

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 209 Buena Vista Avenue, Application Number HDC12-007

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** February 2, 2012

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, February 6 for the Thursday, February 9, 2012 HDC meeting

#### OWNER

#### APPLICANT

**Name:** Jerry & Kate Loewen  
**Address:** 209 Buena Vista Avenue  
 Ann Arbor, MI 48103  
**Phone:** (502) 439-0506  
 (502) 379-0589

Same

**BACKGROUND:** This one-and-a-half story, end gable bungalow features a deep front porch spanning the length of the western (front) façade, a gable dormer located in the center of the western façade, and knee brackets that are characteristic of the Craftsman style. It was first occupied in 1926 by Erwin J. Weimer, a merchant, and his wife Frieda, according to Polk City Directories.

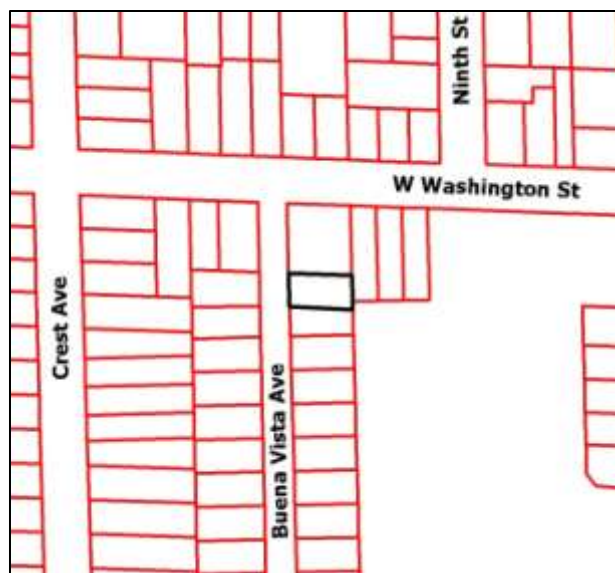
In 2011 a staff approval was issued for replacing and expanding a wooden fence with a new wooden fence and section of cyclone fencing.

**LOCATION:** The site is located on the west side of Buena Vista Avenue to the south of West Washington Street.

**APPLICATION:** The applicant seeks HDC approval to add a gabled dormer that is fifteen feet one-and-a-half inches wide, with two casement windows in the east elevation of the dormer and two skylights, and clad in Hardie shingles to the rear (east) side of the house. The applicant also seeks approval to extend the existing brick chimney two feet above the ridgeline to meet code.

#### APPLICABLE REGULATIONS:

**From the Secretary of the Interior's Standards for Rehabilitation:**



- (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: 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 additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended: 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.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

**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.

**STAFF FINDINGS:**

1. The 15' wide dormer is proposed on the rear, inconspicuous side of the house. The pitch of the roof is similar to the street-facing dormer on the house, it is located at the same ridge height as the current roof, and its proportions are consistent and compatible with the rest of the house. It appears that the new dormer will not be visible from Buena Vista Avenue. The proposed dormer and casement windows are compatible in design with the existing house and its location on the least-character-defining elevation of the house is appropriate. The skylights are located on the new, non-character-defining roof and are not visible from Buena Vista Avenue.

2. The brick chimney is located near the rear of the house (see application attachments for photo), and is a very simple design. The two-foot extension, which will be added to meet code, will not alter the historic character of the house. Because the chimney is located in the rear of the house, less will be visible to a person on the street because of the viewing angle. The extension will use brick that is compatible with the existing brick. Staff believes that the extension will be inconspicuous.
3. The new construction is differentiated from the original construction, which has wood clapboard siding, by the use of Hardie shingles, a cement-fiber material, and the installation of two skylights. The two casement windows are larger and do not duplicate the muntin configurations of the character-defining windows.
4. Staff recommends approval of the proposed dormer addition and chimney extension. The proposed dormer 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 9 and 10, and the guidelines for new additions and windows.

**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 209 Buena Vista Avenue, a contributing property in the Old West Side Historic District, to add a 15' wide dormer on the rear elevation and extend the chimney, as proposed. The proposed 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 9 and 10 and the guidelines for new additions and windows.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 209 Buena Vista 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.

209 Buena Vista Avenue (April 2008 photos)





**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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 209 Buena Vista Avenue

Historic District: Old West Side

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

Address of Property Owner: \_\_\_\_\_

Daytime Phone and E-mail of Property Owner: (502) 379-0589 jloewen58@gmail.com

Signature of Property Owner: [Signature] Date: 1-16-12

**Section 2: Applicant Information**

Name of Applicant: Jerry & Kate Loewen

Address of Applicant: 209 Buena Vista Ave

Daytime Phone: (502) 439-0506 Fax: (734) 665-8126

E-mail: kkbloewen@gmail.com jloewen58@gmail.com

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: [Signature] Date: 1-16-12

**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: [Initials]

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

1. Provide a brief summary of proposed changes. Addition of upstairs bathroom, raising roof to create space adjacent to existing bedroom. Addition on rear of home. Needed floor space exists in crawl space.

2. Provide a description of existing conditions. Upstairs bedroom has one dormer facing street. Extensive crawl space facing rear of house would be utilized. Home has 3 bedrooms with one small bathroom.

3. What are the reasons for the proposed changes? Home only has one small bathroom for a 3 bedroom house. Upstairs bedroom could become master bedroom and bathroom.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. Work will be completed by KLA Development (Kelly Anderson).

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: 1/20/12 Application to \_\_\_\_\_ Staff or  HDC  
Project No.: HDC 12-007 Fee Paid: \$250.00  
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 2/9/12  
Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA  
Comments:

209 Buena Vista Avenue  
Jerry and Kate Loewen  
Upstairs bathroom Addition



Back of home. Proposed addition between chimney right edge of house:



Upstairs room to be expanded. Wall shown looking east, bathroom would be behind this wall with roof being raised.

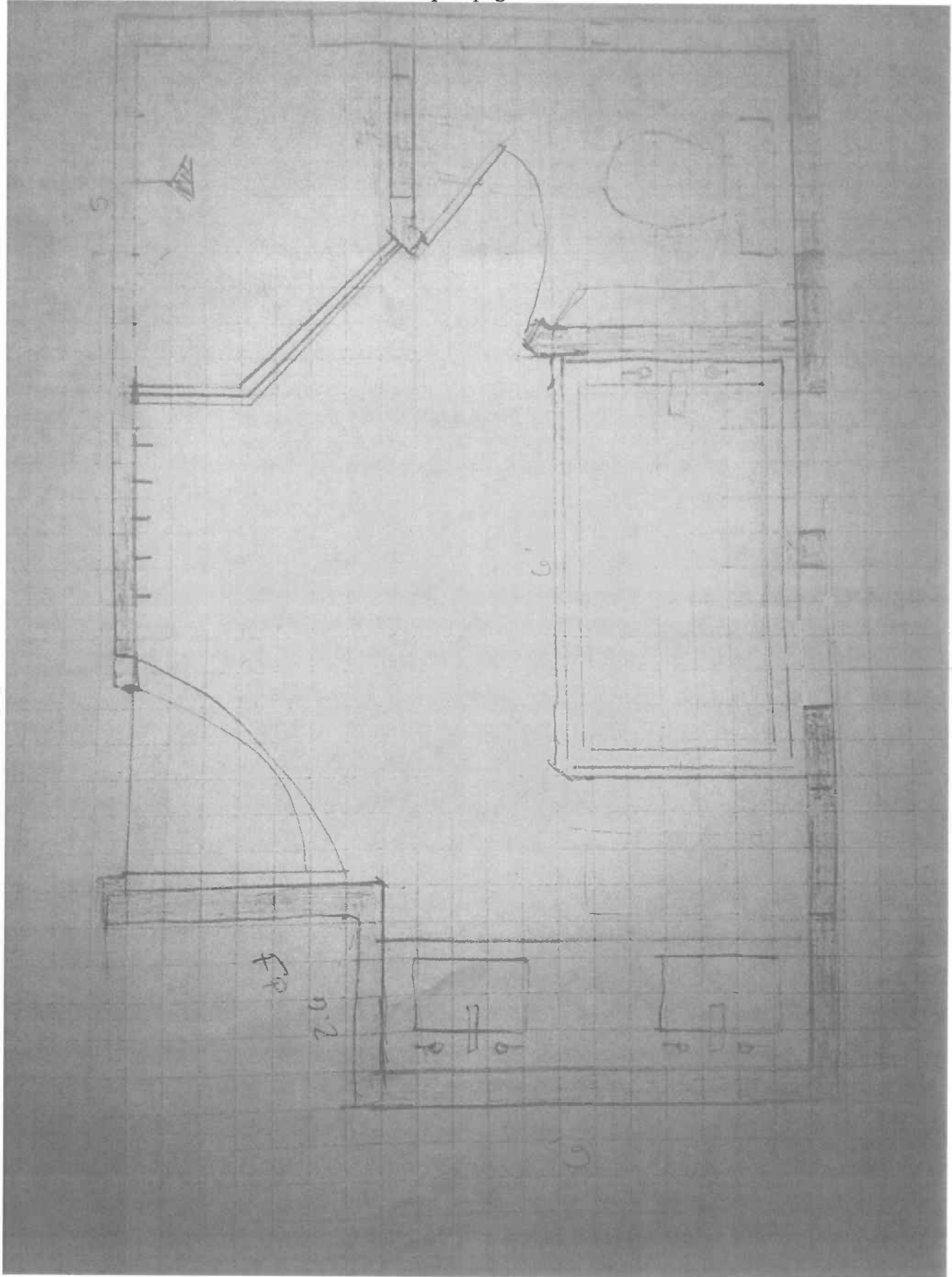


Crawl space behind wall looking south. Roof raised in this section, utilizing only the existing floor space from the chimney to the exterior wall on north side of home.





Rough floor plan drawing with north wall at top of page:



## Remensnyder, Katie

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**From:** Brad Moore LT [brad@jbradleymoore.com]  
**Sent:** Wednesday, January 25, 2012 12:24 AM  
**To:** Jerry Loewen  
**Cc:** Kelly Anderson; Kate Loewen; Remensnyder, Katie; Thacher, Jill  
**Subject:** Re: Fwd: HDC application for 209 Buena Vista

The building code requires that chimney flues terminate 2 feet above the closest point of any roof within ten feet. I have not climbed up on the roof to verify the existing chimney height but believe it will need raising as it is enveloped by the proposed dormer addition - so to be safe we indicated such on the drawings. I anticipated using matching materials (brick).

Hope that answers things but if not let me know.

Brad Moore

On 1/24/2012 3:34 PM, Jerry Loewen wrote:

Hi Brad and Kelly,

Would you be able to answer these questions and send them along back to Katie Remensnyder?

Thank you very much.

Jerry

----- Forwarded message -----

**From:** Remensnyder, Katie <KRemensnyder@a2gov.org>

**Date:** Tue, Jan 24, 2012 at 2:39 PM

**Subject:** HDC application for 209 Buena Vista

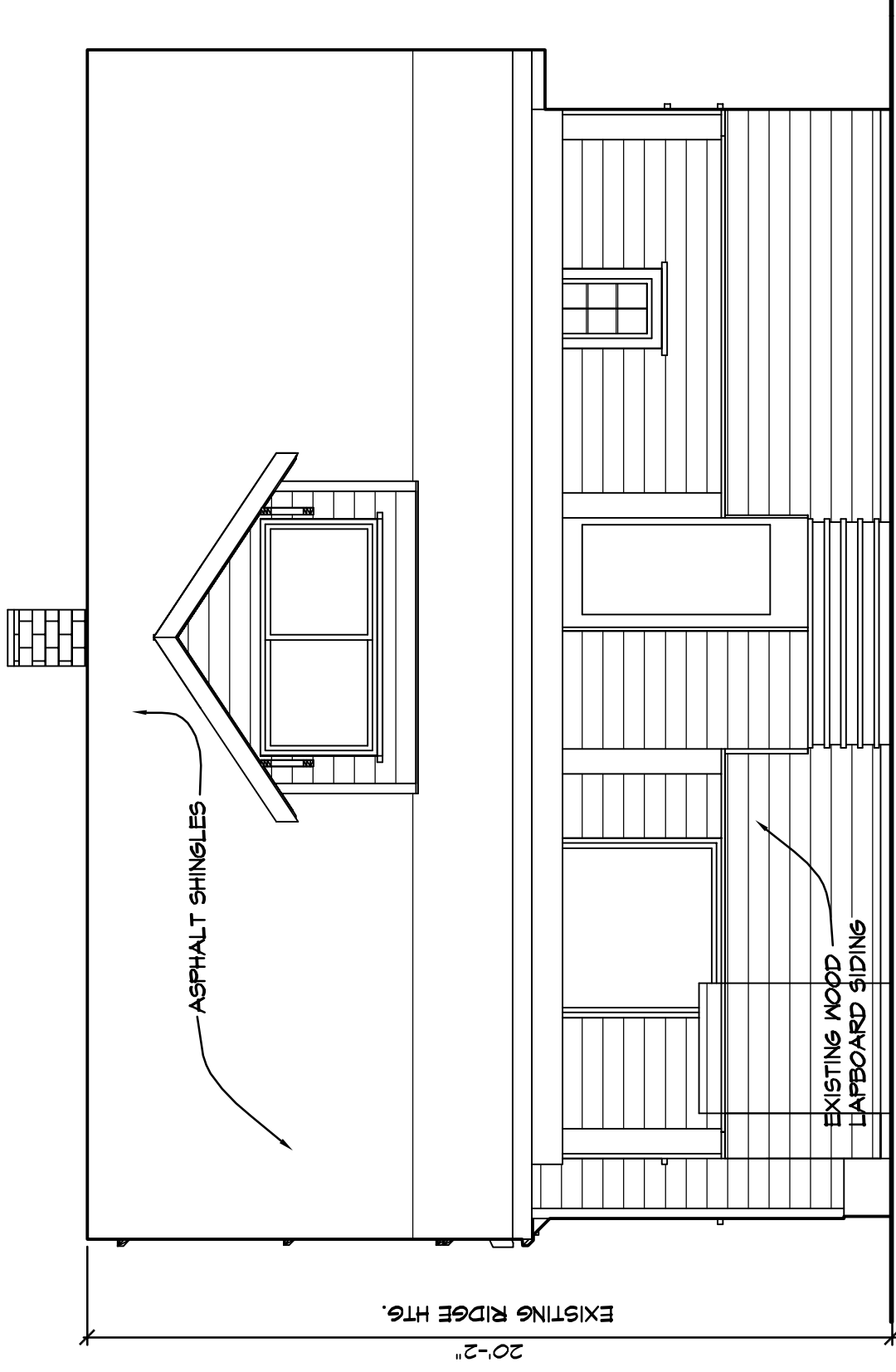
**To:** [jloewen58@gmail.com](mailto:jloewen58@gmail.com)

Hi Jerry,

I've been reviewing your application for the dormer to be added to your house at 209 Buena Vista and noticed that the architect had indicated that they chimney is to be extended to meet code. A couple of questions for you:

- How high is the chimney to be extended?
- What material is the extension to be composed of? Brick as well?

This info will be added to your application, so there is no need for you to submit another application for the chimney. Both the dormer addition and chimney extension will be reviewed together since they're basically the same project.



# WEST ELEVATION

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



# 209 BUENA VISTA

JAN 23, 2012

PROJ. #211330



WEST PERSPECTIVE

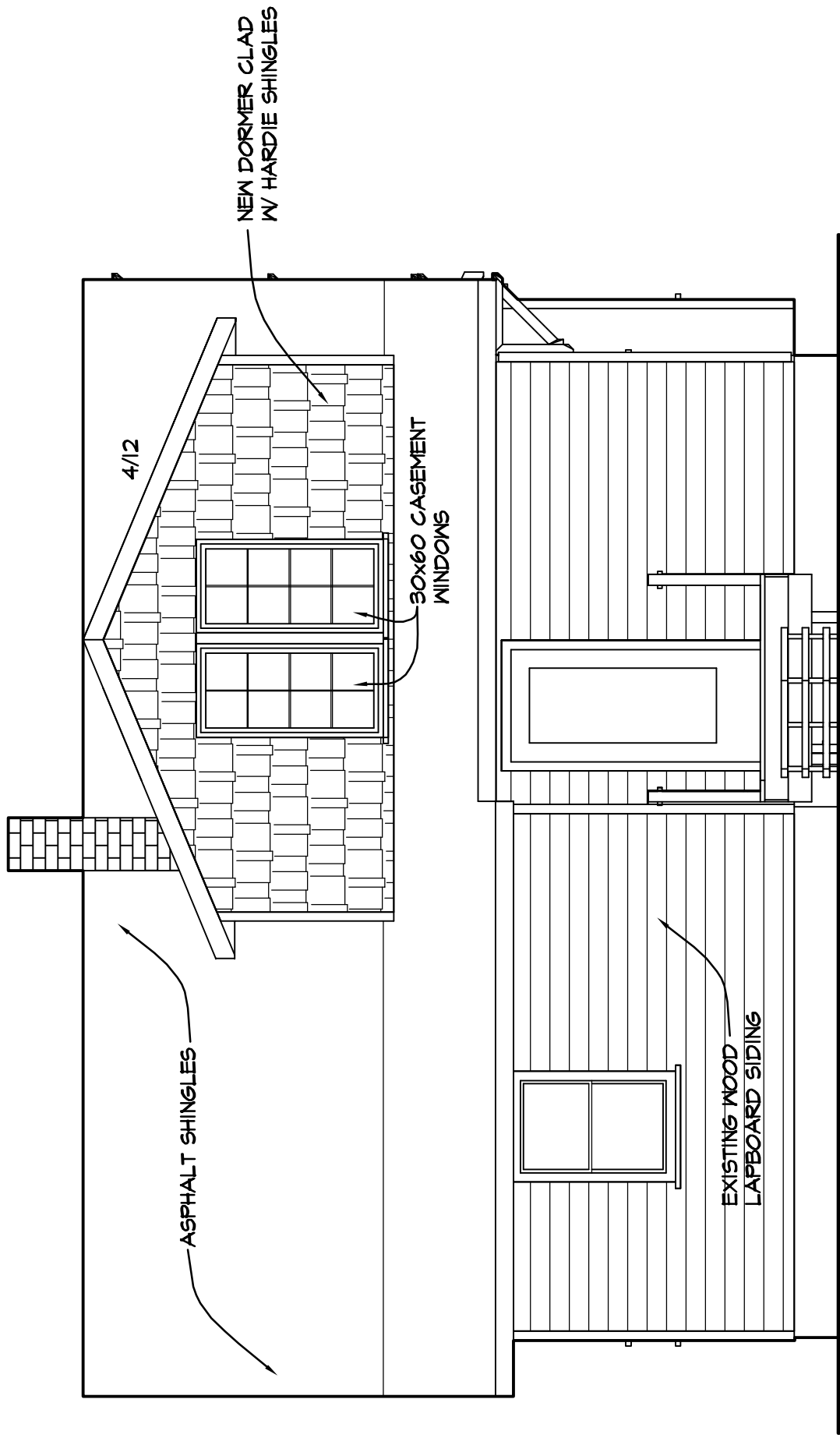
# 209 BUENA VISTA

JAN 23, 2012

PROJ. #211330



J BRADLEY MOORE  
& ASSOCIATES



# EAST ELEVATION

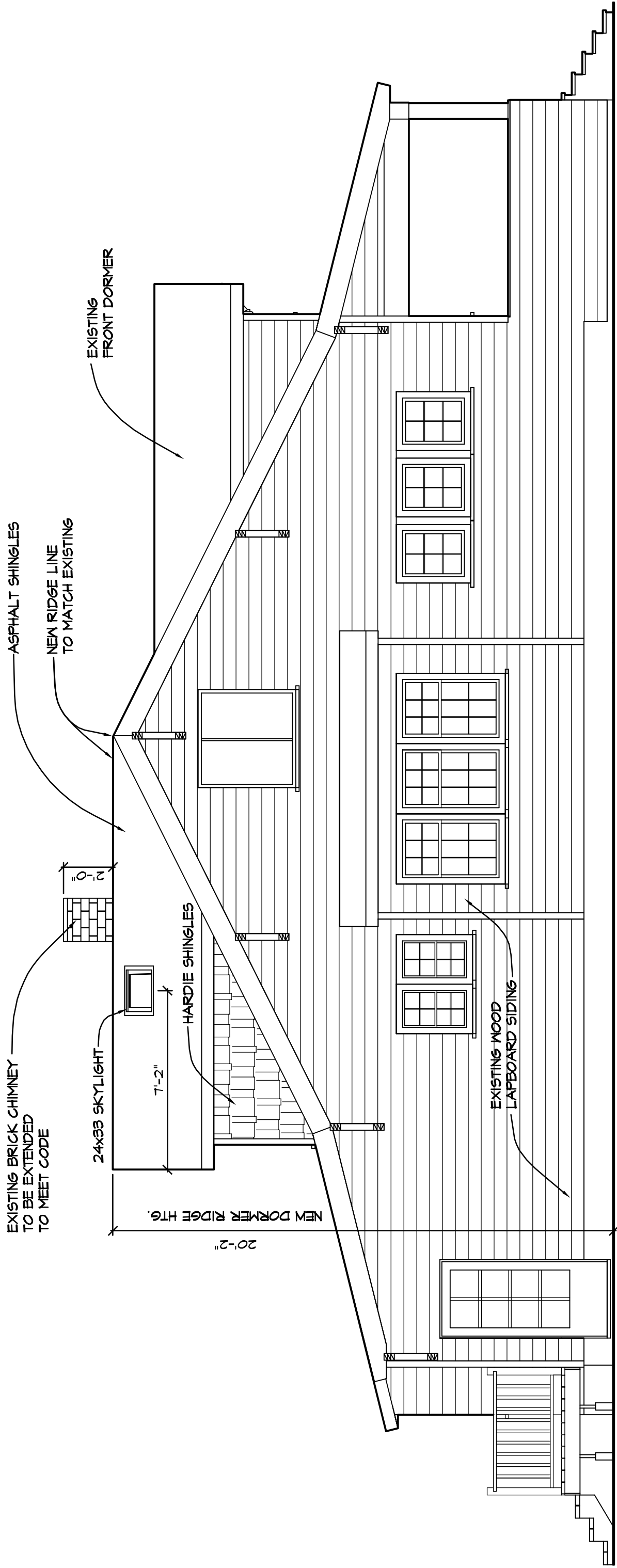
SCALE: 1/4"=1'-0"



# 209 BUENA VISTA

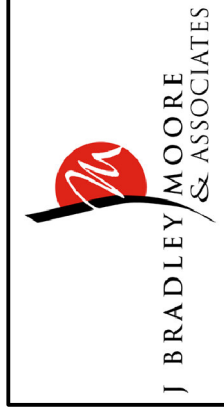
JAN 23, 2012

PROJ. #211330



# NORTH ELEVATION

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



# 209 BUENA VISTA

JAN 23, 2012

PROJ. #211930



NORTHEAST PERSPECTIVE

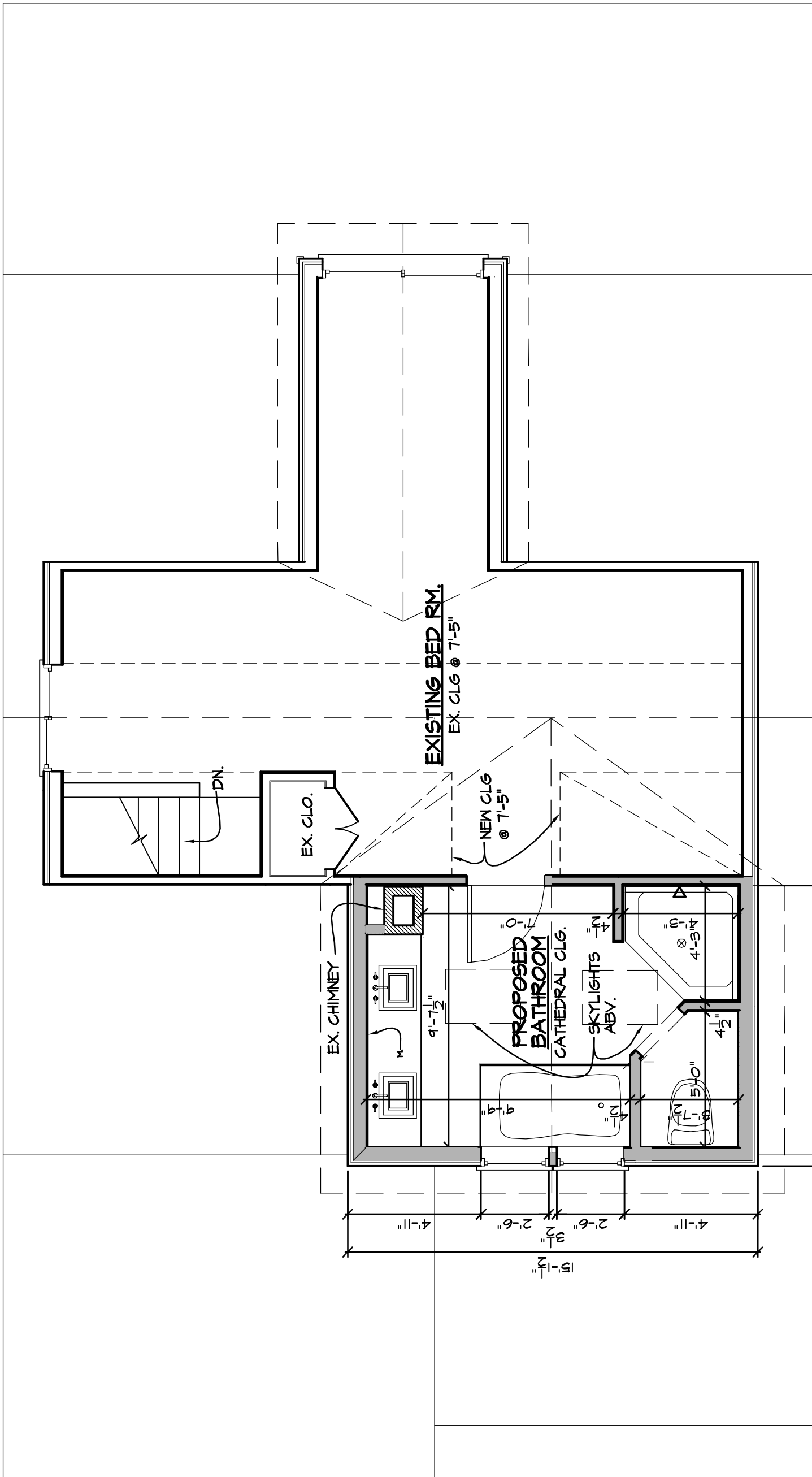
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JAN 23, 2012

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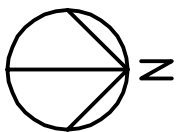


J BRADLEY MOORE  
& ASSOCIATES



**SECOND FL. PLAN**

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



**209 BUENA VISTA**

JAN 23, 2012

PROJ. #211330