

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 519 South First St, Application Number HDC20-145

DISTRICT: Old West Side Historic District

REPORT DATE: October 8, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

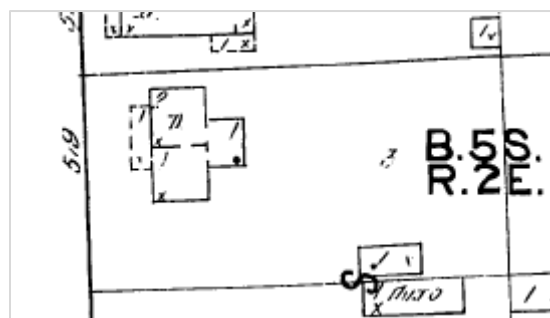
REVIEW COMMITTEE DATE: October 5, 2020

	OWNER	APPLICANT
Name:	Berge Carolyn J. Living Trust	Lonnie Hileman
Address:	519 S First St Ann Arbor, MI 48103	2370 E Stadium Blvd Ann Arbor, MI 48104
Phone:	(734) 330-7045	(734)478-4294

BACKGROUND: The 1888 John Herrman house features corner returns in the shallow front gable and a partial-width front porch. The house was originally constructed as a two-story plus a single-story wing, and a single-story room off the rear (see 1916 Sanborn Map below). At some point a second floor was added to the wing. The windows have been replaced with vinyl, and the house is clad in vinyl or aluminum.

LOCATION: The site is located on the east side of South First Street between West Jefferson and West Madison.

APPLICATION: The applicant seeks after-the-fact HDC approval to do the following work on the rear-facing one-story addition: Move a door, remove three windows, and install five new windows.



1916 Sanborn Fire Insurance Map

APPLICABLE REGULATIONS

Ann Arbor City Code Chapter 103 § 8:421(3)

When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission may request for the city to seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the commission may

request for the city to enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner and may be levied by the city as a special assessment against the property. When acting pursuant to an order of the circuit court, the city may enter a property for purposes of this section.

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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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 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):

Windows

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Doors

Not Recommended: Cutting new entrances on a primary elevation.

Building Site

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.

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

Windows

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

Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash that does not fit the historic opening.

STAFF FINDINGS

1. On August 18, 2020 a complaint was filed through the building department of work being done without permits on the rear of this house. Work was halted by a city inspector, and the contractor applied for a building permit and a certificate of appropriateness in early September.
2. There is a single-story wing on the back of the house, some of which could be original, though it would have been expanded to the south and truncated to the north. The proposed work would move a door on the back of the wing 10-12 feet to the south, remove three vinyl double-hung windows, and install a picture window with flanking casements, and a pair of casements. The windows are proposed to be vinyl Jeld-Wyn, and the siding would be infilled to match the existing.
3. No historic windows or doors are affected. It is unknown whether any of the openings are original. Because the windows face the back yard and are on a section of the house that has little, if any, historic integrity, staff recommends approval of the application. The proposed work is generally compatible in exterior design, arrangement, texture, material and relationship to the site's buildings and the surrounding neighborhood and meets the *Ann Arbor Historic District Guidelines* for paved areas and landscape features, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2 and 10, and the guidelines for building site.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 S First Street, a contributing property in the Old West Side Historic District, to move a rear door, remove three windows, and install five new windows, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for windows, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 5, 9 and 10, and the guidelines for windows, doors, and building site.

If the motion fails:

I move that the Commission finds that the paving does not qualify for a certificate of

appropriateness, and that the property owner is ordered to restore the wall to its former condition within 60 days.

ATTACHMENTS: application, drawings.

519 South First Street (2018 courtesy Google Street View)



City Inspector Photo August 25, 2020





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
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# 20-145
	BLDG# _____
DATE STAMP	
9/4/2020 jh	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER BERGE CAROLYN J. LIVING TRUSS		HISTORIC DISTRICT OLD WEST SIDE
PROPERTY ADDRESS 519 S. FIRST ST.		CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 604-3319	EMAIL ADDRESS CBERGE@COMCAST.NET
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME CAROLYN BERGE	DATE 09-02-20
-----------	---------------------------------	----------------------

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) LONNIE J. H. LEMAN			
ADDRESS OF APPLICANT 2370 E STADIUM BLVD.			CITY ANN ARBOR
STATE MI	ZIPCODE 48104	PHONE / CELL # (734) 978-4294	FAX No ()
EMAIL ADDRESS JOE@HILEMANCONSTRUCTION.COM			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x LONNIE J. H. LEMAN	DATE 09-02-20
-----------	--	----------------------

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
---	---------------------------------	---------------------------------	--	-------------------------------------	--

PROPOSED WORK

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

SEE CONTINUATION SHEET

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

SEE CONTINUATION SHEET

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
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
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
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.

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	

HISTORIC DISTRICT COMMISSION - Application Continuation

INTRODUCTION AND SETTING

The Berge Residence at 519 S First Street sits the East side of First Street between W Jefferson St and W Madison St in the Old West Side Historic District. Ms Berge wishes to renovate her existing kitchen, the new kitchen layout will effect the location of the existing door and windows in a rear exterior wall of the home.

OVERAL DESCRIPTION



The home is a 2000 SF, 2 Story Farm House constructed in 1901, sits on a stone basement foundation and 2- concrete block crawl foundations. The house is wrapped in double 4, vinyl lap siding. Soffit, fascia and window trim is wrapped with 25 gage, painted aluminum coil stock. The house replacement vinyl windows and is capped by a composition-shingle-covered roof. The existing kitchen is located in the rear of the home within an addition added in 2005 under permit #PB053089. The vinyl siding and windows were added that same year under permit # PB051818.

PROPOSED EXTERIOR ALTERATION.

TO ACCOMMODATE NEW KITCHEN LAYOUT

- Remove Existing Vinyl Siding (Save for Re-use)
- Remove Existing Steel Full Lite Entrance Door (Save for Re-Use)
- Remove 2 – Existing Vinyl Windows.
- Re-Frame Existing Rear Wall in Same Location for New Door and Window Locations.
- Install Salvaged Steel Full Lite Entrance Door
- Install 2-New Vinyl Windows (Match Existing)
- Install Salvage Vinyl Siding on Rear Wall

JUSTIFICATION FOR PROPOSED CHAGES

Modifications to the façade of the home are inconspicuously located in the rear of the property. Modifications are limited in size and scale and in no way diminish or visually overpower the residence or the district. Modications are limited to the relocation of an existing door and window to accommodate the new cabinet layout . The proposed layout eliminates one of the existing windows and adds two windows that match the existing windows installed in 2005. With exception of the 2-windows all other exterior materials are existing and will be re-used. No new exterior materials will be introduced.

Ann Arbor City Historic District Map



Prepared By: City of Ann Arbor, Community Services, GIS.

City of Ann Arbor Map Disclaimer

No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.

This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information represented on this map.



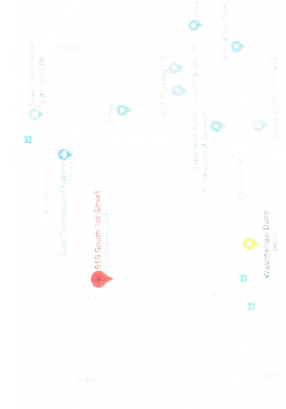
Old West Side

Map Printed: February 8, 2013

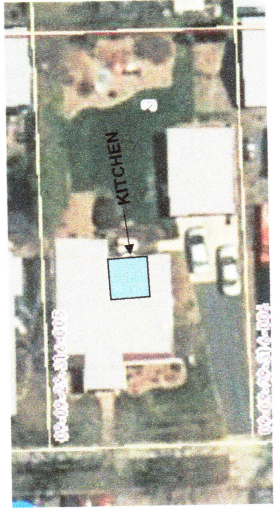
BERGE RESIDENCE - KITCHEN RENOVATION

519 S FIRST STREET
 Ann Arbor, MI 48104

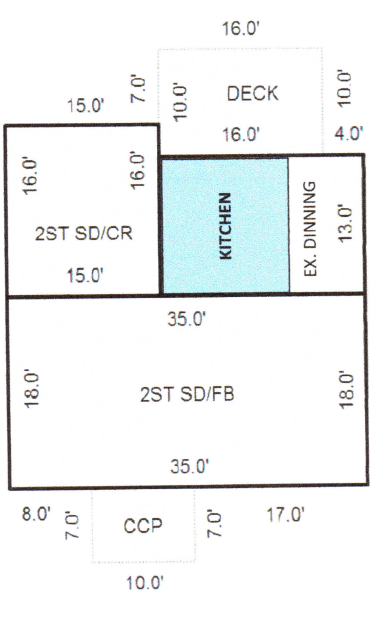
VICINITY MAP



EXISTING SITE



EXISTING 1ST FLOOR



CITY OF ANN ARBOR CODE DATA

All Construction Shall Comply with the Following Codes & Amendments as Adopted by the City of Ann Arbor
 2015 Michigan Rehabilitation Code for Existing Buildings
 2015 Michigan Plumbing Code
 2015 Mechanical Code
 2015 Michigan Electrical Code Based of the 2017 National Electrical Code with Part 8 State Amendments

PROJECT NARRATIVE

Renovation of Existing Kitchen.
 Replace Existing Window with Door
 Install 3 new Windows
 New Cabinets, Counter Tops
 Change Location of Sink, Dishwasher & Range
 No Change of Building Footprint

PROJECT TEAM

DESIGNER: JPS DESIGNS, LLC
 734.476.8774
 CABINET SUPPLIER: Ann Arbor Cabinets
 734.572.8828
 Contractor: Hileman Construction
 734.478.4294

BUILDING DATA

BUILDING AREA	EXISTING	ADDITION	TOTAL
1ST FLOOR	1130	0	1130
2ND FLOOR	870	0	870
TOTAL	2000	0	2000

DRAWING SHEET INDEX

TITLE PAGE
T1
D1
A1
A2

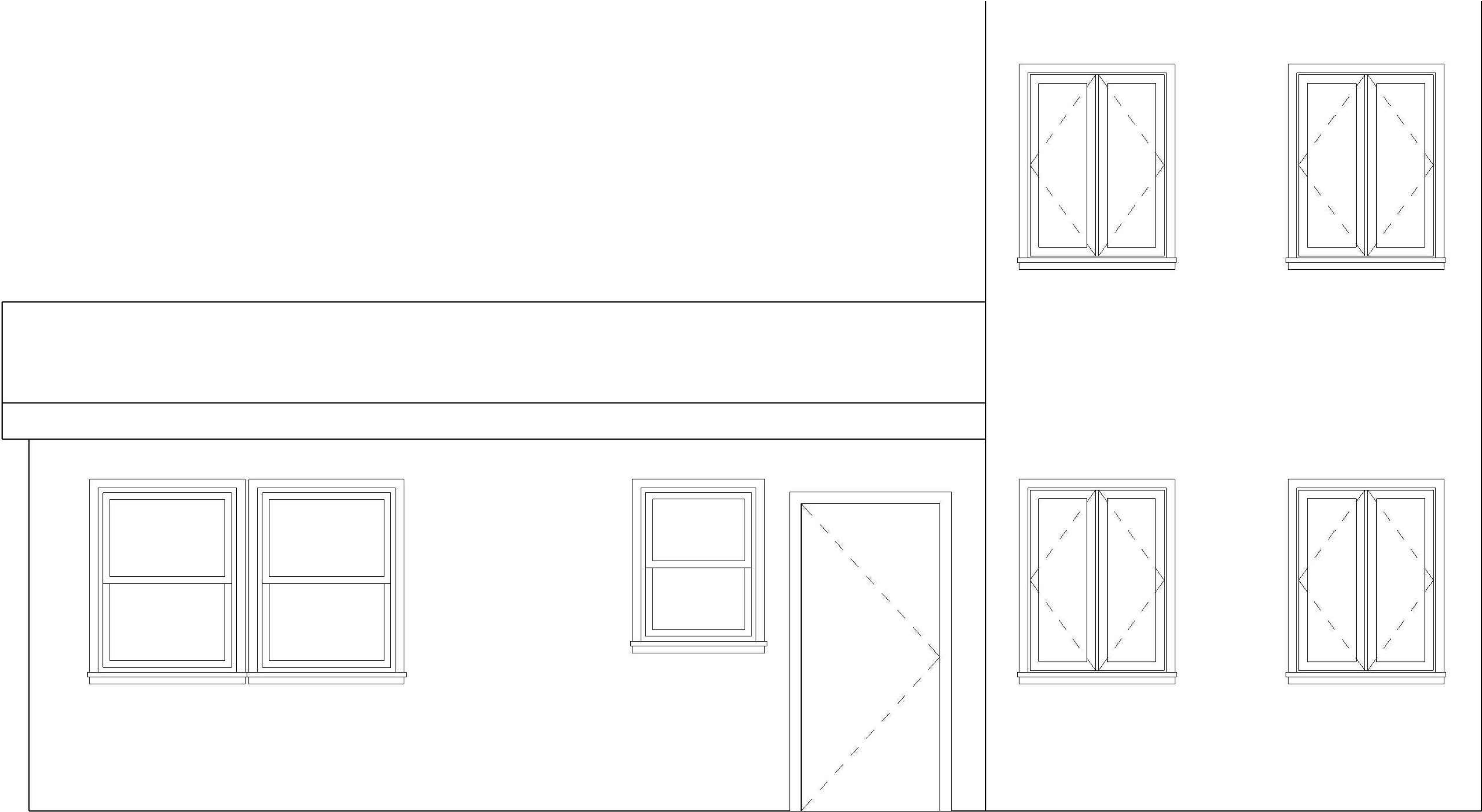
Revisions:

Project # Berge Kitchen
 Date: 7-7-20

T1

TITLE PAGE

BERGE RESIDENCE
 519 S 1st Street
 Ann Arbor, MI 48104
 Kitchen Renovation



BERGE RESIDENCE
 519 S 1st Street
 Ann Arbor, MI
 48104

REVISIONS

No.	Revision/Issue	Date

REAR ELEVATION

HILEMAN CONSTRUCTION COMPANY

2314 Packard St.
 Ann Arbor, MI
 48104

734.478.4294

hilemanconstruction.com

GENERAL NOTES

Project BERGE RESIDENCE	Sheet
Date 09/25/2020	
Name AF	

BERGE RESIDENCE
519 S 1st Street
Ann Arbor, MI
48104

REVISIONS

No.	Revision/Issue	Date

REAR ELEVATION



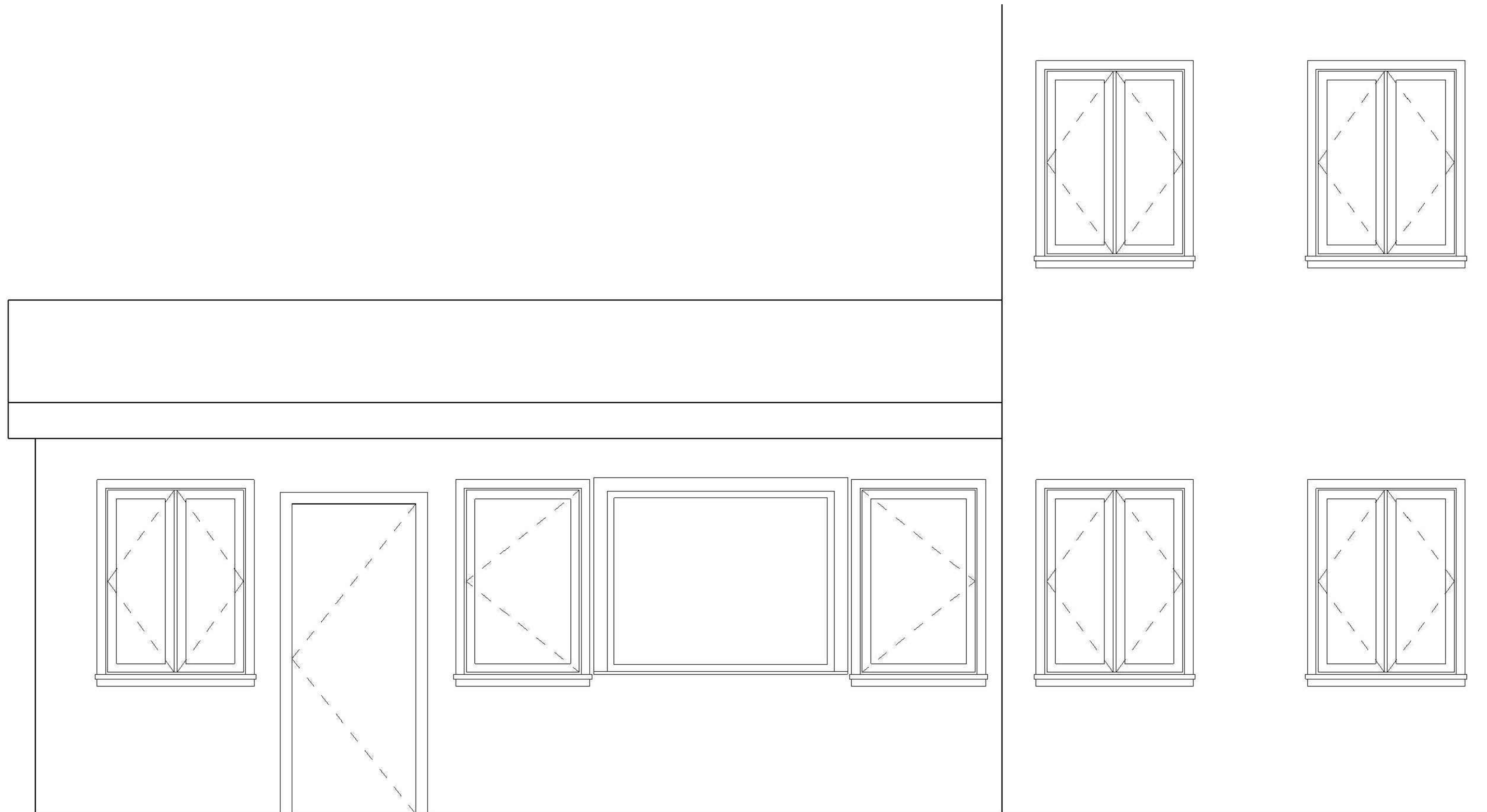
2314 Packard St.
Ann Arbor, MI
48104

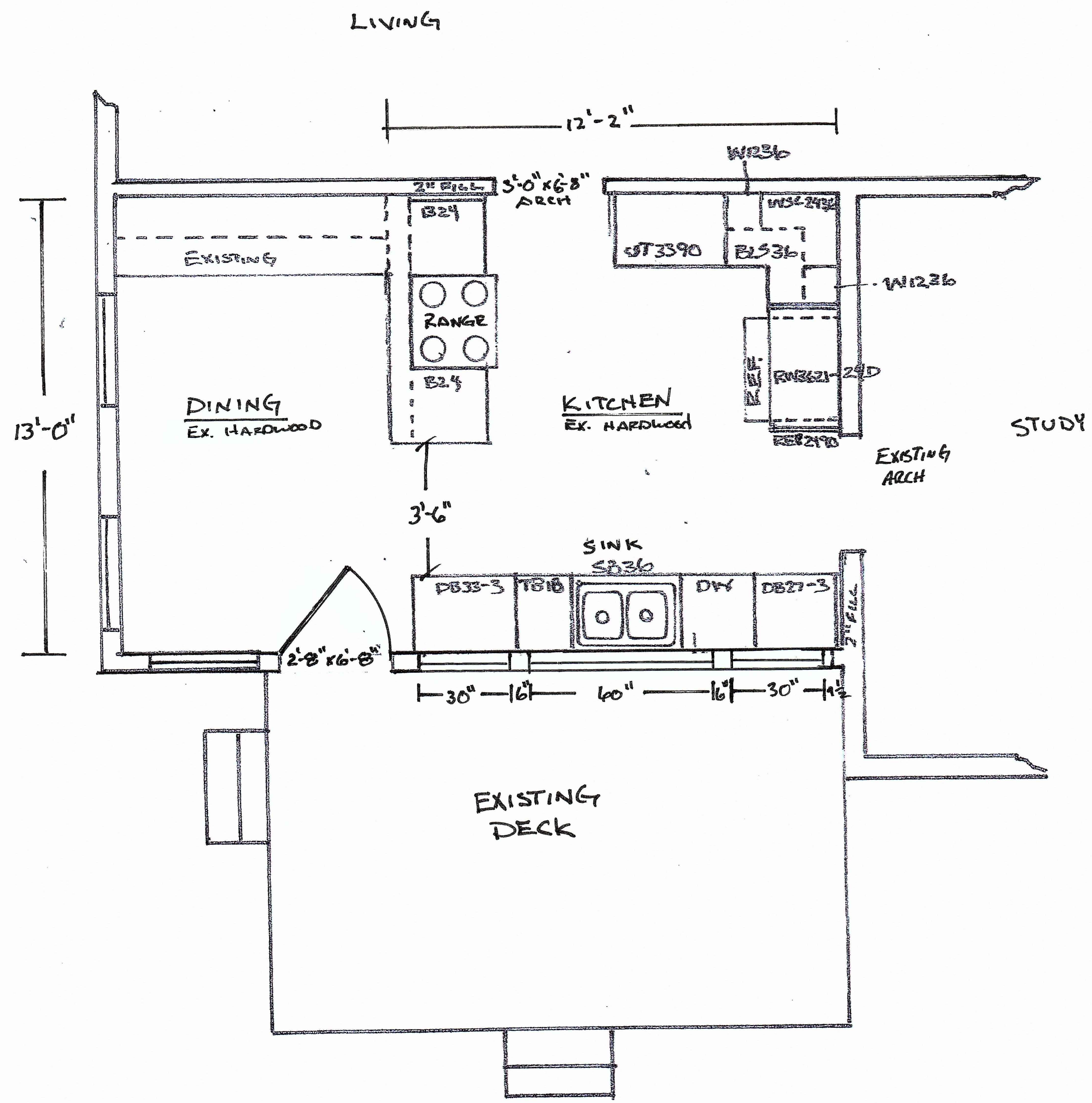
734.478.4294

hilemanconstruction.com

GENERAL NOTES

Project BERGE RESIDENCE	Sheet
Date 09/25/2020	
Name AF	





BERGE RESIDENCE
 519 S 1st Street
 Ann Arbor, MI
 48104

REVISIONS

No.	Revision/Issue	Date

PROPOSED PLAN



2314 Packard St.
 Ann Arbor, MI
 48104

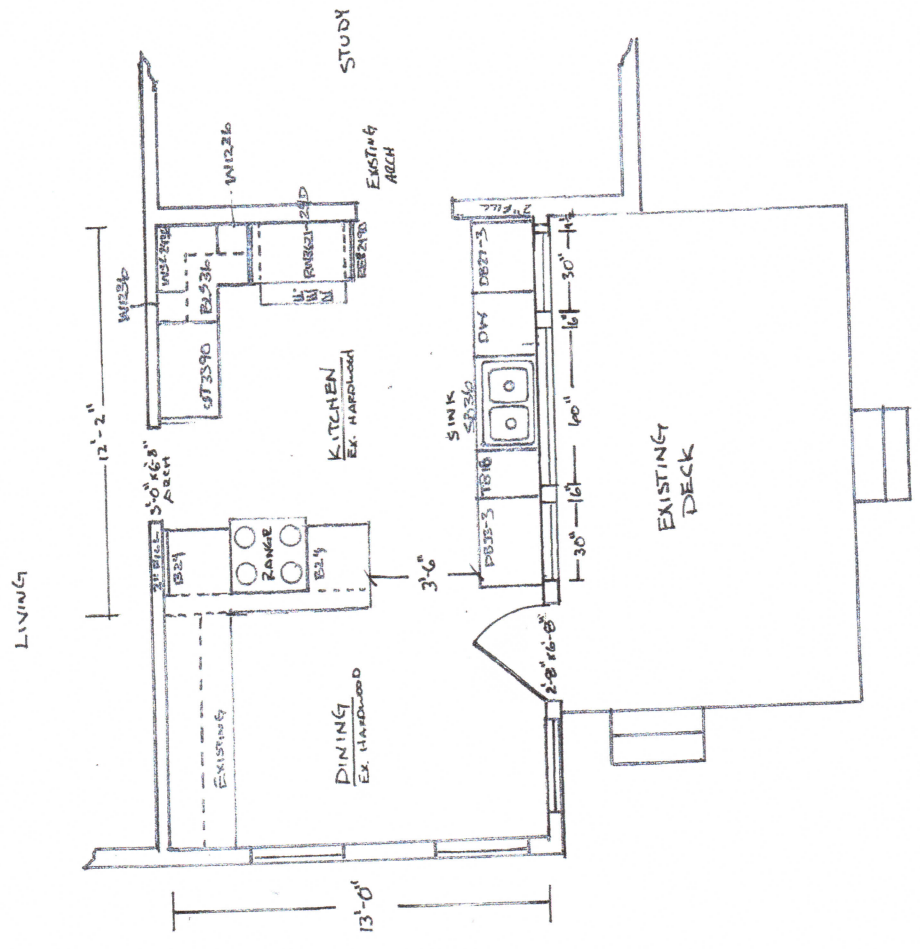
734.478.4294

hilemanconstruction.com

GENERAL NOTES

Project BERGE RESIDENCE	Sheet
Date 09/25/2020	
Name AF	

REVIED KITCHEN PLAN



REVISED KITCHEN PLAN
 SCALE 1/4" = 1'-0"

Revisions:

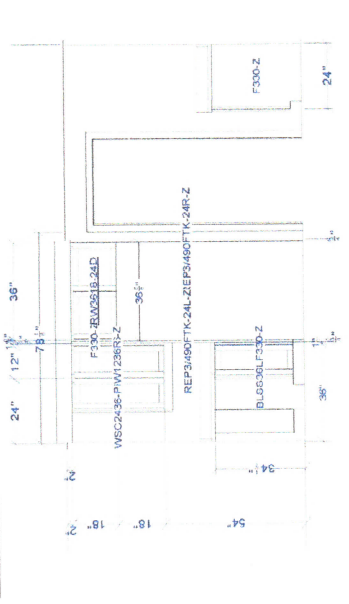
Project # Berge Kitchen

Date: 7-7-20

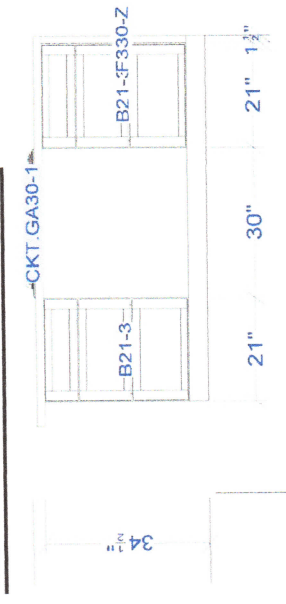
A2

CABINETS

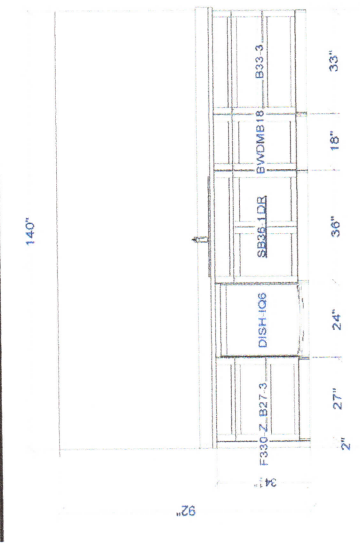
EAST CABINET ELEVATION



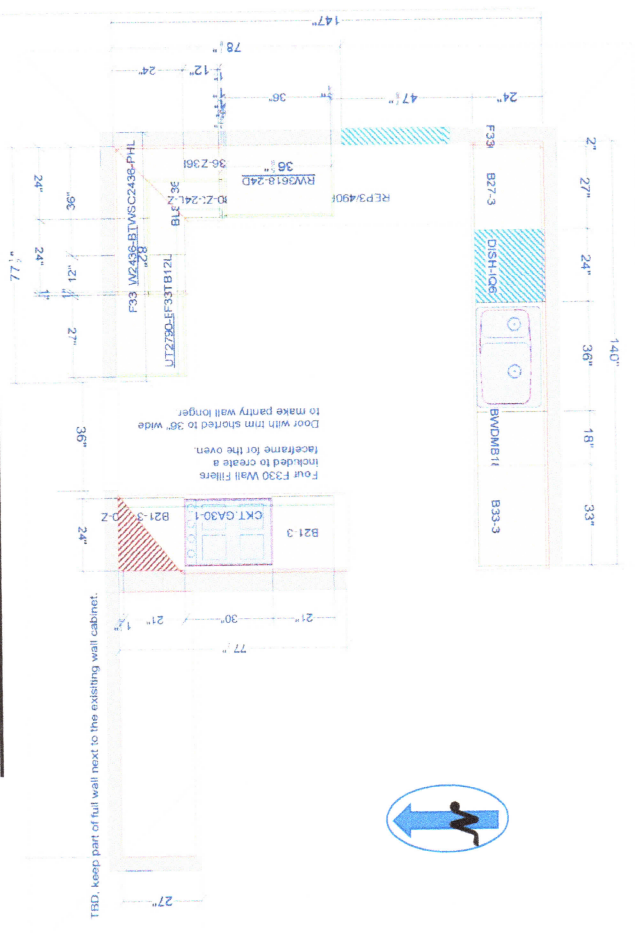
WEST CABINET ELEVATION



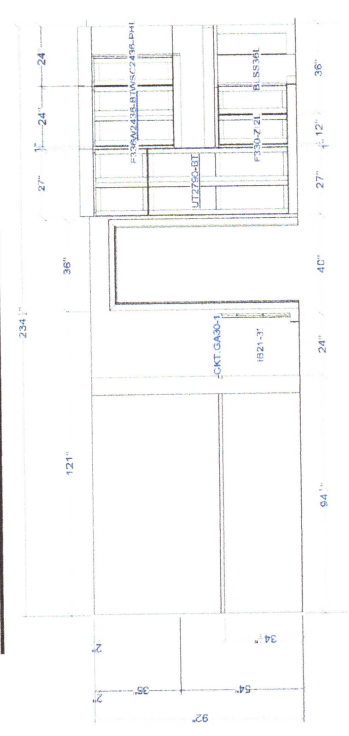
SOUTH CABINET ELEVATION



NEW CABINET LAYOUT



NORTH CABINET ELEVATION





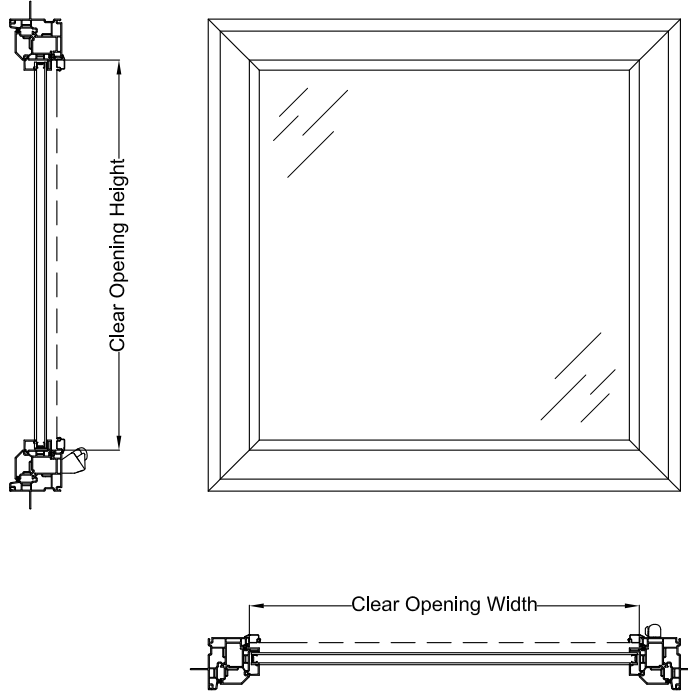
JELD-WEN
WINDOWS & DOORS

Premium Vinyl
Vinyl Windows
Casement

Architectural Design Manual



CLEAR OPENING LAYOUT



Standard

Clear Opening Width = Frame Width - 11 5/8"

Clear Opening Height = Frame Height - 5 1/8"

Egress Hinge

Clear Opening Width = Frame Width - 7 1/4"

Clear Opening Height = Frame Height - 5 1/8"