

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 525 Second Street, Application Number HDC14-034

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: April 10, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 7, 2014

OWNER	APPLICANT
<p>Name: Magnus Teig</p> <p>Address: 525 Second St Ann Arbor, MI 48105</p> <p>Phone:</p>	<p>Rueter & Associates 515 Fifth St Ann Arbor, MI (734) 769-0070</p>

BACKGROUND: This two-story gable-fronter was first occupied in 1908 by Andrew Neff, an assistant foreman at U of M. Mr. Neff lived in the house until at least 1950. The house is typical of the Old West Side vernacular, and features a full-width front porch with turned posts and double-hung windows. A two-story rear addition to the house was approved and constructed in 2004.

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

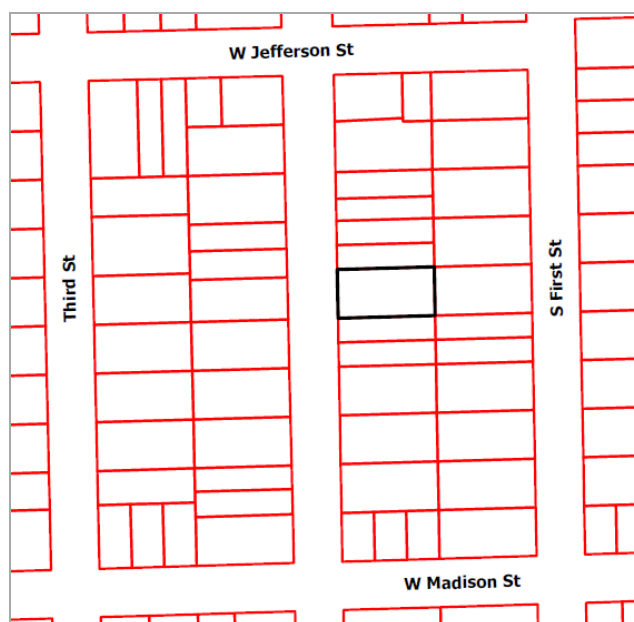
APPLICATION: The applicant seeks HDC approval to demolish a non-contributing garage and construct a new 1 ½ story garage with stalls for 2 cars and an office, studio, and full bath upstairs.

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.

- (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):

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.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

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.

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

Residential Accessory Structures

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

STAFF FINDINGS:

1. The gross floor area (wall to wall) is approximately 563 square feet on the main floor and 445 square feet on the second floor, for a total of just over 1,000 square feet. Staff has advised the owner and applicant that if the project is constructed, it may not be used as an accessory dwelling unit (apartment, mother-in-law suite, etc.), nor may family members or guests sleep in it.
2. The design of the garage is simple, with its form, board and batten wood siding, and double hung and single-light windows all reminiscent of a traditional barn.
3. The proposed location on the lot is in the back corner, 3' from the side and rear property lines. The width and depth of this lot, and the placement of neighboring structures on their lots, makes this an appropriate location. A list of trees that would be removed has been submitted by the homeowner, and none of the trees meet landmark criteria. Two or all three of the species are invasive (depending on what species the mulberry is). In sum, none of the trees are regulated by the Historic District Commission.
4. Staff recommends approval of the application. The existing garage is not a contributing structure. The proposed garage is large, but not inappropriately so for this particular lot's configuration. The design, materials, and location are compatible with the historic home and do not distract from it or neighboring historic resources.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 525 Second Street, a contributing property in the Old West Side Historic District, to demolish a garage and construct a two-car garage, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to 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 and 10 and the guidelines for building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 525 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, letter, drawings, photos

525 Second St (2007 Survey Photos)







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>525 SECOND ST.</u>	
Historic District: <u>OLD WEST SIDE</u>	
Name of Property Owner (If different than the applicant): <u>Magnus Teig</u>	
Address of Property Owner: <u>525 Second st.</u>	
Daytime Phone and E-mail of Property Owner: <u>clair.teig@gmail.com</u>	
Signature of Property Owner: <u>Magnus Teig</u>	Date: <u>3/20/2014</u>
Section 2: Applicant Information	
Name of Applicant: <u>Rueter Assoc. Architects</u>	
Address of Applicant: <u>515 F. 5th st.</u>	
Daytime Phone: <u>(734) 769-0070</u> Fax: <u>(734) 769-0167</u>	
E-mail: <u>jscrivens@rueterarchitects.com</u>	
Applicant's Relationship to Property: owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other <input type="checkbox"/>	
Signature of applicant: <u>[Signature]</u>	Date: <u>3/20/14</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>J.S.</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
312 S. Division Street
Ann Arbor, MI 48104

DATE: March 21, 2014

PROJECT: Accessory Structure to 525 Second Street
Ann Arbor

OWNER: Magnus and Clair Teig
525 Second St.
Ann Arbor, MI. 48103

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

RE: Application for Determination of Appropriateness

Section 5: Description of proposed changes:

The following is a description of the proposed accessory structure to 525 Second Street. The proposed 1-½ story accessory structure will add an additional 163 square feet over the 400 square foot existing garage. The gross footprint of the new garage will be 563 square feet. The garage will be located in the rear lot behind the current house. The current noncontributing garage/carport will be demolished to make room for the new garage and 6 clumps of invasive scrub trees will be removed.

1. Provide a brief summary of proposed changes:

1. Site work

- a. Grading of site shall be limited to portions affected by new structure to provide positive drainage away from foundations and a level area for realigning the existing driveway behind the house. A small part of the gravel drive, roughly 420 square feet will have some porous paving installed out in front of the garage.

2. Demolition

- a. The existing rear one-story carport/garage will be removed, according to the inspection tickets located in the garage the garage was constructed in 1969 and has been renovated since that time. The demolition will include the concrete foundation along with some invasive scrub trees behind the garage.

3. New Accessory Structure

- a. A new 1-½ story garage will be constructed with a concrete foundation in wood framed construction. See drawings for exact configuration, size and appearance. The windows in the garage will be 'Andersen' awning or casements units. All exterior trim will be 5/4"x4" casings. The siding will be board and batten and will have an 8" spacing. The roof will be asphalt shingles, along with a shed roof on the front. There will be a side entry with concrete stoop one step above grade that will lead to the drive with a sidewalk.

2. Provide a description of existing conditions:

The zoning at 525 Second Street is R2A along with the neighboring properties. The current wood garage is broken into two areas. One side is an open carport, the other half is enclosed and is used as a shed for yard storage and is within 7' of the rear of the existing house, which makes it inaccessible to any motor vehicles. The existing 2-story house will hide 65 percent of the new garage from the street. The current large side yard to the south will be maintained as open space. The house driveway is on the north.

3. Reason for proposed changes:

The Owner would like a garage that can be used to park their vehicles in an enclosed space and provide some bike and yard storage. The Owner would like to place a 1-½ story garage to the rear open space so they can easily navigate around the rear of the house. There will also be a ½ story office/study space above the garage for the Owner to use as a home office and art studio. The current house has 3 bedrooms, which are occupied by the family, and the basement is a stone foundation that has low headroom along with some moisture issues and can't accommodate any adequate living space. The intent of placing the new accessory structure to the rear of the lot was to preserve as much of the architectural integrity of this historic residence and provide the Owner with an additional dry storage with a small amount of living space, while at the same time trying to preserving as much open yard space as possible. The proposed garage also provides for some landscaping renovation to the rear yard.

Sincerely,

Jim Scrivens
Architect, LEED AP

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

GUARDIAN TREE EXPERTS

March 15, 2014

To whom it may concern,

On March 14th 2014, I visited with Clair Teig at 525 2nd St. for the purpose of identifying and evaluating several trees on her property which would need to be removed to provide room for the construction of a new garage. This letter provides an inventory and brief assessment of the trees we looked at together.

Attached is a site plan drafted by Rueter Associates Architects and provided to me by Clair. I have placed numbers on the map which serve as a key for the trees listed below. Measurements of diameter were estimated and are recorded in DBH (diameter at breast height or 4.5' above grade).

1. **Black Locust** (*Robinia pseudoacacia*) – Two stem tree (14" each)
2. **16" Black Locust** (*Robinia pseudoacacia*)
3. **Black Locust** (*Robinia pseudoacacia*) – Two-stem tree (10" & 12")
4. **14" Black Locust** (*Robinia pseudoacacia*)
5. **Norway Maple** (*Acer platanoides*) – Two-stem tree (6" & 10")
6. **Mulberry** (*Morus sp.*) – Two-stem tree (4" & 3")

It is unlikely that any of these trees were planted intentionally. Nearly all of them (mulberry being the one exception) are listed as invasive species by the City of Ann Arbor's Natural Area Preservation department. This designation trumps the need to evaluate the DBH of each species as it pertains to the "landmark" tree designation, but it should be noted that none of the above trees is over 24" in DBH. Several of the trees have developed poor architecture (co-dominant stems, leans, etc.) which predispose them to a slightly elevated risk of failure, but their overall health is good.

If you require any additional information on these trees or the site, you can reach me at 734-786-1688 or via email at jack@guardiantreeexperts.com.

Sincerely,



Jack Richardson
ISA Certified Arborist # MA-4389A
TCIA Certified Treecare Safety Professional # 185

ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS
FOR THE
TEIG GARAGE, 525 SECOND STREET, ANN ARBOR, 48103



LIST OF DRAWINGS

- T1. TITLE SHEET
- A1. SANBORN DRAWINGS
- A2. SANBORN DRAWINGS
- A3. PHOTOS OF EXISTING
- A4. PHOTOS OF NEIGHBORING LOTS
- A5. PHOTOS OF NEIGHBORING LOTS
- A6. PHOTOS OF NEIGHBORING LOTS
- A7. EXTERIOR PERSPECTIVE
- A8. SITE PLAN - PROPOSED
- A9. FIRST FLOOR PLAN - PROPOSED
- A10. SECOND FLOOR PLAN- PROPOSED
- A11. ROOF PLAN- PROPOSED
- A12. WEST ELEVATION(PROPOSED)
- A13. SOUTH ELEVATION(PROPOSED)
- A14. EAST ELEVATION (PROPOSED)
- A15. NORTH ELEVATION(PROPOSED)
- A16. SOUTH SITE ELEVATION

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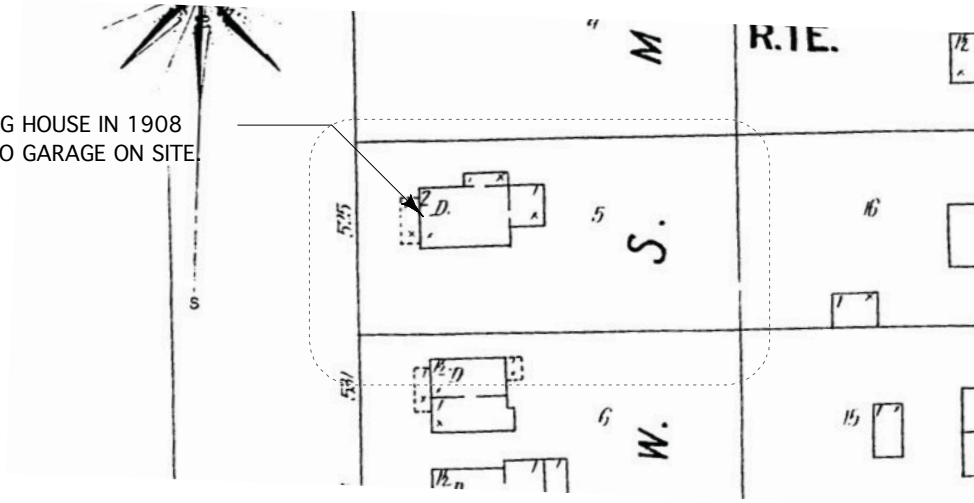
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TEIG GARAGE

525 SECOND STREET, ANN ARBOR, MI 48103

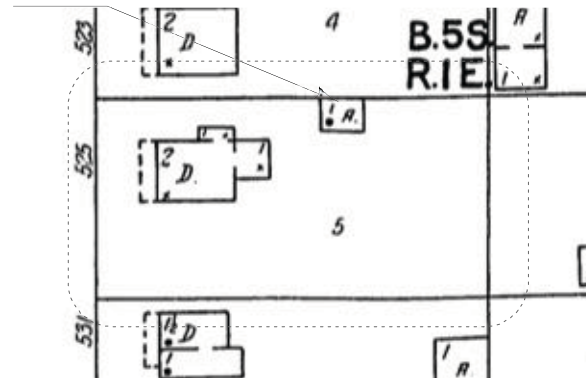
T1

EXISTING HOUSE IN 1908
WITH NO GARAGE ON SITE.



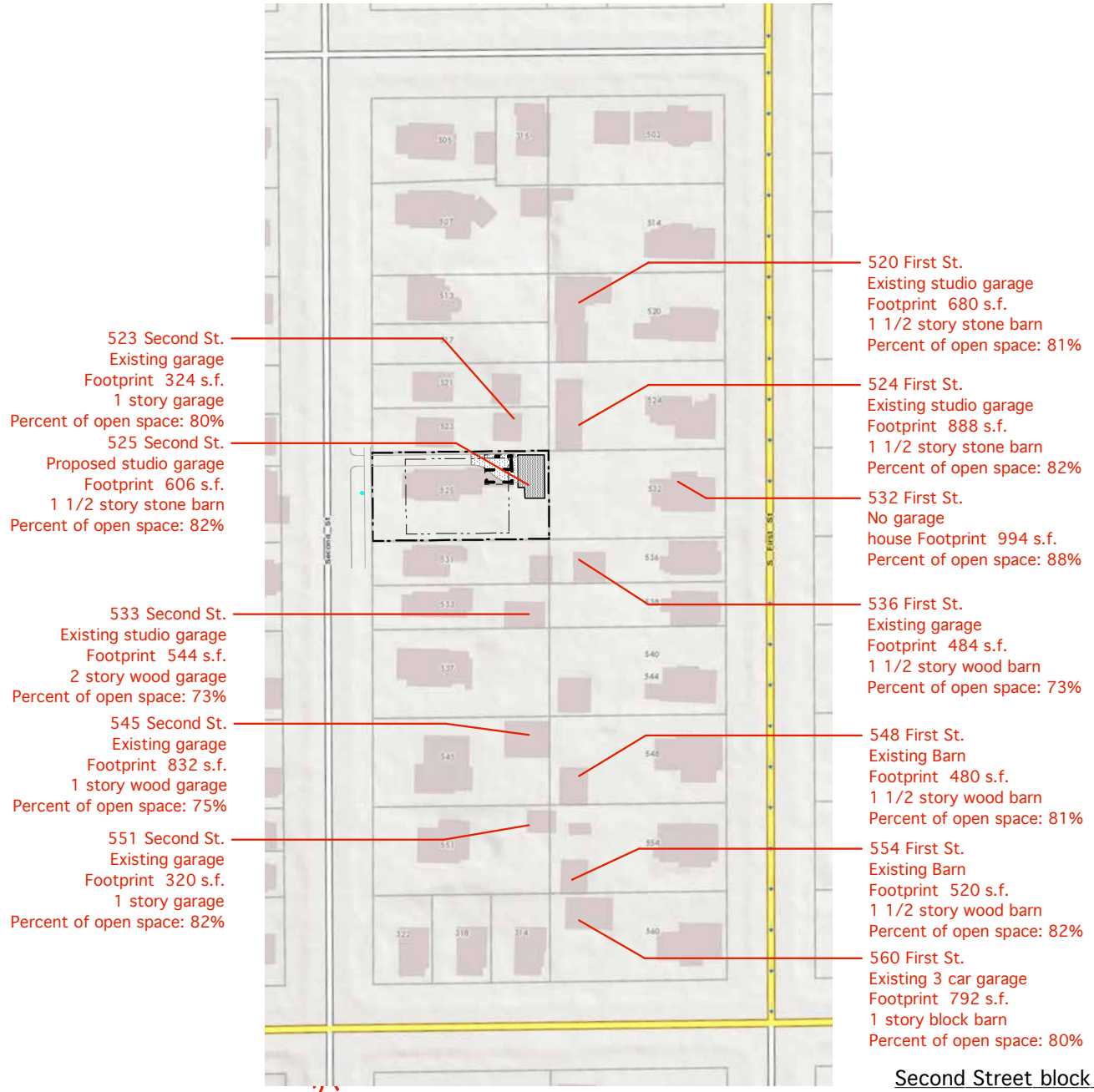
1908 SANBORN MAP
NO SCALE

ONE STORY ACCESSORY
BUILDING IN 1925 SHOWN IN
DIFFERENT LOCATION THAN
PRESENT DAY CARPORT /
GARAGE



1925 SANBORN MAP
NO SCALE

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Second Street block
Scale: 1" = 120'-0"

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PHOTO: Existing 1969 1 Story Garage - south side.



PHOTO: Original 2 Story House - Street side.



PHOTO: rear yard where new garage to be located.

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525 SECOND STREET, ANN ARBOR, MI 48103



PHOTO: 533 Second St 2 Story House - Street view 2 Story wood Garage.



PHOTO: 560 First St 2 Story House - Street view, 1 story 3 car garage - block

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525 SECOND STREET, ANN ARBOR, MI 48103



PHOTO: 554 First St 2 1/2 Story House - Street view 2 story wood barn with lean-to.



PHOTO: 548 First St 2 Story House - Street view, 2 story wood barn/studio.

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525 SECOND STREET, ANN ARBOR, MI 48103

A5



PHOTO: 520 First St 2 Story House - Street view 2 story stone barn with one story extension.



PHOTO: 524 First St 2 Story House - Street view, 2 story wood barn/studio.

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525 SECOND STREET, ANN ARBOR, MI 48103



1 EXTERIOR PERSPECTIVE

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

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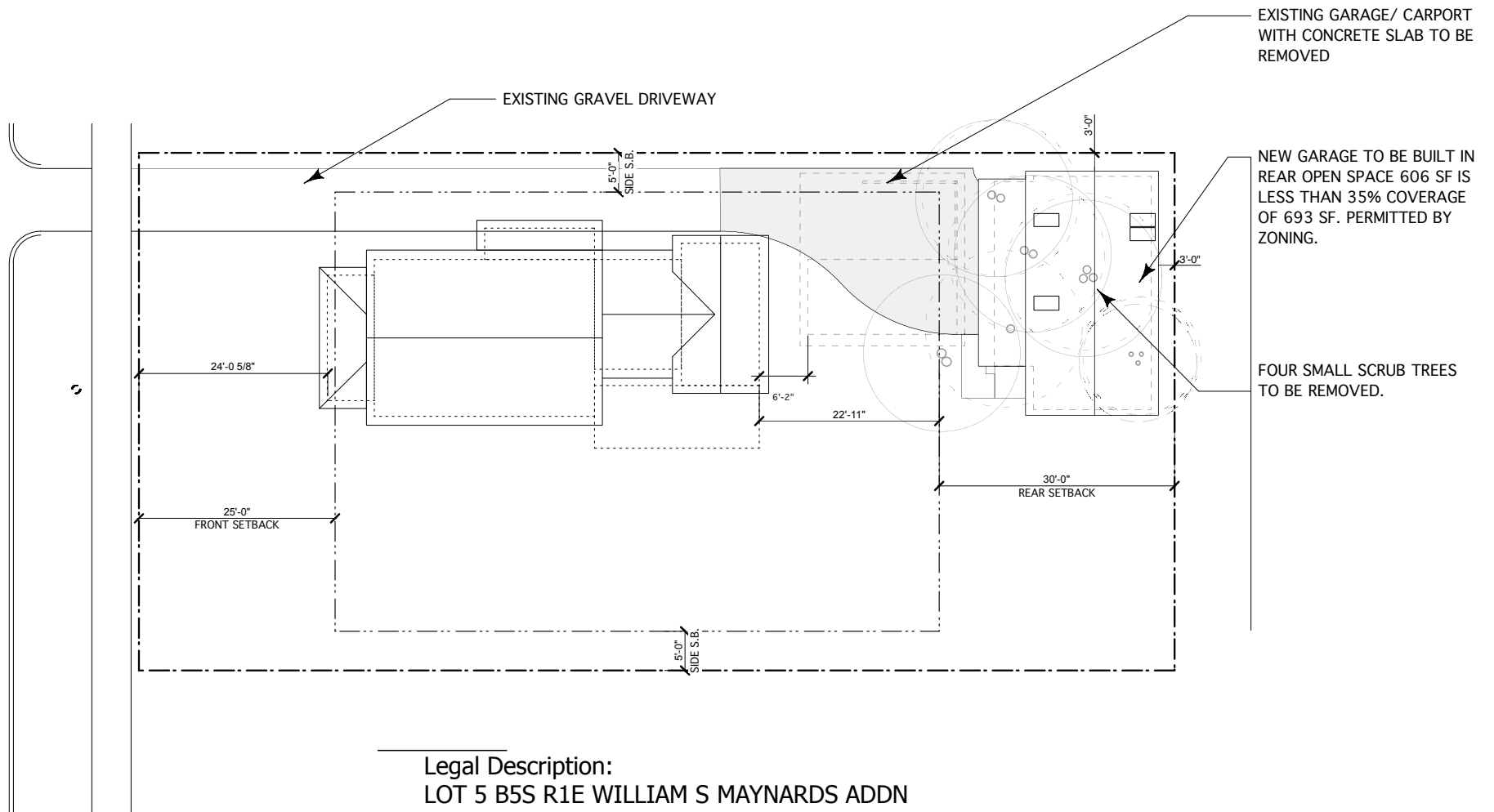
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525 SECOND STREET, ANN ARBOR, MI 48103

A7



Proposed
Site Plan

Scale: 1" = 20'-0" on 8 1/2" x 11"



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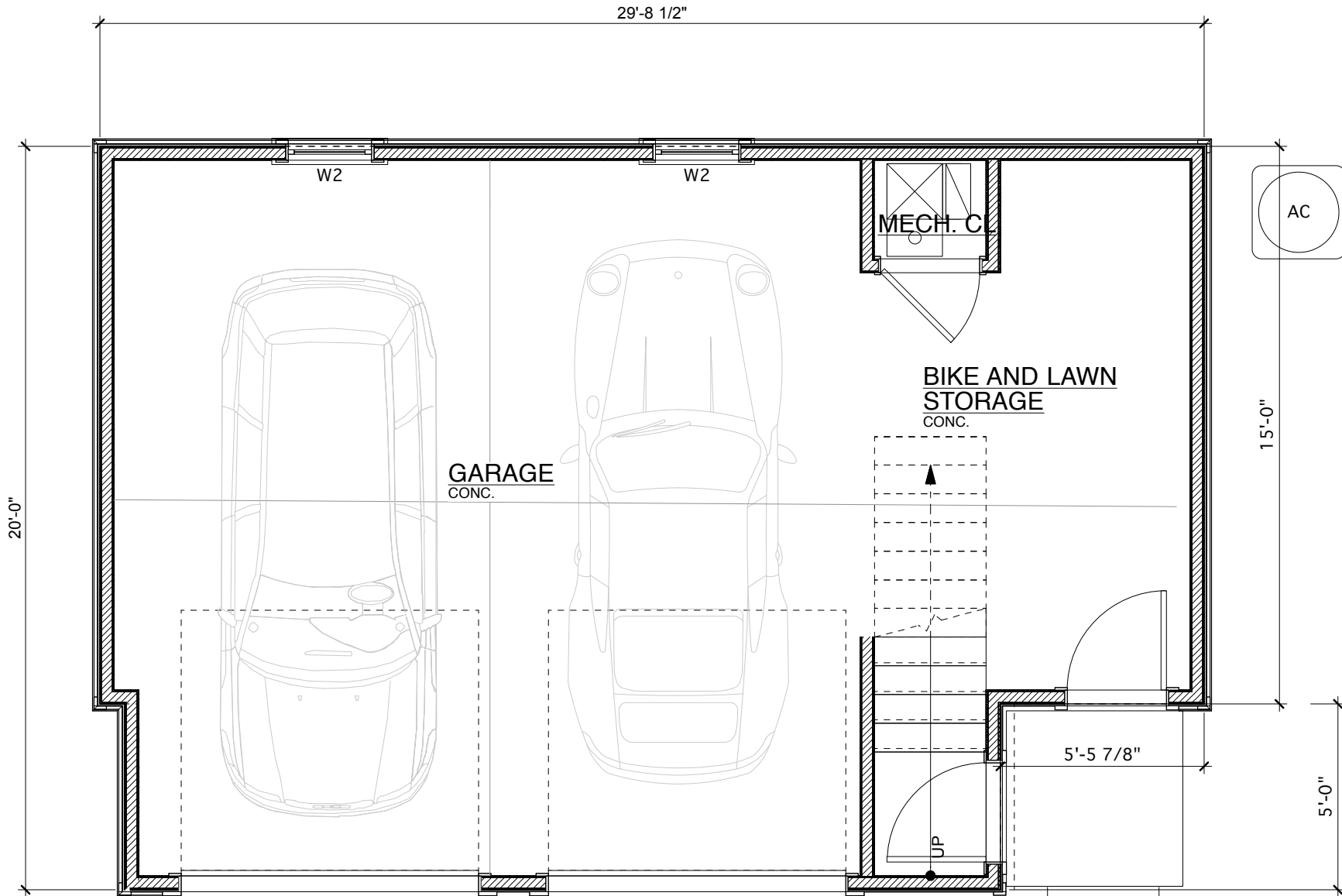
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525 SECOND STREET, ANN ARBOR, MI 48103

A8

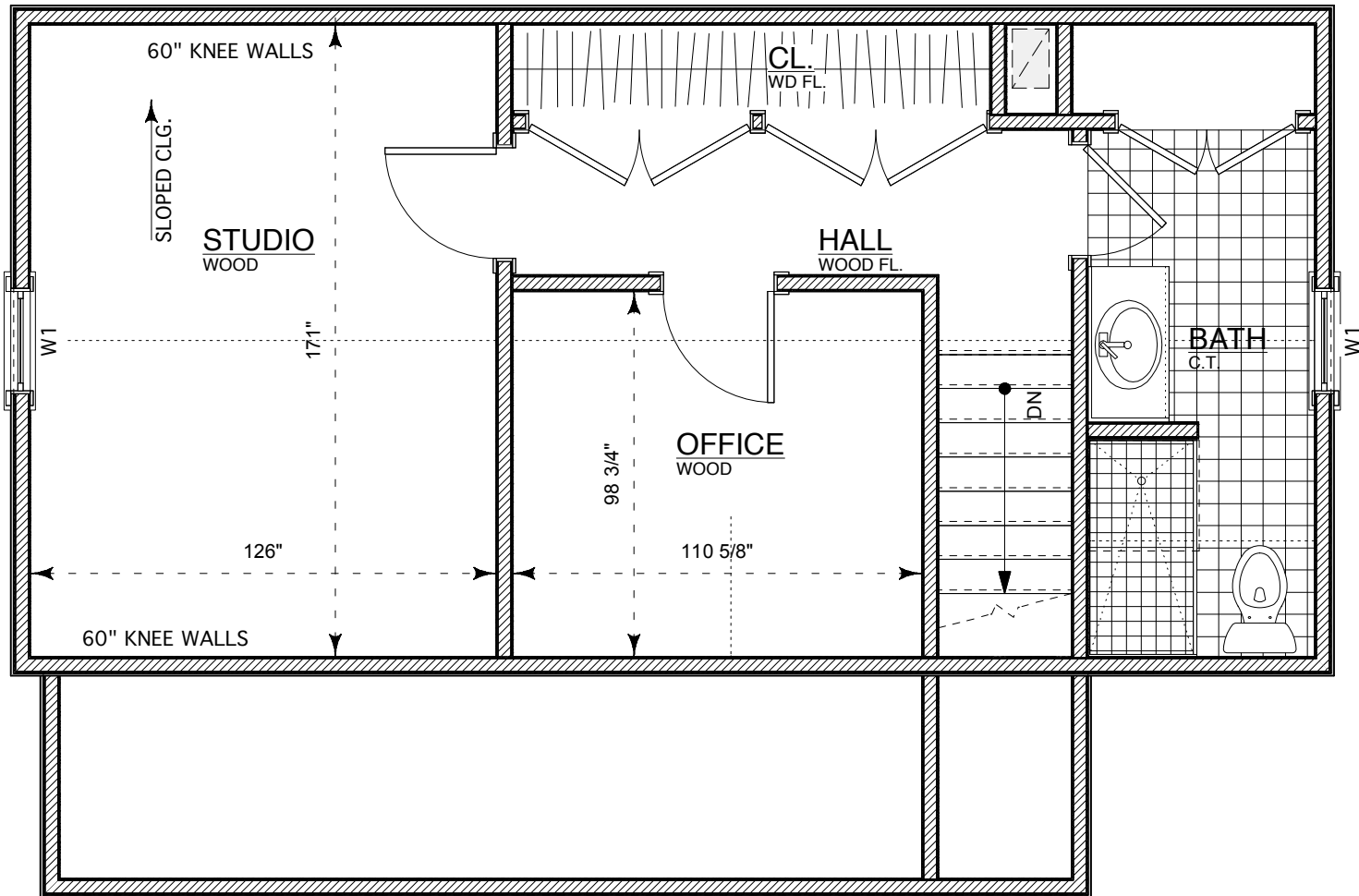


1 Proposed
First Floor Plan

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

Area First Floor	sf
Existing Garage -demo:	-400
Proposed:	563
Additional Total:	163

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2 Proposed
Second Floor Plan

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

Area Second Floor	sf
New:	282
Total:	282



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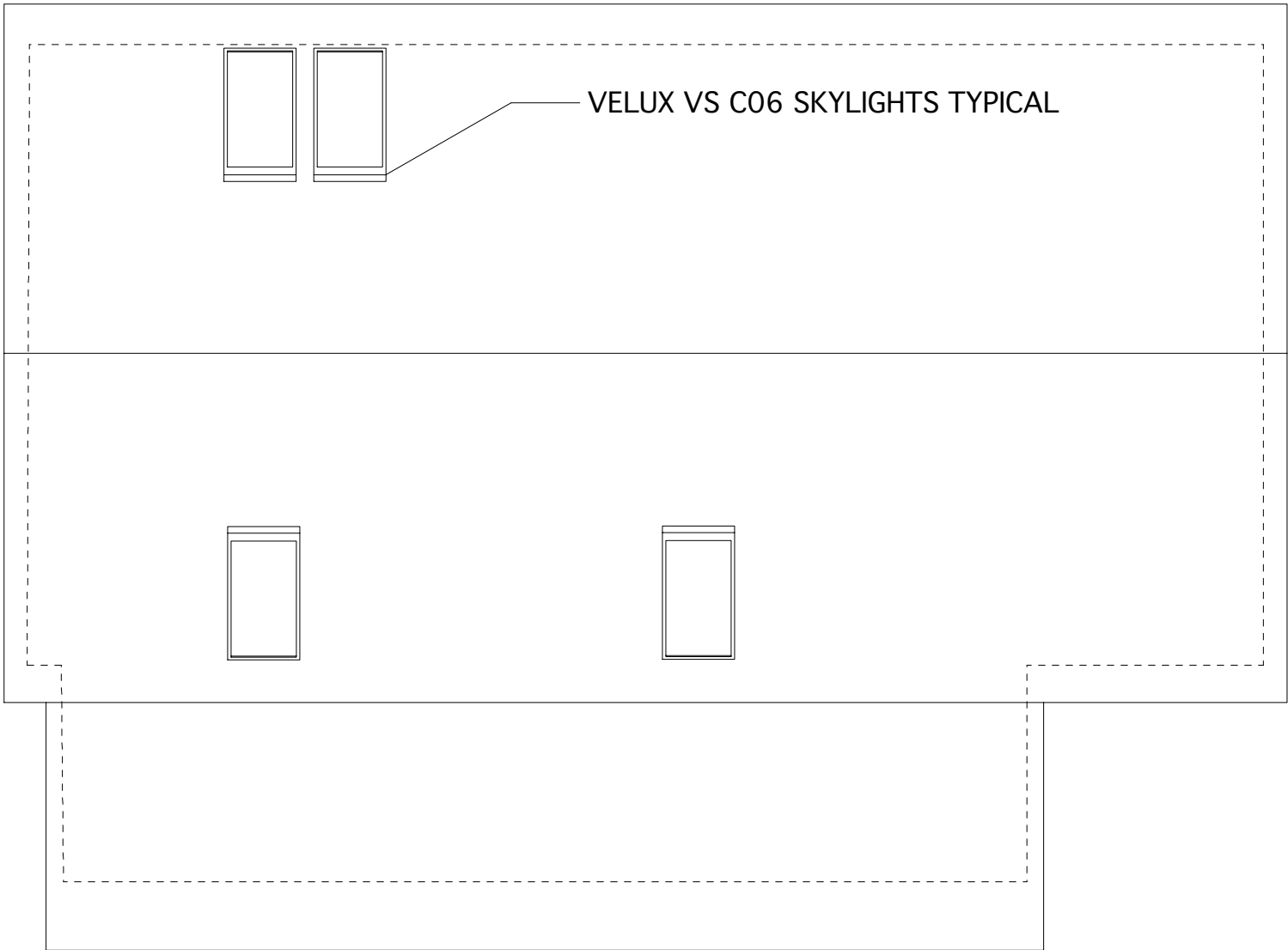
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A10

525 SECOND STREET, ANN ARBOR, MI 48103



1 Proposed
Roof Plan

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

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525 SECOND STREET, ANN ARBOR, MI 48103

A11

WINDOW SCHEDULE

Mark	And.#	Type	Unit Size W X H	Notes
W1	CW145	csmt	2-4 5/8, 4-4 13/16	1 lite
W2	AW251	awng	2-4 5/8, 2-4 5/8	1 lite

WINDOW NOTES:

Windows shall be wood with 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.



Proposed
W West Elevation

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

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525 SECOND STREET, ANN ARBOR, MI 48103

A12

NEW ADDITION MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles - existing to be replaced

FASCIA:
1"X 6" wd bd

GUTTERS:
6" half round alum gutters

GABLE RAKE BOARD
5/4"x 6" bd

FRIEZE BD (BELOW RAKE)
5/4"x 8" with bed molding

SOFFITS:
3/4" preprimed trim with vents

CORNER BOARDS"
5/4" X 4" wd bd

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

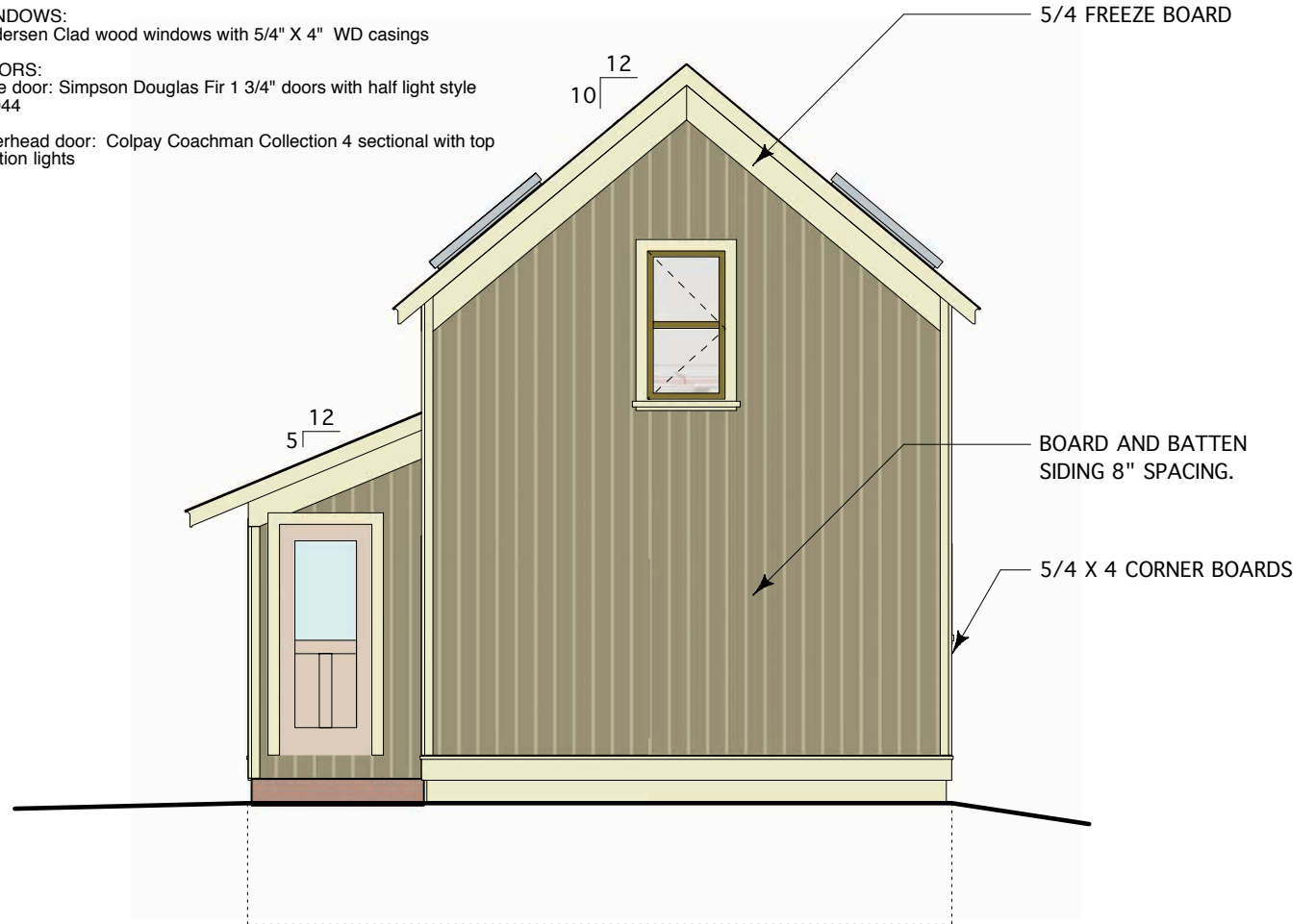
SIDING:
Board and Batten 8" spacing, color: solid stain.

EXPOSED FOUNDATION:
Concrete foundation

WINDOWS:
Andersen Clad wood windows with 5/4" X 4" WD casings

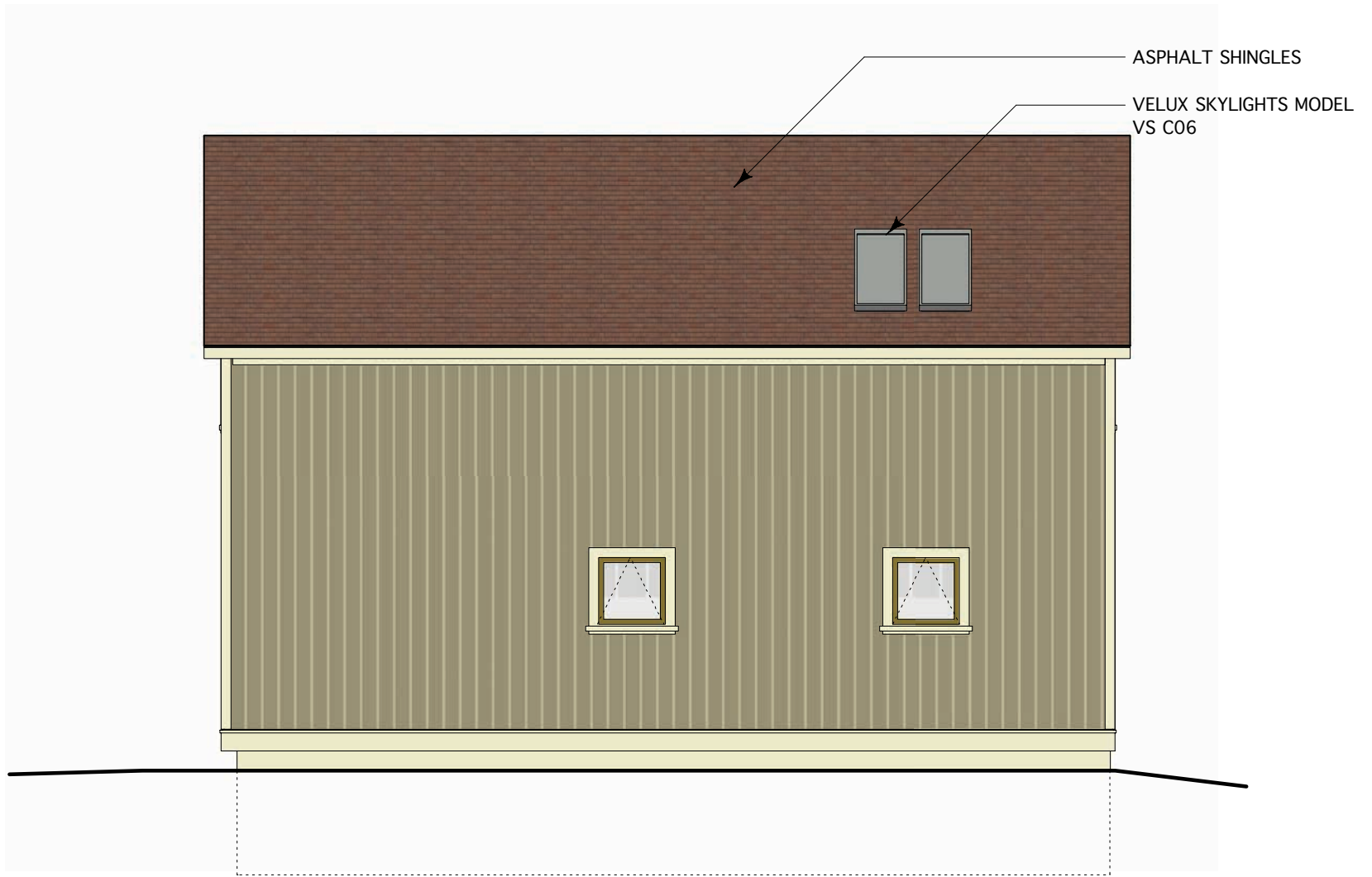
DOORS:
Side door: Simpson Douglas Fir 1 3/4" doors with half light style #7044

Overhead door: Colpay Coachman Collection 4 sectional with top section lights



S Proposed South Elevation
Scale: 3/16" = 1'-0" on 8 1/2" x 11"

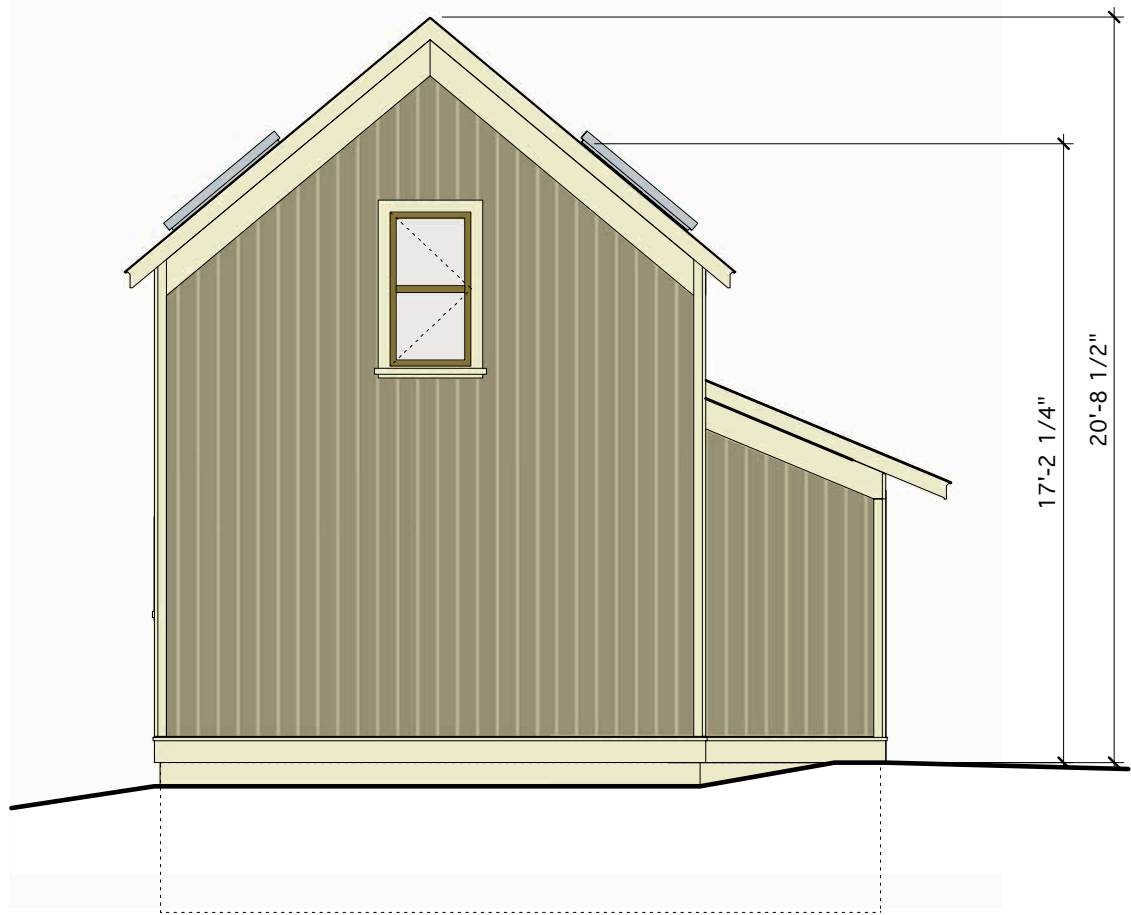
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E Proposed
East Elevation

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

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Proposed
N North Elevation

Scale: 3/16" = 1'-0" on 8 1/2" x 11"

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525 SECOND STREET, ANN ARBOR, MI 48103

A15



Proposed
South Site Elevation

Scale: 1/16" = 1'-0" on 8 1/2" x 11"

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525 SECOND STREET, ANN ARBOR, MI 48103

A16