

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 812 W Washington Street, Application Number HDC13-146

DISTRICT: Old West Side Historic District

REPORT DATE: September 6, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, September 9 for the September 12, 2013 HDC meeting

OWNER

Name: Nadine Hubbs
Address: 1201 Huron St
 Dexter, MI 48103
Phone: (734) 576-5783

APPLICANT

Wayne Appleyard
 5750 Prospect Hill
 Grass Lake, MI 49240
 (734) 994-5650

BACKGROUND: This two-story gable-fronter was first occupied in 1900 by Herman Allmendinger, a packer at the Ann Arbor Organ Company. It features a full-width front porch and steeply-pitched roof with corner returns. The original siding is covered by aluminum. The rear wing appears in 1916 – 1970 Sanborn maps as one-and-a-half stories, but since then the pitch has been altered to make it a full two stories. A rear porch was added between 1925 and 1931.

LOCATION: The site is located on the north side of West Washington Street, between South Seventh and Mulholland.

APPLICATION: The applicant seeks HDC approval to 1) remove the brick chimney, 2) remove one non-original window and enlarge another, 3) replace the non-original front door, 4) replace a window on the west side elevation with double doors in a new opening, and build a deck in the sideyard, 5) add four skylights, 6) remove a door and wood fire escape stairs from the west elevation, 7) remove a square window in the rear gable and install a larger casement window, 8) replace a window on the rear elevation with a door, and construct a roof deck on top of the rear porch.

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.

- (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):

Roofs

Recommended: Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Not Recommended: Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Entrances and Porches

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Windows

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

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.

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):

Doors

Appropriate: Replacing a missing original or non-original door with a design that matches original doors remaining on the house, or with a compatible new design and material that fits the style and period of the house and the existing opening. The Commission will review materials on a case-by-case basis.

Not Appropriate: Installing a new door opening.

Windows

Not Appropriate: Removing or radically changing a window that is important in defining the overall historic character of the property.

Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

STAFF FINDINGS:

1. The house is currently a duplex. It consists of a main two-story block with a shorter two-story rear wing. Off the rear wing is a porch with low CMU walls. It is seasonally enclosed above these walls by storm windows. It also has a wood storm door. There is a two car garage near the back of the lot with access off a private alley.
2. The chimney is soft brick, with no ornamentation, and appears to have been altered at some point. It is located near the end of the roof ridge at the back of the two-story section of the house. It appears to have a sort of clay surround added to the base, with several courses of brick above that covered in stucco or cement. Given these alterations, staff does not believe it is a character-defining feature of the house.
3. Two non-original windows are proposed to be removed from the second floor of the rear addition. They are currently narrow horizontal rectangles. The one on the west wall is an awning, and the one on the east is either an awning or slider. They appear in the photos to be aluminum. The one on the west is proposed to be replaced with a double-hung window similar in proportion to one below in on the first floor. The removal of non-original windows is appropriate. The replacement of the west window with a double-hung is appropriate since the roof alteration makes it clear that this window could not be original. The material should be wood or match the other double-hung windows on the house.
4. The front door is probably from the 1950s. Its replacement with a new wood door (not a

salvaged door) in the style of the door shown in the attachments is appropriate (three panels below and one above a single window).

5. A dining room window on the first floor of the west elevation is proposed to be removed and replaced by double french doors leading to a new deck with a trellis along the side facing the street. The west side of the house is very visible, and staff considers it to be a primary, character-defining elevation. The installation of a new door opening is not appropriate on a primary elevation. Without a door leading to it, the deck is also not appropriate. There is room behind the house for a patio or deck off of the existing door openings.
6. Three 44" x 46" flat skylights are proposed on the west roof: two on the main house block and one on the rear two-story wing. The color of the skylights is not indicated. The skylight on the rear wing is appropriate, since views of it are blocked by the main house block. Staff believes that the ones on the main roof are too large and too visible to be acceptable, and detract from the character of the house. One 18" x 18" flat solar tube skylight is proposed on the bump out on the west elevation. Because the size is minimal, it projects only an inch above the roof surface, and the pitch of the bump out roof is very shallow (further hiding it from view), staff feels this skylight is appropriate. Staff adds that if the same solar tube skylights were proposed on the main roof, their limited size and low profile would make them acceptable.
7. Removing the egress door and stair on the west elevation is highly appropriate.
8. One small square window is proposed to be removed from within the gable on the back of the main house block, and replaced with a double casement window. The dimensions of the casement window are not provided, but the window appears very large in the drawings. Staff feels the window is acceptable because it will provide daylight and serve as an egress window for the third floor, and because there are only a few angles from which the window will be clearly visible (it is hidden behind the two-story rear wing from many perspectives).
9. The double hung window on the rear wall of the rear wing is proposed to be removed and enlarged into a doorway, with a deck constructed on top of the existing rear porch. Since this is neither a primary nor a character-defining elevation, and because the roof has already been altered on this section of the house, staff feels this work is appropriate. The deck could easily be removed in the future and the porch roof restored to its original appearance.
10. Staff believes the following work, as proposed, is compatible with the existing structure, neighboring buildings, and the surrounding historic district, and meets the Secretary of the Interior's Standards and Guidelines and the *Ann Arbor Historic District Design Guidelines*: removing the chimney; removing the non-original east window, and replacing the non-original west window with a double hung window; replacing the non-original front door; installing skylights on the rear wing's east roof and the west elevation bump out; remove a door and wood fire escape stairs; remove a square window in the rear gable and install a larger casement window; and replace a window on the rear elevation with a door, and construct a roof deck on top of the rear porch. (First proposed motion.)
11. Staff believes the following work does not meet the SOI Standards and Guidelines, and/or the *Ann Arbor Historic District Design Guidelines*: installing a new door wall and

deck on the west elevation of the main house block; and installing two skylights on the east roof of the main house block. (Second proposed motion.)

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.)

First Proposed Motion

I move that the Commission issue a certificate of appropriateness for the application at 812 West Washington Street, a contributing property in the Old West Side Historic District, to: remove the chimney; remove the non-original east window, and replace the non-original west window with a double hung window that is wood or matches the material of the other double hung windows on the house; replace the non-original front door; install skylights on the rear wing's east roof and the west elevation bump out; remove a door and wood fire escape stairs; remove a square window in the rear gable and install a larger casement window; and replace a window on the rear elevation with a door, and construct a roof deck on top of the rear porch, 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, 9 and 10 and the guidelines for roofs, entrances and porches, windows, and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to doors and windows.

Second Proposed Motion

I move that the Commission issue a certificate of appropriateness for the application at 812 West Washington Street, a contributing property in the Old West Side Historic District, to: remove a window and install a new door wall and deck on the west elevation of the main house block; and install two skylights on the east roof of the main house block, 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, 9 and 10 and the guidelines for roofs, entrances and porches, and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to doors and windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 812 W Washington 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.

812 West Washington Street (2008 Survey Photos)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property: <u>812 WEST WASHINGTON ST.</u>	
Historic District: <u>OLD WEST SIDE</u>	
Name of Property Owner (If different than the applicant): <u>NADINE HUBBS</u>	
Address of Property Owner: <u>1201 HURON ST. DEXTER</u>	
Daytime Phone and E-mail of Property Owner: <u>dene.h@cloud.com</u>	
Signature of Property Owner: _____ Date: _____	
Section 2: Applicant Information	
Name of Applicant: <u>WAYNE APPLEBY</u>	
Address of Applicant: <u>5750 PROSPECT HILL GRASS LAKE, MI 49240</u>	
Daytime Phone: <u>(734) 994-5650</u> Fax: (____) _____	
E-mail: <u>wayneapple@aol.com</u>	
Applicant's Relationship to Property: _____ owner <input checked="" type="checkbox"/> architect _____ contractor _____ other	
Signature of applicant: <u>Wayne Appleby</u> Date: _____	
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> 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 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>WLA</u>	

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

1. Provide a brief summary of proposed changes. 1) REMOVE CHIMNEY 2) REMOVE WINDOWS 3) REPLACE FRONT DOOR, ADD SIDE DOORS & DECK ADD SKYLIGHTS

2. Provide a description of existing conditions. 1910 RESIDENCE TO BE CONVERTED FROM DUPLEX BACK TO SINGLE FAMILY RESIDENCE.

3. What are the reasons for the proposed changes? RE CONFIGURING INTERIOR

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

SEE ATTACHED 15 PAGE NARRATIVE

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:

Placed Initial here

August 19, 2013

To All Whom It May Concern:

As the property owner at 812 W. Washington Street I designate my architect, Wayne Appleyard of Appleyard Associates, to act on my behalf and to represent me to the City of Ann Arbor and its Historic Commission in matters concerning the property and plans for its updating and improvement.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nadine Hubbs".

Nadine Hubbs
812 W. Washington St.
Ann Arbor, MI 48103
Cell: 734.355.2963

**SUBMISSION TO THE ANN ARBOR HISTORIC COMMISSION
FOR PROPOSED REVISIONS
TO THE RESIDENCE AT
812 WEST WASHINGTON STREET**

Submitted by Wayne Appleyard, Architect

NARRATIVE

The house at 812 West Washington was built around 1910 as were the homes on either side of it that are virtually identical to it. It has basically 2 main forms; a front full width two story box (20' x 26') with the gable facing the street with a narrower lower roofed rear element(16' x 13'-10") that houses the kitchen. Some time during its history it was broken into two apartments and sided with asbestos cement shingle siding.

The current owner plans to convert it back to a single family residence and maintain it as her own home. Current plans are to gut and reconfigure the interior, insulate the exterior walls and roof and update to 21st century appliances. Future plans will include returning the entire exterior to its original clapboard siding and front porch detailing and those plans will be submitted to the Historic Commission at a later date.



The following exterior changes are planned at this time for approval by the Historic Commission.

- 1) Removal of the unadorned soft brick chimney from the rear of the main roof area. This chimney is in the way of the revised interior traffic flow and is not used for any purpose.(See floor plans for details)



This will allow for egress windows for the third floor as well as improved traffic locations and open areas on the second and first floors.



- 2) Install a flat glass Velux SunTunnel (projects 1" above roofing) on west facing roof on single story, west side projection to daylight a small 1/2 bath on the main level.



- 3) Install two skylights in the center of the east facing main roof to illuminate the interior of the third floor. (Velux VS-S06) 44 3/4" x 46 1/4"

Venting deck mounted no leak skylight - VS

- Pre-finished white interior wood frame
- Factory installed blinds available
- Aluminum or copper exterior finish
- Insect screen and operator hook included



Sample ordering code:
Order without blinds

VS - C01 - 2004

Glass type	Exterior finish	Product code	Size code										Delivery	
			C01	C04	C06	C08	M04	M06	M08	S01	S06			
Tempered LowE3	Aluminum	2005	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S
Laminated LowE3	Aluminum	2004	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	S
Stain grade wood Interior (Tempered LowE3)	Aluminum	0005	Call	Call	<input type="checkbox"/>	Call	Call	<input type="checkbox"/>	Call	Call	Call	Call	Call	N
Laminated	Copper	2104	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N
Impact	Aluminum	2006	Call	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N
Snowload	Aluminum	2010	Call	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A

- 5) Remove side exterior egress door and stair from west wall of rear building element.



- 6) Remove non-original horizontal sliding windows from second floor east and west walls of the rear(kitchen) element(only one is visible from the street).(see above). Replace west window with double hung window to match existing below on first floor.
- 7) Add one skylight in that east facing roof rear element (virtually un-viewable from the street because of grade changes)
- 8) Reposition existing kitchen window (3'-1" sill) o allow for a kitchen counter and add one window to match in east side wall of kitchen element.
- 9) Remove the existing window toward the rear of the main building element and install double French doors with divided lights opening onto a proposed deck.

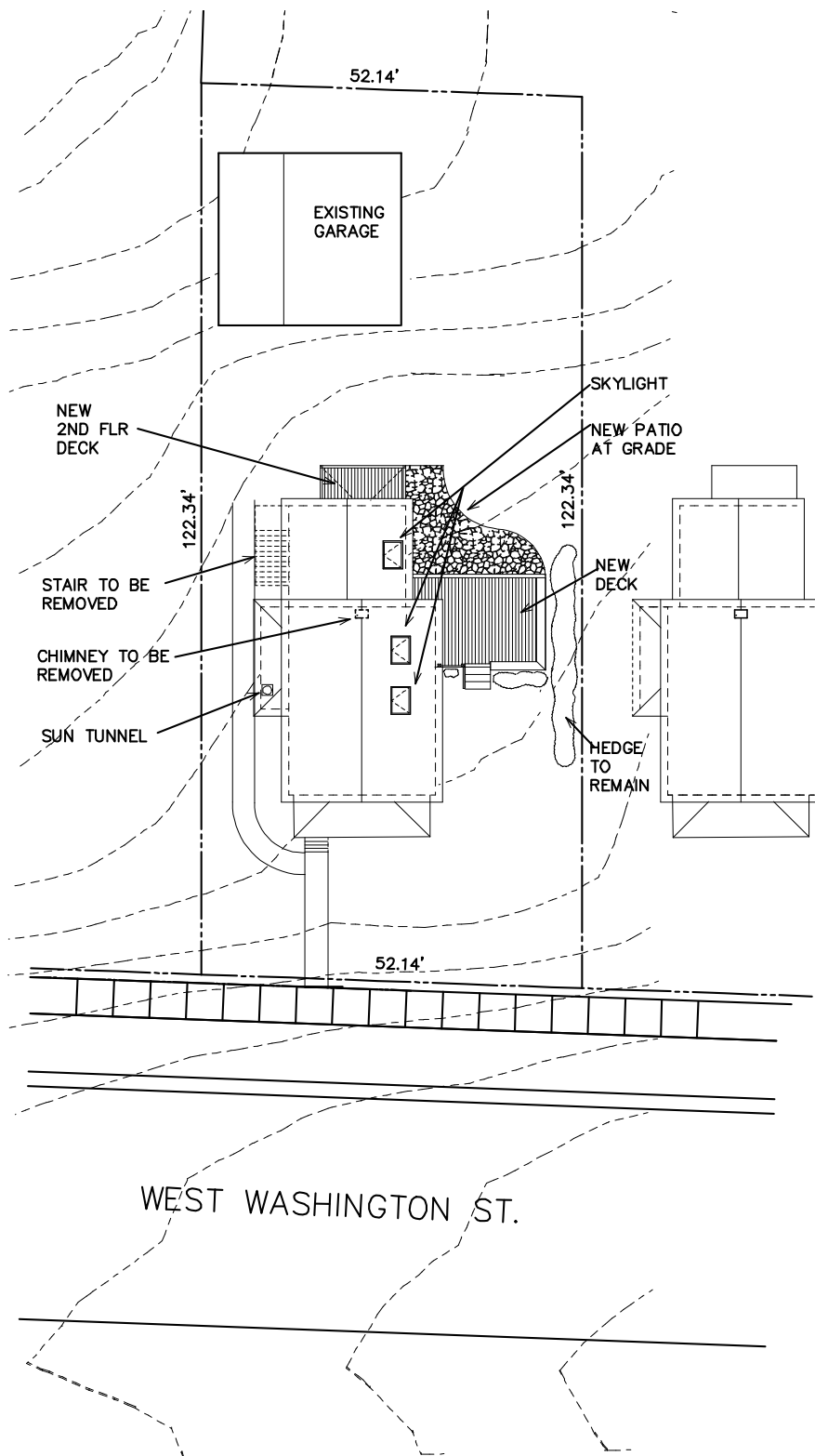
These doors will be obscured from the street by a 4 foot wide, 7' high rose trellis that will be supported just free of the house wall by the new deck.

- 10) Install a new deck (13'x 14') with composite decking and steps to the front and one step down to an at grade patio to the north. The edge and underside of the deck will be obscured from the street by a continuous, miniature boxwood hedge. An 18" high deck seat will form the edge of the deck to provide seating.
- 11) Rebuild the roof of the 6'x12' rear porch roof so as to become a second floor deck that will be accessed through a glass door in the north wall(not visible from the street) of the second floor. The rail of this deck will only marginally visible from the street. Both neighbors have similar second floor decks.

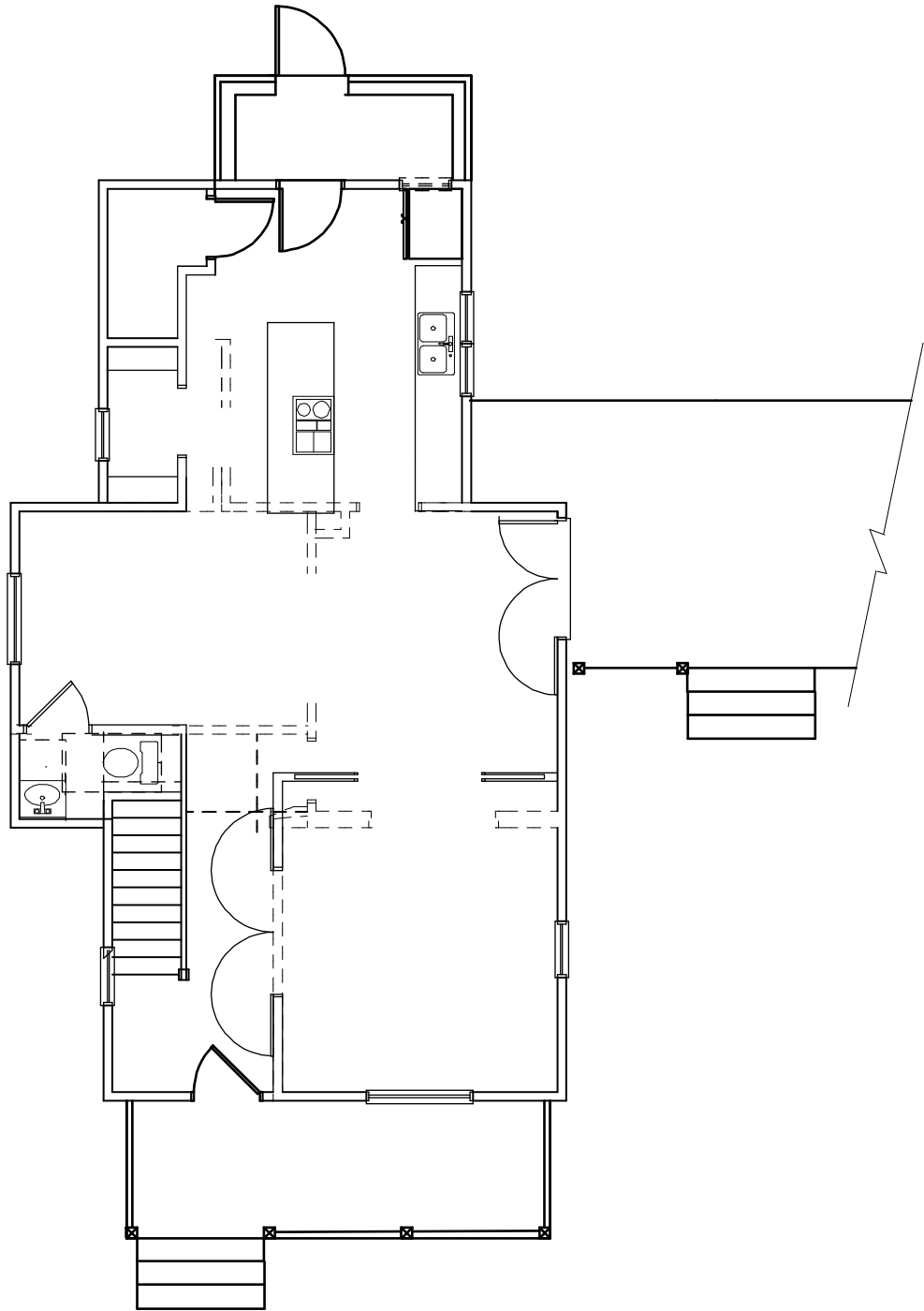


12) Install new third floor windows on the north wall of the main building element (not visible from the street).

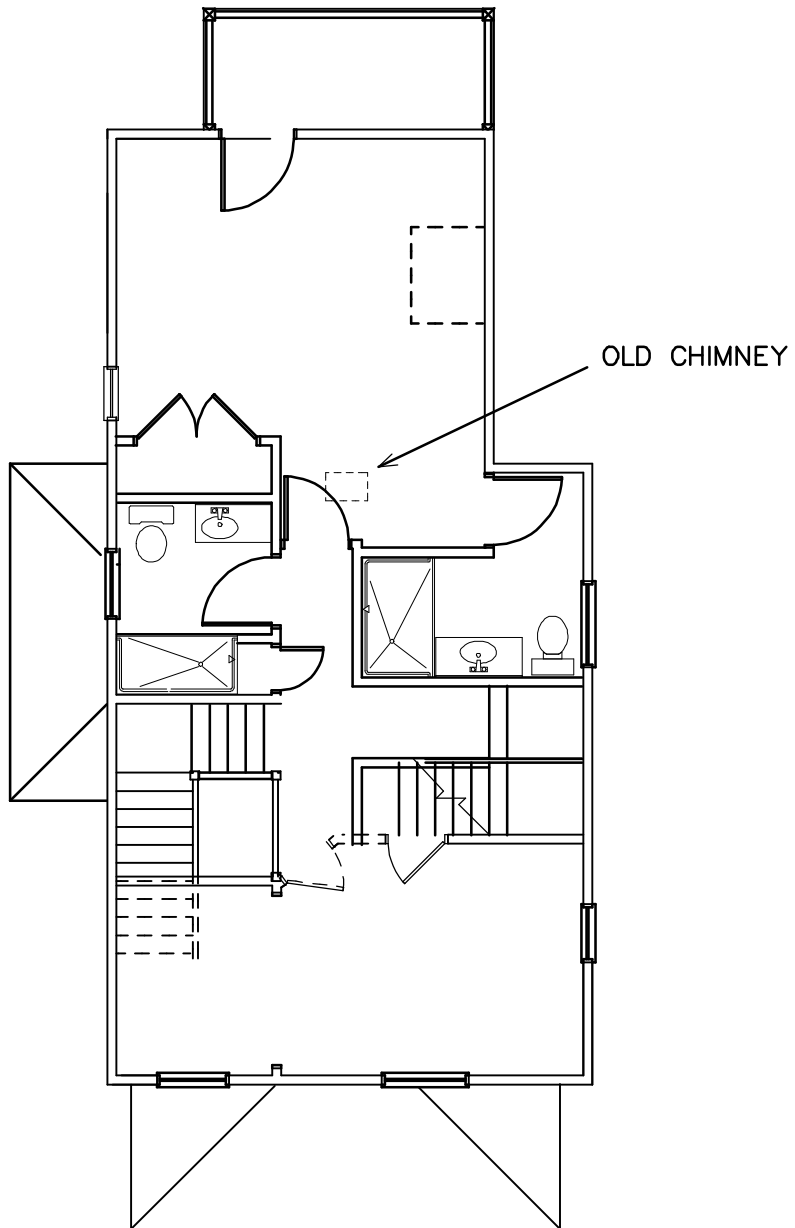




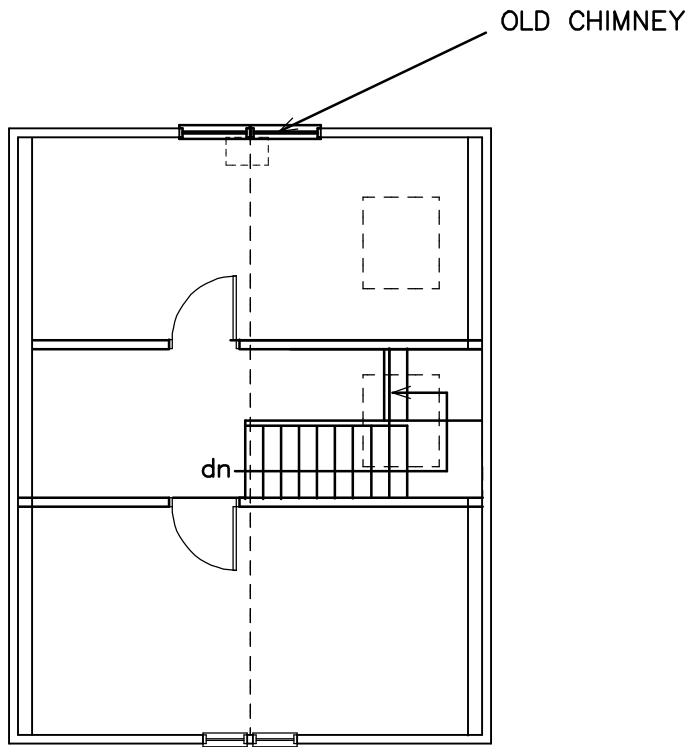
SITE PLAN 



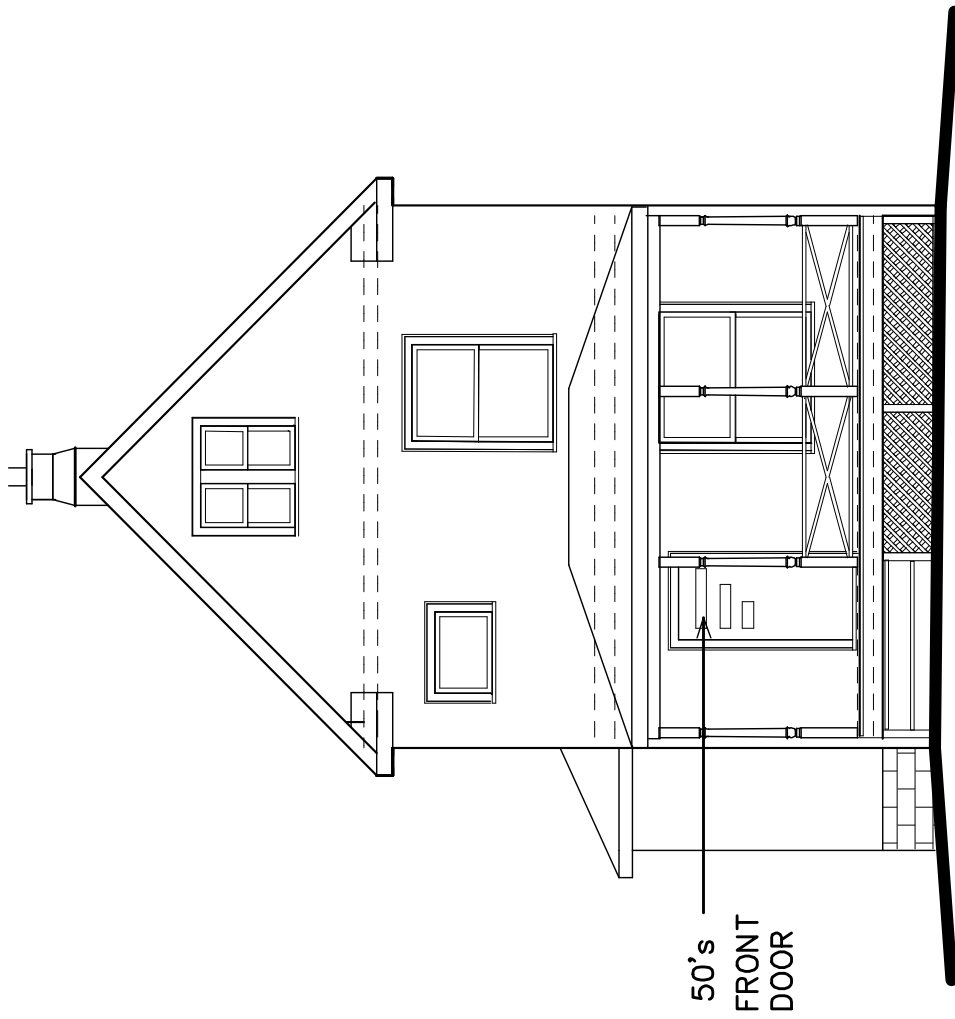
FIRST FLOOR PLAN



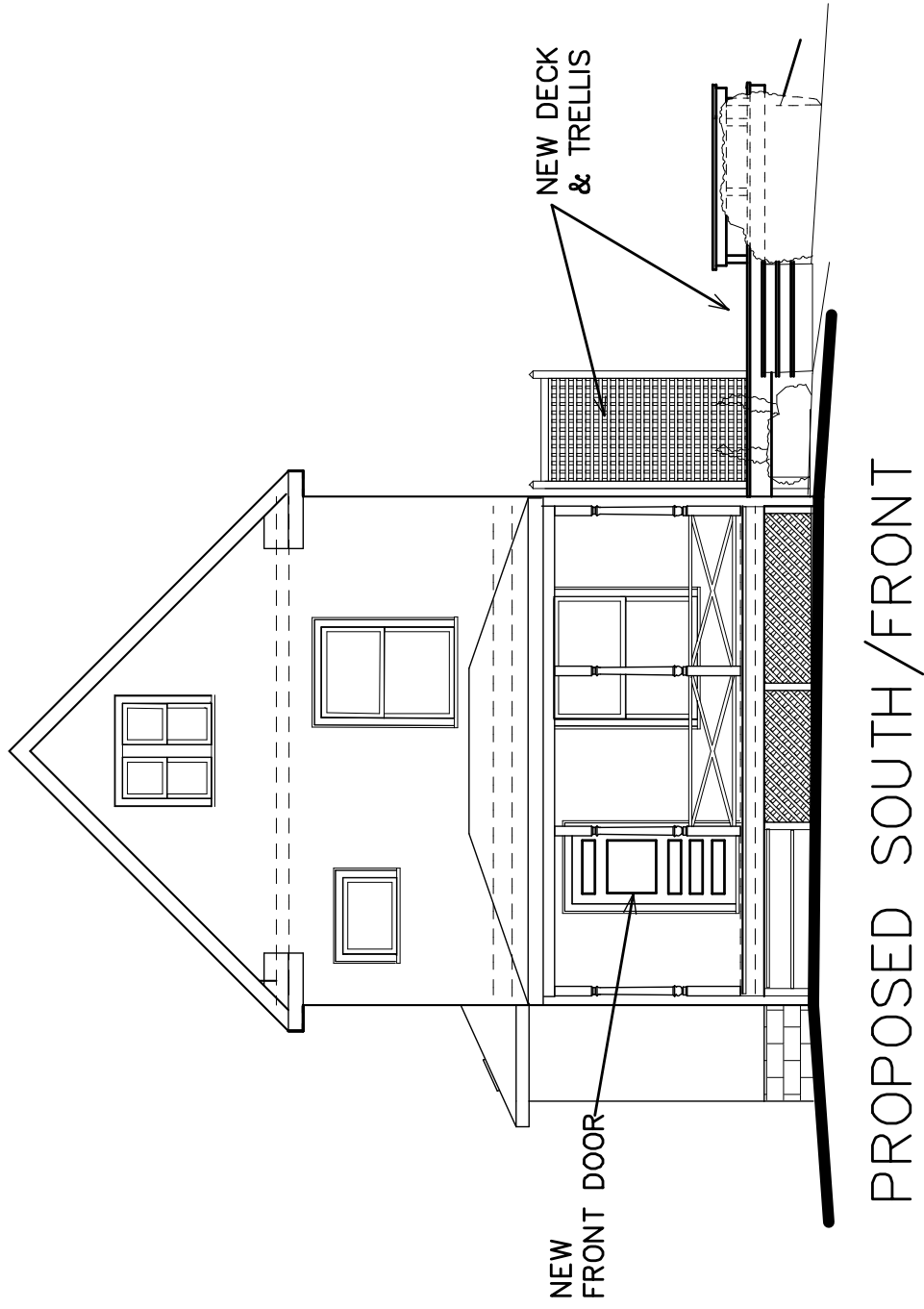
SECOND FLOOR PLAN

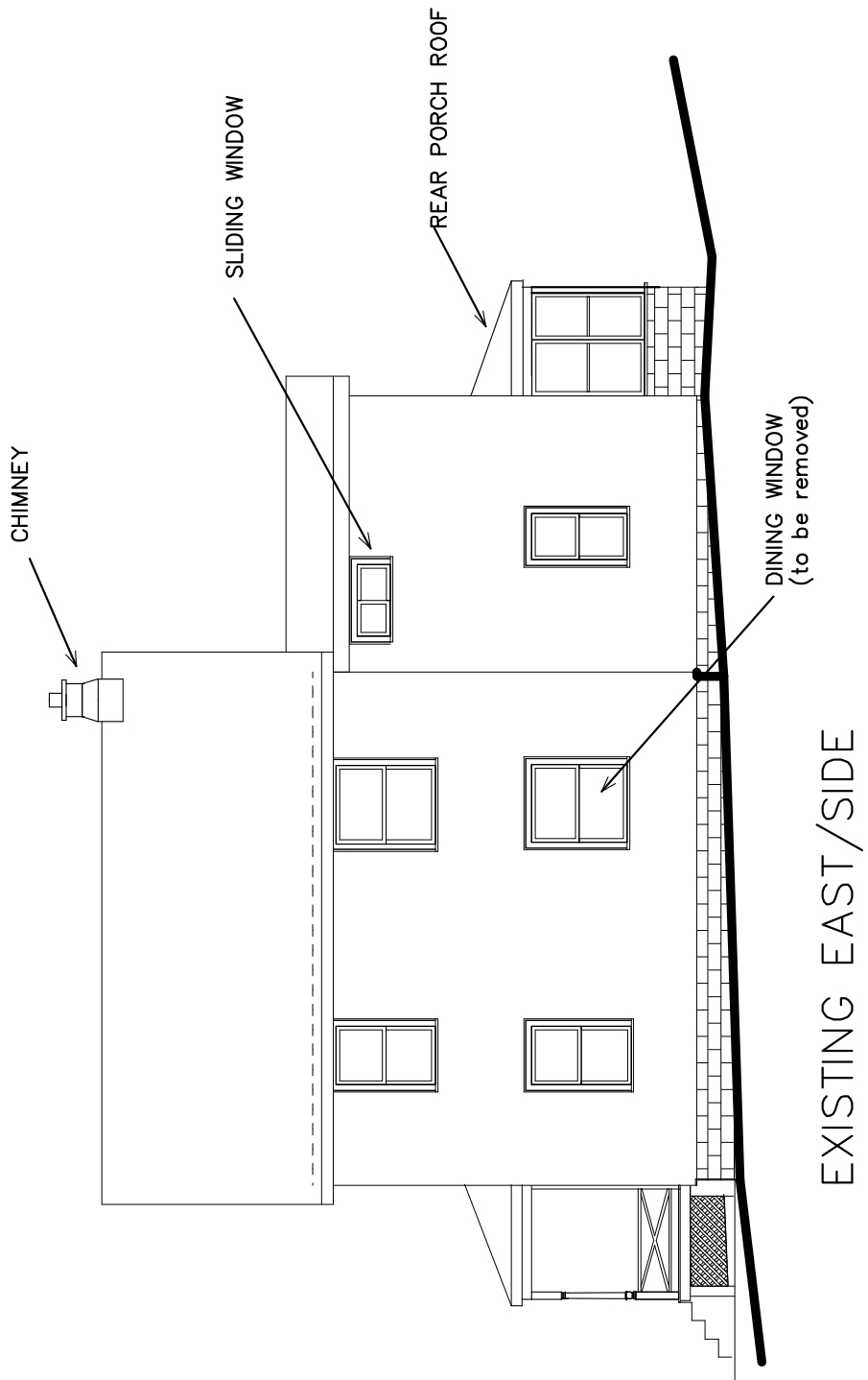


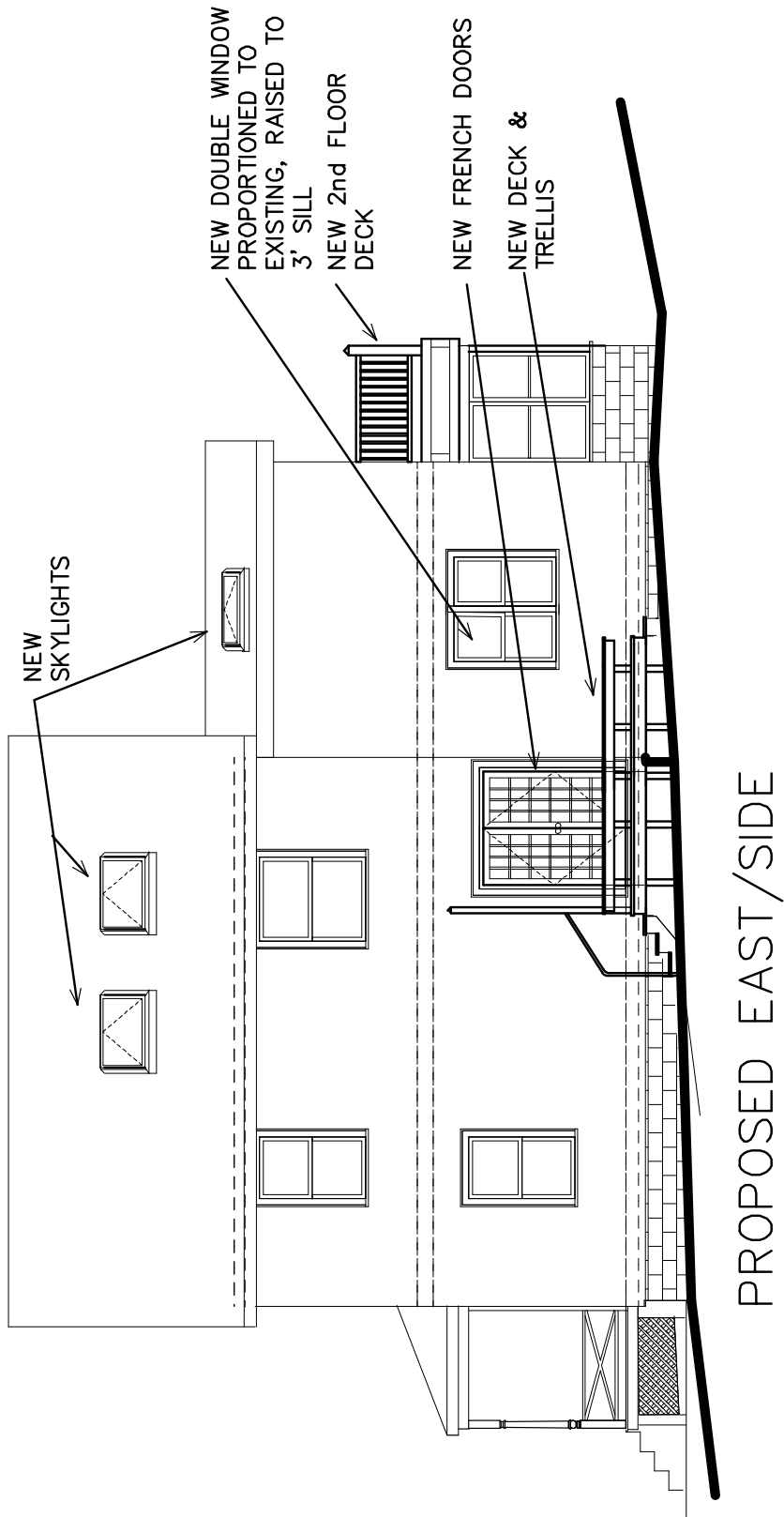
THIRD FLOOR PLAN

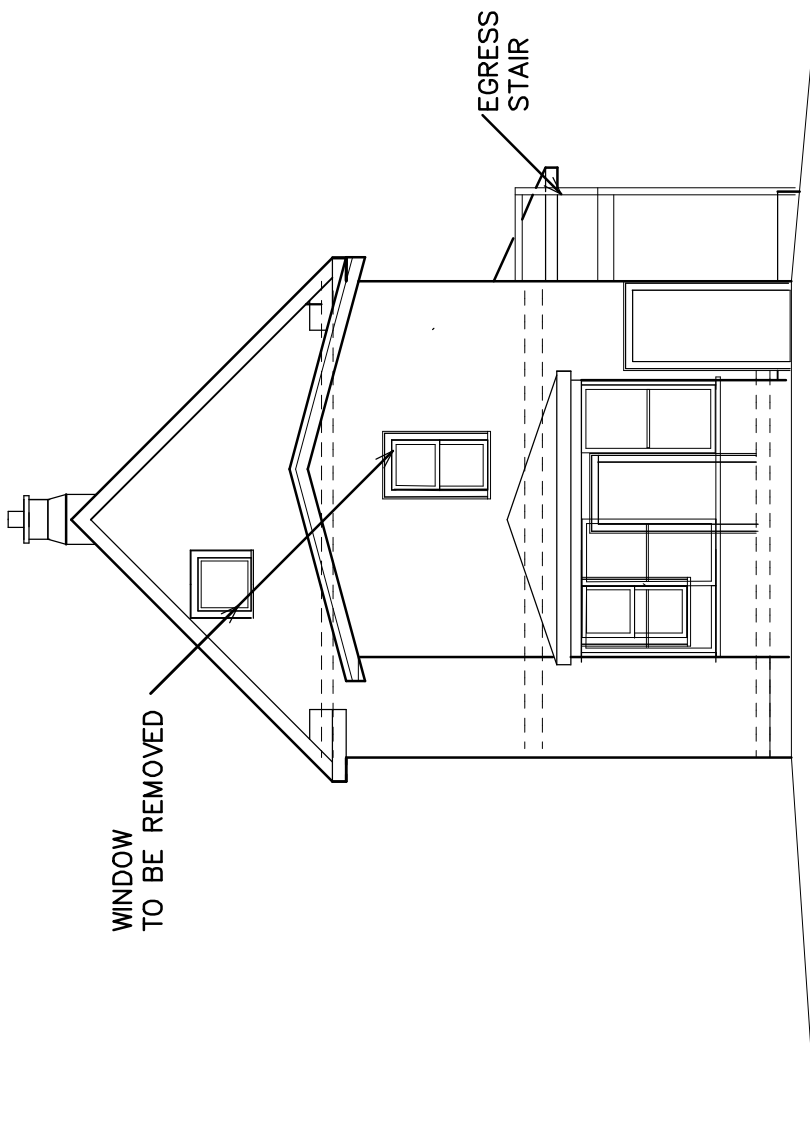


EXISTING SOUTH / FRONT





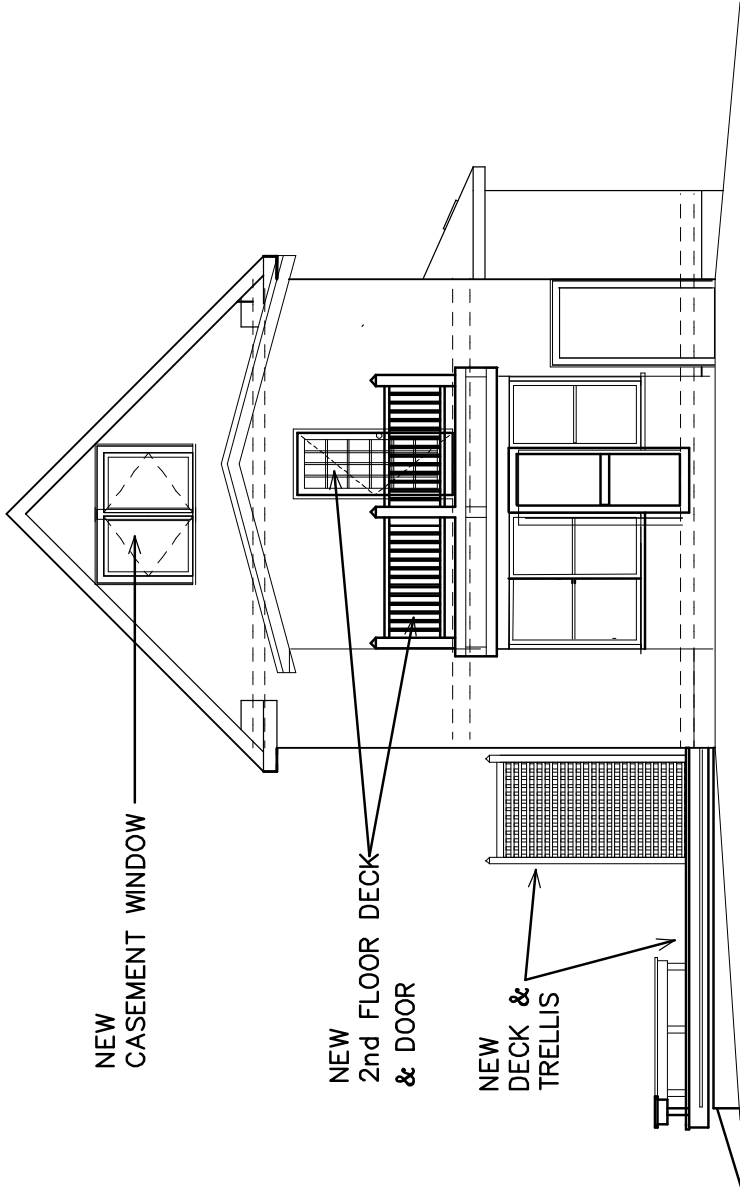




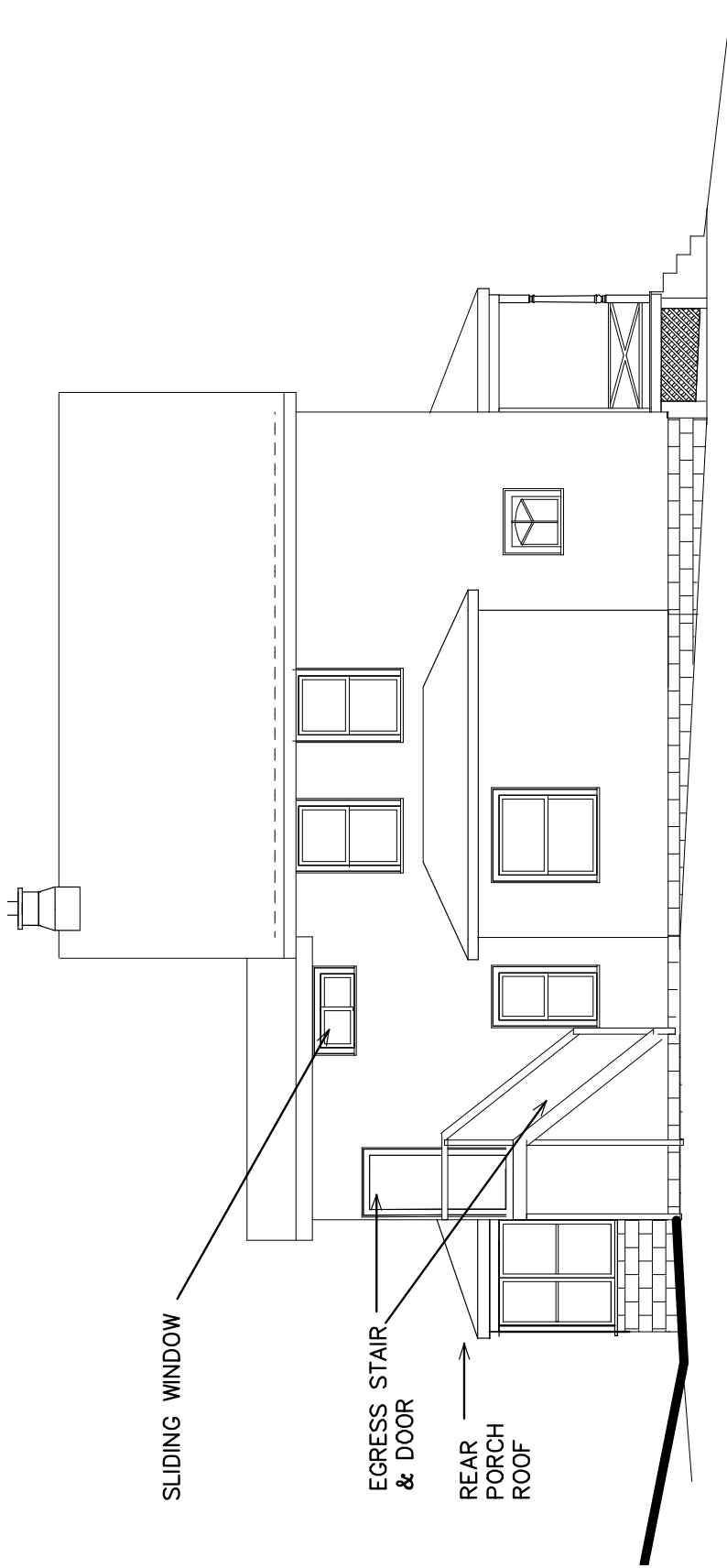
WINDOW
TO BE REMOVED

EGRESS
STAIR

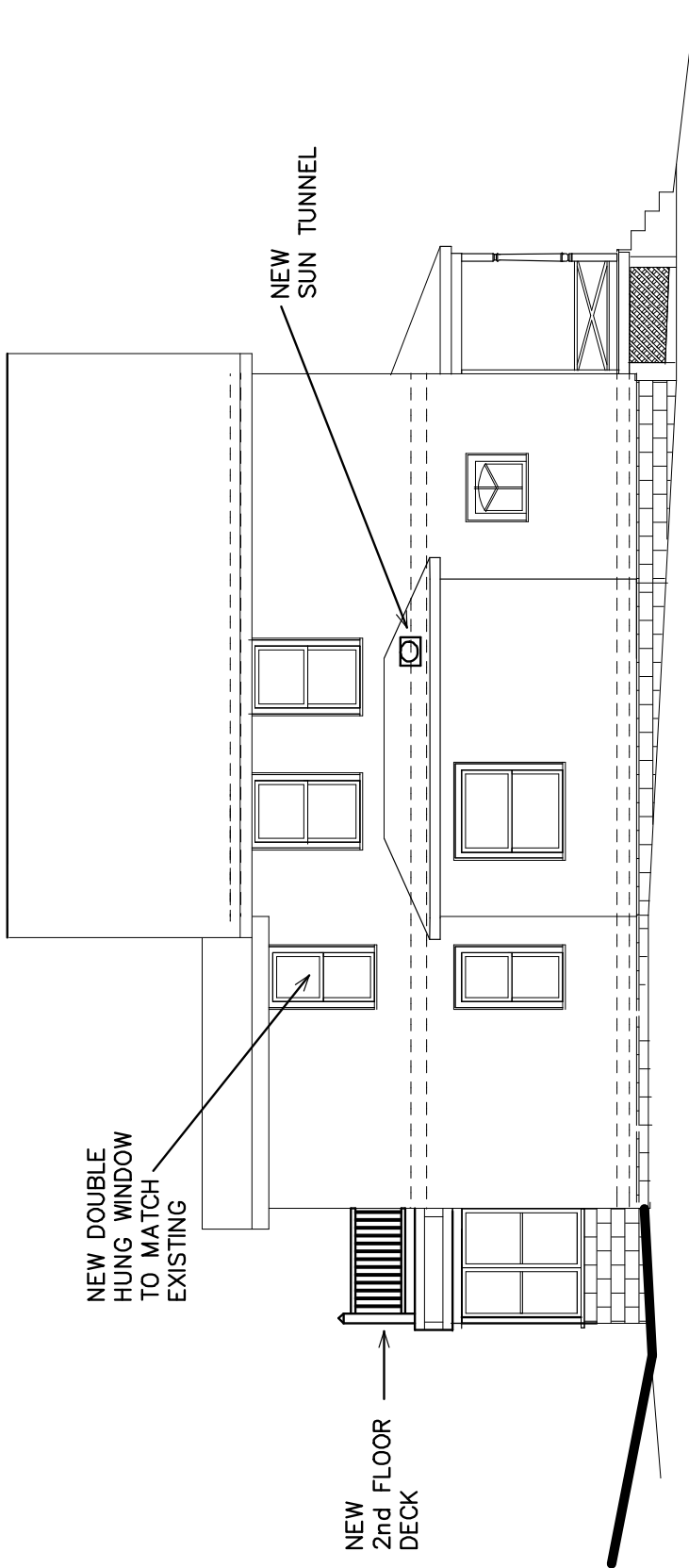
EXISTING NORTH/REAR



PROPOSED NORTH/REAR



EXISTING WEST/SIDE



PROPOSED WEST/SIDE