

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 220 Buena Vista Avenue, Application Number HDC14-015

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** August 14, 2014

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

**REVIEW COMMITTEE DATE:** Monday, August 11, 2014

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Grant C. Goulet	Same
<b>Address:</b>	809 E. Kingsley Street #35 Ann Arbor, MI 48104	
<b>Phone:</b>	(734) 780-7098	

**BACKGROUND:** This non-contributing ranch duplex was constructed in 1956, per City Assessor's records.

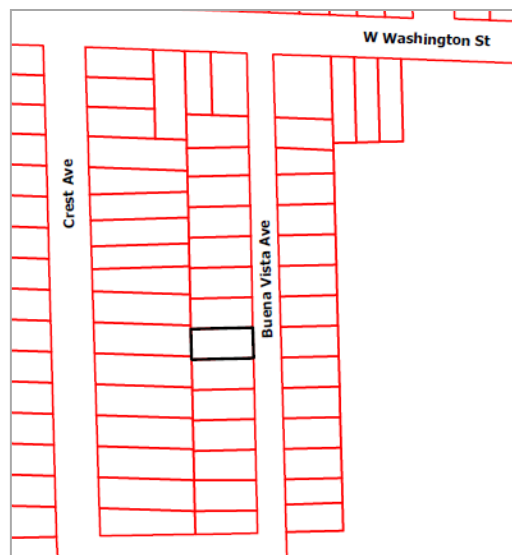
**LOCATION:** The site is located on the west side of Buena Vista Avenue, south of West Washington Street.

**APPLICATION:** The applicant seeks HDC approval to convert a side-by-side duplex into a single-family home by doing the following work: 1) alter the windows and doors on all elevations; 2) add a small covered front porch; 3) install a standing seam metal roof; and 4) install wood tongue and groove siding over the existing asbestos siding.

### 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 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):**

**District/Neighborhood**

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

**STAFF FINDINGS**

- 1) Since this duplex is a non-contributing structure, the general basis for review is to insure that changes are not detrimental to the Old West Side's contributing structures. In staff's opinion, this allows the owner significant flexibility to modify the exterior of the house, as long as its appearance isn't a distraction from historic homes nearby. The owner desires to make changes more aligned with the character of the historic district, including adding a front porch, changing windows from sliders to double-hung, installing wood siding, and removing one of two front doors and a side door.
- 2) The house's roof is a shallow hip, so will not call attention to the standing seam metal roofing. Since new windows are being installed, applying the new wood siding over the existing will not cause problems with the way the window casing interacts with the siding. The design of the new front porch is simple, with a street-facing gable and wood posts, stairs, and decking. All of the windows are aluminum-clad wood with a black finish, and the trim and sills are wood. Clad windows are appropriate on a non-contributing structure. All but two of the windows are 6/1 double hung; two sliders remain on the north elevation.
- 3) Staff believes that all of the proposed work is compatible with the neighborhood and surrounding district, and will positively affect the character of the house and its compatibility with the district.

**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 and 220 Buena Vista Avenue, a non-contributing property in the Old West Side Historic District, to 1) alter the windows and doors on all elevations; 2) add a small covered front porch; 3) install a standing seam metal roof; and 4) install wood tongue and groove siding over the existing asbestos siding, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources 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 *Ann Arbor Historic District Design Guidelines*.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 220 Buena Vista Avenue 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.

220 Buena Vista Avenue

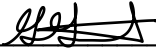





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>220 - 220 ½ Buena Vista Ave.</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: <u>809 E. Kingsley St., #35</u>
Daytime Phone and E-mail of Property Owner: <u>734-780-7098; grant.c.goulet@gmail.com</u>
Signature of Property Owner: <u></u> Date: <u>07/23/2014</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Grant C. Goulet</u>
Address of Applicant: <u>809 E. Kingsley St., #35</u>
Daytime Phone: ( <u>734</u> ) <u>780-7098</u> Fax: ( _____ ) _____
E-mail: <u>grant.c.goulet@gmail.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u></u> Date: _____
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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: <u>GCG</u>

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

1. Provide a brief summary of proposed changes. Side-by-side duplex to be converted into  
single-family home. Exterior changes include new windows and trim on front and side of house;  
removal of right side (north) front door; replacement of left side front door; addition of front porch;  
replacement of roof; new siding overtop of existing.

2. Provide a description of existing conditions. 1950's ranch side-by-side duplex.  
Both front entrances have small (~3x3') concrete landing. Siding is asbestos and roof is standard shingle.  
Doors and windows (aside from front two) are thought to be original to the 1950's construction.

3. What are the reasons for the proposed changes? Current structure is "non-contributing", with  
limited curb appeal and historical value. The owner wishes to renovate the structure such that it can provide  
additional value to the Old West Side.

4. Attach any additional information that will further explain or clarify the proposal, and indicate  
these attachments here.  
Scaled drawings of exterior detailing proposed changes are included.

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:

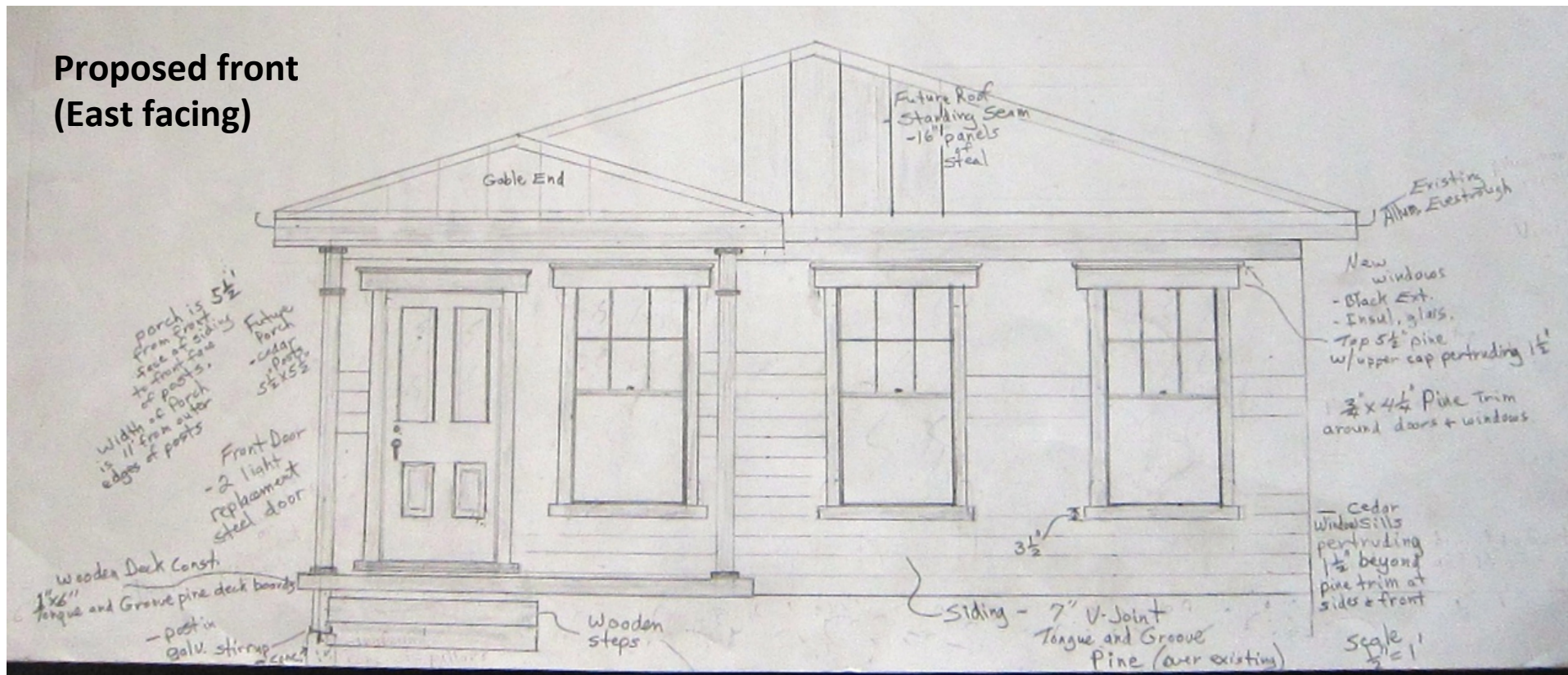




**Current front – 220 & 220 ½ Buena Vista Ave., Ann Arbor, 48103**



## Proposed front (East facing)



### Porch

- Gable end
- 5' from front face of siding to front of posts (see South side plan)
- Width is 11' from outer edges of posts
- Cedar posts 5 1/2" x 5 1/2"
- Wooden deck construction
- 1" x 6" tongue and groove pine deck boards
- Post in galvanized stirrup
- Two wooden steps

### Roof (see attached)

- Standing seam
- 16" panels of steal

### Siding

- 7" V-joint tongue and groove pine
- Over existing asbestos siding

### Windows (see attached)

- 36" x 60" aluminum-clad wood windows
- Obsidian (or black) exterior finish
- Top mullions (external)
- 3/4" x 4 1/4" pine trim on sides of windows
- Top 5 1/2" pine with upper cap protruding 1 1/2"
- 3 1/2" cedar sills protruding 1 1/2" beyond pine trim

### Siding

- 7" V-joint tongue and groove pine
- Over existing asbestos siding

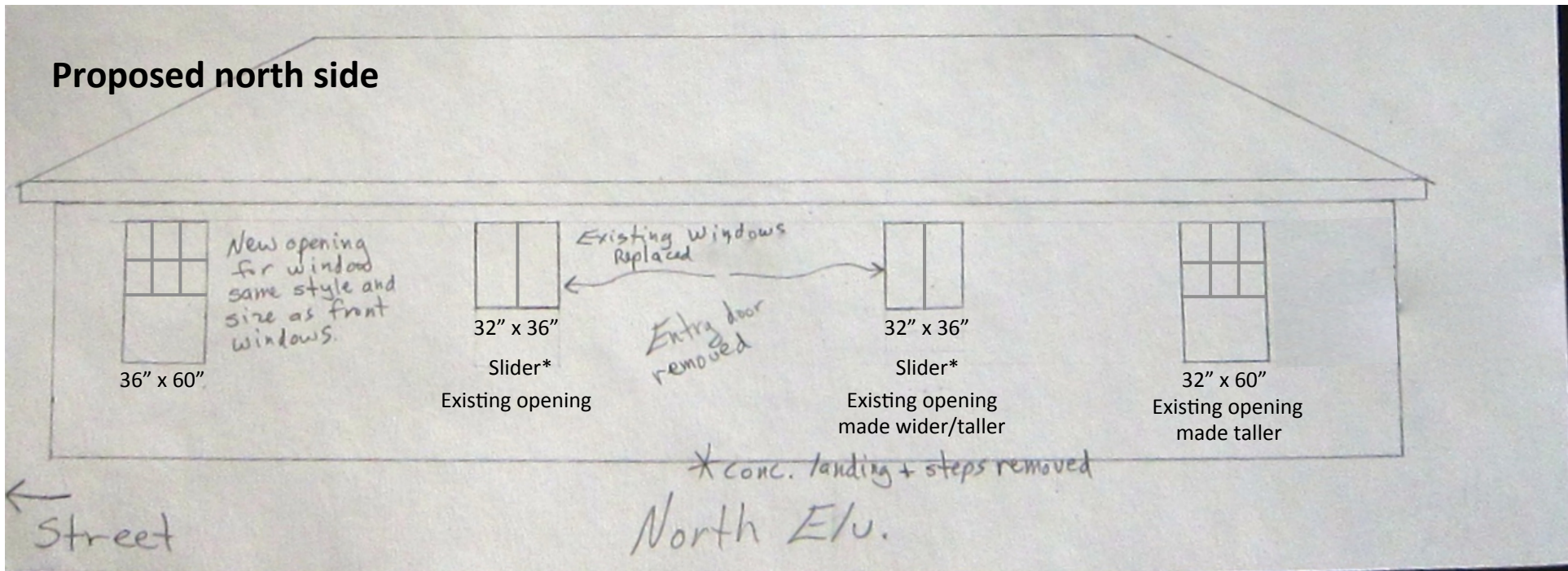
### Door

- Single- or double-panel steel door
- 3/4" x 4 1/4" pine trim around doors and windows



**Current north side – 220 Buena Vista Ave.**





All windows aluminum-clad wood

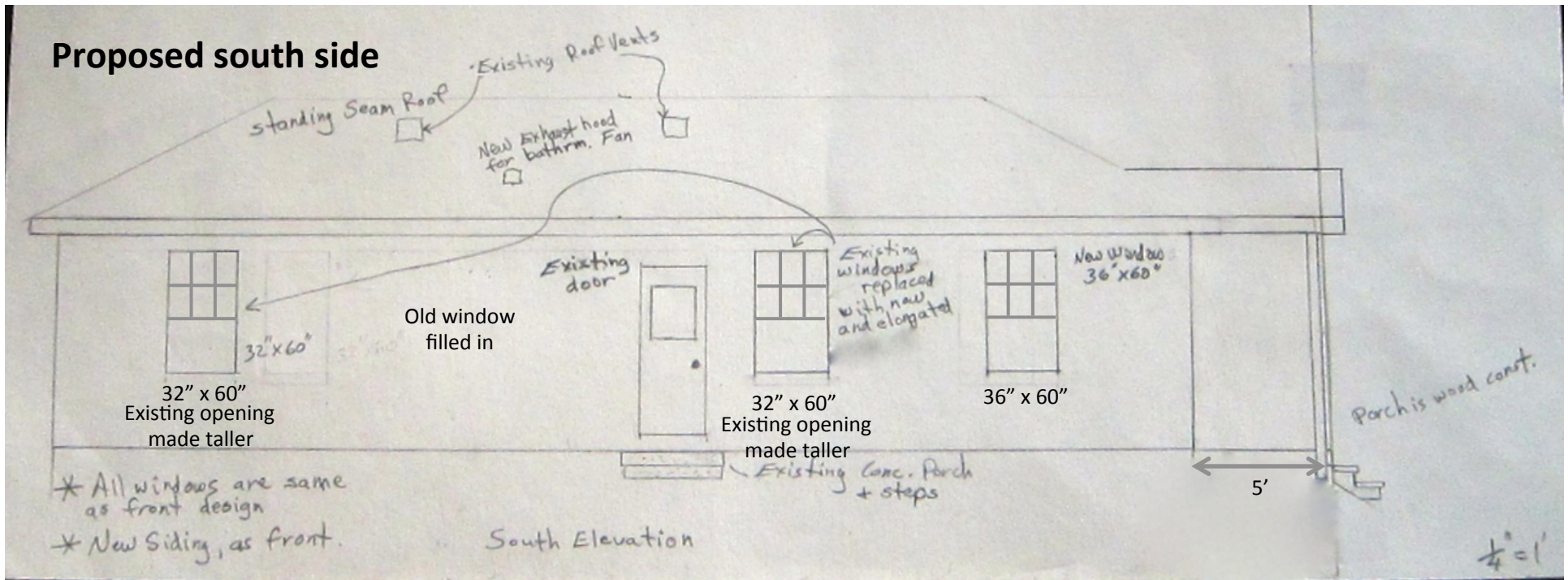
- Obsidian (or black finish)

\* Open to suggestions, if another style is preferred



**Current south side – 220 ½ Buena Vista Ave.**





**Homes within 100'**

#226  
 #224  
 #222  
 #218  
 #216  
 #214

**Distance from sidewalk**

19' to covered porch  
 18' to covered porch  
 21' to covered porch  
 17' to covered porch  
 23' to house wall  
 20' to house wall

**Average = 19.67'**

All windows aluminum-clad wood

- Obsidian (or black finish)

Depth to 220 house wall = 25'

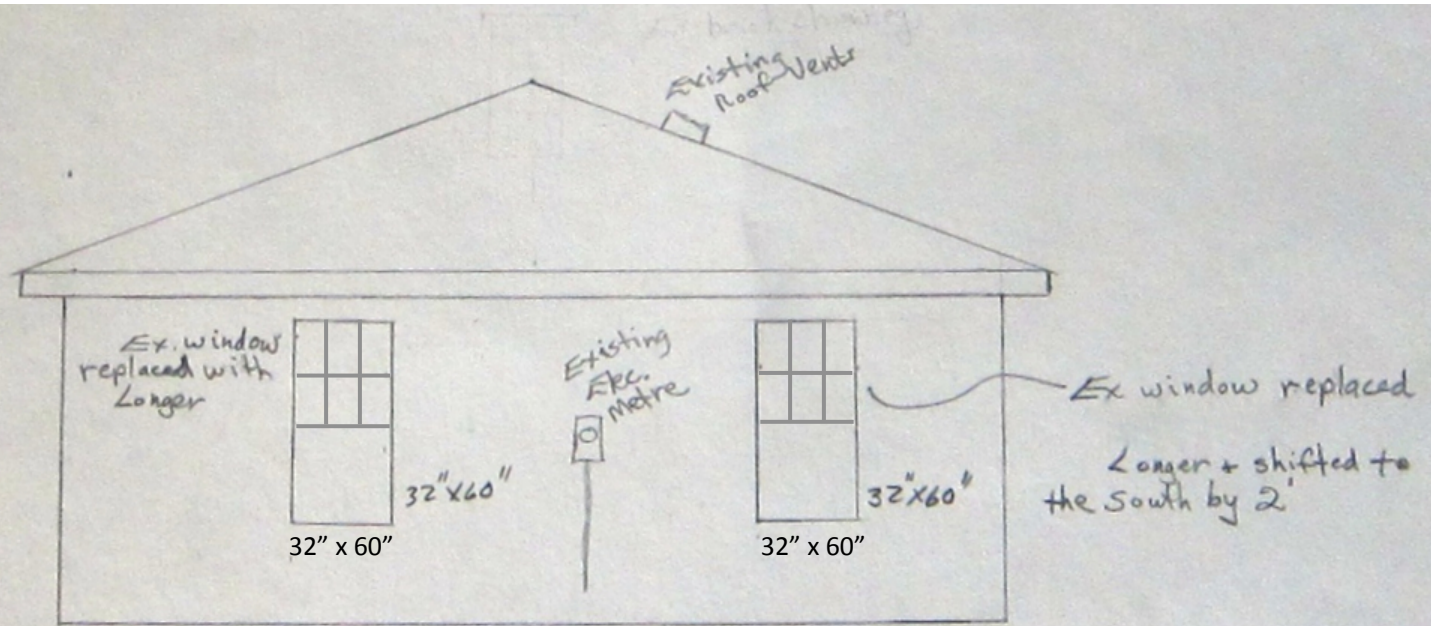
Proposed porch depth = 5'





**Current rear (west side)**

## Proposed rear



\* All windows are same as front design

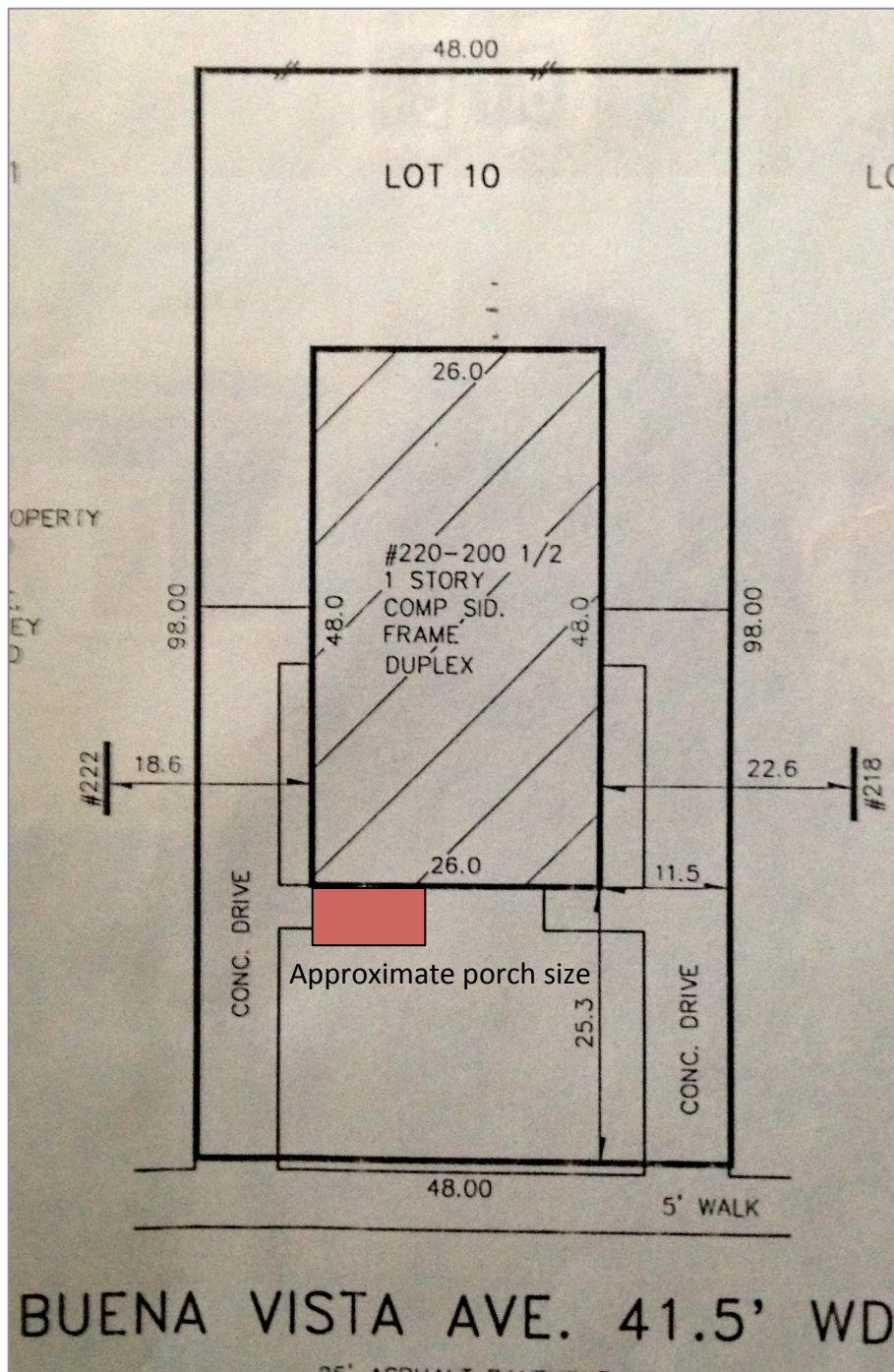
Rear Elevation

All windows aluminum-clad wood

- Obsidian (or black finish)



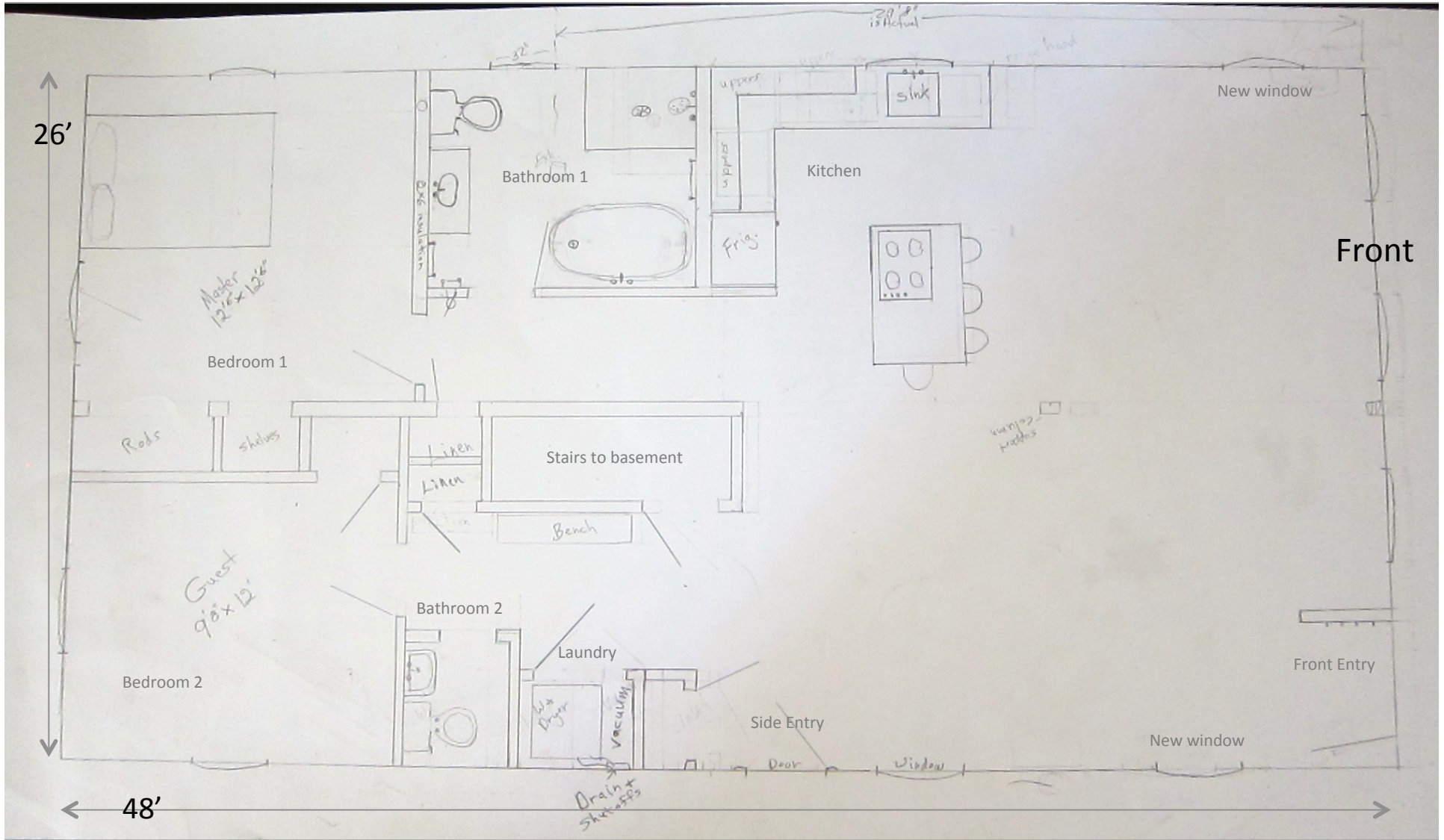
**Proposed porch  
Mortgage survey**





# Proposed interior

North



Front

# Window Design



Mullions in top

## Weather Shield Premium Series™ Double Hung

The Weather Shield Premium Series™ Double Hung features all the details of a historic wood window but with the latest in advanced innovations. From the architecturally correct proportions to the flawless sightlines created by the wood jambliner and hidden tilt latches, this double hung was made for today's fine homes.

### Standard Colors

Available on Premium Series extruded aluminum exteriors.

Exterior colors shown may not be accurate representations. Actual color samples are available upon request.



# Window Design



## Weather Shield Premium Series™ Slider

Some windows shake. Others rattle. Thanks to Weather Shield's four point roller system ours just roll. Smoothly and quietly, year after year. Weather Shield Premium Series™ Slider windows are an ideal alternative to casement windows when outside clearances are an issue. Units can be ordered as double sliders or triple sliders for additional light and ventilation.

### Standard Colors

Available on Premium Series extruded aluminum exteriors.

Exterior colors shown may not be accurate representations. Actual color samples are available upon request.





# Roof design

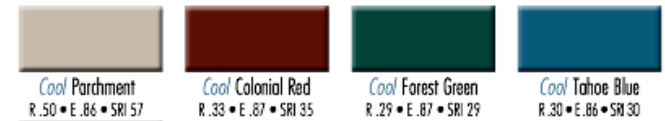
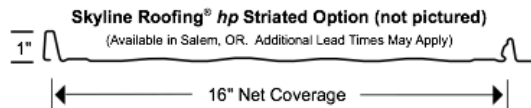
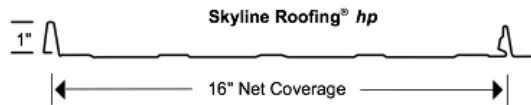
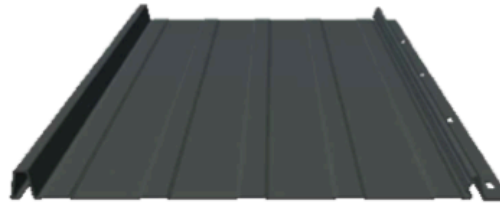
## Skyline Roofing® hp

STANDING BY OUR PRODUCTS  
AND WARRANTIES FOR OVER 40 YEARS

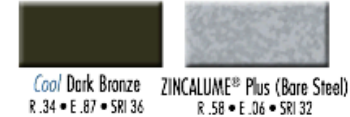
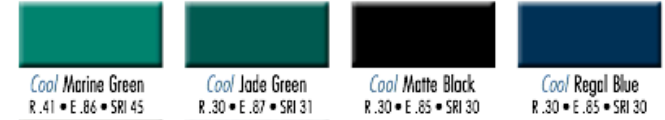
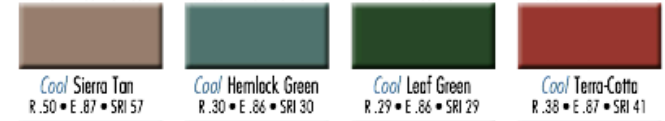
Skyline Roofing hp is a 24 gauge high performance panel available in durable premium colors. This concealed fastened, standing seam panel is ideal for residential and light commercial roof applications.

### FEATURES AND BENEFITS

- Available in our Dura Tech® 5000 and Dura Tech® mx colors, which are Energy Star listed cool colors formulated to help reduce the demand for energy
- Limited Lifetime Warranty for residential applications
- ASTM E1592 tested for wind uplift performance
- Skyline Roofing hp panel assemblies are Class A Fire Rated when installed on non-combustible deck or framing per IBC or IRC. Skyline Roofing hp panel assemblies are also Class A Fire Rated per UL790 when installed in accordance to UL listings.



### Special Order (Minimum order required)



Color undecided

Customer Service, Salem OR  
503-390-7174 or 800-272-7023  
Customer Service, Spokane WA  
509-536-4097 or 800-776-8771  
[www.ascbp.com](http://www.ascbp.com)