

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 430 South First Street, Application Number HDC16-214

DISTRICT: Old West Side Historic District

REPORT DATE: October 20, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 17, 2016

	OWNER	APPLICANT
Name:	Donald John Wurtzel Jr.	J. Bradley Moore & Associates
Address:	3081 Timberview Saline, MI 48176	4844 Jackson Rd. #150 Ann Arbor, MI 48103
Phone:	(734) 649-5271	(734) 930-1500

BACKGROUND: This one-and-three-quarter-story gable-fronter was built in 1922 and first appears in the Polk Directory in 1923 as the home of Henry Diegel, an assistant superintendent, and his wife Mary E. It features a full-width stone front porch with tapered square half-columns and a shed roof, one-over-one windows, and shed-roofed wall dormers centered on each side elevation.

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

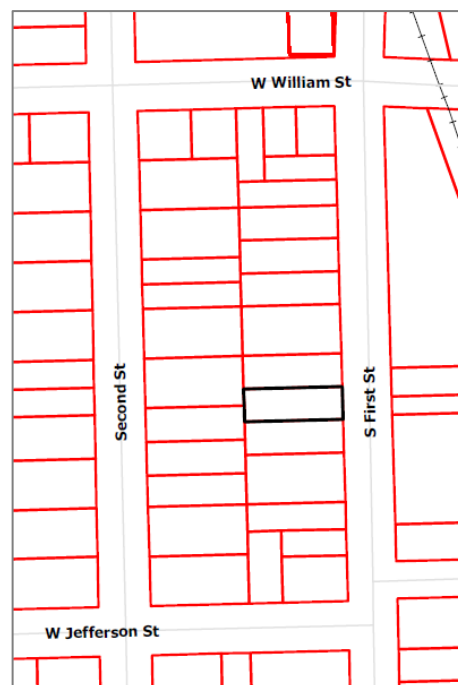
APPLICATION: The applicant seeks HDC approval to add a 508 square foot two-story addition to the rear of the house; a 182.5 square foot outdoor patio directly behind the addition; and a 462 square foot detached 2-car garage at the rear of the property.

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.

- (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: 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.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

STAFF FINDINGS:

1. The house is currently 1240 square feet. The proposed addition is 508 square feet, a 41% increase. The footprint is currently 620 square feet, and the addition adds 254 square feet, or 41%. The addition is inset 8" on both sides to preserve the corners of the historic house.
2. Cladding on the addition is Hardie cement board lap with 6" exposure. Windows and sliding doors are wood clad with aluminum or vinyl: two pairs are one-over-one, and two single windows are casements. An 18' x 10' patio is shown behind the addition.
3. The roof of the addition features a shed dormer on either side that is reminiscent of the shed roofs on the main body of the house, and the front porch. The one on the north side of the addition has a pair of casement windows, and the one on the south side has no windows. This is a bit awkward looking on paper, but the addition is far enough from the street that it probably won't call attention to itself, and from the backyard the steeper roof pitch is maintained.
4. The addition is simple, compatible with the house, and carries over many of the original design elements but is still distinct through the use of modern materials and dissimilar window sizes. The addition will not be particularly visible from the street since the houses on both sides are fairly close to this one. The addition is half the size of the original house, but does not feel inappropriately large or imposing.
5. The proposed garage is 20' x 22' and placed next to a similarly sized garage on the next door neighbor's lot. Cladding and trim are Hardie plank siding and trim boards. The driveway is shared with the neighbor to the south.
6. Staff feels the work is compatible with the rest of the building and the surrounding neighborhood, and finds that it meets the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* as well as the *Ann Arbor Historic District Design Guidelines*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 430 S. First Street, a contributing property in the Old West Side Historic District, to construct: a 508 square foot addition to the rear of the house; a 182.5 square foot patio; and a 462 square foot detached garage, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for additions, and *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.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 430 S. 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, letter, photos, drawings

430 S. 1st Street (2008 survey)





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: 430 S. 1ST ST. ANN ARBOR 48103

Historic District: OLD WEST SIDE

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

Donald John Wurtzel Jr. Member DJW investment group LLC

Address of Property Owner: 3081 Timbernew Saline, MI 48176

Daytime Phone and E-mail of Property Owner: dwurtzel@aol.com 734 649 5271

Signature of Property Owner: *DJW Jr* Date: 9-29-16

Section 2: Applicant Information

Name of Applicant: J BRADLEY MOORE & ASSOCIATES ARCHITECTS

Address of Applicant: 4844 JACKSON RD. #150 ANN ARBOR 48103

Daytime Phone: (734) 930-1500 Fax: (734)994-1510

E-mail: BRAD@JBRADLEYMOORE.COM

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: *J Bradley Moore* Date: 9-29-16

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: *J Bradley Moore*

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

1. Provide a brief summary of proposed changes. SEE ATTACHED

2. Provide a description of existing conditions. SEE ATTACHED

3. What are the reasons for the proposed changes? SEE ATTACHED

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

SEE ATTACHED

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

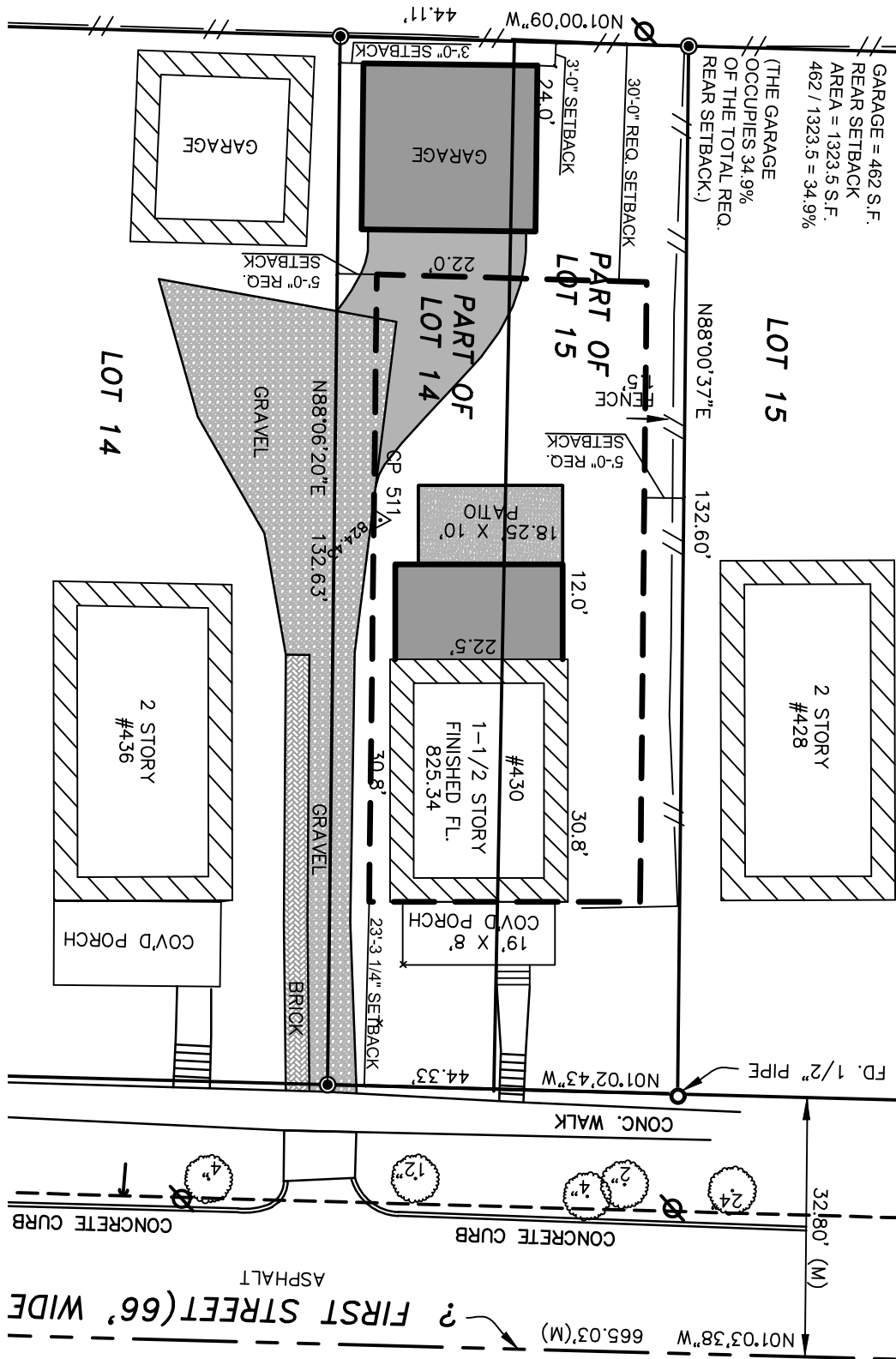
Project No.: _____ **HDC** _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

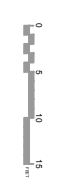
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA


Comments:



 PROPOSED SITE PLAN
 (INDIC Submittal)

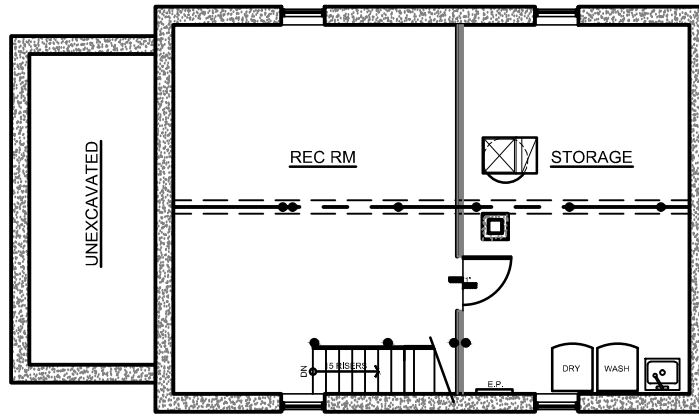


430 S. First St.
 Ann Arbor, MI

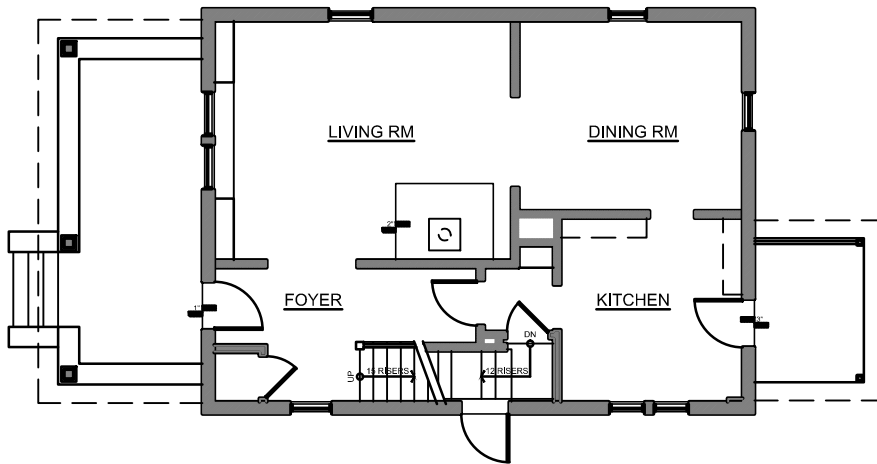

J BRADLEY MOORE & ASSOCIATES
 4844 Jackson Road #150 • Ann Arbor, MI 48103 • (734) 930-1500

October 2016
C1.0
 Proposed Site Plan

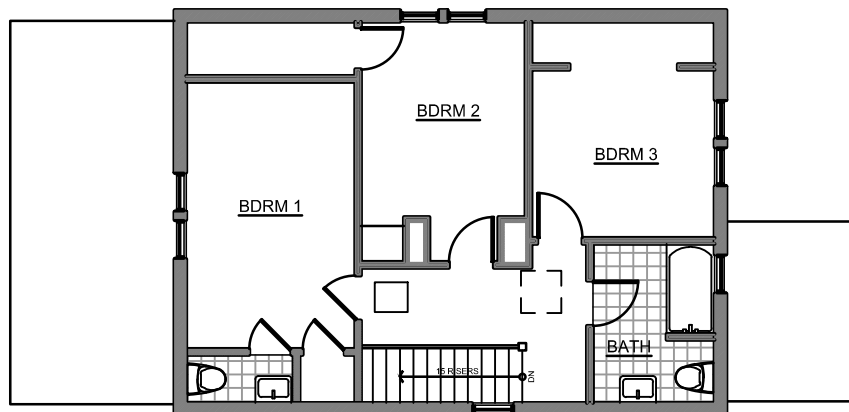
EXIST. BASEMENT PLAN
(HDC Submittal)



EXIST. FIRST FLR. PLAN
(HDC Submittal)



EXIST. SECOND FLR. PLAN
(HDC Submittal)

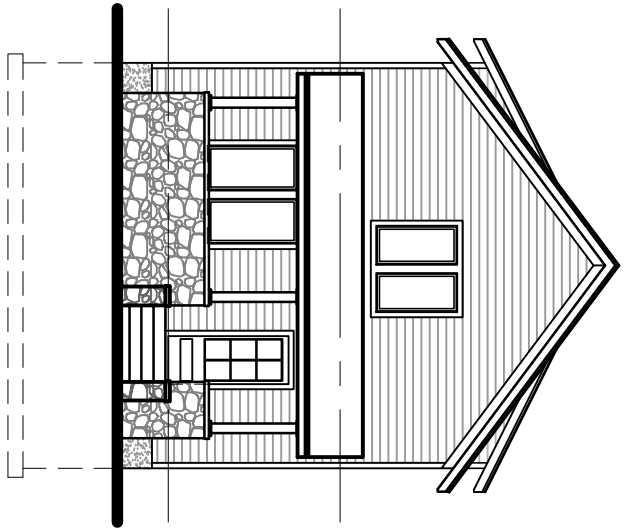


430 S. First St.
Ann Arbor, MI

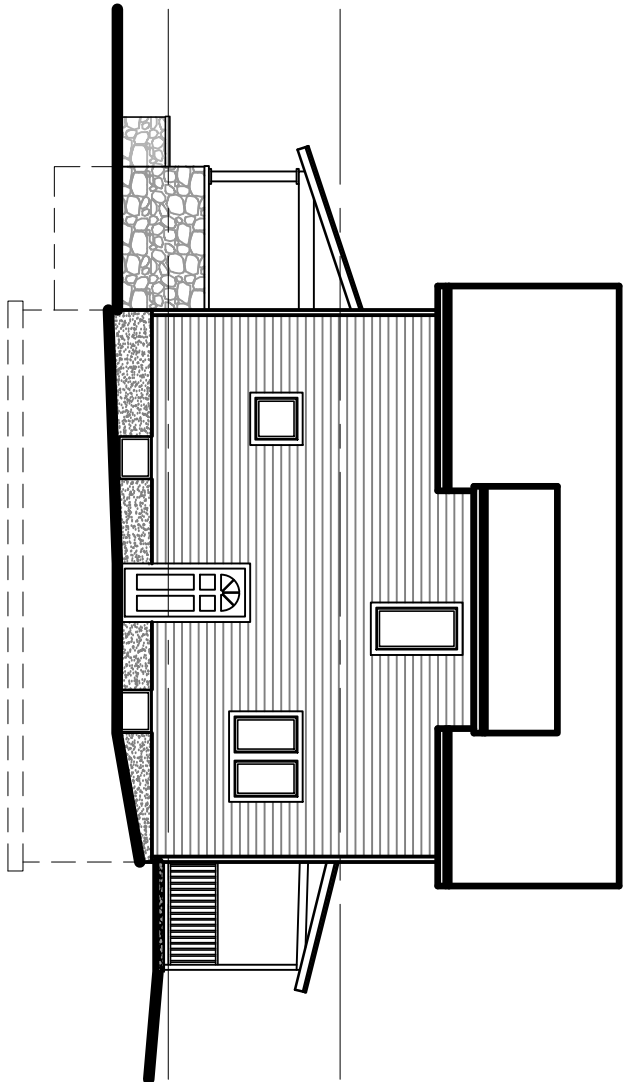


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& ASSOCIATES**

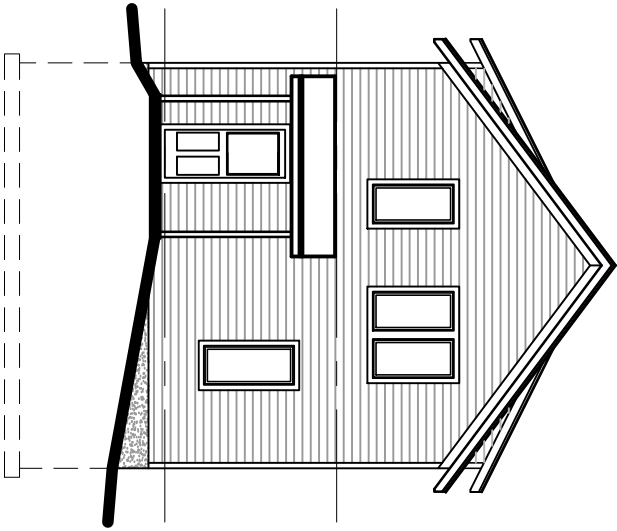
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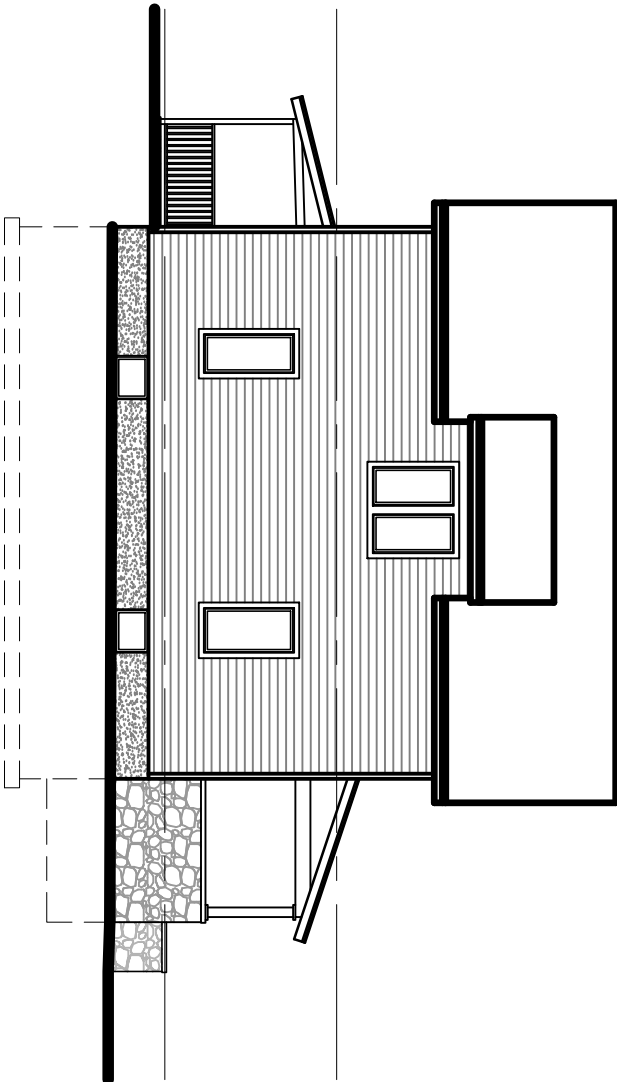
EXIST. EAST ELEVATION
(HDC Submittal)



EXIST. NORTH ELEVATION
(HDC Submittal)



EXIST. WEST ELEVATION
(HDC Submittal)



EXIST. SOUTH ELEVATION
(HDC Submittal)



430 S. First St.
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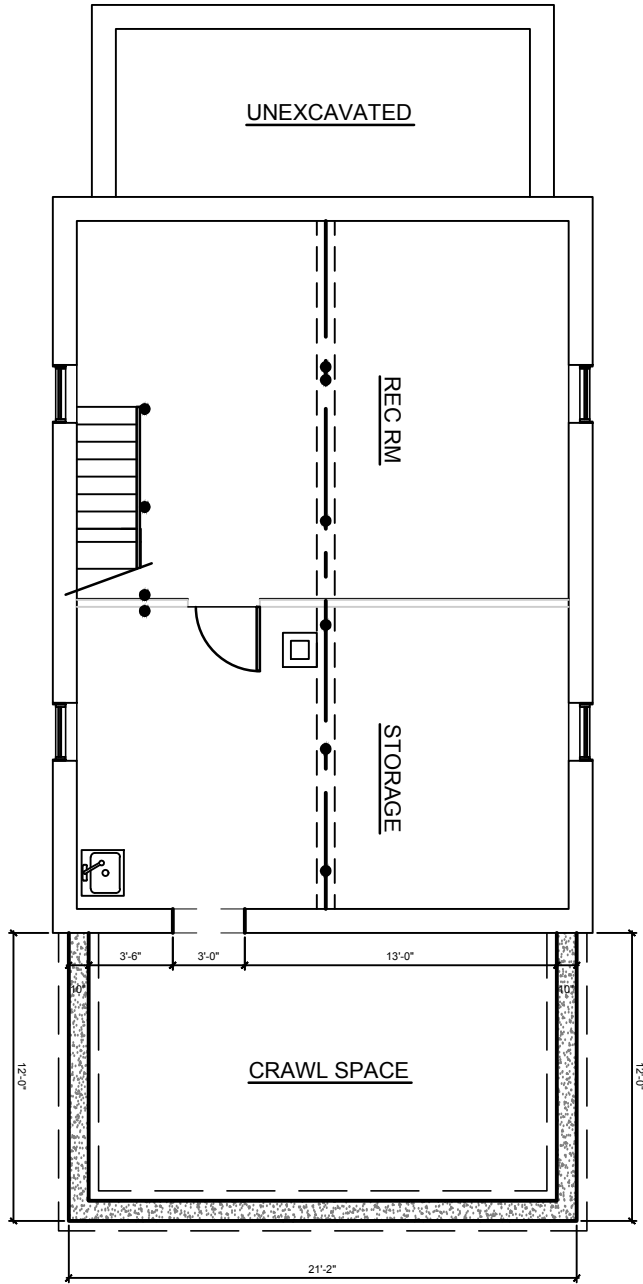
October 2016

A0.2

Exist. Elevations



PROPOSED BASEMENT FLR. PLAN
(HOC Submittal)



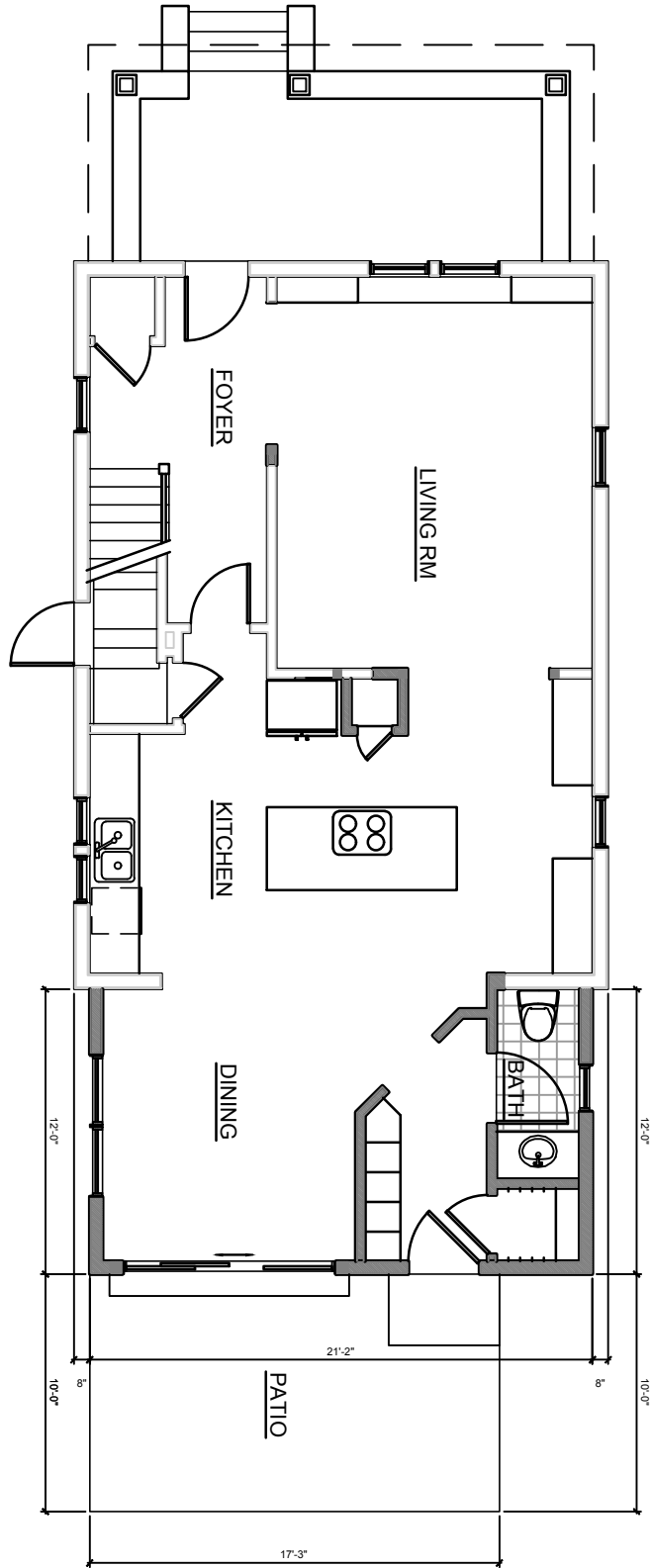
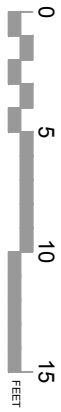
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PROPOSED FIRST FLR. PLAN
(Not Submittal)

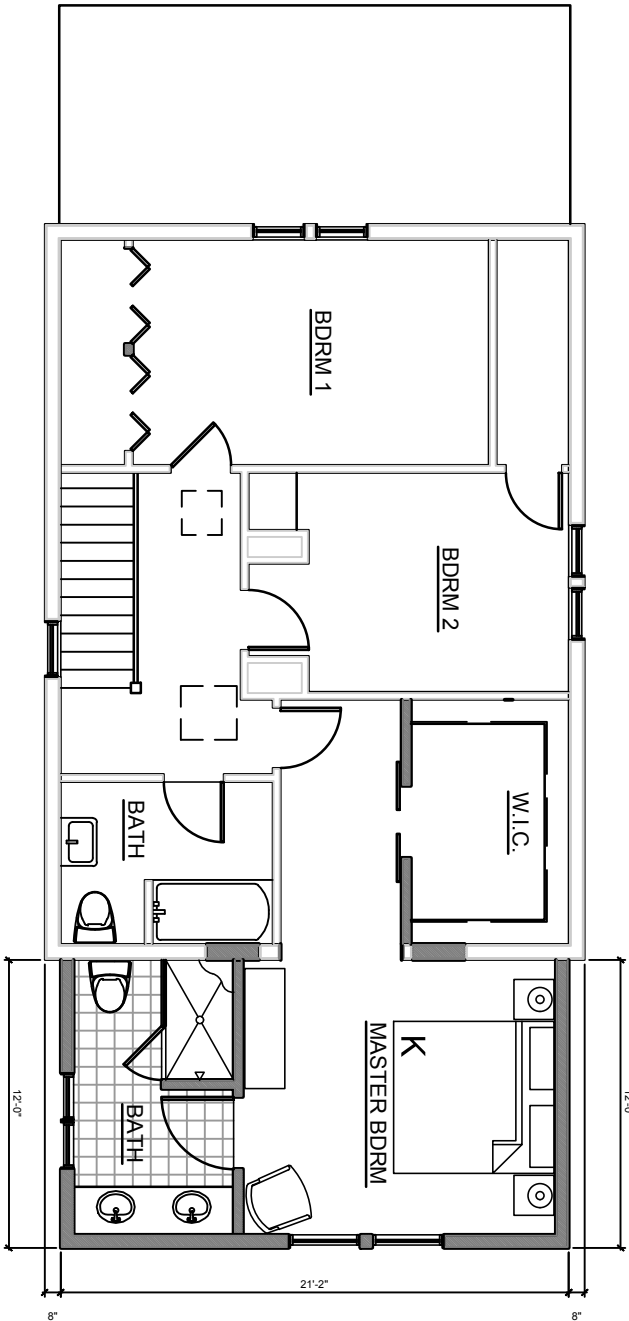


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PROPOSED SECOND FLR. PLAN
(Not Submittal)

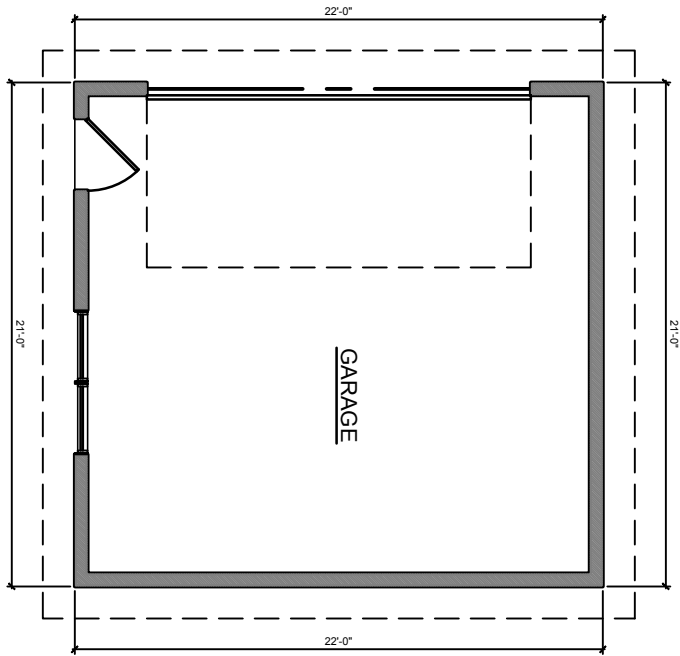


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October 2016
A1.2
 Prop. Second Flr. Plan




PROPOSED GARAGE FLR. PLAN
(Not Submittal)



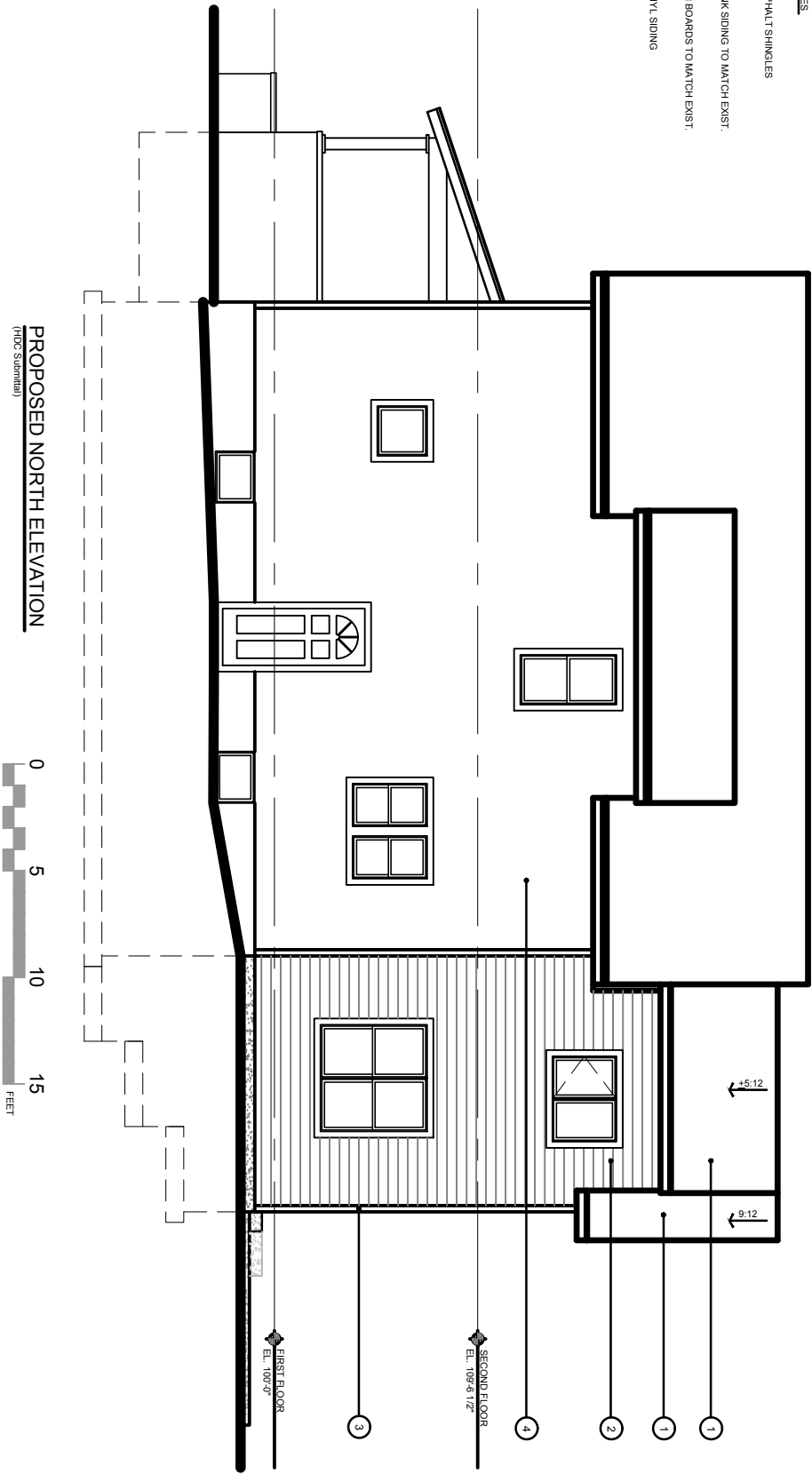
430 S. First St.
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 & ASSOCIATES**

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- MATERIAL KEYNOTES**
- 1 MIN 3/4" ASPHALT SHINGLES
 - 2 HARDIE PLANK SIDING TO MATCH EXIST.
 - 3 HARDIE TRIM BOARDS TO MATCH EXIST.
 - 4 EXISTING VINYL SIDING

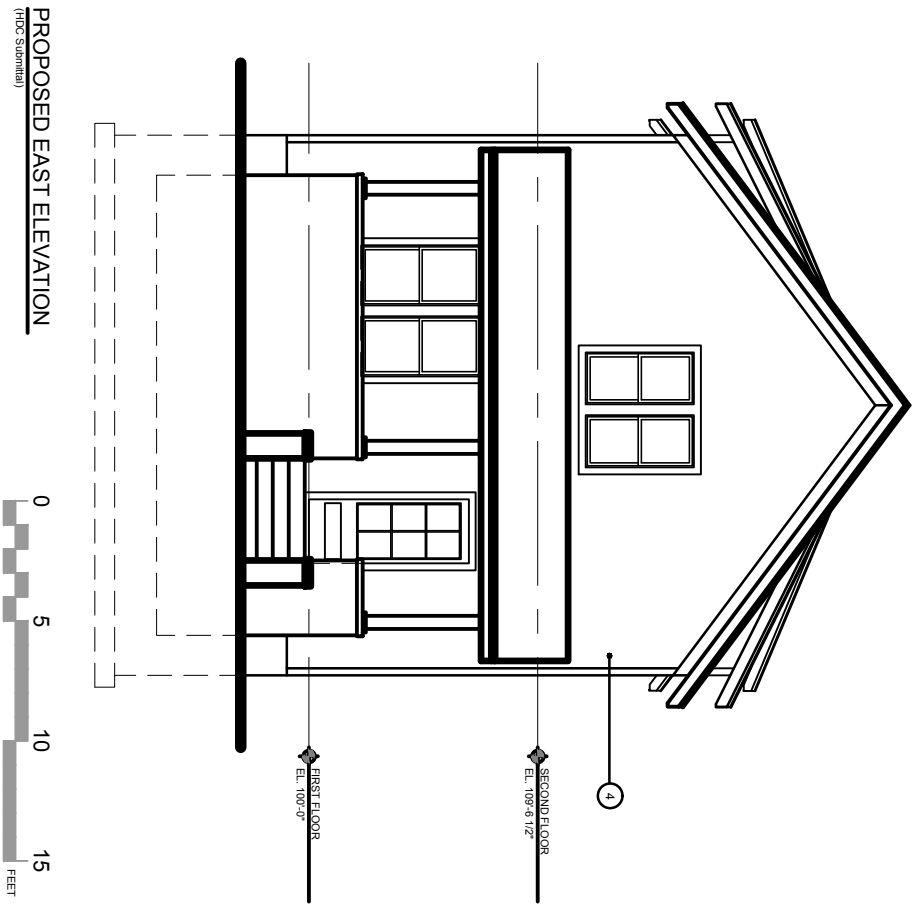


430 S. First St.
Ann Arbor, MI

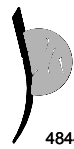
J BRADLEY MOORE & ASSOCIATES
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October 2016
A2.1
Prop. North Elevation

- MATERIAL KEY NOTES
- ① MIN 3/4" ASPHALT SHINGLES
 - ② HARDIE PLANK SIDING TO MATCH EXIST.
 - ③ HARDIE TRIM BOARDS TO MATCH EXIST.
 - ④ EXISTING VINYL SIDING

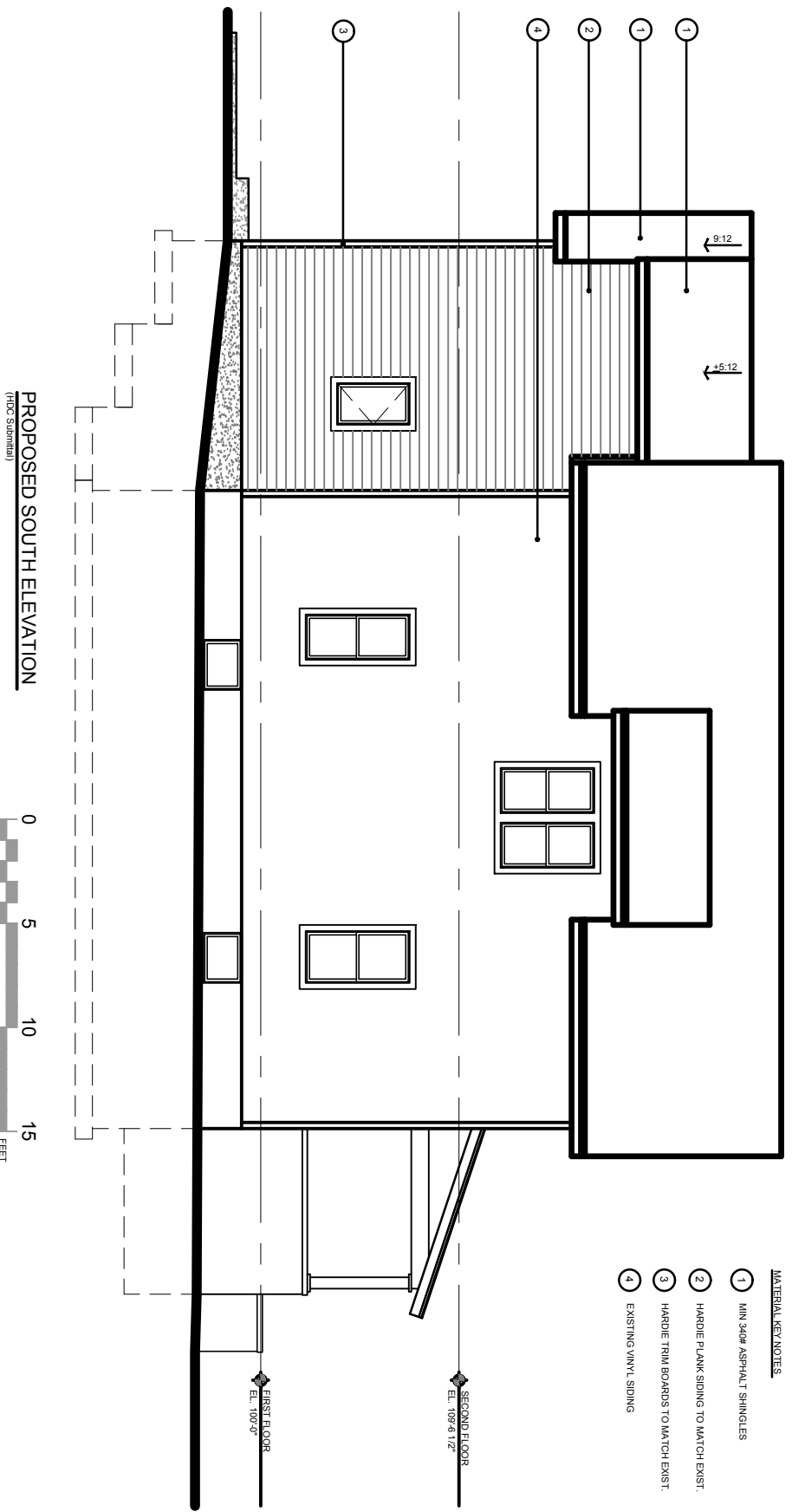


430 S. First St.
Ann Arbor, MI



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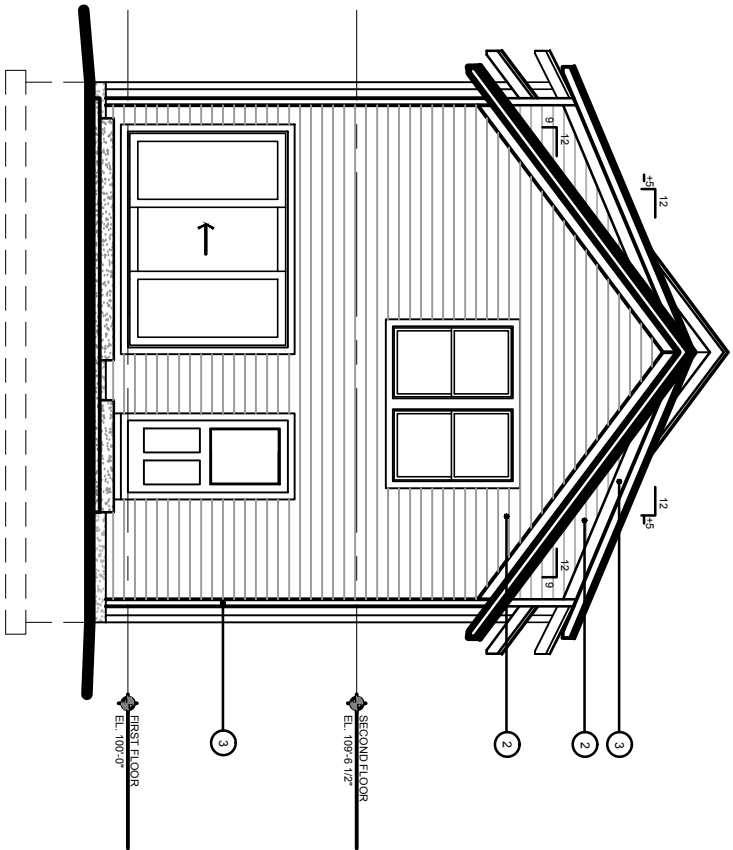
- MATERIAL KEY NOTES**
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 - 4 EXISTING VINYL SIDING

430 S. First St.
Ann Arbor, MI

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October 2016
A2.1
Prop. South Elevation

- MATERIAL KEY NOTES**
- 1 MIN 3/4" ASPHALT SHINGLES
 - 2 HARDIE PLANK SIDING TO MATCH EXIST.
 - 3 HARDIE TRIM BOARDS TO MATCH EXIST.
 - 4 EXISTING VINYL SIDING



PROPOSED WEST ELEVATION
(HDC Submittal)



0 5 10 15
FEET

430 S. First St.
Ann Arbor, MI

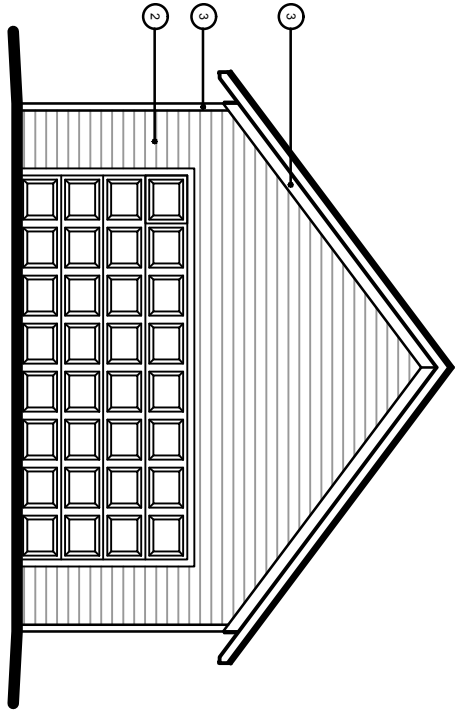


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& ASSOCIATES**

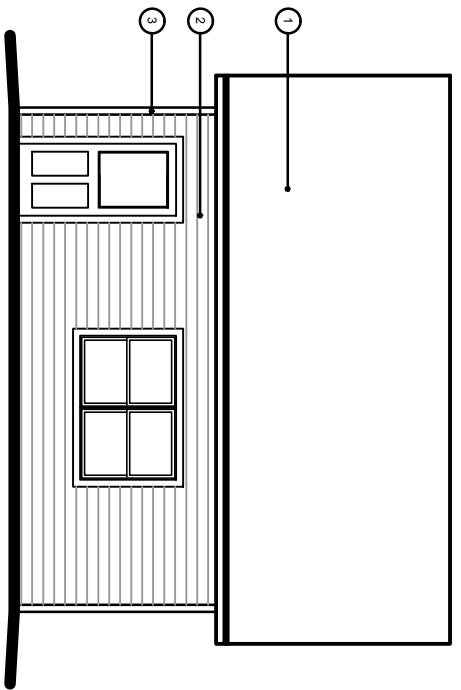
4844 Jackson Road #150 • Ann Arbor, MI 48103 • (734) 930-1500

MATERIAL KEYNOTES

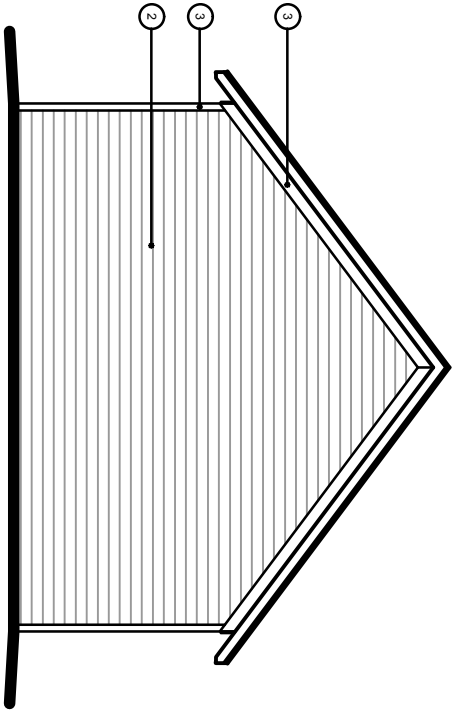
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- ② HARDIE PLANK SIDING TO MATCH EXIST.
- ③ HARDIE TRIM BOARDS TO MATCH EXIST.



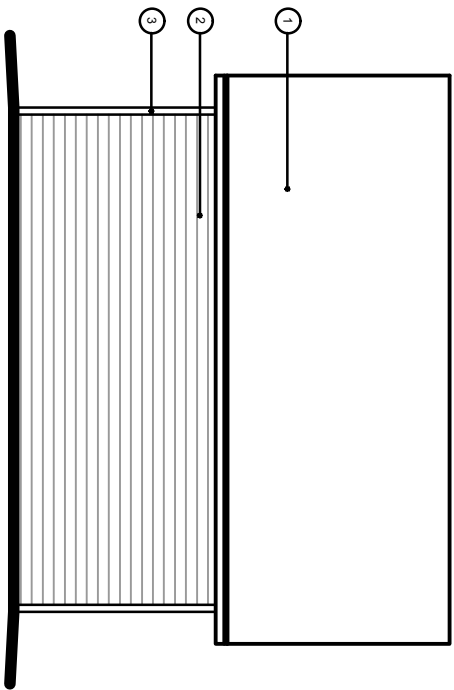
PROPOSED WEST ELEVATION
(HDC Submission)



PROPOSED NORTH ELEVATION
(HDC Submission)



PROPOSED EAST ELEVATION
(HDC Submission)



PROPOSED SOUTH ELEVATION
(HDC Submission)



430 S. First St.
Ann Arbor, MI



**J BRADLEY MOORE
& ASSOCIATES**

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Project Memorandum

To: The Ann Arbor Historic District Commission Date: October, 2016
301 East Huron St., Ann Arbor, MI 48104

Project: Addition to single family residence at 430 S. First Street

Re: Application for Determination of Appropriateness

Section 5: Description of Proposed Changes

1. Provide a brief Summary of Proposed Changes:

A new addition will be added to the rear of the home to add extra space, increase the number of bathrooms and render a more open floor plan compatible with current lifestyles. The added area will allow for the addition of a half bath on the first floor as well as a “drop zone” area and cubbies at the rear entry. The kitchen and dining room will become more open and gain some square footage. A small outdoor patio is proposed directly adjacent to the dining room at the rear of the house. A small, detached, 2 car garage is proposed to be built at the rear of the property - similar to the house next door and many other homes in the Old West Side. On the second floor a master suite is proposed with a full bath. The half bath previously shoe-horned into the original close in the front bedroom will be removed and the closet area restored.

2. Provide a description of Existing Conditions:

The existing house is a gable-front form 2 story home with a first floor covered porch across the front (as is fairly typical for The Old West Side) with an off center front entry from covered front porch. The main roof ridge is perpendicular to the street. The floor area is split between the first and second floor. The balance of the attic space is unfinished and has such low headroom it cannot be finished.

The wood frame house is constructed on a concrete block foundation. The home has vinyl lap siding on the exterior walls, double hung windows (with

aluminum exterior storm windows) and an asphalt shingle roof. the exposed foundation of the front porch is fieldstone. Most of the wood double hung windows appear to be original to the home (though not the aluminum storm windows).

The home shares a common vehicular drive with 436 S. First St. to the south. There is only parking along the east side of 1st Street.

The neighborhood is Zoned R4C and it backs up to a 2 story residential house and there is a 3 story apartment building on the opposite side of first street. There is 3-5 foot tall wood fence at the rear of the site as well.

3. Reason for Proposed Changes:

The Owner would like to create a master suite, including a full bath, on the second floor and add a half-bathroom on the first floor while creating a more open layout. The Owner would also like to build a garage at the rear of the lot for parking cars. The proposed addition to the first floor would accommodate a remodeled/updated kitchen, a larger dining room, half bath and more storage/closet space. The new second floor would accommodate an enlarged master bedroom with a bathroom and more closet space for one of the existing bedrooms (where an old retrofitted half-bath was previously installed). The new master bedroom would accommodate a queen sized bed with a nightstand/table, dresser and increased closet space.

4. Attached additional information that will further explain or clarify the proposal:

The existing first floor footprint of the home is 620 SF while the proposed first floor foot print of the addition is 254 SF (40.9%). The total area of the home on the first and second floors is 1,240 SF while the total area of the proposed addition on the first and second floors is 508 SF (40.9%). The addition is located at the rear of the home so as to be minimally impactful. The ridge line of the proposed addition will be lower than the existing main ridge line of the home.

The new exterior cladding for the proposed addition is horizontal lapped Hardie Board siding. This will closely resemble though not duplicate the existing home as required by the Secretary of the Interior's Standards as well

as the Ann Arbor Historic District Guidelines while being in keeping with other homes and additions in the neighborhood and district. The addition have Hardie Trim boards around the sided field of the exterior walls and around the windows. The windows in the proposed addition will be mostly double hung type with a few hopper/and or casement types as indicated/shown. They will be wood windows with vinyl or aluminum clad exteriors equal to Andersen or Eagle (with integral storm windows and low e glazing) and be white in color.

See attached drawings.

The proposed addition has been designed to be in keeping/compliance with the following:

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.

(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 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.

SOI Guidelines

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.

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: Introducing a new design that is incompatible with the historic character of the building.

From the City of Ann Arbor Design Guidelines:

All Additions

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

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

Not Appropriate: Designing an addition to appear older than, or the same age as, the original building.

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.



Front (East) Elevation



Rear (West) Elevation



South Side Elevation



North Side Elevation



Existing fence and house to the west



Apartment building across the street



Existing windows with trim boards and aluminum storm windows