

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 511 West Jefferson Street, Application Number HDC12-188

DISTRICT: Old West Side Historic District

REPORT DATE: November 5, 2012

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, November 13 for the Thursday, November 15, 2012 HDC meeting

	OWNER	APPLICANT
Name:	Katie Westgate	Same
Address:	511 W Jefferson Ann Arbor, MI 48103	
Phone:	(646) 413-5213	

BACKGROUND: This two-story vernacular house features brick on the first floor and wood shingles on the second floor, and a full-width stone front porch with Ionic columns. A one-story, single-bay garage is located in the southwest corner of the property. The garage features wood siding and double-leaf hinged wood doors with 6-pane windows. The house first appears in the 1916 City Directory. The first occupants of the house were Theodore Schmidt, the principal of Zion Evangelical Lutheran School, and his wife, Freda. A single-car garage of similar size to the current one appears on the 1925 Sanborn map.

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

APPLICATION: The applicant seeks HDC approval to (1) construct a new 4' by 6' one-story addition in the rear, southwest corner of the house, (2) replace the existing wood garage door with a new steel garage door, and (3) reshingle the upper story with wood shingles to match the current shingles, which have already been removed.

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.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary,

physical, or pictorial evidence.

- (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.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

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.

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.

STAFF FINDINGS:

1. The house has a single-story brick bumpout on the rear elevation that is 4' deep with a flat roof. At some point, a small wood framed and sided 4'x6' extension was added to it. The new owner of this house would like to extend the wood framed section by another 4' so the bumpout would span the width of the rear of the house. The new and old wood sections would be clad in wood shingles to match those on the second floor of the house. A new single-lite door and concrete stoop and stairs leading up to it would face the rear

yard. The size and location of the small addition are appropriate, do not compromise any architectural features of the house, and the shingle siding would improve the appearance of the rear of the house.

2. The garage doors appear to be original. If so, they should be repaired and retained unless they are deteriorated beyond repair, in which case they should be replicated. The owner desired to submit a new garage door design that rolls up but looks, when closed, like a double-leaf door (i.e. a pair of doors with hinged sides). One of her goals is a way to open the door remotely. Staff feels that if the doors were allowed to be replaced such a new door could be considered, but that the design submitted does not replicate the existing doors closely enough. A better alternative, whether the doors are repaired originals or replica double-leaves, might be to install a swing door opener (made for swing garage doors or gates) or attach a swing door fitting to a direct drive garage door opener.
3. On November 6, staff received an inquiry about whether permits had been pulled to replace the shingle siding on the second story. Since they had not, staff called the contractor, who she had previously talked to about selective replacement of rotted shingles (mostly along the lower edge of the second story). The contractor explained that it turned out that the old shingles looked bad next to the new ones, so he went ahead and removed all of the shingles on the upper story, intending to replace them all with new ones for consistency. He knew that a building permit was required for this work, but had not tried to pull it in advance of removing the shingles. Staff informed the contractor that the HDC must approve the wholesale replacement of siding, so it was added to this application. The contractor will bring old and new shingle samples to the meeting.

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.)

For the addition and shingle siding:

I move that the Commission issue a certificate of appropriateness for the application at 511 West Jefferson Street, a contributing property in the Old West Side Historic District, to construct a new 4' by 6' one-story rear addition; replace a wood garage door with a steel garage door; and replace the second story wood shingle cladding with new wood shingle cladding in a matching size. The proposed 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, 6, 9 and 10 and the guidelines for additions and building site.

For the garage door replacement:

I move that the Commission issue a certificate of appropriateness for the application at 511 West Jefferson Street, a contributing property in the Old West Side Historic District, to replace a wood garage door with a steel garage door. The proposed 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, 6, 9 and 10 and the guidelines for additions and building site.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 511 West Jefferson Street 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.

511 W Jefferson Street (April 2008 photos)







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
734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 511 West Jefferson

Historic District: _____

Name of Property Owner (If different than the applicant):
Katie Westgate

Address of Property Owner: _____

Daytime Phone and E-mail of Property Owner: 646 413 5213

Signature of Property Owner: Katie Westgate Date: 9/29/12

Section 2: Applicant Information

Name of Applicant: Katie Westgate

Address of Applicant: 511 W Jefferson

Daytime Phone: (646) 4135213 Fax: (_____) _____

E-mail: KatieWestgate@gmail.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: Katie Westgate Date: 9/29/12

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 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: KW

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

1. Provide a brief summary of proposed changes. Extend an existing porch in the rear yard entry. Addition is approximately 4'x6'

2. Provide a description of existing conditions. A covered, existing porch that would not meet current Code.

3. What are the reasons for the proposed changes? Safety for the New owner, and a need for a larger area to enter the rear of the house from the garage

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

see pictures of existing conditions and proposed New

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: 10/2/12 Application to _____ Staff or X HDC

Project No.: HDC 12-188 Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 11/15/12

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

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

Map Tools

TRAKIT Tools

Advanced Tools

Normal Mode

Multi-Select

Clear Selection

Radius Notification

Show Data Grid

Navigation

Selection

Tools

Extend Existing Porch



- EAST SIDE
- WEST SIDE
- STCUT12
- D1
- D2
- EASEMENTS
- WELLPROHIBZOI
- WETLANDS
- FLOODPLAINII
- HIST_DIST_AUG
- CITYBOUNDS_JU
- CITYWIDE-RGB.S

Hide Legend

Show Data

Help Tips

10-10-12



Design Build Associates Inc

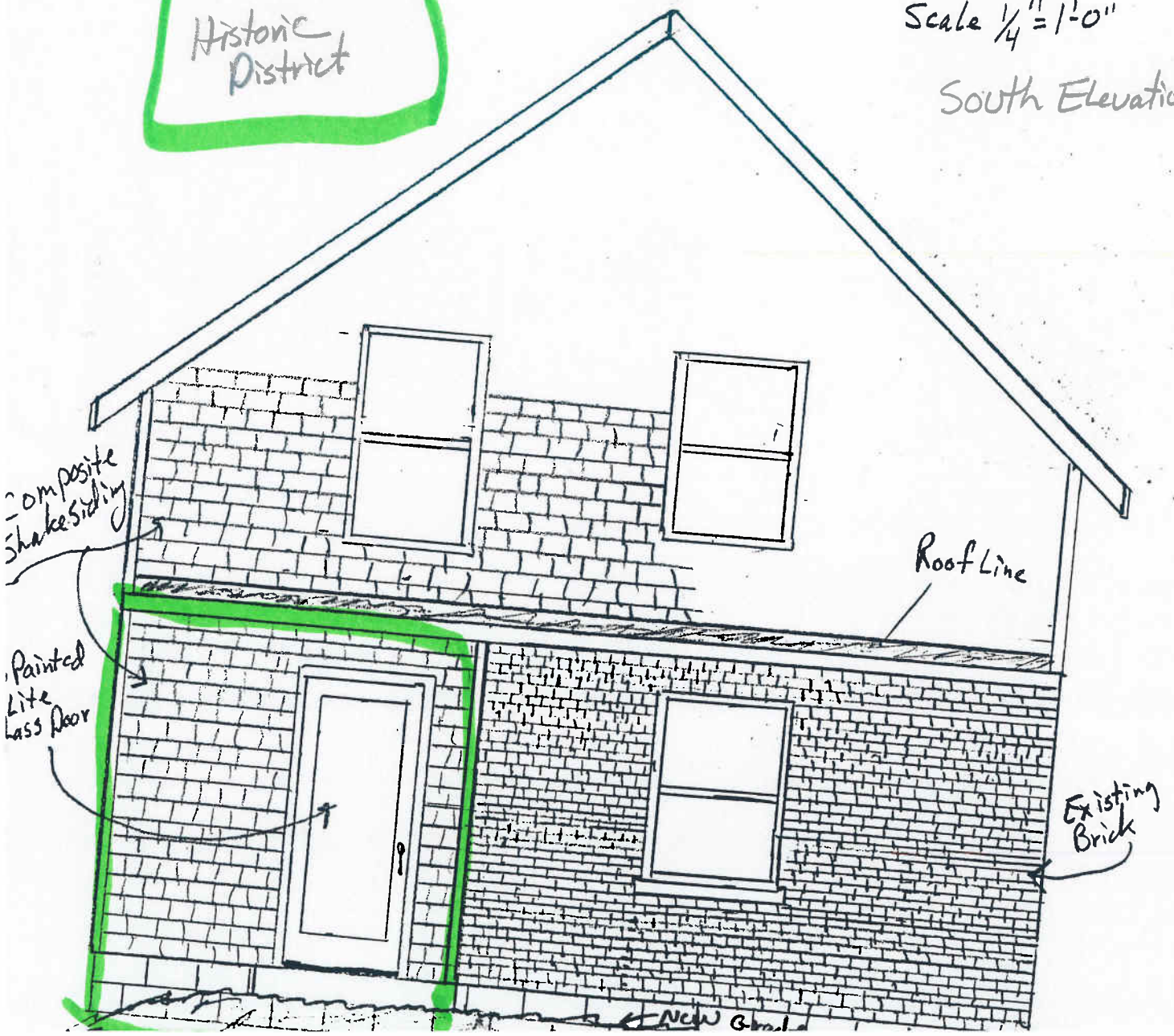
10480 ROSALTA DRIVE
WHITMORE LAKE, MI 48189
(734) 449-4567 FAX 449-9924
MI# 2102130129

Katie Westgate
511 West Jefferson

Historic District

Scale $\frac{1}{4}'' = 1'-0''$

South Elevation



10-10-12



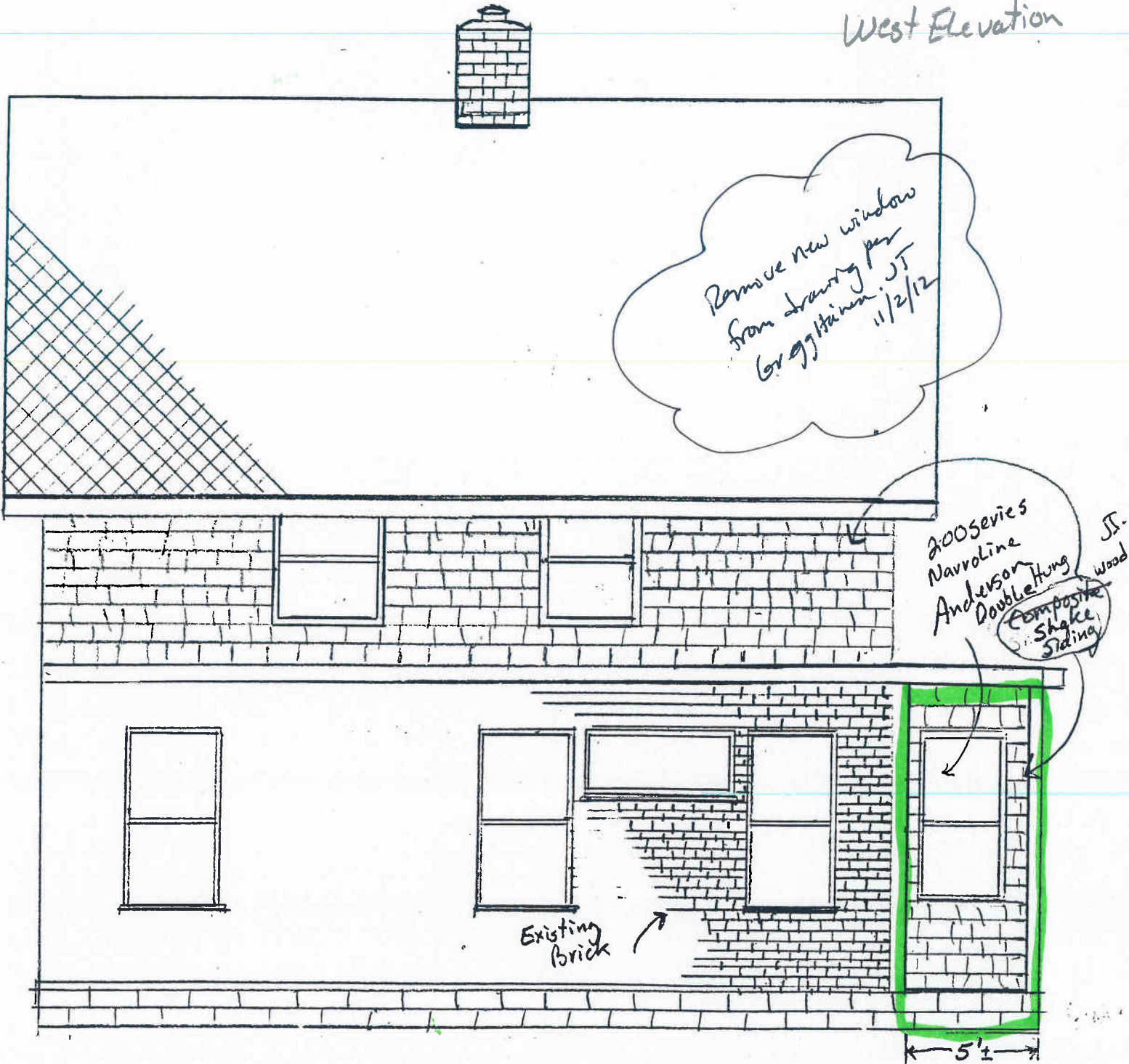
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10480 ROSALTA DRIVE
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MI# 2102130129

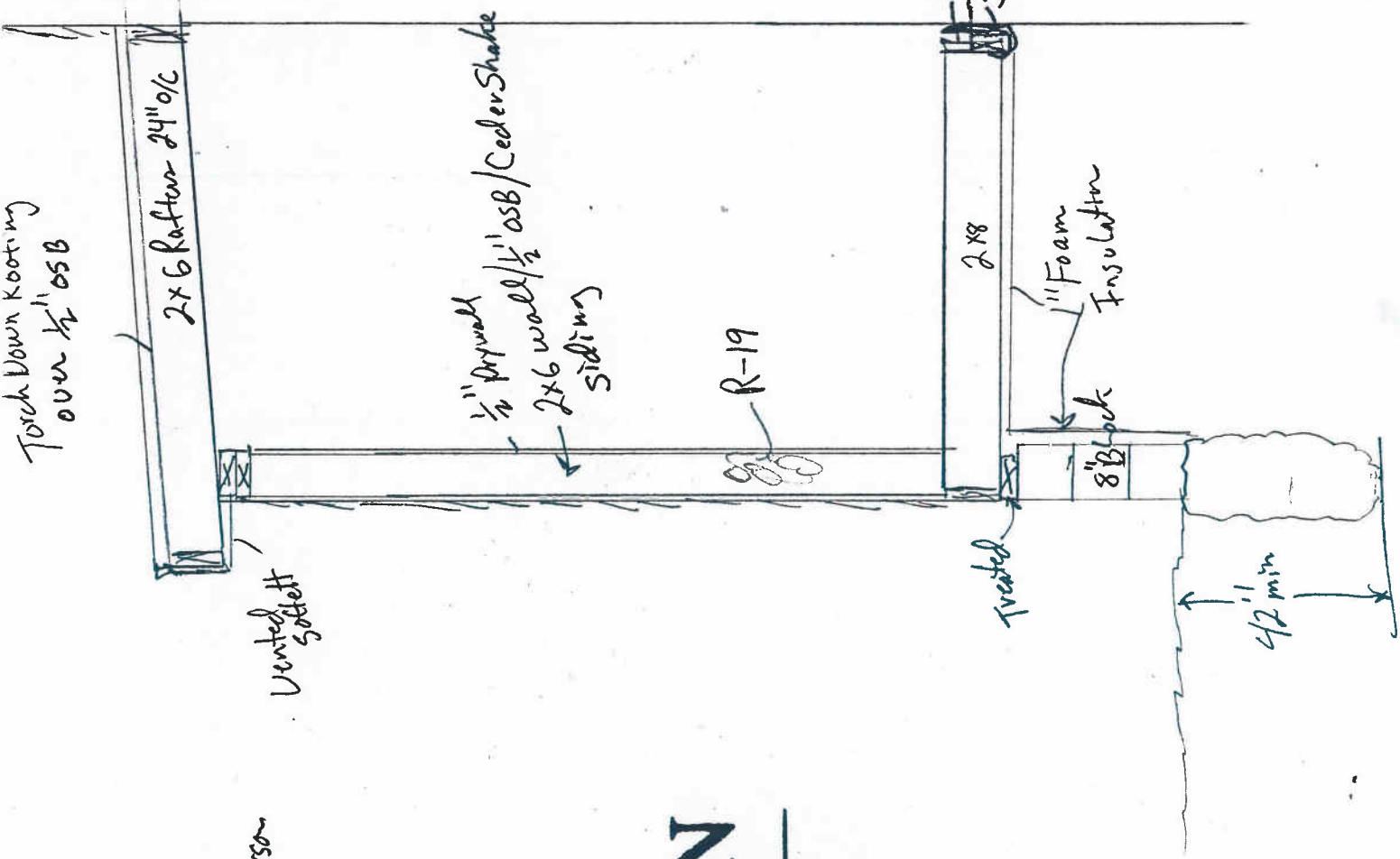
Katie Westgate

511 West Jefferson

Scale 1/4" = 1'-0"
West Elevation



9-29-12



511 W. Jefferson

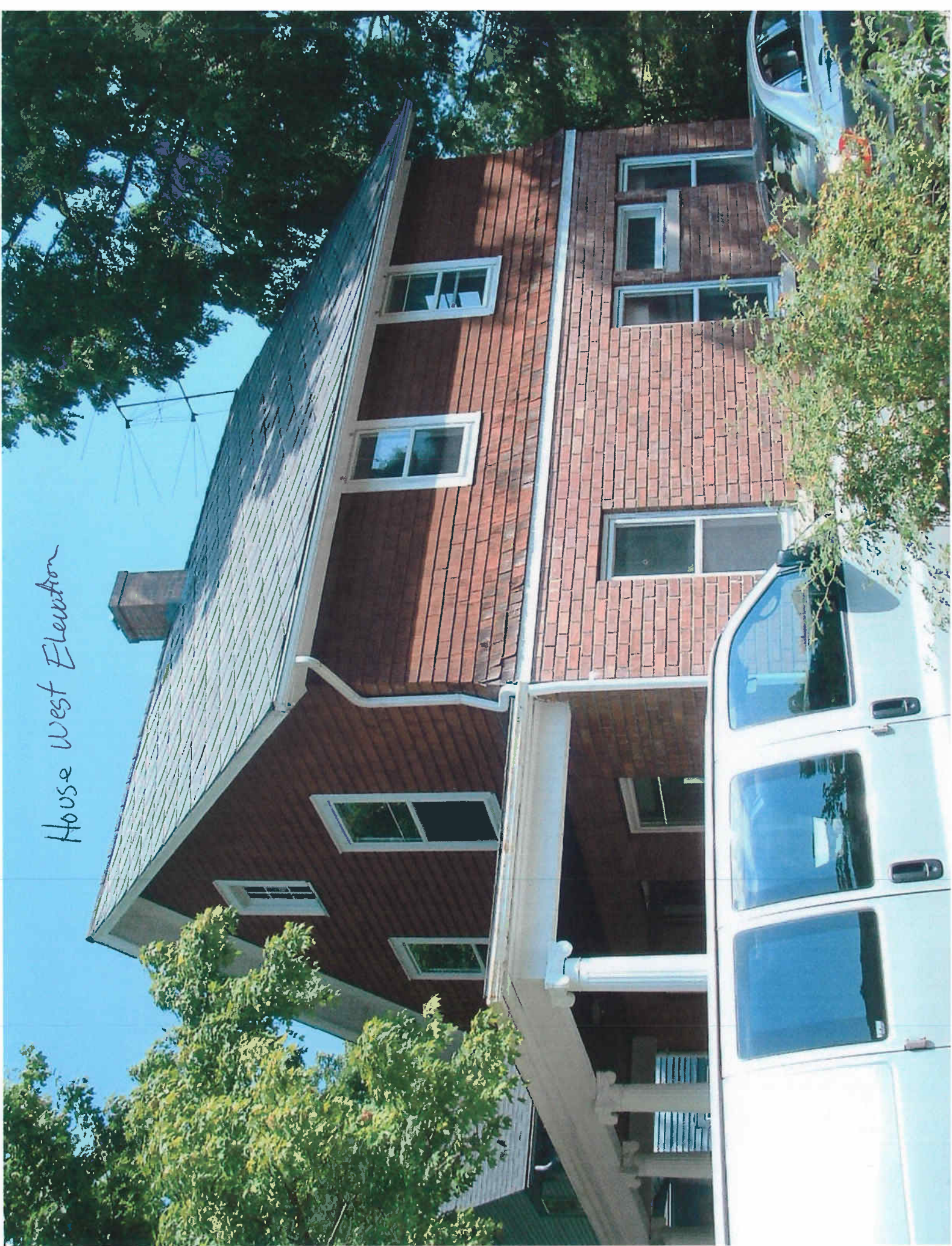
Vented Soffit



Design Build Associates Inc

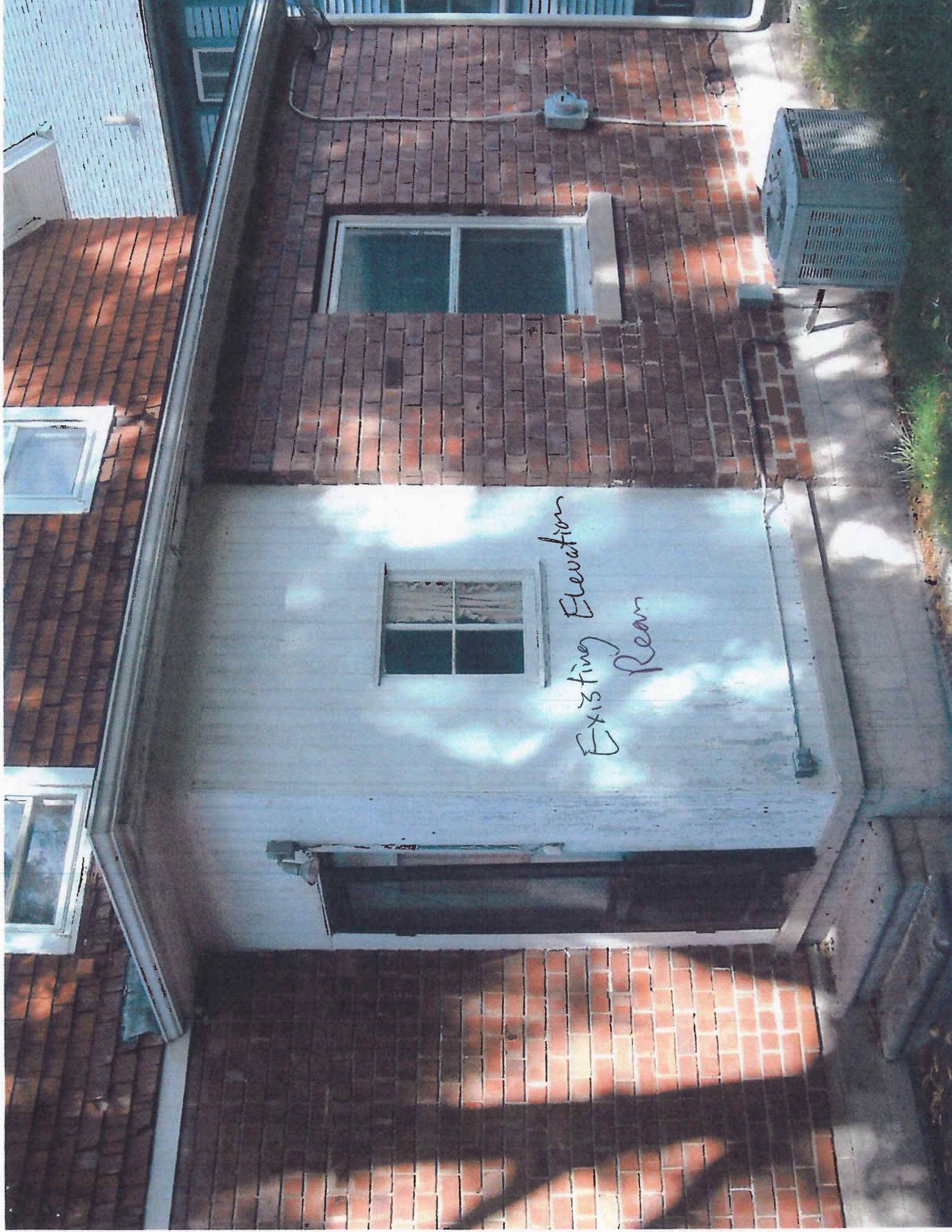
10480 ROSALINDA DRIVE
WHITMORE LAKE, MI 48189
(734) 449-4567 FAX 449-9924
MI# 2102130129

House West Elevation





Existing
Elevation
Rear



Existing Elevation
Rear

New Side Elevation

Match
Siding
to
Main
House

4'



Extend
Roof over

New
Addition

11'x

6'

New Shake
Siding to
Match and
Floor Above

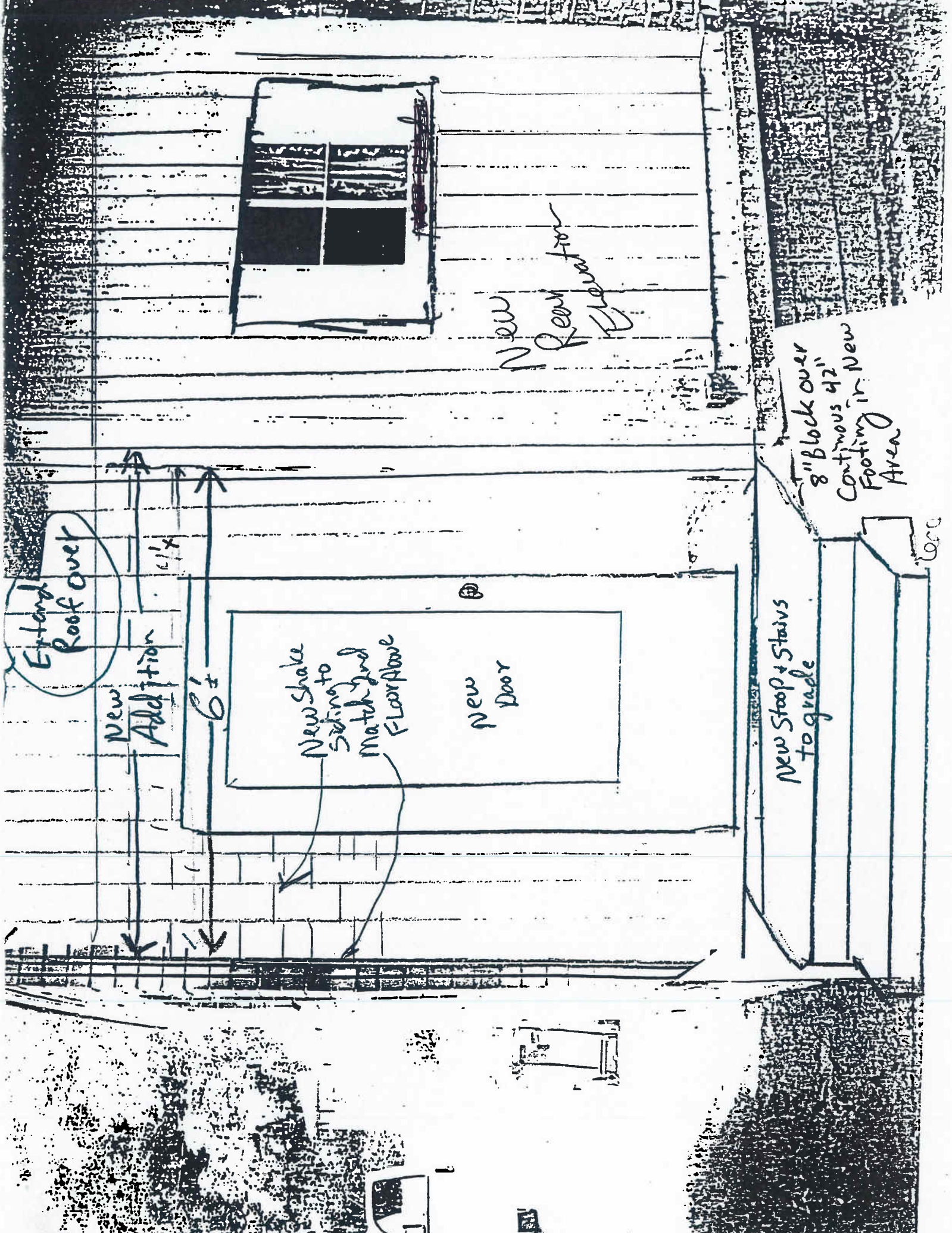
New
Door

New
Rear Porch
Elevation

8" Block over
Continuous 42"
Footings in New
Area

New Stoop & Stairs
to grade

10'0"





Dana's
Linda's

Stone with
arch windows

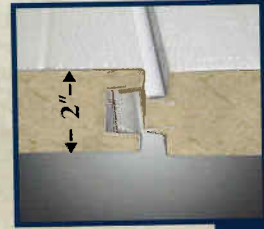


*Replacement
Door for
Cover*

2064 in white with
hinges and handles



al windows



A **Full Thermal Break** is used in the tongue-and-groove construction of all 2000 series doors. This rigid vinyl extrusion seals the joints and eliminates metal-to-metal contact, which limits the transfer of temperature.



2080 Raised Panel
All colors
Window Options: p 22

2090 Sculptured Raised Panel
All colors
Window Options: p 22

2000 Series

2000 Series / 2" thick / R-17.66

Built to Last.

The 2000 Series residential garage doors are not just beautiful, but are among the most energy efficient doors in the market, featuring a calculated R-value of 17.66.

The 2000 Series doors are 2 inches thick, manufactured with heavy gauge galvanized steel that incorporates the look of embossed wood grain, and filled with dense CFC free polyurethane foam insulation.

A full line of panel styles and window options are also available. Quality, service, and pride in workmanship are what make Haas doors the best value available on the market. So much so, that each door is backed by a Lifetime Limited Warranty. Imagine the curb appeal our 2000 Series doors will add to your home! For more information, please visit our website at:

www.haasdoor.com

