

From the Secretary of the Interior's Standards for Rehabilitation

(other SOI Standards may also apply):

- (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 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 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):

Building Site

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

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: 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.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Roofs

Recommended: Retaining and preserving roofs—and their functional decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features such as chimneys, and roofing material.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may also apply):

All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

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

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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 not exceed half of the original building's footprint, or half of the original building's total floor area.

Not Appropriate: Designing an addition that requires the removal of significant building elements or site features.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Historic District Design Guidelines for Roofs

Appropriate: Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.

STAFF FINDINGS:

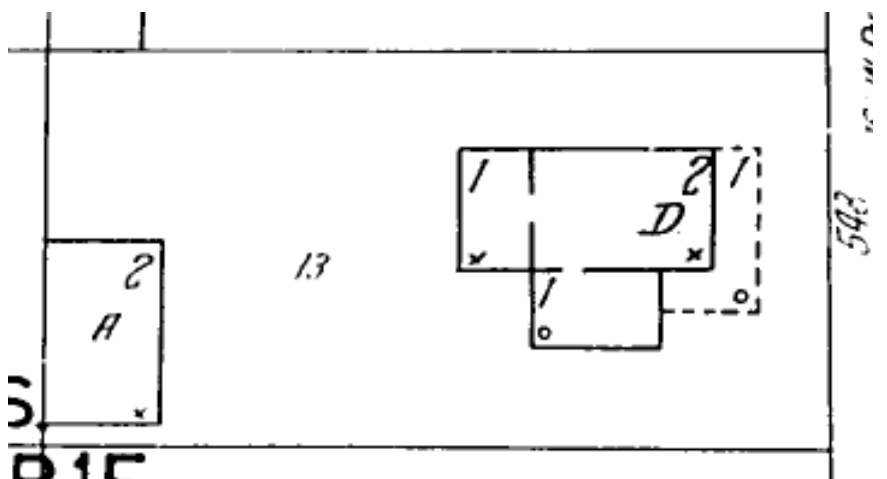
1. The 199 square foot addition would infill a space between the side wing and the rear addition. The addition is inset 5" from the existing corners of the house. It continues the plane of the roof that current covers the front screen porch and side wing to the back of the house. Two historic wood windows and a glass block window would be lost to the addition.
2. The house is currently 1,794 square feet (not including the basement) per the City Assessor. All of this floor area is believed to have built before 1945. The proposed addition adds 199 square feet, for an increase of 11%. The Assessor lists the footprint as 1,164 square feet, so the addition would be an increase of 17%.
3. The addition's cladding is standard size brick veneer on the bottom 4', below 6" vertical TruExterior poly ash. Per their website, TruExterior products are made of fly-ash (a coal combustion by-product) combined with polymers. New windows on the addition are Jeld-Wen wood double-hung. They are 2" shorter than other first floor windows on the south elevation. The windows have a false "lintel" made from a painted 6" trim board on edge. Like the existing, the roof will be standing seam metal.
4. Though this house is a historical puzzle, the addition is discreet, small, and as inconspicuous as possible. Staff recommends approval.

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 548 South First Street, a contributing property in the Old West Side Historic District, to add 199 square foot rear addition. As proposed, 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 2, 5, 9, and 10 and the guidelines for building site, additions and roofs, as well as the *Ann Arbor Historic District Design Guidelines* for all additions, residential additions, and roofs.

ATTACHMENTS: photos, drawings, materials information

548 S First Street (1931 Sanborn Fire Insurance Map)



1980 City Survey card

ANN ARBOR, MICHIGAN HISTORIC ARCHITECTURE SURVEY SHEET NUMBER

SURVEY NAME WESTSIDE SURVEY DATE 11-2-80 BY C.S. F.J.W.

ADDRESS 546 S. FIRST

HISTORIC NAME CURRENT NAME

LOCATION SECTION 135 BLOCK PARCEL BUILDING

TYPE S.F. USE PRIMARY S.F. SECONDARY S.F. ORIGINAL ZONING

No. of FLOORS 2 No. OCCUPIED 2 CELLAR OCCUPIED ? ATTIC OCCUPIED ?

FRONT DIRECTION EAST SURFACE MATERIAL BRICK ROOF COVERING OP SHING.

ITEMS TO BE GRADED - PUT A CHECK OR "X" IN THE APPROPRIATE SQUARE SPACE

STRUCTURAL CONDITION	GOOD <input checked="" type="checkbox"/>	FAIR <input type="checkbox"/>	POOR <input type="checkbox"/>	10
MAINTENANCE QUALITY	GOOD <input checked="" type="checkbox"/>	FAIR <input type="checkbox"/>	POOR <input type="checkbox"/>	10

ALTERATIONS	NONE or MINOR <input checked="" type="checkbox"/>	MODERATE <input type="checkbox"/>	EXTENSIVE <input type="checkbox"/>	15
	APPROPRIATE <input type="checkbox"/>	INAPPROPRIATE <input type="checkbox"/>	<input type="checkbox"/>	



PERIOD or STYLE	<u>ITALIANATE</u>	
DATE	ADD'N	
NATIONAL IMPORT.		
LOCAL EXCELLENCE		
NOTABLE		
WORTHY OF MENTION	<input checked="" type="checkbox"/>	15
POOR		

INCIDENCE	
RARE	
MODERATE	
COMMON	<input checked="" type="checkbox"/> 0

TOTAL	50
CATEGORY	C

PHOTO DATE 11-2-80
 BY C.S.
 ROLL C.S.1 FRAME 25



Kratz
DESIGNS

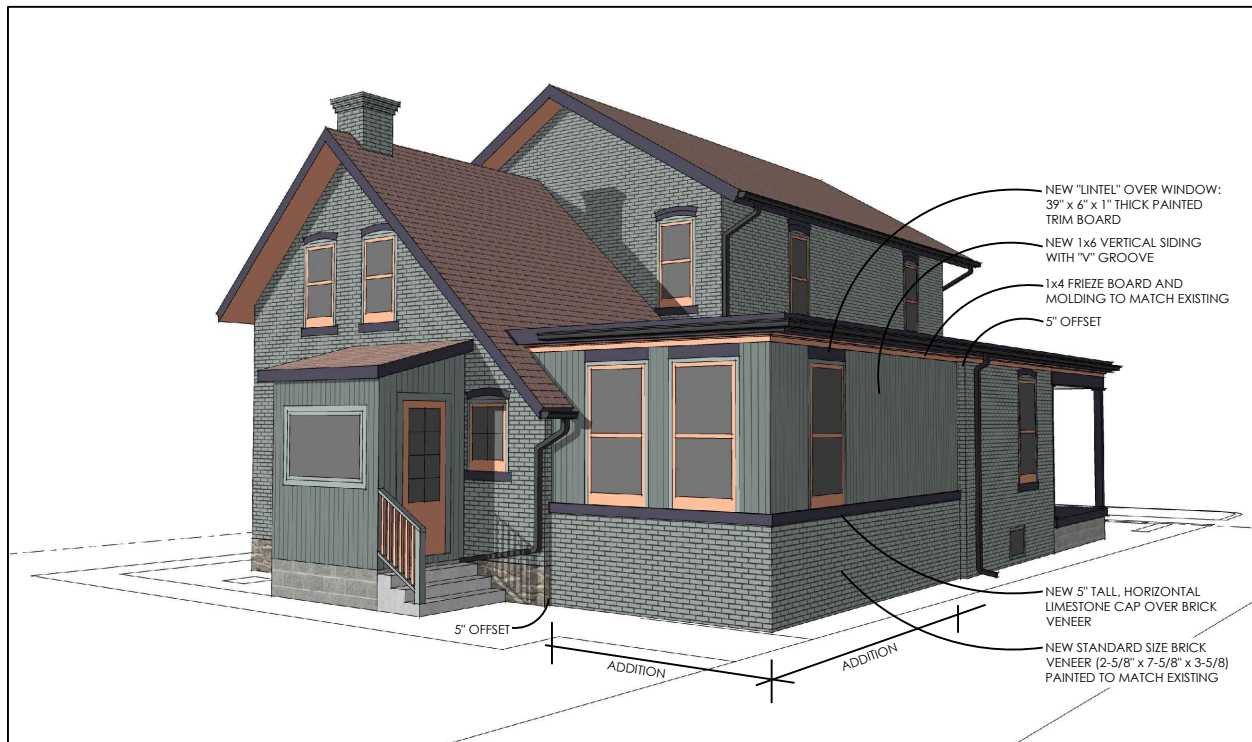
1840 Coronada Dr.
Ann Arbor, MI 48103
734-219-4877

Johnson Residence

- Addition -
548 S. 1st Street
Ann Arbor, MI 48103

A1

01/19/2024





Kratz
DESIGNS

1840 Coronada Dr.
Ann Arbor, MI 48103
734-219-4877

Johnson Residence
- Addition -
548 S. 1st Street
Ann Arbor, MI 48103

A3

01/19/2024



Kratz
DESIGNS

1840 Coronada Dr.
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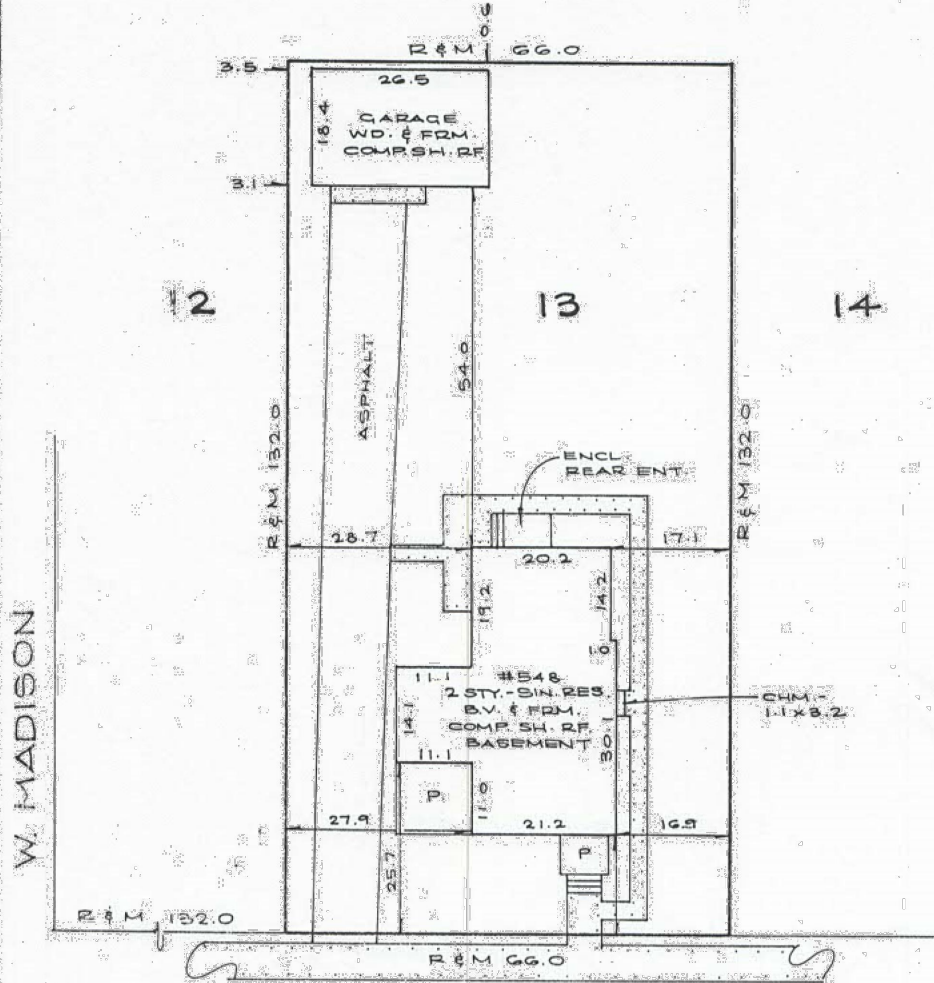
Johnson Residence

- Addition -
548 S. 1st Street
Ann Arbor, MI 48103

A4

01/19/2024

LOT 13 OF WILLIAM S. AYNAARD'S ADDITION TO THE CITY OF ANN ARBOR, BLOCK 5 SOUTH, RANGE 1 EAST, WASHTENAW COUNTY, MICHIGAN, LIBER 3 OF DEEDS, PAGE 548, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



S. FIRST ST
3" ASPHALT PAVE / CONC CURBS



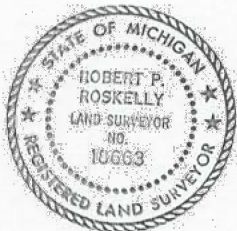
R = RECORDED
M = MEASURED
C = CALCULATED
± = MORE OR LESS

We hereby certify that the building or buildings shown are located entirely on said described property and do not encroach on adjoining lands or do adjacent buildings encroach on said described property except as shown. This is for mortgage purposes only and no property corners have been set by us. Distances shown are not to be used for building of structures or fences.

CERTIFY TO ALL TITLE COMPANIES

MORTGAGE REPORT

CERTIFY TO: FIREMANS FUND
MORTGAGOR: JILL M. JOHNSON

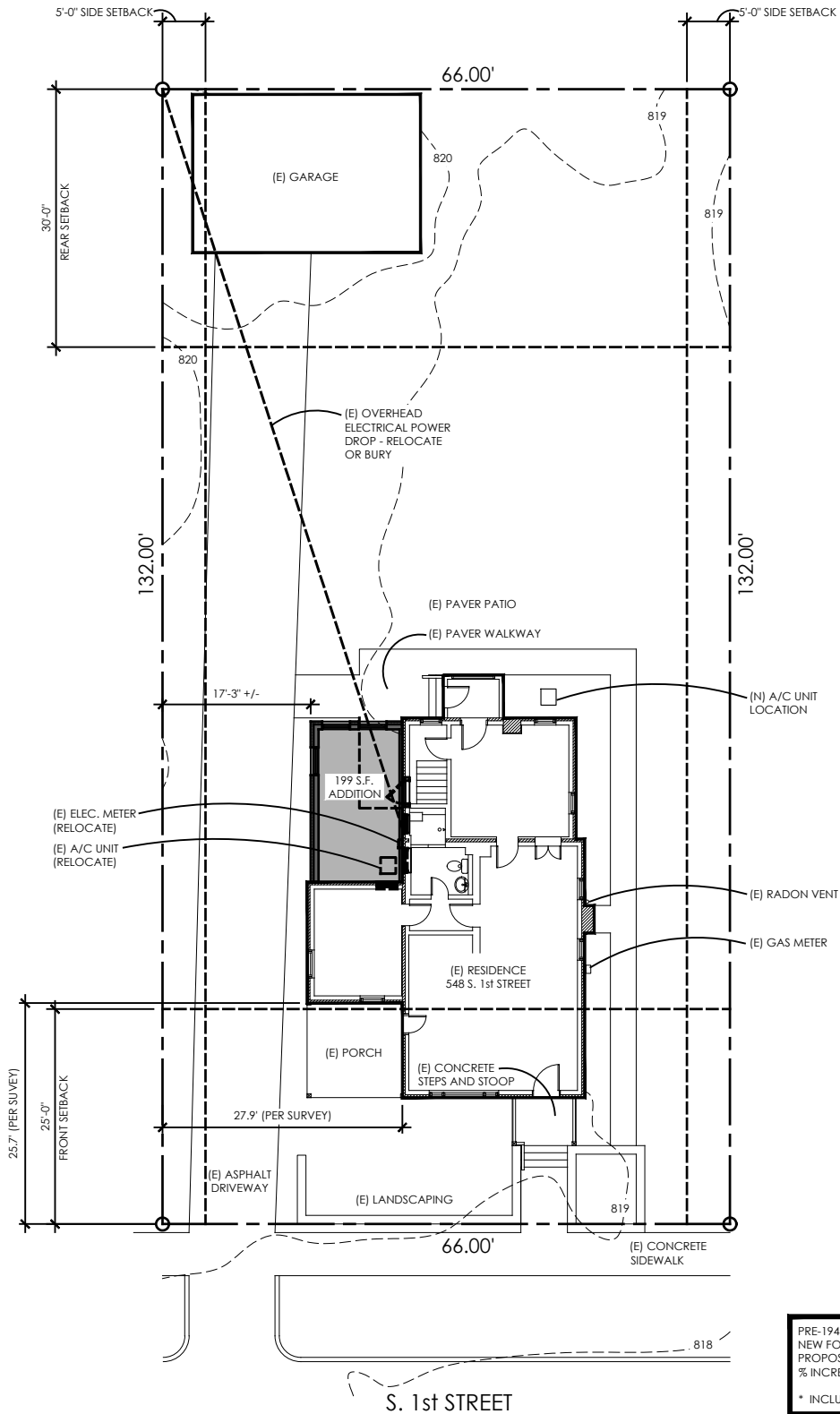


DATE
26 FEB 87
JOB NO.
87-2-88
SCALE
1" = 20'

J ROSKELLY, JEKABSON & ASSOCIATES, P.C.
Registered Land Surveyors
888 Sheldon Road
Plymouth, Michigan 48170
Telephone 455-8000
by *Robert P. Roskelly*

DRAWN
MM
CHECKED
SHEET
1 OF 1

A5
01/19/2024



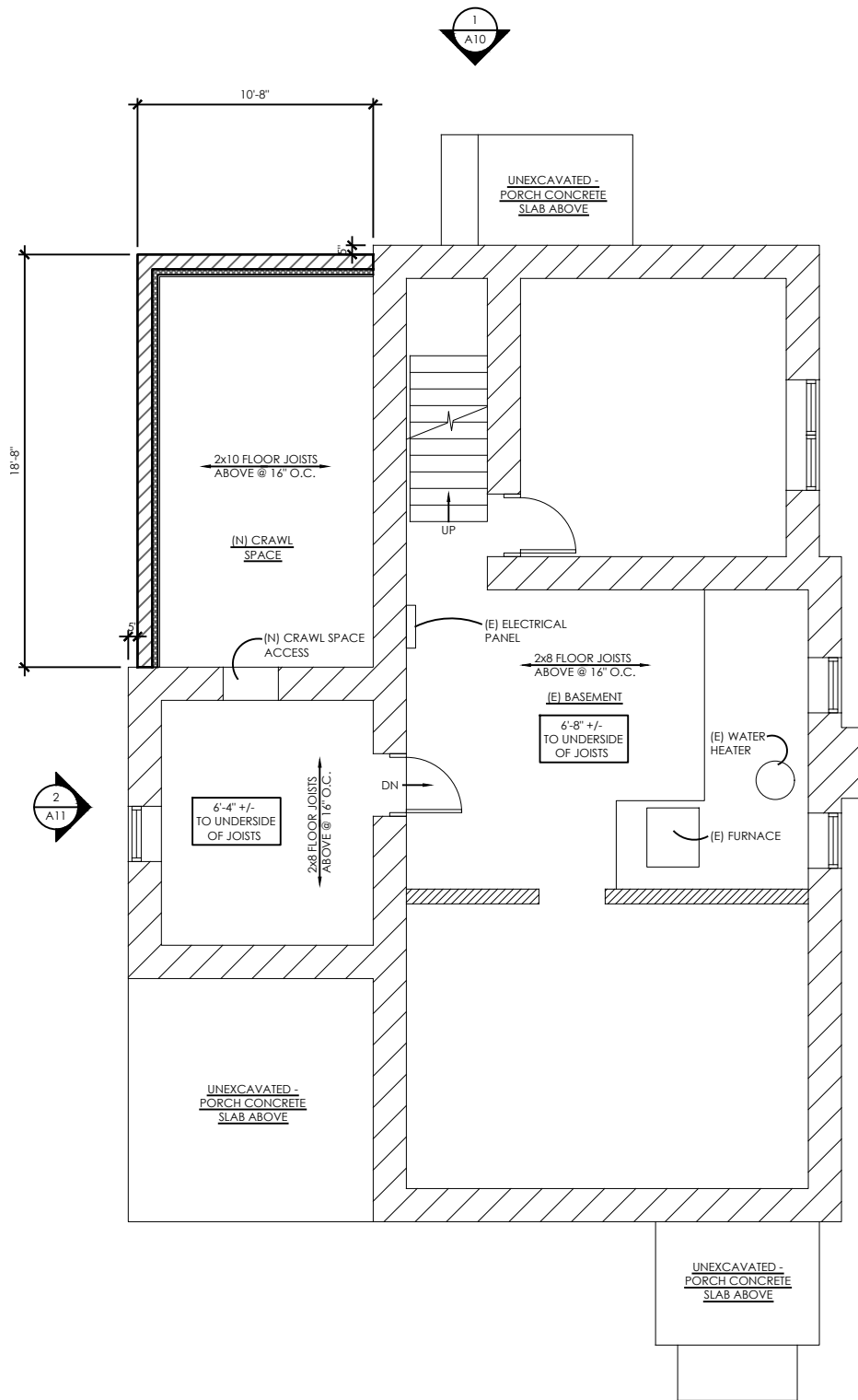
PRE-1945 FOOTPRINT	=	1,280 S.F.*
NEW FOOTPRINT AREA	=	199 S.F.
PROPOSED FOOTPRINT	=	1,479 S.F.
% INCREASE OF FOOTPRINT	=	15.5%

* INCLUDES THE TWO EXISTING PORCHES.

PROPOSED SITE PLAN

SCALE: 1" = 10'-0" ON 22"x34"
 SCALE: 1" = 20'-0" ON 11"x17" & 8-1/2"x11"

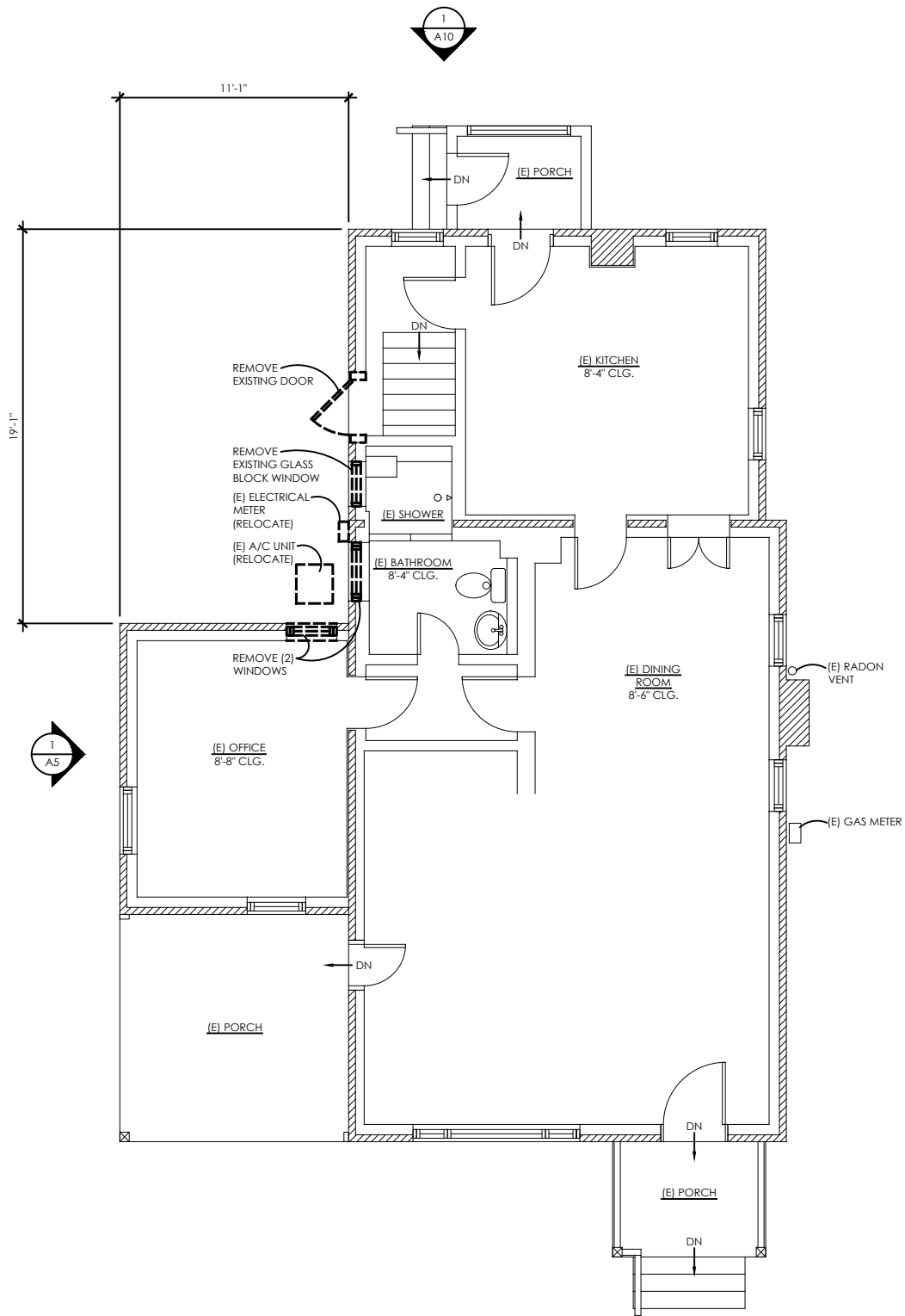




PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0" ON 22'x34"
SCALE: 1/8" = 1'-0" ON 11'x17"

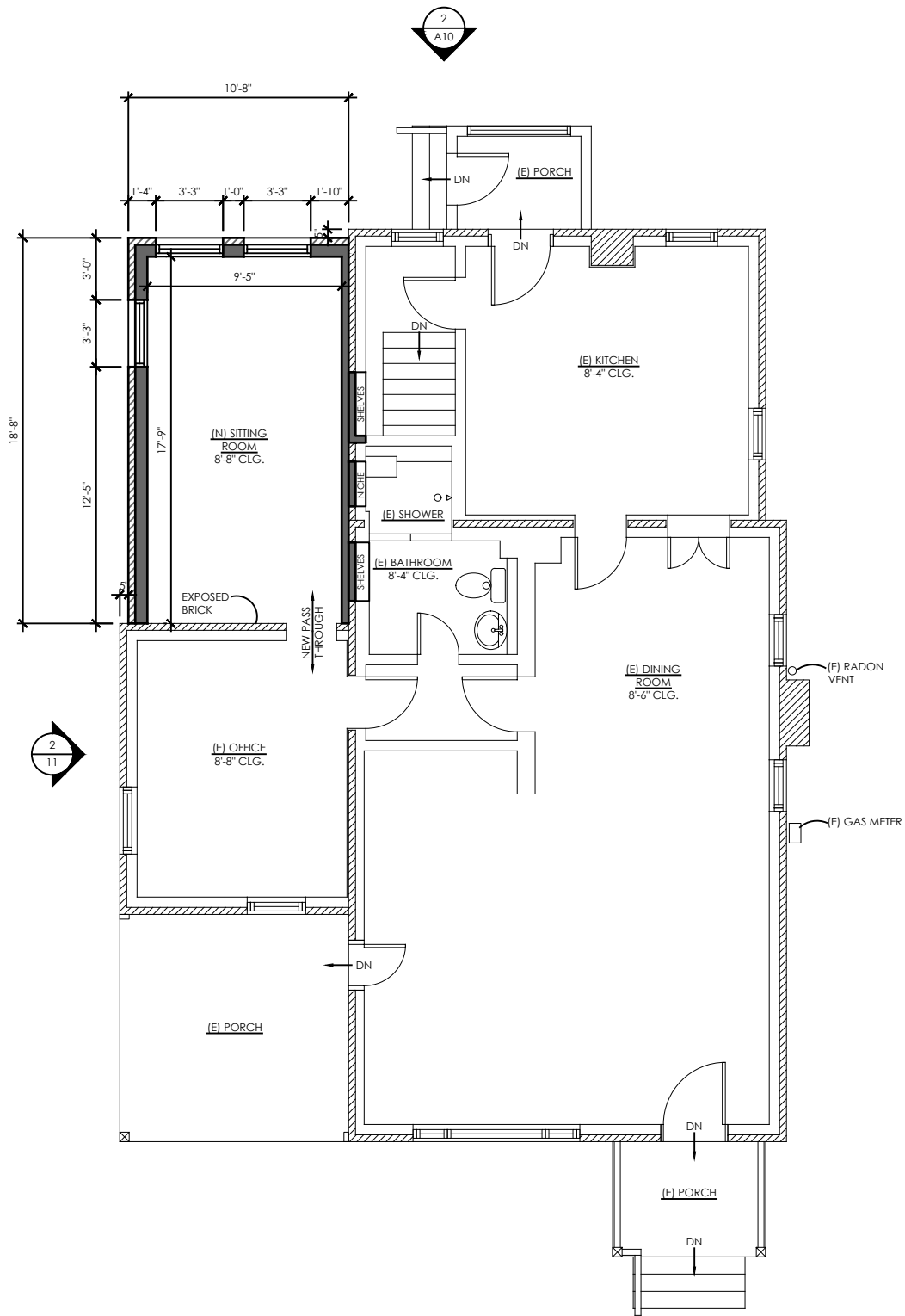




EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" ON 22"x34"
 SCALE: 1/8" = 1'-0" ON 11'x17" & 8-1/2'x11"

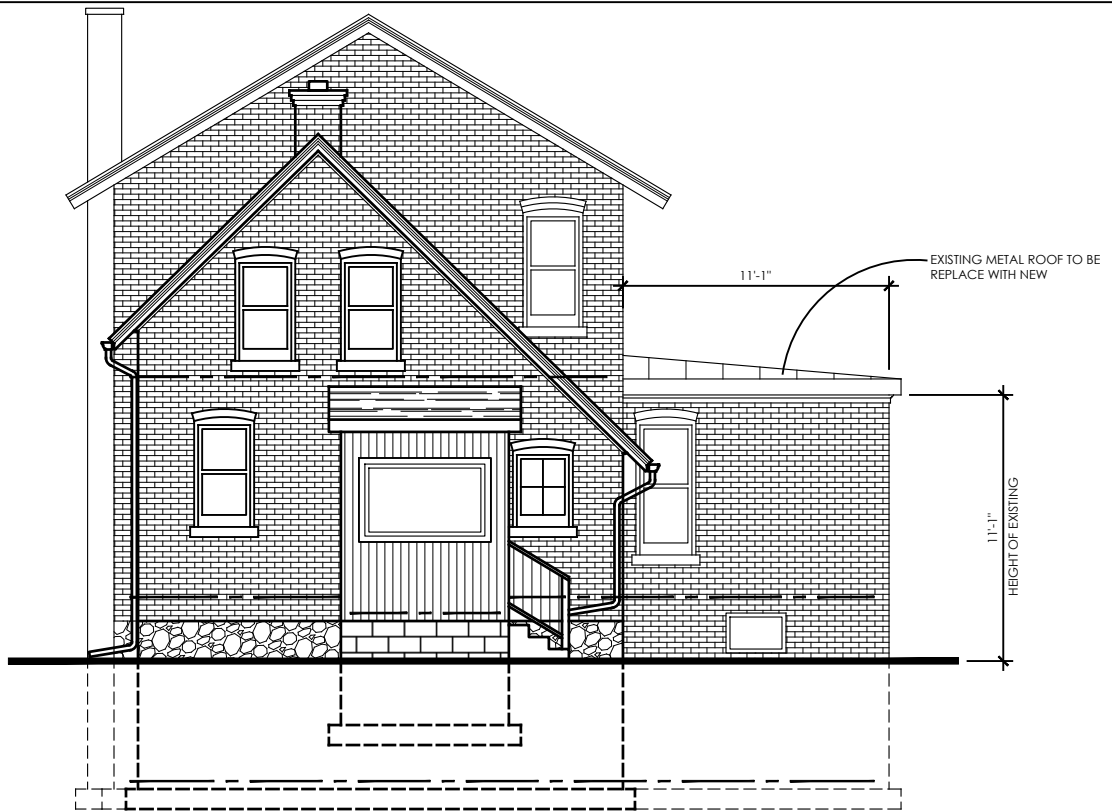




PROPOSED FIRST FLOOR PLAN

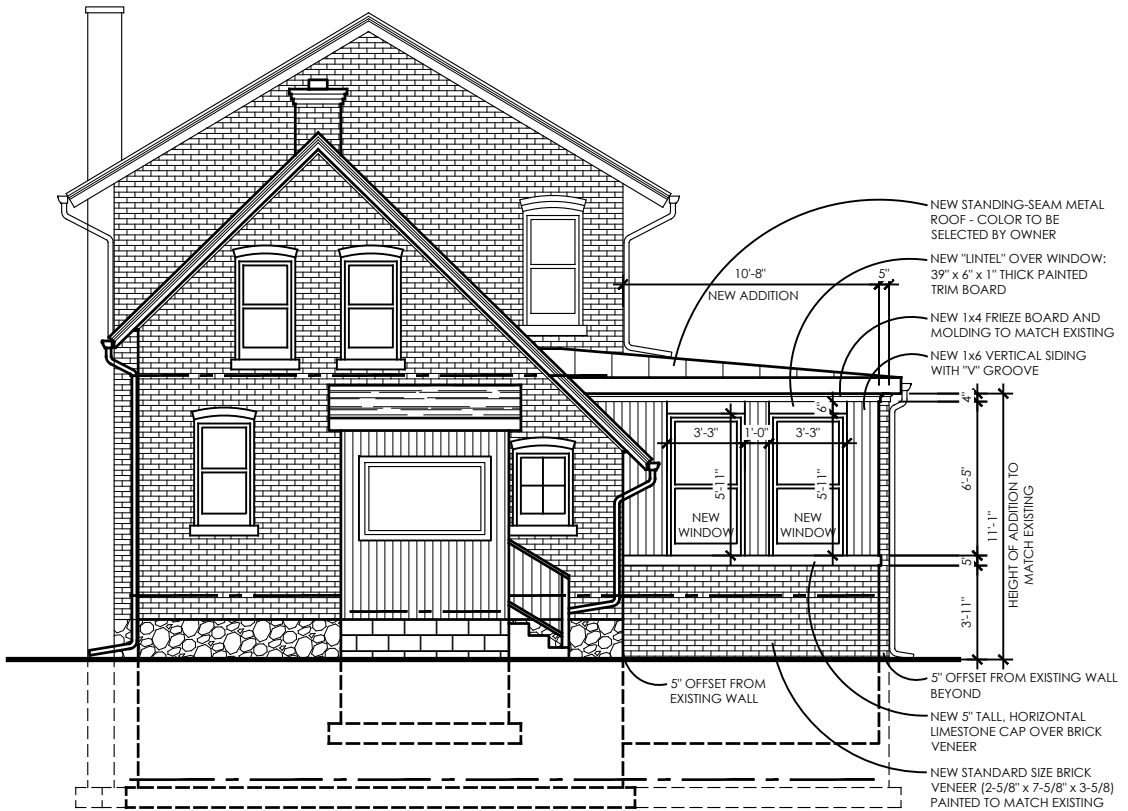
SCALE: 1/4" = 1'-0" ON 22"x34"
SCALE: 1/8" = 1'-0" ON 11"x17" & 8-1/2"x11"





1 EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0" ON 22"x34"
SCALE: 1/8" = 1'-0" ON 11"x17" & 8-1/2"x11"



2 PROPOSED WEST ELEVATION

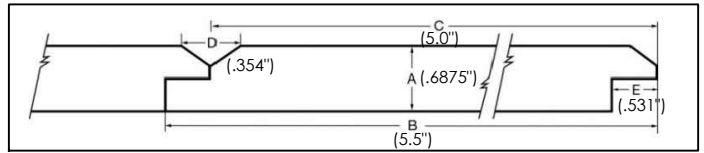
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0" ON 22"x34"
 SCALE: 1/8" = 1'-0" ON 11"x17" & 8-1/2"x11"



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



PROFILE OF NEW VERTICAL SIDING
 TRU-EXTERIOR
 1x6 V-RUSTIC SIDING (POLY-ASH)

EXISTING DOUBLE-HUNG WINDOW



Flat Casing for Wood Exterior



NEW WINDOW INFORMATION:

JELD-WEN
 CUSTOM WOOD WINDOW
 DOUBLE-HUNG
 (3) TOTAL WINDOWS
 3'-3" WIDE x 6'-1" TALL
 MASONRY OPENING
 ACTUAL WINDOW SIZE:
 3'-0" WIDE x 5'-8" TALL
 EXTERIOR MATERIAL:
 AURALAST PINE (TO BE
 PAINTED USING COLOR
 SELECTED BY OWNER)
 LOW-E INSULATING GLASS

EXTERIOR PROFILE OF NEW WINDOWS

