

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 614 Second Street, Application Number HDC19-158

DISTRICT: Old West Side Historic District

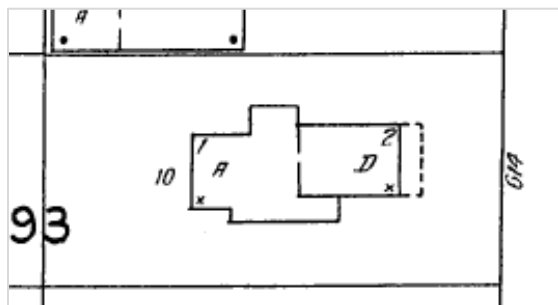
REPORT DATE: October 10, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

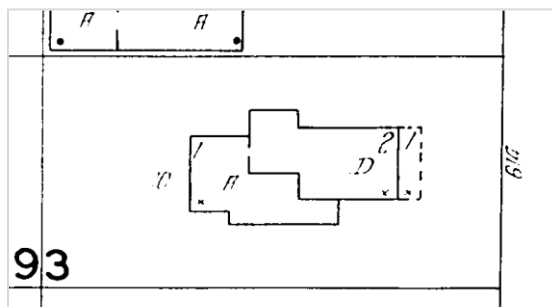
REVIEW COMMITTEE DATE: Monday, October 7, 2019

	OWNER	APPLICANT
Name:	Prab & Jenny Koppera	James K. Acheson
Address:	614 Second St Ann Arbor, MI 48103	1483 Newport Rd Ann Arbor, MI 48103
Phone:	(773) 490-5979	(734) 668-1940

BACKGROUND: This two-story gable-fronter appears in the 1892 City Directory as #54, the home of tailor Herman Krug. (#54 does not appear in the 1890-91 directory). The house has a cut stone foundation and 1/1 windows. It originally had a full-width front porch, which is now a small stoop. A small side porch on the north side retains some original decorative trim. A large rear automobile garage addition was present on the 1925 Sanborn (top left). In 1931, the two-story addition appears (bottom left). The two-story addition has a cut stone foundation. The 1931 footprint matches what we see today.



LOCATION: The property is located on the west side of Second Street, between West Madison and West Mosley Streets.



APPLICATION: The applicant seeks HDC approval to remove a portion of the one-story wing on the back of the house and replace it with a new, wider one-story wing with an expanded roof deck.

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 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):

New 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.

Designing new additions in a manner that makes clear what is historic and what is new.

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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.

District or Neighborhood Setting

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

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. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape, 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.

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.

Windows

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

From the City of Ann Arbor Design Guidelines:

Guidelines for All Additions

Appropriate: 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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Attaching an addition so that the character-defining features of the property are obscured, damaged, or destroyed.

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.

All New Construction

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

STAFF FINDINGS:

1. This house has an interesting assortment of old additions. The original house footprint was probably the two-story gable-front structure you see from the street. An early two-story rear addition is slightly offset to the north, and there is one-story conditioned space (on the southwest corner) and unconditioned shed off the back. This one-story is all labeled "automobile" on the 1931 Sanborn. It is presumed that part of the garage space was finished into living space sometime after 1931.
2. The new footprint of the additions (172 SF) would be 13% of the original footprint (1300 SF). This does not account for the demolished and replaced structure, which is part of the 1300 SF). The floor area of the additions (503 SF) adds 29% to the original (1708 SF). This meets the Ann Arbor design guideline that says "The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area".
3. The new addition is a single-story rectangle off the back. Like the current design, it has a roofdeck for the second floor bedroom, though the new deck will be larger than the old. The addition creates a 2'7" corner on the south elevation where the existing additions will be removed. This is appropriate since it is the more visible, driveway side of the house.

On the north elevation the inset is the depth of the 4" corner trim board, and 14 ½" wide. The cladding in this vertical band is different--fiber cement board instead of wood lap siding. Though a more pronounced break would be preferable to make the addition more subordinate, the second-story corner of the historic house is not impacted, and the change in foundation material (from stone to block) will also be very visible.

4. The house currently has aluminum over wood lap siding. The plans call for the removal of the aluminum and restoration of the underlying wood. Missing trim and window sills will be reinstalled on the exterior. The addition's siding is also wood, with a matching reveal but more rounded edge. The addition's trim is similar to the historic trim, with slightly varied widths to distinguish it. The foundation (cut stone block vs. concrete crawl space) will also make clear what's new and what's old.
5. Staff believes the replacement of the first floor rear addition is appropriate given its lack of character-defining features, its out-of-sight location, and the impracticality of using it again as a garage. The proposed addition is largely hidden behind the two-story portions of the house, and does not compromise the integrity of the site or other buildings nearby.

MOTION

(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 share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 614 Second to remove a portion of the one-story wing on the back of the house and replace it with a new, wider one-story wing with an expanded roof deck, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for All Additions, Residential Additions, and New Construction, and *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 New Additions, District or Neighborhood Setting, Building Site, and Windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 614 Second 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, photos, drawings, details

614 Second Street (2008 Survey Photo)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 jthacher@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>19-158</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
AUG 22 2019	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER <u>Prab & Jenny Koppera</u>		HISTORIC DISTRICT	
PROPERTY ADDRESS <u>614 2nd ST</u>		CITY ANN ARBOR	
ZIPCODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(773) 490-5979</u>	EMAIL ADDRESS <u>JaKoppera@gmail.com</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE			
SIGN HERE	<u>Jenny Anne Koppera</u>	PRINT NAME	JENNY ANNE KOPPERA
		DATE	8/14/19

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>James K. Acheson</u>			
ADDRESS OF APPLICANT <u>1483 Newport Rd.</u>		CITY <u>Ann Arbor</u>	
STATE <u>MI.</u>	ZIPCODE <u>48103</u>	PHONE / CELL # <u>(734) 668-1940</u>	FAX No <u>()</u>
EMAIL ADDRESS <u>Jim@achesonbuilders.com</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)			
SIGN HERE	<u>James K. Acheson</u>	PRINT NAME	x James K. Acheson
		DATE	8-21-19

BUILDING USE - CHECK ALL THAT APPLY					
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

One story addition on back of house replacing and enlarging a previous addition done many, many years ago, which has an inadequate foundation, has other faulty construction, and is sagging. The addition will include a third bedroom, and an enlarged Family Room. The front porch will ^{cont.}

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

This is currently only a two bedroom house, and the owners have two children, one boy, and one girl, so they need an additional bedroom. The Family Room is not large, and has an awkward traffic pattern, difficult ^{cont.}

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc to change, so additional ^{cont.}



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>300</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	

Proposed Work - continued

The Front porch will * also be replaced in the same foot print as existing, and same style as the existing Side porch. The existing aluminum siding will be removed, and the wood siding below it will be repaired and painted. The latter may be done in a later phase depending on budget considerations.

Describe conditions that Justify the Proposed Change

continued... so additional * space here will make it much more livable. The existing addition from many years ago is partly unheated storage with a dirt floor. It is also not built soundly; inadequate foundation, too close to grade so there are decay issues, and it is sagging. The existing front porch is crumbling and will be unsafe soon. The existing aluminum siding is not in keeping with the historic district or the original design of the house. At a minimum, the aluminum siding will have to be repainted soon, but the homeowners would rather invest in restoring the original siding and other exterior trims.

Proposed Work - continued

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DRAWING SCHEDULE

Title Page	1
Site Plan	2
Foundation	3
Main Floor	4
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Right Elevation	7
Rear Elevation	8
Left Elevation	9
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Left Elevation As-Built	11
Right Elevation A-B	12
Rear Elevation As-Built	13

Designer: **JND Enterprises**
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 Boise Idaho 83716
 PHONE: 208-615-5992
 FAX:
 MOBILE: jnd1955@gmail.com

Prab & Jenny Koppera
 614 2nd St.
 Ann Arbor Michigan 48103
 PHONE: (847) 736-3345
 FAX:
 MOBILE:

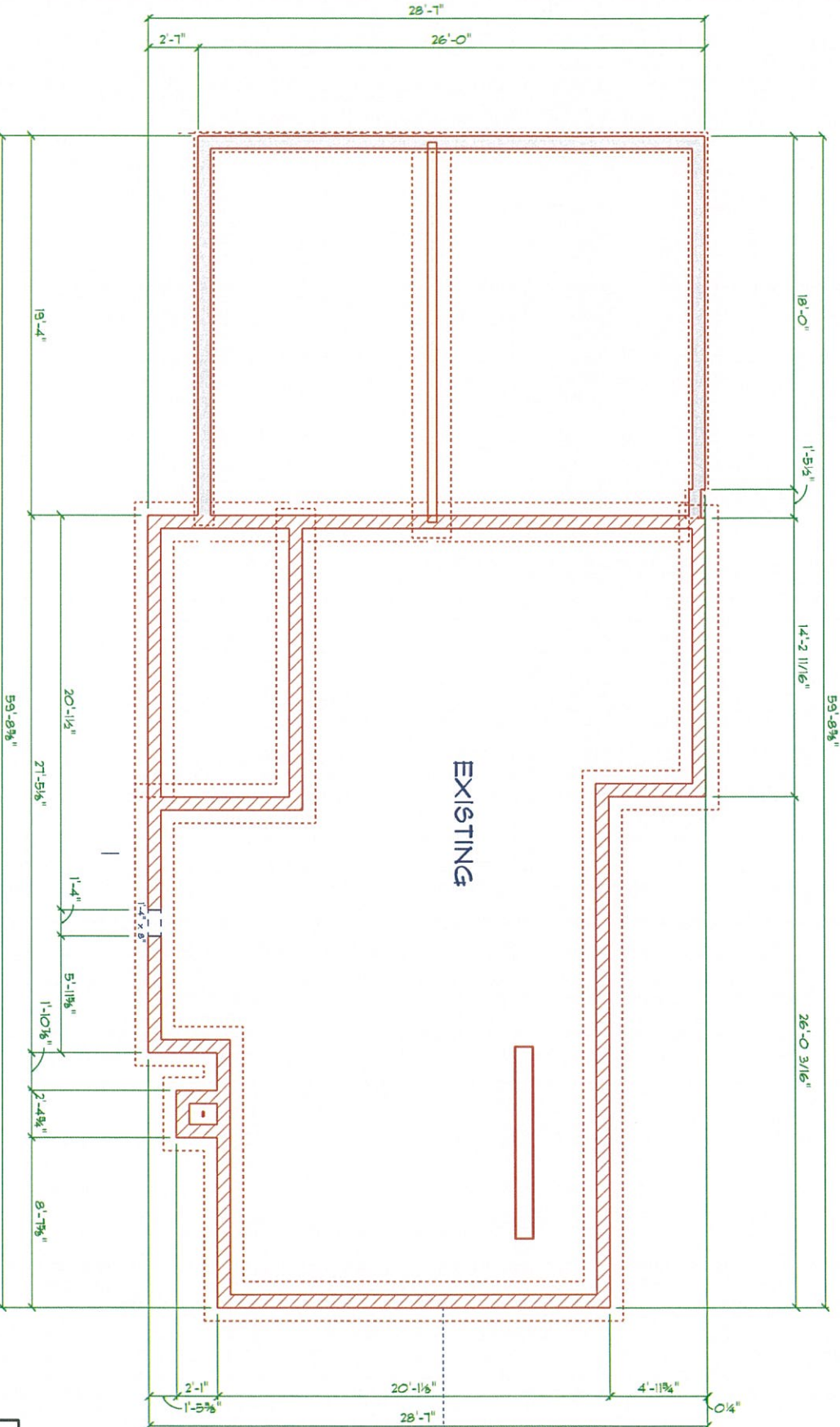


Drawn Exclusively for:

ACHESON BUILDERS
 An Artist's Eye, a Craftsman's Touch

DRAWN BY:
 SCALE: As Noted
 DATE: Friday, September 20, 2019

PAGE:
 1 / 13
 Title Page



EXISTING

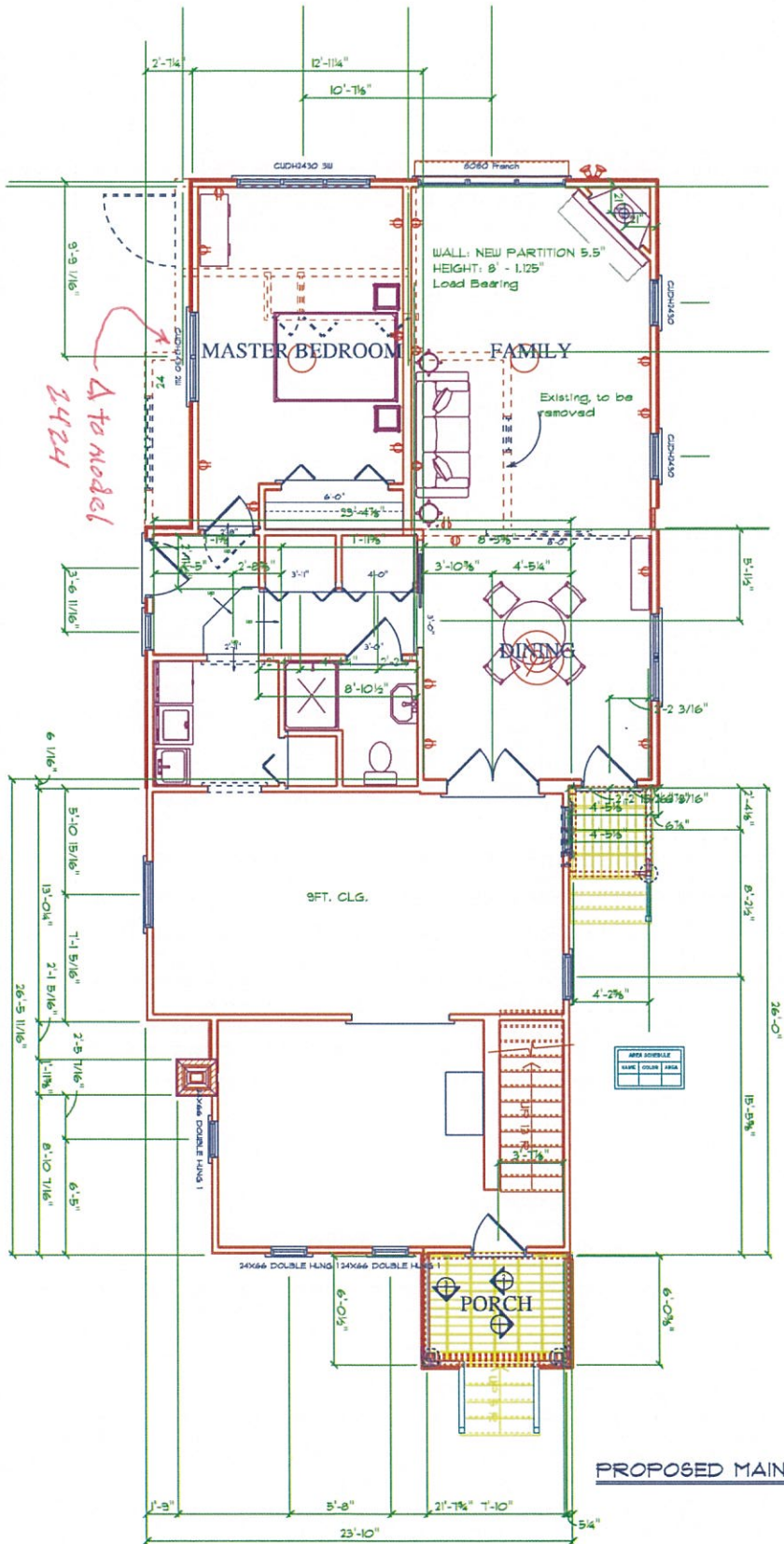
PROPOSED FOUNDATION PLAN

FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

PROPOSED MAIN FLOOR PLAN

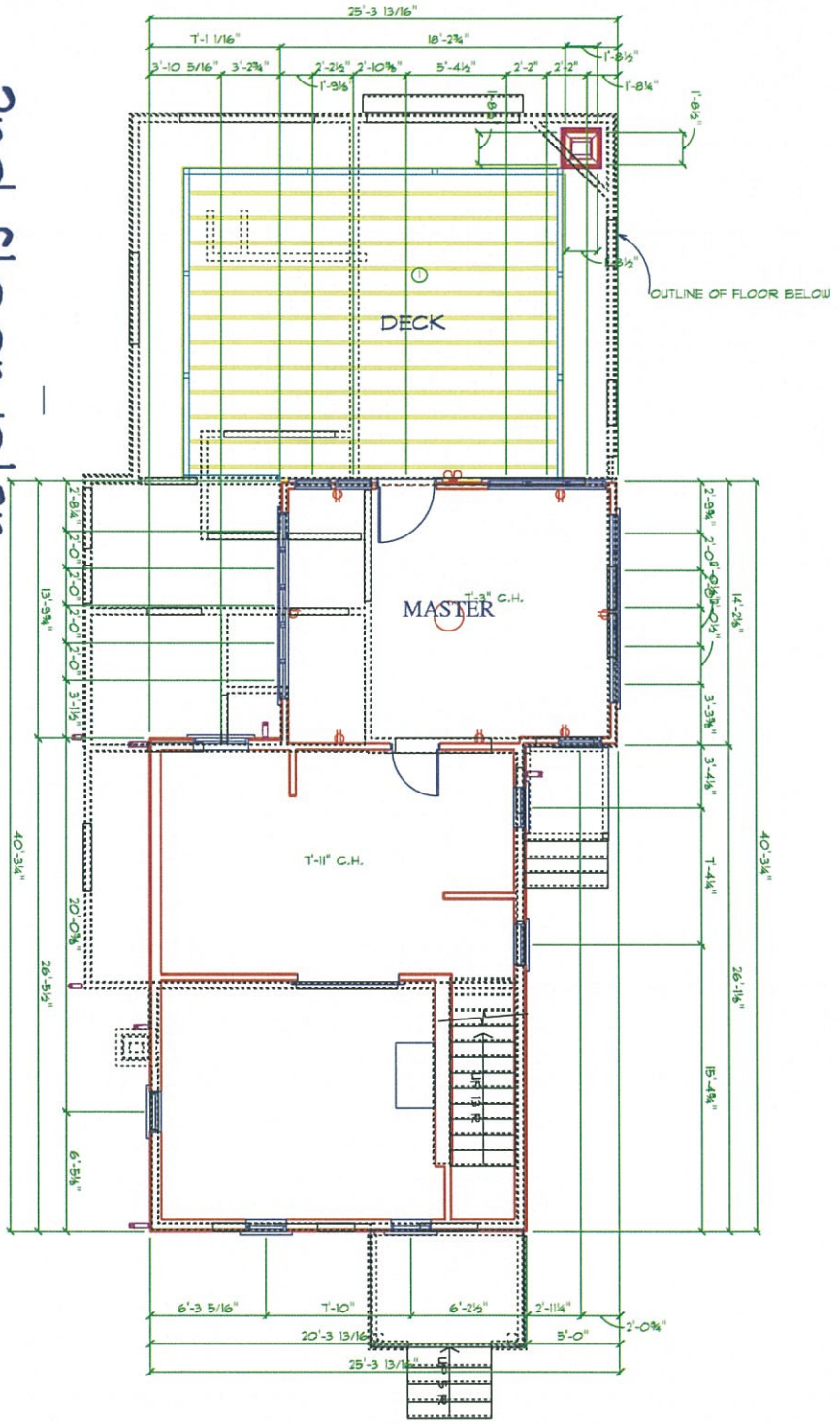
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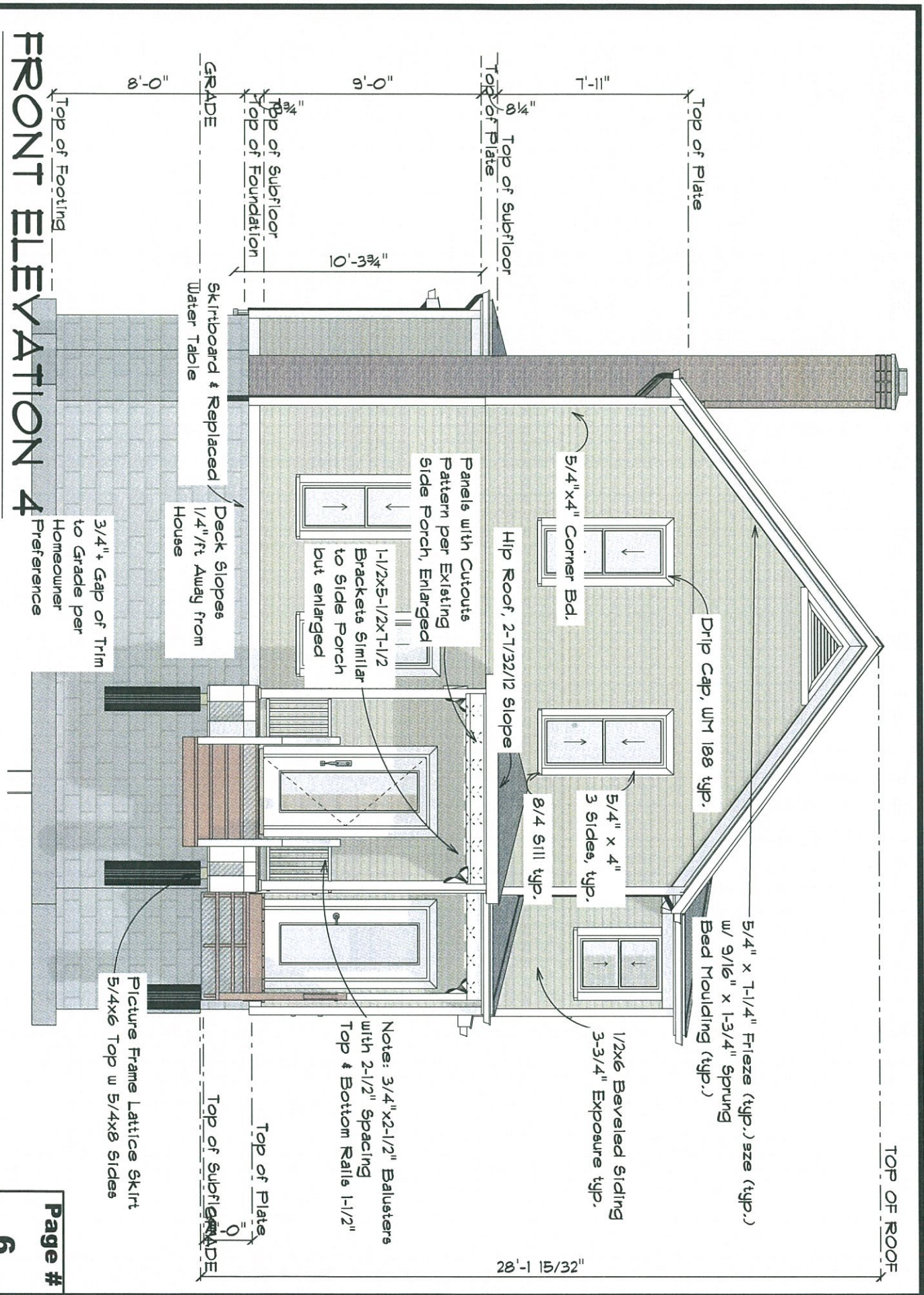
PROPOSED MAIN FLOOR PLAN

2nd floor plan

SCALE: 1" = 10'-0"



EXISTING 2ND FLOOR PLAN



SCALE: 3/16" = 1'-0"

FRONT ELEVATION 4

Top of Footing

3/4" + Gap of Trim to Grade per Homeowner Preference

Picture Frame Lattice Skirt
5/4x6 Top w 5/4x8 Sides

Skirtboard & Replaced Water Table
Deck Slopes 1/4"ft Away from House

1-1/2x5-1/2x7-1/2 Brackets Similar to Side Porch but enlarged

Panels with Cutouts Pattern per Existing Side Porch, Enlarged

Hip Roof, 2-7/32/12 slope

8/4 Sill typ.

5/4" x 4" 3 Sides, typ.

1/2x6 Beveled Siding 3-3/4" Exposure typ.

Drip Cap, WM 188 typ.

5/4" x 7-1/4" Frieze (typ.) size (typ.) w/ 9/16" x 1-3/4" Sprung Bed Moulding (typ.)

GRADE

Top of Subfloor

Top of Foundation

Top of Plate

Top of Subfloor

Top of Plate

Top of Subfloor

Top of Plate

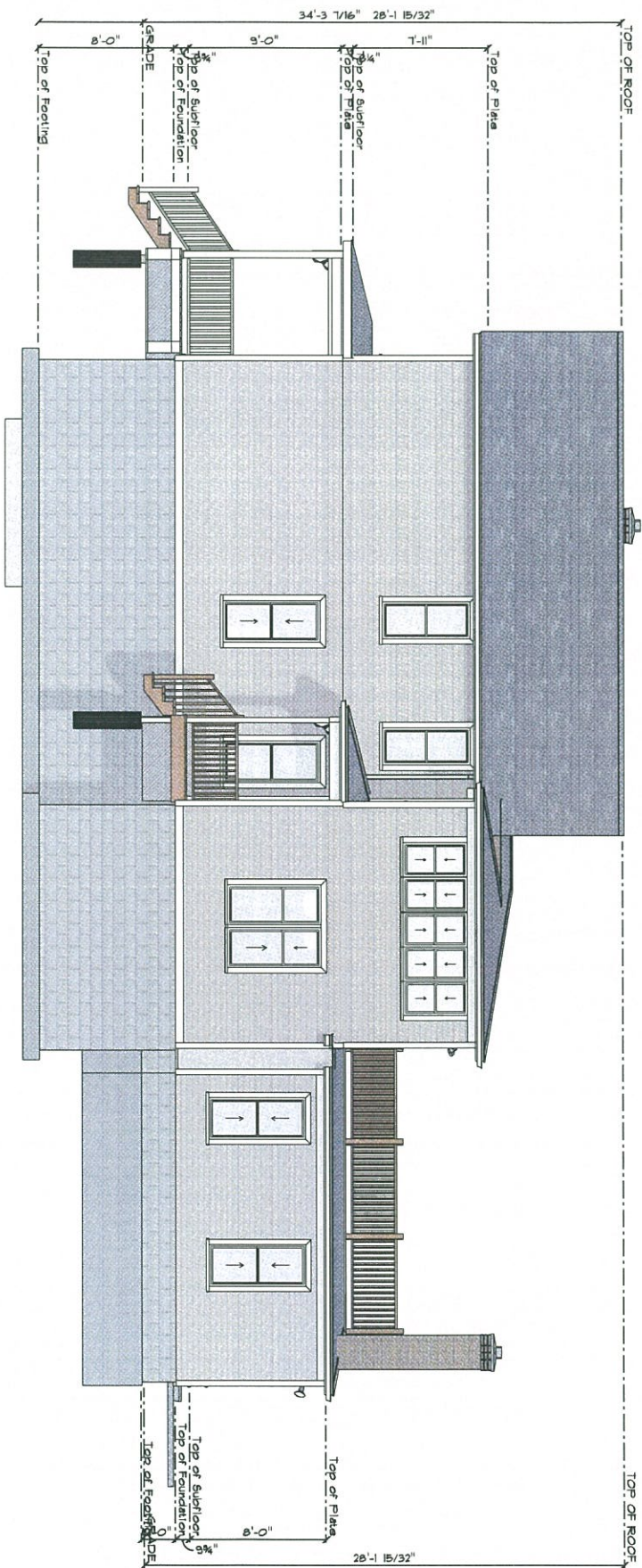
Top of Subfloor

GRADE

Note: 3/4"x2-1/2" Balusters with 2-1/2" Spacing Top & Bottom Rails 1-1/2"

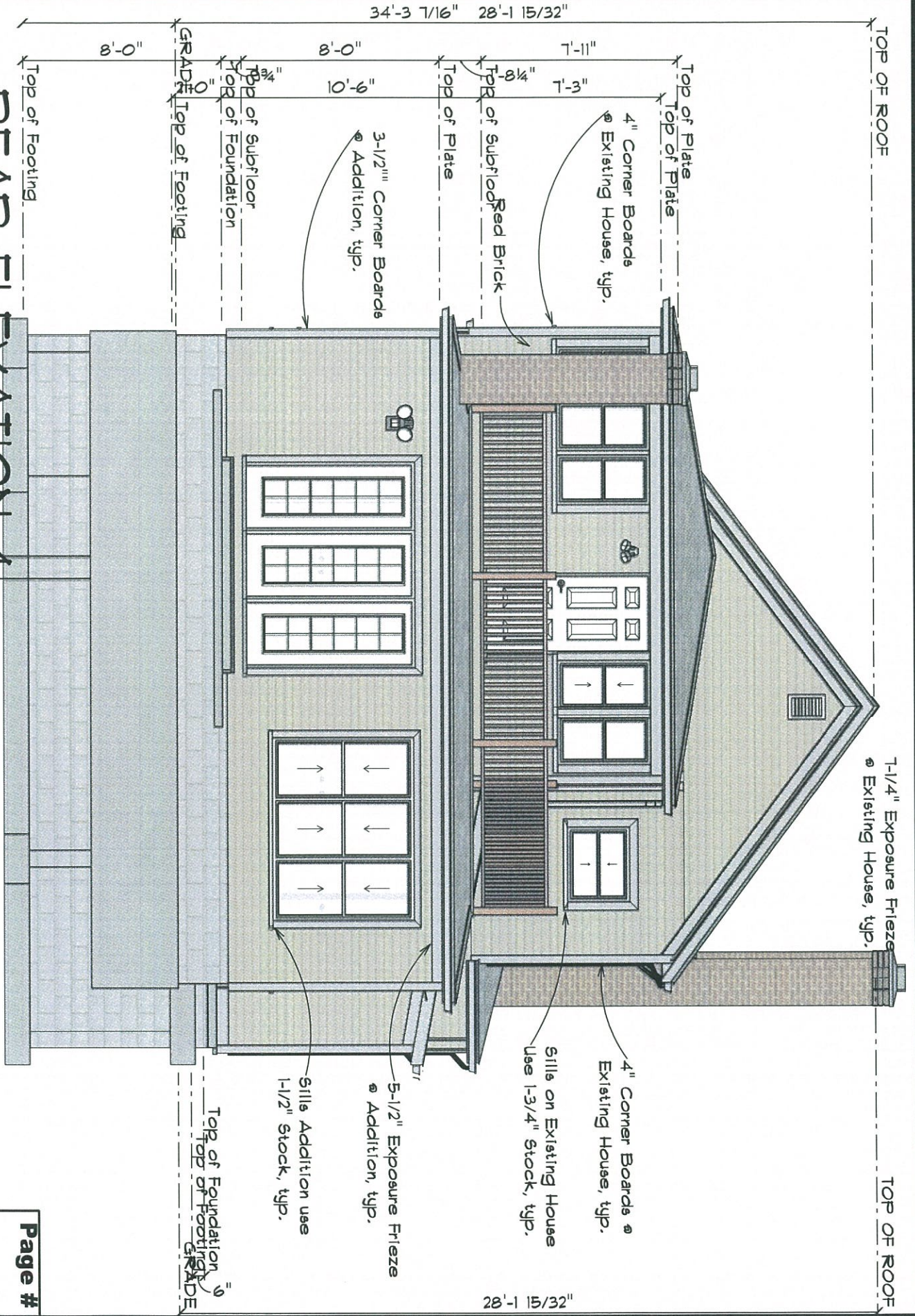
28'-1 15/32"

TOP OF ROOF



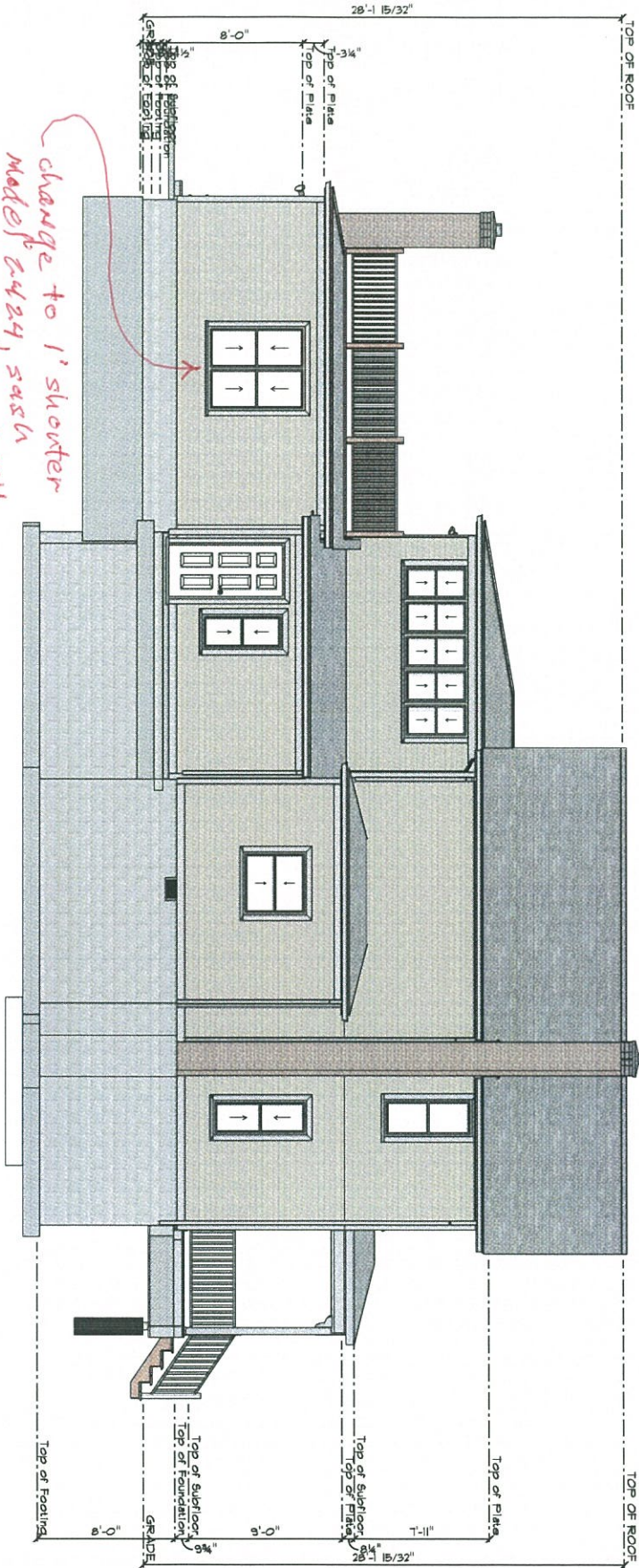
RIGHT ELEVATION 4

SCALE: 1" = 10'-0"



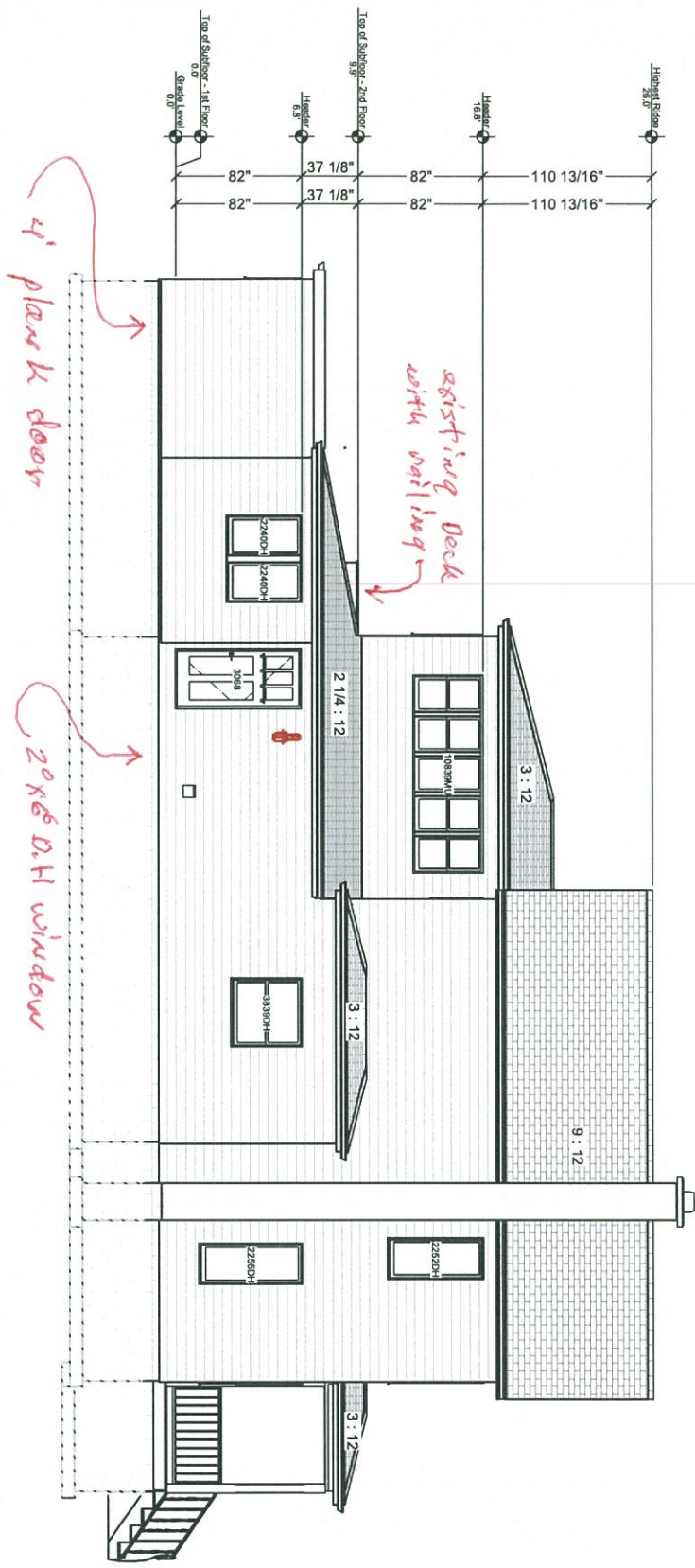
REAR ELEVATION 4

SCALE: 3/16" = 1'-0"



LEFT ELEVATION 4

SCALE: 1" = 10'-0"



Number	Date	Revised By	REVISIONS	Description

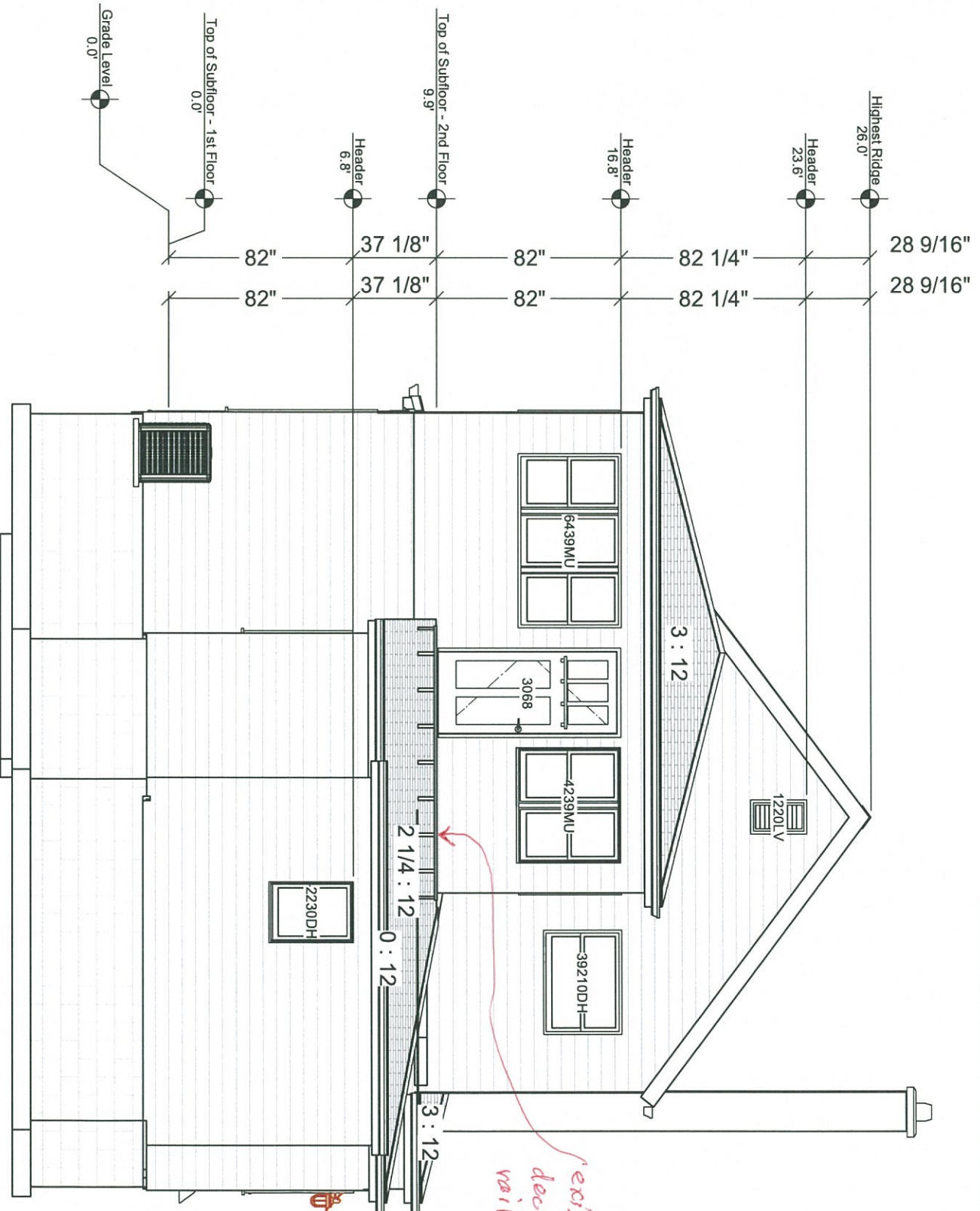
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PAGE TITLE: Exterior Left Elevations <i>Existing</i>		NEW HOME PLANS FOR: Jim Acheson Ann Arbor, MI,		LICENSE NO.: 1234567890
DRAWN BY: DMZ	DATE: 9/20/2019	EMAIL:	MOBILE PHONE:	SCALE: 1/4" = 1'0"
SHEET #: 11		REVISIONS		

JND Enterprises

6404 S Hornbeam Pl,
Boise, ID, 83716
PHONE: 208-615-5992 EMAIL: jnd1955@gmail.com

30-1018 ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE ARE REPRESENTATIONS OF WHAT THE VIEW COULD BE. ALWAYS ADVISE ALWAYS SPECIFIED 30-1018



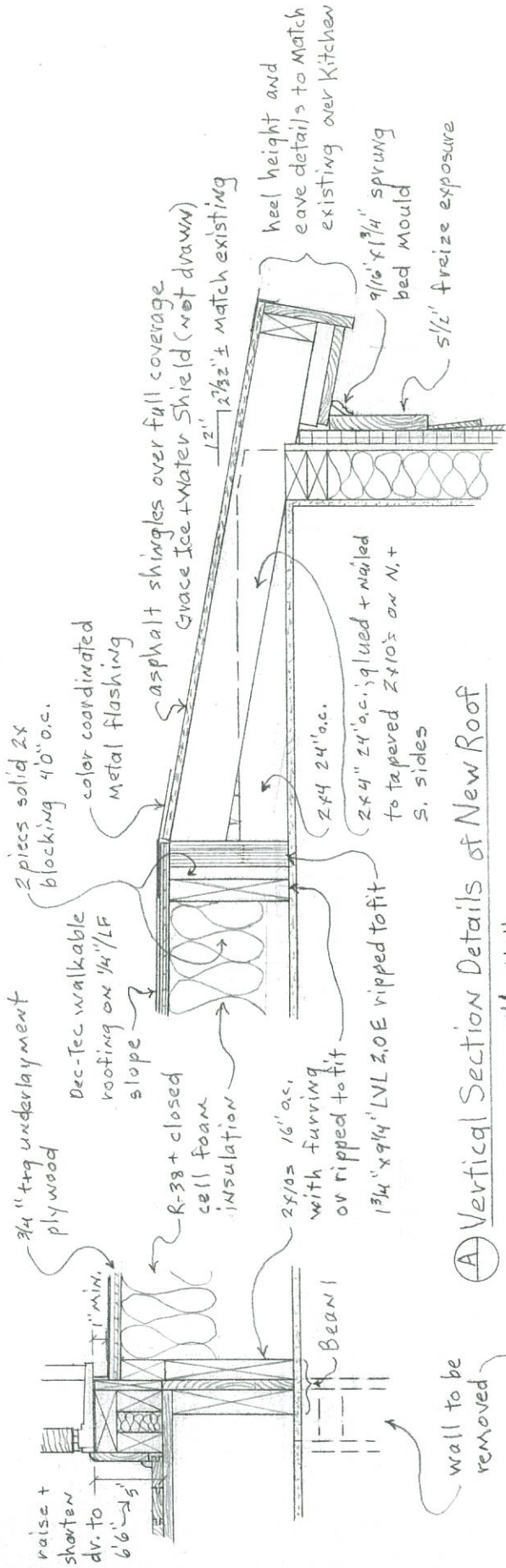
Number	Date	Revised By	REVISIONS	Description

3D VIEWS ARE NOT TO SCALE AND MANY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. REPRESENTATIONS OF WHAT THE VIEW WILL LOOK LIKE. 3D VIEWS ALWAYS SUPERSEDE 2D VIEWS.

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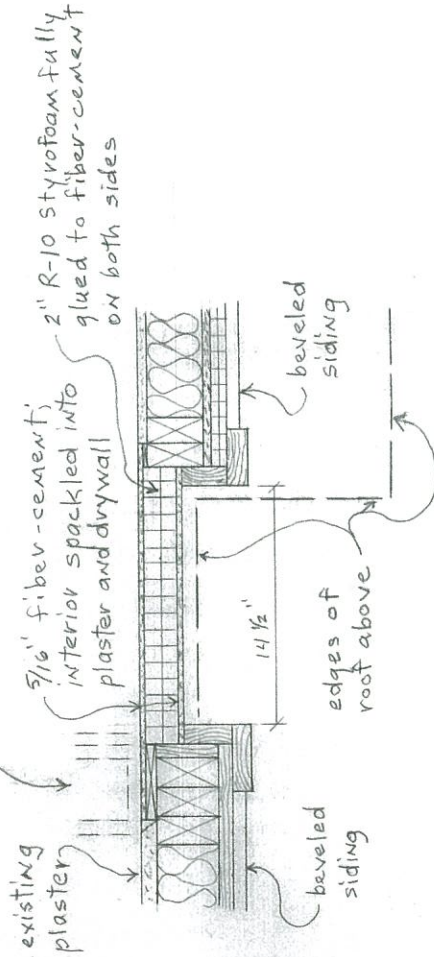
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DRAWN BY: DMZ	DATE: 9/20/2019	EMAIL: PHONE:	MOBILE PHONE:	
SHEET #: <i>15</i>	SCALE:			

JND Enterprises
6404 S Hornbeam Pl,
Boise, ID, 83716
PHONE: 208-615-5992 EMAIL: jnd1955@gmail.com



Ⓐ Vertical Section Details of New Roof
1" = 1'0"

wall to be removed



Ⓑ Horizontal Section at Existing/New
Family Room North Wall

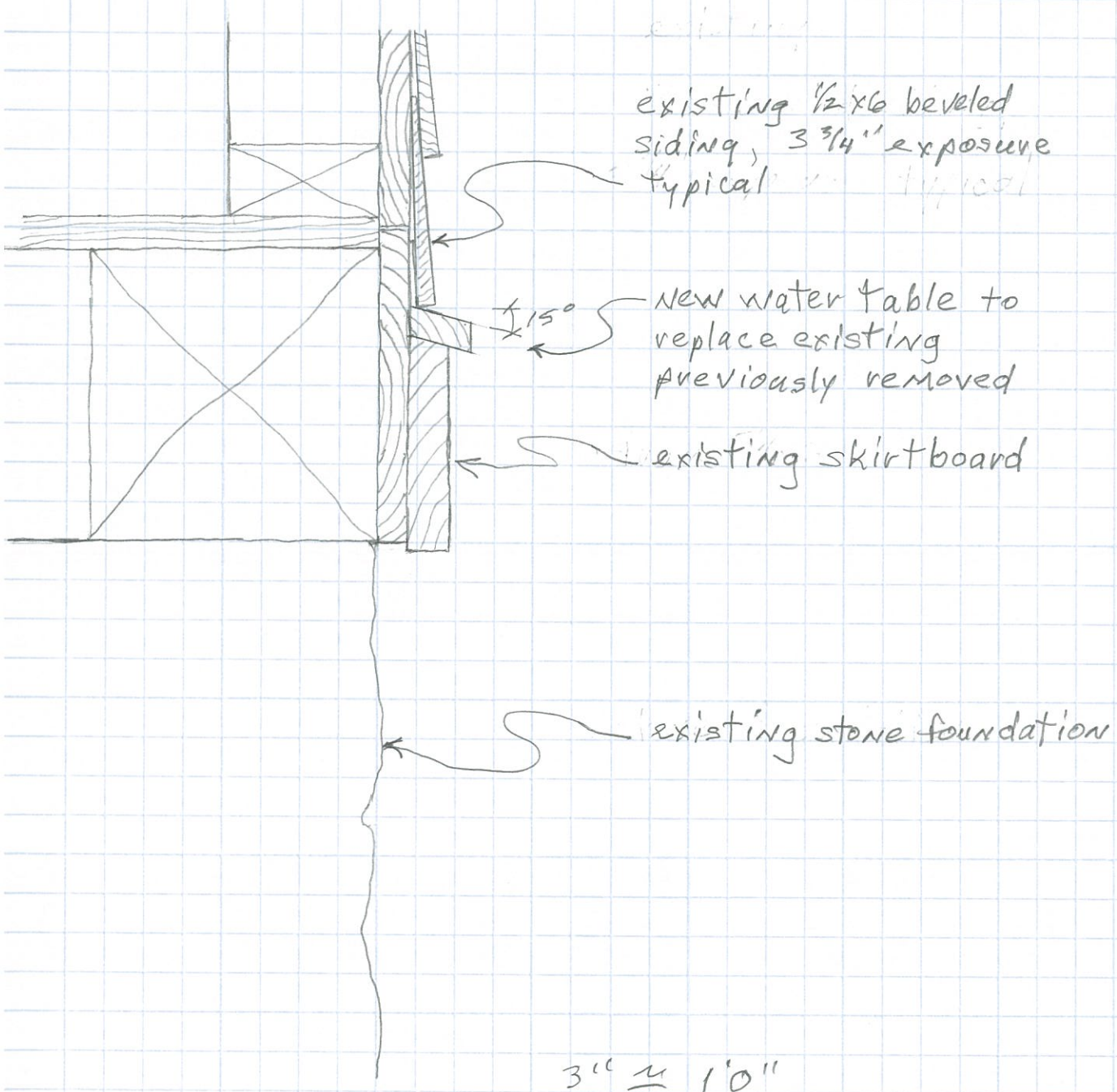
1" = 1'0"

Koppera: Skirtboard + Water Table Detail

Acheson Builders Inc.


JKA

9/12/19



614 Second Street Exterior Finishes

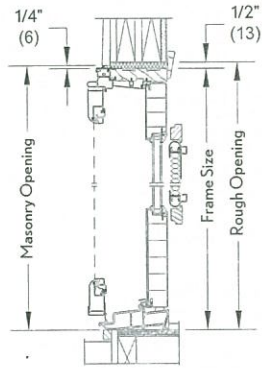
Architectural Element	Existing House	Addition
skirt board	5/4 x 6	NONE
water table	gone; will replace with 1x or 5/4 x 2 at 15° slope	NONE
corner boards	5/4 x 4" (1 1/8" x 4" net)	5/4 x 4 nominal (1 1/16" x 3 1/2" net)
Window sills/auxillary window sill on addition	5/4 lumber 1 3/4" thick	2x lumber or Boral 1 1/2" thick
casings	5/4 x 4" (1 1/8" x 4" net)	5/4 x 4 nominal (1 1/16" x 3 1/2" net)
drip cap	gone; will replace with traditional drip cap with 1/2" face	WM 197 drip cap with 5/16" face
frieze	5/4 x 10, 7 1/4" exposure	from 5/4 x 8, 5 1/2" exposure
frieze moulding at top	gone; will replace with WM 74, 9/16" x 1 3/4" sprung bed	WM 74, 9/16" x 1 3/4" sprung bed moulding
siding	1/2 x 6 beveled wood with 3 3/4" ± exposure, square edge	match existing with slightly more rounded edge
soffit and fascia	not exposed yet	match existing or slightly slimmer to use standard lumber
doors	varies; stained wood; painted steel; no muntins in glass	Marvin aluminium clad wood french swinging; muntins or no per owner preference
windows	traditional wood double hung + casements; sash opening width 2' 2", 2' 2", 2' 6", 3' 3"; heights 3', 4', 4', 5' and 5' 6"	Marvin aluminium clad wood double hung; sash openings 2' x 4' 5 1/2" and 2' x 5' 5 1/2"; no muntins as existing



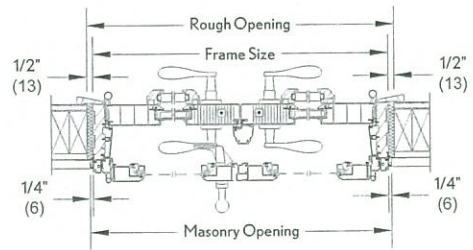
*Ultimate Swinging
French Door in Bronze*

1 3/4" CLAD ULTIMATE INSWING FRENCH DOOR

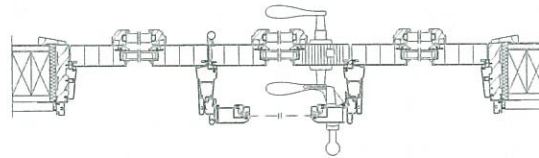
CONSTRUCTION DETAILS



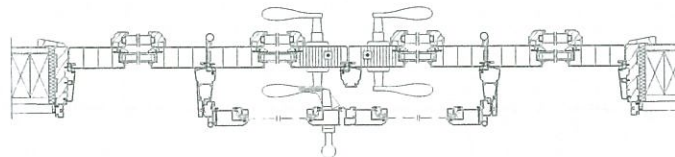
CLAD HEAD JAMB AND SILL
WITH ULTIMATE SWINGING SCREEN WITH OPTIONAL INTERIOR SHADES



CLAD 2 PANEL JAMB
XX LHI WITH ULTIMATE SWINGING SCREEN
WITH INTERIOR SHADES



CLAD 3 PANEL JAMB
OXO LHI WITH ULTIMATE SWINGING SCREEN WITH INTERIOR SHADES

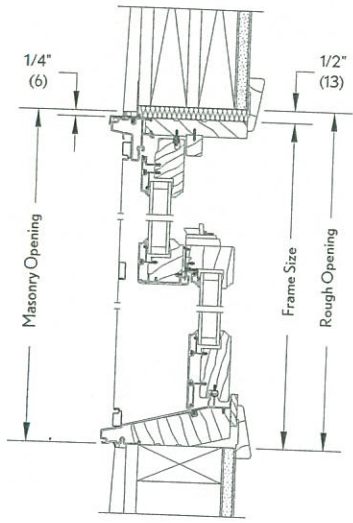


CLAD 4 PANEL JAMB
OXXO LHI WITH ULTIMATE SWINGING SCREEN WITH INTERIOR SHADES

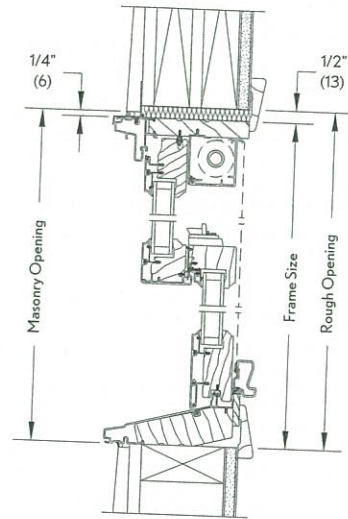
*Next Generation Ultimate Double
Hung Windows in Stone White*



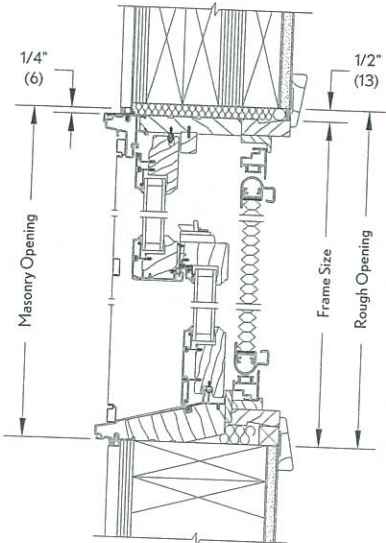
CLAD ULTIMATE DOUBLE HUNG - NEXT GENERATION



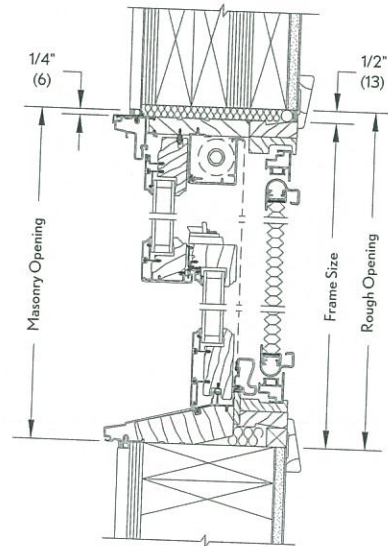
HEAD JAMB AND SILL - OPERATOR



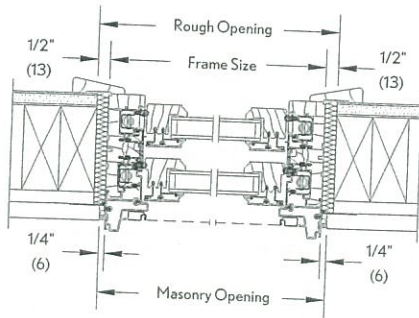
HEAD JAMB AND SILL - OPERATOR WITH RETRACTABLE SCREEN



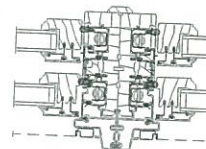
HEAD JAMB AND SILL - OPERATOR WITH INTERIOR SHADE



HEAD JAMB AND SILL - OPERATOR WITH INTERIOR SHADE AND RETRACTABLE SCREEN



JAMB - OPERATOR



VERTICAL MULLION OPERATOR

Koppera Residence, 614 Second Street, Ann Arbor

Summary from supporting calculations on following page

Pre 1945 footprint less porches	1299.68 SF
New footprint area	171.93 ~
Footprint after addition less porches	1471.61 ~
% increase of footprint	13.2%

Pre 1945 Floor Area	1707.88 SF
New floor area	502.58 ~
Floor area after addition	2210.46 ~
% increase in floor area	29.4%

Koppera Residence, 614 Second Street, Ann Arbor

Pre 1945 footprint

Ground Floor	20.06' · 12.97'	=	260.18 SF
	23.53' · 12.72'	=	299.30 ~
	28.58' · 14.33'	=	409.55 ~
	20.42' · 9.79'	=	199.91 ~
	13.52' · 9.67'	=	130.74 ~
Total house + attached garage			<u>1299.68 ~</u>
Front Porch	8.89' · 6.0'	=	53.34 ~
Side Porch	4.37' · 5.0'	=	21.85 ~
Total house, attached garage + porches			<u>1374.87 ~</u>

Ground Floor footprint after proposed addition

	20.06' · 12.97'	=	260.18 SF
	23.53' · 12.72'	=	299.30 ~
	28.58' · 14.33'	=	409.55 ~
	26.00' · 19.33'	=	502.58 ~
Total for house			<u>1471.61 ~</u>
Front Porch			53.34 ~
Side Porch			21.85 ~
Total for house and porches			<u>1546.80 ~</u>

Pre 1945 living floor area

Ground Floor	20.06' · 12.97'	=	260.18 SF
	23.53' · 12.72'	=	299.30 ~
	28.58' · 14.33'	=	409.55 ~
Ground Floor total			<u>969.03 ~</u>
Second Floor	20.06' · 26.35'	=	528.58 ~
	18.10' · 14.00'	=	253.40 ~
	5.05' · 37'	=	1.87 ~
Second Floor total			<u>738.85 ~</u>
Total for two floors			1707.88 ~

Total house floor area after addition

Ground Floor	1471.61 SF
Second Floor	738.85 ~
Total	<u>2210.46</u>