

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1335 Hill Street, Application Number HDC15-102

DISTRICT: Old West Side Historic District

REPORT DATE: July 9, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 6, 2015

	OWNER	APPLICANT
Name:	Congregation Machon L'Torah	Raphael Eisenberger Jewish Resource Center
Address:	18877 W Ten Mile Rd, Ste 250G Southfield, MI 48075	17204 Adrian Road Southfield, MI 48075
Phone:		(248) 497-8888

BACKGROUND: See the attached description of the 1894 Farwell Wilson House from *Historic Ann Arbor: An Architectural Guide* by Susan Wineberg and Patrick McCauley.

LOCATION: The site is located on the north side of Hill Street, opposite Olivia Avenue.

APPLICATION: The applicant seeks HDC approval to demolish an existing rear addition, construct a new 2 ½ story rear addition, and install a new planter and sign in the front yard.

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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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 structure is currently 3,774 gross square feet, per the architect, with another 1,197 square feet in the basement, per the assessor. The footprint of the historic part of the home is around 1200 square feet, plus about 200 square feet in the current addition (which is 400 square feet total) that would be removed to make way for the new addition.

The proposed addition is 851 square feet in the basement, first floor is 927 gross square feet, second floor 865 square feet, and third floor 584 square feet.

2. All siding and trim on the historic house is wood, and in the true Queen Anne fashion of varying shapes and sizes. Cladding on the proposed addition is 5" exposed James Hardie smooth siding with mitered corners and James Hardie smooth trim.
3. The ridge height of the roof connection on the back gable is dropped two feet below that of the main house for approximately four feet, then steps up one foot. This connection is distinct and appropriate. On the rear elevation, the east and west walls are stepped in a foot from the historic rear corners of the house. The west elevation has a series of steel walkways for access to three different apartments.
4. The addition is distinct from the house and uses modern materials and dissimilar window sizes. More information on windows and doors has been requested by staff. Staff has some lingering concerns about the overall large size of the addition and would have also preferred an enclosed stair system. Nevertheless, the addition is an improvement over what's there now.
5. The planter in the front is approximately 7' across, and the metal fence portion has about a 5' diameter. Staff has requested more information on the size of the sign, and has conditioned the proposed motion on a maximum 24" diameter for the sign and attainment of a separate staff approval once materials and details are submitted for permits.

6. Staff feels the work is compatible with the rest of the building and the surrounding neighborhood, and if the windows and doors are wood or clad, 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 1335 Hill Street, a contributing property in the Washtenaw Hill Historic District, to remove a rear addition, construct a new 2 ½ story rear addition, install a sign and planting bed in the front yard, and other proposed work on the condition that the sign does not exceed 24" in diameter and receives a separate staff approval prior to the issuance of sign permits. The work as conditioned 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 1, 2, 5, 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 1335 Hill Street in the Washtenaw Hill 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

1335 Hill Street (2003 *Historic Buildings: Ann Arbor Michigan* by Reade & Wineberg)



From *Historic Ann Arbor: An Architectural Guide* by Susan Wineberg and Patrick McCauley

1335 Hill

Wilson-Johnson House

1894

302



This beautiful Queen Anne with irregular roof gables, a tower with conical roof and finial, alternating bands of clapboard and fish-scale shingles, a decorative porch with turned posts and unusual railings and foundation screening of decorative lumber, was built in 1894 for Farwell Wilson, a lumber dealer. The elaborate two-story porch with mansard roof and Chinese Chippendale railing is a testament to the woodworking skills of the time.

Mrs. Wilson was active in the Equal Suffrage Club in 1912 and held meetings here to promote equal rights for women. Widowed in 1914, she sold the house to Clarence and Bessie Johnson who made

it their home for over 50 years. Johnson was the director of Davis Engineering Company.

In 1970, the Delta Upsilon fraternity purchased it for an annex. It was sold to the congregation of Machon L'Torah in 1994, who share the building with the Jewish Resource Center. Machon L'Torah, the Jewish Learning Network of Michigan, was founded in Detroit in 1980 by an Israeli rabbi to increase Jewish awareness in America and to educate Jewish college students about their heritage and values. Today it serves as a Jewish Education Center, just a few doors from the Hillel Center.

WHHD



**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: <u>1335 Hill STREET</u>	
Historic District: _____	
Name of Property Owner (if different than the applicant): <u>JEWISH RESOURCE CENTER</u>	
Address of Property Owner: <u>1335 Hill STREET</u>	
Daytime Phone and E-mail of Property Owner: _____	
Signature of Property Owner: _____ Date: _____	
Section 2: Applicant Information	
Name of Applicant: <u>Raphael Eisenberg, Jewish Resource Center</u>	
Address of Applicant: <u>17204 Adrian Rd. Southfield MI 48075</u>	
Daytime Phone: <u>(248) 497-8888</u> Fax: (_____) _____	
E-mail: <u>rabbi.fully@gmail.com</u>	
Applicant's Relationship to Property: _____ owner _____ architect _____ contractor <input checked="" type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>6/18/15</u>	
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multiple Family <input checked="" type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> 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: _____	

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

1. Provide a brief summary of proposed changes. 2 1/2 STORY ADDITION
WITH FULL BASEMENT, REMOVAL OF UNUSED CONCRETE SLAB
ADJACENT TO HOME, REVEGETATION TO THAT AREA,
UPGRADE & MAINTAIN EXISTING FACILITY, NEW
ADDITIONAL STAIR & CIRCULATION TO DWELING UNITS.

2. Provide a description of existing conditions. 1894. CONDITION IS
SOUND. DOES REQUIRE EXISTING REPAIR &
PAINTING SIDING & TRIM DETAILS.

3. What are the reasons for the proposed changes? EXPAND JRC TO
ACCOMMODATE THEIR GROWING STUDENT DEMAND.
PROVIDING ON SITE ADDITIONAL DWELING
UNIT FOR FULL TIME RESIDENT. (WHO IS RESPONSIBLE
FOR OVERSEEING DAILY ACTIVITIES & FUNCTIONS)

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 _____ 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:

JEWISH RESOURCE CENTER REMODEL
RABBI FULLY
1335 HILL ANN ARBOR MI 48104



SOUTHEAST CORNER PERSPECTIVE
SCALE: NTS

Client
Rabbi Fully
1335 Hill
Ann Arbor
MI 48104

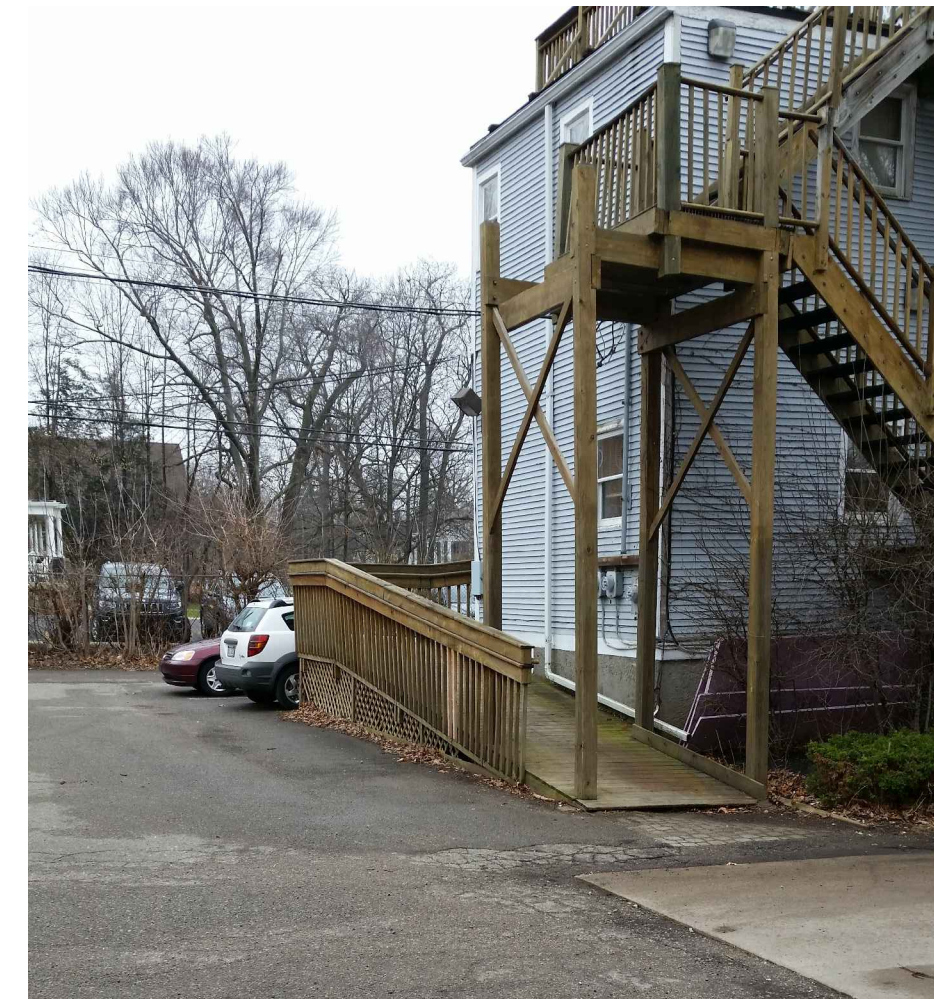
Project
**Jewish Resource
Center Remodel**
1335 Hill
Ann Arbor
MI 48104

Designed/Drawn	HJR/MJP
Checked/Approved	HJR/HJR
Job #	XXXX
File	JRC_Elevations.dwg

Date/Revisions	Issue for
6-19-15	Historic District Commission



EXISTING SOUTH ELEVATION
 SCALE: NT6



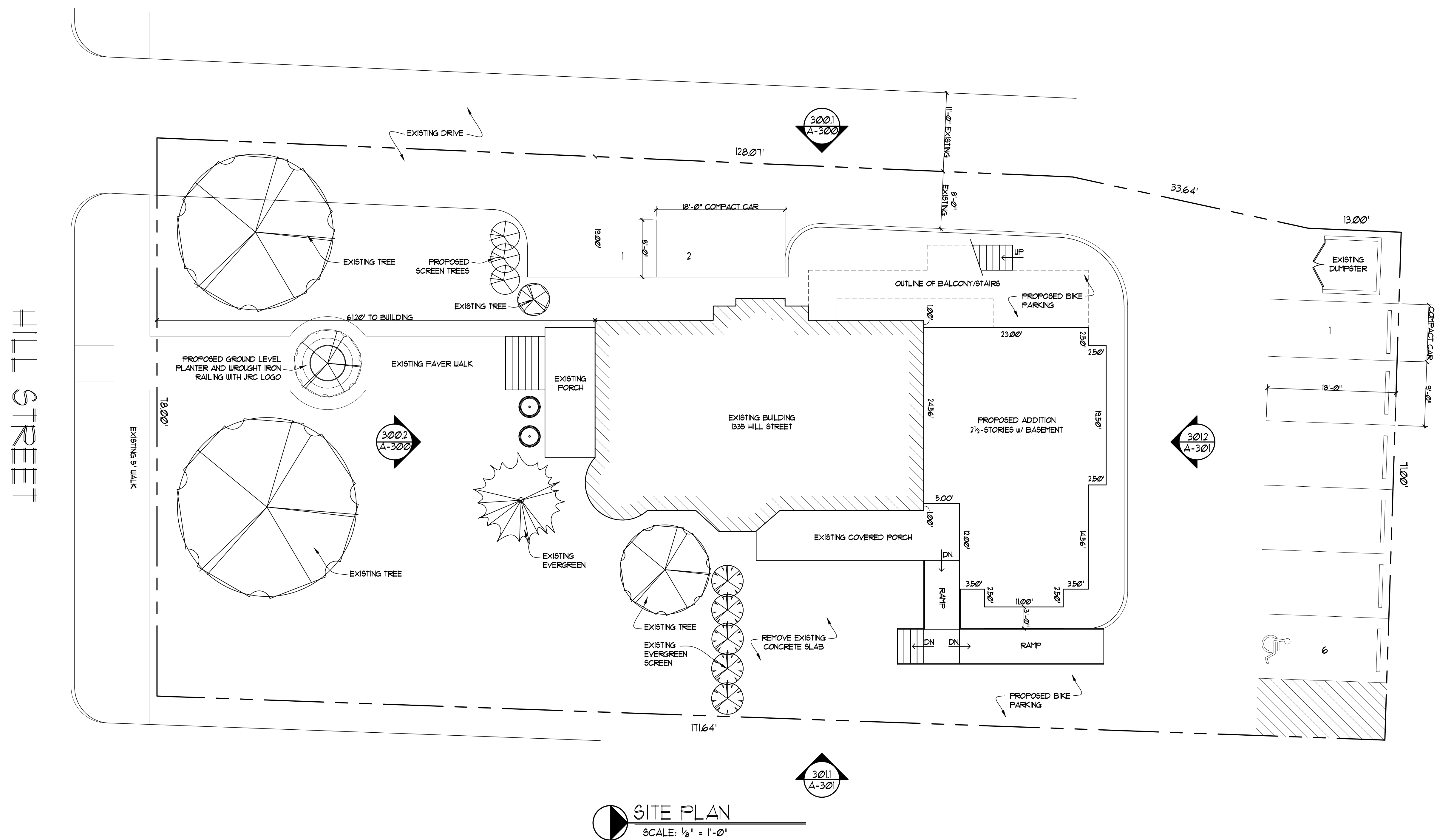
EXISTING NORTH ELEVATION
 SCALE: NT6



EXISTING EAST ELEVATION
 SCALE: NT6



EXISTING WEST ELEVATION
 SCALE: NT6



SITE PLAN
 SCALE: 1/8" = 1'-0"

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 Birmingham, Michigan 48009
 P: 248.559.1000
 info@designteamplus.com

Client
Rabbi Fully
 1335 Hill
 Ann Arbor
 MI 48104

Project
Jewish Resource Center Remodel
 1335 Hill
 Ann Arbor
 MI 48104

Designed/Drawn HJR/MJP
 Checked/Approved HJR/HJR
 Job #
 File JFC_Elevations.dwg

Date/Revisions Issue for
 6-19-15 Historic District Commission

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SHEET:
 A-102



SOUTHWEST CORNER PERSPECTIVE
 SCALE: NT5



PROPOSED SIGNAGE
 SCALE: NT6



NEIGHBORING PROPERTY PERSPECTIVE
 SCALE: NT5



BIRD'S EYE PERSPECTIVE
 SCALE: NT5



BIRD'S EYE PERSPECTIVE
 SCALE: NT5

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Project

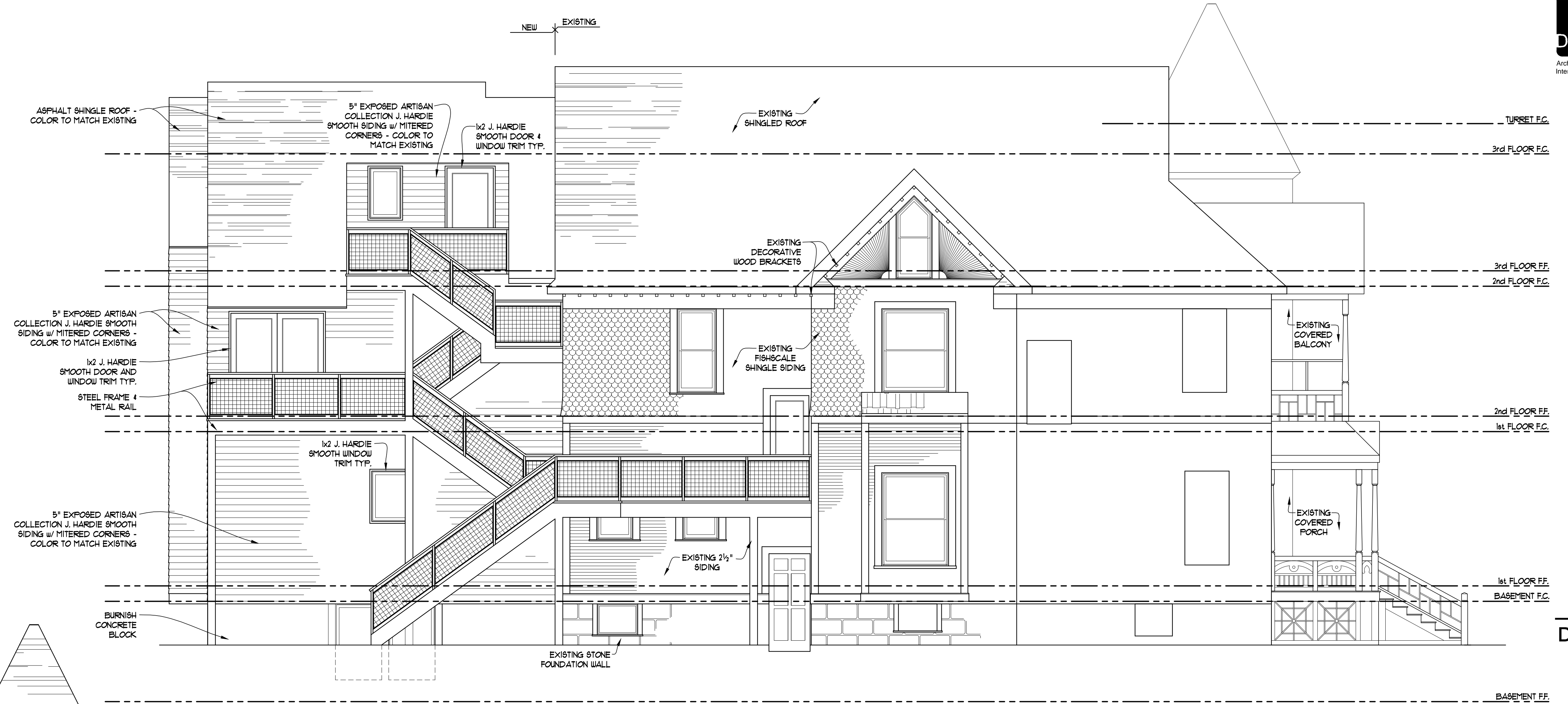
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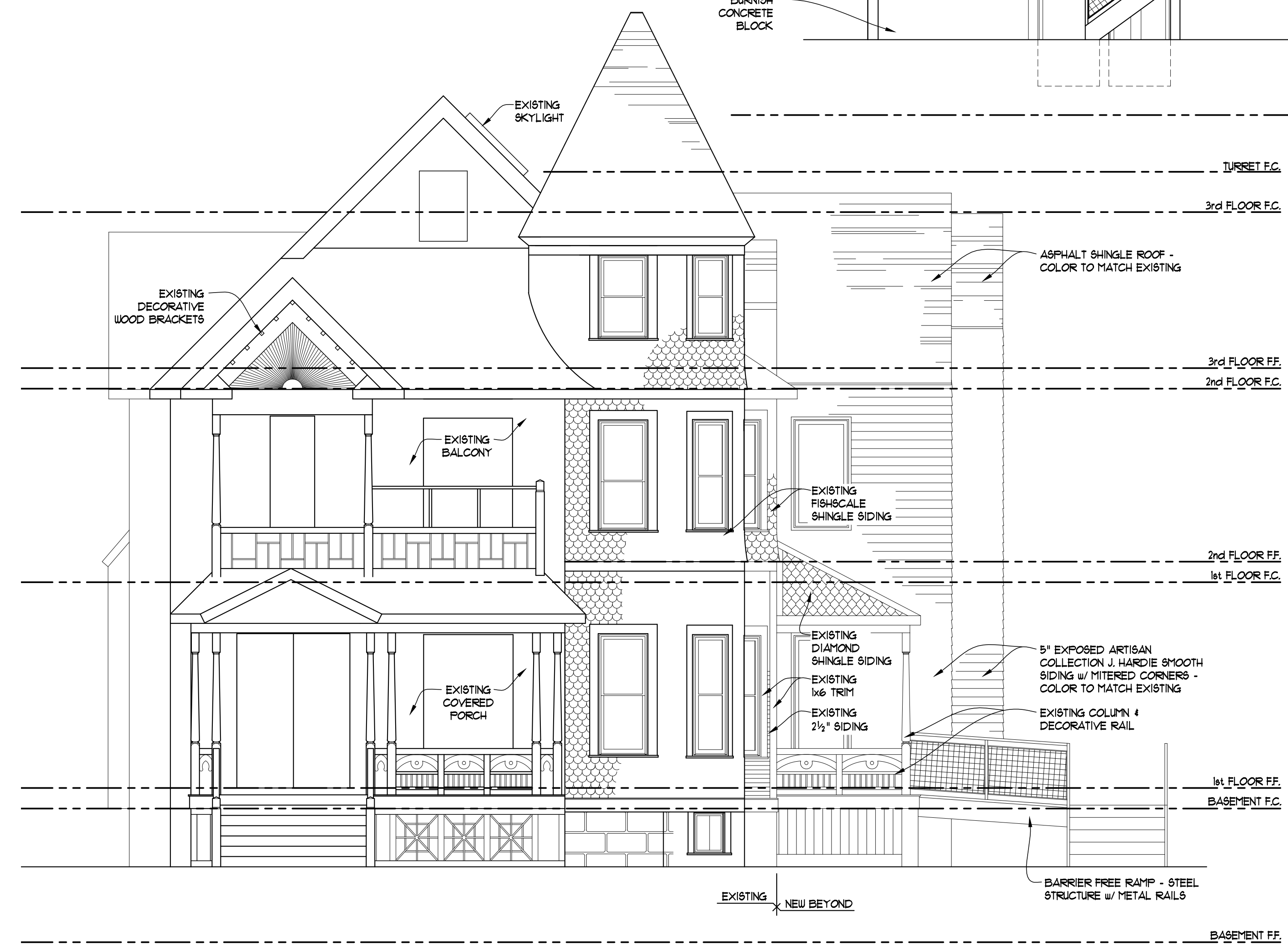
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SHEET:



3001 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



3002 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

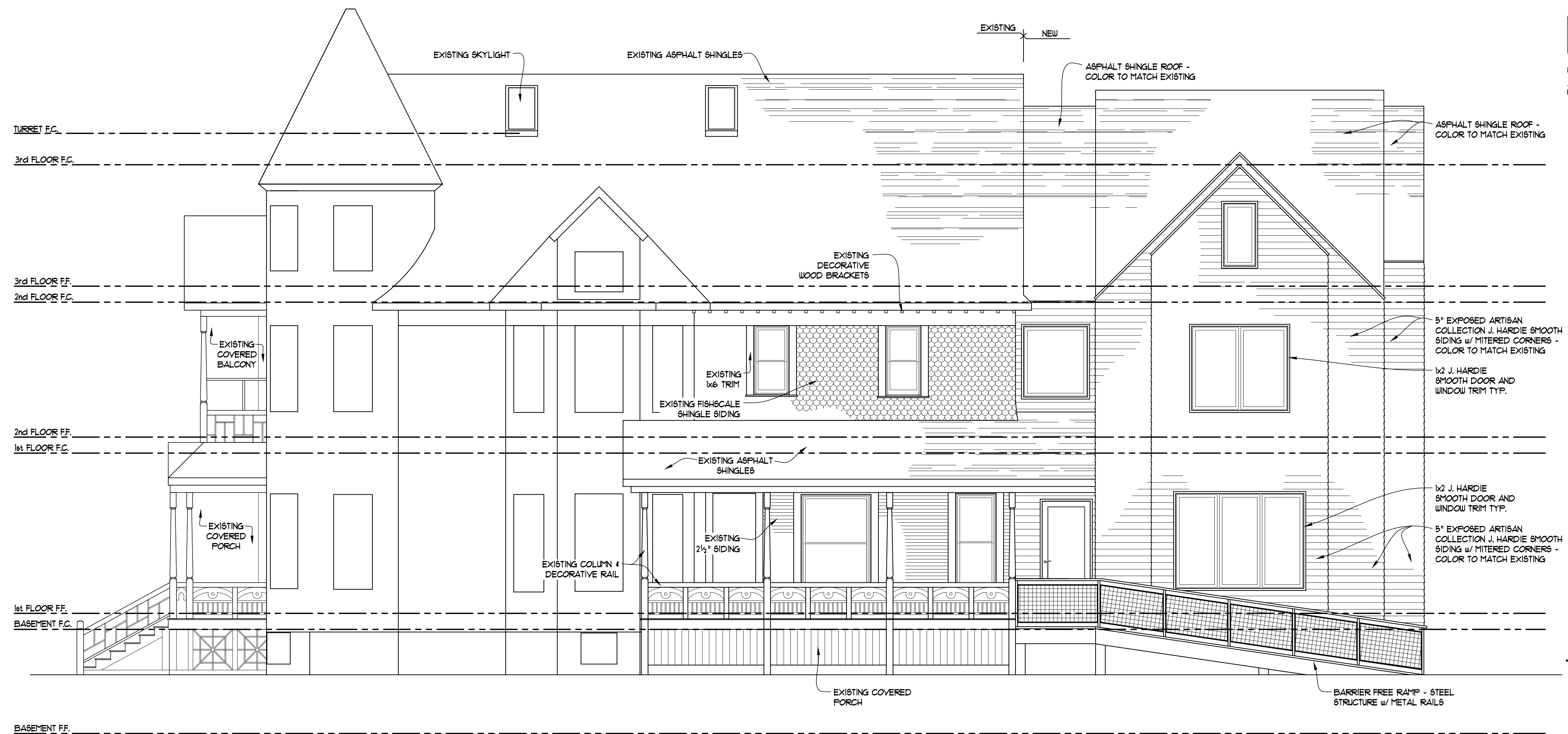
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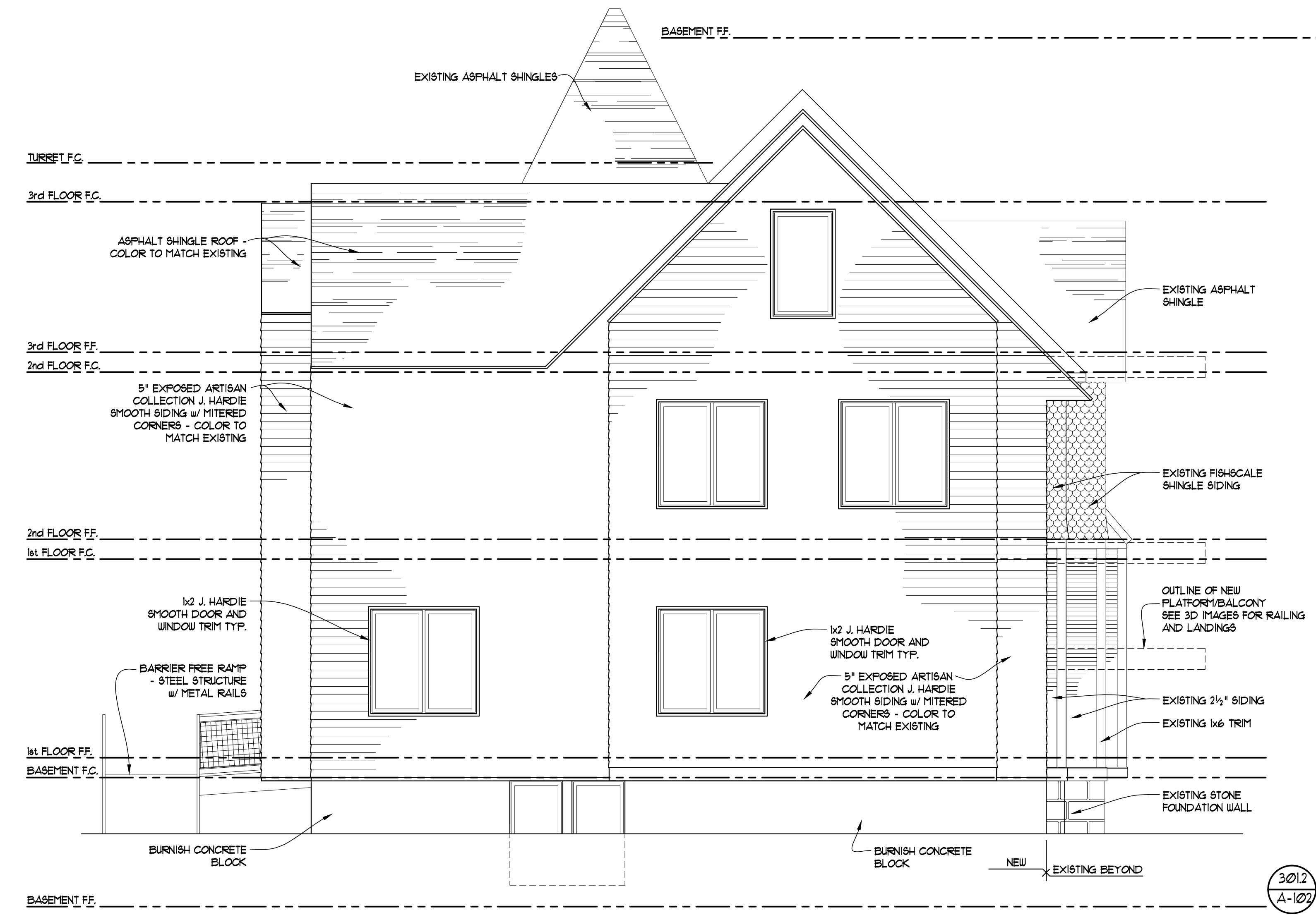
Project
Jewish Resource Center Remodel
 1335 Hill
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 SHEET:



3011 EAST ELEVATION
 A-102 SCALE: 1/4" = 1'-0"



3012 NORTH ELEVATION
 A-102 SCALE: 1/4" = 1'-0"

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 Ann Arbor
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From: Matt Puz [matt@designteamplus.com]
Sent: Thursday, July 02, 2015 12:52 PM
To: Thacher, Jill
Cc: Harold Remlinger
Subject: JRC Square Footages

Good afternoon Jill-

Here are the numbers based on our discussion. Note - these are all gross square footages and include wall thicknesses.

Existing square footage to be removed:

Basement: 195 (this is merely foundation work)

1st Floor: 195

2nd Floor: 195

3rd Floor: N/A

Total Removed: 585 square feet

Proposed square footage:

Basement: 851 (this does not include space for window wells)

1st Floor: 927

2nd Floor: 865

3rd Floor: 584 (this does not include any of the exterior stairs/landings up to any of the floors)

Total Proposed: 3,227 square feet

I also calculated roughly 3,774 gross square feet for the existing building based on our field measurements. I'm not sure if the 3,376 square feet you mentioned earlier was just living space or gross square footage.

Let me know if I can do anything else for you.

Thanks,
Matt Puz

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