

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 525 South First Street, Application Number HDC14-016

DISTRICT: Old West Side Historic District

REPORT DATE: March 13, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 10, 2014

OWNER	APPLICANT
Name: Catherine Schuh	Same
Address: 525 S First Street Ann Arbor, MI 48103	
Phone: (734)	

BACKGROUND: This handsome two story brick house features elaborate brick hood molds over the windows, decorative brick banding in the front gable and at the base of the first and second floors, a cut stone foundation, a round window in the front gable, a wood sunburst in the rear gable, and a full-width L-shaped front porch. The earliest reference to the house (which may be older) is found in the 1886-87 City Directory, when it was the home of mason John G. Koch. Barbara Horning occupied the house in 1903, and members of the Horning family lived there until 1919.

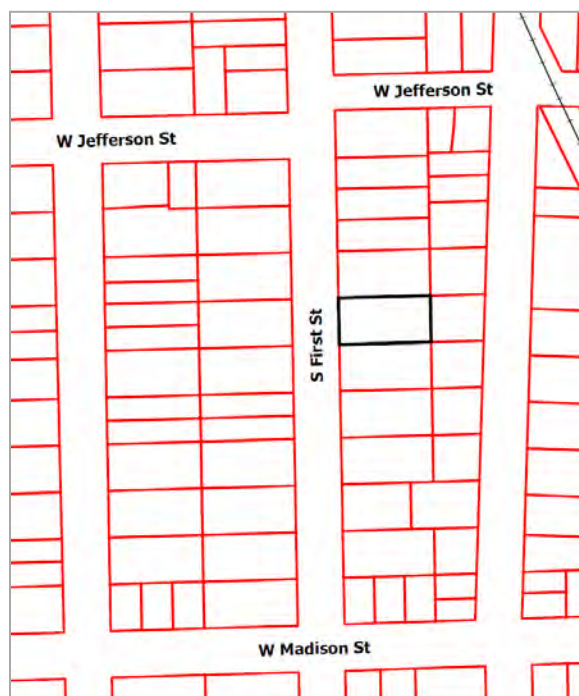
LOCATION: The site is located on the east side of South First Street, south of West Jefferson and north of West Madison.

APPLICATION: The applicant seeks HDC approval to construct a 9'5" x 15'5" addition on top of an existing basement, demolish and rebuild a small rear addition from the 1950s, add a dormer on the north elevation of the existing rear wing that ties into the new addition, and add a small covered porch/stoop on the rear elevation.

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.



- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (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):

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.

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.

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 new additions in a manner that makes clear what is historic and what is new.

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.

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Retaining the historic relationship between buildings and the landscape.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

From the Ann Arbor Historic District Design Guidelines (other guidelines may apply):

Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Designing a new addition in a manner that makes clear what is historic and what is new.

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's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

STAFF FINDINGS:

1. The house currently consists of a brick two-story block with a one-and-a-half story rear wing. These appear on the 1908 Sanborn map. There is also a wood-clad rectangular one-story rear wing on the north side of the house that extends beyond the rear brick wing. Most of the wood wing appears on the 1925 Sanborn map. During the 1950s, the wood wing was extended by around 4 ½' to enclose stairs to the basement. This section is easily identified by the change in foundation materials. Behind the rear brick wing is a deck with a concrete foundation and basement below it. The date of construction of the deck/basement is unknown.
2. The homeowner would like to build a 1 ½ story addition on the back of the 1½ story rear brick wing. The addition would sit on top of, and match the footprint of, the existing back deck, and would be approximately 2'6" taller than the ridge of the existing rear wing in order to meet modern building codes. On the north side, the new addition and the rear brick wing would share a dormer that ties these spaces together and makes them more useable. The addition would be clad in Hardie smooth lap siding. Windows in the addition would be a pair of wood doublehungs in the dormer, and on the rear elevation, clad casements. Two windows and one door opening (which appears to be relatively modern from the way it is cut into the bricks) on the back wall will be removed for the addition.
3. The roof of the existing one-story wood wing on the back would be rebuilt at a slightly greater pitch. The two wood windows on the north side would be removed, and new wood windows would be installed in slightly different locations. On the rear of the wood wing is a door in the wall that would be removed and rebuilt; this door would be replaced with a wood doublehung window.
4. The rear porch/stoop is simple and echoes the design of the front porch. The guardrails will need to meet current building code requirements for height and spindle spacing. The design of the rear porch is complementary and appropriate.
5. Per assessor records, the house is currently 1577 square feet. The addition adds approximately 145 square feet on each of the first and second floors, for a total of 290 square feet or 18% of the current floor area.

6. Staff believes the work is complementary and sensitive to the house and neighborhood, and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

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.)

I move that the Commission issue a certificate of appropriateness for the application at 525 First Street, a contributing property in the Old West Side Historic District, to construct a construct a 9'5" x 15'5" addition on top of an existing basement, demolish and rebuild a corner of an existing rear addition and increase the pitch of the roof, add a dormer on the north elevation of the existing rear wing that ties into the new addition, and add a small covered porch/stoop on the rear elevation. 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 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 additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 525 South First Street in the Old West Side Historic District

____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

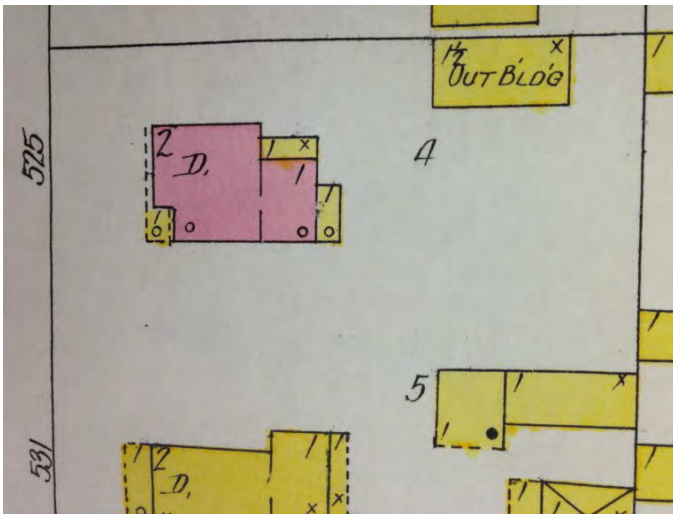
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photos.

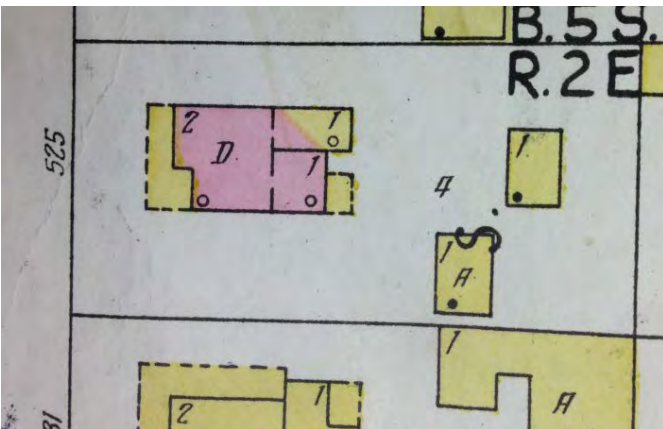
525 South First Street (April 2008 survey photo)



1908 Sanborn Fire Insurance Map



1925 Sanborn Fire Insurance Map





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120
 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: <u>525 S. 1st St Ann Arbor mi 48103</u>
Historic District: _____
Name of Property Owner (If different than the applicant): <u>Catherine Schuh (same)</u>
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: <u>734 645 5836</u>
Signature of Property Owner: <u>Catherine Schuh</u> Date: _____
Section 2: Applicant Information
Name of Applicant: <u>Catherine Schuh</u>
Address of Applicant: <u>525 S. 1st St Ann Arbor mi 48103</u>
Daytime Phone: <u>(734) 645 5836</u> Fax: (_____) _____
E-mail: <u>schuhca@aol.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner _____ architect _____ contractor _____ other
Signature of applicant: <u>Catherine Schuh</u> Date: _____
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> 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: <u>CS</u>

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

1. Provide a brief summary of proposed changes. _____

2. Provide a description of existing conditions. _____

3. What are the reasons for the proposed changes? _____

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

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 14-016 Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 3/13-2014

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Historic District Commission Application
Catherine Schuh
525 S First St Ann Arbor Mi 48103

1. Brief Summary of proposed changes: Our plan is to add on top of an existing concrete slab at the rear of our house, which currently is used as an outdoor seating area. This area has a full basement below. We would then build a small stoop for access to the rear, which would be the entrance from the driveway. The second floor of this new addition would have a dormer to the north. We would also add a dormer to the north side of the current one story area (kitchen) which would provide access to our new 2nd floor room. Because our spaces are so small, we would like to change the windows in the 50's addition to the north where our new bathroom will be. Also, this area has only 2x4's for roof framing and we would raise the roof slightly in order to get more insulation in this roof and install a new EPDM roof. There is also a small exterior addition to the rear of this 50's addition, which has an exterior entrance to the basement. We want to demolish and rebuild this small area due to the fact that it is poorly constructed. We need better access to the basement from inside the house, since the current stair is very narrow and steep and will use this area for our new basement stair.
2. Provide a description of the existing conditions: As mentioned, we currently have a full basement with a slab to the rear of the house, possibly built in the 70's. We wish to add a kitchen addition and renovate the interior of the back of the house.
3. What are the reasons for the proposed changes? We would like a more usable kitchen and 1st floor bath, as well as safer stair to the basement. We would like addition space upstairs as the rooms are small and we have no place for a study. Adding to the top of the existing basement and slab will provide us with the space that we need.

Material List

Siding: Hardi lap siding, smooth side out, 4-1/2" exposure to match existing

Roof: asphalt shingles to match existing on higher sloped roof, EPDM on low slope

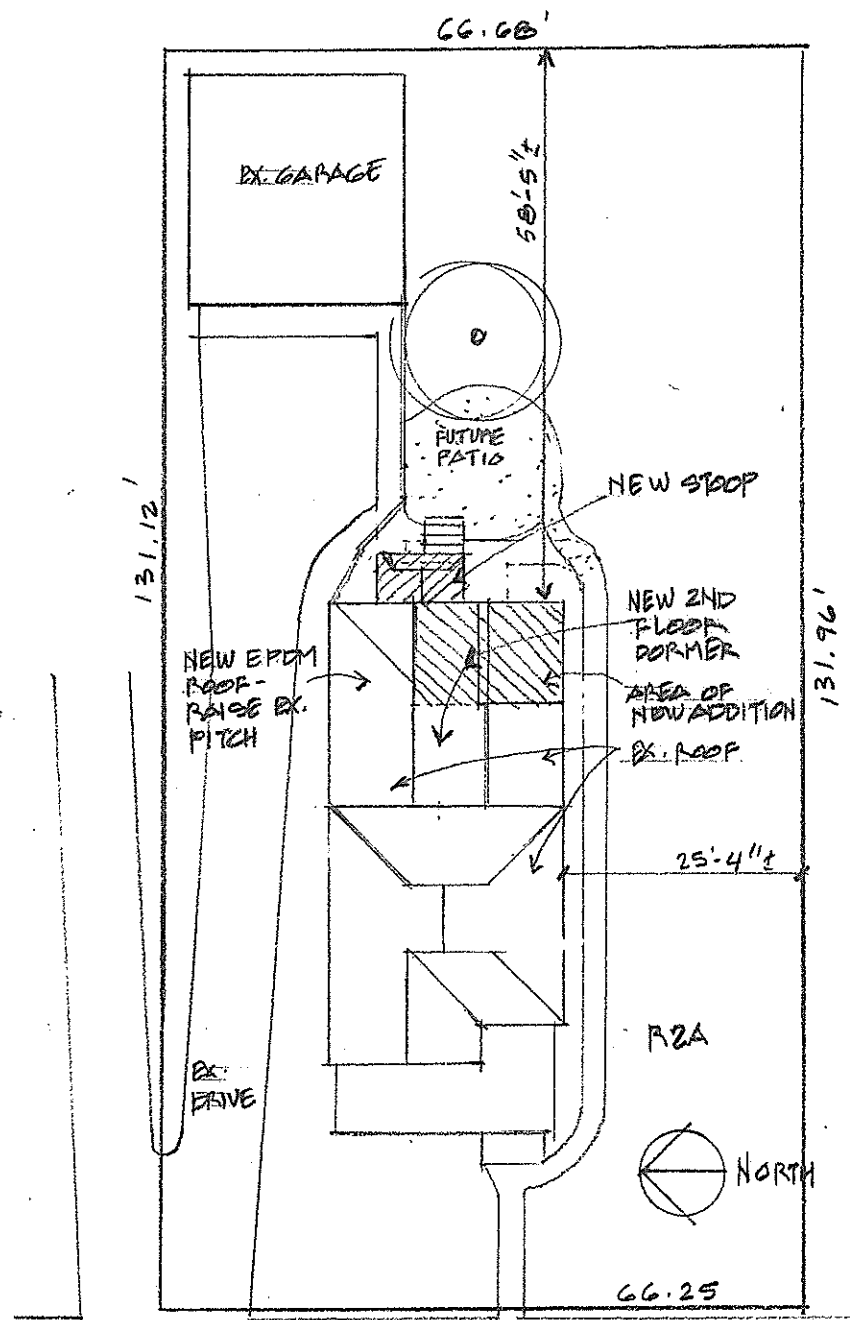
Trim: Windsor One

Windows: (sizes on drawings)

double-hungs on north and east: Marvin with wood exterior
casements on east: Andersen white clad

Entrance door at east: ThermaTru full-lite

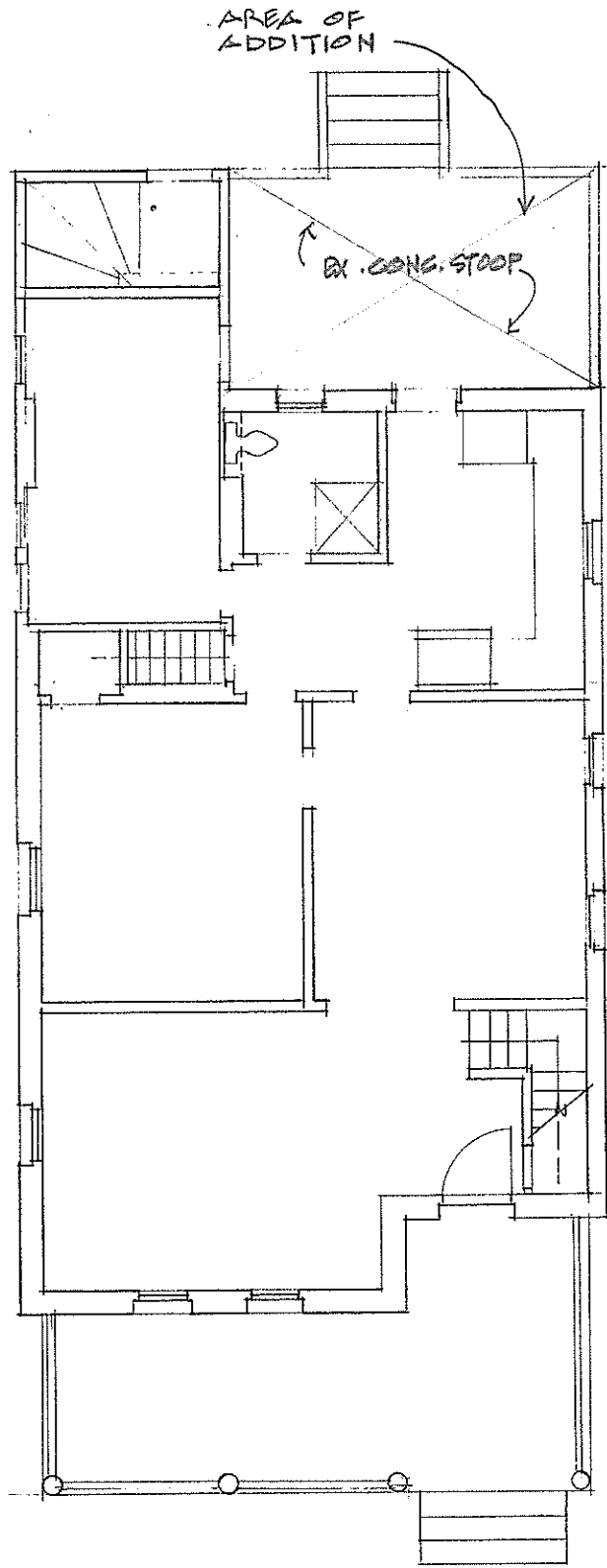
Foundation at small replaced area at stairs: concrete block



SOUTH FIRST STREET

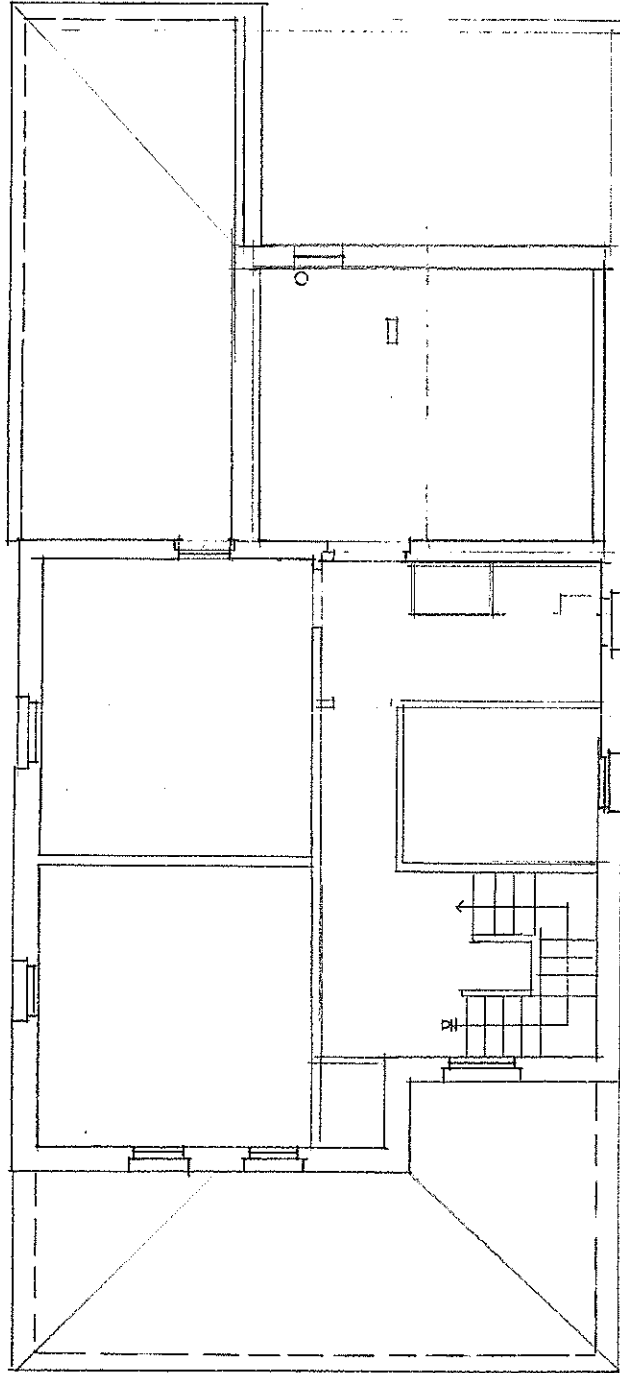
PROPOSED SITE PLAN

1"=20'-0"



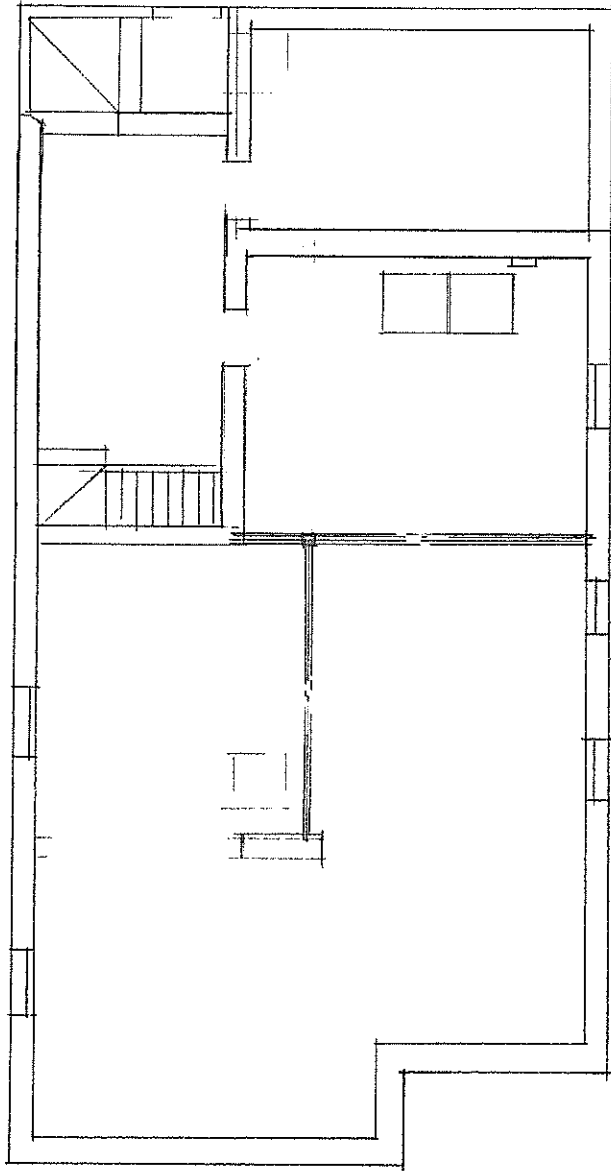
EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"



EXISTING 2ND FLOOR PLAN

1/8" = 1'-0"



EXISTING BASEMENT

1/8" = 1'-0"



EXISTING WEST ELEVATION
(NO CHANGES FOR PROPOSED) 1/8"=1'-0"



EXISTING SOUTH ELEVATION
1/8" = 1'-0"

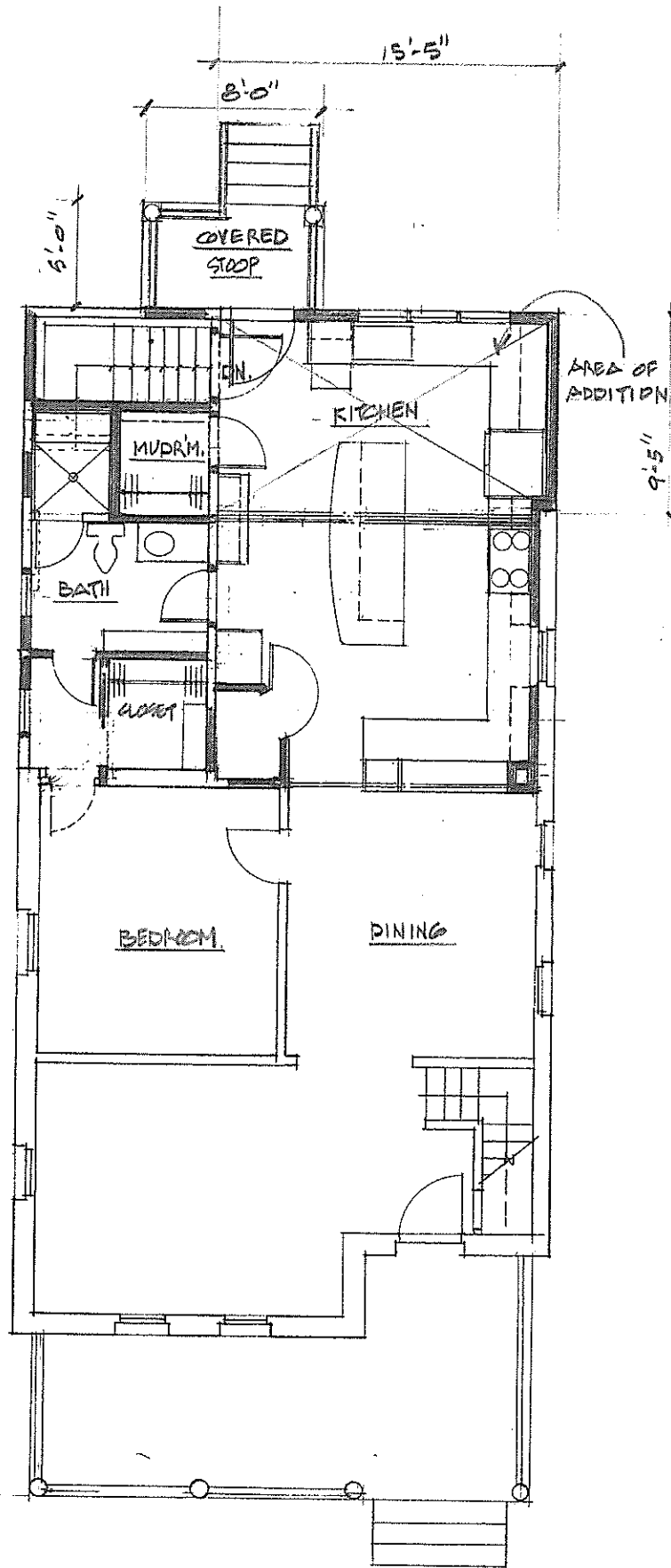


EXISTING EAST ELEVATION

1/8" = 1'-0"

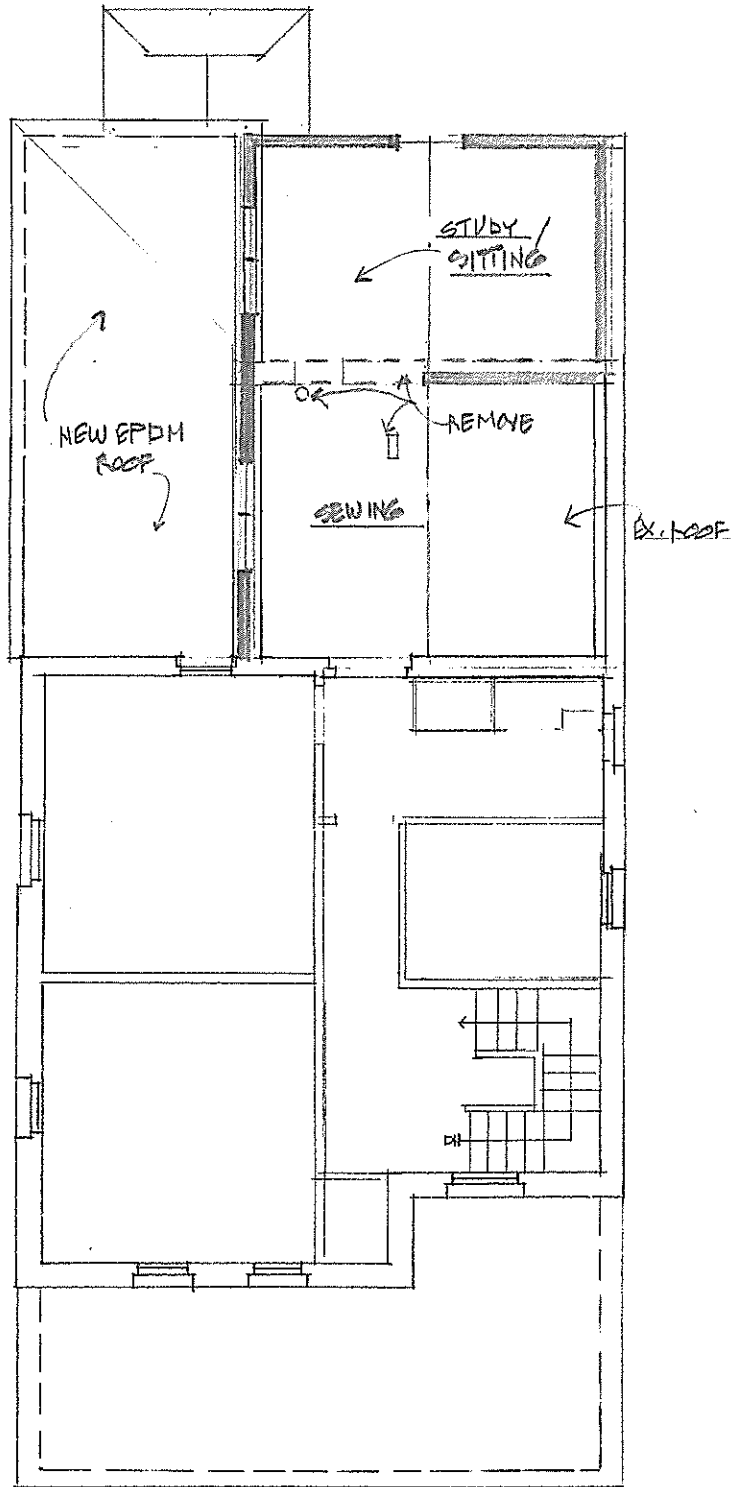


EXISTING NORTH ELEVATION



PROPOSED 1ST FLOOR PLAN

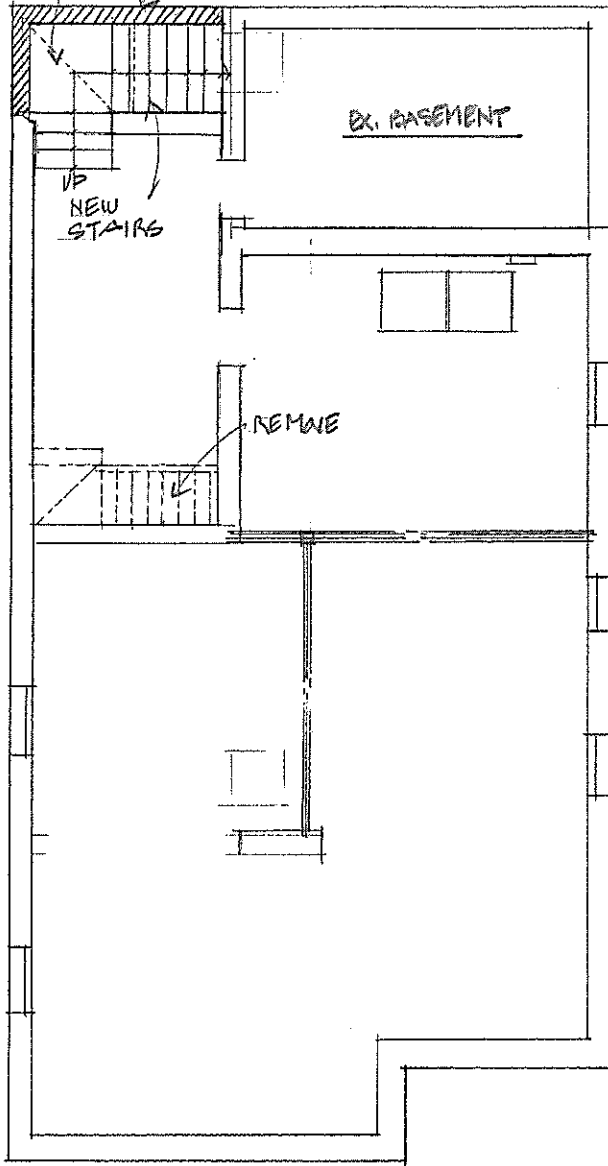
1/8" = 1'-0"



PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"

DEMO THIS
AREA AND
REBUILD

NEW 8" BLOCK



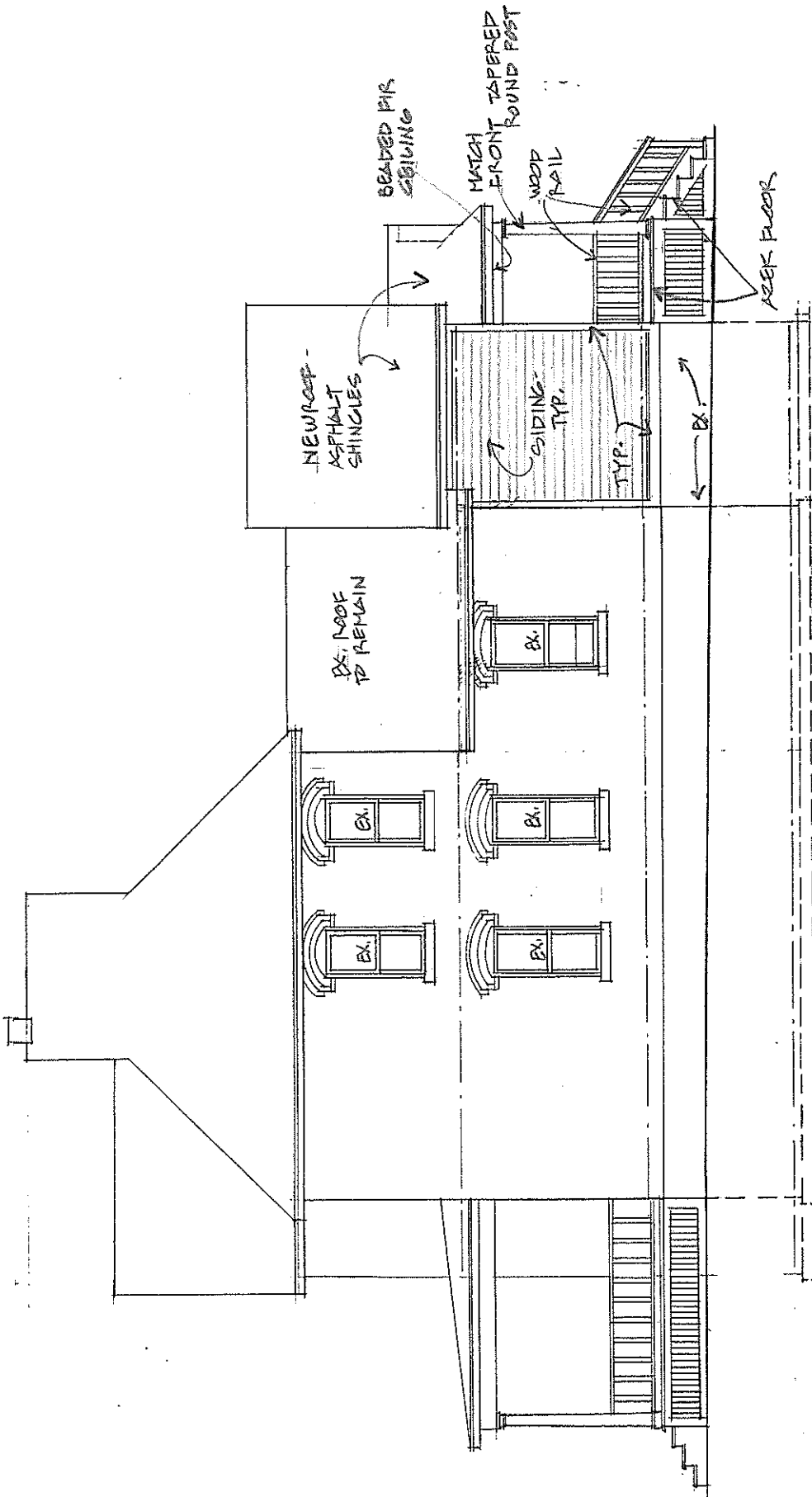
EX. BASEMENT

NEW
STAIRS

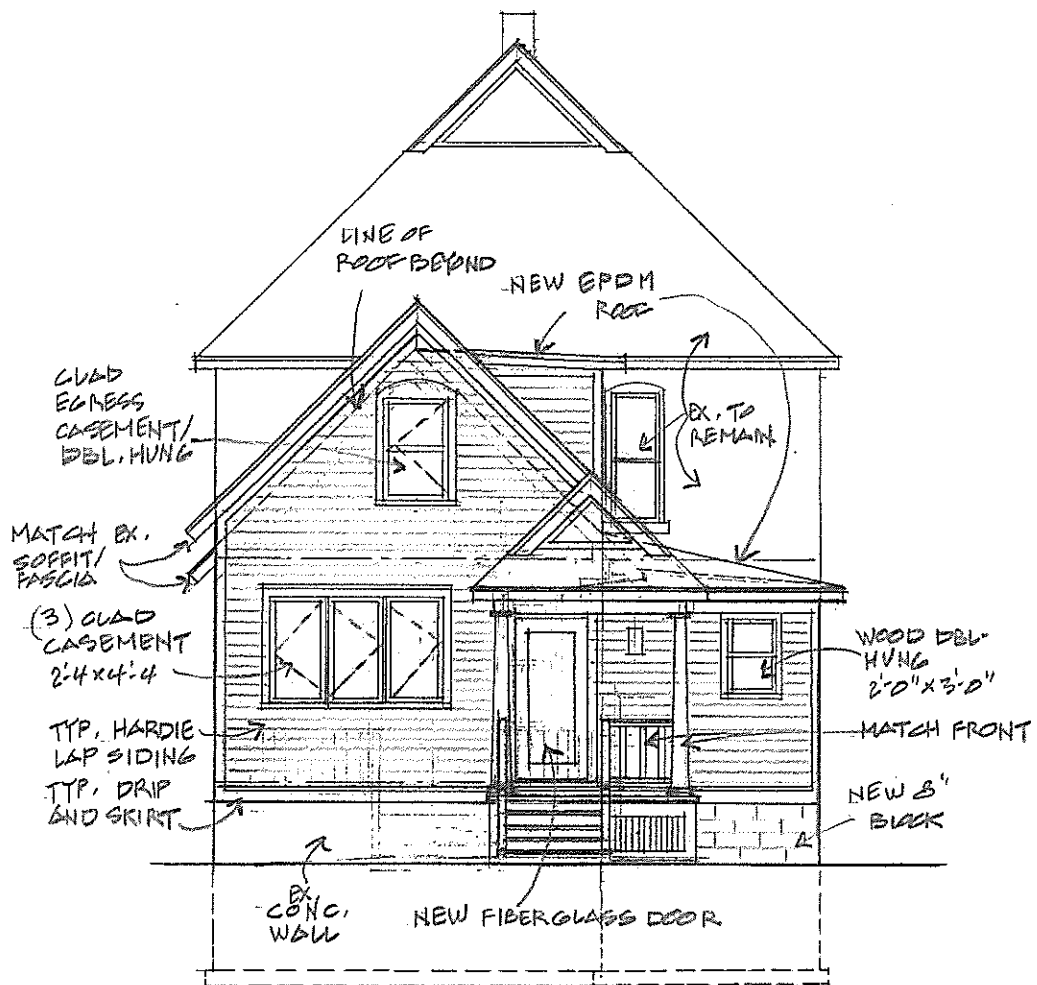
REMOVE

PROPOSED BASEMENT

1/8" = 1'-0"

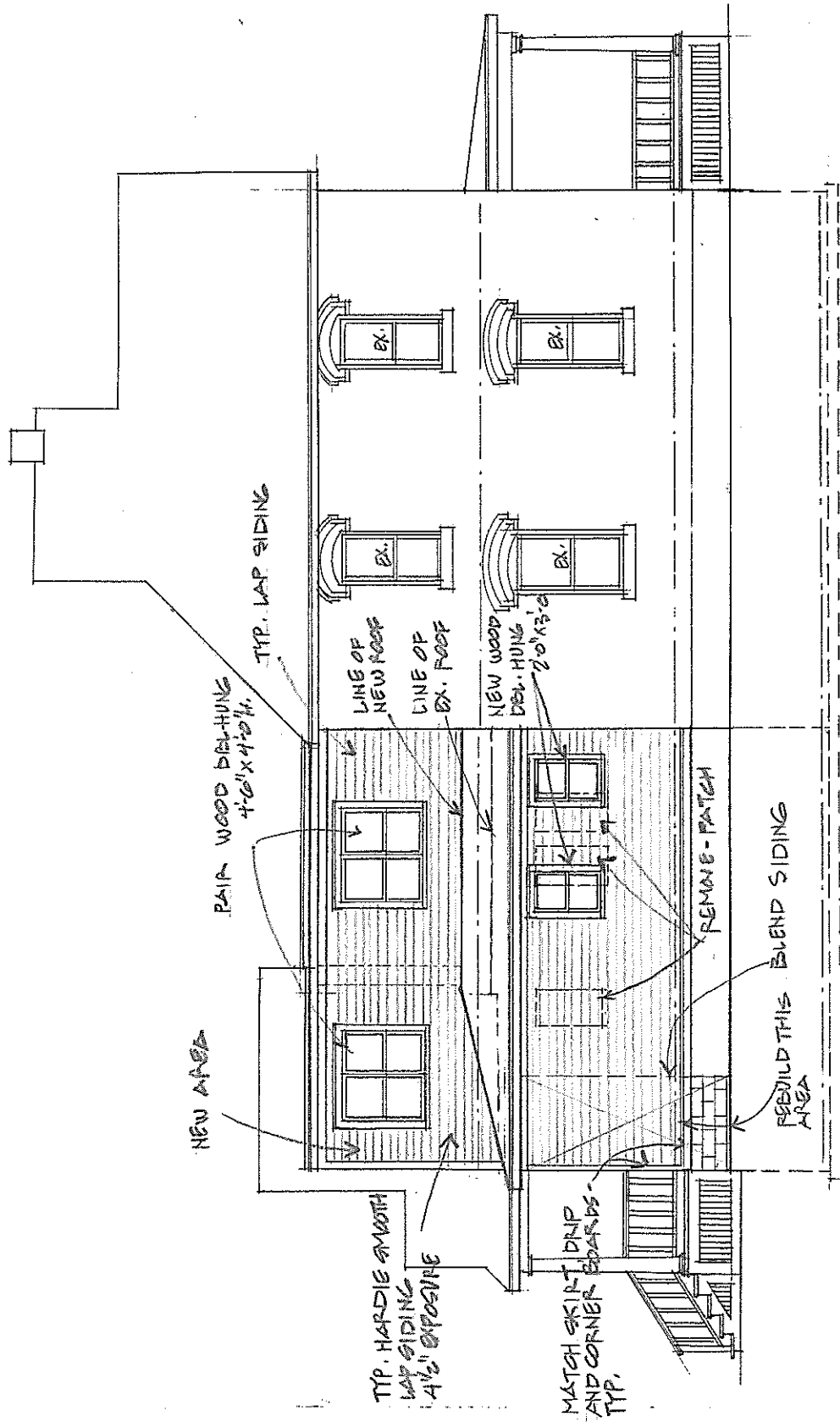


PROPOSED SOUTH ELEVATION
 1/8" = 1'-0"



PROPOSED EAST ELEVATION

1/8" = 1'-0"



PROPOSED NORTH ELEVATION

11-01-21













