

Zemke – 436 S First St. Project Memorandum

To: Ann Arbor Historic District Commission
301 East Huron St., Ann Arbor, MI 48104

Date: July 19, 2022

Project: Addition to single family residence at 436 S. First Street plus ADU over garage

Re: Application for Determination of Appropriateness

Description of Proposed Changes

1. Provide a brief Summary of Proposed Changes:

A new addition is proposed to be added to the rear of the home to add extra space, increase the number of bedrooms & bathrooms and permit a more open first floor plan - compatible with current lifestyles. The added area will allow for not only an increase from 1.5 to 3 bathrooms but also inclusion of an Office/flex room. The kitchen and dining room will become more open and connected to the main living space. A new, smaller, detached, 2 car garage is proposed to be built at the rear of the property in roughly the same location as the existing 2 car garage (which is too large to meet current codes) - similar to the house next door (and many other homes in the Old West Side), but would incorporate a modest Auxiliary Dwelling Unit (ADU) on the second floor. No changes are proposed to the street frontage of the existing home.

2. Provide a description of Existing Conditions:

The existing house is a gable-front form 2 story home with a first floor porch across the front that is covered and screened (while this configuration is fairly typical for The Old West Side this home has what may be the OWS's oldest example of a screened-in porch). The front entry door is off-center from/in the covered front porch. The main roof ridge is perpendicular to the street. The floor area is split between the first and second floors. The balance of the attic space is unfinished and has such low headroom it cannot be finished.

The wood-frame house is constructed on a combination of stone, concrete and concrete block foundation system. The home has wood lap siding and on the exterior walls at the first floor and shakes on the second floor, double hung windows (with aluminum exterior storm windows) and an asphalt shingle roof. The exposed foundation of the front porch is fieldstone. Most of the wood double hung windows appear to be original to the home.

The home shares a common vehicular drive with 430 S. First St. to the north. There is parking along both sides of 1st Street now.

The neighborhood is Zoned R4C. The home backs up to a 2 story residential house and there is a 3 story apartment building on the opposite side of First Street with another apartment building adjoin to the south. There is a fence at the rear of the site as well along portions of the side yards.

There exists an older, single story, addition to the rear of the original structure that will be incorporated into/built around with the proposed new work.

3. Reason for Proposed Changes:

The Owner would like to create a floor plan layout that responds to current market expectations including a more open/connected common living area, larger kitchen with more counter space, more bathing facilities, and a flex room/office space. The Owner would also like to build/rebuild a garage at the rear of the lot that would accommodate an ADU as well as space for cars. The proposed work to the first floor would accommodate a remodeled/updated kitchen, dining room, and a bedroom with more closet space as well as a full bath (first floor master-suite) that is also accessible from the kitchen. The new second floor area would accommodate another bedroom with another common-access bathroom and a second floor covered patio/deck to replace the current second floor uncovered deck/patio.

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10. *Attached additional information that will further explain or clarify the proposal:*

The existing first floor footprint of the home is 899 SF while the proposed first floor footprint of the addition is 205 SF (22.80%). The total area of the existing home on the first and second floors is 1,574 SF while the total area of the proposed addition on the first and second floors is 605 SF (35.7%).

The addition is located at the rear of the home so as to be minimally impactful. The ridge line of the proposed addition will align with the existing main ridgeline of the home.

The new exterior cladding for the proposed home addition is horizontal lapped wood siding. The exposure on the siding boards will resemble though not duplicate the existing home as required by the Secretary of the Interior's Standards as well as the Ann Arbor Historic District Guidelines (while being in keeping with other homes and additions in the neighborhood and district). The garage/ADU building is proposed to be clad in horizontal wood siding on the first floor and wood shakes on the second floor in homage to the original home. The windows in the proposed addition(s) will be mostly double hung type with a few awning/and or casement types as indicated/shown.

They will be wood windows with vinyl or aluminum clad exteriors equal to Andersen, (with integral storm windows and low e glazing) and be white in color. Some of the historic existing windows are proposed to be relocated into the new addition.

See attached drawings.

The proposed addition has been designed to be in keeping/compliance with the following:

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 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.

SOI Guidelines

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.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

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.

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.

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.

From the City of Ann Arbor Design Guidelines:

All Additions

Appropriate: Placing a new addition on non-character-defining or inconspicuous elevations and limiting the size and scale in relationship to the historic property.

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

Not Appropriate: Designing an addition to appear older than, or the same age as, the original building.

Windows

Not Appropriate: 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.

Front (East) Elevation



Rear (West) Elevation



South Side Elevation



North Side Elevation





Apartment building across the street



436 S. First St.
Ann Arbor, MI

July 18, 2022

A0.3



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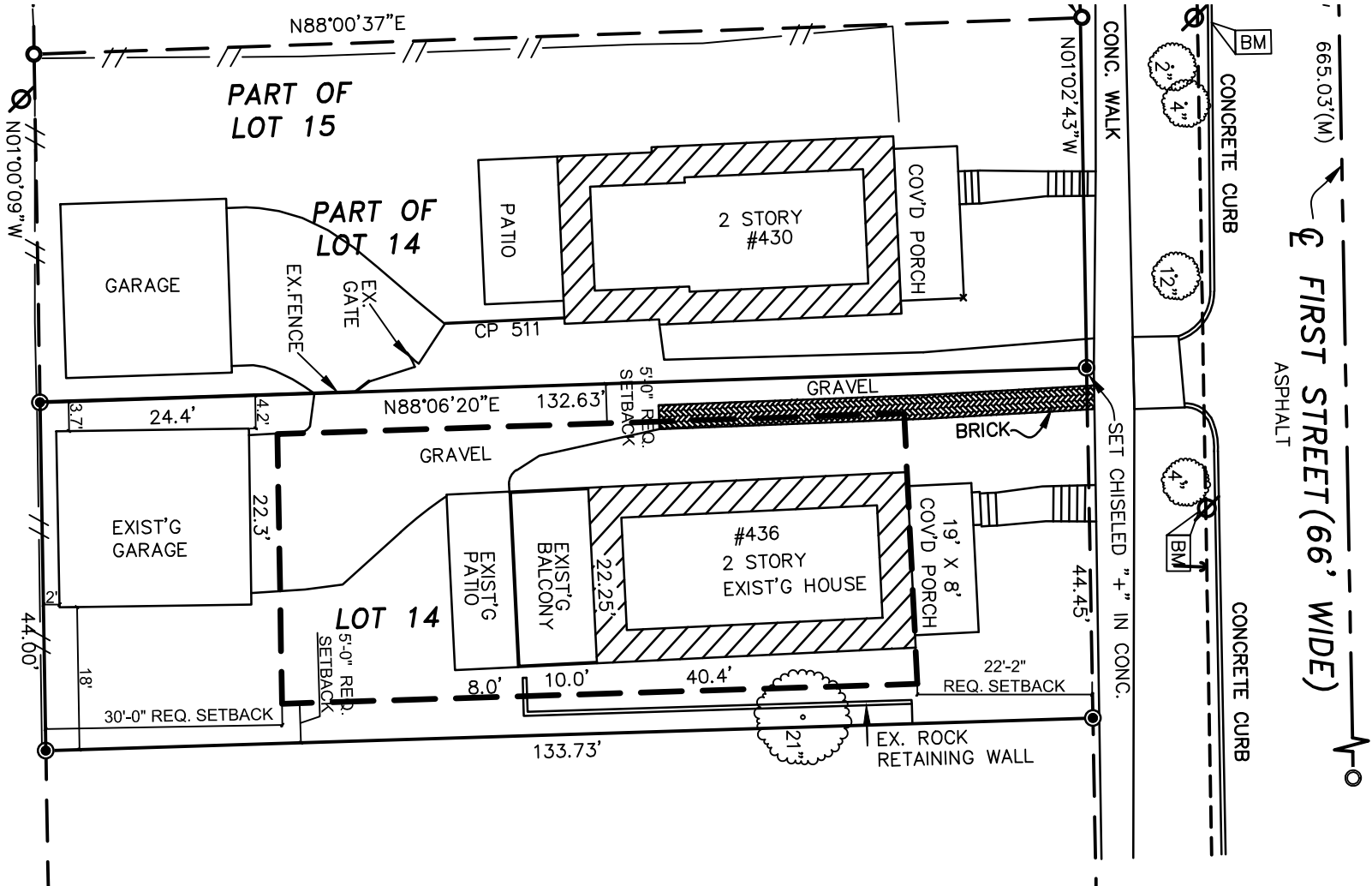


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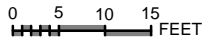
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A0.4



 EXISTING SITE PLAN
(HDC Submittal)



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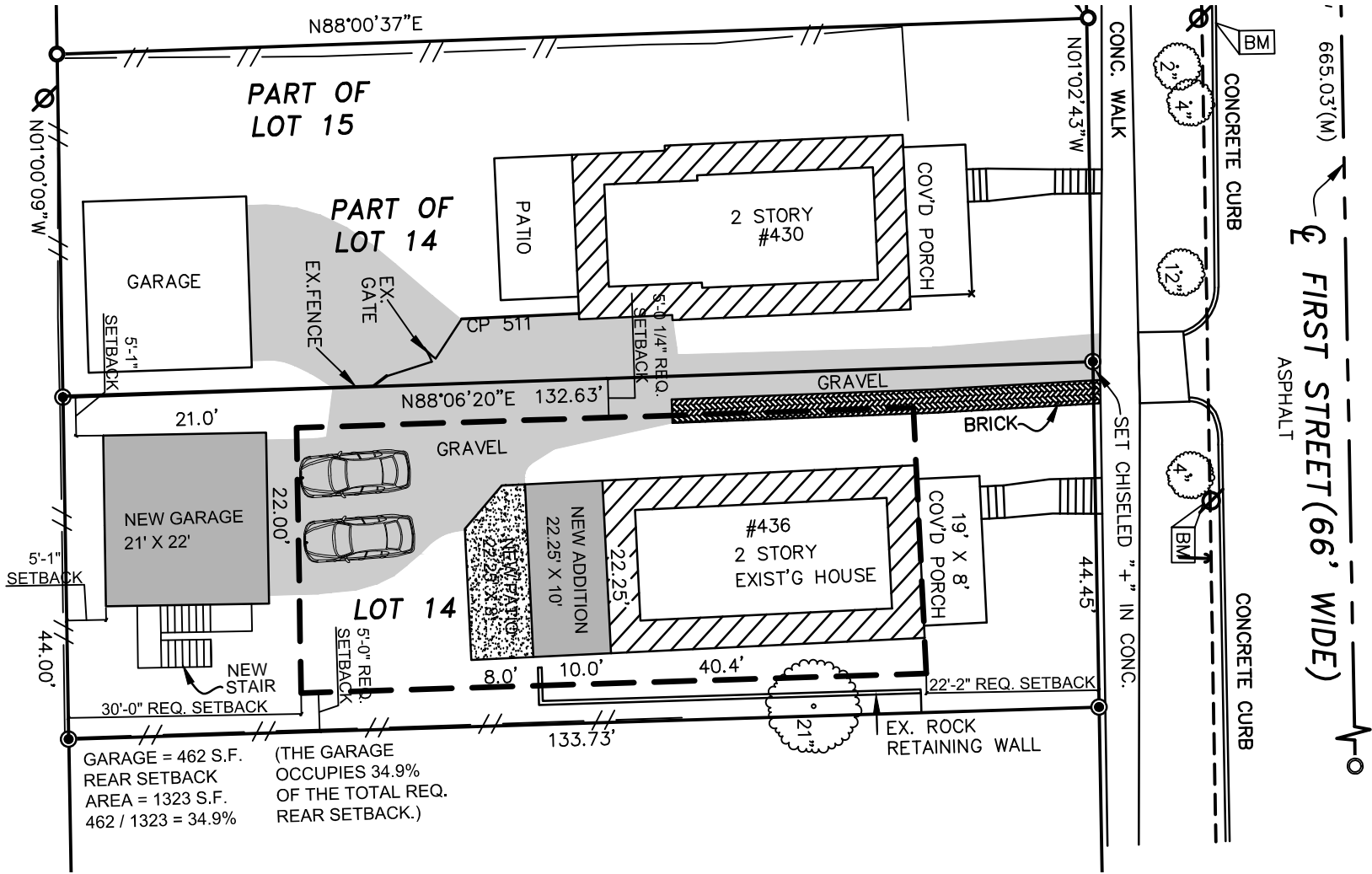
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436 S. First St.
Ann Arbor, MI

July 16, 2022

C0.0

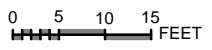
Existing Site Plan



GARAGE = 462 S.F.
 REAR SETBACK
 AREA = 1323 S.F.
 $462 / 1323 = 34.9\%$

(THE GARAGE
 OCCUPIES 34.9%
 OF THE TOTAL REQ.
 REAR SETBACK.)

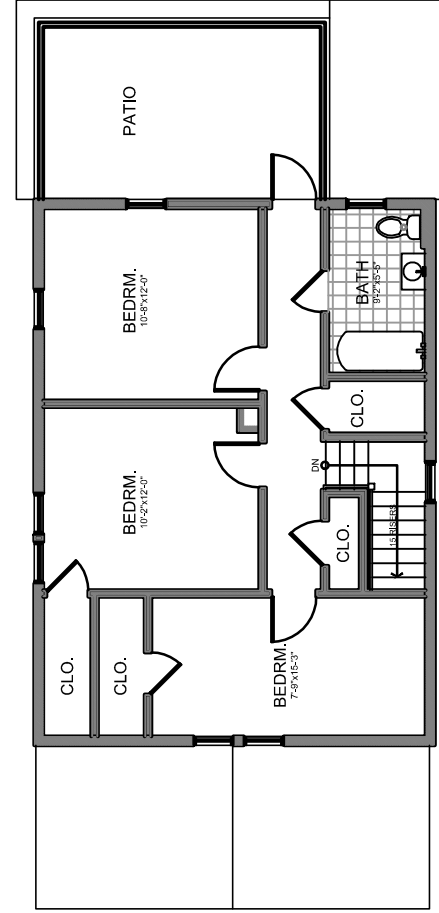
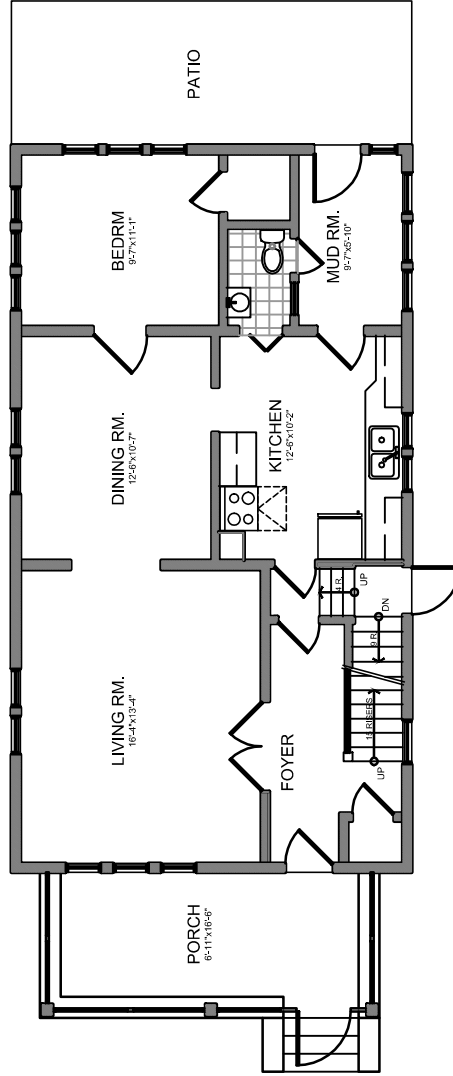
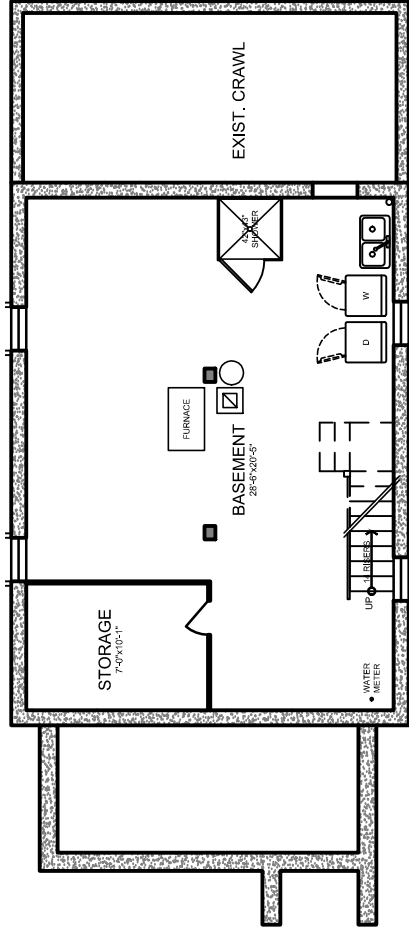
PROPOSED SITE PLAN
(HDC Submittal)



436 S. First St.
 Ann Arbor, MI

July 16, 2022

C1.0
 Proposed Site Plan



436 S. First St.
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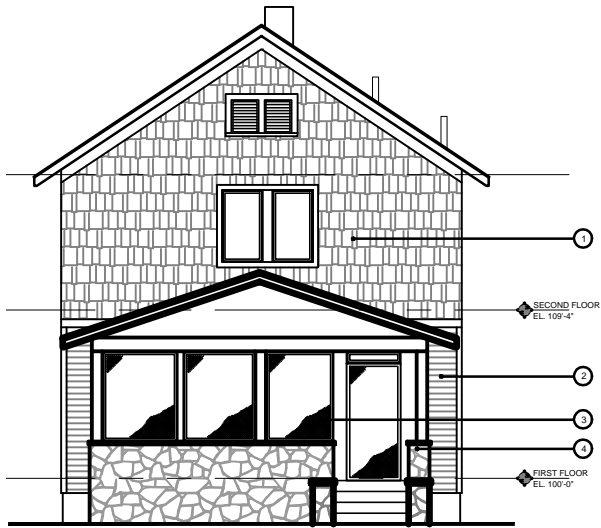
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Exist. Floor Plans



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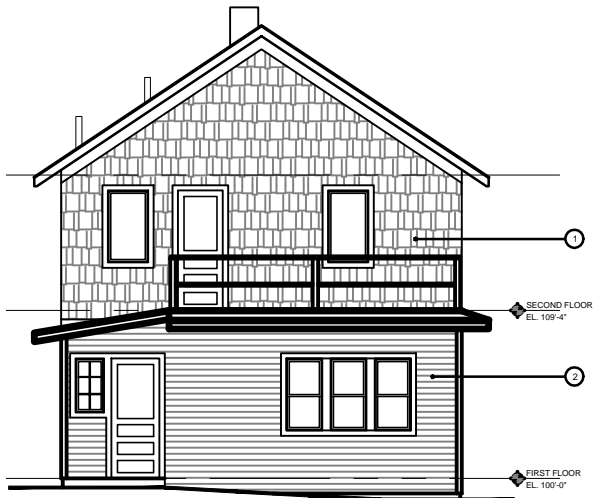
EXIST. EAST ELEVATION

(HDC Submittal)



EXIST. NORTH ELEVATION

(HDC Submittal)



EXIST. WEST ELEVATION

(HDC Submittal)



EXIST. SOUTH ELEVATION

(HDC Submittal)



- MATERIAL KEY NOTES**
- ① EXIST'G WOOD SHAKE SHINGLES
 - ② EXIST'G WOOD SIDING
 - ③ EXIST'G SCREENED PROCH
 - ④ EXIST'G STONE

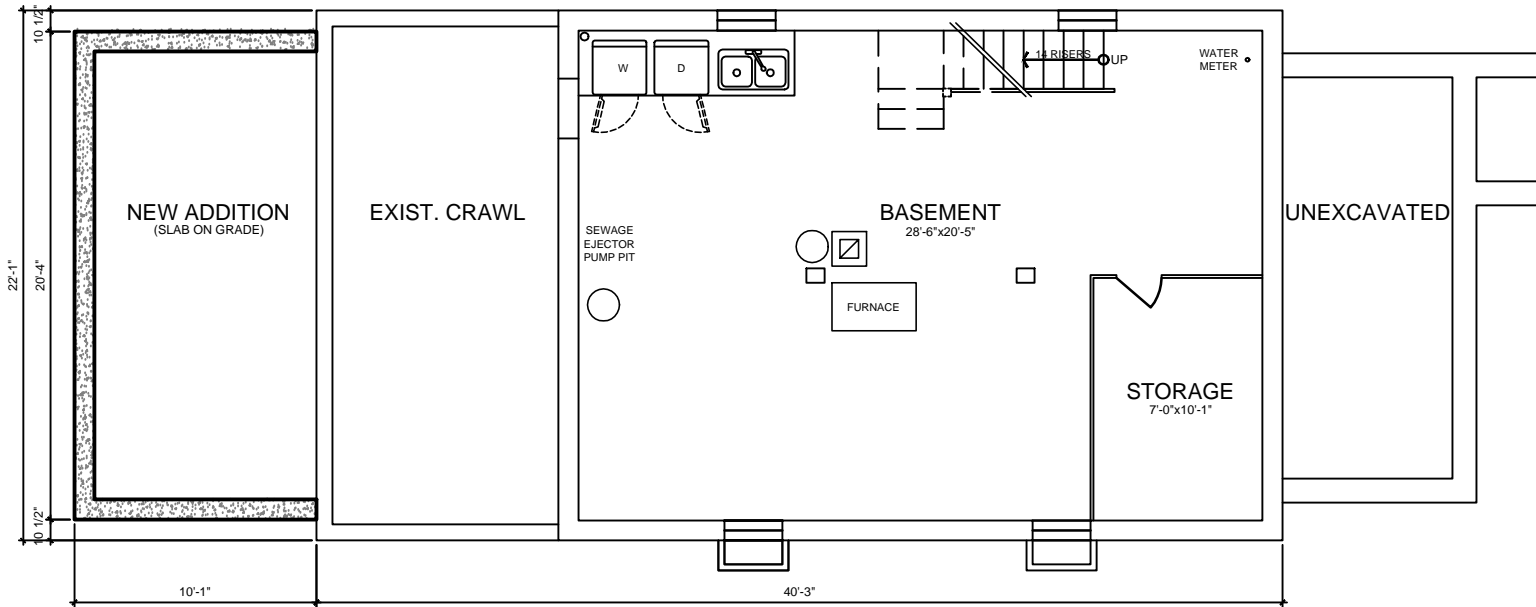
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A0.2
Exist. Elevations

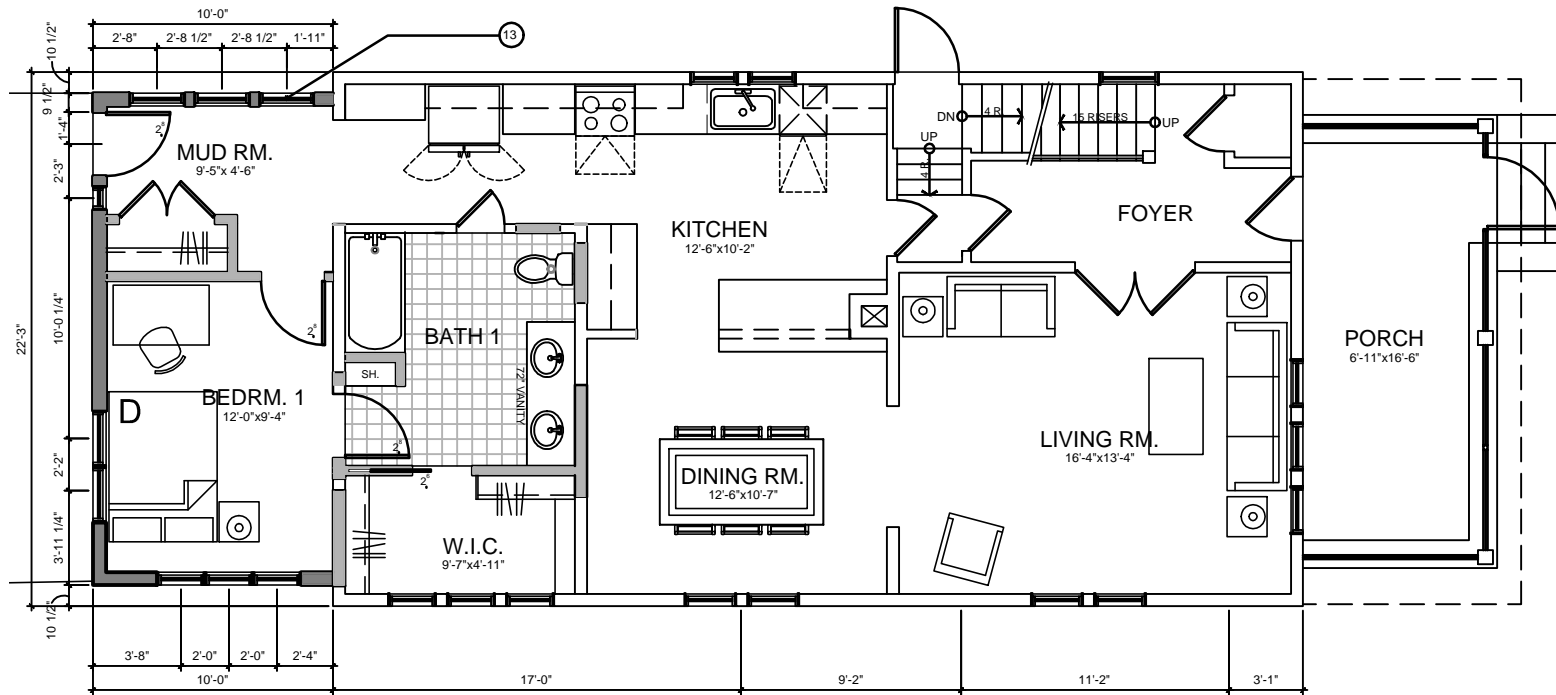


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 **PROPOSED BASEMENT FLR. PLAN**
(HDC Submittal)





PROPOSED FIRST FLR. PLAN
(HDC Submittal)



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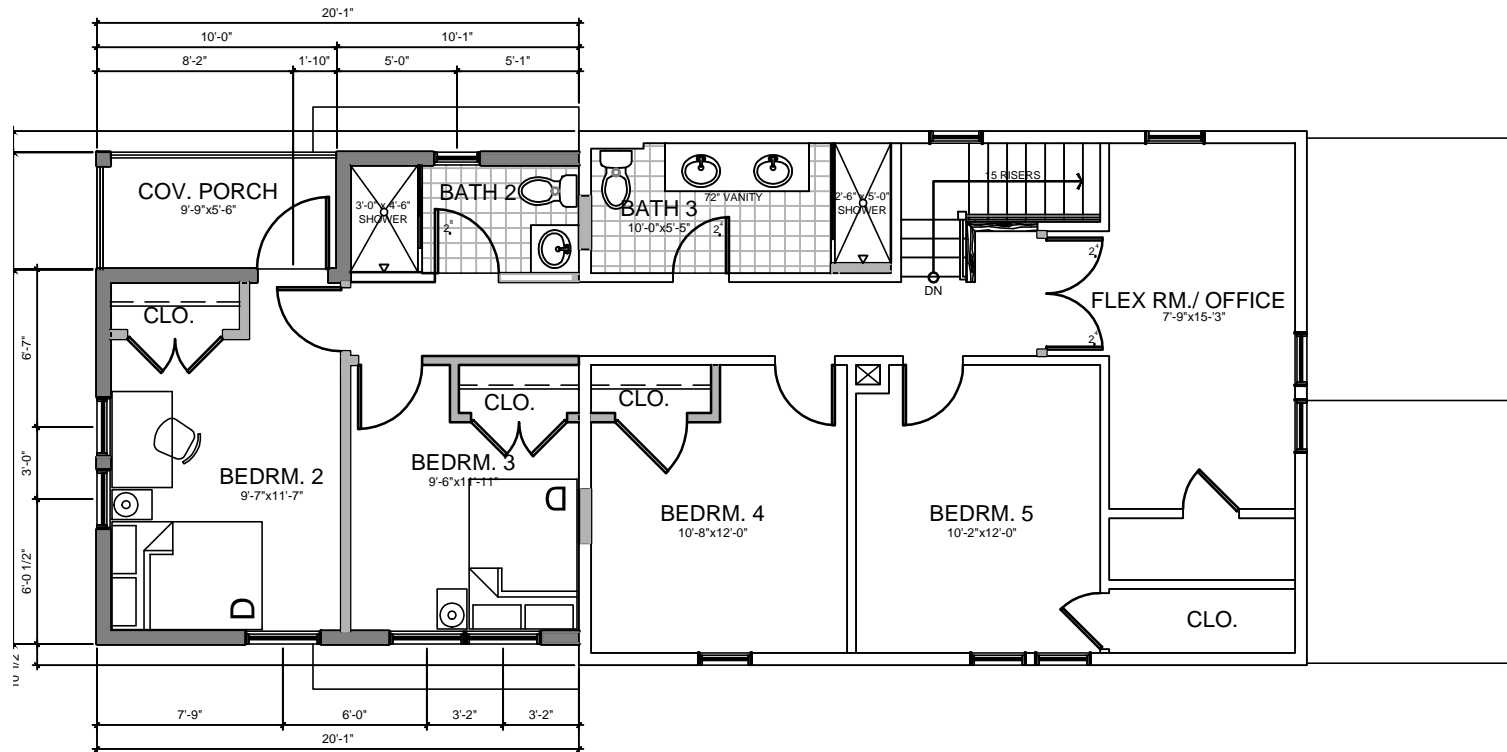
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A1.1

Prop. First Flr. Plan



PROPOSED SECOND FLR. PLAN
(HDC Submittal)



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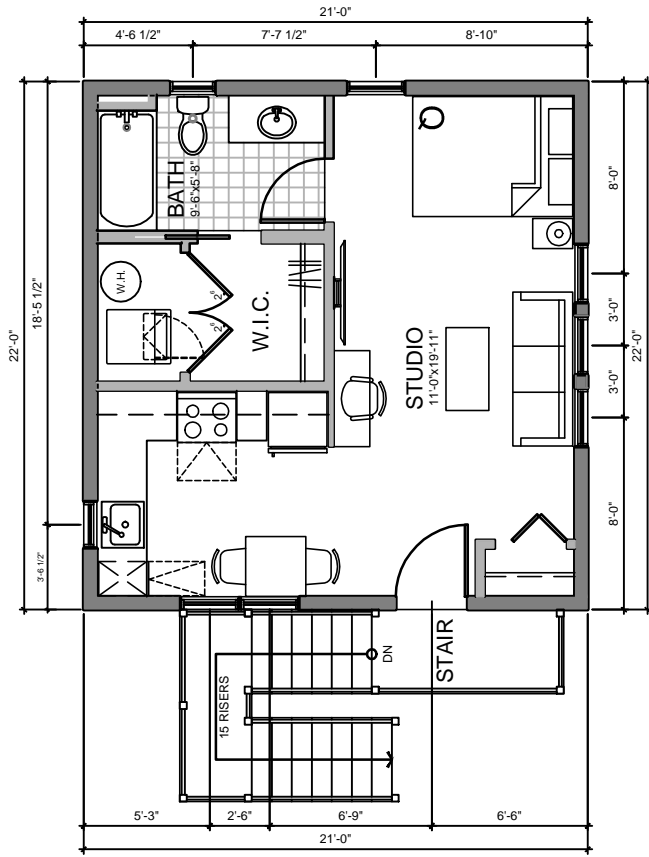
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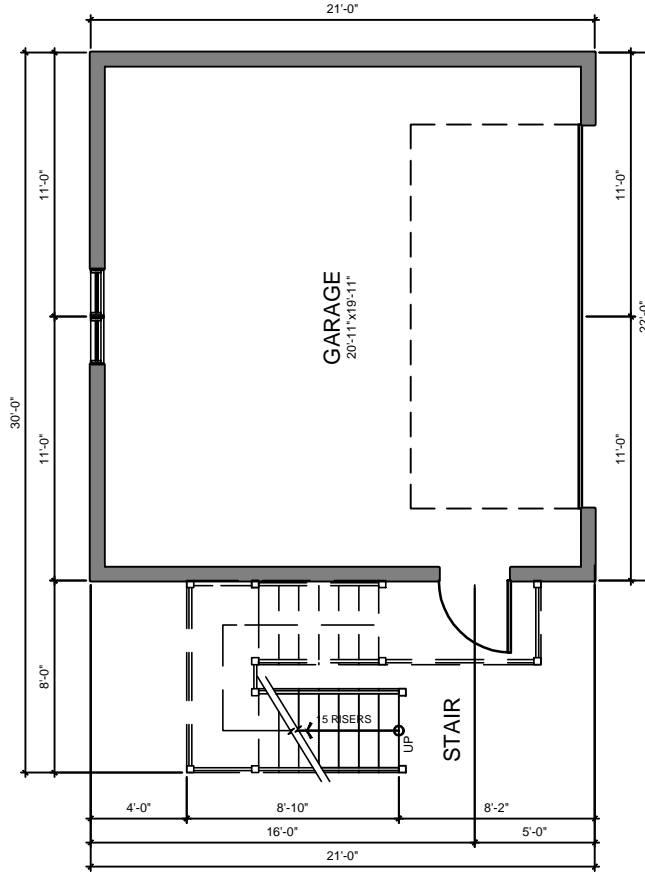
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A1.2

Prop. Second Flr. Plan



 PROPOSED GARAGE SECOND FLR. PLAN
(HDC Submittal)



 PROPOSED GARAGE FIRST FLR. PLAN
(HDC Submittal)



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A1.3

Prop. Garage Flr. Plans

GENERAL NOTES

- (A) COLORS TO BE SELECTED BY OWNER/ARCHITECT
- (B) INSTALL ALUM GUTTERS & DOWNSPOUTS. VERIFY D.S. LOCATIONS IN FIELD W/ ARCHITECT
- (C) VENTED SOFFITS TO BE VINYL

MATERIAL KEY NOTES

- (1) MIN 340# ASPHALT SHINGLES
- (2) STANDING SEAM METAL ROOF
- (3) WOOD SIDING (7" EXPOSURE)
- (4) WOOD SIDING (5" EXPOSURE)
- (5) NEW LIGHT PIPE
- (6) 3 1/2" HARDIE TRIM BOARDS
- (7) 5 1/2" HARDIE TRIM BOARDS
- (8) WOOD RAILING SYSTEM
- (9) EXIST'G STONE
- (10) EXIST'G WOOD SIDING
- (11) EXIST'G SCREENED PORCH
- (12) EXIST'G WOOD SHAKE SHINGLES
- (13) RELOCATED WINDOWS FROM ADJACENT WALL
- (14) EXHAUST FAN
- (15) PLUMBING VENT
- (16) DRY VENT
- (17) GABLE VENT



NOTE:
NEW WINDOWS TO BE ANDERSON
400 SERIES (CLAD WOOD
WINDOWS)

PROPOSED NORTH ELEVATION
(HDC Submittal)



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A2.1

Prop. North Elevation

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- (15) PLUMBING VENT
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PROPOSED SOUTH ELEVATION
(HDC Submittal)



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Ann Arbor, MI

July 16, 2022

A2.2

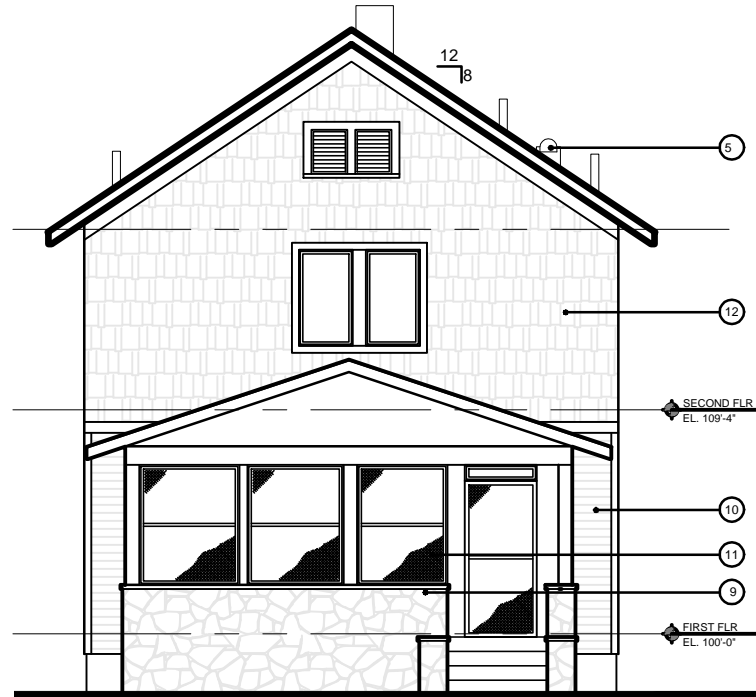
Prop. South Elevation

GENERAL NOTES

- (A) COLORS TO BE SELECTED BY OWNER/ARCHITECT
- (B) INSTALL ALUM GUTTERS & DOWNSPOUTS. VERIFY D.S. LOCATIONS IN FIELD W/ ARCHITECT
- (C) VENTED SOFFITS TO BE VINYL

MATERIAL KEY NOTES

- (1) MIN 340# ASPHALT SHINGLES
- (2) STANDING SEAM METAL ROOF
- (3) WOOD SIDING (7" EXPOSURE)
- (4) WOOD SIDING (5" EXPOSURE)
- (5) NEW LIGHT PIPE
- (6) 3 1/2" HARDIE TRIM BOARDS
- (7) 5 1/2" HARDIE TRIM BOARDS
- (8) WOOD RAILING SYSTEM
- (9) EXIST'G STONE
- (10) EXIST'G WOOD SIDING
- (11) EXIST'G SCREENED PORCH
- (12) EXIST'G WOOD SHAKE SHINGLES
- (13) RELOCATED WINDOWS FROM ADJACENT WALL
- (14) EXHAUST FAN
- (15) PLUMBING VENT
- (16) DRY VENT
- (17) GABLE VENT



PROPOSED EAST ELEVATION
(HDC Submittal)



July 16, 2022

A2.3

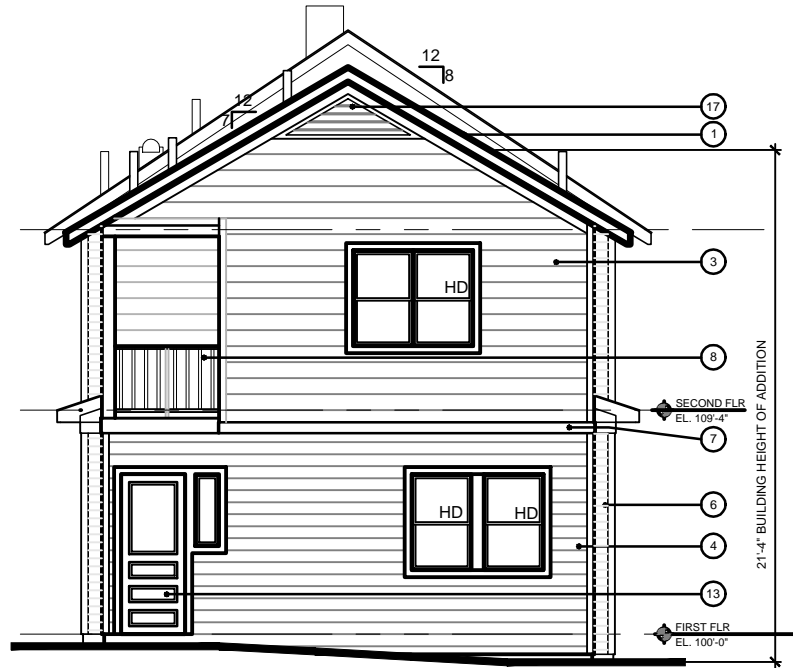
Prop. East Elevation

GENERAL NOTES

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- (7) 5 1/2" HARDIE TRIM BOARDS
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- (9) EXIST'G STONE
- (10) EXIST'G WOOD SIDING
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- (16) DRY VENT
- (17) GABLE VENT



PROPOSED WEST ELEVATION
(HDC Submittal)



July 16, 2022

A2.4

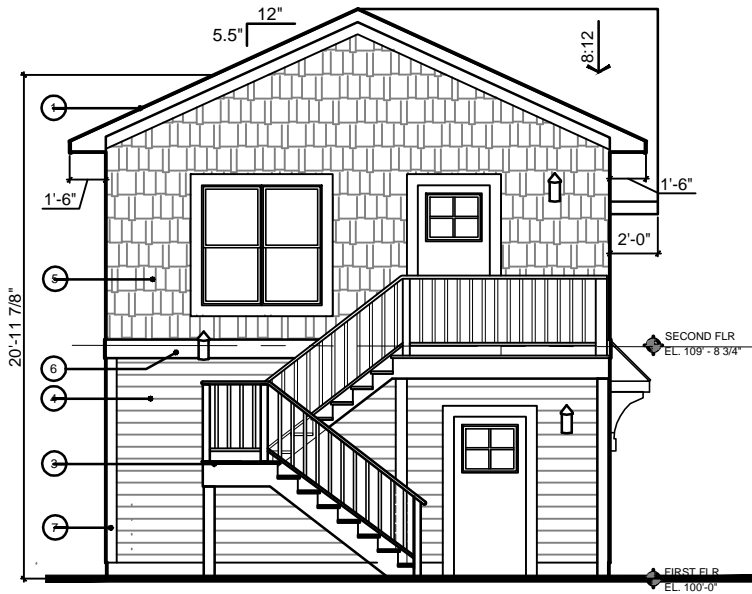
Prop. West Elevation

GENERAL NOTES

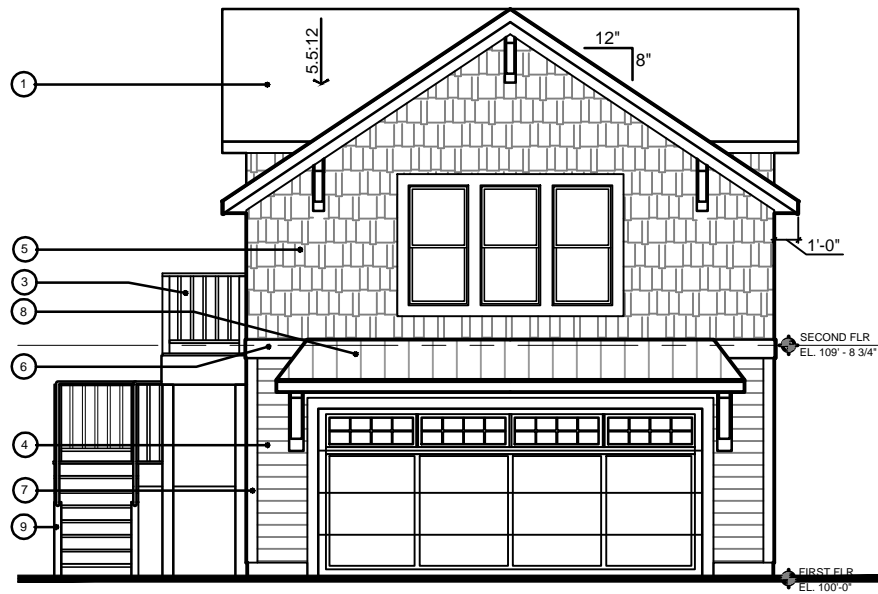
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- (B) INSTALL ALUM GUTTERS & DOWNSPOUTS. VERIFY D.S. LOCATIONS IN FIELD W/ ARCHITECT
- (C) VENTED SOFFITS TO BE VINYL

MATERIAL KEY NOTES

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- (2) STANDING SEAM METAL ROOF
- (3) WOOD RAIL SYSTEM
- (4) WOOD SIDING (6" EXPOSURE)
- (5) SHAKE SHINGLES
- (6) 9 1/4" HARDIE TRIM BOARDS
- (7) 5 1/2" HARDIE TRIM BOARDS
- (8) INSULATED O.H. STEEL OR FIBERGLASS GARAGE DOOR
- (9) NEW STAIR TO BE TREATED PINE OR REDWOOD
- (10) EXHAUST FAN



PROPOSED SOUTH ELEVATION
(HDC Submittal)



PROPOSED EAST ELEVATION
(HDC Submittal)

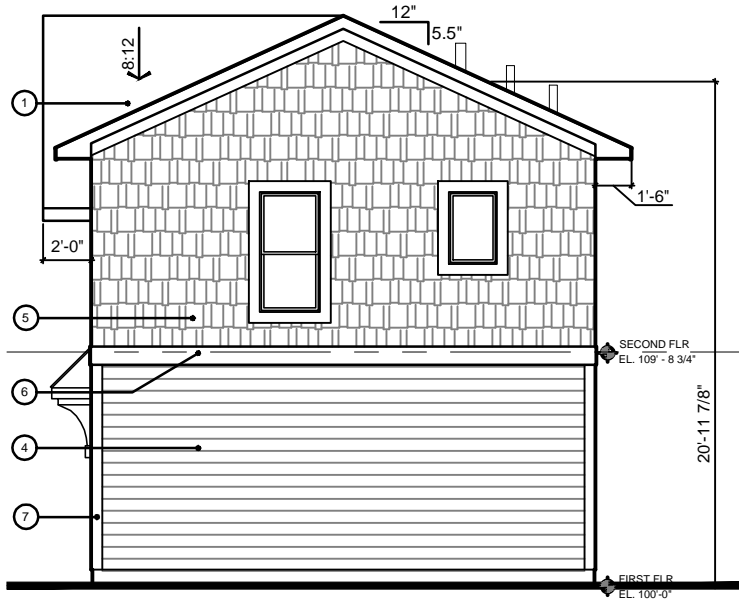


GENERAL NOTES

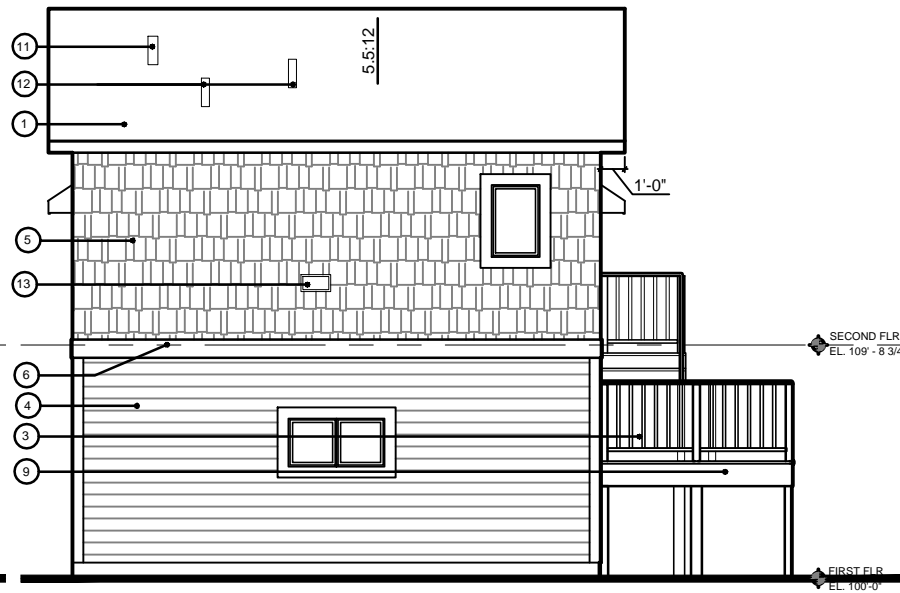
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- (C) VENTED SOFFITS TO BE VINYL

MATERIAL KEY NOTES

- (1) MIN 340# ASPHALT SHINGLES
- (2) STANDING SEAM METAL ROOF
- (3) WOOD RAIL SYSTEM
- (4) WOOD SIDING (5' EXPOSURE)
- (5) SHAKE SHINGLES
- (6) 9 1/4" HARDIE TRIM BOARDS
- (7) 5 1/2" HARDIE TRIM BOARDS
- (8) INSULATED O.H. STEEL OR FIBERGLASS GARAGE DOOR
- (9) NEW STAIR TO BE TREATED PINE OR REDWOOD
- (10) EXHAUST FAN
- (11) PLUMBING VENT



PROPOSED NORTH ELEVATION
(HDC Submittal)



PROPOSED WEST ELEVATION
(HDC Submittal)



July 16, 2022

A2.6

Prop. Garage Elevations