

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 514 Sixth Street, Application Number HDC21-085**DISTRICT:** Old West Side Historic District**REPORT DATE:** April 8, 2021**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** April 5, 2021**OWNER****APPLICANT****Name:** Ian Bratcher & Madison Goforth

Giraffe Design Build

Address: 417 W. Davis
Ann Arbor, MI 48103108b South Main
Chelsea, MI 48818**Phone:** (734) 277-0858

(734) 562-2125

BACKGROUND: This 1 ¾ story gable-fronter features one-over one windows, a stone foundation, narrow wood lap siding and wood frieze board. The front porch was originally the width of the house (as seen on the 1948 Sanborn in the application attachments) and did not wrap around the corner. It is unknown whether the fancy porch brackets are from the period of significance. The house first appears in Polk City Directories in 1884; from 1894 until at least 1910 it was occupied by a Hening.

LOCATION: The site is located on the west side of Sixth Street, south of West Jefferson and north of West Madison.

APPLICATION: The applicant seeks HDC approval to construct a 197 square foot single-story addition on the rear (southwest) corner of the house; change the roofline on an existing south side addition to better tie it into the new addition; add a covered porch to the rear of the house; add two pairs of one-over-one windows to an existing addition; replace a non-original door with a triple casement window on the rear; replace non-original kitchen windows with French doors on the rear; and raise and reconfigure the pitch of a shed dormer on the rear to make it match the original house. Also to remove a non-original screen porch attached to the rear of the house.

APPLICABLE REGULATIONS:**From the Secretary of the Interior's Standards for Rehabilitation:**

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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.

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. This house has a two-story modern addition on the south side. It was built before the Historic Preservation Ordinance change in 2008, which required the entire property to be reviewed, not just the first 15 feet of a structure. This application proposes the addition of 197 square feet behind the south side addition. A discussion of the proposed changes is organized below by building elevation.
2. Front/East: The roofline of a single-floor addition on the south side is proposed to be changed from a gable to a shed roof. The shed roof pitch would match that of the front gable. A single one-over-one window would be replaced with a slightly larger pair of windows on the side addition. Since the original part of the house have no paired windows, this is an appropriate way to distinguish them as modern. Both of these work items are appropriate.
3. Rear/West: A single-story rectangular addition slightly smaller than 19'8" by 10'8" would infill the southwest corner behind the side addition. It has a rear-facing gable and the south side ties into the new shed roof on the side addition described above. On the west side, several non-original windows are removed and a pair of French doors and triple-casement windows are added, one of which replaces a person door. The door itself is not original (per the application), but it is not known whether the opening is original. The only pre-1945 window on this elevation is retained. On the second floor of this elevation a large dormer is reconfigured to increase the roof pitch to match that of the original rear gable. Finally, a new hipped porch roof runs across the back and is nearly the width of the original house.

Per the 1948 Sanborn, the house previously had single and 1 ½ story wings on the back. These can still be observed, though the rooflines of both have been heavily modified. The proposed addition does not preserve the southwest corner of the one-story addition but is set forward from it. The back of this house has been so heavily modified that staff believes the proposed addition makes the original no less discernible when compared to the 1948 Sanborn than it is right now.

4. South Side: The new first and second story rooflines are clear here. On the second story, the increase in height of the dormer roof ridge is 9 ½". It is still well below the ridge of the main house block. Several proposed casement windows are appropriate since they are on a side elevation.

5. North Side: Changes here are minimal. The new height of the roof ridge on the 1 ½ story rear wing is visible, as are the new addition roof and porch roof.
6. Materials include cementitious lap siding with a 4" reveal on the addition (note that the plans indicate wood grained siding – since this is not appropriate, the suggested motion is conditioned on the siding being installed smooth side out); wood porch columns; asphalt shingles to match existing; and aluminum clad wood windows and French doors.
7. Staff believes the work is appropriate and meets the Standards and Guidelines. It is distinguished from the original house, meets the size limit requirements, and improves some inappropriate work previously completed.

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 514 Sixth Street, a contributing property in the Old West Side Historic District, to construct an addition and other work as proposed, with the following condition: that cementitious siding on the new addition is installed with the smooth side out. As conditioned, 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 1, 2, 5, 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 514 Sixth Street in the Broadway 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

2008 File Photos





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
Phone: 734.794.6265 ext. 42608
Fax: 734.994.8460

ithacher@a2gov.org

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Ian Bratcher & Madison Goforth		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 514 6th Street		CITY ANN ARBOR	
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 277-0858	EMAIL ADDRESS ibratcher90@gmail.com / madison.goforth@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 417 W. Davis		CITY Ann Arbor	STATE, ZIP MI, 48103

PROPERTY OWNER'S SIGNATURE

SIGN HERE	<i>Ian Bratcher</i>	PRINT NAME	Ian Bratcher	DATE	3/19/21
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Giraffe Design Build			
ADDRESS OF APPLICANT 108b South Main			CITY Chelsea
STATE MI	ZIPCODE 48818	PHONE / CELL # (734) 562-2125	FAX No ()
EMAIL ADDRESS steven@giraffedesignbuild.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	<i>Steven Varnum</i>	PRINT NAME	x Steven Varnum	DATE	3/19/21
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BUILDING USE – CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

This is a whole house renovation to improve functional space for the new homeowner. Most of the focus is on the interior, with an effort to improve usability of living area on the main level and create a functional master bedroom suite on the upper level. Changes to the exterior include a single story addition to allow for a banquette seating area adjacent to the kitchen and provide area for a pantry. This will be attached to a previously modified area of the residence. In addition to this, we intend to modify other previously modified areas of the home to make them look more harmonious with the original structure (while still being distinctly different).

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Given the relatively small footprint of this home, and the desire to keep a bedroom on the main level in place to allow for future aging in place, it is our feeling that an addition is required to provide enough storage and seating area to allow for large family gatherings to occur in the kitchen and dining area.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

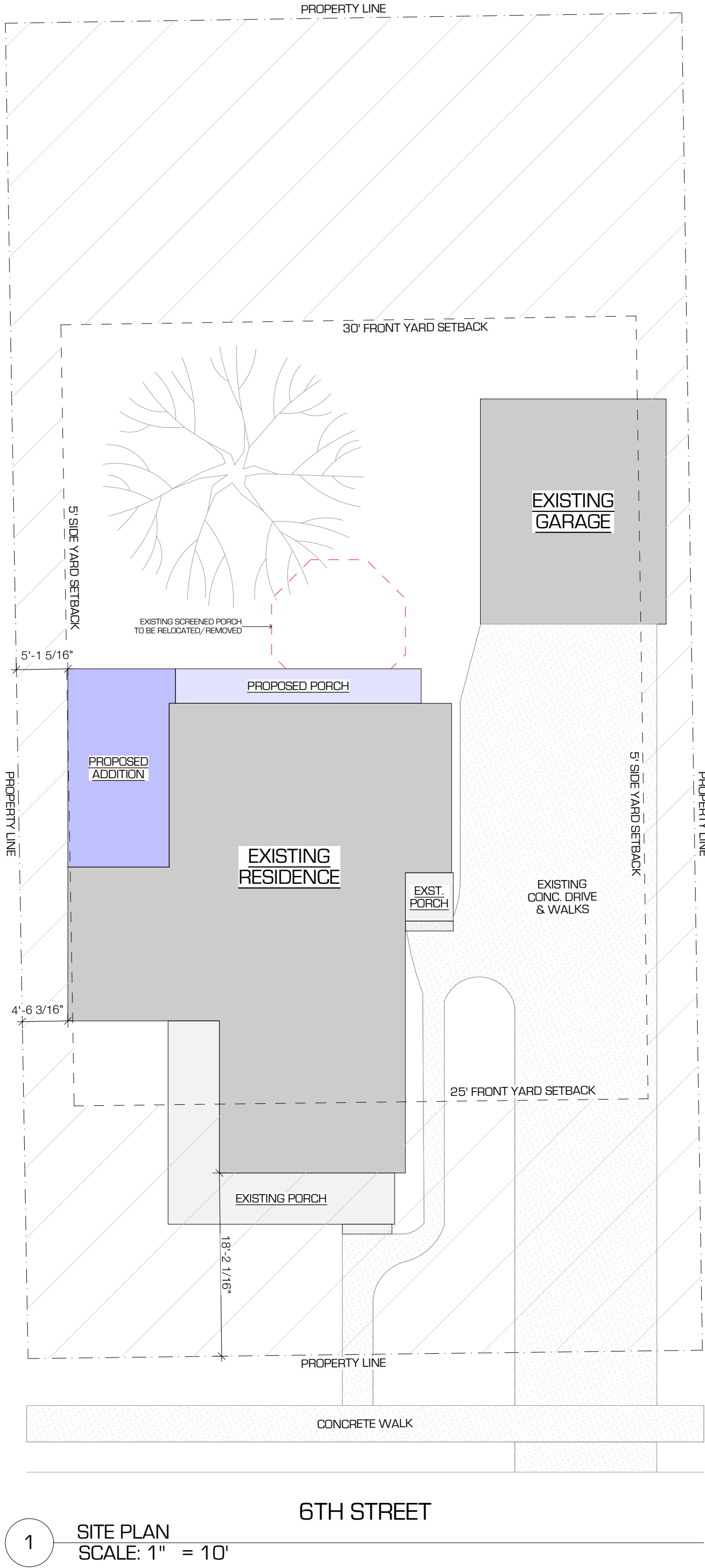
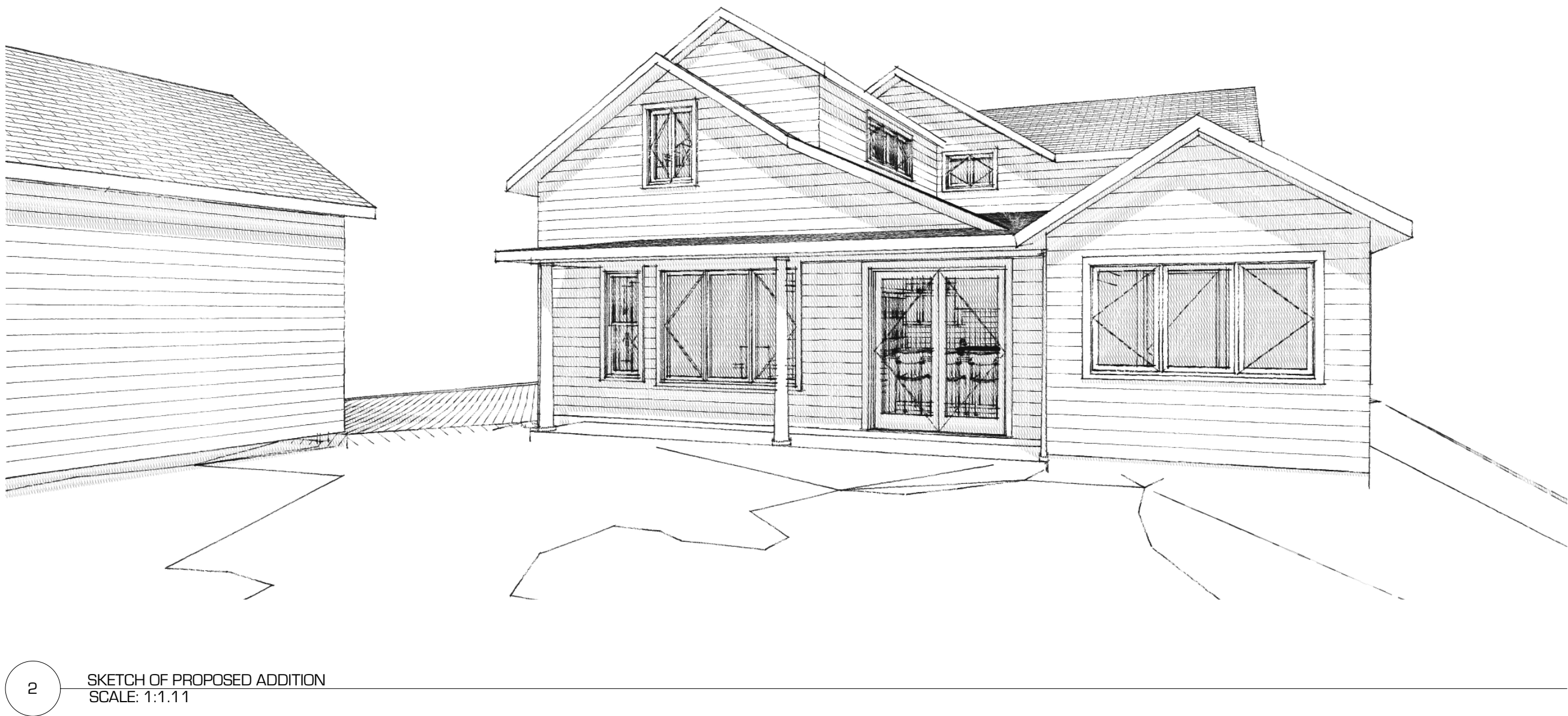
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

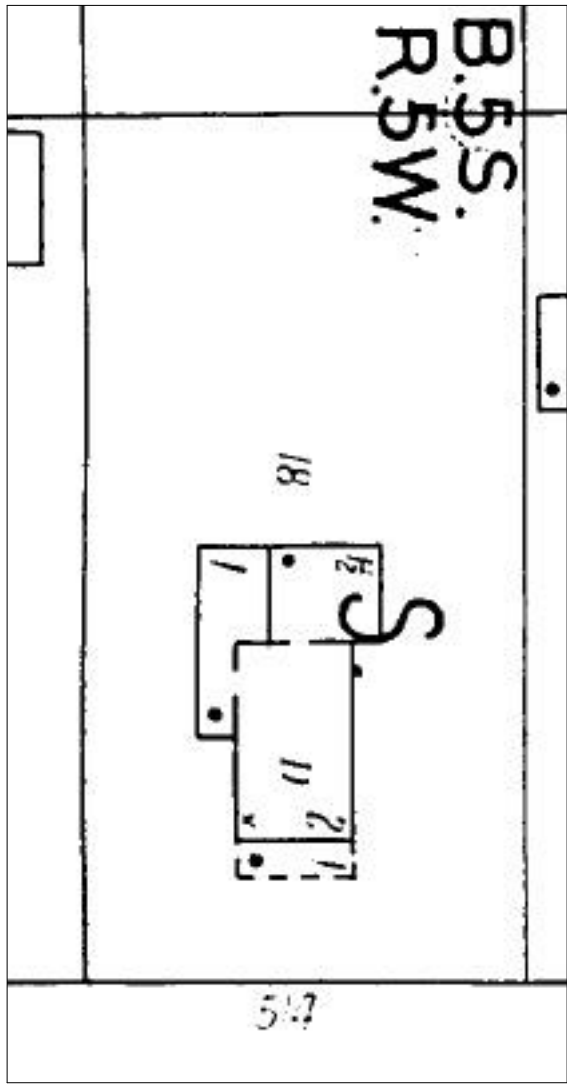
HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



PROPERTY OWNERS
IAN BRATCHER & MADISON GOFORTH



1948 SANBORN FIRE INSURANCE MAP OF SITE

HISTORIC DISTRICT
OLD WEST SIDE

ZONING INFORMATION
CITY OF ANN ARBOR, R2A

HISTORIC SQUARE FOOT CALCULATIONS

AREA BASED ON CITY ASSESSOR

ORIGINAL FOOTPRINT - 1056 SQ. FT.
ORIGINAL LIVING AREA - 1578 SQ. FT.

CURRENT FOOTPRINT - 1206 SQ. FT. [14% LARGER THAN ORIGINAL]
CURRENT LIVING AREA - 2174 [38% LARGER THAN ORIGINAL]

PROPOSED MAIN LEVEL ADDITION - 197 SQ. FT.
PROPOSED FOOTPRINT - 1403 SQ. FT. [32.8% LARGER THAN ORIG.]
PROPOSED LIVING AREA - 2371 SQ. FT. [50% LARGER THAN ORIG.]

AREA BASED ON FIELD OBSERVATIONS

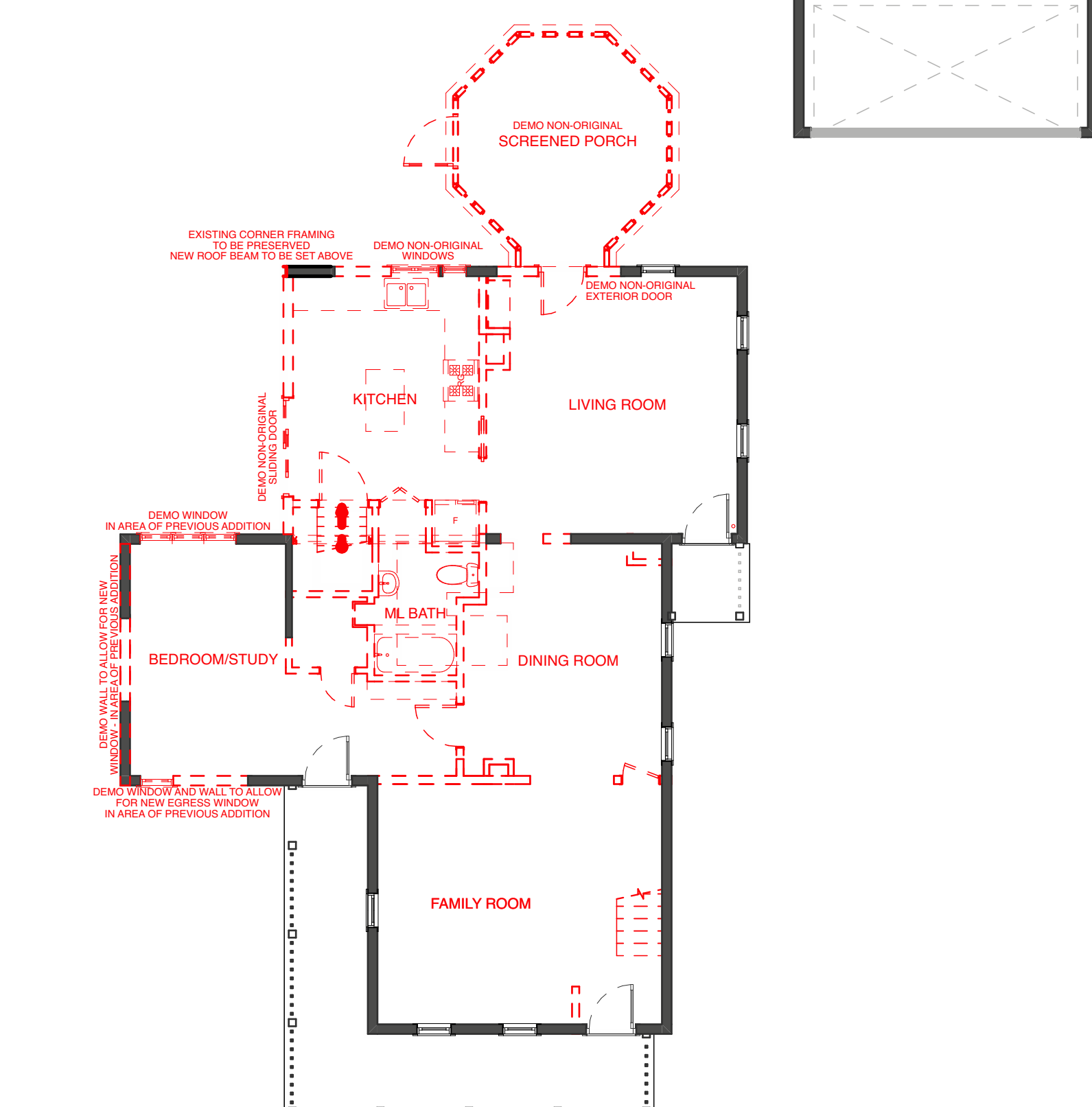
ORIGINAL FOOTPRINT - 1093 SQ. FT.
ORIGINAL LIVING AREA - 1652 SQ. FT.

CURRENT FOOTPRINT - 1245 SQ. FT. [14% LARGER THAN ORIG.]
CURRINT LIVING AREA - 2250 SQ. FT. [36% LARGER THAN ORIG.]

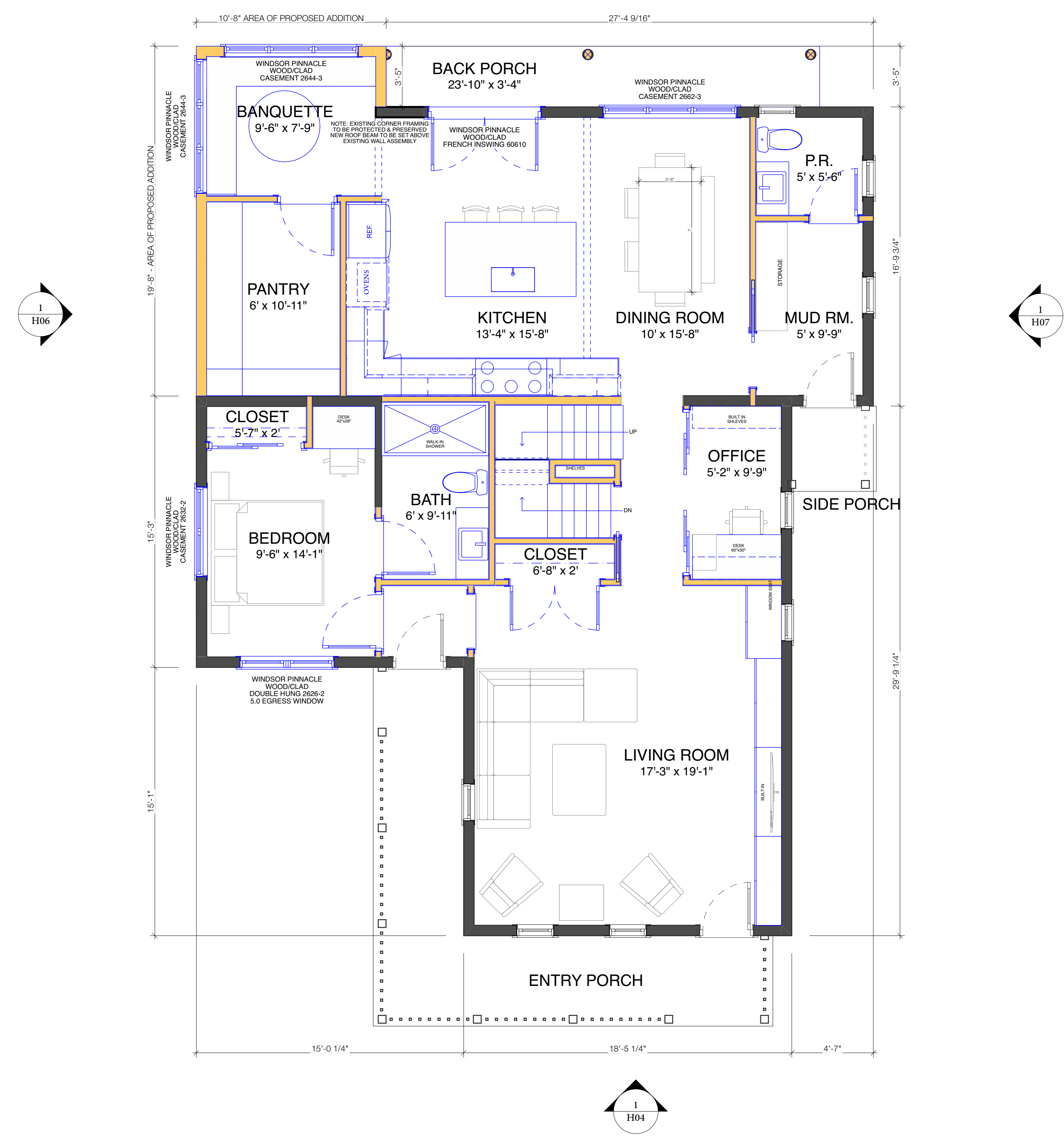
PROPOSED FOOTPRINT - 1442 SQ. FT. [32% LARGER THAN ORIG.]
PROPOSED LIVING AREA - 2447 SQ. FT. [48% LARGER THAN ORIG.]



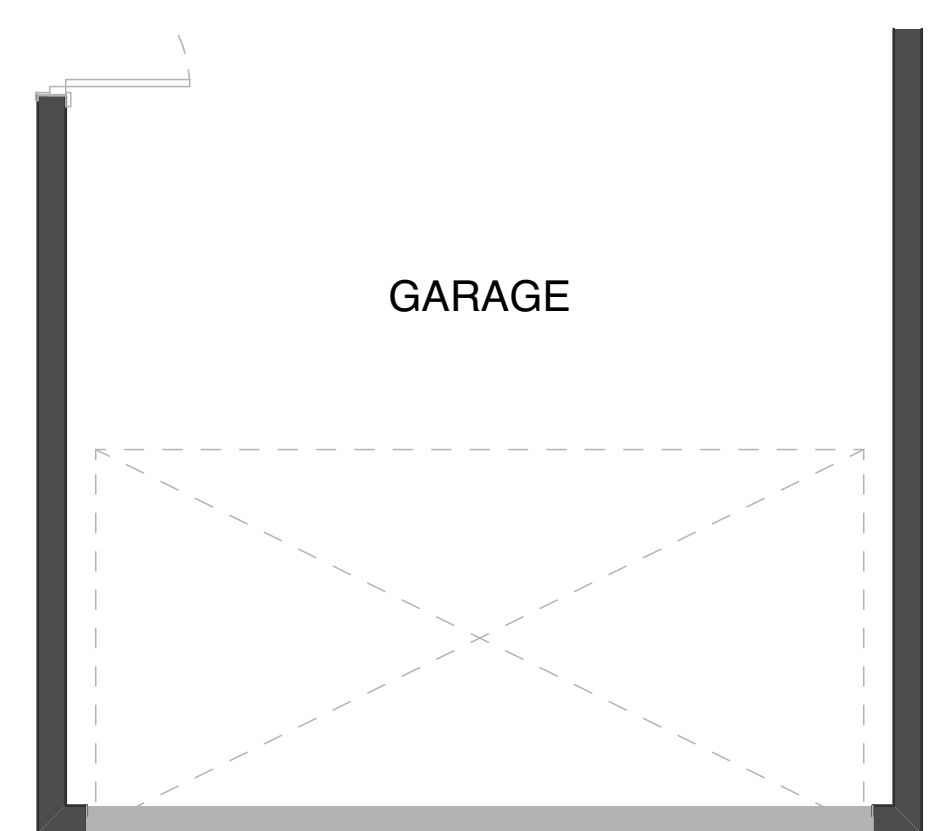
1 EXISTING MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"

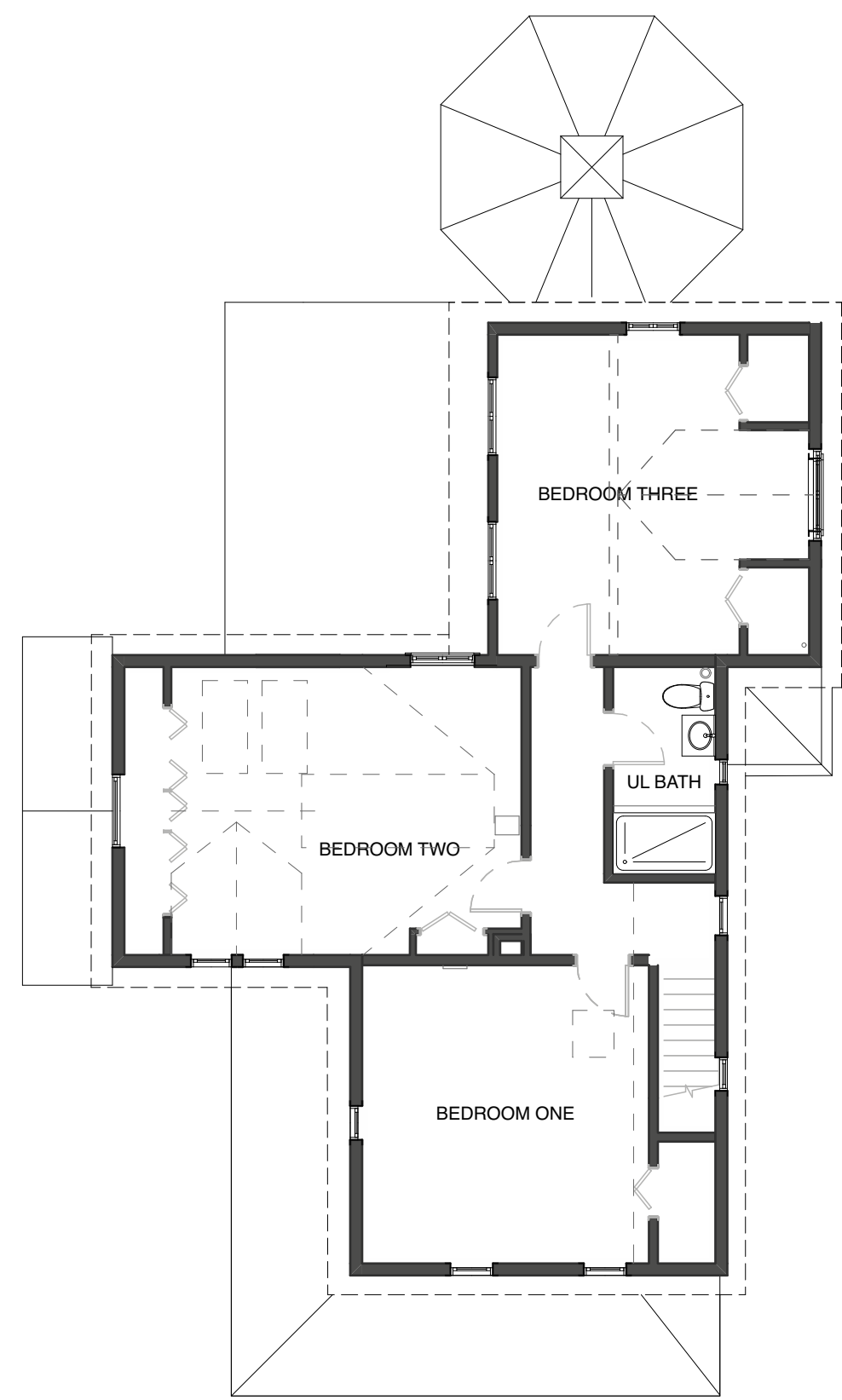


2 MAIN LEVEL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

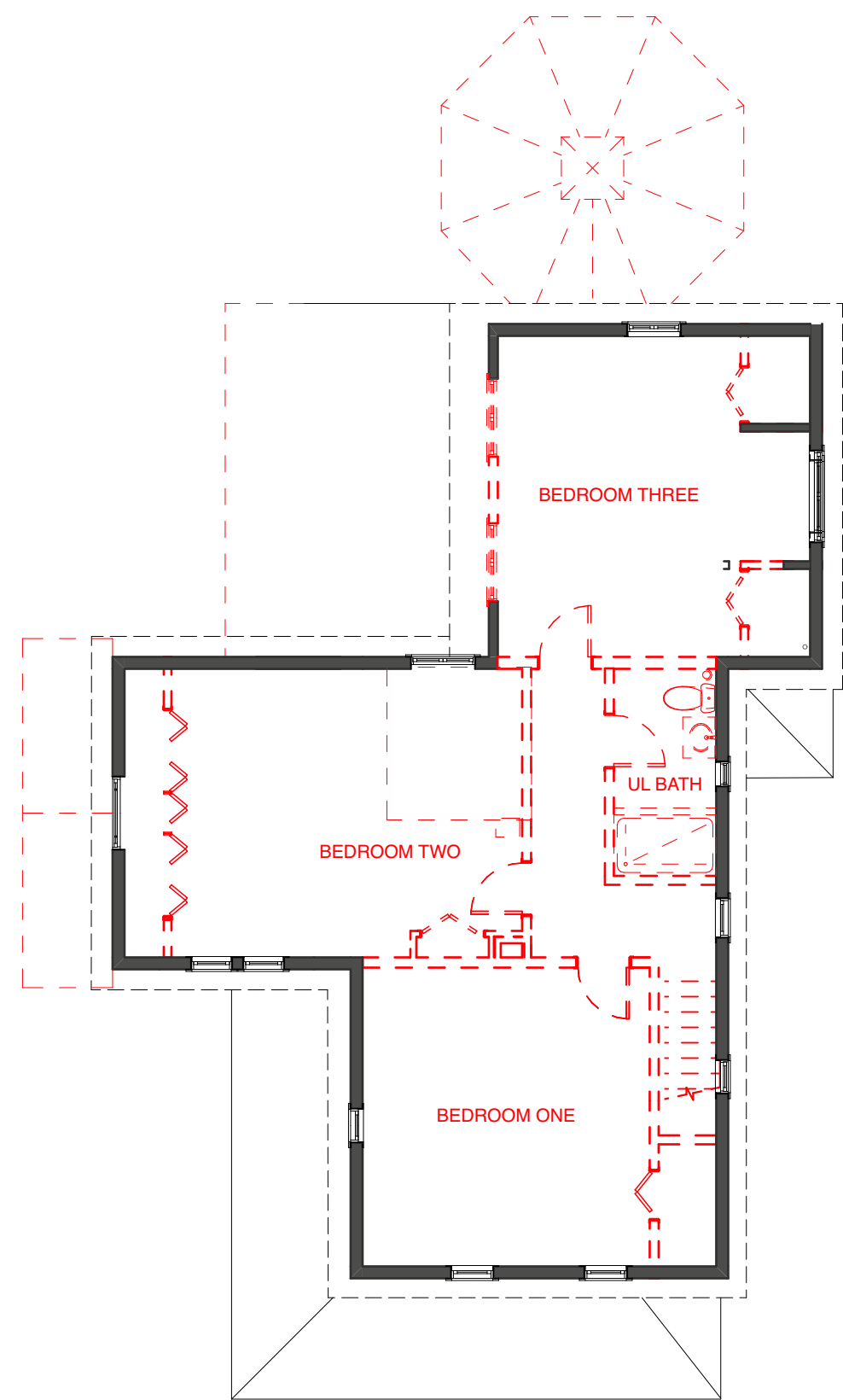


3 PROPOSED MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

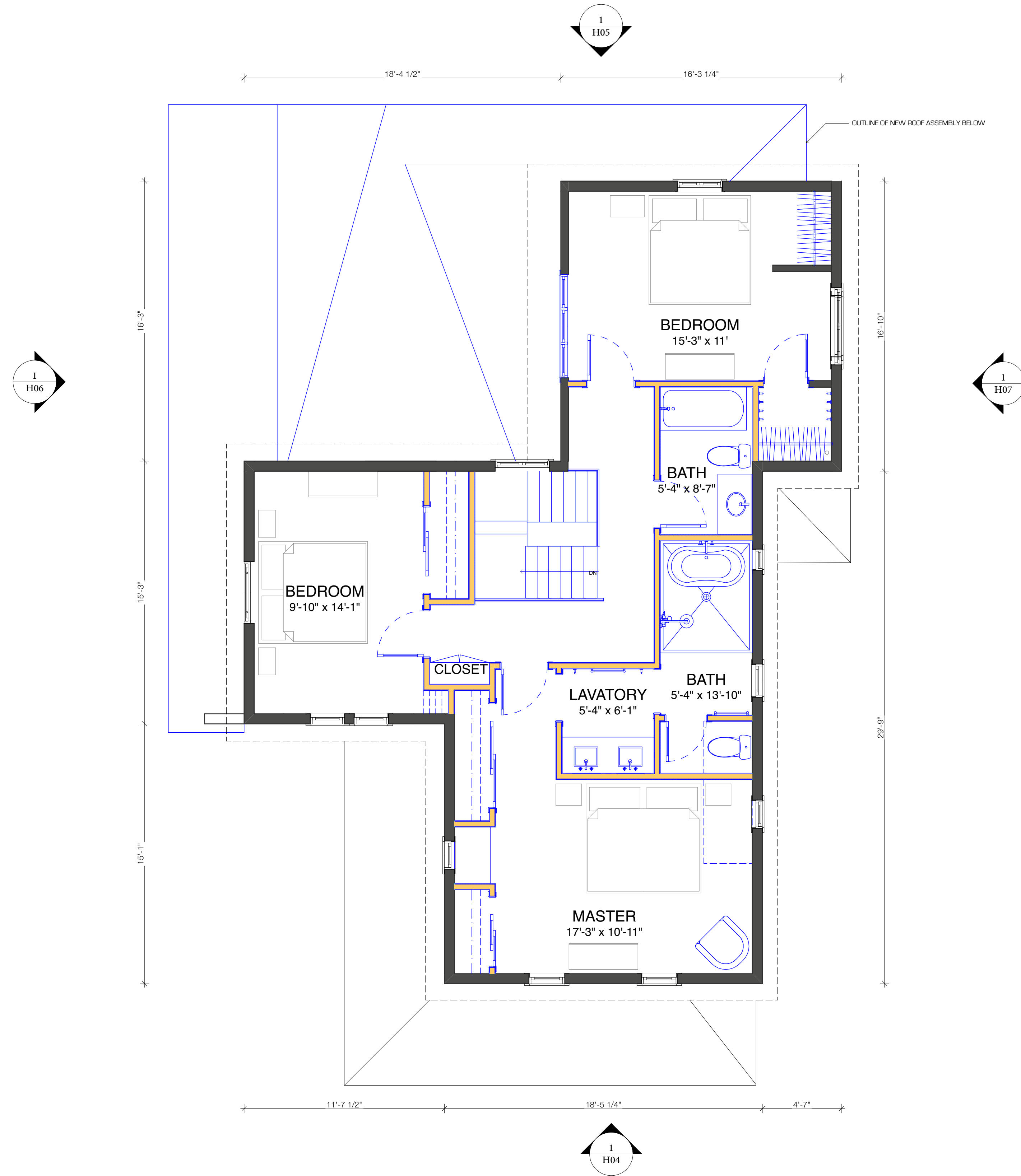




1 EXISTING UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"



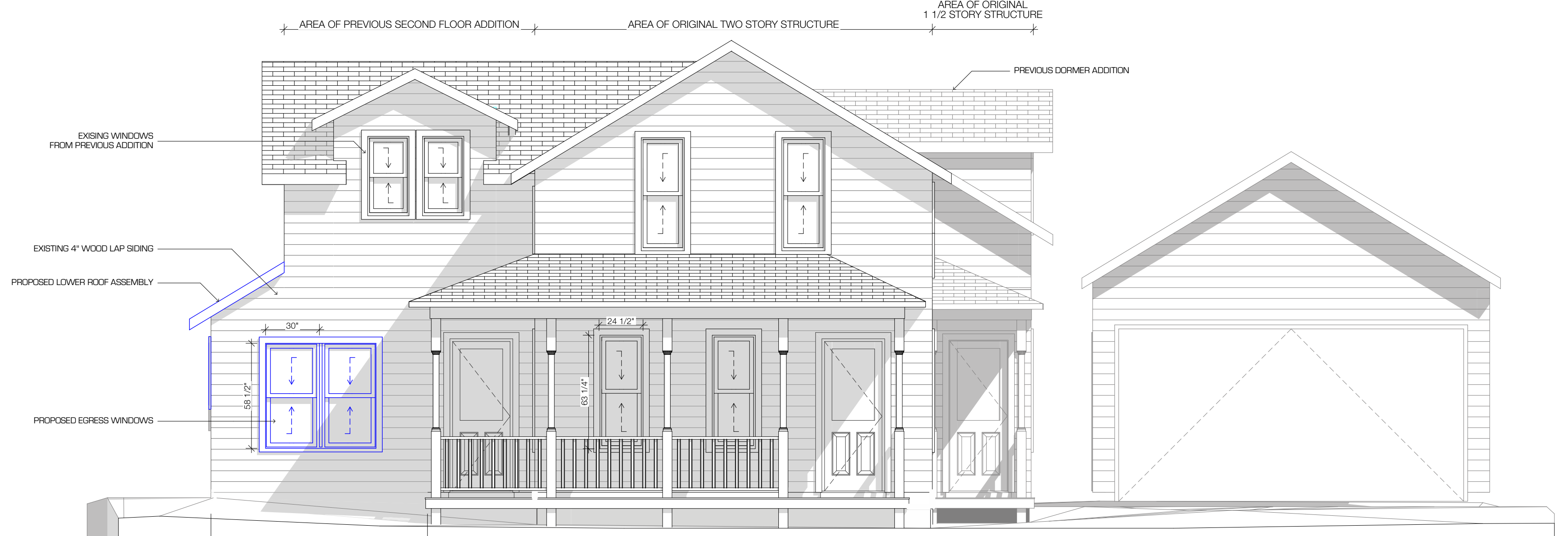
2 UPPER LEVEL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



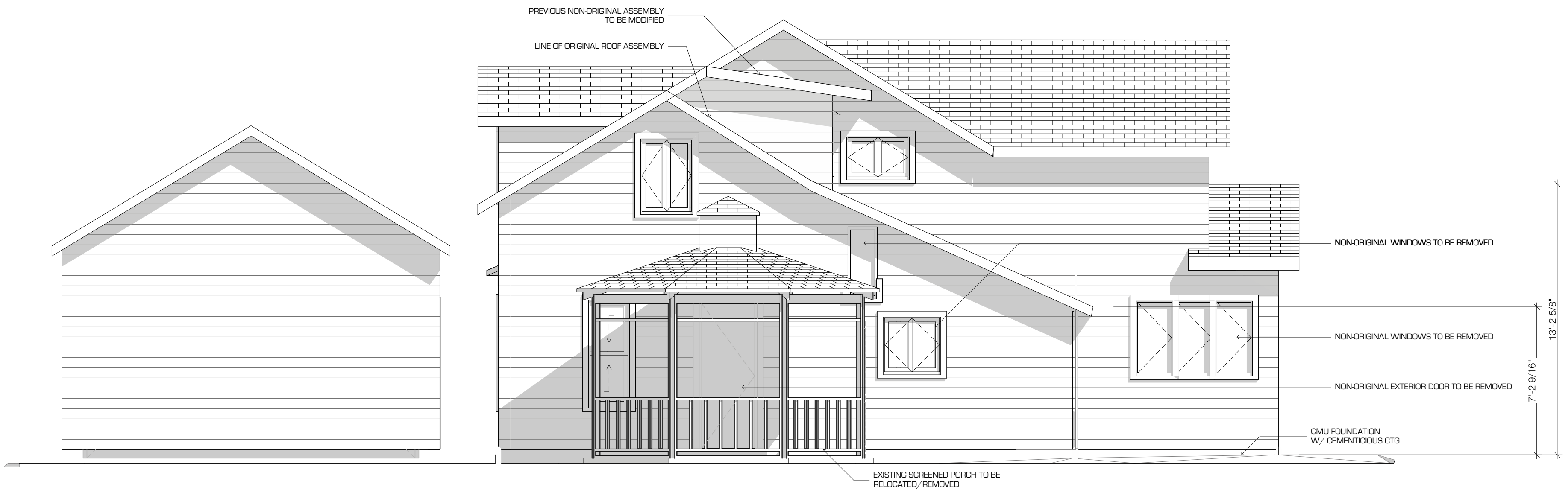
3 PROPOSED UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



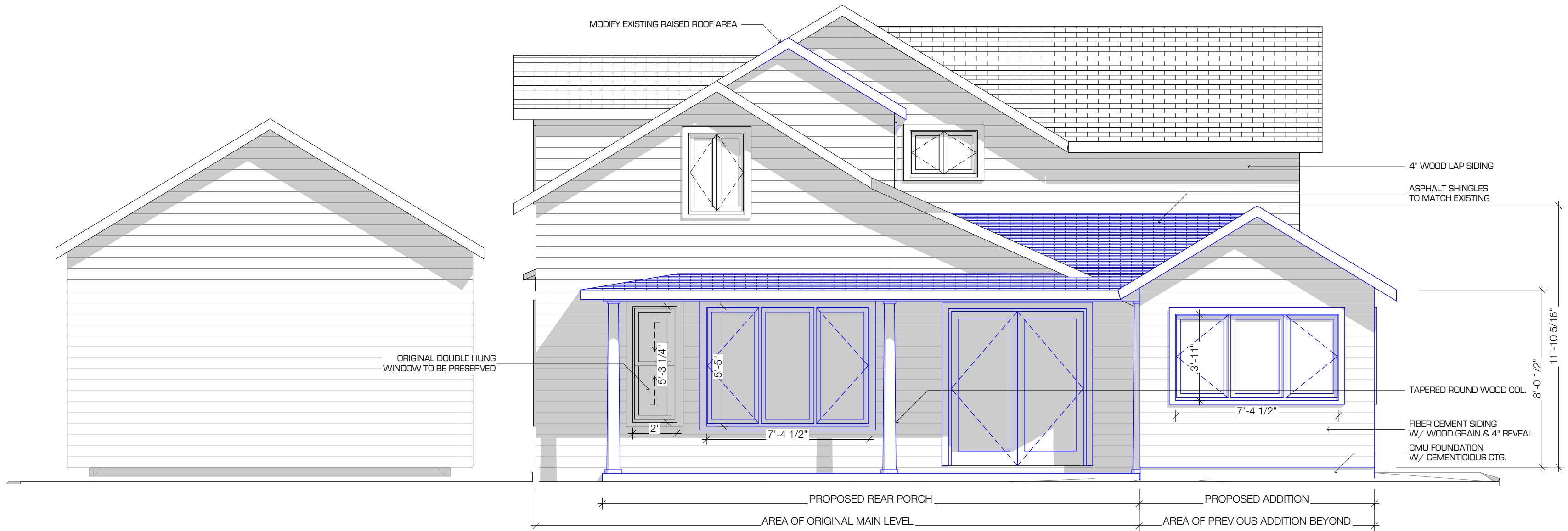
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



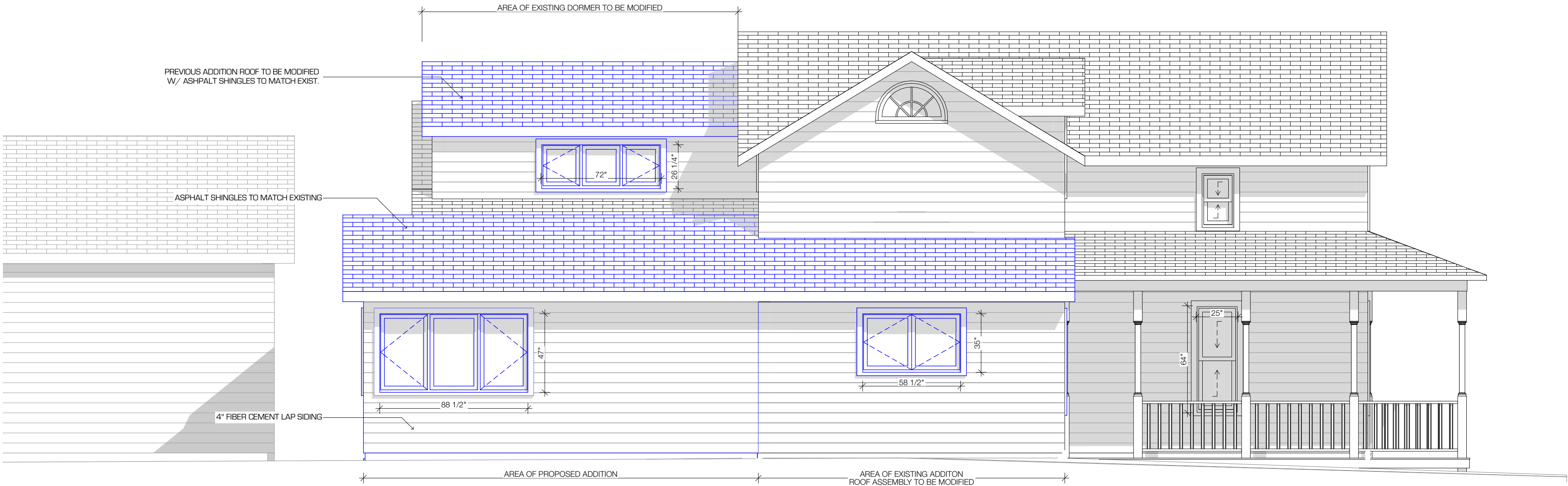
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PHOTOS OF EXISTING NON-ORIGINAL WINDOWS & DOORS TO BE REMOVED



PHOTO OF EXISTING WOOD CORNER BOARD
PROPOSED FIBER CEMENT CORNER BOARDS TO
BE 3 1/2" W/ SMOOTH FINISH



PHOTO OF EXISTING WOOD LAP SIDING
PROPOSED FIBER CEMENT LAP SIDING TO HAVE 4"
MAX. EXPOSURE & WOOD GRAIN FINISH



PHOTO OF EXISTING WOOD WINDOW TRIM
PROPOSED SMOOTH CEDAR TRIM TO BE 3"



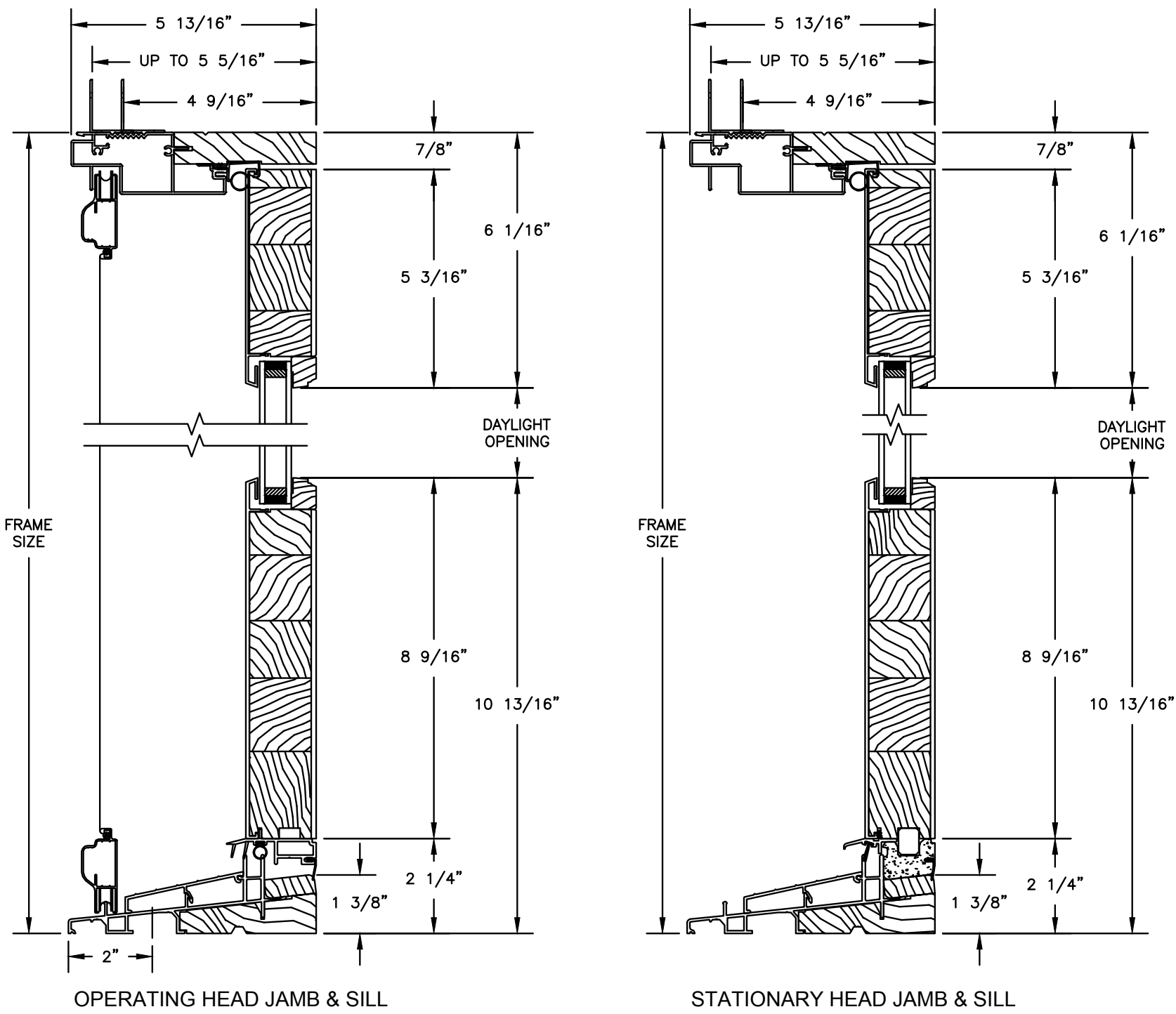
PHOTO OF EXISTING WOOD WINDOW SILL
PROPOSED SMOOTH CEDAR SILL TO BE MAX. 2"

ADDITIONAL EXTERIOR TRIM NOTES

- 1 - NEW FRIEZE BOARD TO BE NO LESS THAN 1" NARROWER THAN EXISTING
- 2 - EXISTING WOOD PORCH COLUMNS ARE DECORATIVE TURNED COLUMNS W/ SQUARE TOP & BOTTOM, NEW COLUMNS TO BE TAPERED ROUND WOOD COLUMNS.

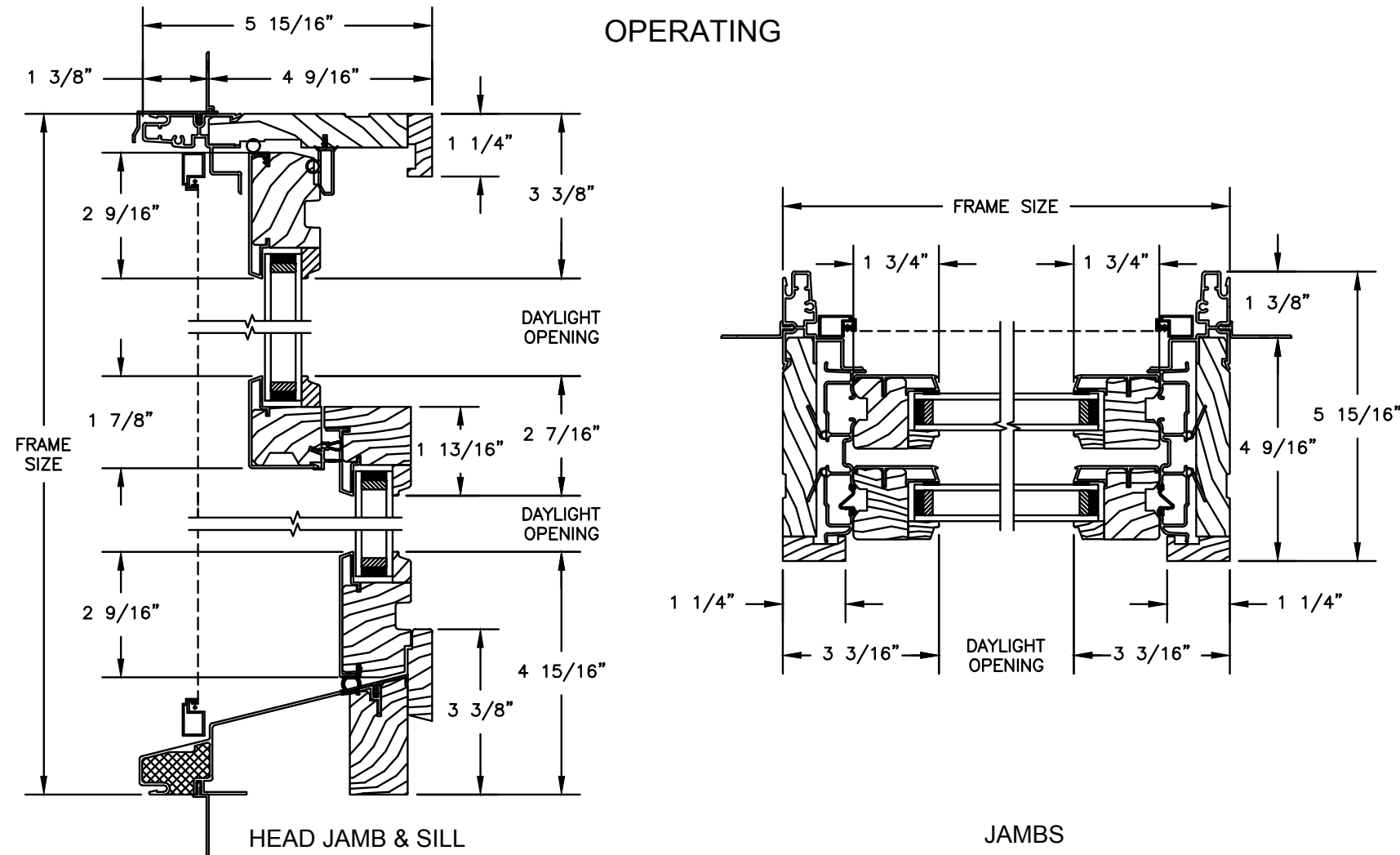
Pinnacle Series
CLAD PATIO DOOR - FRENCH INSWING

SECTION DETAILS 4 9/16" TO 5 5/16" JAMB
SCALE: 3" = 1'-0"



Pinnacle Series
CLAD DOUBLE HUNG

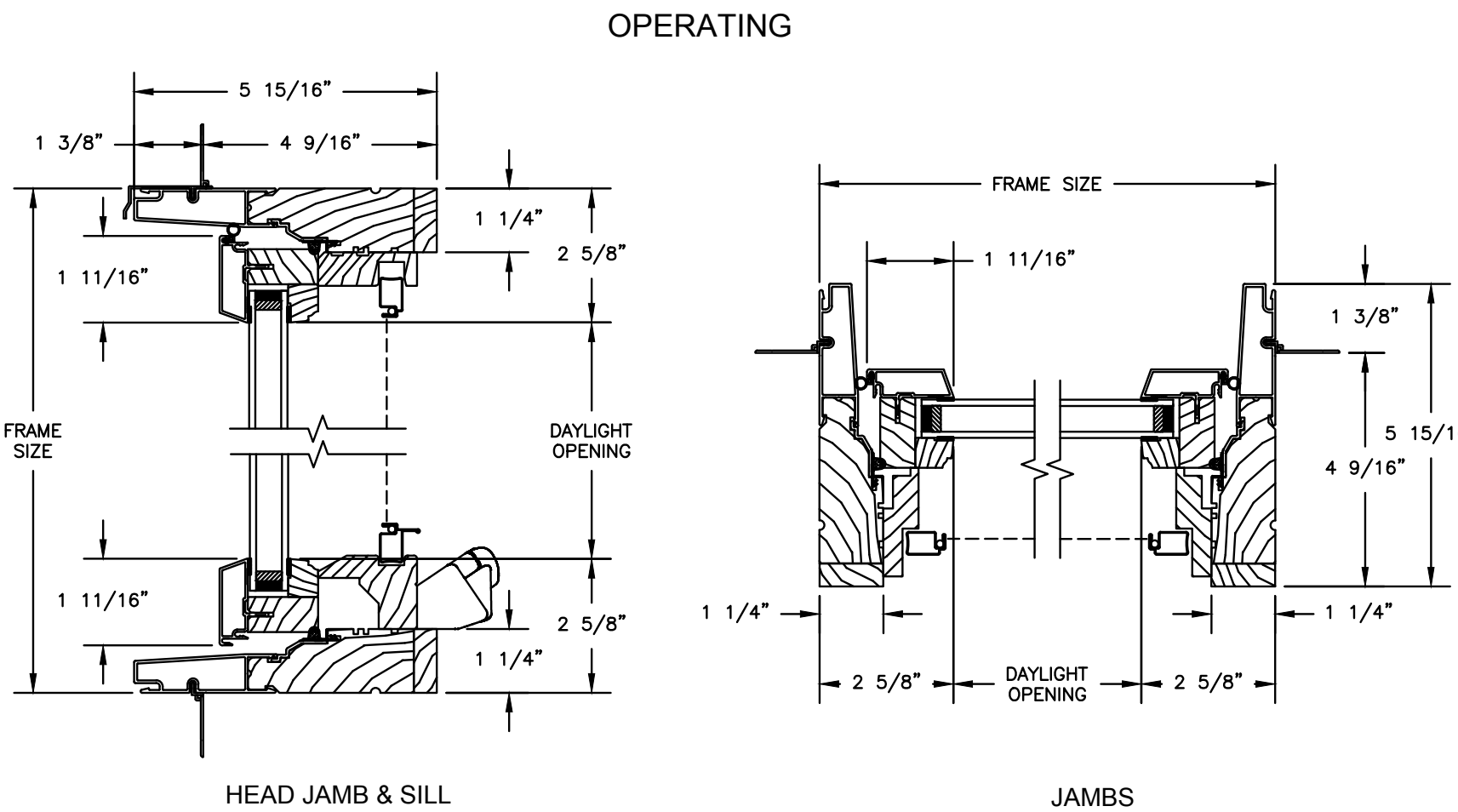
SECTION DETAILS : OPERATING / PICTURE
SCALE: 3" = 1'-0"



WINDSOR WOOD/CLAD WINDOW PROFILES

Pinnacle Series
CLAD CASEMENT

SECTION DETAILS : OPERATING / STATIONARY
SCALE: 3" = 1'-0"



WINDSOR WOOD/CLAD FRENCH PATIO DOOR PROFILE