

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 829 West Washington, Application Number HDC11-012

DISTRICT: Old West Side Historic District

REPORT DATE: March 3, 2011 for the March 10, 2011 HDC meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 7, 2011 at noon

OWNER

Name: Kathy & Don Sleeman
Address: 829 W Washington
 Ann Arbor, MI 48103
Phone: (734) 417-7390

APPLICANT

Kevin Stansbury
 811 Miner Street
 Ann Arbor, MI 48103
 (734) 274-1781

BACKGROUND: This two story Queen Anne appears in the 1894 City Directory as the home of Fred O. Marty, a clerk at HJ Brown. It does not appear in the 1892 street index, so was probably built in 1893 or 1894. The house features intricately cut bargeboards and fish scale shingles in the front gable; two cantilevered, shallow, boxed windows; and turned and bracketed front porch posts.

The guard rails and hand rails on the front porch were added in 1994.

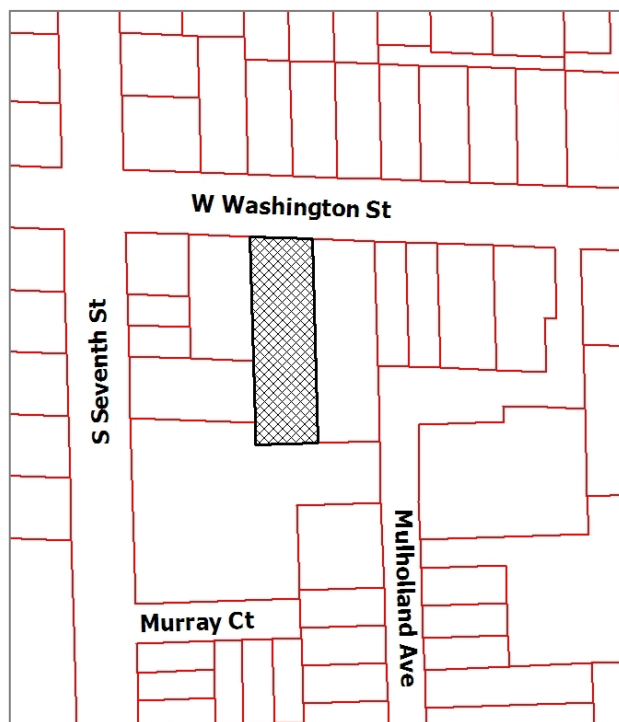
LOCATION: The site is located on the south side of West Washington between Mulholland Avenue and South Seventh Street.

APPLICATION: The applicant seeks HDC approval to remove an exterior basement access stair and expand an existing rear addition to accommodate the expansion of two bathrooms, a new basement stair, and a new rear door.

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 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):

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.

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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: 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.

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.

STAFF FINDINGS:

1. The existing house consists of a two-story house with a one-and-a-half-story addition (the first addition) behind it (flush with the east wall), and a single story addition behind that (the second addition). All are shown on the 1916 Sanborn map (the first year in which this house appears on a Sanborn).
2. The proposal is to extrude the first addition a little less than six feet to the west while maintaining the same roof pitch. The addition would add 26 square feet to the house's footprint, and result in a roof ridge that is approximately 4 feet higher than the current ridge. An attic vent on the main house and two existing windows on the first addition's west elevation, one doublehung and one square, would be removed (window worksheets documenting those windows are included with the application). Staff has not determined whether the windows are original or not. The new addition would have two composite-clad double-hung windows on the west elevation and a door with a simple awning roof over it on the south elevation. New wood siding would match the existing.
3. Both rear additions were constructed during the district's period of significance, and the proposed alterations would be difficult to remove in the future (per standard 10). Most of the character-defining features of the structure are found on the main house block, however, and as such staff feels this simple addition is an appropriate way to make the house more functional without compromising the integrity of the Queen Anne design.
4. Staff feels that the proposed craftsman-style rear door is not in keeping with the historic Queen Anne features of the house. A door with a single half-lite and one to three panels below would be an example of a more appropriate door. The proposed motion is conditioned on staff approving a substitute door before permits may be issued.
5. With the exception of the rear door, the proposed addition is generally 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*, in particular standards 2,9 and 10, and the guidelines for new additions and 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 829 West Washington Street, a contributing property in the Old West Side Historic District, to expand a one-and-a-half story addition on the rear of the house on the condition that an appropriate rear door be approved by staff before building permits may be issued. As conditioned, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of 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, 9, and 10 and the guidelines for new additions and building site.

MOTION WORKSHEET:

I move that the Commission

____ Issue a Certificate of Appropriateness

____ Deny the Application

For the work at 829 W Washington Street in the Old West Side Historic District

____ As proposed.

____ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

____ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, two window worksheets, drawings, photos, cut sheets.

829 W Washington Street (May 2008)

