

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 114 Ninth Street, Application Number HDC12-180

DISTRICT: Old West Side Historic District

REPORT DATE: November 5, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 13 for the Thursday, November 15, 2012
HDC meeting

OWNER

Name: Geoffrey Cook
Address: 114 Ninth Street
 Ann Arbor, MI 48103
Phone: (734) 272-8763

APPLICANT

Same

BACKGROUND: This two-story vernacular Queen Anne house features a stone foundation, side porch along the south elevation, a small oriel window with a shed roof in the front elevation, and windows with colored glass in the upper sashes. It was built in 1897 and the original address was 4 Ninth Street. The first occupant was Henry Allmand, a laborer and photographer, and his wife, Carrie. Jacob Keck and his wife, Johanna, resided at the house from 1901 into the 1940s. A wood-sided detached two-car garage is also located on the north side of the property.

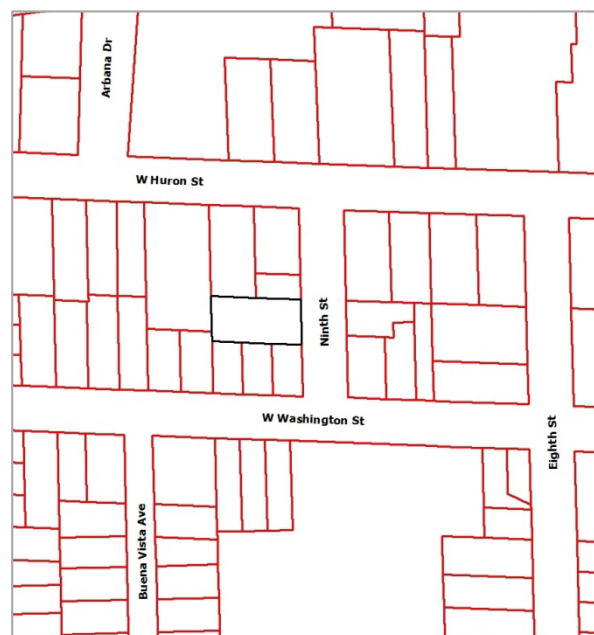
The HDC previously approved the construction of a large two-story addition at the rear of the house in 2000.

LOCATION: The site is located on the west side of Ninth Street between West Huron Street and West Washington Street.

APPLICATION: The applicant seeks HDC approval to (1) construct a small new addition on the south (side) elevation; (2) construct a new porch and doorway in the north (side) elevation; (3) install a new window in a new opening in the second story of the south elevation; and (4) install a new door in a new opening on the garage. All of the proposed work on the house is on the large rear addition, not the original portion of the house.

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.
- (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.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

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.

Windows

Not Recommended: Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

STAFF FINDINGS:

1. The small new addition on the south elevation would use an existing gable roof covering an exterior door and build a box below it to form a pantry, accessed from inside the house. The pantry would be sided and trimmed to match the existing addition, and would have the appearance of a small bump-out. It is located on the south side of the addition that was approved in 2000 by the HDC. No historic materials or character-defining features would be lost, altered, or obscured by the work.

2. The exterior door removed by the pantry enclosure is proposed to be moved to the rear-facing side of an existing bump-out on the north elevation. In addition, the north bump-out's shed roof would be extended 10'8" toward the rear of the house to form a porch roof over a 4'3" deep deck. The porch would have a single 8" square post and wood steps. The design of the porch is simple, inconspicuous, and complimentary to the house as a whole.
3. The proposed single-hung bathroom window is located on the second floor near the rear of the addition to the back of the house. Per the homeowner, the window would be wood, 30" tall and 20" wide, and match the other windows on the rear addition. Its size and placement are appropriate and inconspicuous.
4. The addition of a wood person-door to the rear of the modern two-car garage would not negatively affect any nearby historic resources.
5. Staff finds the work compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and finds that it meets the Secretary of the Interior's Standards and Guidelines 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 114 Ninth Street, a contributing property in the Old West Side Historic District, to construct a new addition on the south elevation, install a new window in a new opening in the second story of the south elevation, and construct a new porch and doorway in the north elevation. The proposed work is compatible in exterior design, arrangement, 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, 9 and 10 and the guidelines for additions and windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 114 Ninth 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.

114 Ninth Street (April 2008 photos)



HDC12-180
10/11/12.



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120
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: 114 North St, Ann Arbor

Historic District: OWSHD

Name of Property Owner (If different than the applicant):

Address of Property Owner: _____

Daytime Phone and E-mail of Property Owner: 734-272-8763 geoffcook1@gmail.com

Signature of Property Owner: GA Cook Date: 10-11-12

Section 2: Applicant Information

Name of Applicant: Geoffrey Cook

Address of Applicant: 114 North St Ann Arbor

Daytime Phone: 734, 272 8763 Fax: (_____) _____

E-mail: geoffcook1@gmail.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: GA Cook Date: 10-11-12

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 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: GC

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

1. Provide a brief summary of proposed changes. New bathroom window south side of house. New pantry addition, south side. Remove part of internal kitchen wall. New porch and doorway, north side of house

2. Provide a description of existing conditions. 1890 timber construction dwelling with 2 bedrooms, family room & 3 seasons room addition

3. What are the reasons for the proposed changes? No existing window in bathroom - window will improve airflow & natural light. New porch and doorway will provide easier access to garage. Old doorway off kitchen is not used and will be replaced with a pantry for storage and to improve the look of the side of the house.

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: 10/11/12 Application to _____ Staff or X X HDC

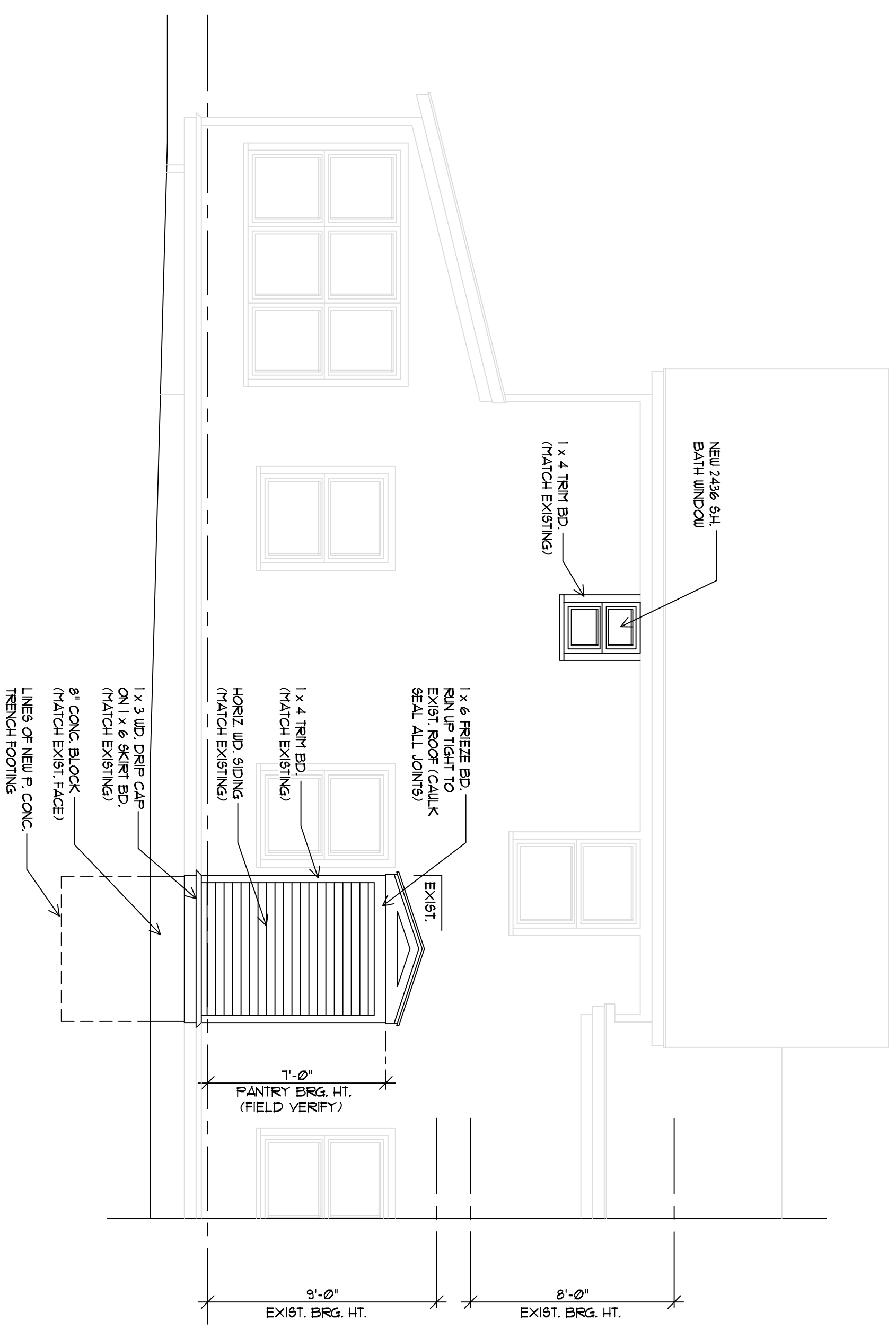
Project No.: HDC 12-180 Fee Paid: _____

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

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

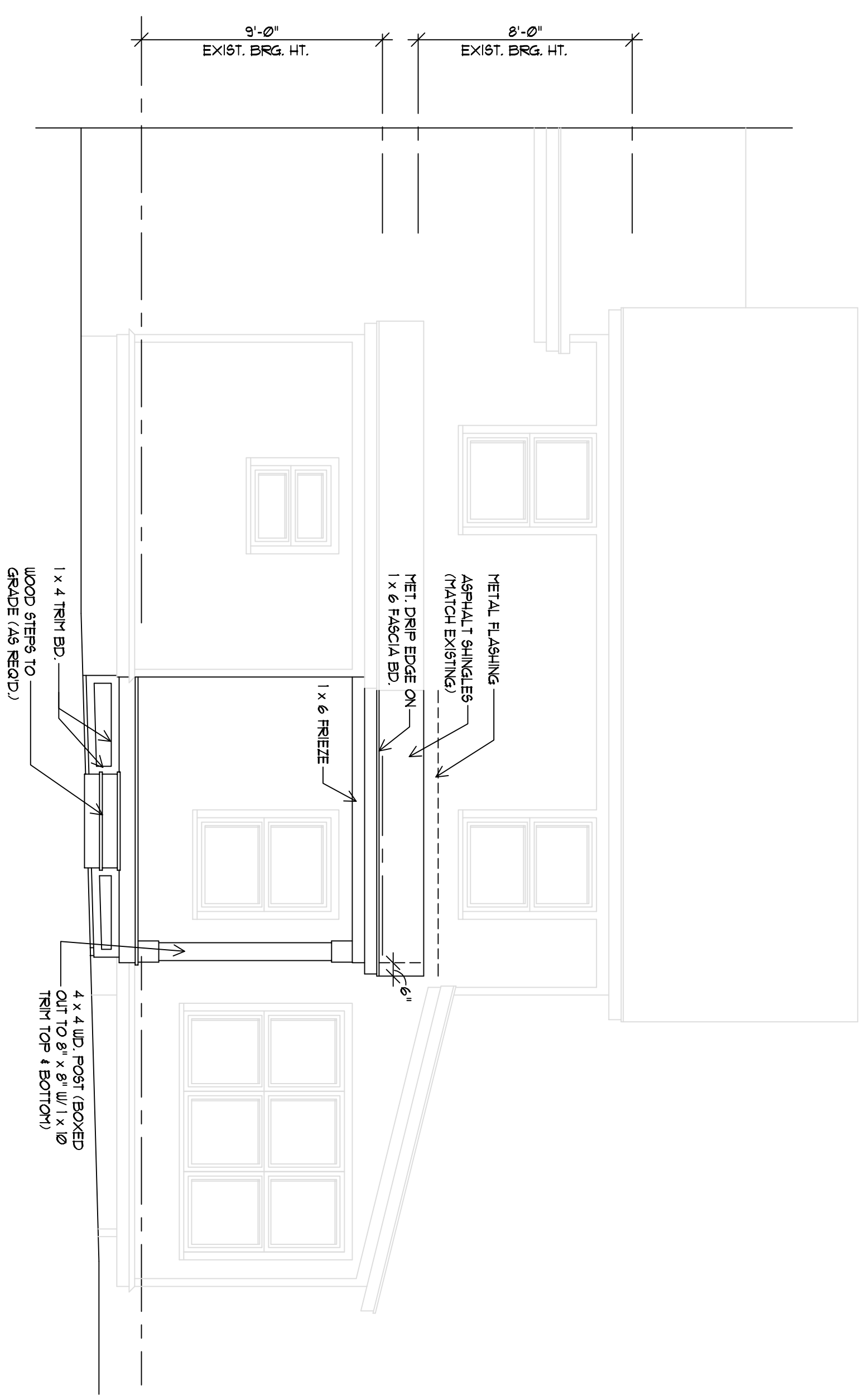
Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



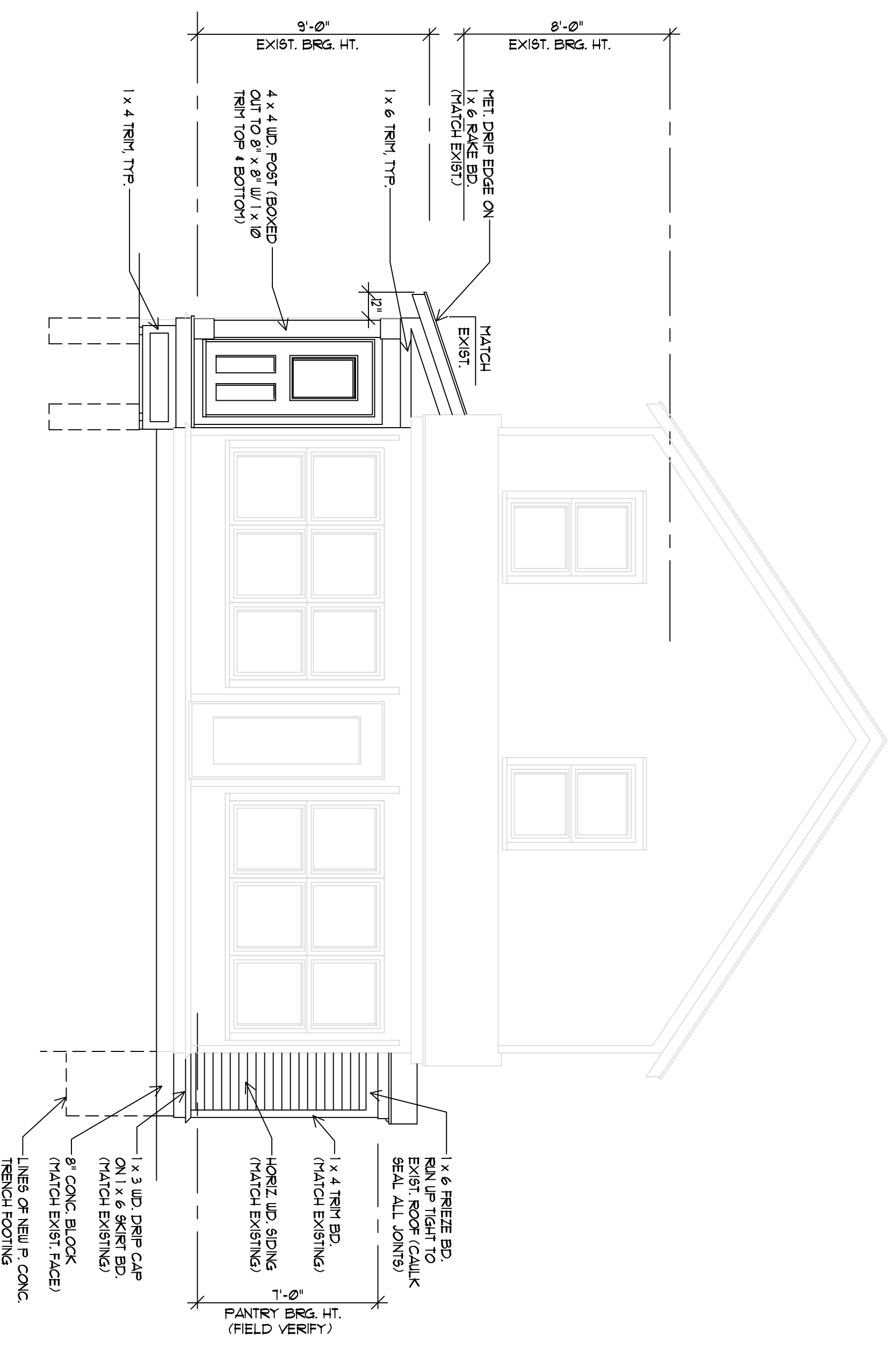
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

FRUSH PLANNING & DESIGN
 ARCHITECTURE PLANNING DESIGN
 31025 Dorais Livonia, MI 48154 Ph: (248) 462-3939 Fax: (248) 786-6855

KITCHEN REMODEL FOR:
GEOFF COOK & LOUISE LANGDON
 114 9th STREET
 ANN ARBOR, MICHIGAN 48103

JOB: 12011
 DATE: 4-11-12
 REVISIONS:

PLANNED BY: WJC
 CHECKED BY: WJC

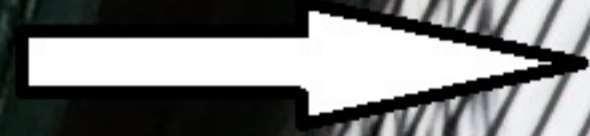
SHEET # **A3**
 OF 3 SHEETS



← New door way

↑
New porch

New bathroom window



**New pantry
Gable remains
Remove landing**



Build new pantry in
place of exterior door




New bathroom window




Existing garage door








New doorway



New doorway



New porch