

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 415 West Jefferson Street, Application Number HDC16-047

DISTRICT: Old West Side Historic District

REPORT DATE: April 14, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 11, 2016

	OWNER	APPLICANT
Name:	Acar Altinsel	Same
Address:	415 W Jefferson St Ann Arbor, MI 48103	
Phone:	(702) 505-2274	

BACKGROUND: This handsome 2 ½ story gable-fronter features roof corner returns and a full-width brick and wood front porch. It was constructed between 1925 and 1931 (when it and its garage appear on the Sanborn Fire Insurance map). An earlier one-story structure was removed from this lot and the one at 417 sometime between 1916 and 1925.

In May of 2015 the HDC issued a certificate of appropriateness for a 74 square foot addition, an attic dormer on the west roof, a basement egress window, and skylights. This work is currently under construction.

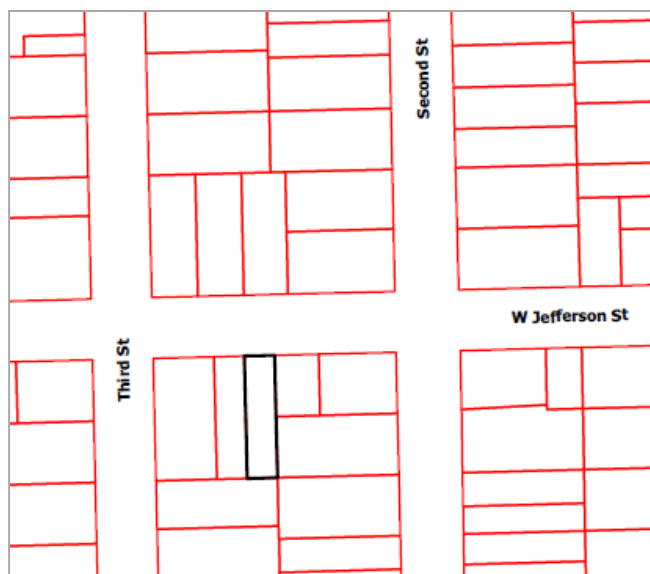
LOCATION: The site is located on the south side of West Jefferson Street, between Second Street and Third Street.

APPLICATION: The applicant seeks HDC approval to remove the existing chimney, replace two attic windows, and replace five basement windows.

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.



From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Windows

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

Roofs

Recommended: Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof-s shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

From the City of Ann Arbor Design Guidelines:

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

STAFF FINDINGS:

1. The brick chimney is located on the on the west slope of the roof near the rear. The applicant would like to remove the chimney in order to free up space on the interior side of the wall to install a new chase and ductwork for the furnace to heat the attic, and avoid the need to install a mini-split outside the house. The chimney is a visible feature on the roof, though it is near the back of the house and not ornate in any way. Staff is typically not supportive of the removal of original chimneys, but gaining interior space and avoiding exterior mechanical equipment is in this case reasonable.
2. The replacement of two original attic windows (one in the front gable and one in the rear gable) with new double-hung windows is only appropriate if the windows are beyond repair. The application states that the attic windows are very close to the floor and are held onto the frame by bent nails and are not safe, but provides no information on their condition. Window worksheets have not yet been submitted by the applicant. The Review Committee will inspect the windows at a site visit and make a recommendation to the commission at the meeting. If the windows are not deteriorated beyond repair, it would be appropriate to repair them.
3. Similarly, the existing steel awning windows will be inspected at the Review Committee site visit. No information has been provided on their condition. Proposed replacement windows are aluminum clad Andersen 400 series wood awning windows with three divided lights.

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.)

Chimney:

I move that the Commission issue a certificate of appropriateness for the application at 415 W. Jefferson Street, a contributing property in the Old West Side Historic District, to remove the chimney, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 2 and the guidelines for roofs.

Windows:

I move that the Commission issue a certificate of appropriateness for the application at 415 W. Jefferson Street, a contributing property in the Old West Side Historic District, to replace two attic windows and five basement windows. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 2 and the guidelines for windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 415 W 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: survey sheet, application, drawings.

415 W Jefferson (2008 survey photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street | 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: 415 W Jefferson St, Ann Arbor, MI 48103

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: _____

Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Acar Altinsel

Address of Applicant: 415 W Jefferson St, Ann Arbor, MI 48103

Daytime Phone: (702) 505-2274 Fax: (____) _____

E-mail: altinsel@gmail.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant:  Date: 3-24-16

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: AA

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

1. Provide a brief summary of proposed changes. 1. Removal of chimney.
2. Replacement of 2 attic windows.

2. Provide a description of existing conditions. Attic was unfinished, but is now under construction. We are doing the project we presented at HDC in 2015.

3. What are the reasons for the proposed changes? Chimney is no longer being used, and the space can be better utilized w/ ductwork to attic. This avoids needing additional modern devices (heating, cooling, ERV/HRV) attached to exterior of house and yard. Also better insulates space, and protects house from potential for water leaks and structural issues.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
2 small windows in attic are very close to floor, are held onto frame by bent nails, and not safe. With 2 young children (hopefully 3 soon) we would like to replace with identical modern windows that are safer, and stronger.

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:

ALTINSEL RESIDENCE

WINDOW REPLACEMENT & CHIMNEY REMOVAL

415 W JEFFERSON STREET

ANN ARBOR, MI 48103

ANN ARBOR HISTORIC DISTRICT COMMISSION SUBMISSION



SHEET INDEX

A0.01	COVER SHEET
A0.02	PHOTOS
A0.03	NORTH (FRONT) ELEVATION
A0.04	WEST (DRIVEWAY SIDE) ELEVATION
A0.05	SOUTH (REAR) ELEVATION
A0.06	EAST (SIDE) ELEVATION

DESCRIPTION OF PROPOSED PROJECT:

THE PROJECT CONSISTS OF :

1. REMOVING A CHIMNEY AT THE REAR OF THE HOUSE THAT IS INSIDE THE EXTERIOR WALLS AND IS NOT HIGHLY VISIBLE FROM THE FRONT OF THE HOUSE. THE CHIMNEY SERVES NO FUNCTIONAL PURPOSE TO THE HOME.
2. REPLACING EXISTING BASEMENT METAL FRAMED WINDOWS WITH SIMILAR STYLE AND SIZE ANDERSEN AWNING WINDOWS. THE NEW INSULATED WINDOWS WILL ADD TO THE COMFORT OF THE FINISHED BASEMENT AND WILL NOT REQUIRE BEING PINNED TO THE CONCRETE TO LOCK.
3. REPLACING THE ATTIC WINDOWS WITH ANDERSEN WOODWRIGHT DOUBLE HUNG WINDOWS (SIMILAR TO THE KITCHEN WINDOWS AND NEW WINDOWS AT THE MUDROOM ADDITION. THE CURRENT ATTIC WINDOWS WERE NOT INTENDED FOR A CONDITIONED FINISHED LIVING SPACE. THE STYLE WOULD BE CONSISTENT WITH OTHER NEW WINDOWS IN THE HOUSE.

SUMMARY OF NEW WINDOWS:

THE TWO WINDOWS AT THE ATTIC WILL BE ANDERSEN 400-SERIES WOODWRIGHT DOUBLE-HUNG FULL-FRAME WINDOWS.

- STYLE: DOUBLE-HUNG
- FRAME: WOOD CORE W/ FIBREX EXTERIOR
- DIMENSION: CLOSE MATCH TO EXISTING SIZES
- GRILLE CONFIGURATION: 3 OVER 1

THE BASEMENT WINDOWS WILL BE AN ANDERSEN 400-SERIES AWNING WINDOWS.

- STYLE: AWNING
- FRAME: WOOD FRAME W/ SEAMLESS RIGID VINYL FRAME COVER
- DIMENSION: MATCH EXISTING SIZES
- MATCH GRILLE CONFIGURATION

A0.01

PRINT DATE
5/23/16
PROJ. START/END
14/10/17

COVER SHEET

ACAR AND KELLY ALTINSEL
415 W JEFFERSON STREET
ANN ARBOR, MI 48103

MEADOWLARK
3250 W. LIBERTY RD, ANN ARBOR, MI 48103
OFFICE: 734.332.1500





CHIMNEY TO BE REMOVED & ATTIC WINDOW TO BE REPLACE (REAR)



REAR BASEMENT WINDOW TO BE REPLACED



VIEW FROM STREET OF SIDE OF HOUSE WHERE BASEMENT WINDOWS TO BE REPLACED



VIEW OF NORTHWEST CORNER FROM SIDEWALK (CHIMNEY AT BACK OF HOUSE NOT VISIBLE, SIDE BASEMENT WINDOWS TO BE REPLACED, ATTIC WINDOW TO BE REPLACED)

AO.02

PRINT DATE
5/23/16
PROJ. STATUS
TBC
PROJ. #
141701077

PHOTOS

ACAR AND KELLY ALTINSEL
415 W JEFFERSON STREET
ANN ARBOR, MI 48103

MEADOWLARK
3250 W. LIBERTY RD, ANN ARBOR, MI 48103
OFFICE: 734.332.1500

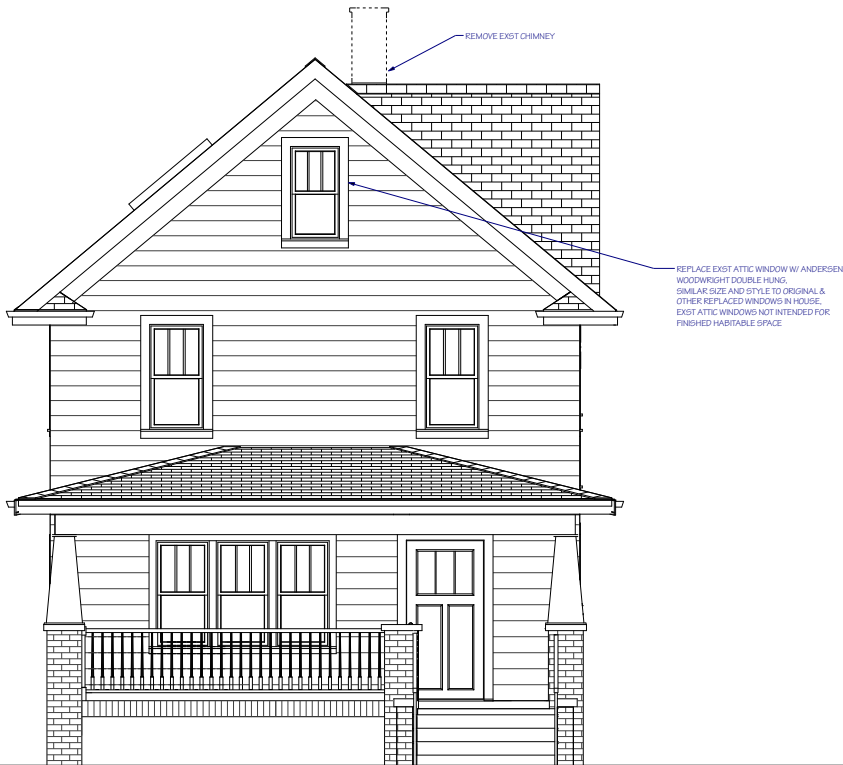




PREVIOUSLY APPROVED HDC FRONT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

2



NEW PROPOSAL FRONT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

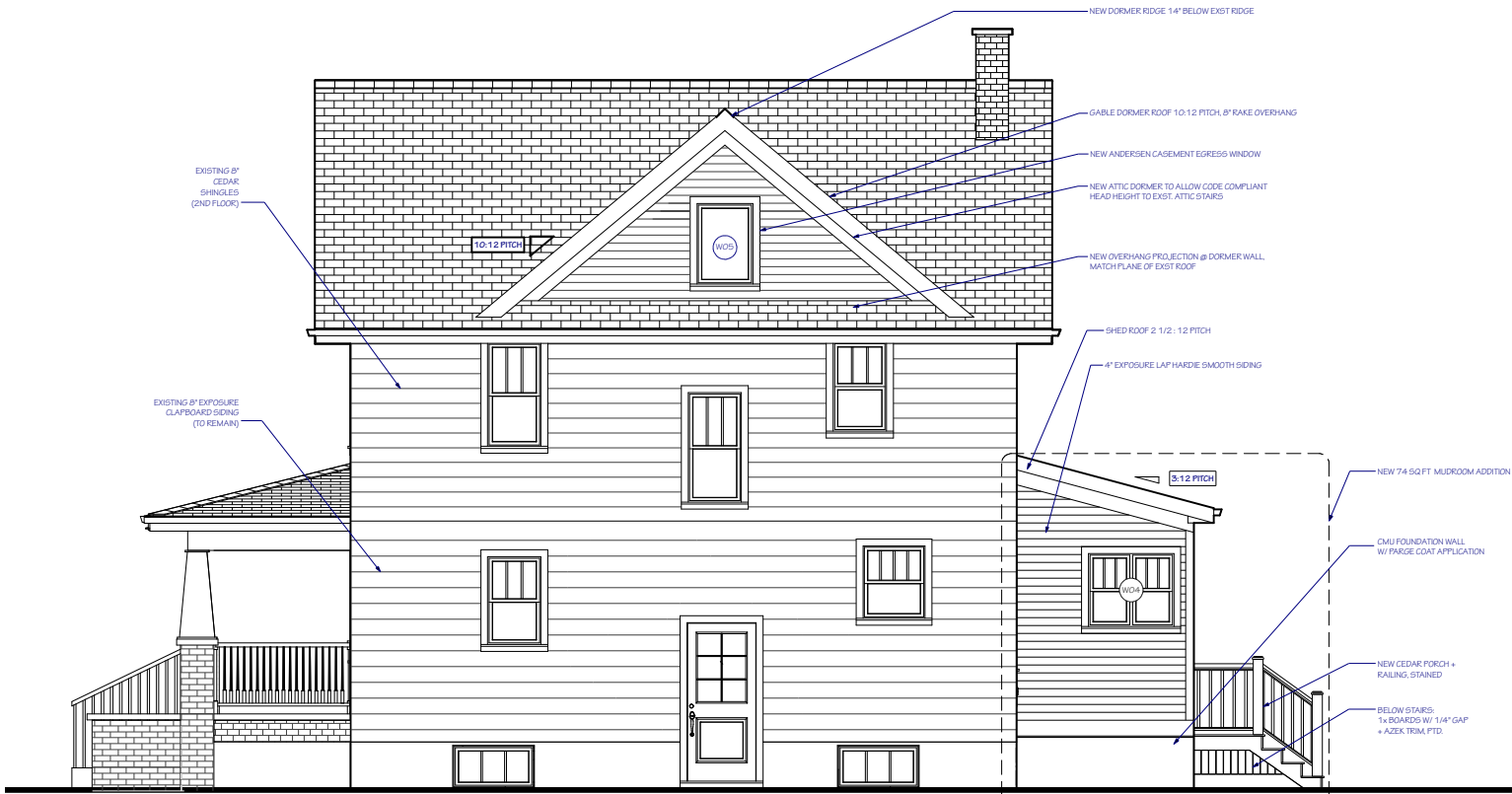
1

AO.03
 14.11.07.07.77
 PROJ. STATUS:
 HDC
 PRINT DATE:
 5/25/16

**NORTH (FRONT)
 ELEVATION**

**ACAR AND KELLY ALTINSEL
 415 W JEFFERSON STREET
 ANN ARBOR, MI 48103**

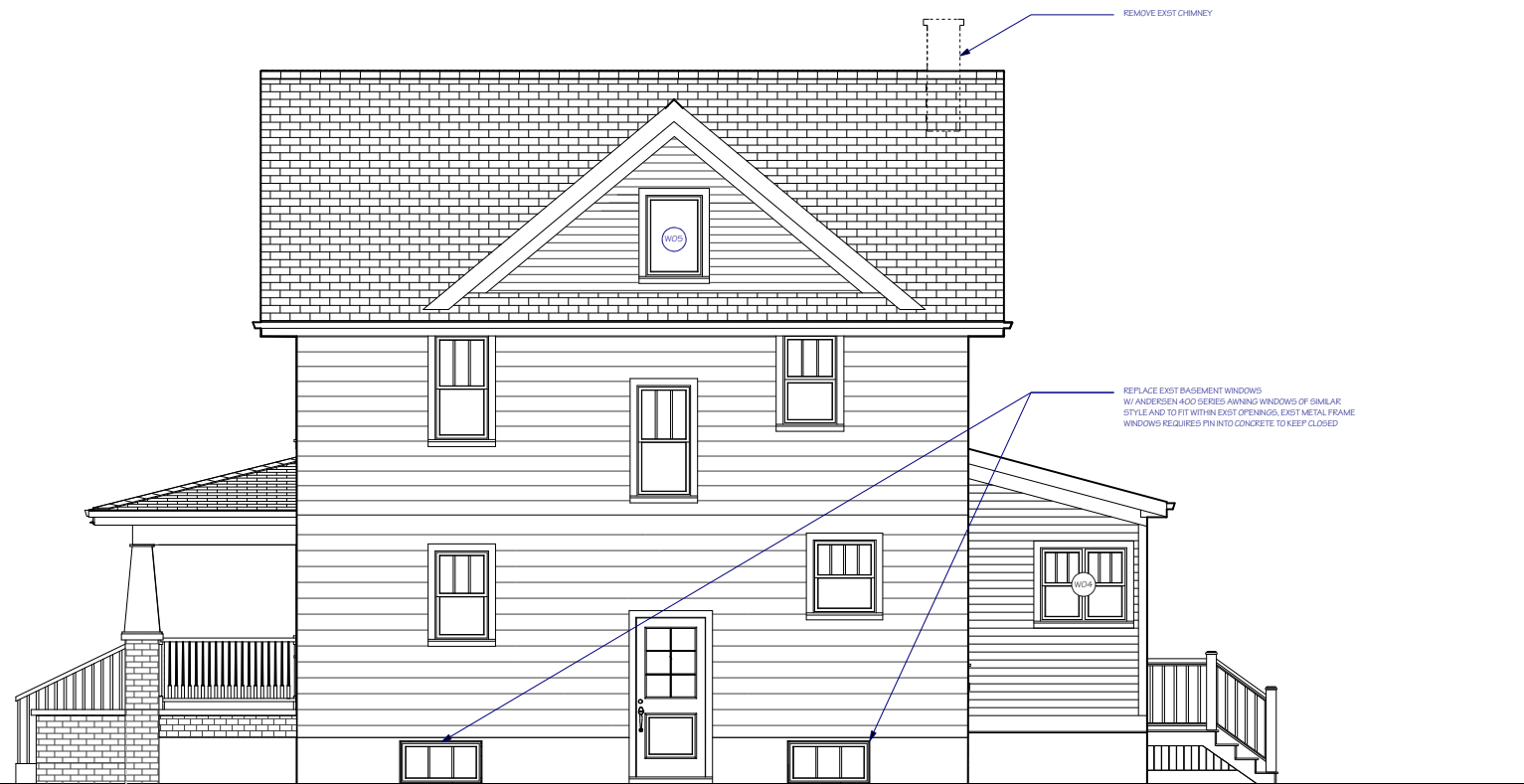
MEADOWLARK
 3250 W. LIBERTY RD, ANN ARBOR, MI 48103
 OFFICE: 734.332.1500



PREVIOUSLY HDC APPROVED SIDE ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

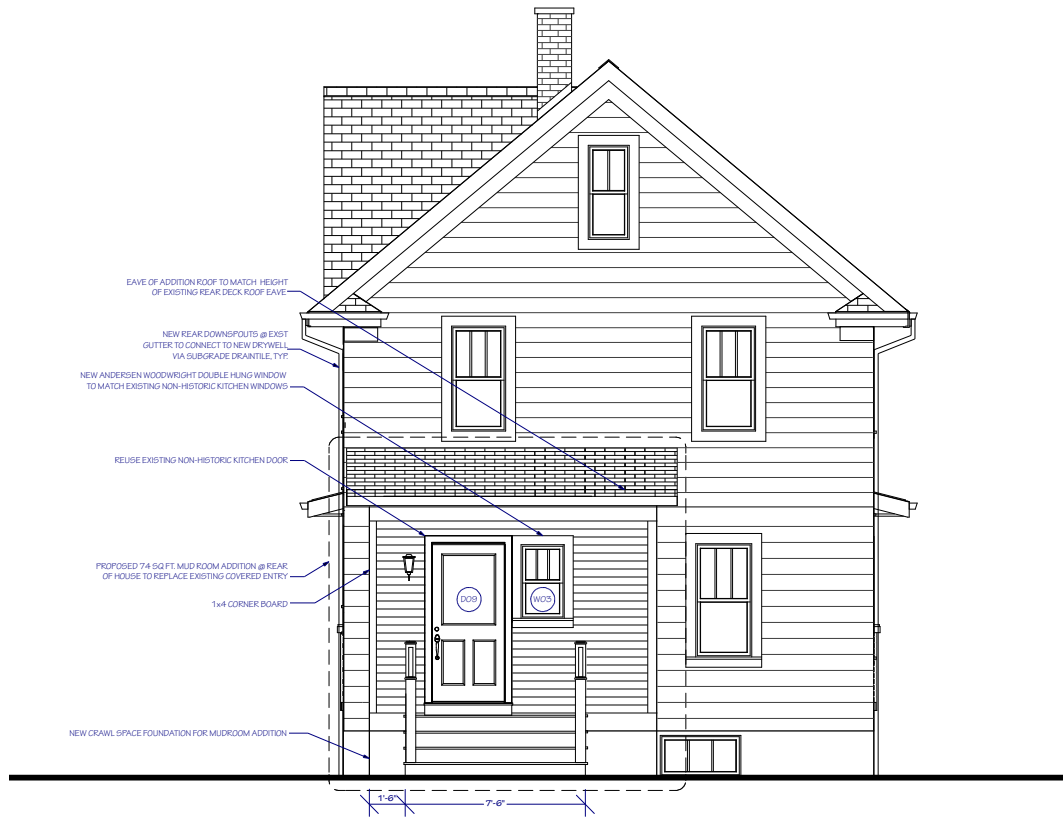
2



NEW PROPOSAL SIDE ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

1



PREVIOUSLY HDC APPROVED BACK ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"

2



NEW PROPOSAL BACK ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"

1

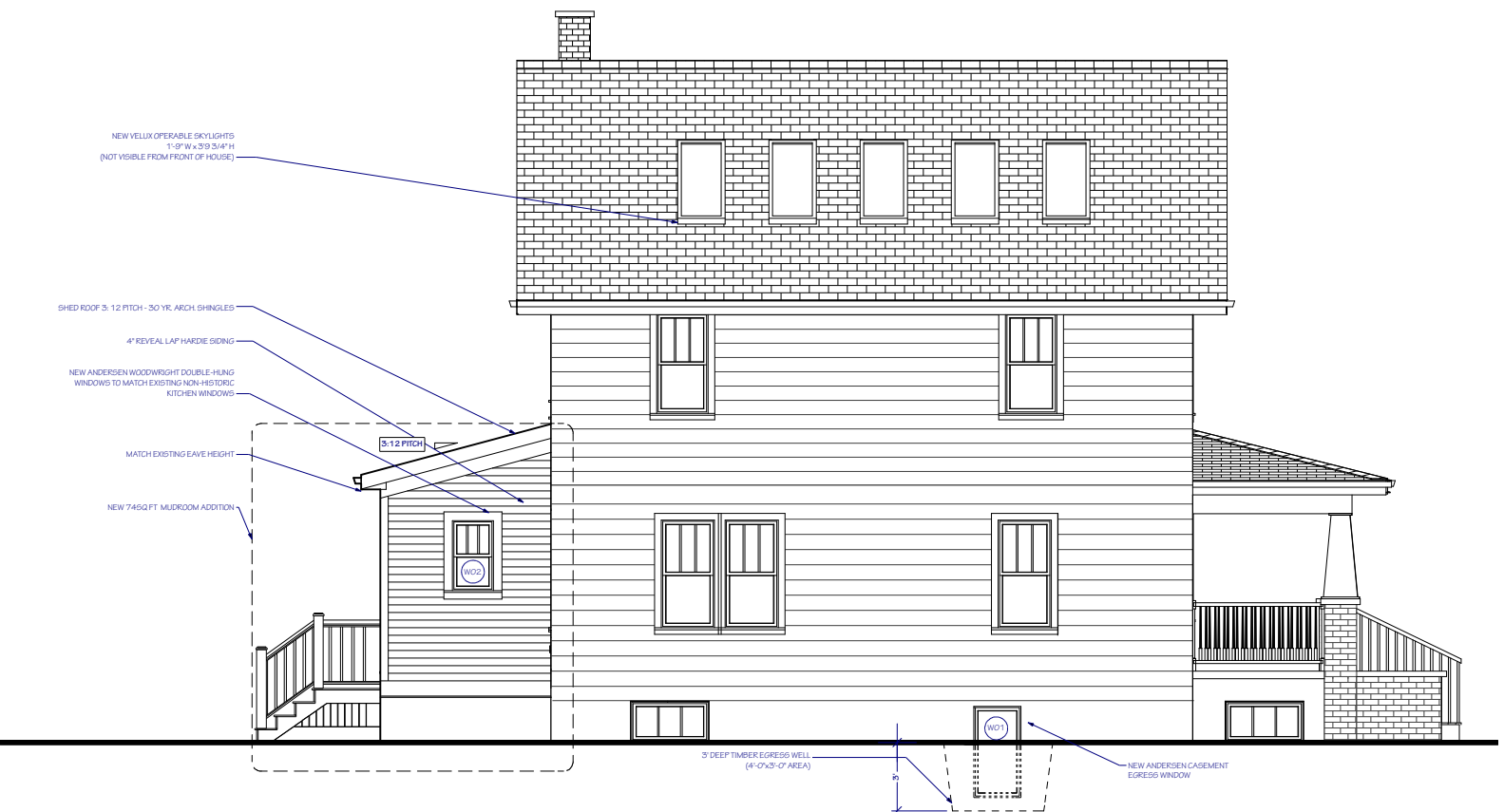
AO.05
14.11.2017.77
PROJ. STATUS:
HDC
PRINT DATE:
5/25/16

SOUTH (REAR) ELEVATION

ACAR AND KELLY ALTINSEL
415 W JEFFERSON STREET
ANN ARBOR, MI 48103

MEADOWLARK
3250 W. LIBERTY RD, ANN ARBOR, MI 48103
OFFICE: 734.332.1500

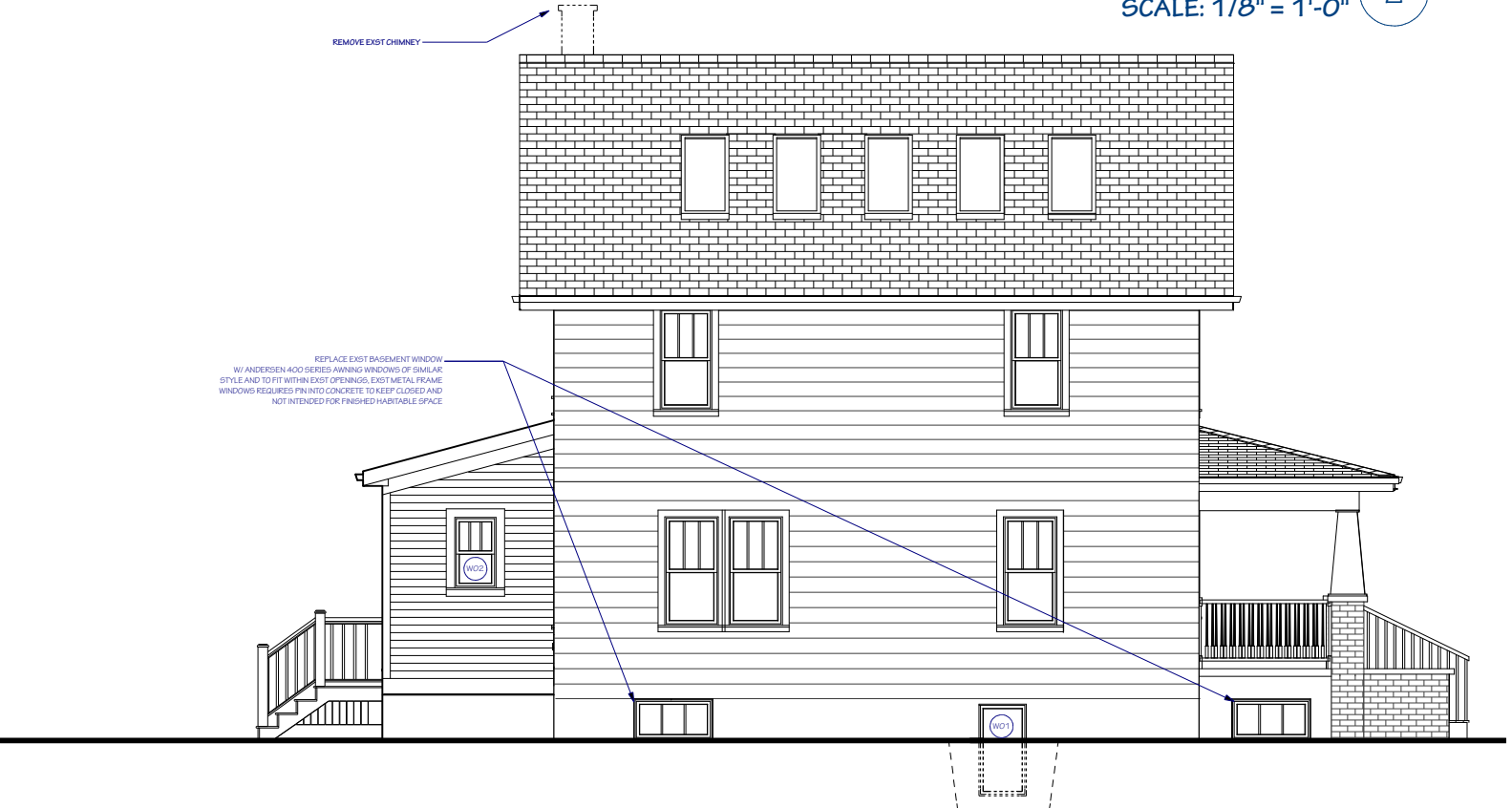




PREVIOUSLY HDC APPROVED SIDE ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

2



NEW PROPOSAL SIDE ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

1