

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 203 Koch, Application Number HDC16-160

DISTRICT: Old West Side Historic District

REPORT DATE: September 8, 2016

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, September 6, 2016

	OWNER	APPLICANT
Name:	Zaki Alawi	Rob Fowler
Address:	414 Huntington Place Ann Arbor, MI	5550 Fox Run Saline, MI
Phone:		(734) 476-4851

BACKGROUND: This one-and-a-half-story bungalow was first occupied in 1924 by Stephen Blades, a line foreman at Detroit Edison. It features many classic bungalow details like eave brackets, three-over-one windows, shingle siding, and a gabled front porch with heavy half-columns supporting square tapered posts. A 1987 file photo shows the entire house wrapped in vinyl siding, and the front porch enclosed with storm windows. The front and east side elevations have since had the vinyl removed, and the open front porch was restored. The rear and west side elevations retain the vinyl siding over wood shingles. The brackets have been altered on the rear and west side elevations. These were present in 1987 and remain.

In 1987 the HDC approved the removal and infill of a window on the west side elevation. It appears that two windows were removed at that time.

LOCATION: The site is located on the south side of Koch, west of South Main and east of South First Street.

APPLICATION: The applicant seeks HDC approval to raise the roof on the rear wing to make a code-compliant bedroom, and replace a non-original rear window with a larger code-compliant window.

APPLICABLE REGULATIONS:

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

- (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.

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 homeowner would like to raise the roof over the existing rear wing to convert a finished room with a ceiling height that doesn't meet code for a legal bedroom. The roof would be raised 10" at the ridge and 18" at the eave, with a slightly flatter 6/12 pitch. The drawings for the proposed side elevations are not shown accurately because the eave is at the existing height, not the proposed height.
2. Materials are not specified on the application, though the applicant told staff that they would match the existing. Staff has suggested a motion that conditions approval on reusing the existing modified brackets, matching the historic materials, and removing the vinyl siding on the rear and side of the house. Removing the vinyl is necessary to install appropriate wood shingles under the relocated eaves.
3. The new window is 6" taller and 6" wider than the existing window. A cut sheet is not included, and materials are not indicated. Staff recommends conditioning the application on staff approval of an all-wood, one-over-one window in dimensions not to exceed the proportions shown on the rear elevation drawing.
4. Overall, staff believes this is a reasonable and largely invisible modification to the house given the close proximity of the structures on both sides. The application is lacking in details, but staff believes that the suggested motion accounts for this. If the HDC is uncomfortable with this approach, a postponement to the next agenda would be appropriate and allow the applicant time to provide more information.
5. Staff believes the work is sensitive to the neighborhood and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

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 203 Koch Avenue, a contributing property in the Old West Side Historic District, to raise the roof height on the rear addition, on the following conditions: New drawings are submitted that show an all-wood replacement window (to be approved by staff); and all materials and their dimensions to match the historic ones, including eaves, fascia, trim, siding, soffits, etc., the eave brackets to be reinstalled, and the vinyl siding to be removed and the underlying siding to be repaired and restored to a sound condition. The work as conditioned 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 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 203 Koch 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, window schedule, photos.

203 Koch (2008 Survey photo)



203 Koch File Photos (1987)



203 KOCH

OWS

11/12/87

Roll 16

← Frame # 7

↓ Frame # 5

↓ FRAME # 5





HDC 16-160 7/27

City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue 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: 203 Koch

Historic District: _____

Name of Property Owner (if different than the applicant):

Zaki Alan

Address of Property Owner: 414 Huntington

Daytime Phone and E-mail of Property Owner: _____

Signature of Property Owner: _____ Date: _____

Section 2: Applicant Information

Name of Applicant: Rob Fowler

Address of Applicant: 5550 Fox Run

Daytime Phone: (734) 476 4851 Fax: () _____

E-mail: rfowler17@comcast.net

Applicant's Relationship to Property: owner architect contactor other

Signature of applicant: _____ Date: _____

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

Commercial 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: RF

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

1. Provide a brief summary of proposed changes.

Raise Back Roof to match Front Roof

2. Provide a description of existing conditions.

Bedroom Ceiling too Low

3. What are the reasons for the proposed changes?

to meet

Housing requirement

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

Siding and Roof to match

existing

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:







James Dudzinski
 ARCHITECT
 12306 Volpe
 Sterling Heights, Mi.
 PH. (586) 264-6576

ARCHITECTURE PLANNING CONSULTING

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 USED WITHOUT THE WRITTEN CONSENT OF
 JAMES DUDZINSKI ARCHITECT

PROJECT LOCATION:
203 KOCH

PROJECT TITLE:
RENOVATION

SHEET TITLE:
2ND FLOOR

DO NOT SCALE DRAWINGS. USE FIGURED
 DIMENSIONS ONLY

REVISIONS

MARK	DATE:	ISSUED FOR:
	JAN 22,16	

DATE

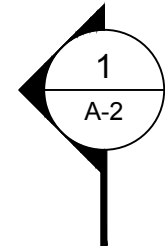
DRAWN JD

CHECKED

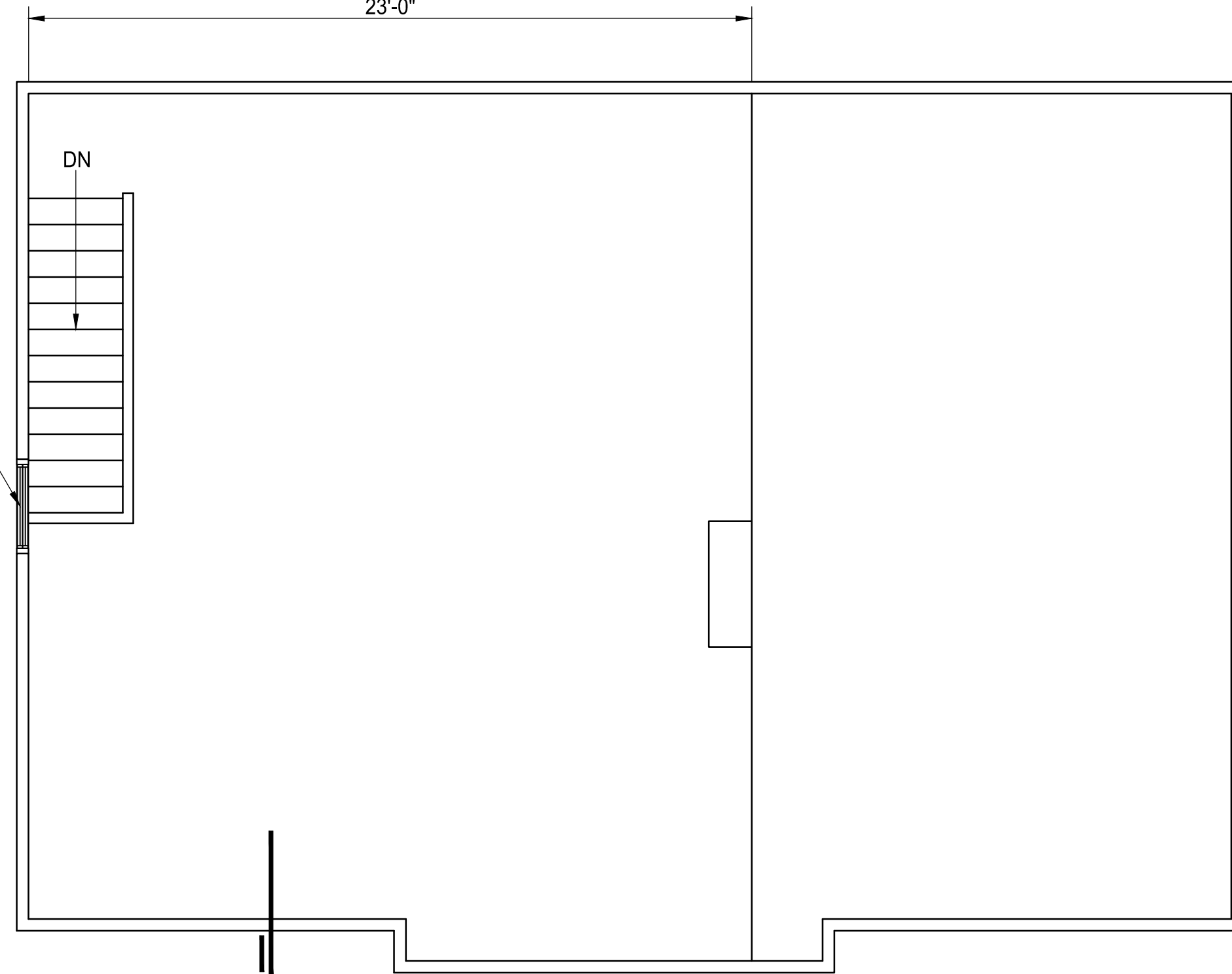
PROJECT NO:
 SEAL

SHEET NO:
 1 OF 3

A-1



23'-0"



NEW EGRESS WINDOW

DN

203 KOCH (2ND FLOOR)

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

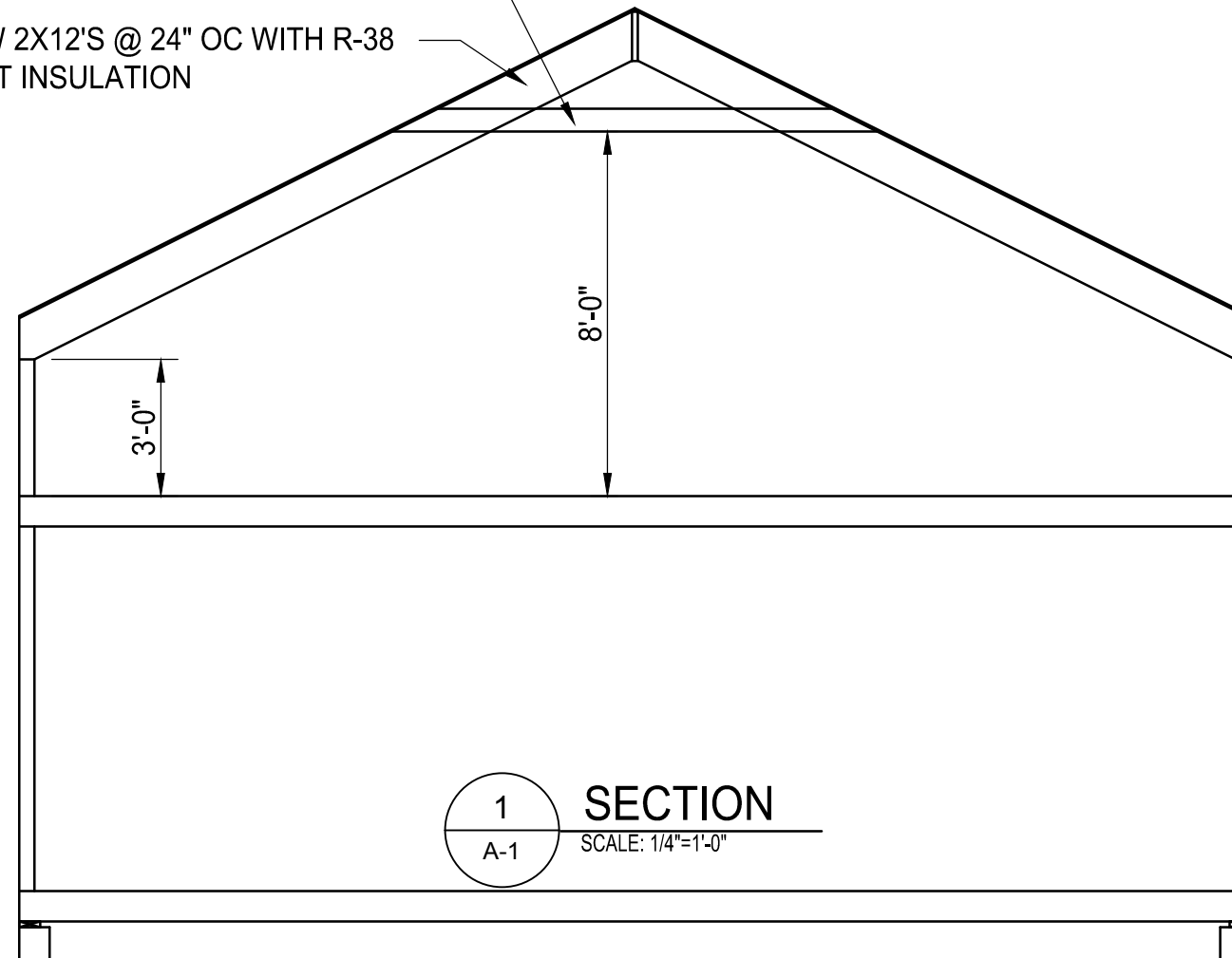


203 KOCH FRONT ELEVATIONS

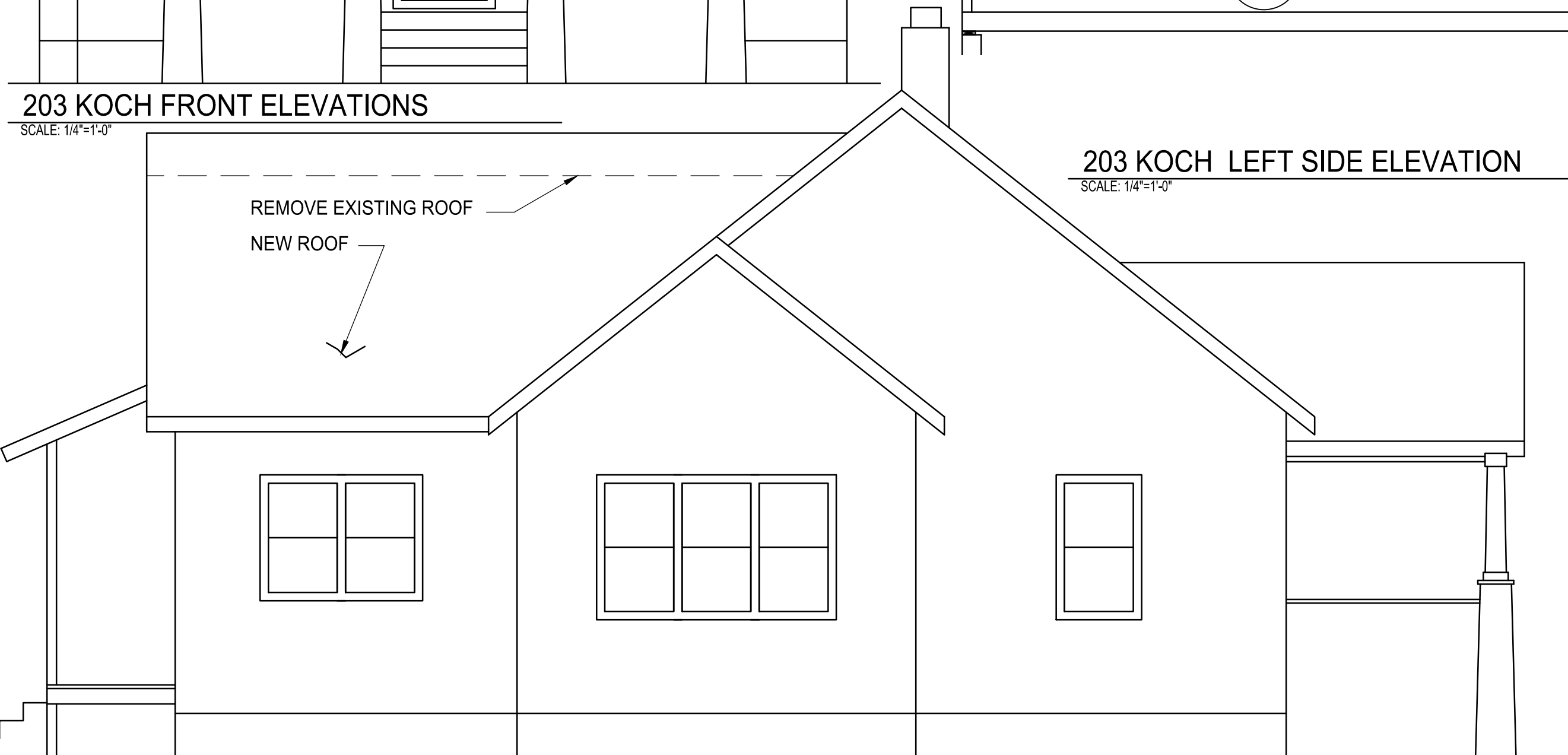
SCALE: 1/4"=1'-0"

NEW 2X6 COLLAR TIES @ 24" OC

NEW 2X12'S @ 24" OC WITH R-38
BATT INSULATION



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



203 KOCH LEFT SIDE ELEVATION

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

REMOVE EXISTING ROOF

NEW ROOF

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203 KOCH

PROJECT TITLE:

RENOVATION

SHEET TITLE:

ELEVATIONS

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REVISIONS

MARK	DATE:	ISSUED FOR:
	JAN 22,16	

DATE

DRAWN JD

CHECKED

PROJECT NO:

SEAL

SHEET NO:
2 OF 3

A-2



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REVISIONS

MARK	DATE:	ISSUED FOR:
	JAN 22,16	
	DATE	
	DRAWN	JD
	CHECKED	

PROJECT NO:

SEAL

SHEET NO:
3 OF 5

A-3

PROVIDE NEW EGRESS
 WINDOW

NEW ROOF, 6 / 12 PITCH

REMOVE EXISTING ROOF

203 KOCH REAR ELEVATIONS

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

203 KOCH RIGHT SIDE ELEVATION

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

