

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 711 West Jefferson Street, Application Number HDC12-003

DISTRICT: Old West Side Historic District

REPORT DATE: January 5 for the January 12, 2012 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 9, 2012

OWNER

Name: Jennifer & Matthew Haran
Address: 1639 White Cliff Dr
 Howell, MI 48843
Phone:

APPLICANT

Rueter Associates Architects
 515 Fifth Street
 Ann Arbor, MI 48013
 (734)769-0070

BACKGROUND: This two story Queen Anne was built in 1895 and was first occupied by John Steinke, a laborer. The house remained in the Steinke family until 2010, when it was sold to the current owner. It features a full-width front porch with turned posts, a two story cross-gable on the east side, and a textured block foundation. There is a one and a half story barn on the property that staff considers to be a contributing structure. Its condition is unknown.

In January, 2012 an application for a rear addition was approved by the commission (HDC12-003). If a certificate of appropriateness is granted for this application, it would replace and invalidate that approval.

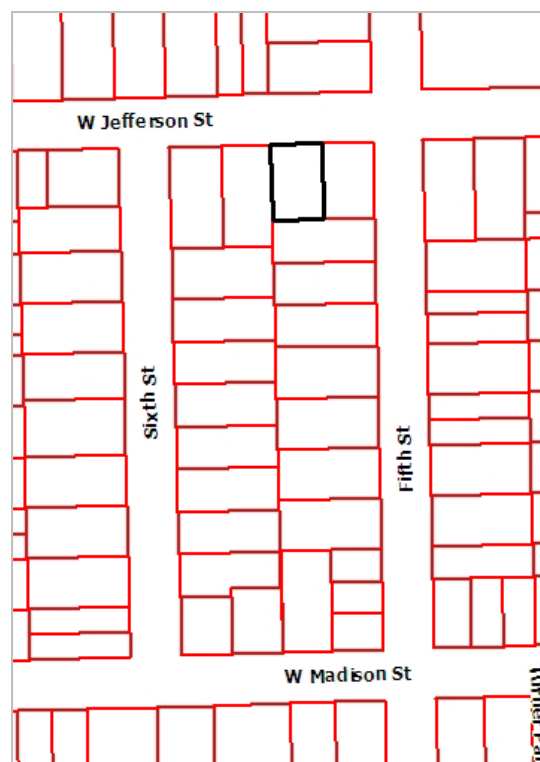
LOCATION: The property is located on the south side of West Jefferson Street, between Fifth and Sixth Streets.

APPLICATION: The applicant seeks HDC approval to add an 825 SF rear addition and a new window to the second floor of the existing house on the east elevation.

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):

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.

District or Neighborhood Setting

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

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.

Not Recommended: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

From the City of Ann Arbor Design Guidelines:

Guidelines for All Additions

Appropriate: Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area.

STAFF FINDINGS:

1. The proposed two story addition is roughly T-shaped (see drawing 1 Proposed Roof Plan) and would add a cross gable on top of the existing rear one-story kitchen and screened porch additions. A new covered entry porch would be located on the back of the house at the northeast corner, and the rear southeast corner would have a one-story bumpout with a hipped roof that houses a basement stair and bathroom. The addition would be clad in 4" composite siding (it is not specified whether fiber-cement or wood composite would be used), windows on the addition would be clad wood double-hung and casements, and the basement would have a large egress window well on the west side.
2. The existing house is 1293 SF and the addition is 825 SF, for an increase of 64%. The footprint adds 300 SF, a 38% increase. The square footage of the addition exceeds the *Ann Arbor Historic District Guidelines: Guidelines for All Additions* (see above) by about 178 SF.
3. One entry door, and two second floor and one first floor double-hung windows on the rear of the house would be removed to make way for the addition. The age and condition of the windows and door is unknown. On the second floor of the east elevation of the original house, a double-hung window in a new opening is proposed to let light into a hall. Staff has concerns about the proportions and trim on this window matching the originals too closely. Per the *Guidelines*, "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." The window itself will be clad wood, but the opening and trim could be easily mistaken for original.
4. The rear entrance porch is designed to be compatible with the front porch. Since the front porch posts and guardrails are not original to the house, matching these elements is appropriate.
5. On previous discussions about this house, some commissioners felt that the one story rear gable-roofed kitchen wing was a character-defining feature of the house. This proposal would eliminate that feature of the house.
6. The addition is compatible in design with the original house, but clearly differentiated from the original by foundation materials (stone v cmu/concrete), siding materials (wood v composite), and window materials (wood v clad). The addition's roofline preserves the form of the roof of the original house.
7. The addition of a second floor cross gable is a compatible design with the existing house, and should visually mitigate some of the largeness of the addition that continues behind

it. Staff would prefer if there were no one story bumpout on the southwest corner because it continues the spreading-out effect of the proposed west elevation that is started by the second floor addition to the existing bumpout (see Proposed North Elevation). Overall, however, staff feels that the historic character of the house and property is preserved, and that the size and massing of the addition is pushing the envelope but meets the intent of the *Standards, Guidelines, and HDC Design Guidelines*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 711 West Jefferson Street, a contributing property in the Old West Side Historic District to construct an 825 SF rear addition and a new window to the second floor of the existing house on the east elevation, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines*, 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 New Additions and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 711 West Jefferson 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, photos, drawings

711 W Jefferson Street (May 2008)





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: 711 W JEFFERSON

Historic District: OLD WEST SIDE

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

JENNIFER & MATTHEW HARAN

Address of Property Owner: 1639 WHITE CLIFF DR. HOWELL, MI 48843

Daytime Phone and E-mail of Property Owner: mattharan@gmail.com

Signature of Property Owner: Matthew Haran Date: 12/18/12

Section 2: Applicant Information

Name of Applicant: RUETER ASSOCIATES ARCHITECTS

Address of Applicant: 515 FIFTH ST. ANN ARBOR, MI

Daytime Phone: (734) 769 0070 Fax: ()

E-mail: mr.rueter@rueterarchitects.com

Applicant's Relationship to Property: owner architect contactor other

Signature of applicant: Max Rueter Date: 12/21/12

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 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: UR

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

1. Provide a brief summary of proposed changes. SEE ATTACHED

2. Provide a description of existing conditions. SEE ATTACHED

3. What are the reasons for the proposed changes? SEE ATTACHED

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

SEE ATTACHED

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: 12/21-2012 Application to _____ Staff or _____ HDC

Project No.: HDC 12-238 Fee Paid: 500⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 1/10-2012

Application Filing Date: 12/21-2012 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: December 21, 2012

PROJECT: Addition to 711 Jefferson Street
Ann Arbor

OWNER: Matthew and Jennifer Haran
711 Jefferson Street
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 renovations and addition to 711 Jefferson Street. The proposed two-story addition will add an additional 825 square feet or 64 percent to the current 1293 square foot house. The gross footprint will add an additional 300 square feet to the building footprint for a 38 percent increase.

1. Provide a brief summary of proposed changes:

1. Site work

- a. Grading of site shall be limited to portions affected by new structures to provide positive drainage away from foundations and a level area at the patio at the rear of the house.

2. Demolition

- a. The existing rear one story kitchen roof with enclosed side porch, including concrete foundation will be demolished on south side. Also existing roofing will be removed.

3. New Addition

- a. A new two-story addition will be constructed for the first floor family room/entry/half bath and second floor bedroom bath/closet in wood framed construction. See drawings for exact configuration, size and appearance. The windows in the new addition will be 'Andersen' double hungs or egress casements units. All exterior trim will be 5/4"x4" casings and corner boards. The siding will be horizontal composite and will have a 4" exposure. The roof will be asphalt shingles, along with a low slope roof on the west with self-adhering SBS modified bitumen roll roofing.
- b. The side entry will have a wood porch - three steps above grade. A porch on the south will be added with a wood railing, as well as emergency egress window well into the new basement on the west elevation.

4. Exterior Painting and Misc. Repair

- a. Downspouts affected by new addition will be reworked as needed.

- b. The existing front porch latticework will be replaced with 1x2 slats.
- c. A/C unit will be added to the side of house.
- d. New horizontal composite will have a 4" exposure siding will be installed on the existing house.
- e. The current wood windows will remain and new Andersen windows will be installed with new 5/4"x4" casings on the addition. There will an additional window added to the second floor hallway on the east side.

2. Provide a description of existing conditions:

The zoning at 711 W. Jefferson Street is R2A along with the neighboring properties. The 2-story house was constructed in 1901. The house is constructed with a stone foundation and 2x4 wood frame first and second floors. The house driveway is on the east. The existing wood garage is in the rear and east side.

3. Reason for proposed changes:

The Owner is a growing family with two adults and the current house has two sleeping rooms. They would like to place a two-story addition onto the rear of their residence. The intent of the new addition is to preserve as much of the architectural integrity of this historic residence and provide the owner with an additional 2 1/2 baths, 1 sleeping room and living space. The proposed addition also provides for some renovation of the areas connecting to the addition.

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

ANN ARBOR HISTORIC DISTRICT COMMISSION
APPLICATION FOR DETERMINATION OF APPROPRIATENESS
FOR THE
HARAN RESIDENCE, 711 JEFFERSON STREET, ANN ARBOR, 48103



LIST OF DRAWINGS

- T1. TITLE SHEET
- A1. PHOTOS OF EXISTING HOUSE
- A2. SITE PLAN - EXISTING
- A3. FIRST and SECOND FLOOR PLAN - EXISTING
- A4. REAR ISOMETRIC - EXISTING
- A5. SITE PLAN - PROPOSED
- A6. BASEMENT PLAN - PROPOSED
- A7. FIRST FLOOR PLAN - PROPOSED
- A8. SECOND FLOOR PLAN- PROPOSED
- A9. ROOF PLAN- PROPOSED
- A10. NORTH ELEVATION (EXISTING AND PROPOSE)
- A11. EAST ELEVATION (EXISTING AND PROPOSED)
- A12. SOUTH ELEVATION (EXISTING AND PROPOSE)
- A13. WEST ELEVATION (EXISTING AND PROPOSED)

HDC SUBMISSION 12.21.12

■ RUETER ASSOCIATES ■
ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
Phone: (734) 663-0100 Fax: (734) 769-0167
PAA: 12-018 HDC 12.21.12

HARAN RESIDENCE T1
711 JEFFERSON STREET, ANN ARBOR, MI 48103



TOP
PHOTO OF ORIGINAL 2 STORY HOUSE - WEST SIDE.



RIGHT
PHOTO OF ORIGINAL 2 STORY HOUSE WITH ADDITION ATTACHED AND REAR ENTRY.

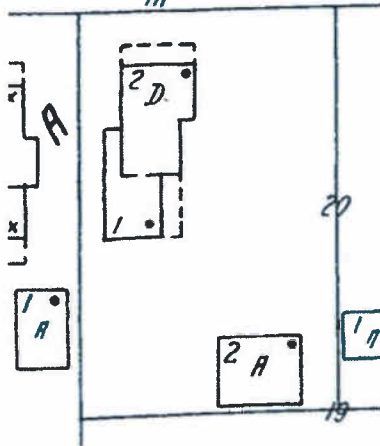
■ RUEYER ASSOCIATES ■

ARCHITECTS
515 FIRM STREET, ANN ARBOR, MICHIGAN 48103
PHONE: (734) 769-0070 FAX: (734) 769-0187
RAA: 12-018 HDC 12.21.12

HARAN RESIDENCE A1

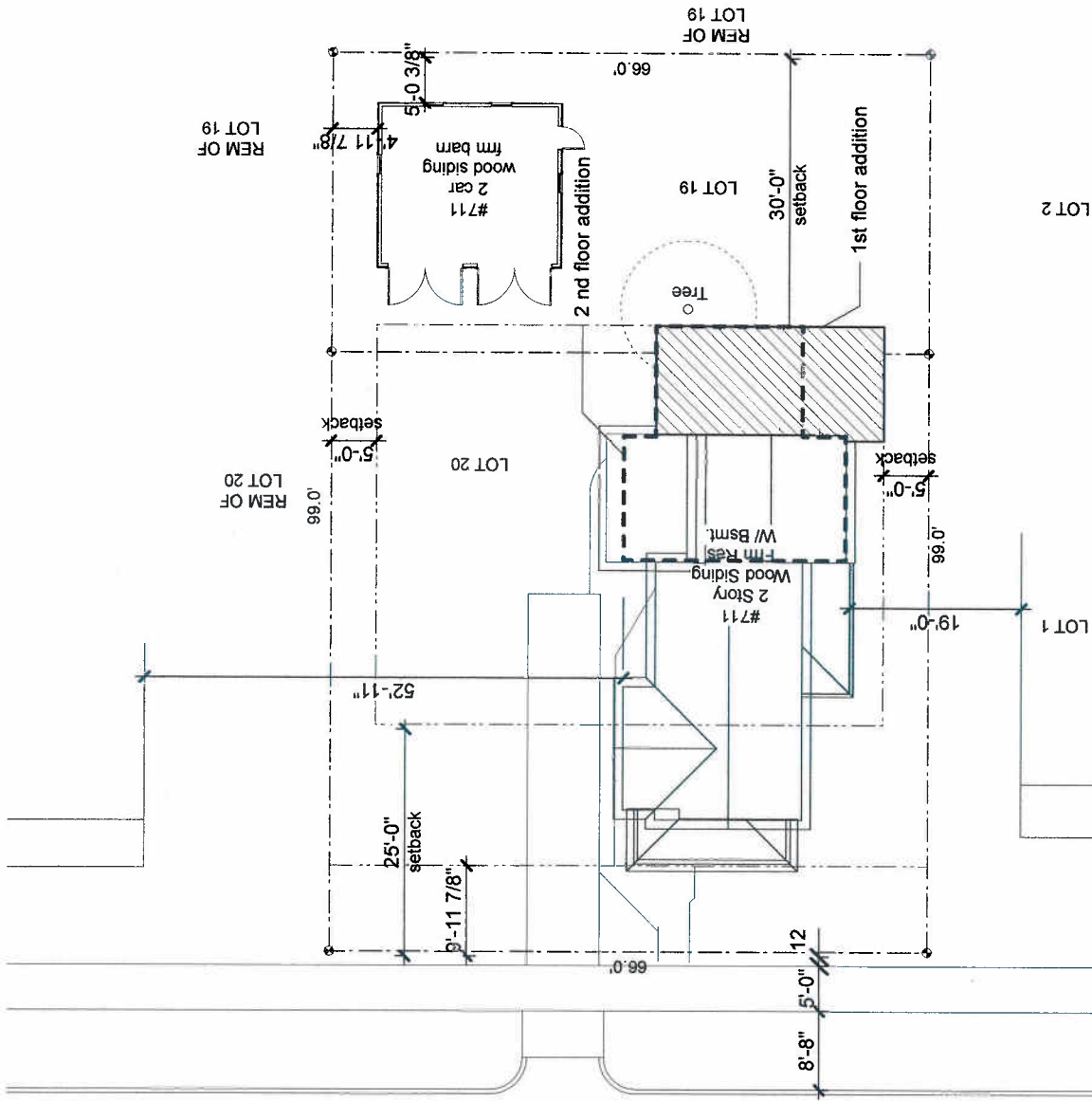
711 JEFFERSON STREET, ANN ARBOR, MI 48103

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1925 SANBORN MAP
NO SCALE

W. Jefferson St. 66' ROW.



NEW 300 SF AREA ADDED TO PRE 1925
FOOTPRINT (38% INCREASE IN FOOTPRINT)



Existing
Site Plan

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



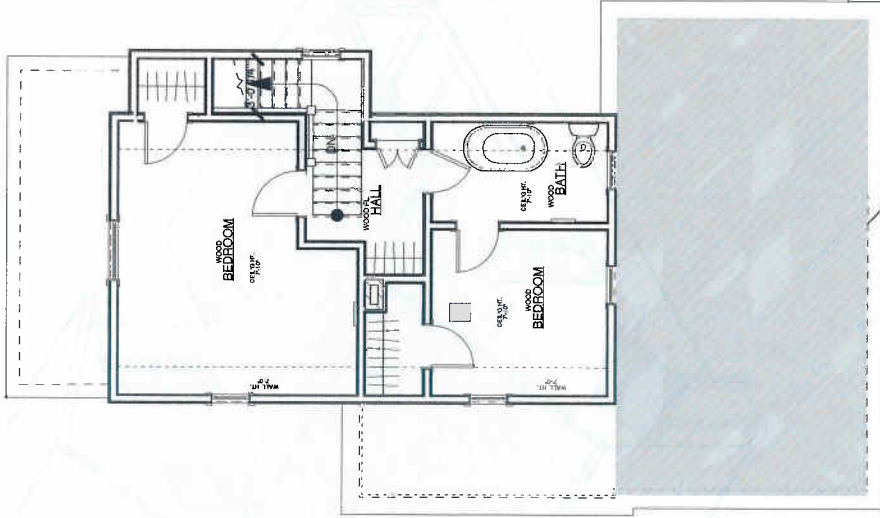
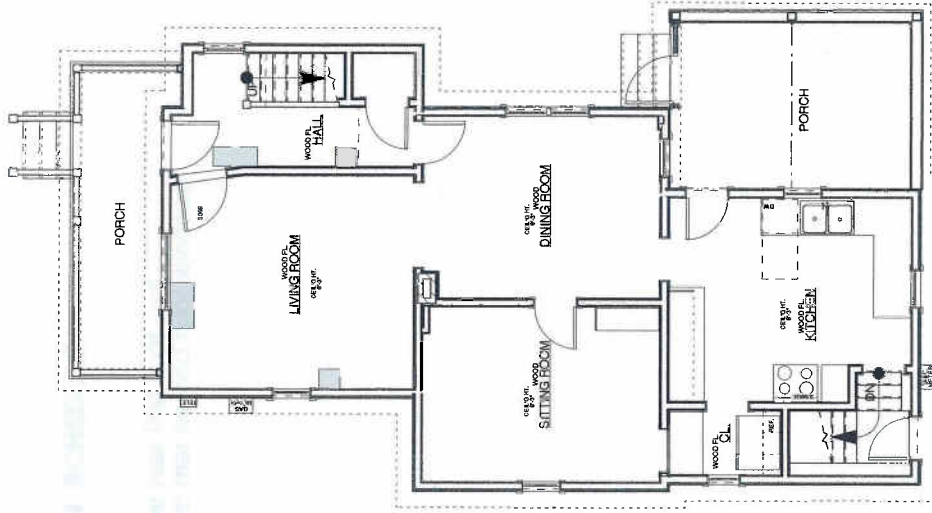
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HARAN RESIDENCE A2

RUETER ASSOCIATES ARCHITECTS

515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
PAA: 12-016 HDC 12.21.12

711 JEFFERSON STREET, ANN ARBOR, MI 48103



1 st floor roof to be removed.

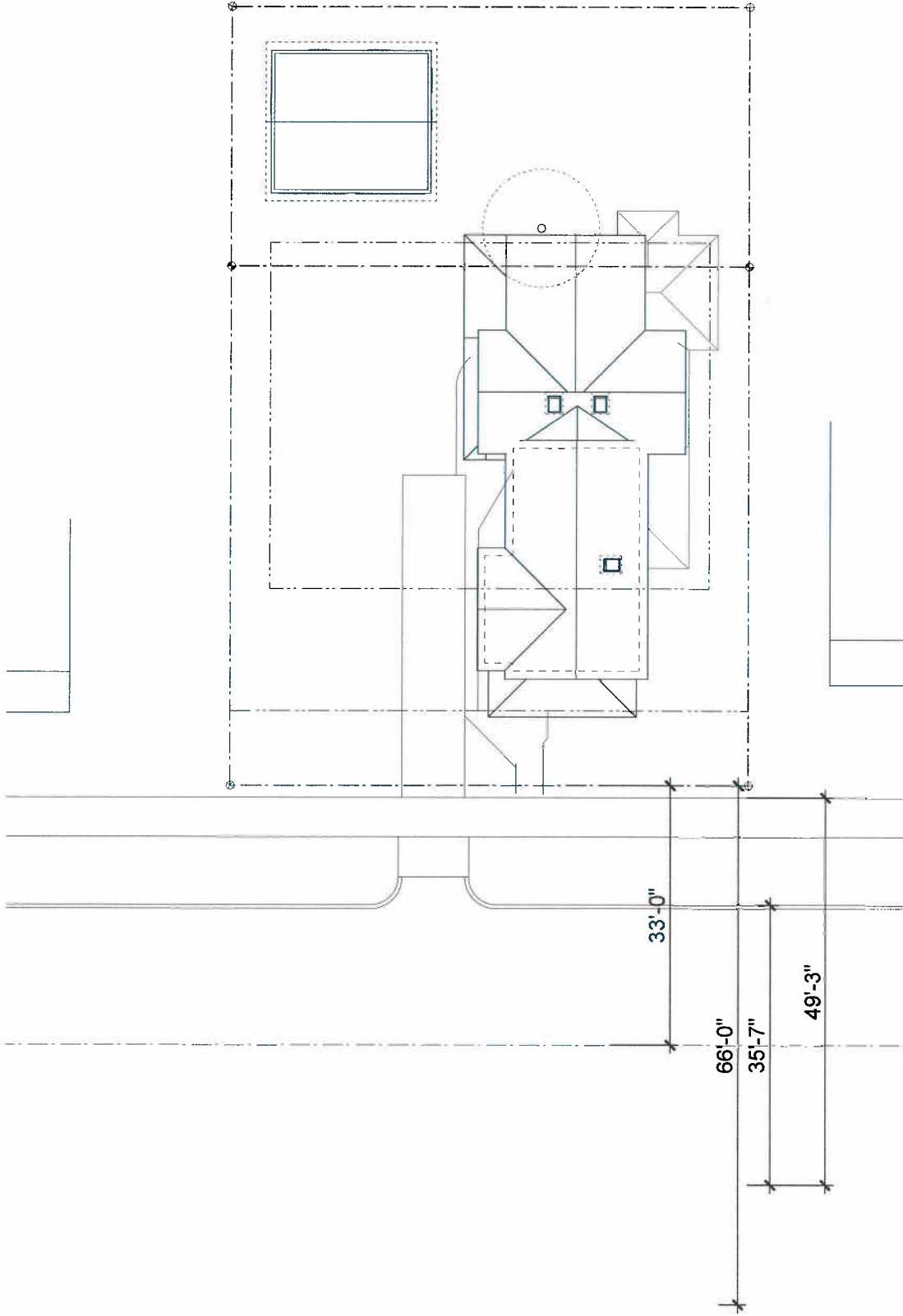
areas to be demo

1 Existing First and Second Floor Plans

Scale: 3/32" = 1'-0" on 8 1/2" x 11"



HDC SUBMISSION 1.2.1.12

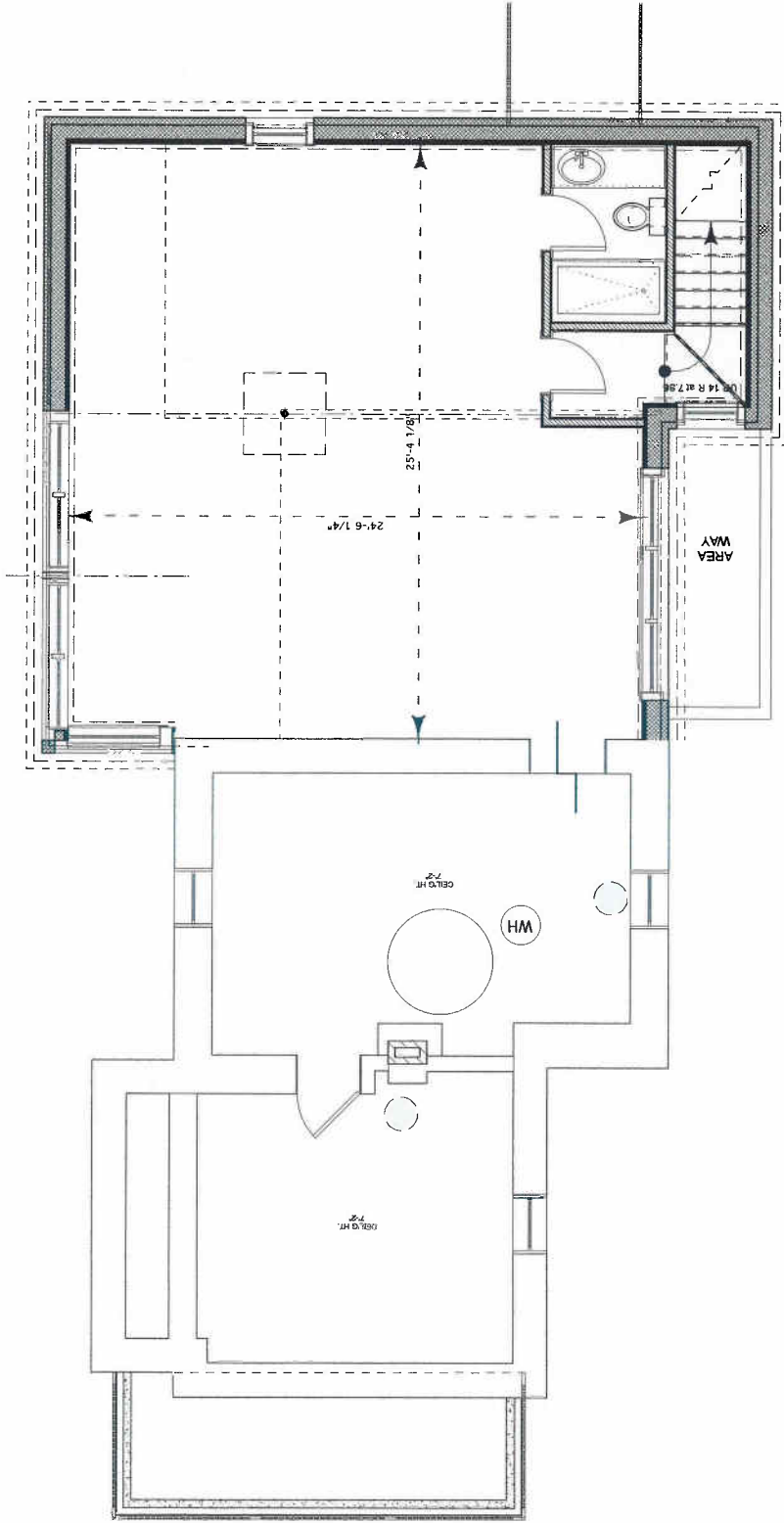


**Proposed
Site Plan**

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



HDC SUBMISSION 12.21.12



Proposed
0 Basement Plan

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

HDC SUBMISSION 12.21.12

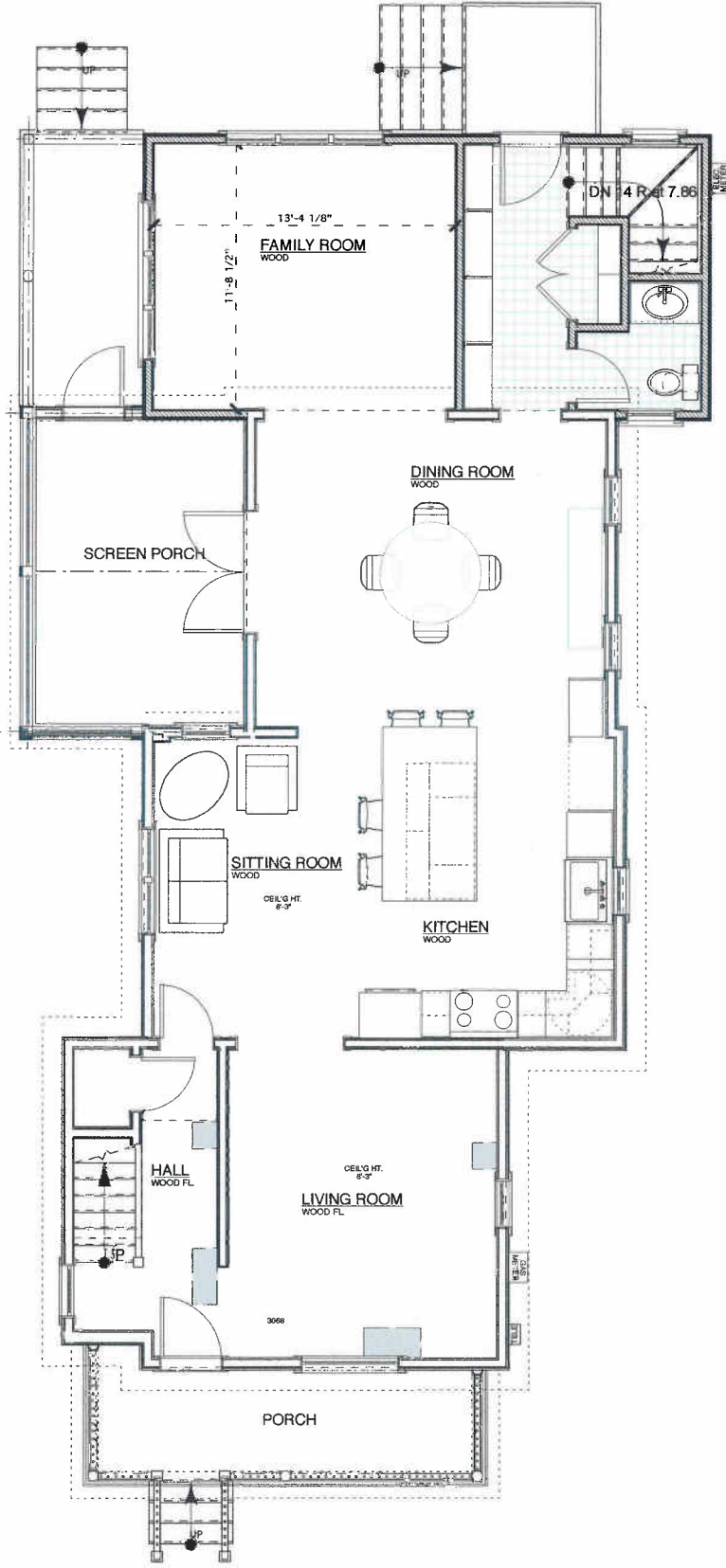


HARAN RESIDENCE A6

■ R U E T E R A S S O C I A T E S ■
 A R C H I T E C T S

515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 995-0161, fax: (734) 995-0167
 P.A.A.: 12-018 HDC 12.21.12

711 JEFFERSON STREET, ANN ARBOR, MI 48103



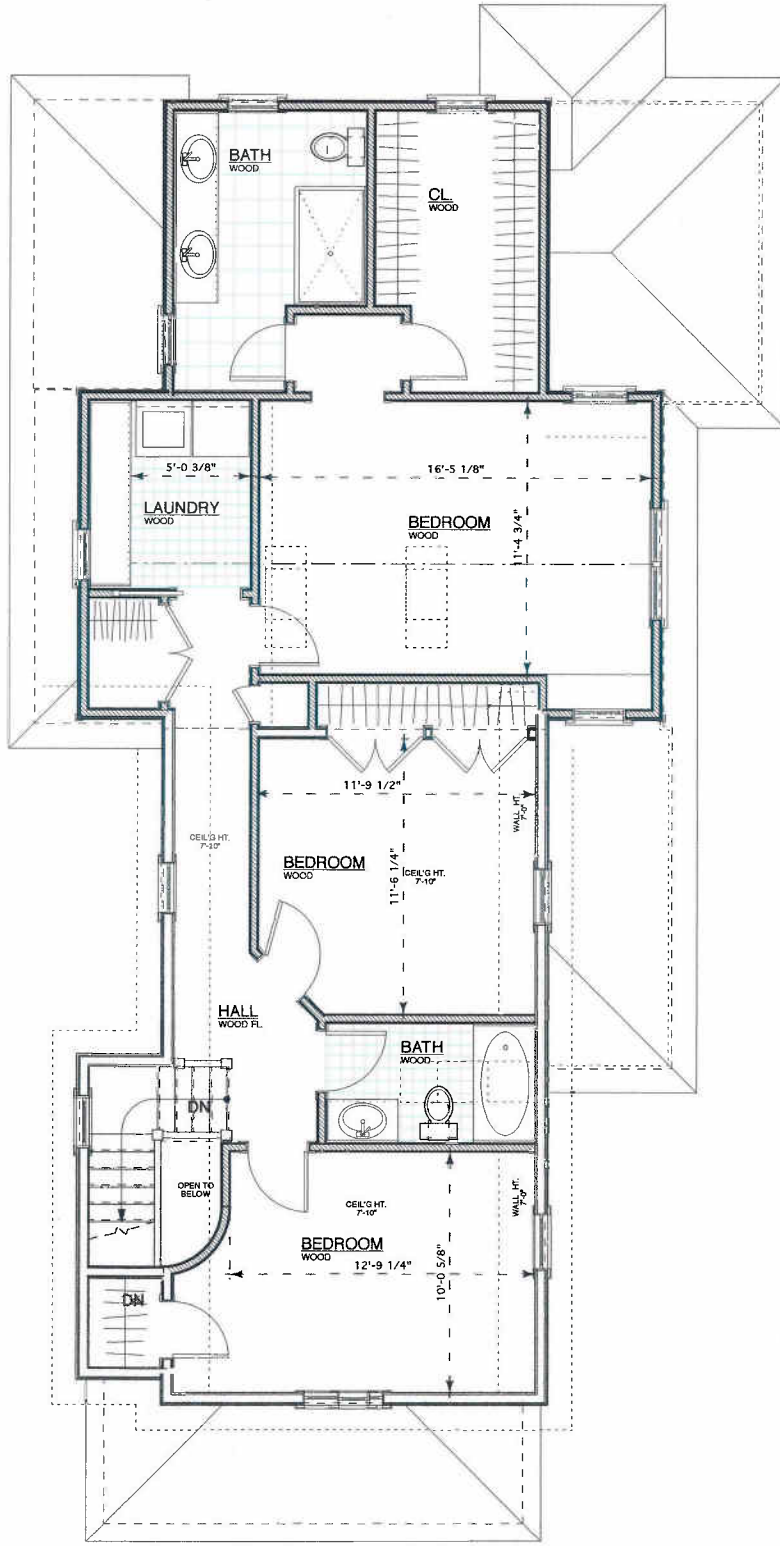
1 Proposed
First Floor Plan

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

Area First Floor	sf
Existing:	797
New:	300
Total:	1097



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2 Proposed
Second Floor Plan

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

Area Second Floor
Existing: 496 sf
New: 525 sf
Total: 1021 sf



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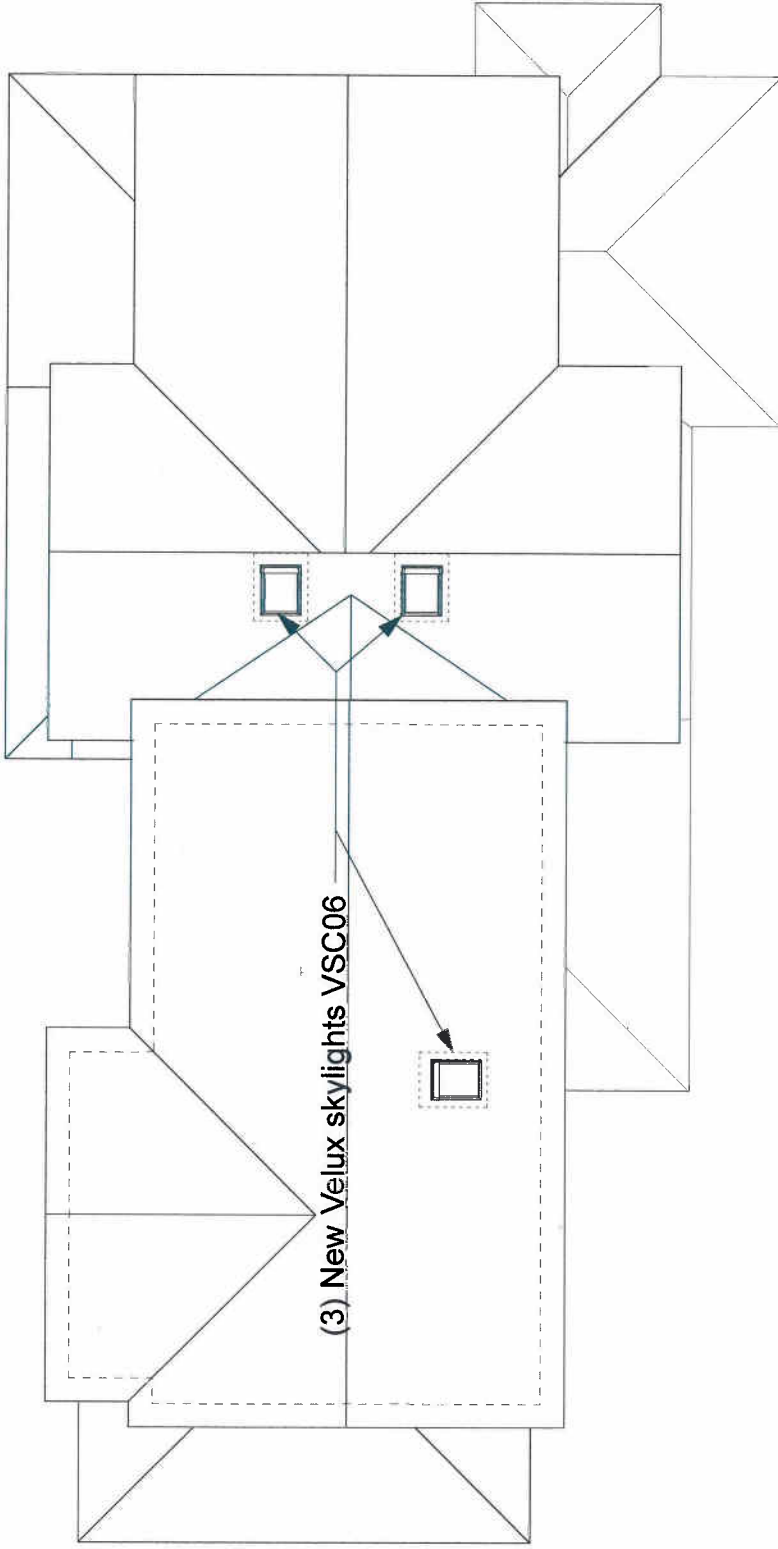
A8

HARAN RESIDENCE

711 JEFFERSON STREET, ANN ARBOR, MI 48103

■ RUEYTER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 12-016 HDC 12.21.12



(3) New Velux skylights VSC06

1 Proposed
Roof Plan

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

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WINDOW SCHEDULE

Mark	And.#	Type	Unit Size	Notes
W1	WDH20410	double hung	2-1 5/8, 4-8 7/8	1 over 1
W2	WDH2046	csmt	2-1 5/8, 5-0 7/8	2 lite
W3	AN31	awg	2-11 15/16, 1-8 1/2	1lite
W4	TW2036	double hung	2-1 5/8, 3-8 7/8	1 over 1
W5	CW145	csmt	2-4 5/8, 4-4 13/16	2 lite
W6	AN251	awg	2-4 3/8, 1-8 1/2	1lite
W7	CXW145	csmt	3-11 15/16, 4-4 13/16	1lite
W8	AN41	awg	4-0, 1-8 1/2	1lite

WINDOW NOTES:

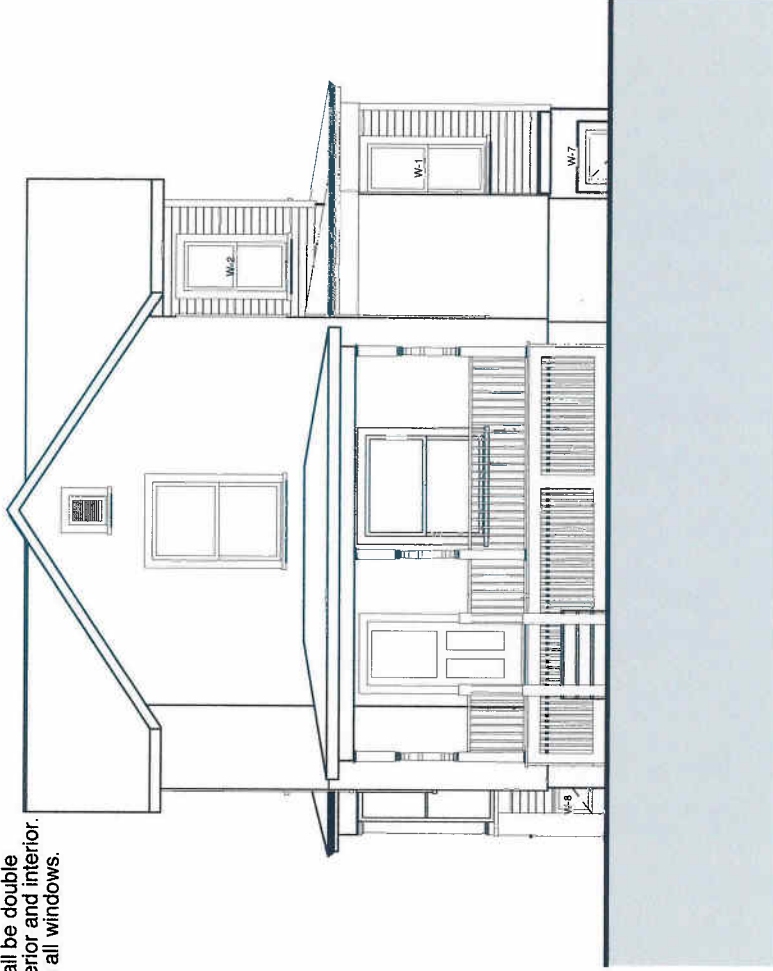
Windows shall be wood with vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screens shall be supplied with all windows.

DOOR SCHEDULE

Mark	Product #	Type	Unit Size	Notes
D1	Simpson 7044	door	32x80	1 lite
D2	Wood Screen	door	32x80	2 lite
D3	FWH5068	bi-swing door	60x80	2 lites

DOOR NOTES:

Doors shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screen doors shall be supplied with all doors.



Proposed
North Elevation
Scale: 1/8" = 1'-0" or 1/2" x 1/4"

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RENOVATION OF EXISTING RESIDENCE:

ROOFING:

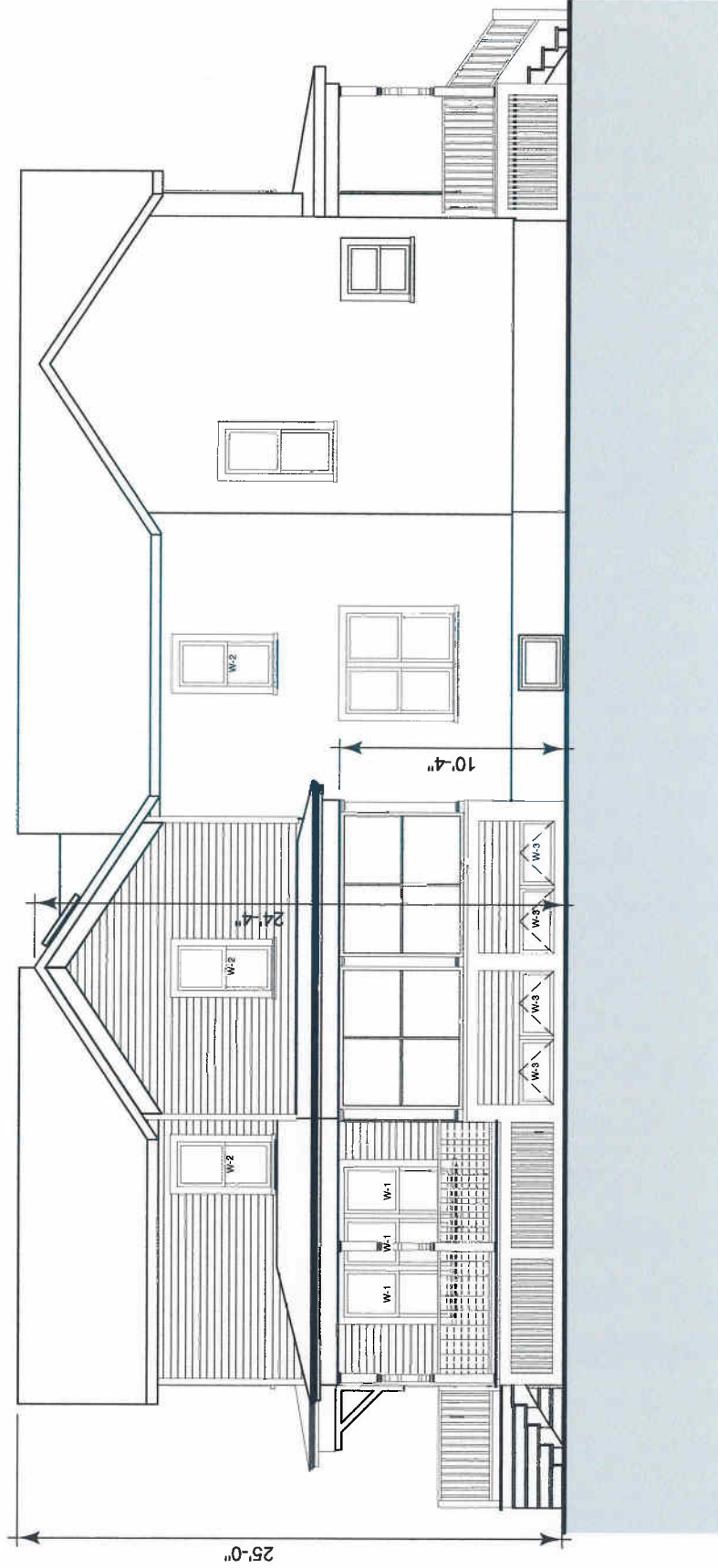
Replace roofing with laminated asphalt shingles

SIDING:

Repair damaged wood siding and trim as required and repaint at connection as required.

Windows:

Repair existing as needed windows and install new Andersen windows in new addition with new exterior 3 1/2" x 5/4 casings.



Proposed
East Elevation

Scale: 1/8" = 1'-0" OR 1/2" X 1/4"

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■ RUETER ASSOCIATES ■

ARCHITECTS

515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
FAA: 12-018 HDC 12.21.12

HARAN RESIDENCE

A11

711 JEFFERSON STREET, ANN ARBOR, MI 48103

NEW ADDITION MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles - existing to be replaced

FASCIA:
1" X 4" wd bd

GUTTERS:
6" half round alum gutters

GABLE RAKE BOARD
5/4" X 6" bd

FRIEZE BD (BELOW RAKE)
5/4" X 6" with bed molding

SOFFITS:
3/4" preprimed trim with vents

PORCHES:
Cedar 1x1 balusters with 2x4 sloped top cap w/ flat 2x4 bottom rail with 5x5 square newel post. Turned 5x5 cedar columns. bead board ceilings. painted

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

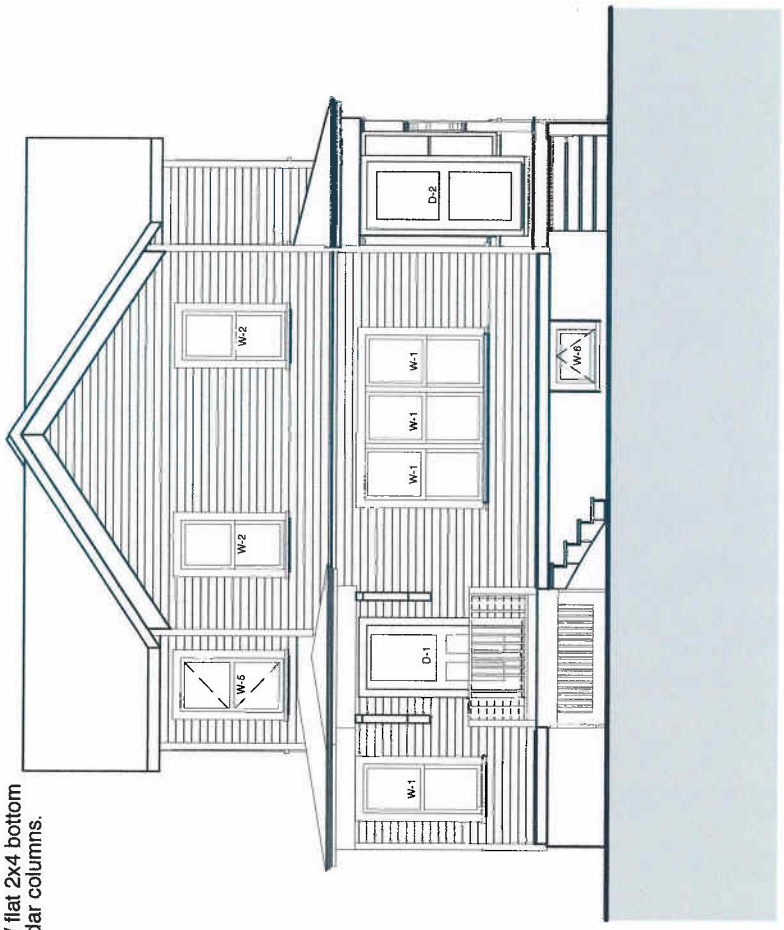
BAND BOARD:
5/4" X 6" wd bd with 5/4" X 2" beveled wash at top

SIDING:
7/16" X 5" Hard-i-plank siding with 4" exposure.

EXPOSED FOUNDATION:
stucco cement foundation

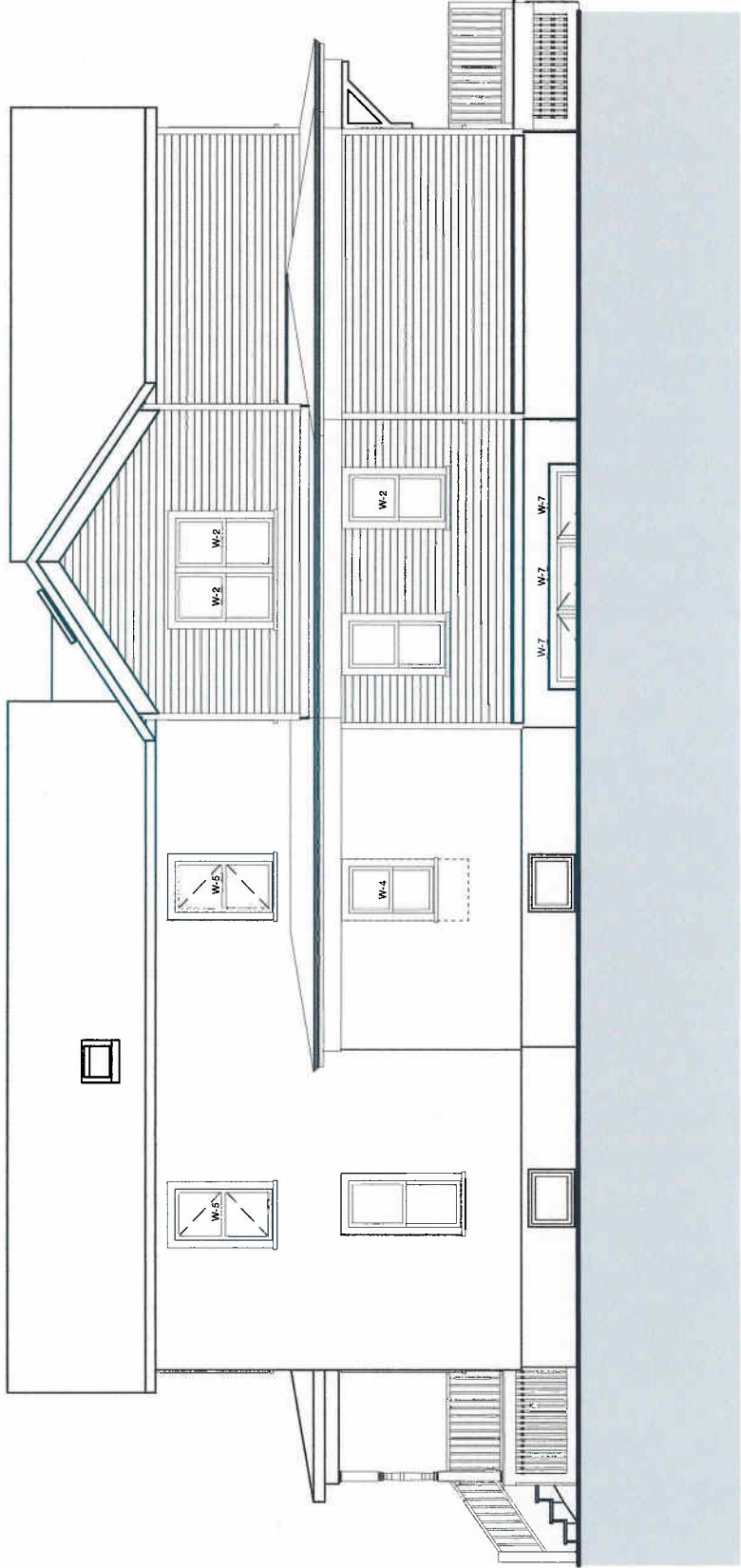
WINDOWS:
Andersen Clad wood windows with 5/4" X 4" WD casings

DOORS:
Simpson entrance door Model 7044 with 5/4" X 4" WD casings and fixed transom above.



Proposed
S South Elevation
Scale: 1/8" = 1'-0" ON 8 1/2" X 11"

HDC SUBMISSION 12.21.12



Proposed
West Elevation

SCALE: 1/8" = 1'-0" OR 3/16" X 1"

HDC SUBMISSION 12.21.12

■ RUEYER ASSOCIATES ■

ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 765-0070, fax: (734) 765-0167
RAA: 12-018 HDC-12.21.12

HARAN RESIDENCE A13

711 JEFFERSON STREET, ANN ARBOR, MI 48103