

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 221 Buena Vista, Application Number HDC16-238

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** December 8, 2016

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** December 5, 2016

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Lara Brown and John Wakeman	Same
<b>Address:</b>	221 Buena Vista Avenue Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 395-2990	

**BACKGROUND:** This two-story end-gable colonial was first occupied in 1926 by George Smith, a clerk. It features a steeply pitched roof with large shed dormers on the front and back, red brick chimney, a bracketed front entry canopy, shingle siding on the second story and lap siding on the first story.

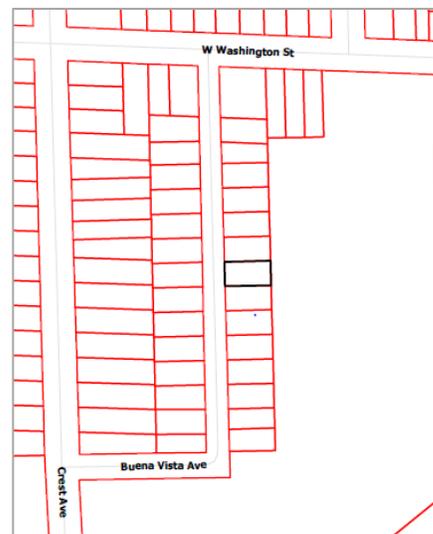
**LOCATION:** The site is located on east side of Buena Vista Avenue, south of West Washington Street. The lot backs up to Slauson Middle School.

**APPLICATION:** The applicant seeks HDC approval to construct a 19' x 20' garage with solar panels on the south-facing elevation.

#### **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.
- (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**

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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: 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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

**District or Neighborhood Setting**

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

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

**Residential Accessory Structures**

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

**STAFF FINDINGS:**

1. Per Sanborn Fire Insurance Maps, the lot at 221 Buena Vista has never had a garage. The proposed location, pushed into the northeast corner of the lot, is appropriate and consistent with existing garages on this block. On Buena Vista, most homes have a garage, and about 2/3 are single-car or 1 ½ car-sized and 1/3 are two-car. The proposed 19' x 20' footprint (380 square feet) is the smallest size that could fit two cars, though the owner intends to use the building primarily as a workshop. The upstairs room would be used for storage.
2. The building is 21'2" at the ridge to accommodate the number of solar panels desired to power the house, which does not have a south facing roof face. The panels would completely cover the roof surface. There are currently some solar panels on the house. The garage height does not exceed what is allowed per zoning for accessory structures.

3. Materials include Hardie 5" lap siding, a standing seam metal or architectural shingle roof, Andersen clad wood windows, a half-lite steel person door, and an insulated steel roll-up door.
4. The particulars of this lot and location influence the application. Behind the proposed workshop is a 25 foot brick wall of Slauson Middle School, which means no one but the mower of the Slauson lawn is likely to see the rear elevation of the workshop. The neighbor to the north will be most impacted, since the upper floor will be visible over their eight foot privacy fence. Staff does not believe, however, that the proposed structure will negatively impact any historic resources. From the street, it will be set back 68 feet.
5. Staff recommends approval of the application. The design is functional, and the materials and location are compatible with the historic home and neighboring historic resources.

## MOTION

I move that the Commission issue a certificate of appropriateness for the application at 221 Buena Vista Avenue, a contributing property in the Old West Side Historic District, to construct a 19' x 20' workshop as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to 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, 9, and 10 and the guidelines for building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 221 Buena Vista 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, drawings, photos

221 Buena Vista (2007 Survey Photo)



221 Buena Vista (2015 Aerial Photo)





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

1. Provide a brief summary of proposed changes. Build a garage, 15'9"x20'. The garage will have some storage space above the car area. The south roof will extend beyond the walls and foundation and accommodate solar modules. This will keep them in the back yard instead of the front of the house.

2. Provide a description of existing conditions. Open space between house and Slauson school. The ground is relatively flat. 15.75'x20'= 315 ft.^2 for new construction foundation. Lot size 4534 ft.^2. Currently no garage or utility buildings on the property.

3. What are the reasons for the proposed changes? To have a garage and work area. To mount the solar a bit more out of site and facing south. They also need to be elevated due to obstructions. Almost all other houses on BV and Crest have garages.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. Site layout. West elevation (as visible from the road). Wall sections.

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

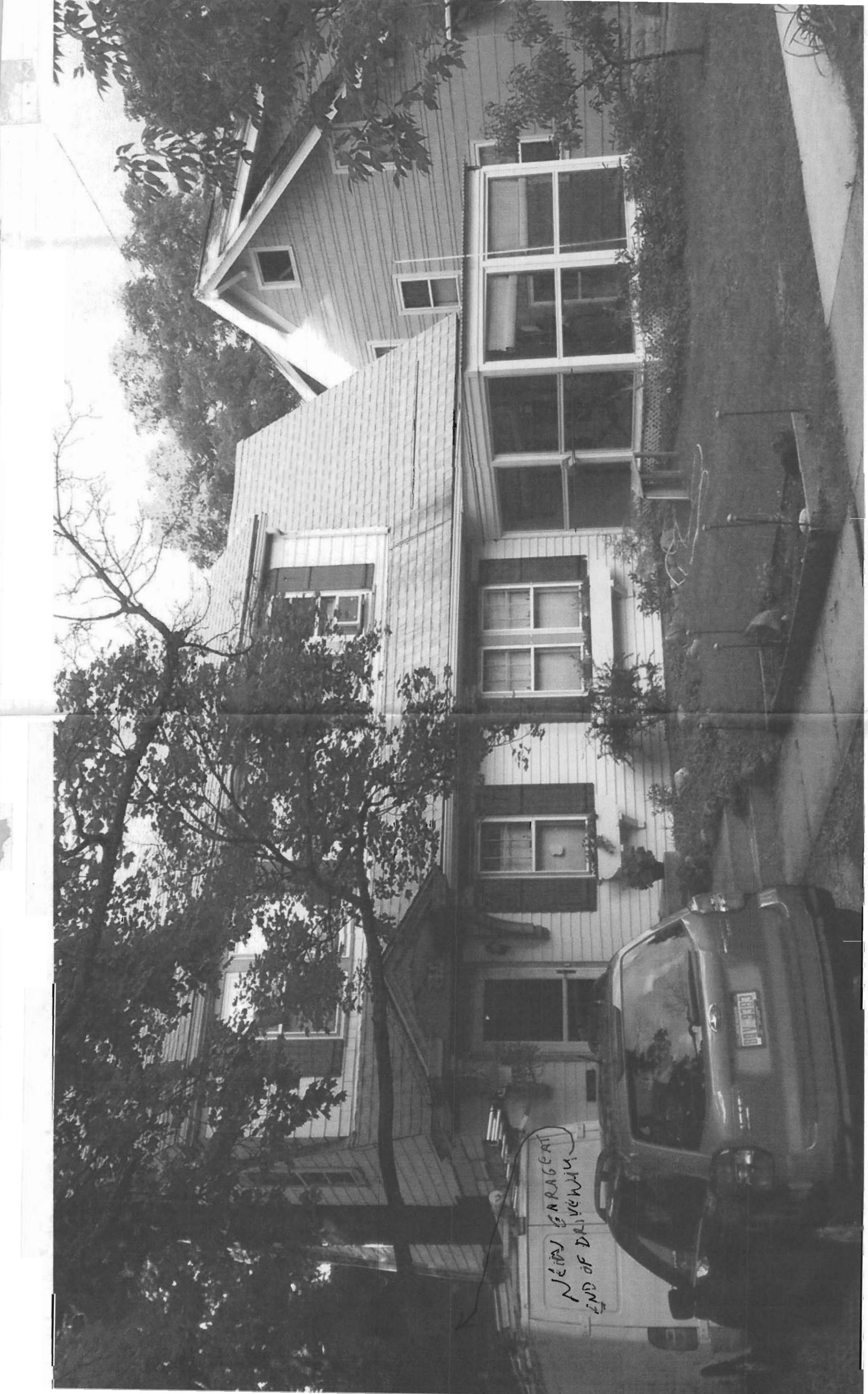
Comments:

bing maps

221 Buena Vista Ave, Ann Arbor, MI 48103



ON B.V. ALL OWNED  
OCCUPIED SINGLE FAMILY HOMES  
BUT 1 OR 2 HAVE GARAGES.



NEW GARAGE AT  
END OF DRIVEWAY

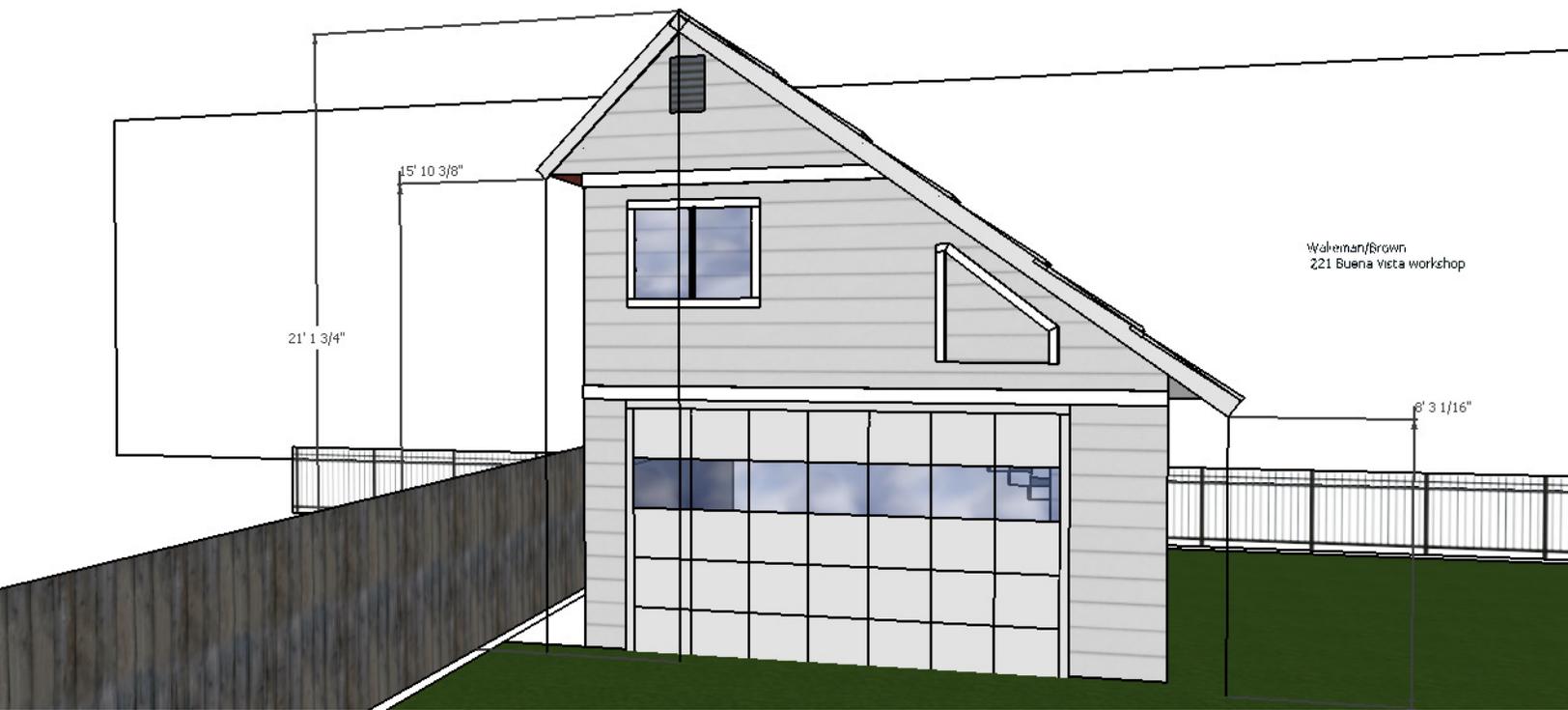
NOV 8186





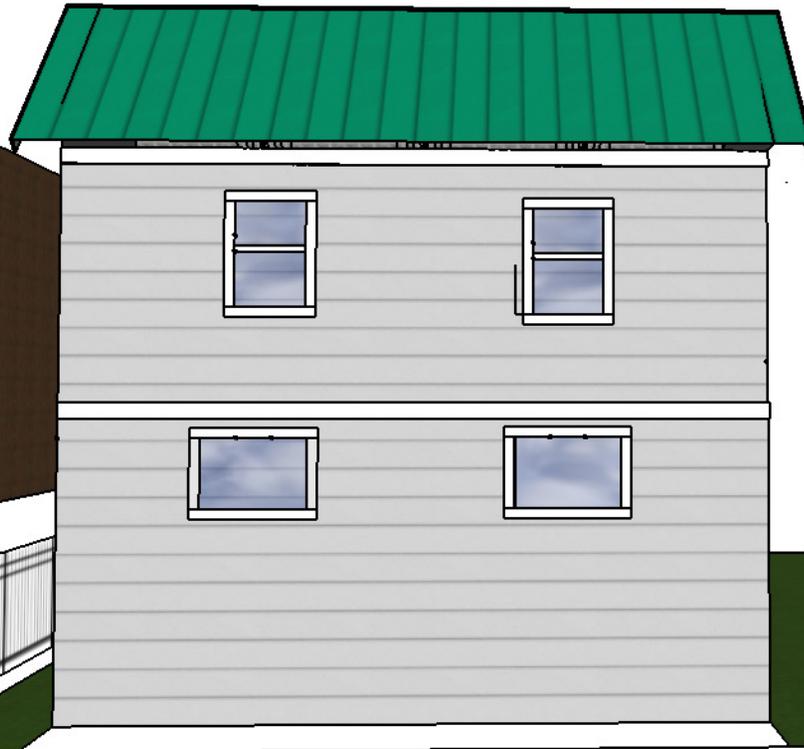






Waheman/Brown  
221 Buena Vista workshop

Slauson school



Wakeman/Brown  
221 Buena Vista workshop

North Elevation

2x3 Double hung second floor  
2x3 fixed workshop daylight  
Hardie 5" lap siding  
Roof metal standing seam or  
architectural shingle



Wakeman/Brown  
221 Buena Vista workshop

East Elevation (Slauson hidden)

3x4 slider second floor  
2x3 fixed workshop daylight  
Hardie 5" lap siding  
Aluminum louver vent



Steel door,  
clear glass

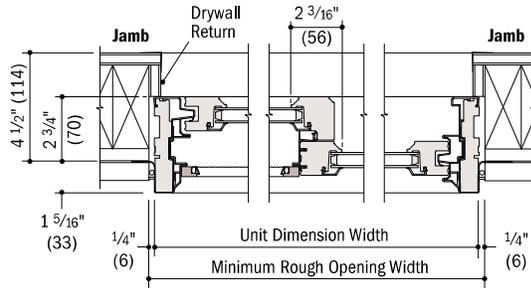
Slauson school

Double hung  
window

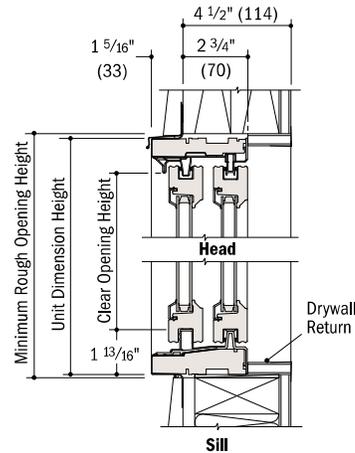
Wakeman, 221 Buena Vista workshop

**Gliding Window Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



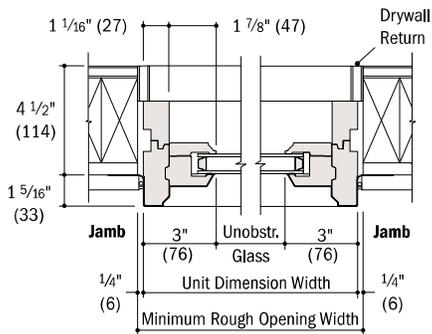
**Horizontal Section**



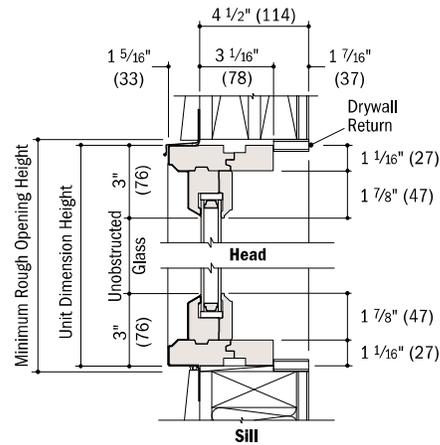
**Vertical Section**

**Picture Window Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



**Horizontal Section**

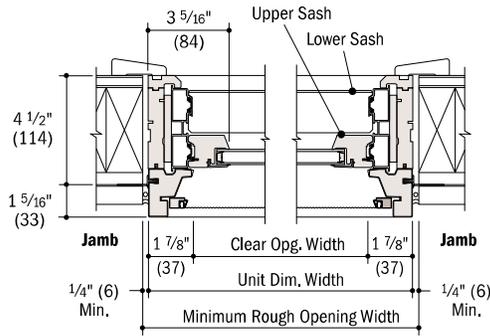


**Vertical Section**

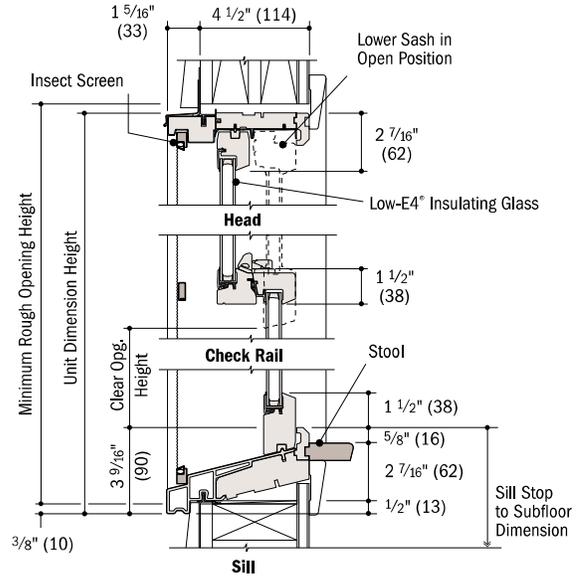
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.

### Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



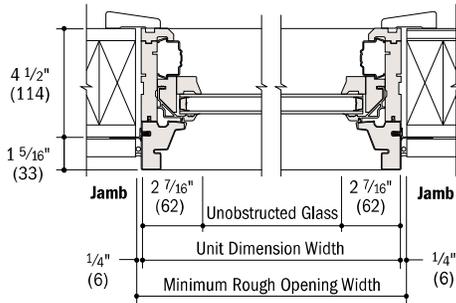
Horizontal Section



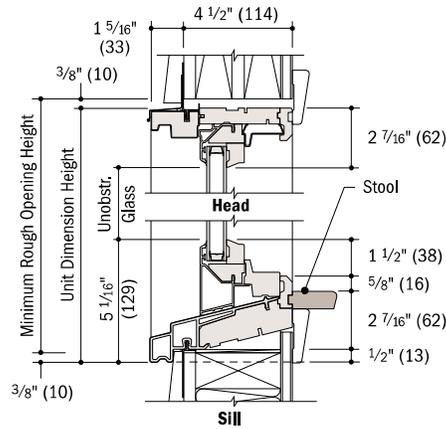
Vertical Section

### Tilt-Wash Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



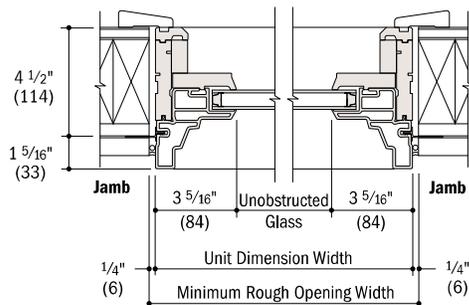
Horizontal Section



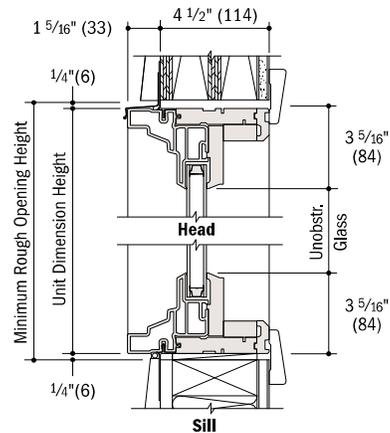
Vertical Section

### Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

# Fingerle Lumber

Address: 214 E. Madison  
Ann Arbor MI 48104

Phone: 734-741-4235

Email: tonygoodloe@fingerlelumber.com



# Quote

Page 1 of 1

Quote Number: 503 Date: 11/21/2016

Sales Person: Tony Goodloe

**Customer Information**

Name:

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

**Specifications**

U.D. = 37 5/8" x 81"; R.O. = 38 1/2" x 81 1/2"

O.M. of Exterior Trim = 40 1/8" x 82 1/4"



Image is viewed from Exterior!

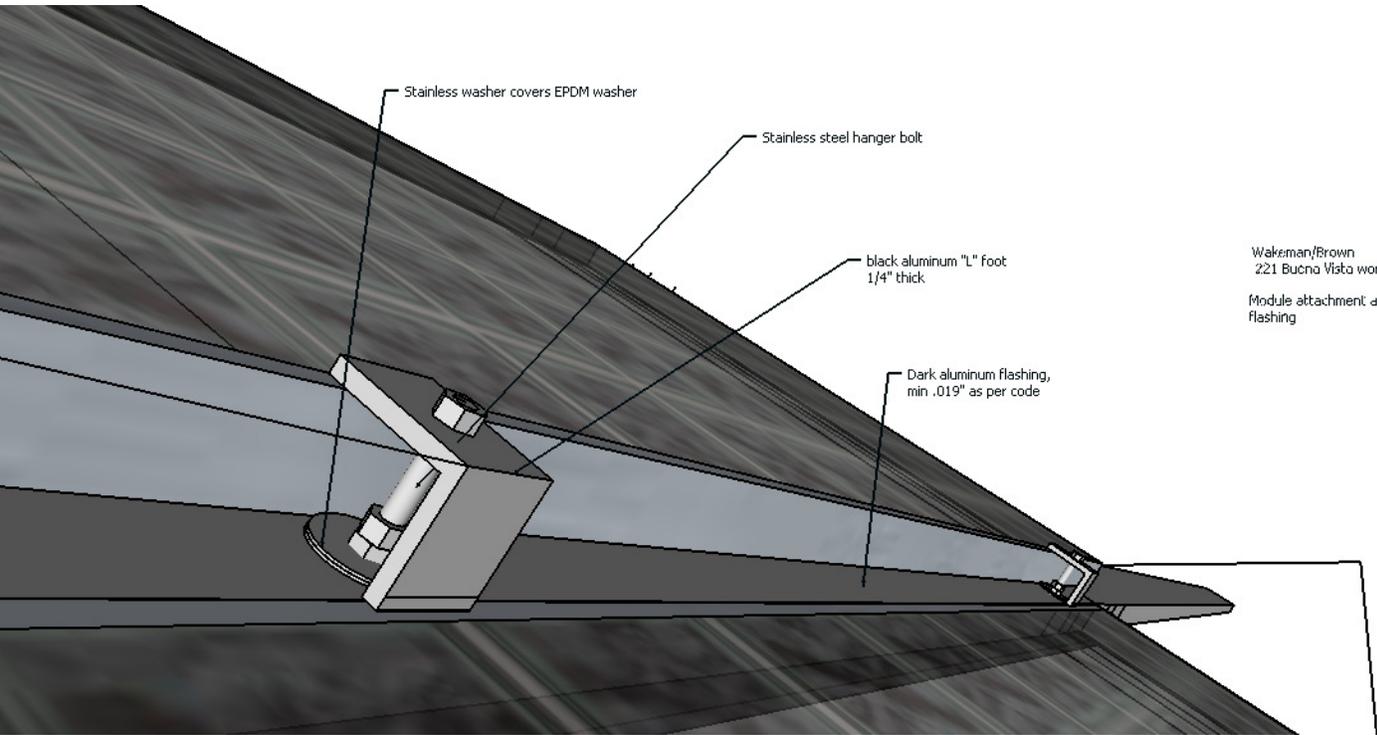
Lead Time: Stock (Call to verify)

Item Description	Qty	Price	Extended
3' 0" x 6' 8" TS206 Traditions Steel Door w/Clear Glass - Left Hand Outswing	1	303.42	\$303.42
2 3/4" Backset - Double Bore (2 1/8" Dia. Bore) w/Mortised Edge Latch Preps w/Deadbolt Schlage (Standard) 1" x 2-3/4" Strike Prep	1	7.02	\$7.02
Set of T/T Non Ball-Bearing O/S - Zinc Dichromate (Dull Brass) Hinges	1	0.00	\$0.00
Dura-Frame - 4 9/16" Jamb w/Primed Brickmould Exterior Trim (Applied)	1	17.16	\$17.16
Bronze Compression Weatherstrip	1	0.00	\$0.00
Bumper - Mill Finish Sill	1	46.80	\$46.80
<b>Item Total</b>			<b>\$374.40</b>

<b>Order Sub Total:</b>	<b>\$374.40</b>
<b>Tax:</b>	<b>\$22.46</b>
<b>Order Total:</b>	<b>\$396.86</b>



Version #: 4.22  
Version Date: 9/22/2016



Stainless washer covers EPDM washer

Stainless steel hanger bolt

black aluminum "L" foot  
1/4" thick

Dark aluminum flashing,  
min .019" as per code

Wakeman/Brown  
221 Bucna Vista workshop  
Module attachment and  
flashing