

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 418 S First Street, Application Number HDC13-098

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** July 5, 2013

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

**REVIEW COMMITTEE DATE:** Monday, July 8, 2013 for the Thursday, July 11 HDC meeting

#### OWNER

#### APPLICANT

**Name:** Margaret Wong & Ralph Nelson    Same

**Address:** 418 S First Street  
Ann Arbor, MI 48103

**Phone:** (734) 998-2546

**BACKGROUND:** This simple single-story cottage first appears in the 1928 Polk City Directory as the home of Gottlieb Weltz, a mason. It features a partial-width front porch and one-over-one double hung windows. The house has had at least two rear additions since 1965. The garage does not appear on the 1965 Sanborn map, and was either constructed after that date or moved to its current site.

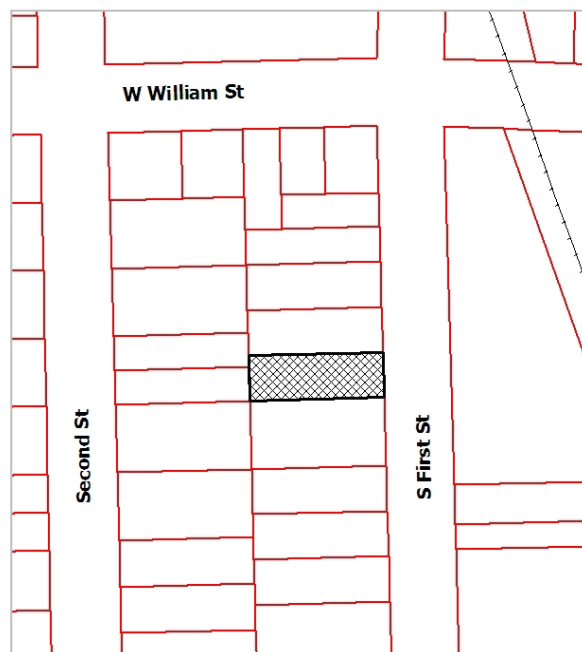
The applicant received a Certificate of Appropriateness from the HDC in August 2011 to demolish the existing garage and construct a new two story tandem garage with a studio above it (HDC11-103).

**LOCATION:** The site is located on the west side of South First Street, south of West William and north of West Jefferson.

**APPLICATION:** This application seeks to modify the application that was approved in August 2011. The applicant seeks HDC approval to (1) increase the distance between the proposed garage and the west property line, (2) remove the cantilevered extension on the south elevation, (3) extend the north cantilevered extension down to the first story level, and (4) reduce the window opening of the three series windows on the second story of the west elevation, and add a small window.

#### APPLICABLE REGULATIONS

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



- (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.

*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.

**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:**

**Design Guidelines for New Construction**

*Appropriate:* Designing new features so they are compatible with the historic character of the site, district, and neighborhood.

*Not Appropriate:* Introducing new construction onto a site or in a district, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys relationships on the site or the district.

**STAFF FINDINGS**

1. In the previously approved application for the garage/studio, the length of the garage was listed as being 42 feet. The applicant would like to clarify that the actual measurement will be 42 feet and 4 inches.

*Relocation of Garage*

2. Previously, the applicant received approval to locate the garage three feet from the rear lot line. The applicant seeks permission to move the garage slightly further towards the front of the property, so that it would be five feet from the rear property

line. The increased setback is required by DTE because of an existing powerline that parallels the rear lot line. A five foot setback also means the rear (west) wall will not need to be fire rated per building code. This lot and its neighbors on First Street are zoned C2B, which means that there are no setback requirements on accessory buildings, per Chapter 55 of the City Code. The garage/studio would still be located further back than the rear wall of the house's latest addition, and the new proposed location would still adequately separate it from the historic main block of the house.

#### *South Elevation Cantilevered Extension*

3. The previously approved application included a second-story cantilevered extension on the south elevation, located towards the rear of the garage. This extension would have provided a small balcony. The applicant seeks approval to eliminate this extension, making this wall area flush with the rest of the elevation. A shed dormer would still be located on this elevation. From the provided drawings, the dormer appears to be slightly longer than the previously approved dormer. It also appears to be located several feet closer to the east (front) of the garage. In place of the balcony, the applicant proposes three floor-to-ceiling windows.

#### *North Elevation Cantilevered Extension*

4. The original plan also included a cantilevered extension on the north elevation. The applicant seeks approval to eliminate this extension as well. The previously approved dormer would be retained. The series of windows would also remain.
5. The applicant proposes locating a new extension on the first floor of the north elevation, located directly beneath the originally proposed cantilevered section. This section would extend two feet beyond the main block of the garage and have a shed roof. Two of the small square windows previously approved for this elevation would be eliminated.

#### *Window Changes*

6. In the west (rear) elevation, three tall, narrow windows were previously approved in the second story. The applicant seeks to modify the window arrangement in the second story. The modifications would include retaining the three windows in the same location, but shortening them. The modifications would also include adding a small square window to the south of the three windows.
7. Staff recommends approval of the application since the size, scale, and design of the proposed alterations are compatible with the historic character of the primary structure on the lot and would have no negative impact on the surrounding historic resources.

**POSSIBLE MOTIONS:** (Note that the motions are 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 418 S First Street, a contributing property in the Old West Side Historic District, to (1) increase the distance between the proposed garage and the west property line, (2) remove the cantilevered extension on the south elevation, (3) extend the north cantilevered extension down to the first story level, and (4) reduce the window opening of the three series windows on the second story of the west elevation, and add a small window, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for new construction, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10, and the Guidelines for Building Site and District/Neighborhood Setting.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 418 S First Street in the Old West Side Historic District

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

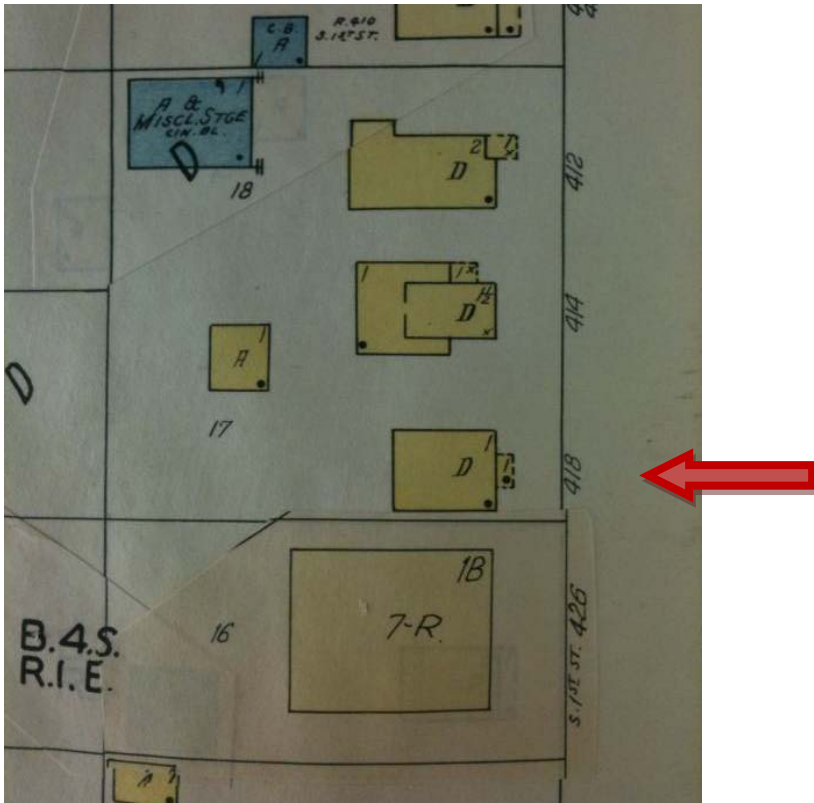
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** application, drawings, photos.

418 S First (2007 photo)



Sanborn Fire Insurance Map, 1931 updated to 1965



2010 Aerial Photo





# City of Ann Arbor

## PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>418 S. 1st Street</u>
Historic District:	<u><del>OLD WEST SIDE</del> OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant):	<u>SEE BELOW</u>
Address of Property Owner:	<u>418 S. 1st St.</u>
Daytime Phone and E-mail of Property Owner:	<u>(734) 998-2546</u> <u>margaretlwong@earthlink.net</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>6/20/2013</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>Margaret Wong &amp; Ralph Nelson</u>
Address of Applicant:	<u>418 S. 1st St., Ann Arbor, MI, 48103</u>
Daytime Phone:	<u>(734) 998-2546</u> Fax: <u>( ) N/A</u>
E-mail:	<u>margaretlwong@earthlink.net</u>
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>6/20/2013</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Home office for architect in proposed studio space	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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>MLW</u>	

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_



PLEASE SEE ATTACHED SHEETS

2. Provide a description of existing conditions. \_\_\_\_\_

3. What are the reasons for the proposed changes? \_\_\_\_\_

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

PLEASE SEE ~~THE~~ ATTACHED IMAGES

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

PLEASE SEE ~~THE~~ ATTACHED IMAGES

**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:

# Memo

**Margaret Wong, R.A.**  
**418 South 1st St.**  
**Ann Arbor, MI 48103**  
**Phone & Fax: (734) 998-2546**  
**Email: mlwongarchitecture@earthlink.net**

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**To:** Jill Thacher, Historic Preservation Coordinator, City of Ann Arbor

**Project:** 418 S. 1st St., Ann Arbor; Proposed Garage / Studio, HDC File #HDC11-103

**Subject:** Modifications to Approved Proposal #HDC11-103

**Date:** 6/18/13

**CC:** Ralph Nelson, Margaret Wong

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Hello Jill,

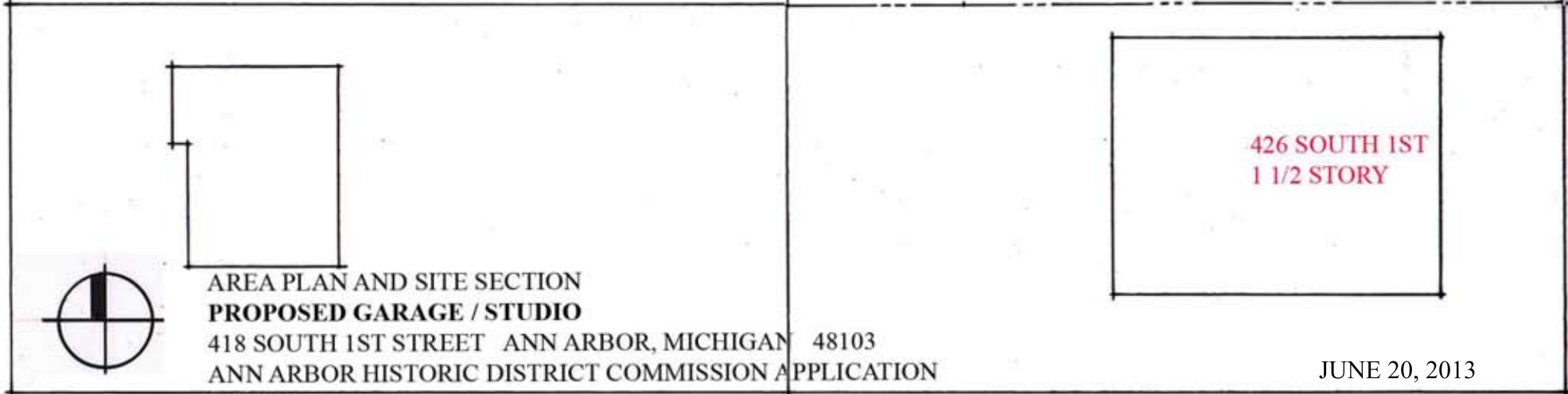
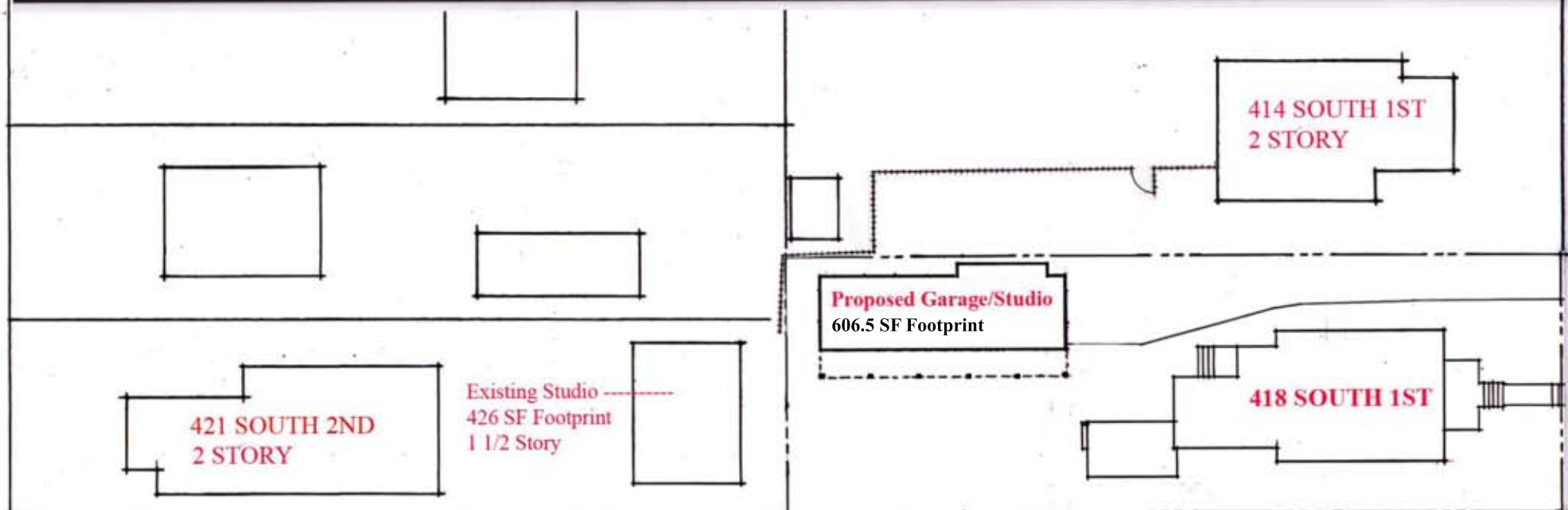
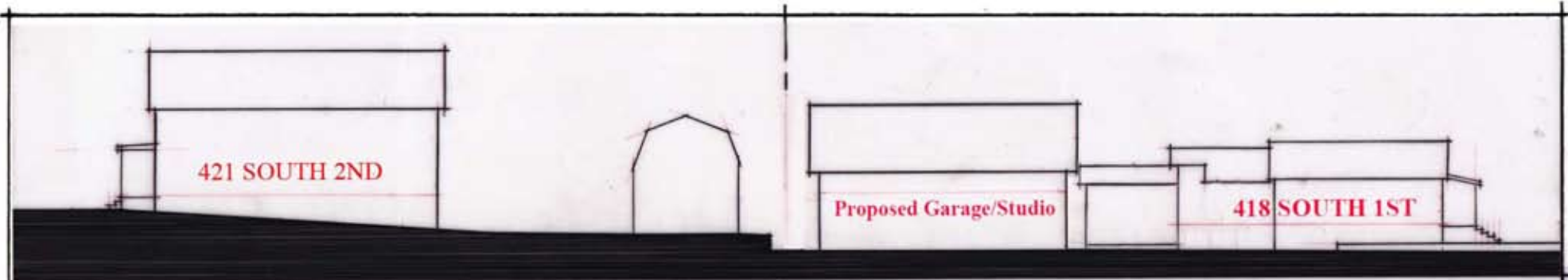
In the course of developing our garage / studio HDC proposal into a buildable design, there are some changes we've made. We hope to gain HDC approval without going through a full hearing. We've discussed the changes with our immediate neighbor to the north, and they have no objections to what we propose. We submitted a letter of support from them with our official packet back in July 2011. The proposed changes:

- 1) Increase distance between building and west property line to minimum of 5'-0" to achieve required clearance from existing power lines, and to achieve a fire separation distance that permits unlimited openings in the garage / studio's west wall.
- 2) Eliminate the south dormer's 2'-0" cantilevered extension to simplify the building's structure.
- 3) Clarify the overall east-west building exterior dimension to 42'-4" , not the rough framing dimension of 42'-0".
- 4) Extend the approved north dormer 2'-0" cantilevered extension down the the garage level. 418 S. 1st St.'s C2B zoning permits this.

Please let us know which of these changes can be approved administratively. If some of the proposed changes require a full HDC hearing, please inform us so we can consider how we would work this into our time line for constructing the building.

Best regards,  
Margaret Wong & Ralph Nelson





AREA PLAN AND SITE SECTION  
**PROPOSED GARAGE / STUDIO**  
 418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
 ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

JUNE 20, 2013



VIEWS OF EXISTING GARAGE

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

JUNE 20, 2013



CURRENT SOUTH 1ST STREET VIEW OF EXISTING GARAGE

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

JUNE 20, 2013

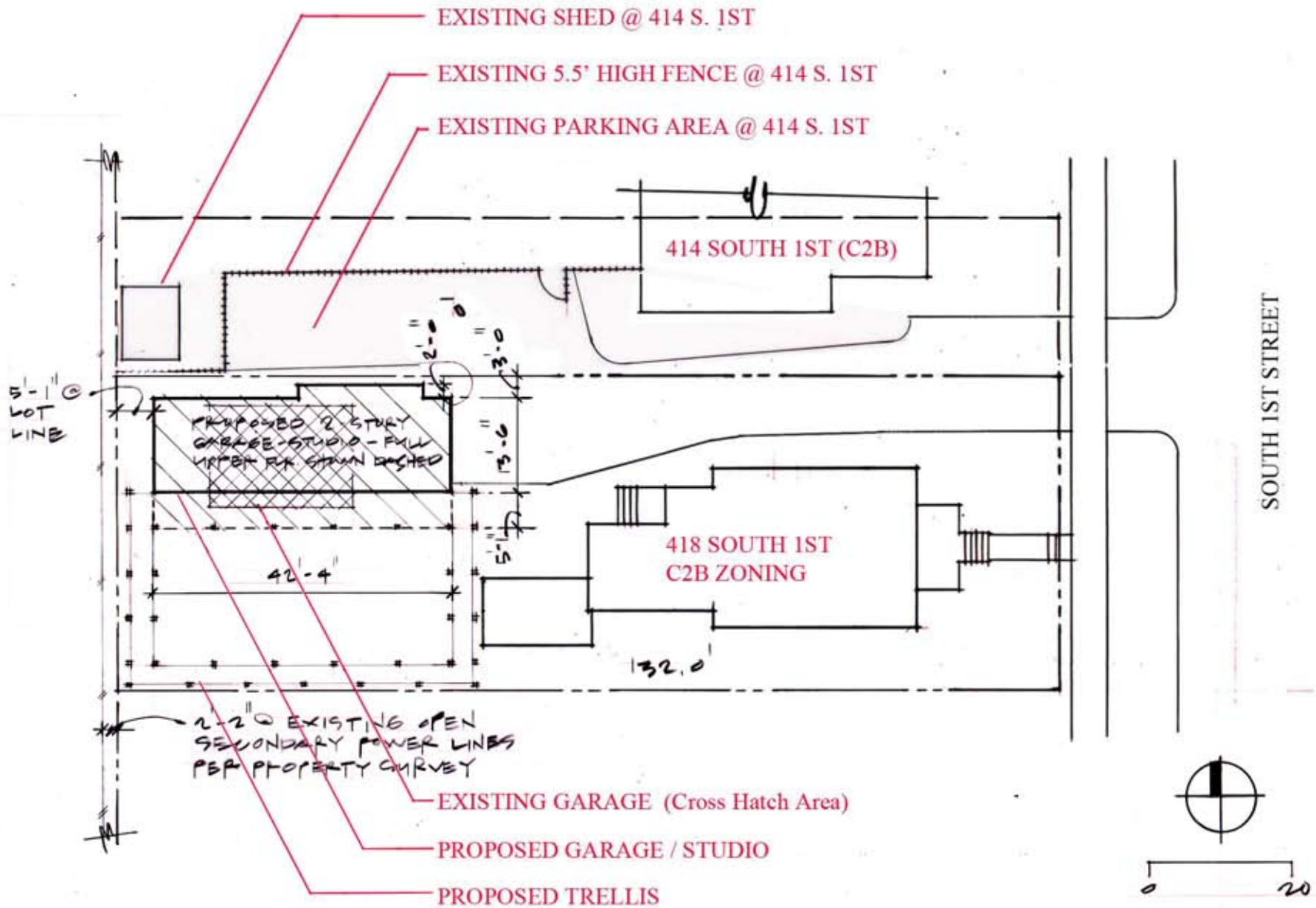


PROPOSED SOUTH 1ST STREET VIEW OF GARAGE / STUDIO

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
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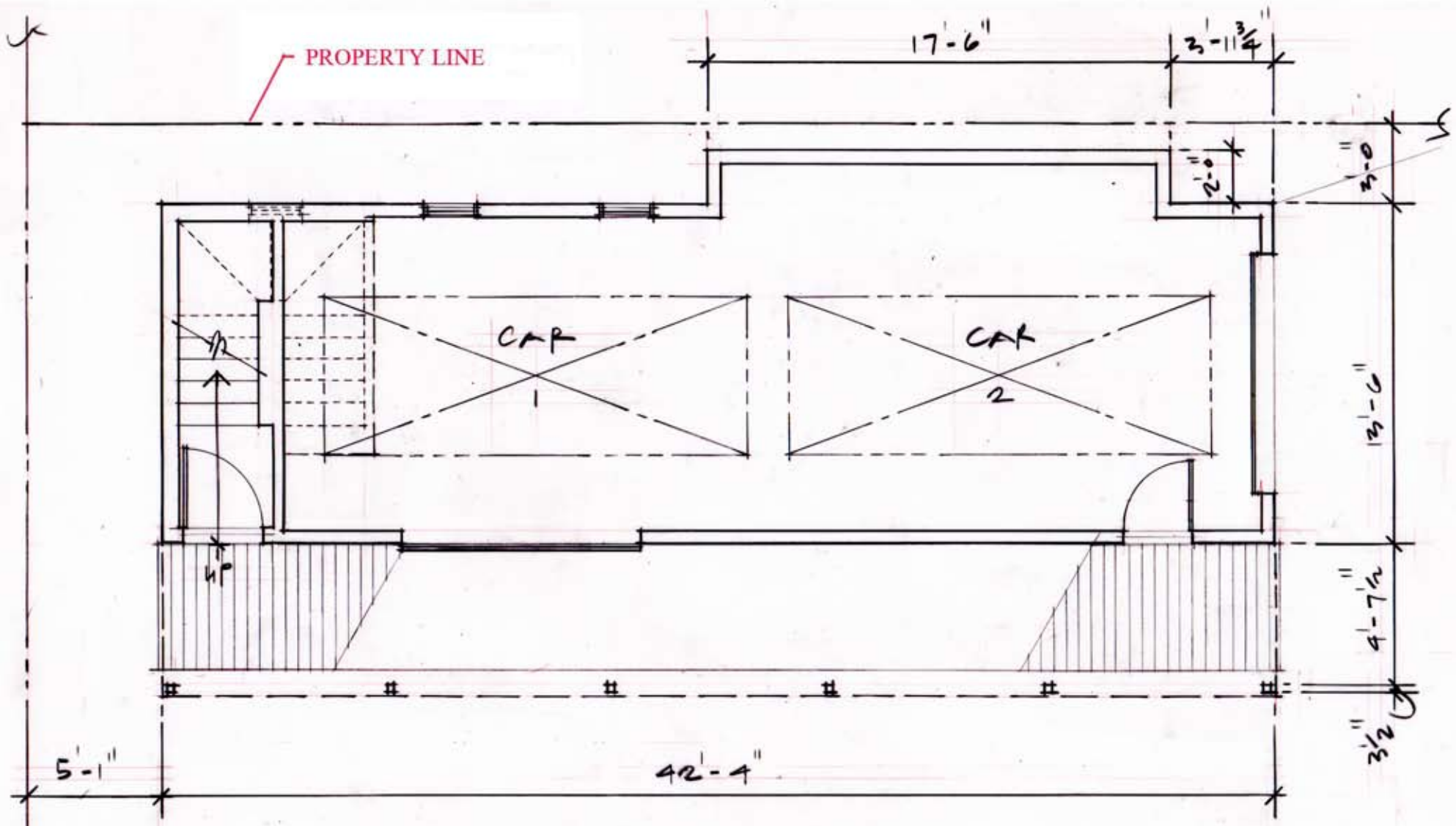


**SITE PLAN**

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
 ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

JUNE 20, 2013



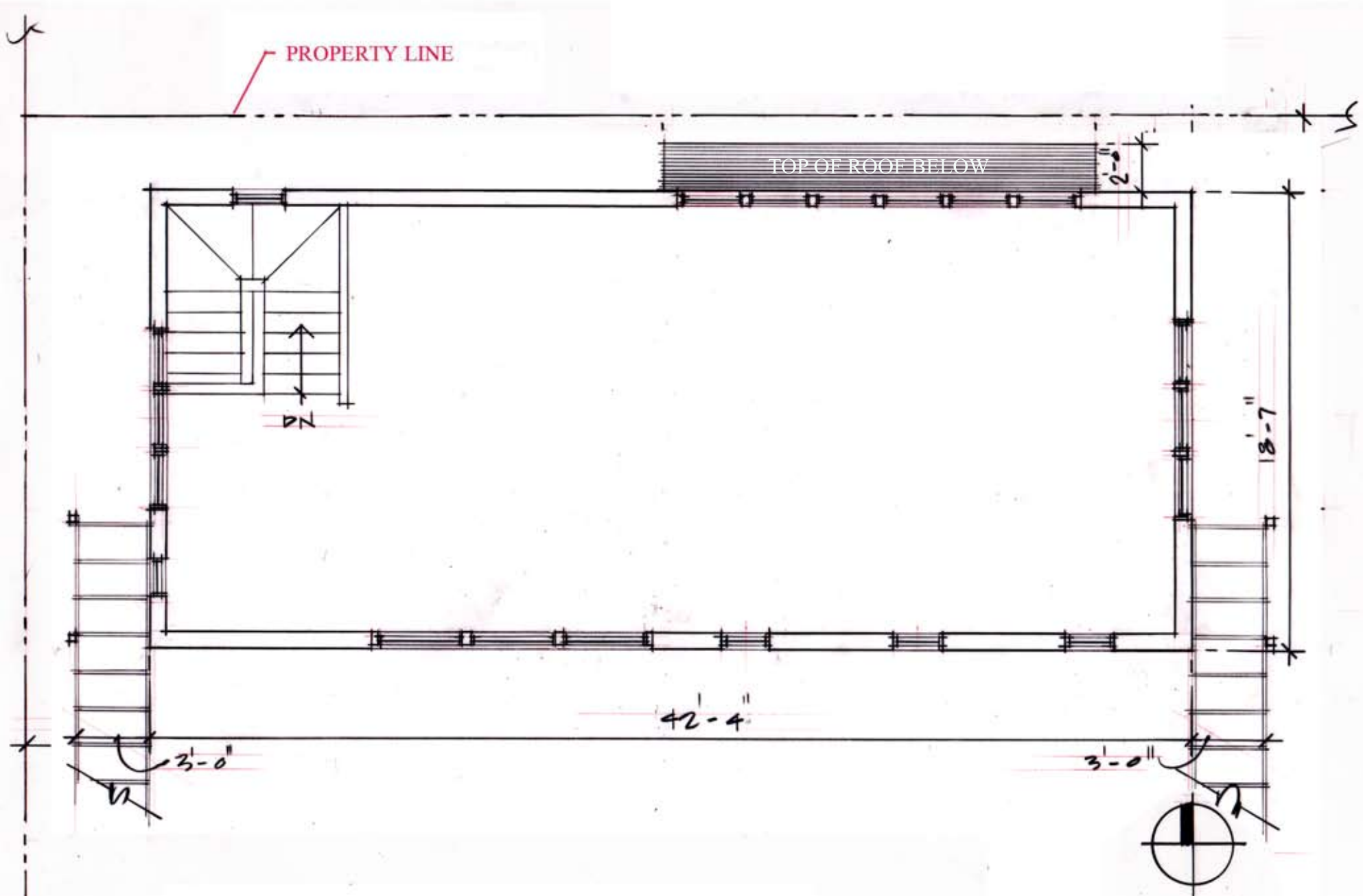
GARAGE LEVEL PLAN

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
 ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION



JUNE 20, 2013



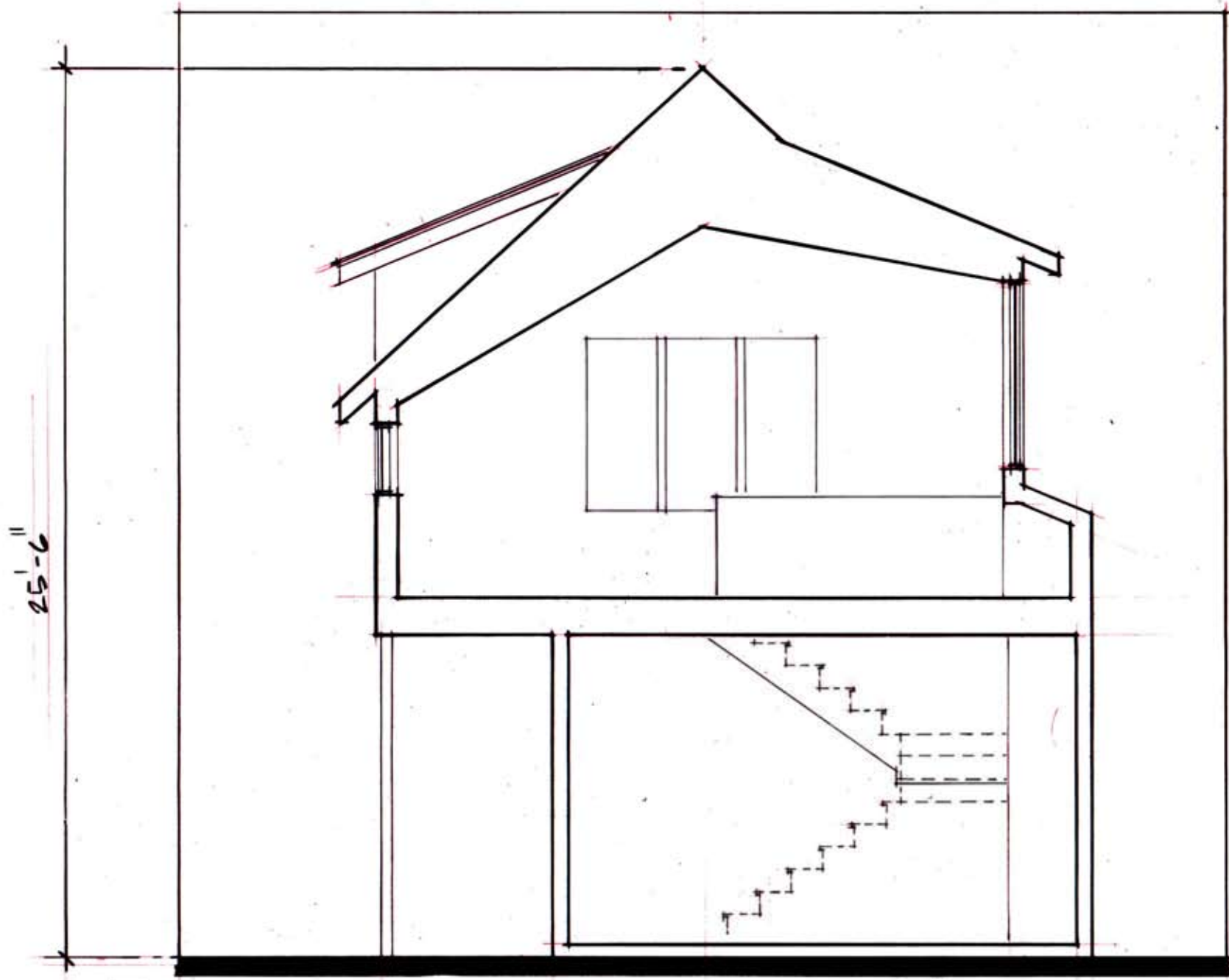
STUDIO LEVEL PLAN

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103

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JUNE 20, 2013

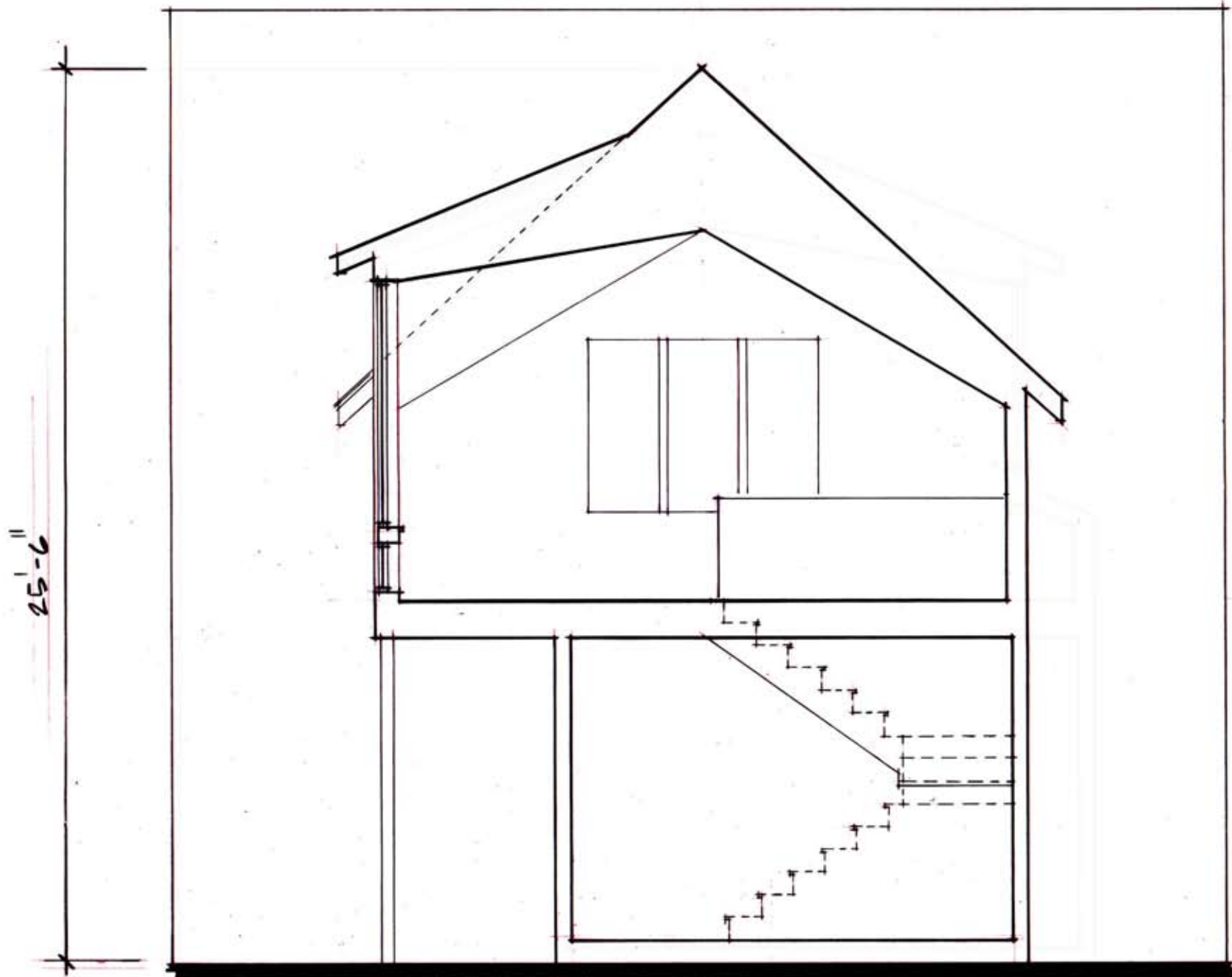


**PROPOSED GARAGE / STUDIO**  
418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
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JUNE 20, 2013





BUILDING SECTION AT SOUTH DORMER

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION



JUNE 20, 2013

Cement Board Exterior Siding

Wood Trim and Doors

Aluminum Clad Wood Windows

Asphalt Shingle Roofing

Aluminum Clad Eave and Soffit

Composite Exterior Decking

Trellis w/4x4 posts of wood or steel  
installed on stand-off mounts,  
2x8 wood rails with 2x3 slats



EAST ELEVATION

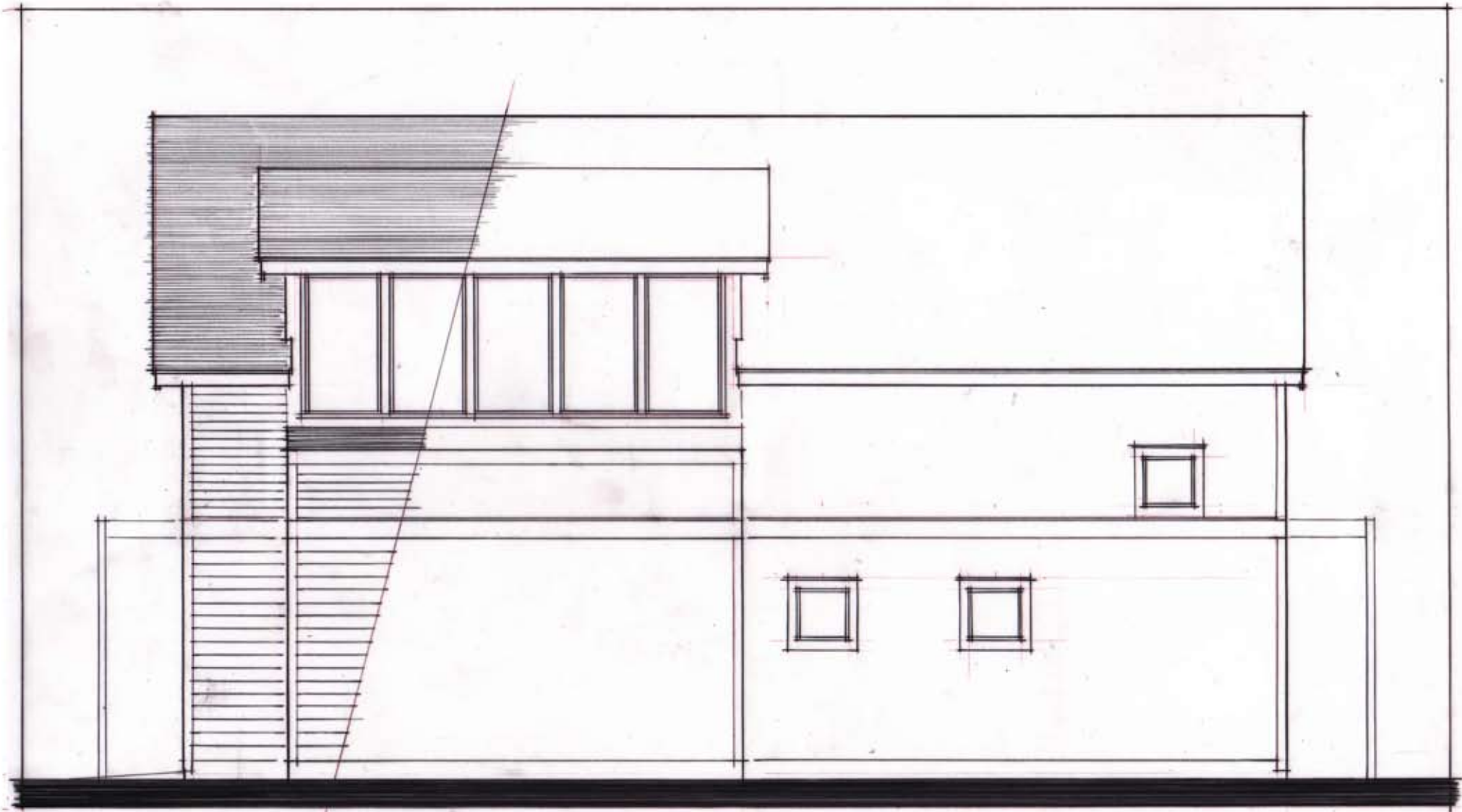
**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION



JUNE 20, 2013



NORTH ELEVATION

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION



JUNE 20, 2013



SOUTH ELEVATION

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION



JUNE 20, 2013



WEST ELEVATION

**PROPOSED GARAGE / STUDIO**

418 SOUTH 1ST STREET ANN ARBOR, MICHIGAN 48103  
ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION



JUNE 20, 2013