

MEMORANDUM

To: Historic District Commissioners

From: Jill Thacher, Historic Preservation Coordinator

Date: October 20, 2016

Re: Revisions to 203 Koch Street application HDC16-160

Revisions were submitted for the application at 203 Koch Street to raise the roof on the rear wing after the application was postponed at the September 8, 2016 meeting because of inaccurate drawings. The revisions include:

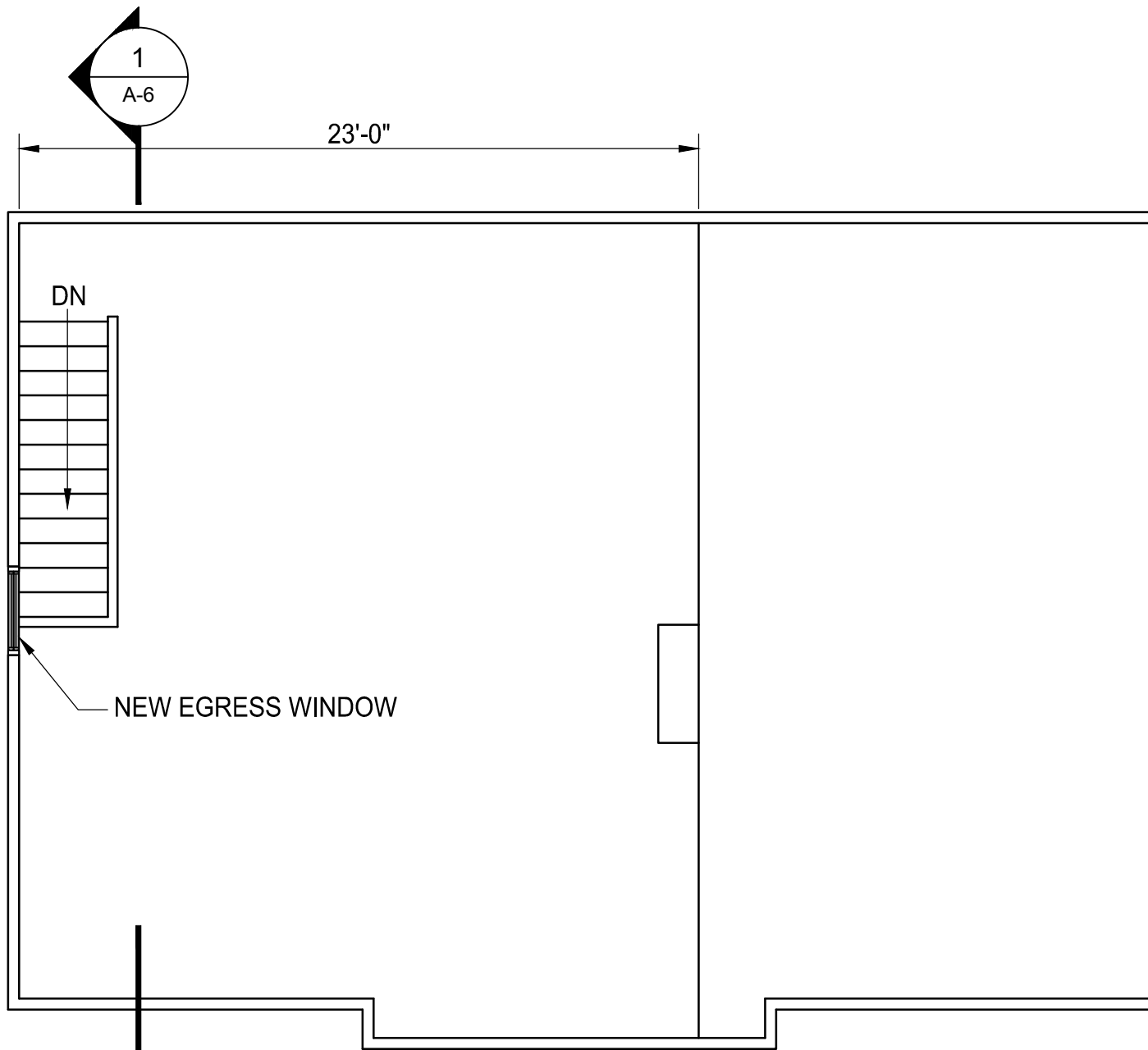
1. A different roof ridge height on the rear wing, and higher eaves on the left (east) and right (west) sides.
2. Notes indicating that the five brackets on the rear elevation will be retained and reinstalled.
3. Notes indicating that a new frieze board will match the existing on the new roof edges.
4. No information was submitted on the new egress window on the rear elevation. Staff suggests in the motion that an all wood window in the smallest size that meets egress requirements is to be reviewed by staff.
5. New siding to match the existing is proposed. The current siding is wood shingle on the east elevation, but aluminum or vinyl over wood shingle on the rear and west elevations. Infilling the new wall surface on the east elevation with wood shingles is appropriate. Staff feels strongly that using artificial siding on the rear and west elevations is inappropriate since historic siding is present, and that the solution is to remove the artificial siding from both elevations and clad the new wall surfaces above them with appropriate wood shingle siding. This avoids an awkward siding transition and heads off future problems when the artificial siding is removed. It also helps the alteration of a character defining feature of the house, the roof, to meet SOI standard number 2.

Staff believes the revisions to the project are appropriate if considered with the suggested conditions. For the applicable standards and guidelines, please see the attached September 8, 2016 Staff Report.

POSSIBLE MOTION: (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 203 Koch Avenue, a contributing property in the Old West Side Historic District, to raise the roof height on the rear addition and change the roof pitch, on the following conditions: the new egress window is all wood, the smallest size possible to meet egress requirements, and is approved separately by staff on behalf of the HDC; and all infill and replacement materials and their dimensions match the historic ones, including eaves, fascia, trim, siding, soffits, etc.; and the artificial siding will be removed and the underlying siding repaired and restored to a sound condition. The work as conditioned is 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* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

Attachments: Revised drawings dated September 29, 2016; and the September 8, 2016 Staff Report, application, and attachments.



203 KOCH (2ND FLOOR)


SCALE: 3/16"=1'-0"

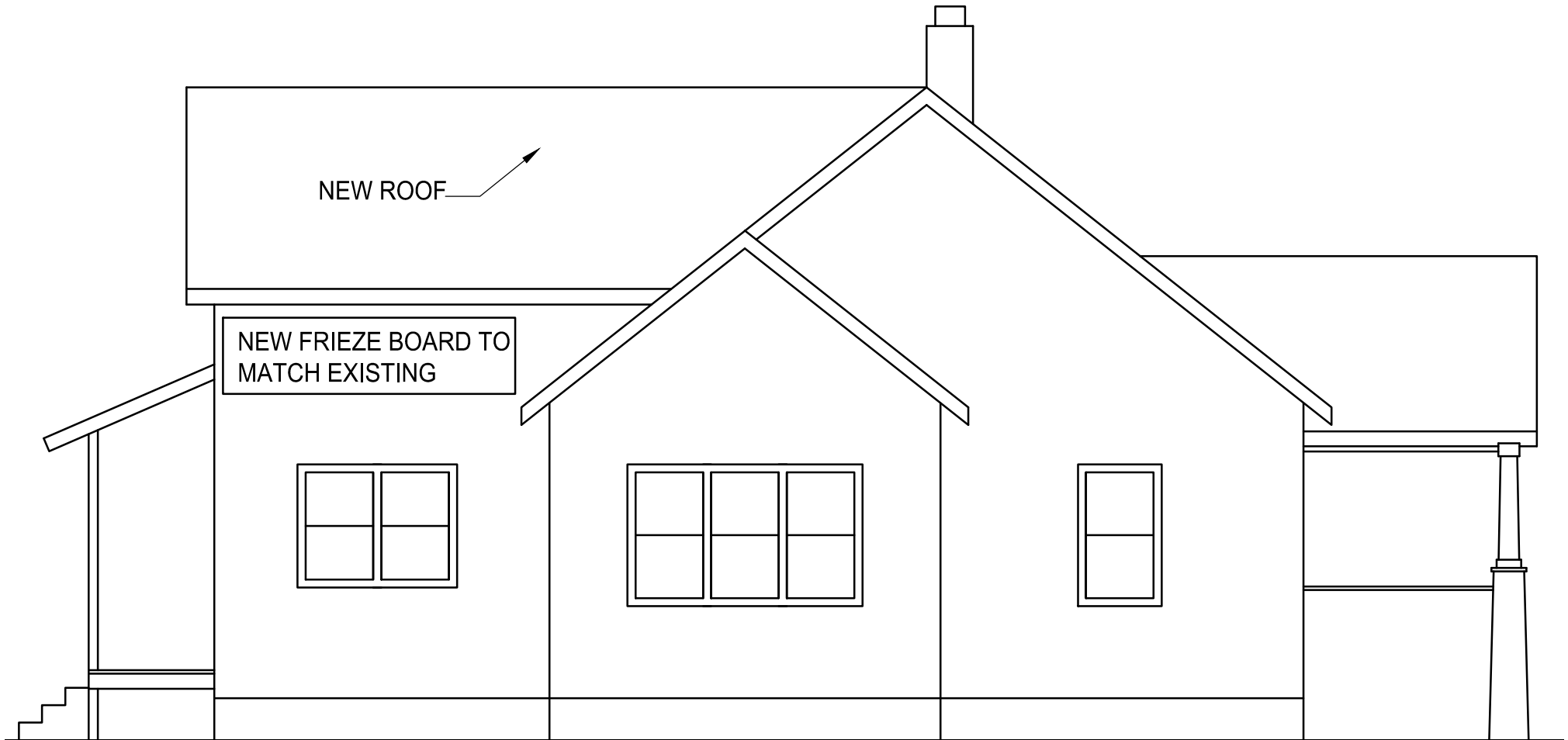
 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930 ARCHITECTURE PLANNING CONSULTING	<small>ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT</small>	SHEET TITLE: 2ND FLOOR PLAN	PROJECT TITLE: RENOVATION	PROJECT LOCATION: 203 KOCH ST. ANN ARBOR, MI	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	PROJECT NO:		
					9/15/16	FINALS					
					9/29/16	FINALS					
									SHEET NO: 1 OF 6	A-1	



203 KOCH EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"


 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930 ARCHITECTURE PLANNING CONSULTING	<small>ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT</small>	SHEET TITLE:	PROJECT TITLE:	PROJECT LOCATION:	MARK	DATE	ISSUED FOR:	MARK	DATE	ISSUED FOR:	PROJECT NO:	
		EXISTING FRONT ELEVATION	RENOVATION	203 KOCH ST. ANN ARBOR, MI		9/15/16	FINALS					
						9/29/16	FINALS					
											SHEET NO: 2 OF 6	A-2

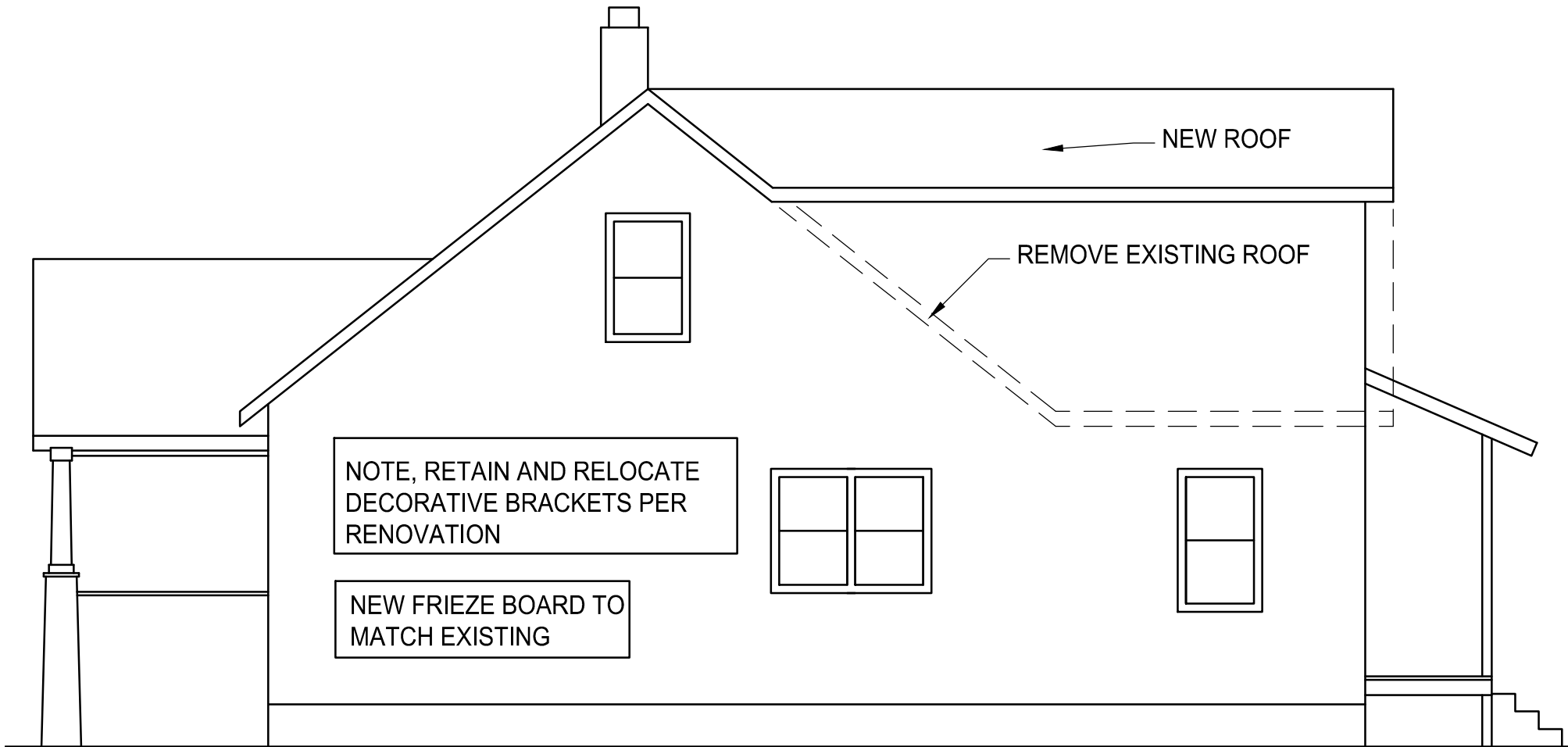


NOTE, RETAIN AND RELOCATE
DECORATIVE BRACKETS PER
RENOVATION

203 KOCH NEW LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"

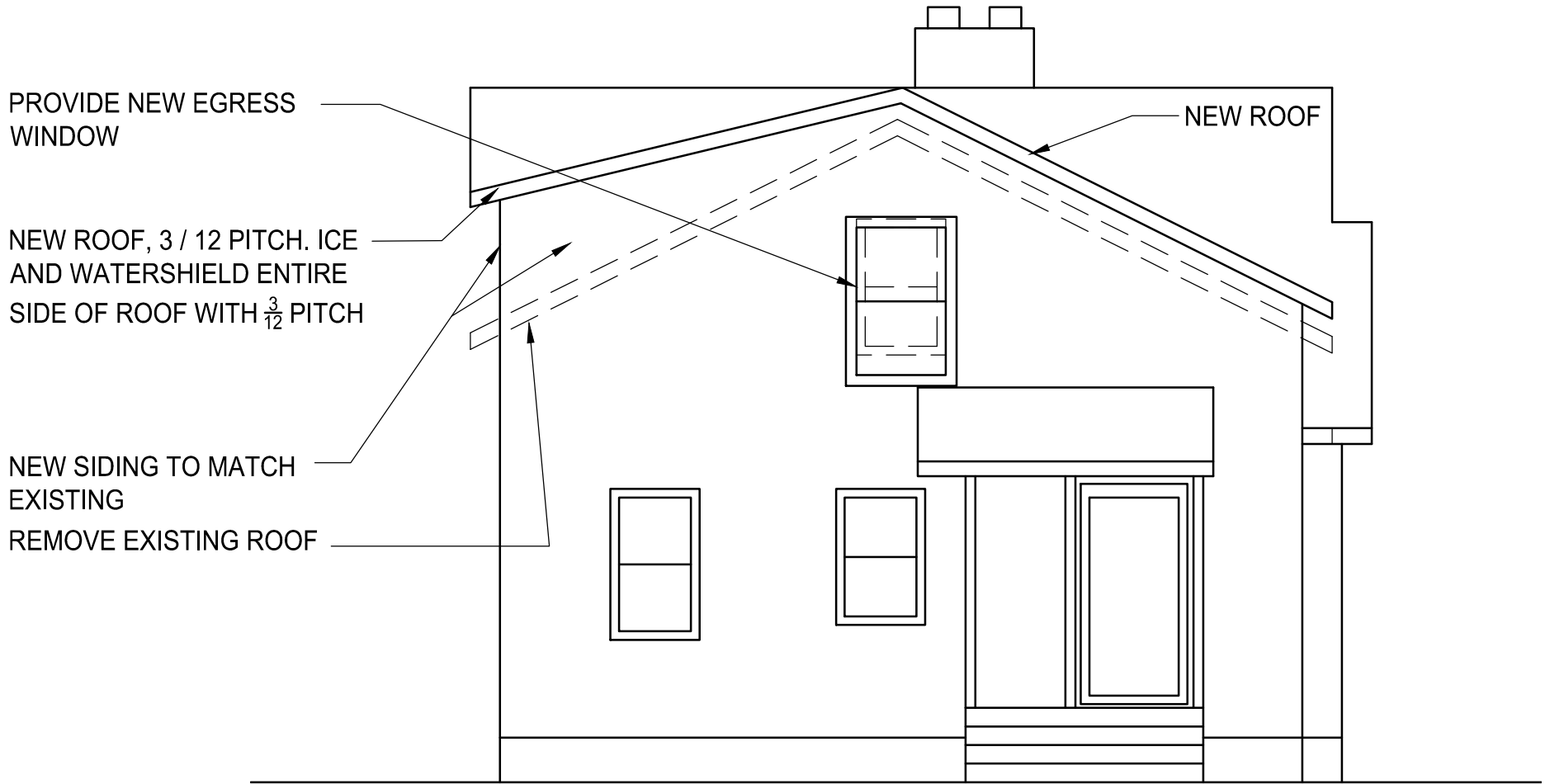
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		NEW LEFT SIDE ELEVATION	RENOVATION	203 KOCH ST. ANN ARBOR, MI		9/15/16	FINALS						
							9/29/16	FINALS					SHEET NO: 3 OF 6



203 KOCH NEW RIGHT SIDE ELEVATION


SCALE: 3/16"=1'-0"

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		NEW RIGHT SIDE ELEVATION	RENOVATION	203 KOCH ST. ANN ARBOR, MI		9/15/16	FINALS					
						9/29/16	FINALS					
											SHEET NO: 4 OF 6	A-4



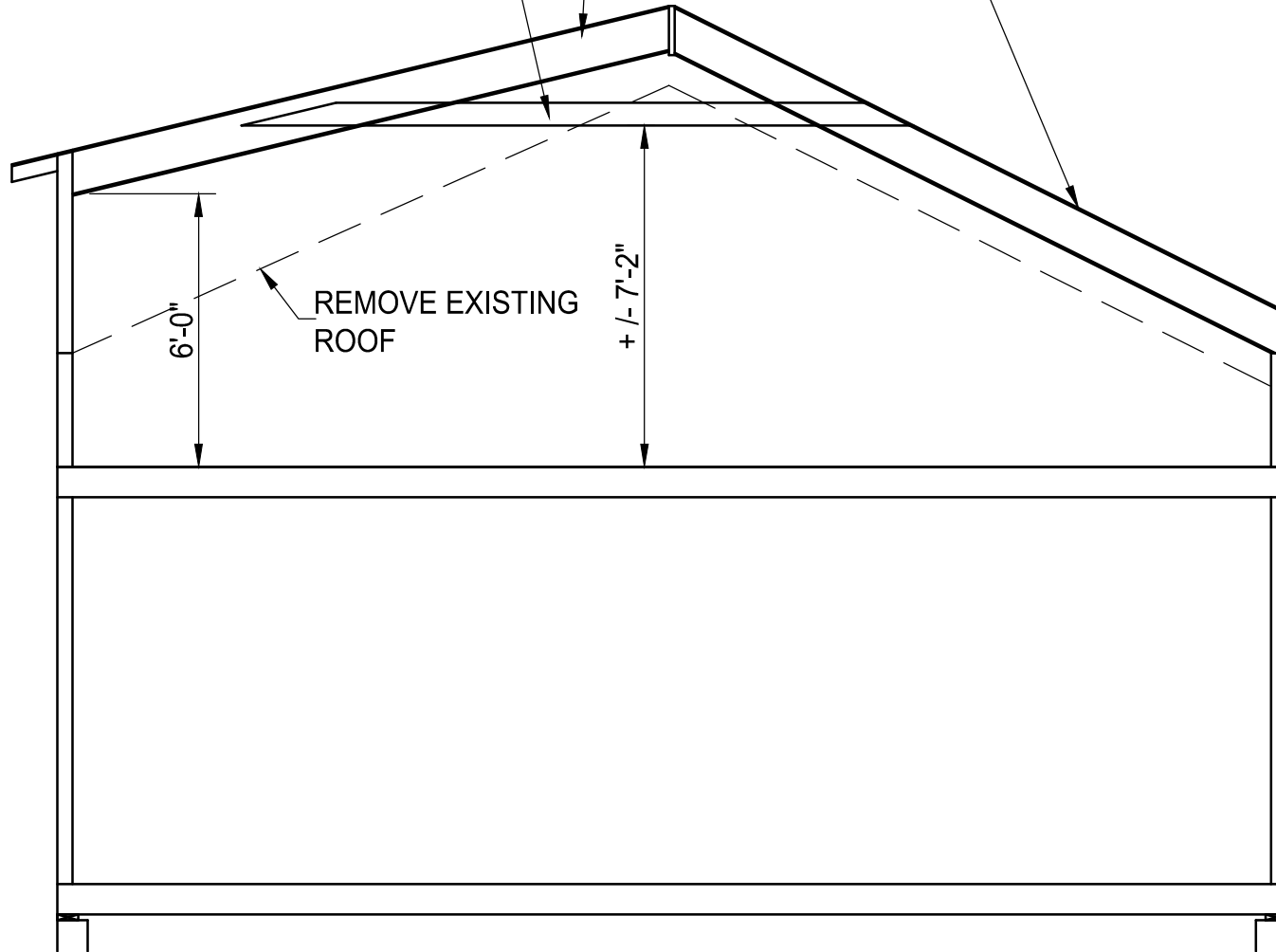
203 KOCH NEW REAR ELEVATION

SCALE: 3/16"=1'-0"

 James Dudzinski ARCHITECT 12306 Voipe Sterling Heights, Mi. PH. (586) 864-6930 ARCHITECTURE PLANNING CONSULTING	<small>ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT</small>	SHEET TITLE:	PROJECT TITLE:	PROJECT LOCATION:	MARK	DATE:	ISSUED FOR:	MARK	DATE:	ISSUED FOR:	PROJECT NO:	
		NEW REAR ELEVATION	RENOVATION	203 KOCH ST. ANN ARBOR, MI		9/15/16	FINALS					
						9/29/16	FINALS					
											SHEET NO: 5 OF 6	A-5

NEW 2X6 COLLAR TIES @ 24" OC

NEW 2X12'S @ 24" OC WITH R-38
BATT INSULATION



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

 James Duzinski ARCHITECT 12306 Volpe Sterling Heights, MI. PH. (586) 864-6930 ARCHITECTURE PLANNING CONSULTING	<small>ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT</small>	SHEET TITLE:	PROJECT TITLE:	PROJECT LOCATION:	MARK	DATE	ISSUED FOR:	MARK	DATE	ISSUED FOR:	PROJECT NO:	
		SECTION	RENOVATION	203 KOCH ST. ANN ARBOR, MI		9/15/16	FINALS					
						9/29/16	FINALS					
										SHEET NO:	A-6	
										6 OF 6		



HDC 16-160 7/27

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: 203 Koch

Historic District: _____

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

Zaki Alan

Address of Property Owner: 414 Huntington

Daytime Phone and E-mail of Property Owner: _____

Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Rob Fowler

Address of Applicant: 5550 Fox Run

Daytime Phone: (734) 476 4851 Fax: () _____

E-mail: rfowler17@comcast.net

Applicant's Relationship to Property: owner architect contactor other

Signature of applicant: [Signature] Date: _____

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: [Signature]

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

1. Provide a brief summary of proposed changes.

Raise Back Roof to match Front Roof

2. Provide a description of existing conditions.

Bedroom Ceiling too Low

3. What are the reasons for the proposed changes?

to meet

Housing requirement

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

Siding and Roof to match

existing

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:







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 12306 Volpe
 Sterling Heights, Mi.
 PH. (586) 264-6576

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PROJECT LOCATION:
203 KOCH

PROJECT TITLE:
RENOVATION

SHEET TITLE:
2ND FLOOR

DO NOT SCALE DRAWINGS. USE FIGURED
 DIMENSIONS ONLY

REVISIONS

MARK	DATE:	ISSUED FOR:
	JAN 22,16	

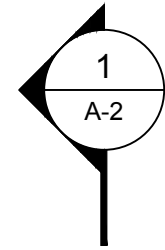
DATE
 DRAWN JD

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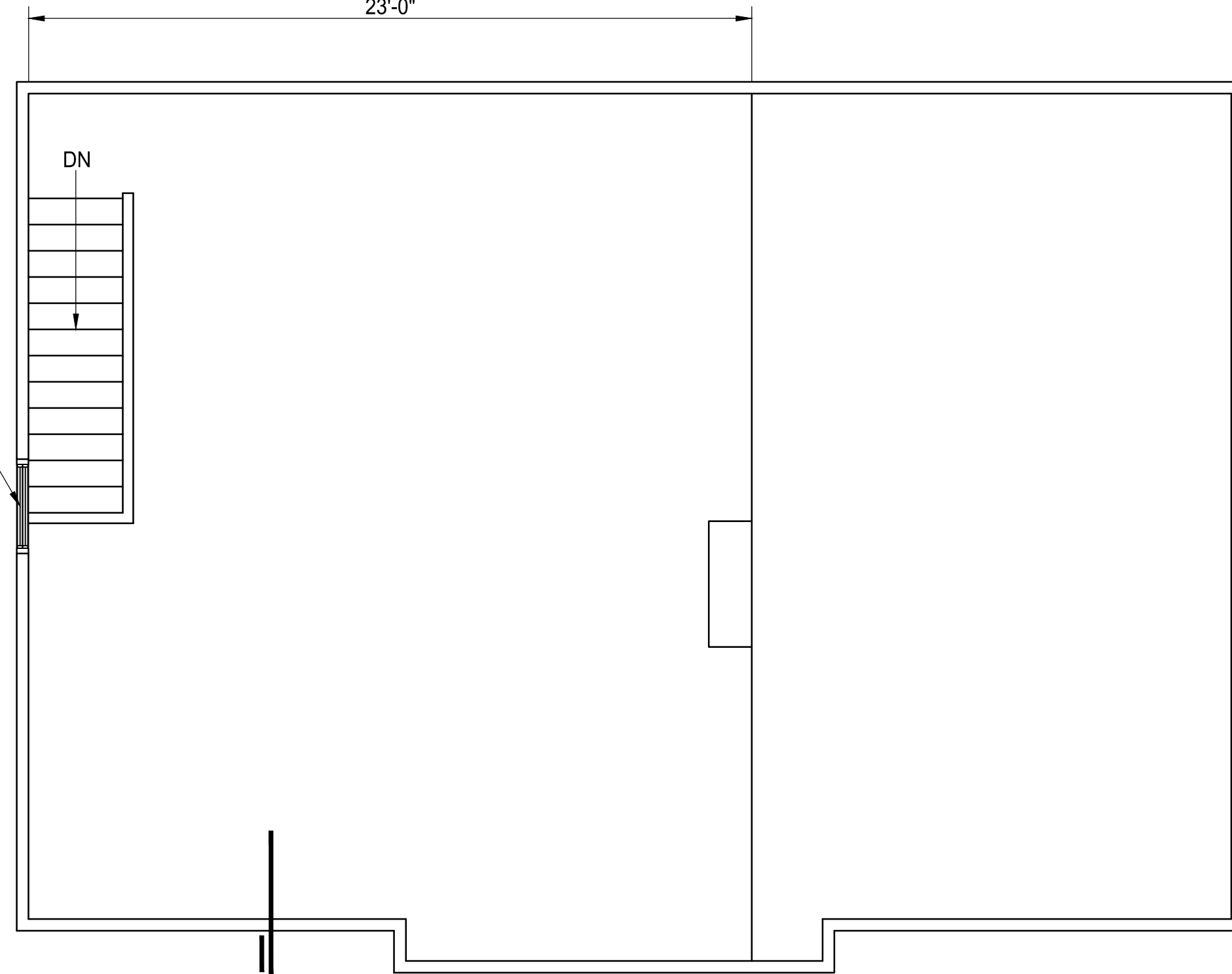
PROJECT NO:
 SEAL

SHEET NO:
 1 OF 3

A-1



23'-0"

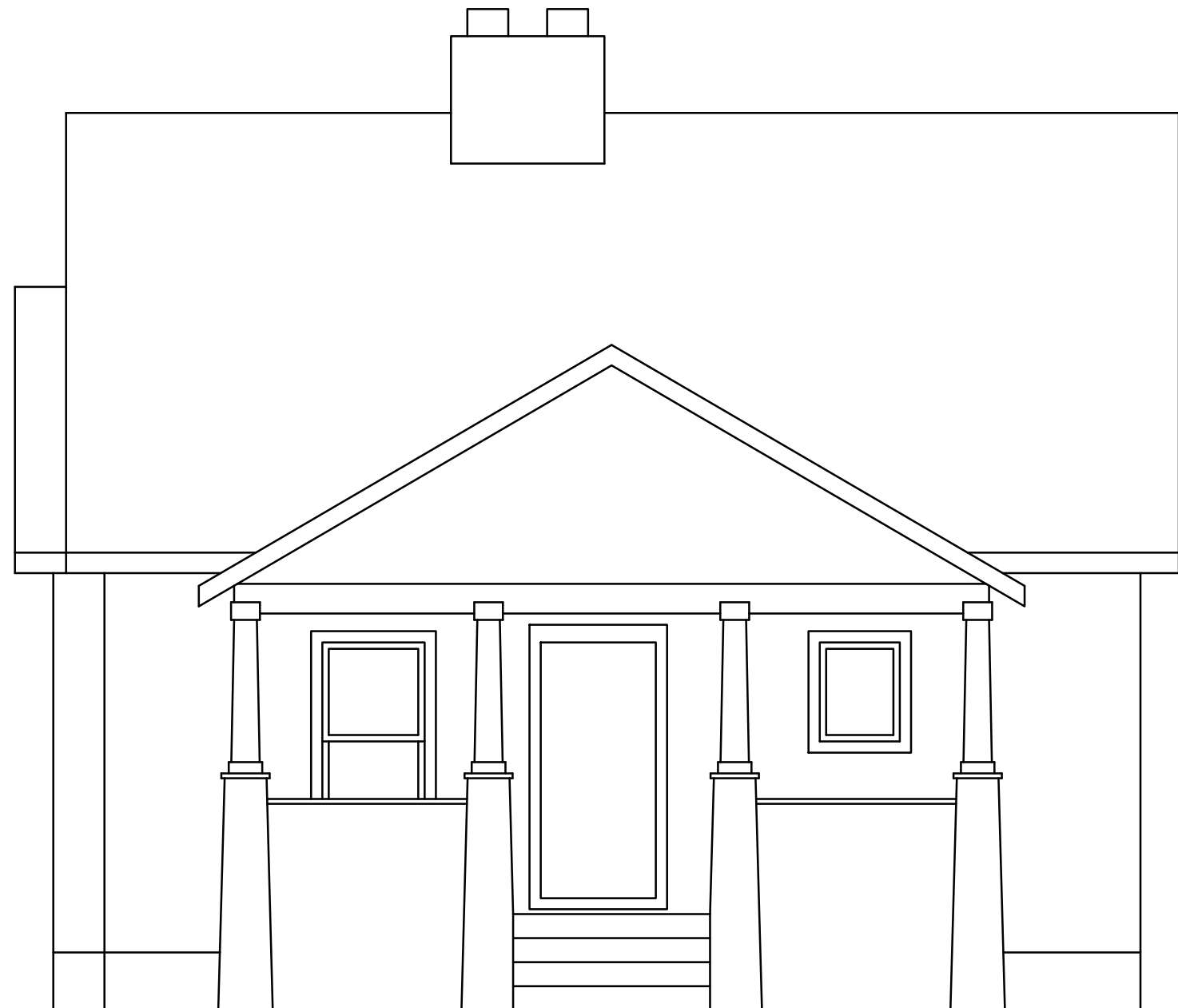


NEW EGRESS WINDOW

DN

203 KOCH (2ND FLOOR)

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

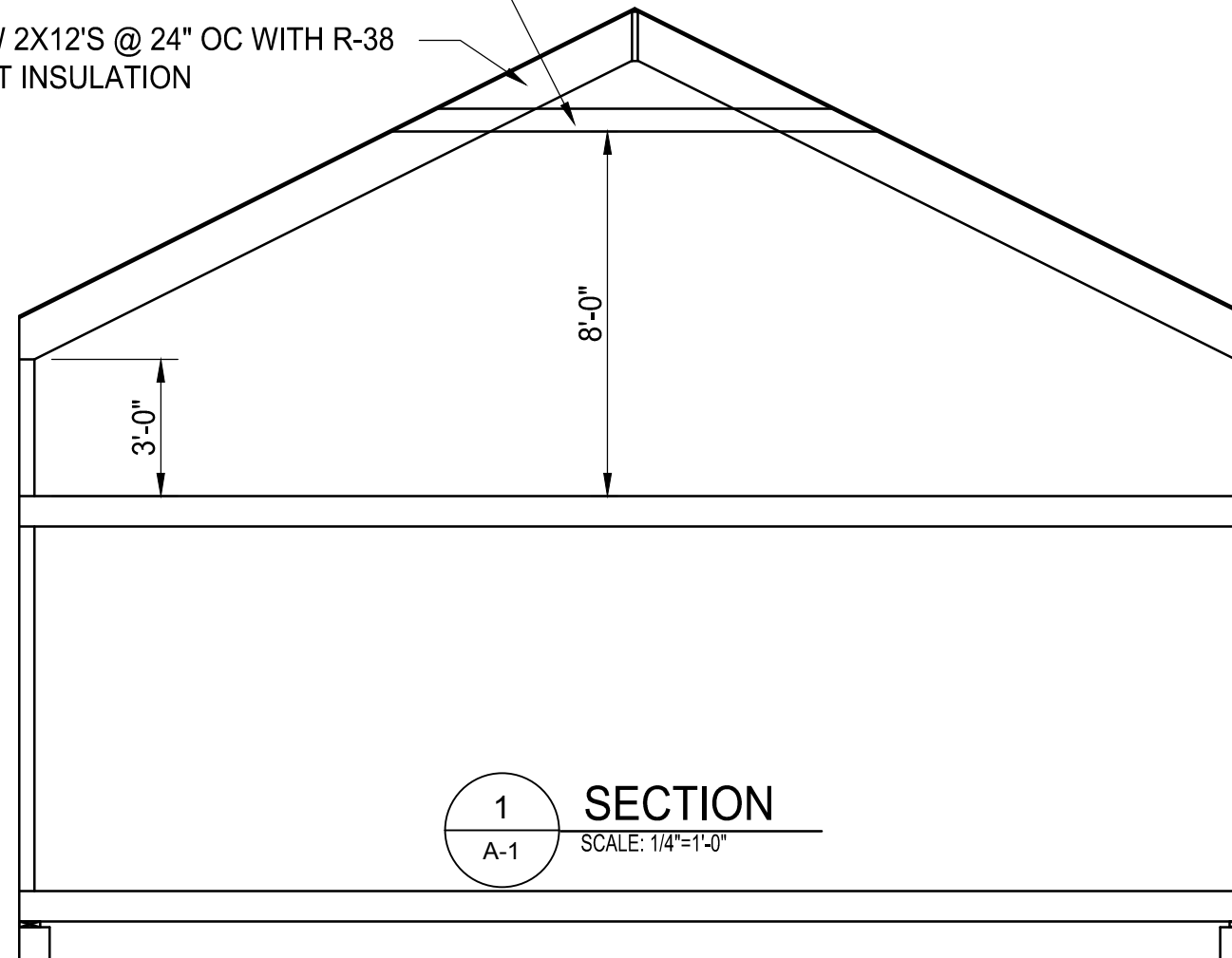


203 KOCH FRONT ELEVATIONS

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

NEW 2X6 COLLAR TIES @ 24" OC

NEW 2X12'S @ 24" OC WITH R-38
BATT INSULATION



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



203 KOCH LEFT SIDE ELEVATION

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

REMOVE EXISTING ROOF

NEW ROOF

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PROJECT LOCATION:

203 KOCH

PROJECT TITLE:

RENOVATION

SHEET TITLE:

ELEVATIONS

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REVISIONS

MARK	DATE:	ISSUED FOR:
	JAN 22,16	

DATE

DRAWN JD

CHECKED

PROJECT NO:

SEAL

SHEET NO:
2 OF 3

A-2



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PROJECT LOCATION:

203 KOCH

PROJECT TITLE:

RENOVATION

SHEET TITLE:

ELEVATIONS

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REVISIONS

MARK	DATE:	ISSUED FOR:
	JAN 22,16	
	DATE	
	DRAWN	JD
	CHECKED	

PROJECT NO:

SEAL

SHEET NO:
3 OF 5

A-3

PROVIDE NEW EGRESS
WINDOW

NEW ROOF, 6 / 12 PITCH

REMOVE EXISTING ROOF

203 KOCH REAR ELEVATIONS

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

203 KOCH RIGHT SIDE ELEVATION

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

