

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 547 Detroit Street, Application Number HDC16-198

DISTRICT: Old West Side Historic District

REPORT DATE: September 8, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, May 6, 2016

OWNER	APPLICANT
Name: Zack Mintzias & Peter Mintzias	Zack Mintzias
Address: 526 Sixth St Ann Arbor, MI 48103	
Phone: (734) 777-3687	

BACKGROUND: This two-story gable-fronter features a side entrance porch, one-over-one windows, and wide board trim beneath the eaves. It first appears in the Polk City Directory in 1923 as the home of William W. Alger, a janitor at Jones School. The owner reports that it was moved here from the site of Jones School when it was built. That makes sense, since the features of the house look older than one built in 1923.

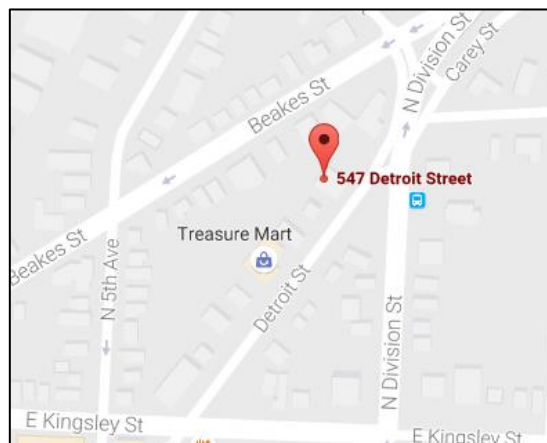
LOCATION: The site is located on the west side of Detroit Street, north of East Kingsley and south of North Division.

APPLICATION: The applicant seeks HDC approval to demolish a small existing rear addition and add a two-story addition on the rear of the house

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will 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 existing up-and-down duplex is 1,497 square feet, which includes a 36 square foot bathroom on the back. The bathroom is proposed to be removed, and a 620 square foot addition constructed off the back. 380 square feet would be added to the ground floor unit, and 240 square feet to the second floor unit. Each unit would go from two bedrooms and one bath to three bedrooms and two baths. The addition would be on a new basement, accessible from the ground floor unit, with an egress window. The basement has potential to be used as a future bedroom.
2. The existing footprint of the historic part of the house is 763 square feet, and the proposed addition's footprint is 380 square feet, or 50%.
3. The second floor of the addition is narrower than the first floor, and fits behind the existing second structure. Both rear corners of the existing house are preserved. The angle at the back of the structure reflects the angled rear setback line that is dictated by the lot line.
4. The first floor extends 5' beyond the plane of the existing first floor on the north elevation. The combination of this extension's distance of 31 feet from the front of the house, and an additional inset separating the addition from the largest front block of the house make it acceptable to staff.
5. The proportions and placement of the windows on the addition are complementary to the house. A small saddle on the rear roof further distinguishes the second floor addition. Wide board trim in the rear gable would be preserved. A very visible exterior staircase will be removed and a second floor doorway infilled, which will positively impact the exterior appearance of the house.
6. Materials on the addition include a parged and painted CMU foundation, azek composite lap siding, wood trim, and aluminum clad wood windows. The new rear entrance shows a single-lite door and cedar entry enclosure and stair with a metal and cable guardrail system.
7. The proposed work is generally 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*, in particular standards 2,5,9 and 10, and the guidelines for new additions and building site.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 547 Detroit Street, a contributing property in the Old West Side Historic District, to add a two-story rear addition, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2,5,9, and 10 and the guidelines for new additions and building site, and the *Ann Arbor Historic District Design Guidelines* for new additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 547 Detroit Street in the Old West Side Historic District

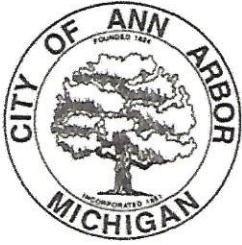
_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

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.

547 Detroit Street (September 2014 Google Streetview)





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>547 Detroit Street</u>
Historic District:	<u>Old Fourth</u>
Name of Property Owner (If different than the applicant):	<u>Zack Mintzias + Peter Mintzias</u>
Address of Property Owner:	<u>526 Sixth Street Ann Arbor, MI 48103</u>
Daytime Phone and E-mail of Property Owner:	<u>734.777.3687 mintzias@gmail.com</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>7-19-16</u> <u>8-12-16 ZM</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Zack Mintzias</u>
Address of Applicant:	<u>526 Sixth Street</u>
Daytime Phone: (734) 777 3687	Fax: ()
E-mail:	<u>mintzias@gmail.com</u>
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>8-12-16</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multiple Family <input 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:	<u>ZM</u>

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

1. Provide a brief summary of proposed changes. See next page.

2. Provide a description of existing conditions. See next page

3. What are the reasons for the proposed changes? See next page.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
Attachment A = Existing Floor Plan ; B - Proposed Floor Plan ; C - Existing Elevations ; D - Proposed Elevations ; E - Proposed Sections ; F - Proposed Site Plan

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:

Provide a brief summary of changes:

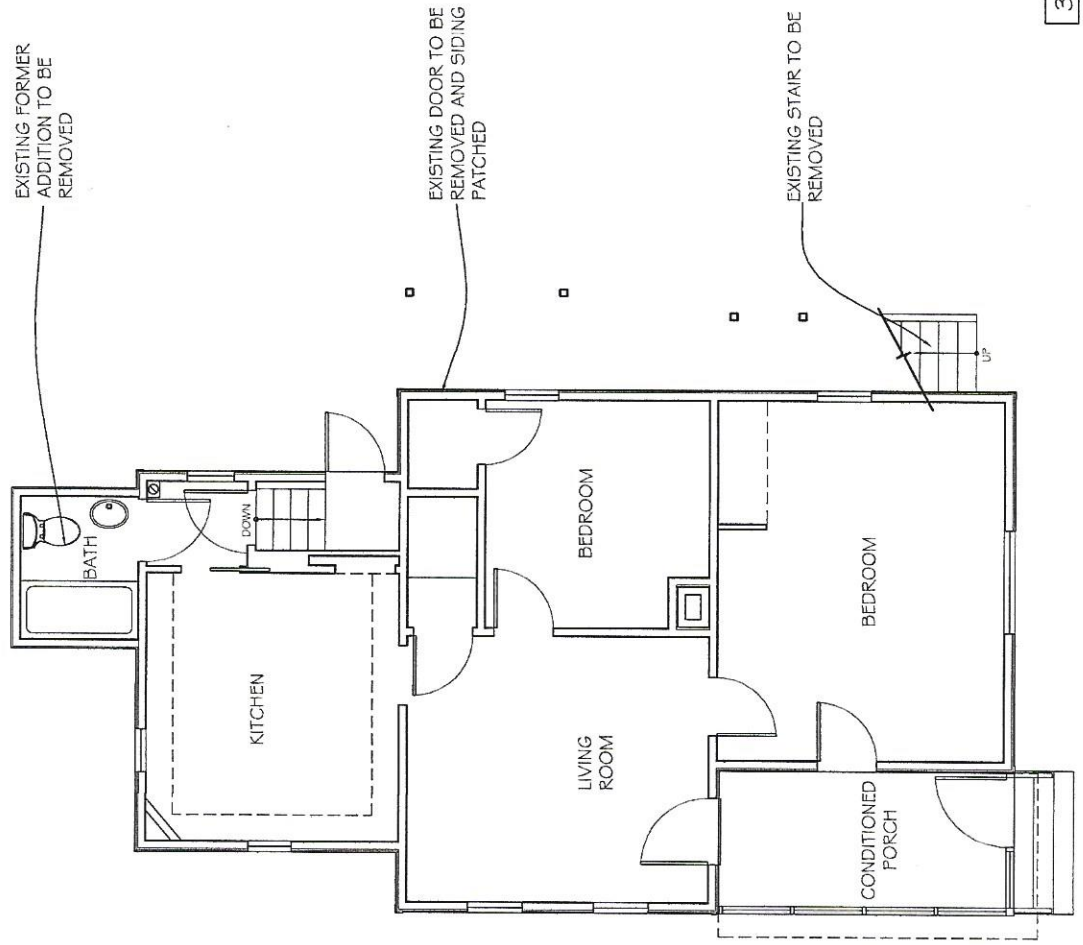
The existing structure includes 1497 sq feet of finished space while the unfinished basement includes about 700 sq ft. A 36 sq ft bathroom in the rear of the house, added in the 70's or 80's, is to be removed. 380 square feet is to be added to the first floor, which will include a modest, single story addition to the north side of the house, while a 240 sq ft, two story is to be added to the rear of the house. The result will be 3 bedrooms and 2 baths on the first floor and 3 bedrooms 2 baths on the second floor. The exterior staircase is to be removed.

Provide a description of the existing conditions:

The existing structure is a stacked duplex, ie there are two City of Ann Arbor water meters and sits on .13 acres. The house was originally built in the mid-late 1800's and was moved to make room for Jones School, now Community High School. The house has had two or three additions during its time on Detroit Street. There is one staircase which is located on the exterior (north side) of the house. The home needs to updated and modernized within the historic guidelines.

What are the reasons for the proposed changes:

The house needs a significant amount of resources to update and modernize the space. The exterior staircase needs to be moved to the interior of the house. Each duplex, currently, has two bedrooms. Zoned R4C, the space is underutilized. One extra bedroom on each floor will help slightly increase density of the downtown area and address a niche demand for housing. One of the two units may become an owner occupied unit.



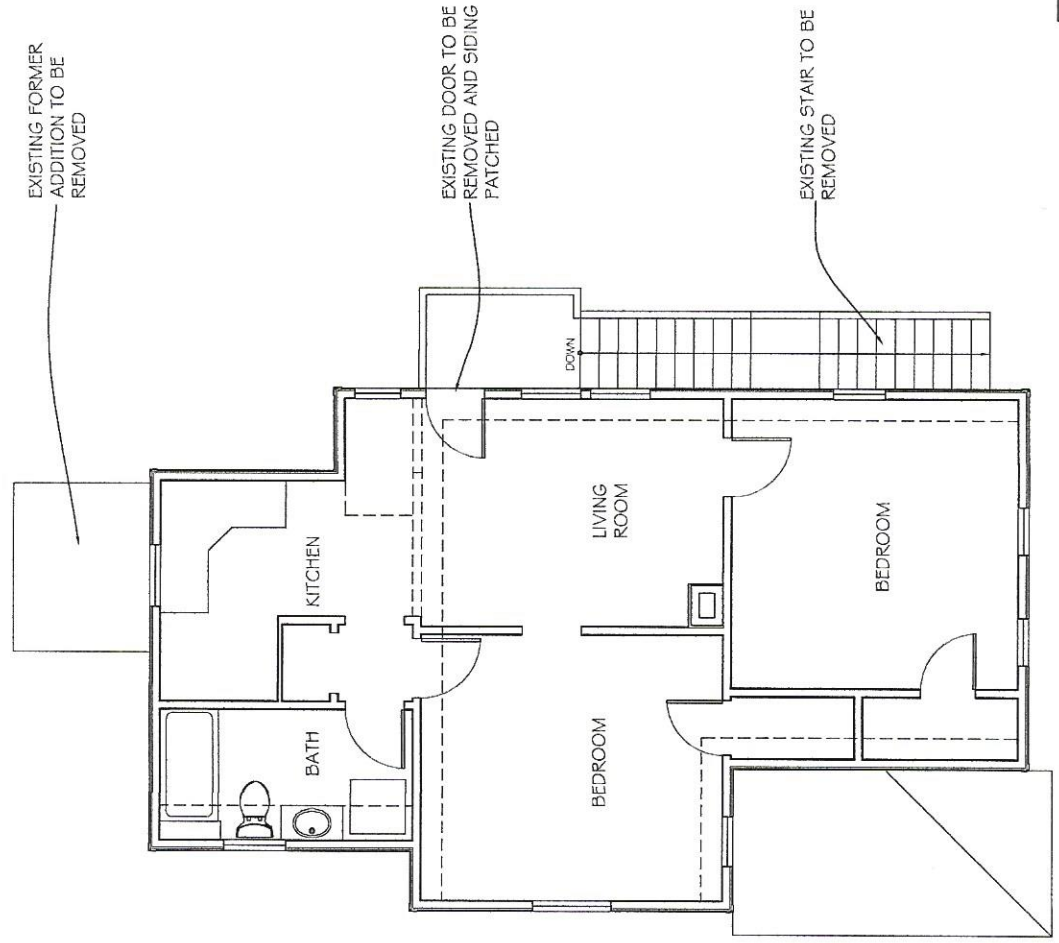
Existing First Floor Plan

799 Square Feet
 SCALE: 1/8" = 1'-0"

547/549 DETROIT ST.

ad | room architects / Morcillo Pallares + Rule
 734.646.5934

8/12/16 - HDC Submittal



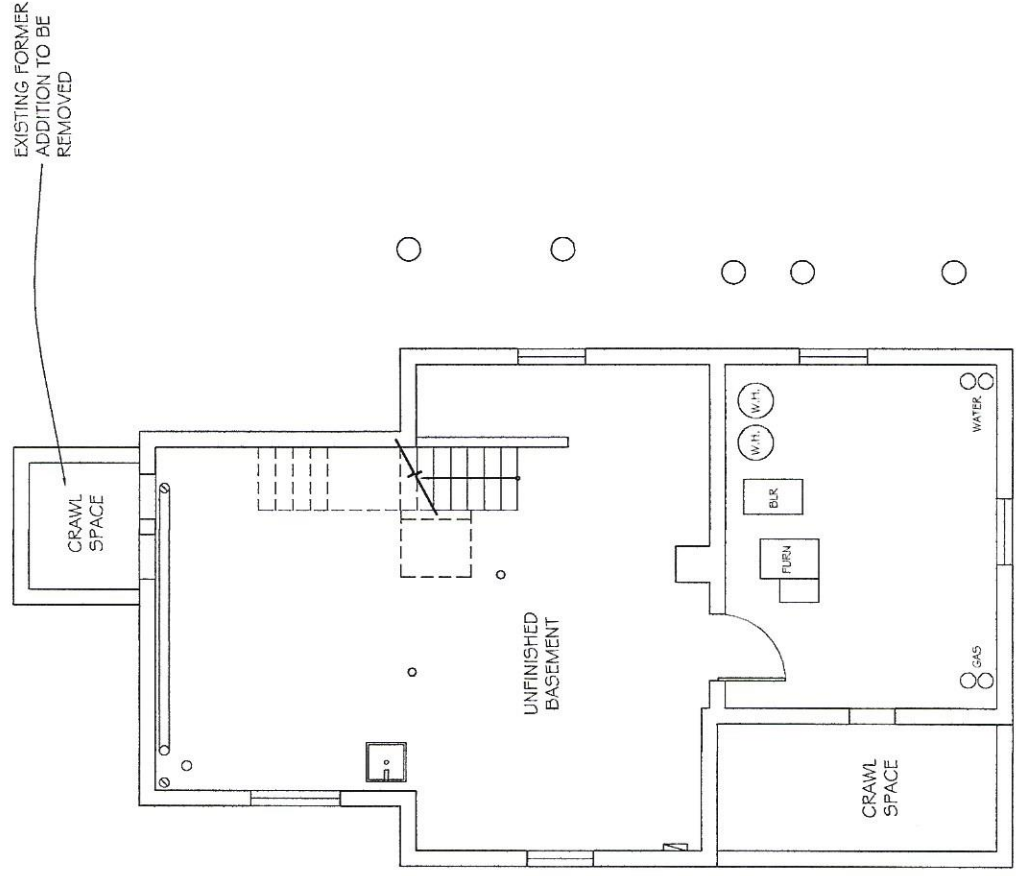
Existing Second Floor Plan

698 Square Feet
 SCALE: 1/8" = 1'-0"

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Existing Basement Plan

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

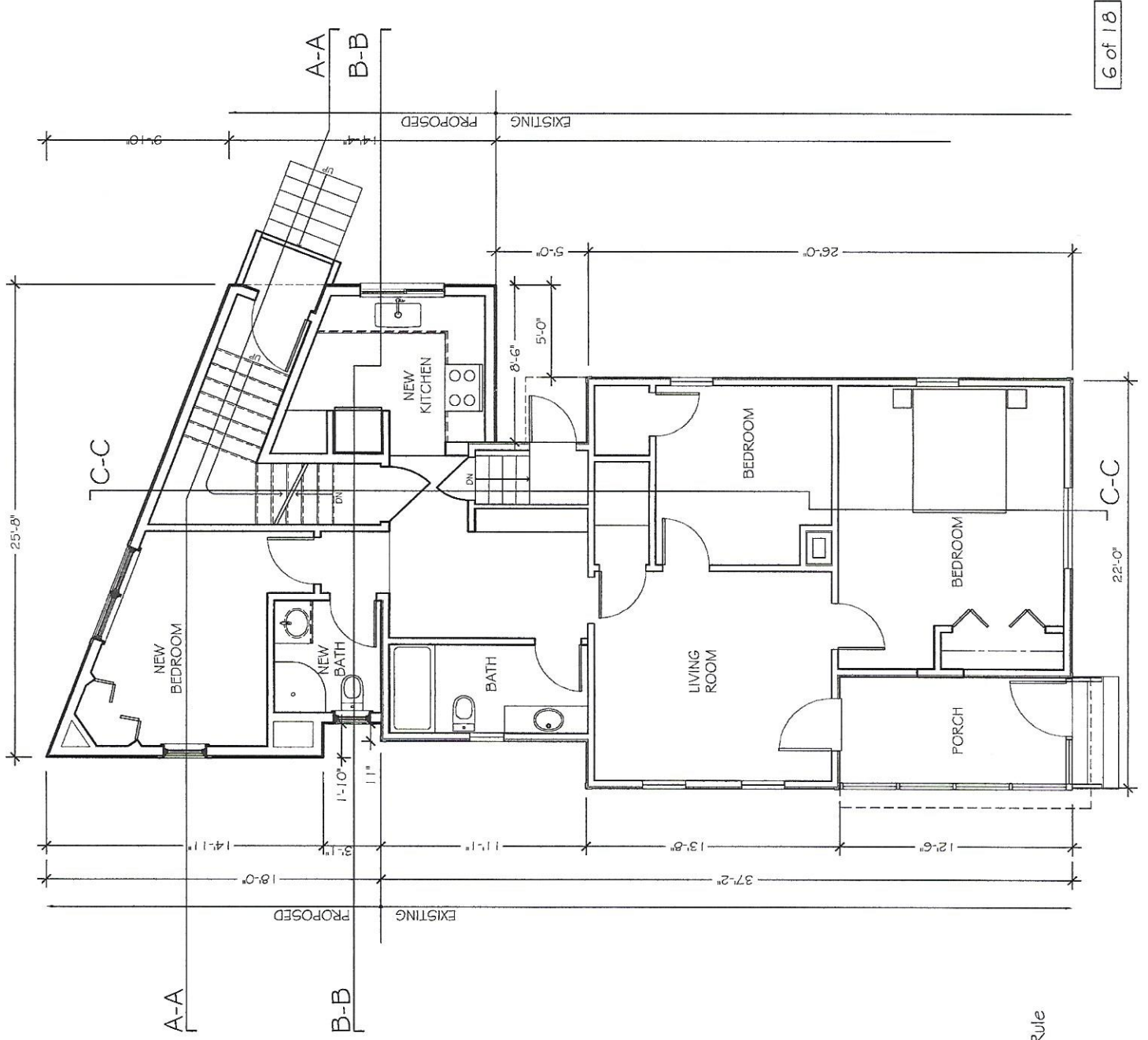
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B-1

B-1



Proposed First Floor Plan

Existing - 763 Square Feet
Addition - 380 Square Feet

Total Existing - 1461 Square Feet
Total Addition - 620 Square Feet, +43%

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

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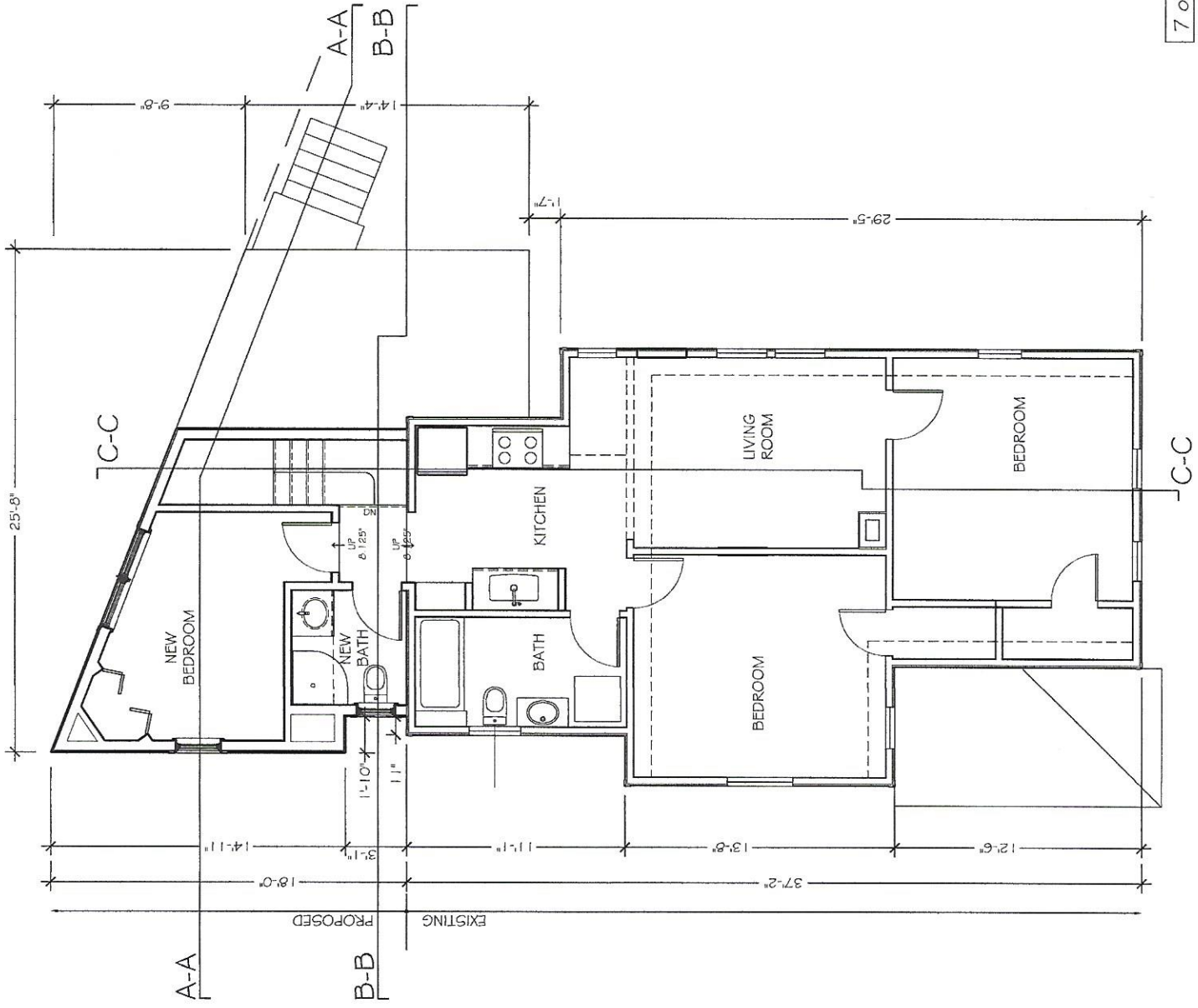
B-1

Attachment

B-1

B-2

B-2



Proposed Second Floor Plan

Existing - 698 Square Feet
Addition - 240 Square Feet

Total Existing - 1461 Square Feet
Total Addition - 620 Square Feet, +43%

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

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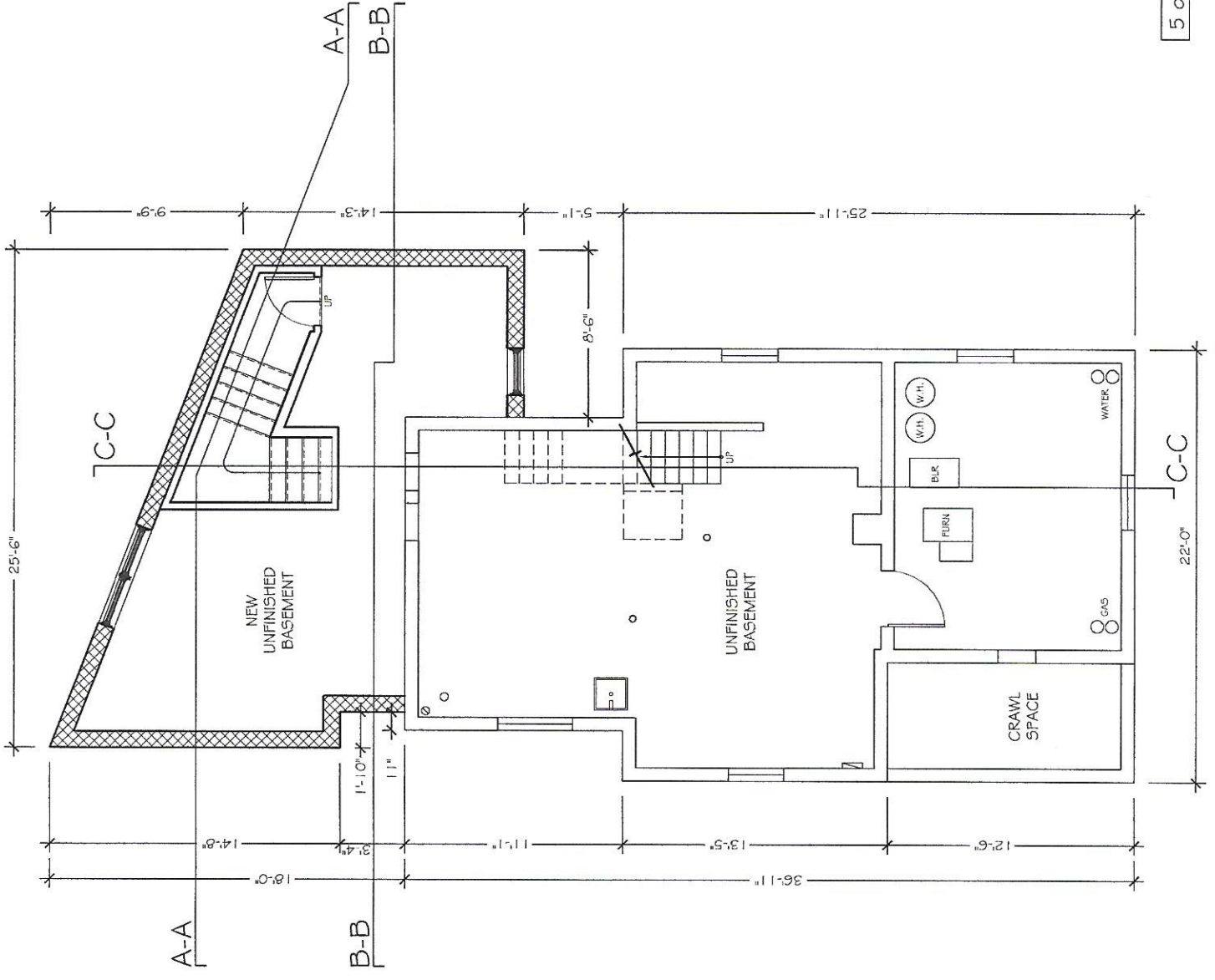
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B-2

Attachment: B-2

B-3

B-3



B-3

Proposed Basement Plan

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

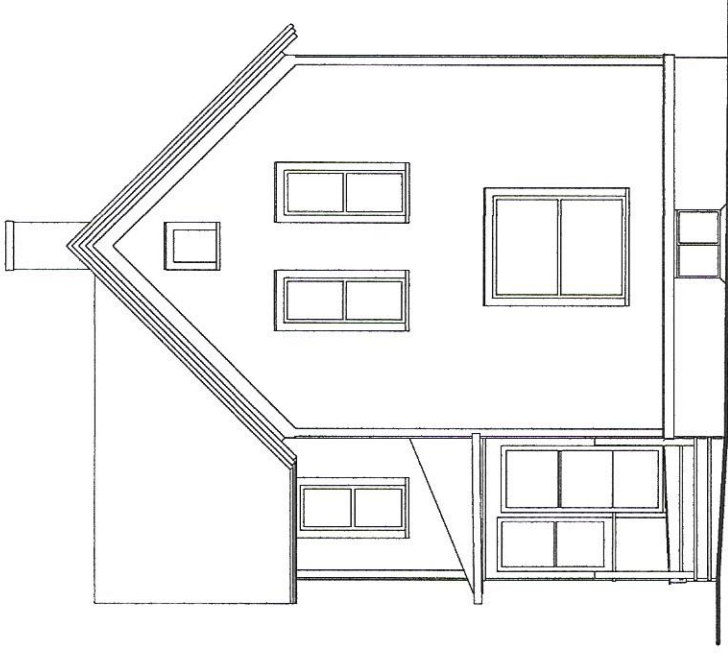
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Attachment

B-3



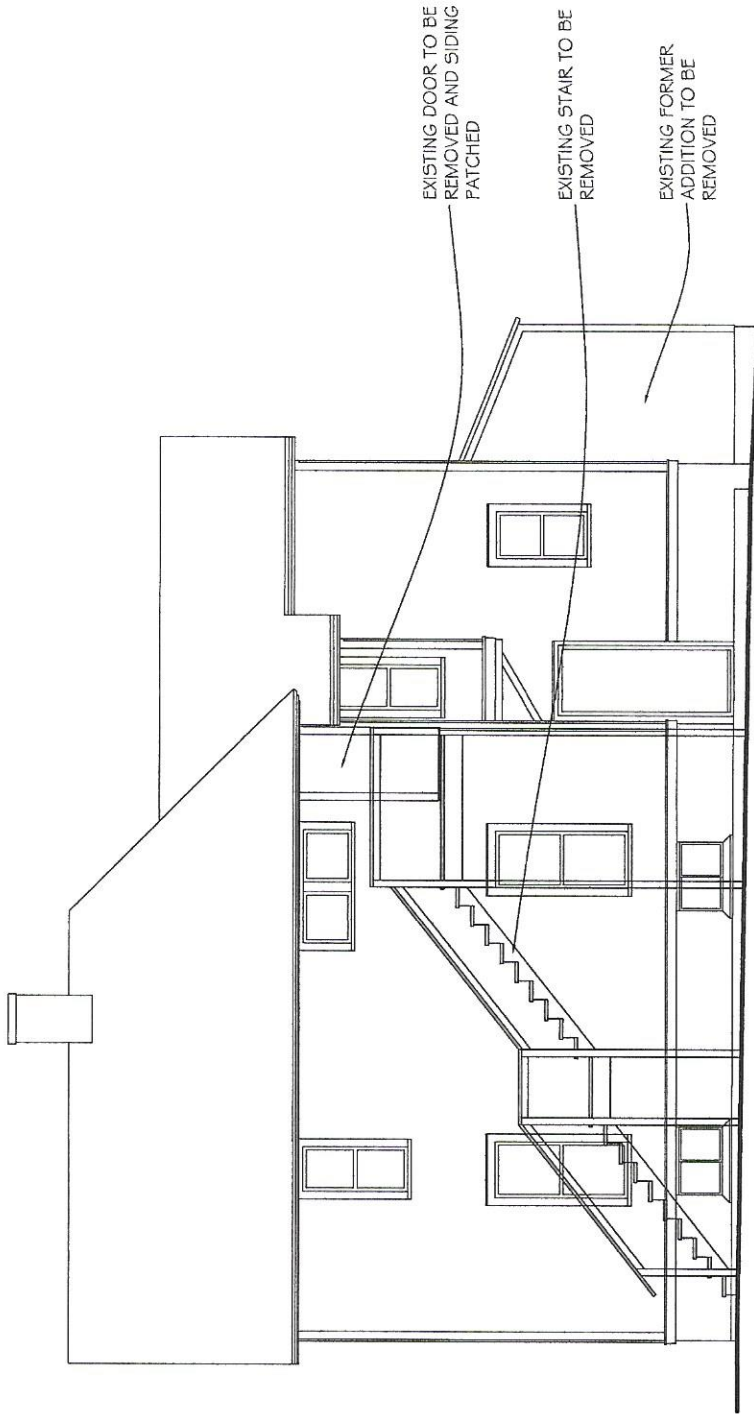
Existing East Elevation

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

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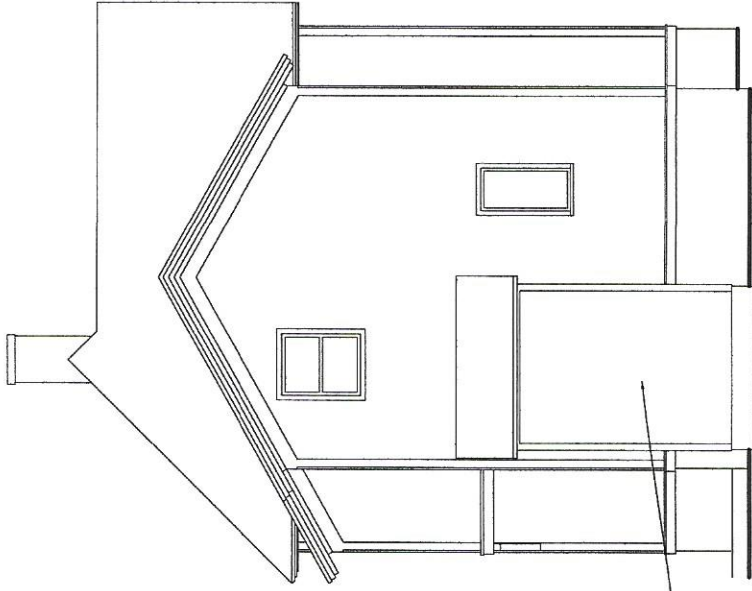
Existing North Elevation

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

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EXISTING FORMER
ADDITION TO BE
REMOVED

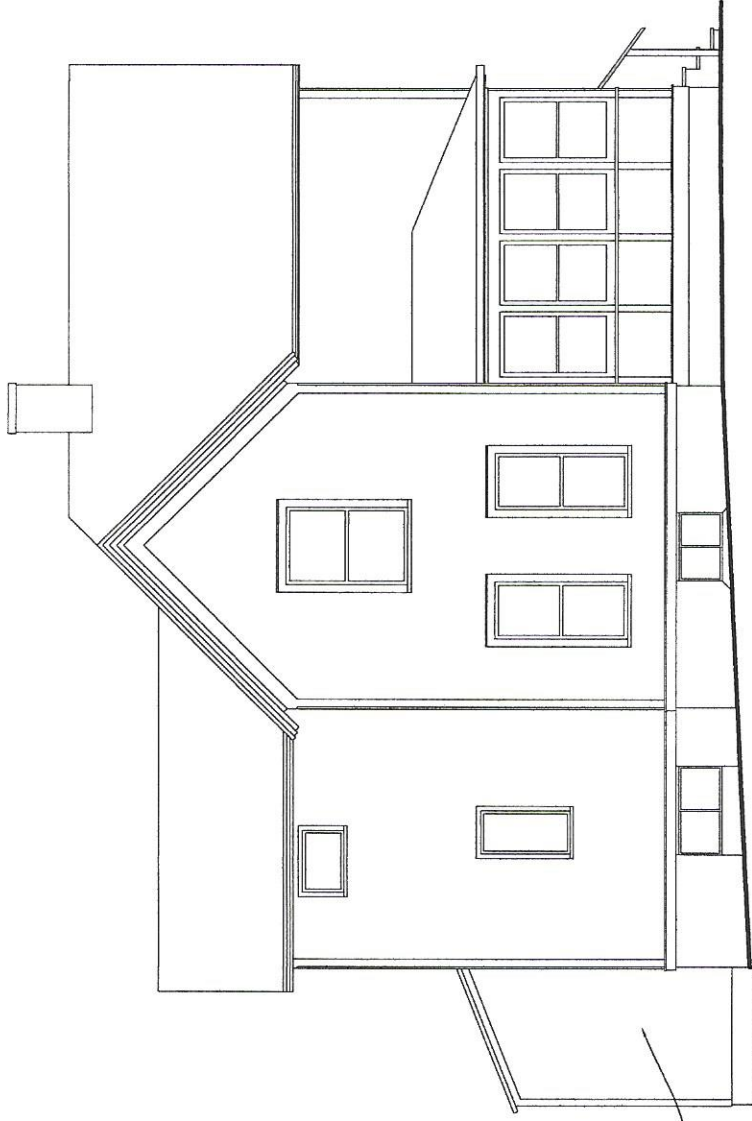
Existing West Elevation

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

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EXISTING FORMER
ADDITION TO BE
REMOVED

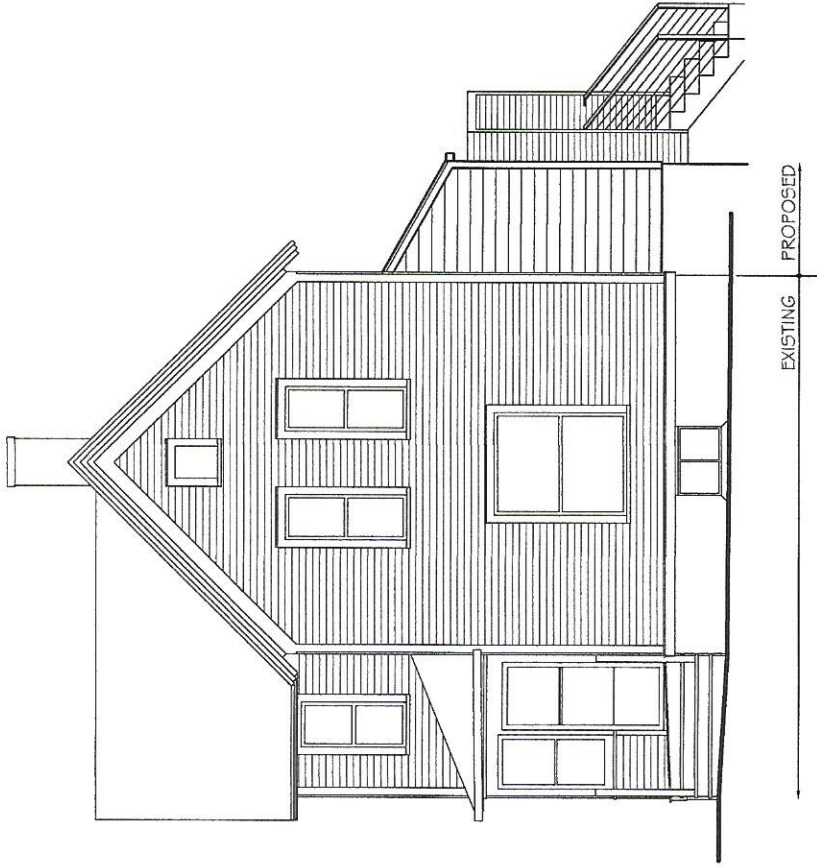
Existing South Elevation

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

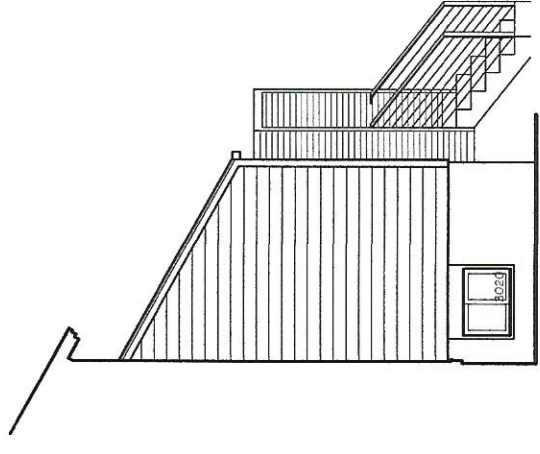
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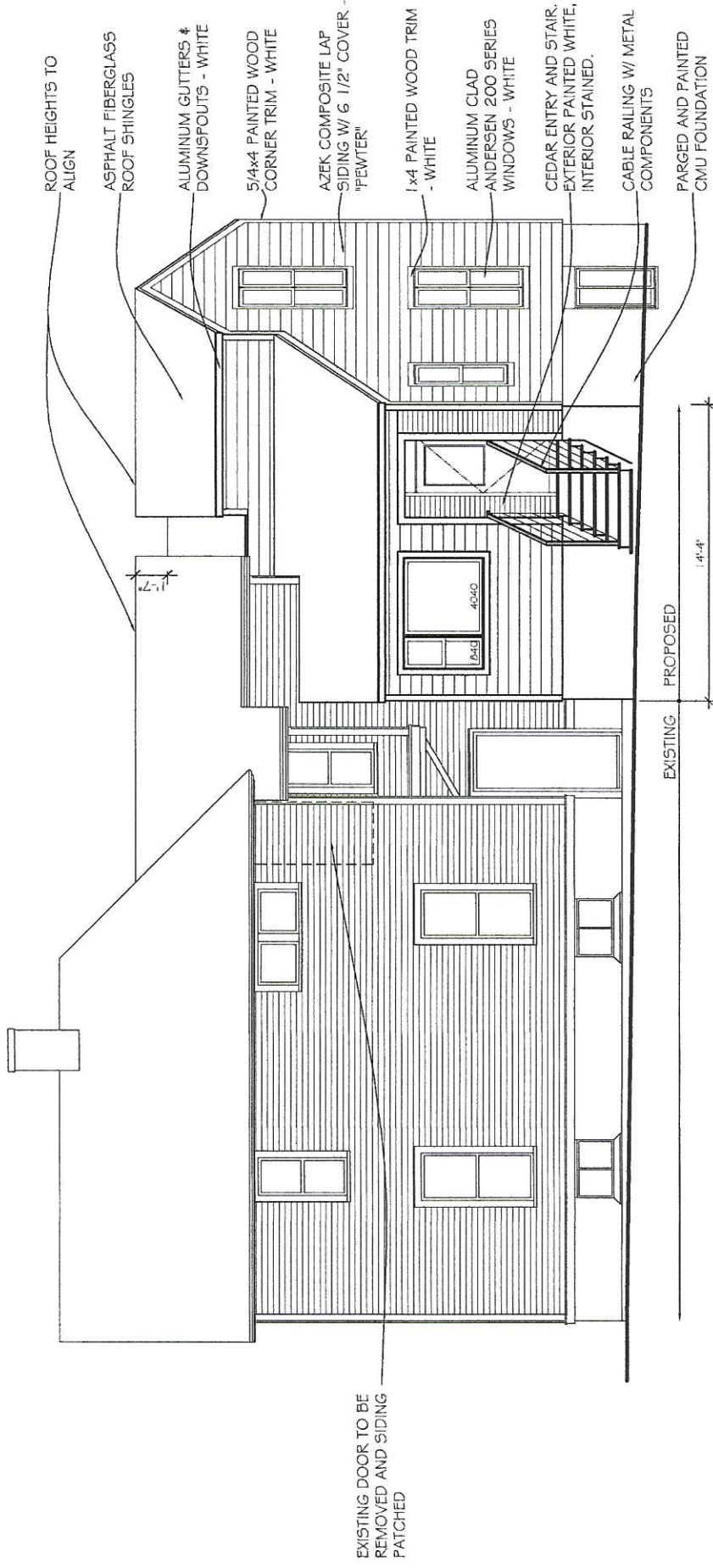
Proposed East Elevation
 SCALE: 1/8" = 1'-0"



East Addition Elevation
 SCALE: 1/8" = 1'-0"

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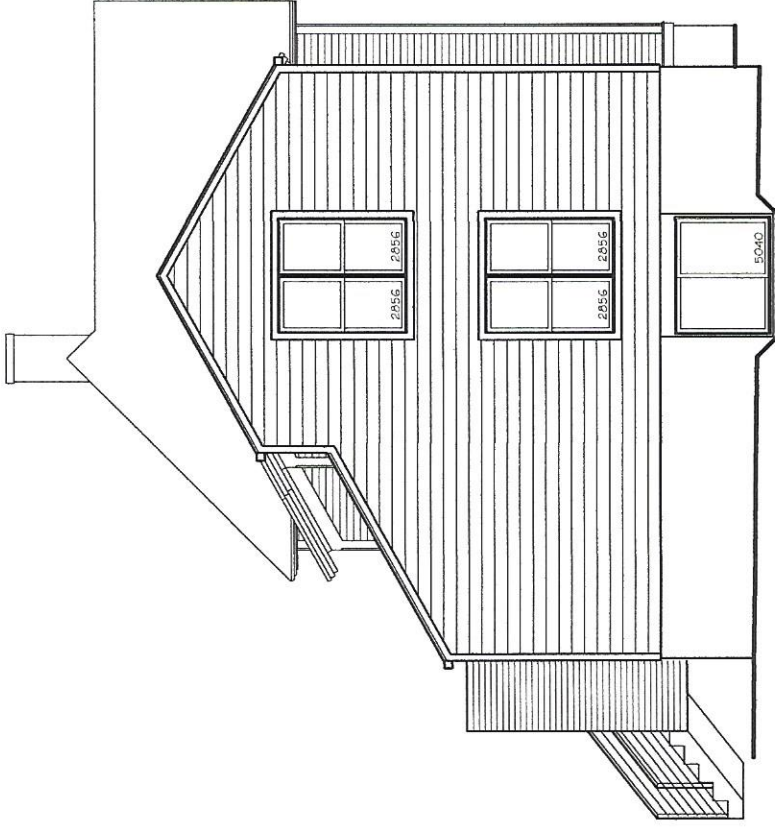
Proposed North Elevation

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

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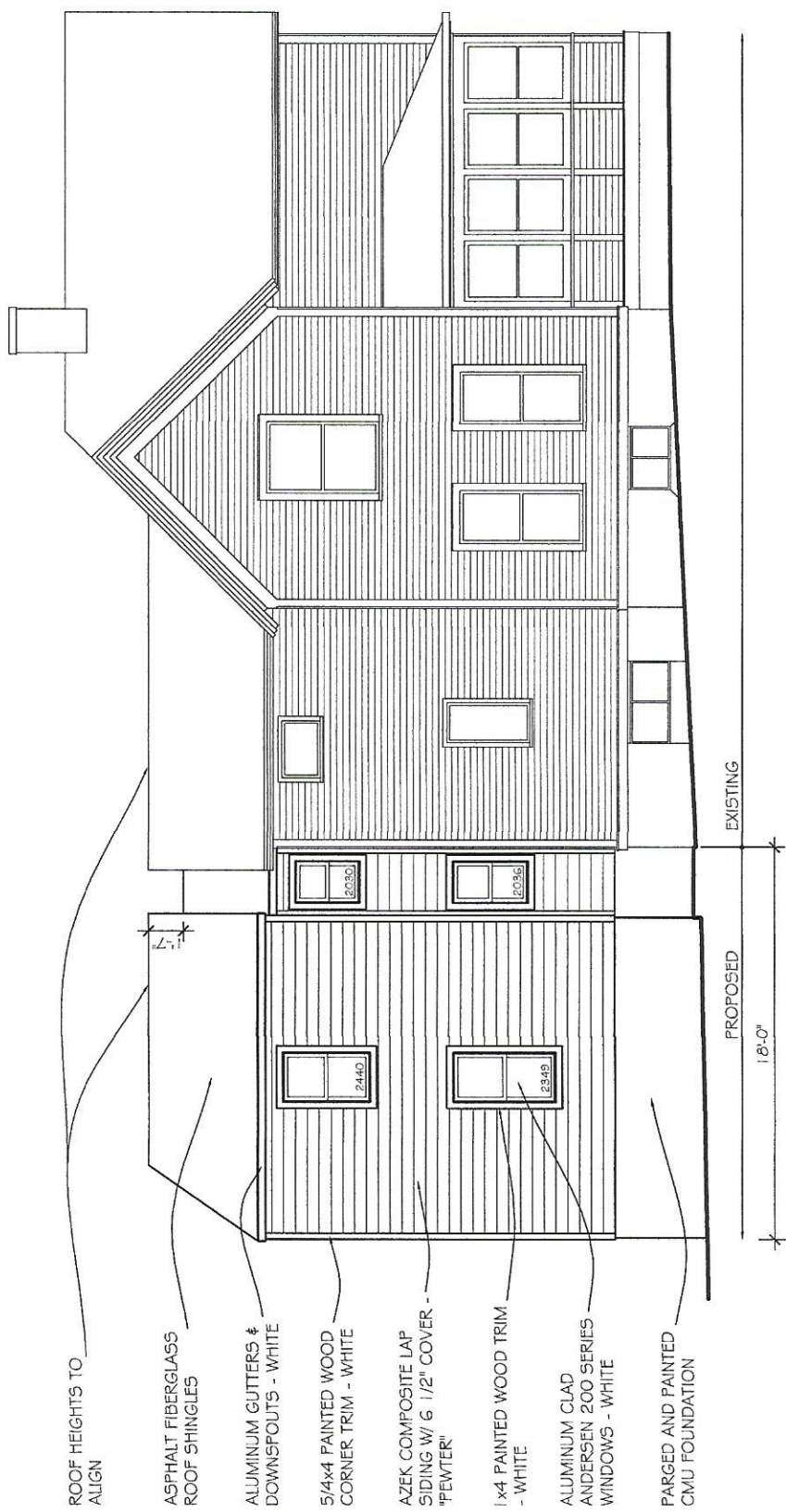
Proposed West Elevation

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

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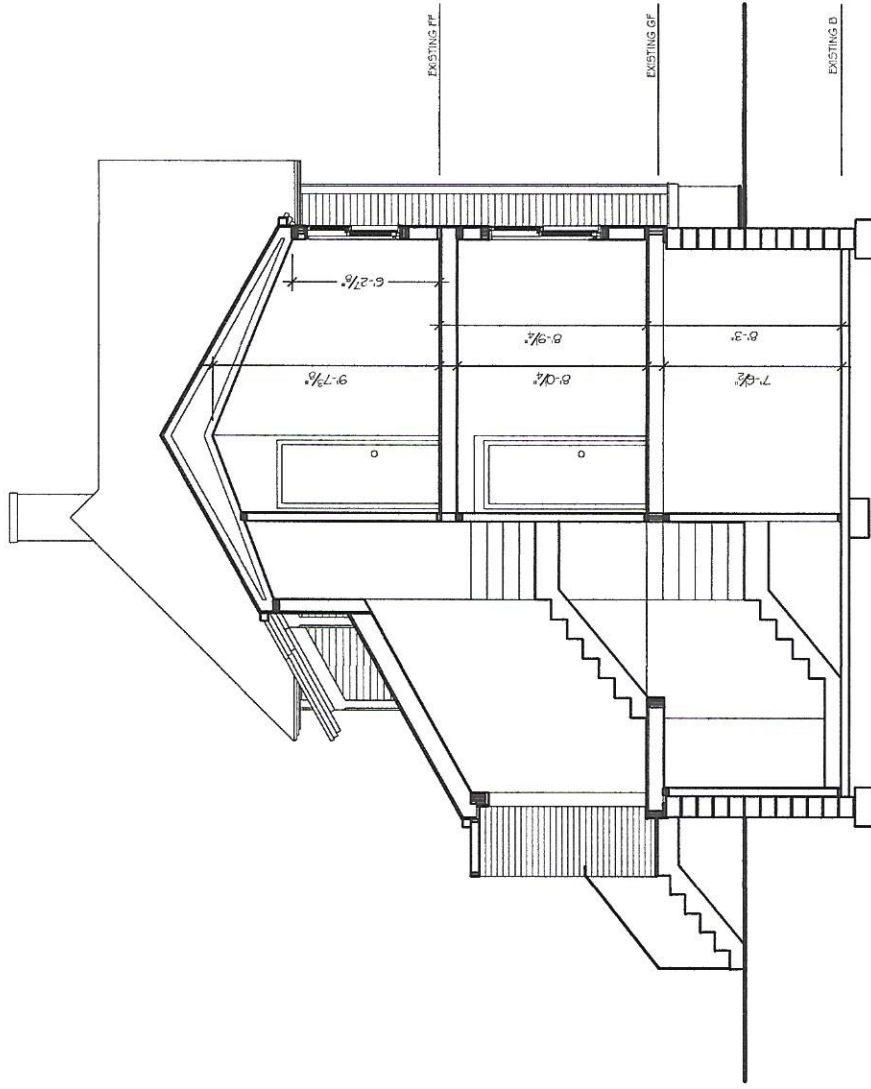
Proposed South Elevation

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

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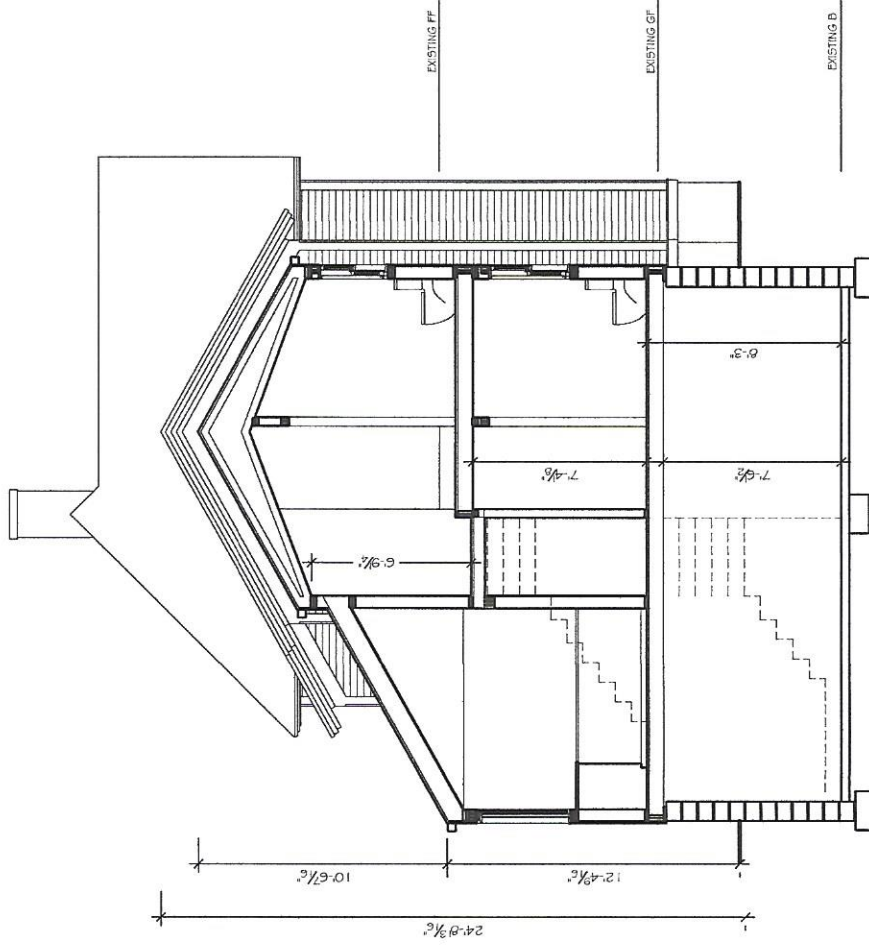
Proposed Section A-A

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

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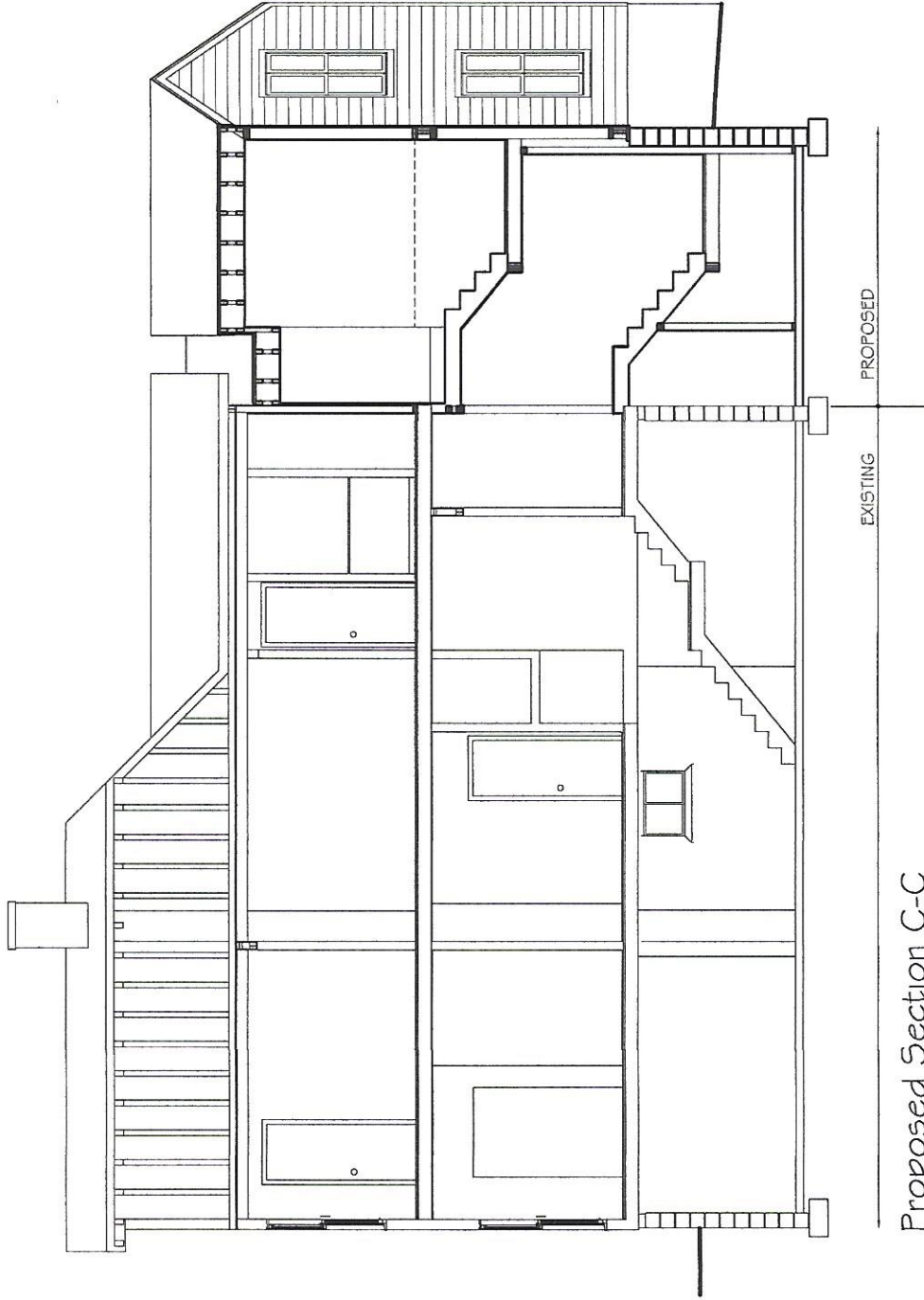
Proposed Section B-B

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

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Proposed Section C-C

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

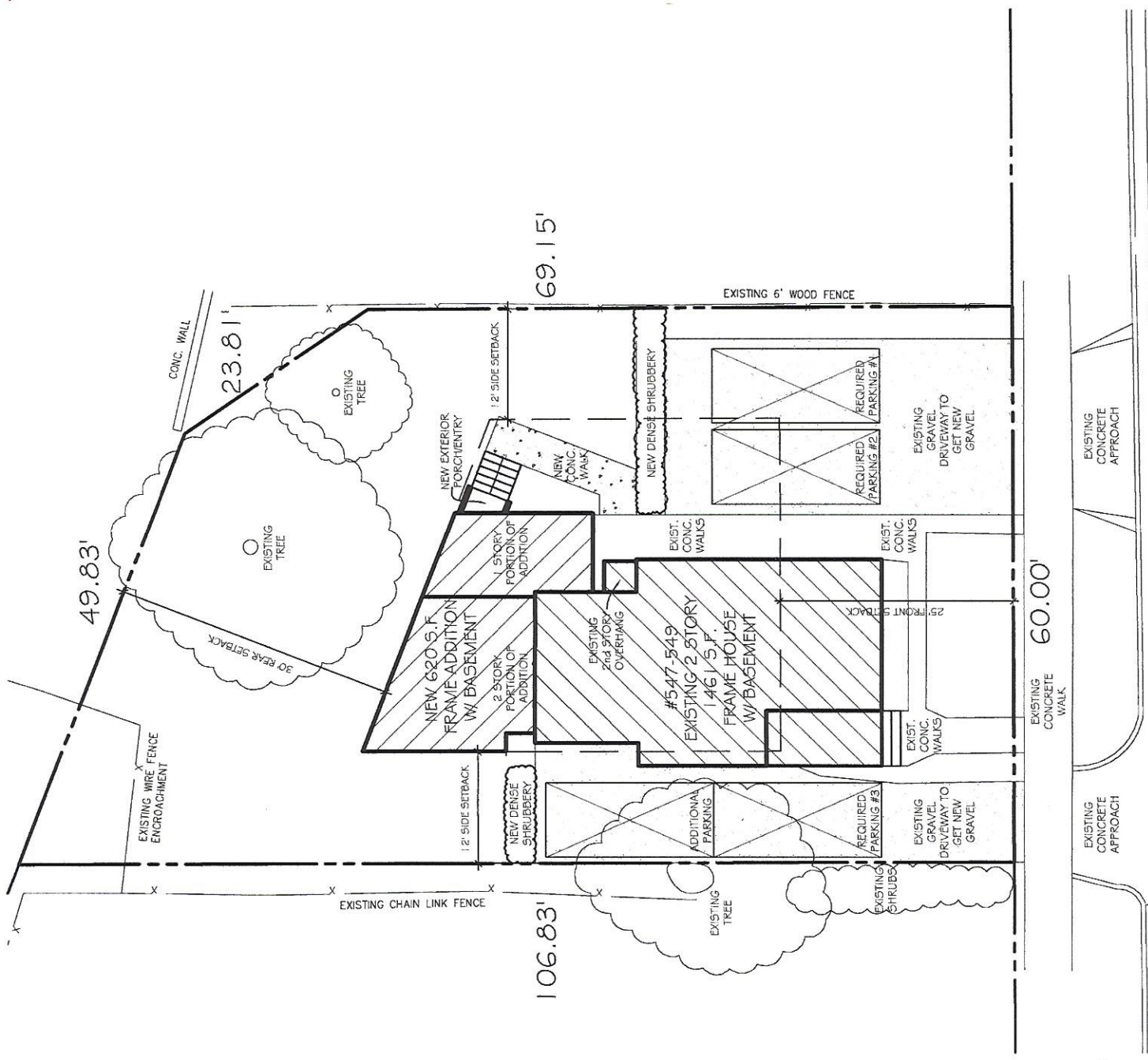
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8/12/16 - HDC Submittal

A

A



Proposed Site Plan 
 Existing - 1461 Square Feet
 Addition - 620 Square Feet, +43%
 SCALE: 1/16" = 1'-0"

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8/12/16 - HDC SUBMITTAL

DETROIT STREET - 66' ROW, BRICK W/ CONC. CURBS

A

Attachment A



5
4
7







547