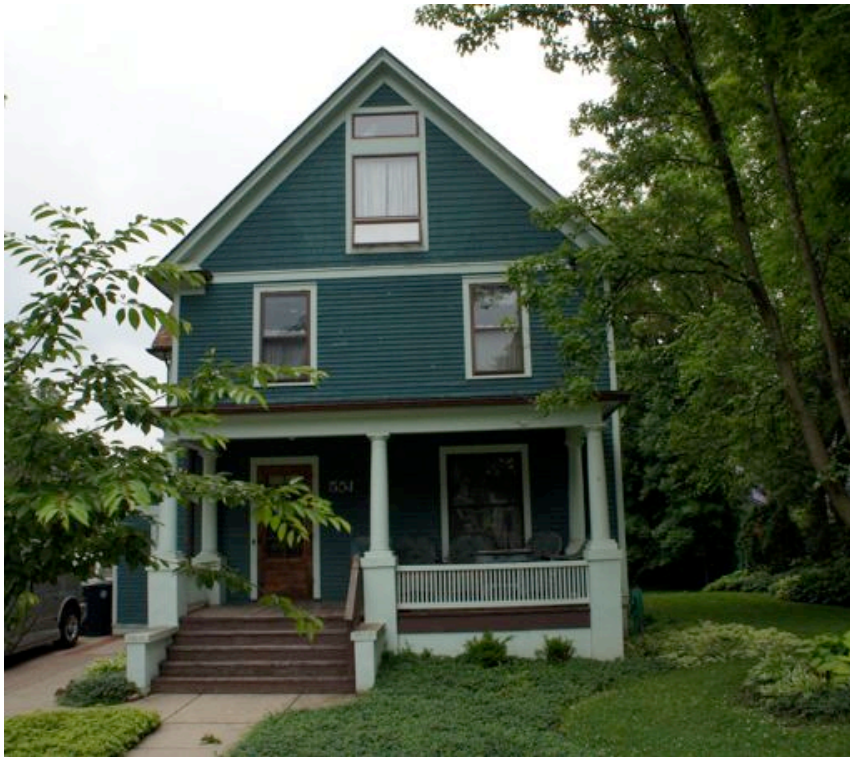
Marc Rueter AIA
Rueter Associates Architects

AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A:

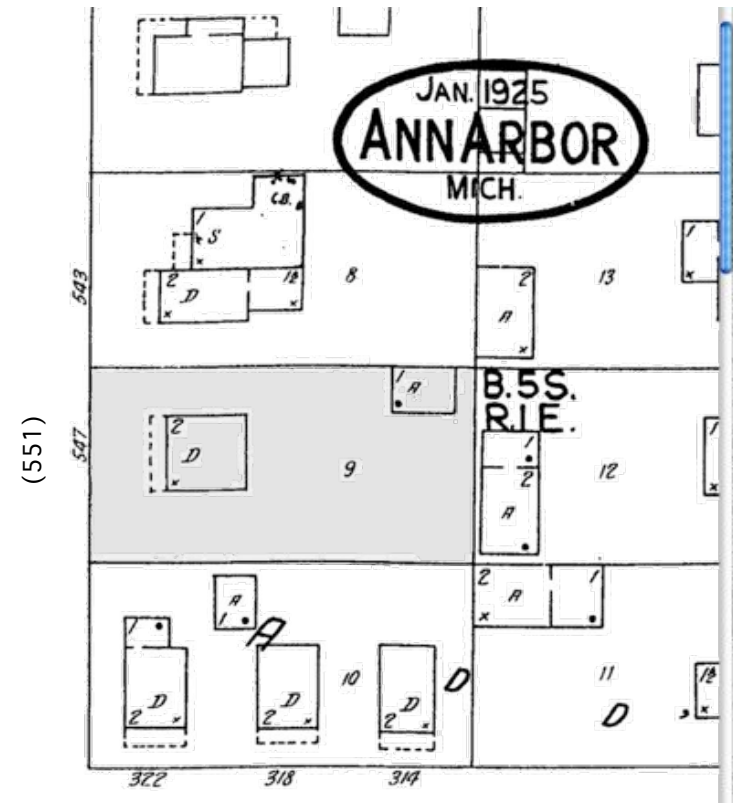
Detached Studio
at
551 SECOND STREET
ANN ARBOR, MICHIGAN 48103

LIST OF DRAWINGS

- T TITLE PAGE
- A1 EXISTING CONDITIONS
- A2 EXISTING AND PROPOSED SITE PLANS
- A3 PROPOSED FIRST FLOOR PLAN
- A4 PROPOSED ELEVATIONS
- A5 BIRDSEYE IMAGE
- A6 MATERIALS



BELOW:
1925 Sanborn Map showing
547 (now 551) with
detached garage at rear of
lot from period of
significance.



WEST ELEVATION OF EXISTING HOUSE



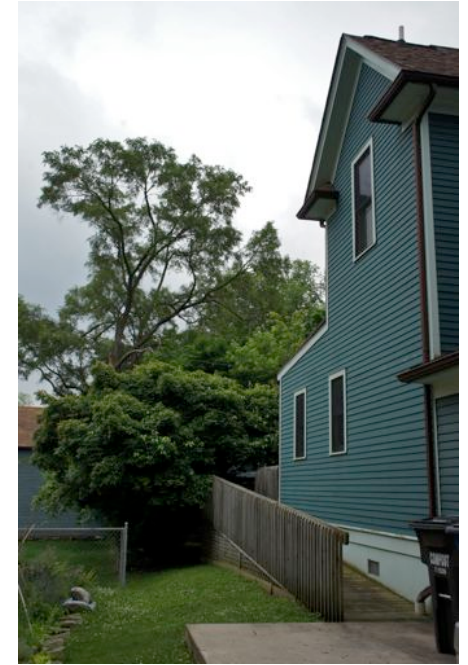
LEFT:
photo of garage interior
showing present
deteriorated state

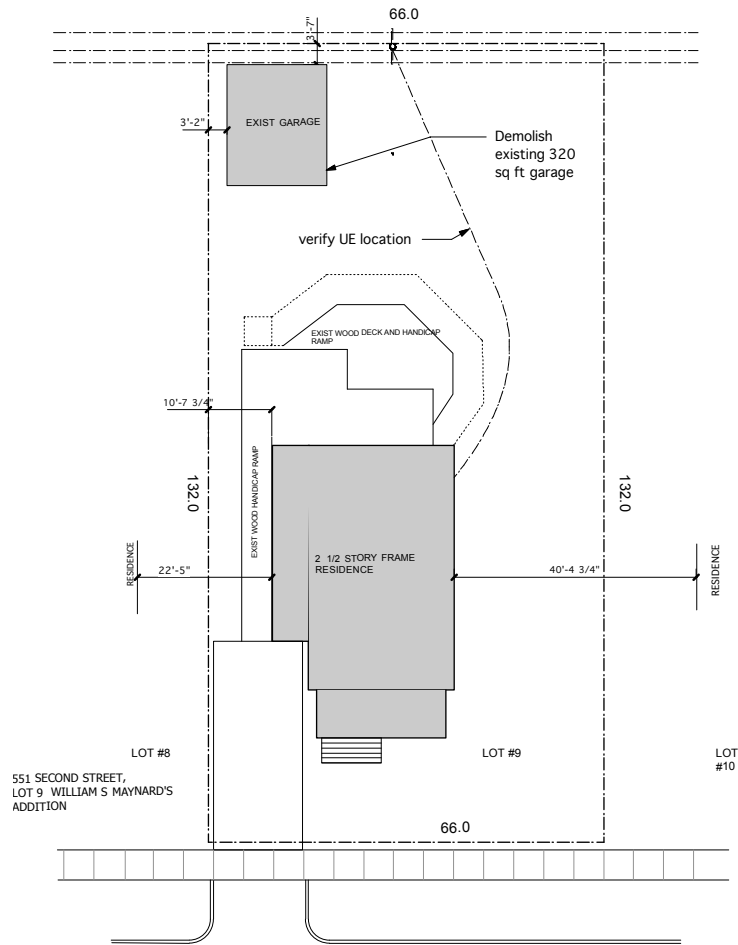
BELOW LEFT:
photo of garage from west

BELOW:
Photo of garage from rear
yard

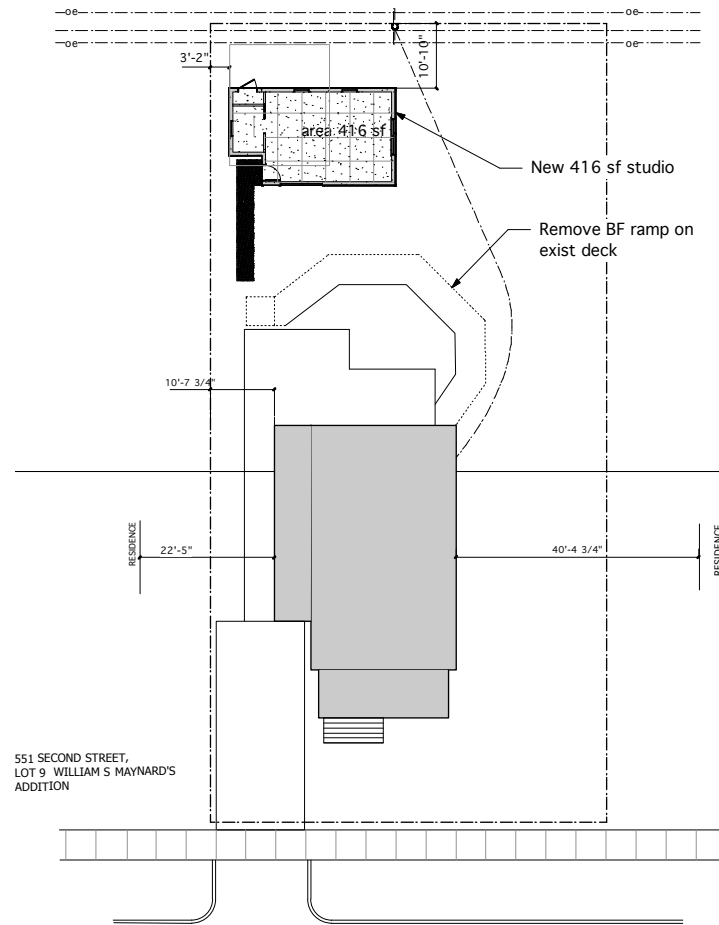
RIGHT
Photo of rear lot where new
studio would be placed
behind existing maples.

GARAGE CONDITION:
Renewal Construction has
determined that the existing
garage walls, roof, windows and
foundation are not feasibly
repairable . A substantially
renovated building would not
meet electrical code overhead
line clearances.



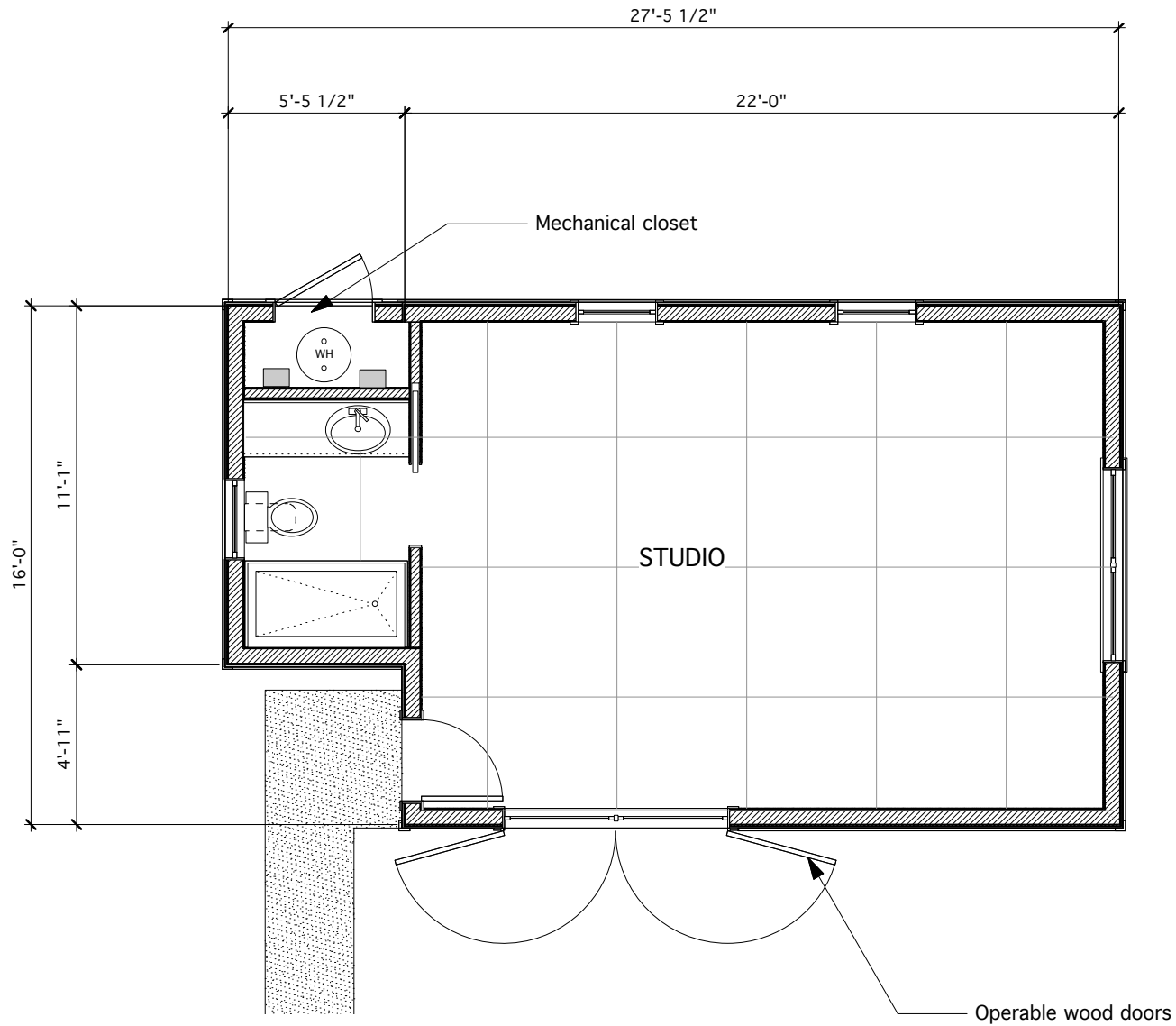


SECOND STREET
Existing Site Plan



SECOND STREET
Proposed Site Plan

HDC 06-20-14



4 Proposed Floor Plan

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

HDC 06-20-14



■ **RUETER ASSOCIATES** ■
ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, RAA: 13-019 05.6.14



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation



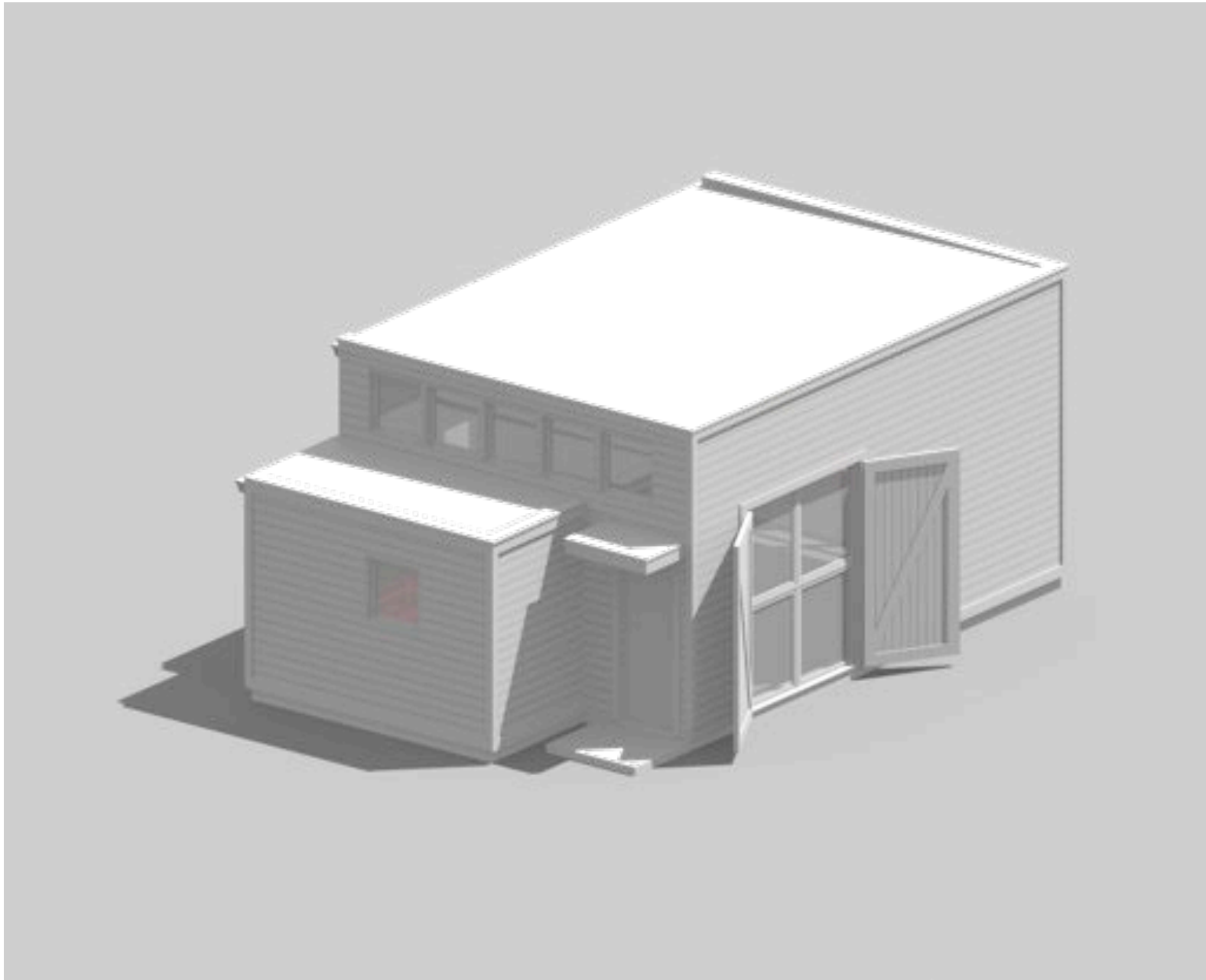
Proposed North Elevation

5 PROPOSED ELEVATIONS

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

HDC 06-20-14

■ RUETER ASSOCIATES ■
 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
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6 BIRD'S EYE IMAGE

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

HDC 06 20 14

■ RUETER ASSOCIATES ■

ARCHITECTS

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WINDOW SCHEDULE

Mark	Type	Unit Size*	Notes
(W1)	awning	2-4, 2-4	
(W2)	fixed sash / awning	6-8, 8-0	
(W3)	fixed sash / awning	6-0, 6-0	

WINDOW NOTES:
 Windows shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Cladding shall be white. Screens shall be supplied with all operable windows.

+ window size may vary (+-2")

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
(D1)	door-entry	36 x 80	flush insulated steel
(D2)	door-on window	72 x 84	built up t & g 4"cedar

DOOR NOTES:
 All entry doors shall be insulated flush steel weatherstripped with alum thresholds

NEW MATERIAL DESCRIPTION:

ROOF:
 Modified bitumen membrane with dark grey mineral surfacing

FASCIA:
 5/4" x 6" wd bd

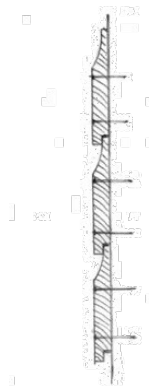
SKIRT BD
 5/4" x 6" wd bd

CORNER BOARDS"
 5/4" X 4" WD

DOOR AND WINDOW CASING"
 5/4" X 4" WD

GUTTERS:
 5" K style alum gutters

SIDING :
 lodgepole pine 1 x 6 pattern 106 (novelty siding)



Novelty Siding

A term that is also applied to all patterns of drop siding—milled siding that lies flat on the wall surface—novelty is frequently associated with the ubiquitous cove pattern also called German siding in some areas. Popular by the 1880s, and possibly in use as early as 1860, it is typically edge-matched in a shiplap joint, but was also produced in tongue-and-groove. Novelty siding that swaps a bevel for the cove is often called channel rustic.

Tongue-and-groove novelty types may be blind-nailed at the tongue (at left). Cove-style novelty siding is typically face-nailed, sometimes directly to studs in light-weather areas or buildings (at right).

ohj

HDC 06 20 14