

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 724 W Jefferson Street, Application Number HDC18-060

DISTRICT: Old West Side Historic District

REPORT DATE: April 12, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 9, 2018

OWNER

APPLICANT

Name: Melissa and Brent Richards

same

Address: 724 W Jefferson St
Ann Arbor, MI 48103

Phone: (734) 576-5783

BACKGROUND: This two-story brick home was built by mason Ludwig Lucas and first appears in the 1910 Polk City Directory. It features a full-width stone front porch with brick columns, a hipped roof, an attic dormer, and original wood windows.

In September of 2013 the HDC granted two certificates of appropriateness, for a rear addition to the house (HDC13-153) and a rear door opening and skylight (HDC13-226). The addition was not constructed and the approval has since expired.

LOCATION: The site is located on the north side of West Jefferson Street, between Fifth and Seventh Streets., and opposite Sixth. It backs up to Bach Elementary's "Big Playground".

APPLICATION: The applicant seeks HDC approval to put a 151 square foot addition on a detached garage located near the rear of the lot, and perform repairs to the historic structure.

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 garage is constructed of structural clay tiles with a stucco coating. It is considered a contributing structure in the Old West Side Historic District. See the description of existing property section of the application for more information.
2. The proposed addition is 151 square feet on the back of the building. The addition would house a bathroom and storage room. It is 18'10" wide by 8' deep, with 8" corner insets. The red brick chimney would remain, and a metal extension would be added to the top of the chimney to meet code requirements. The addition has a clad wood window in the bathroom, and a steel person door into the storage room. The storage room is not accessible from the interior. The addition ties into the pyramidal roof with a ridge lower than the existing peak. Two skylights are proposed on the east side of the original roof. Cladding is 5" exposure cement board, with corner boards.
3. The room will have a wood stove but no central heating. It may not be used as a sleeping room per code, but may be used as a rec room as proposed.
4. The design of the addition is compatible with the garage and neighborhood. The addition will be minimally visible from the street and is sensitive to the character of the historic garage. Staff believes the work 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 724 W Jefferson Street, a contributing property in the Old West Side Historic District, to build a 151 square foot addition on the rear of the garage, 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, 5, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

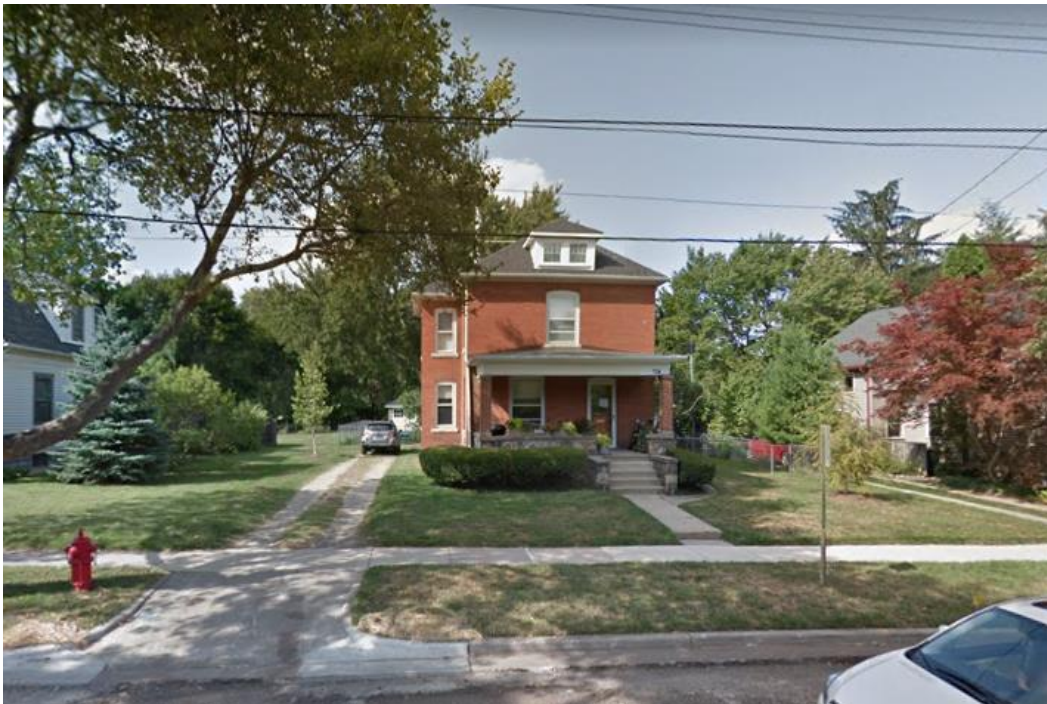
I move that the Commission issue a Certificate of Appropriateness for the work at 724 W Jefferson in the Old West Side Historic District

_____ 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

724 W Jefferson (August 2017 © Google Streetview)





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

ithacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# 18-060
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Brent + Melissa Richards		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 724 West Jefferson		CITY ANN ARBOR	
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 576-5783	EMAIL ADDRESS richards@aaps.k12.mi.us	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE		PRINT NAME	Brent Richards	DATE	03/23/18
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Marc Rueter, Rueter Associates Architects				CITY Ann Arbor	
ADDRESS OF APPLICANT 515 Fifth Street					
STATE Michigan	ZIPCODE 48103	PHONE / CELL # (734) 769-0070	FAX No ()		
EMAIL ADDRESS mrueter@rueterarchitects.com					

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE		PRINT NAME	x Marc Rueter	DATE	03/23/18
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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
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PROPOSED WORK

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

See attached.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See attached.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

MEMORANDUM

DATE: March 22, 2018
TO: City of Ann Arbor Historic District Commission
FROM: Marc M Rueter AIA
PROJECT: 724 W Jefferson Street:
Renovation of and Addition to Existing Accessory Building
CC:

REGARDING: Supplement to HDC Application

DESCRIPTION OF EXISTING PROPERTY:

No records have been found as to when this 407 square foot "garage" was built. A previous owner's son described the garage as being built before the house and being lived in while constructing other brick houses in the area. The first address of 724 West Jefferson appeared on this lot when Ludwig Lucas and his wife Barbara are listed as living here in 1910. City Directories list Ludwig as a mason who lived at this address. It is possible that Ludwig built the house just before 1910 and the garage earlier or later and either lived in the garage or had masonry helpers living in it. Ludwig is listed in the City Directories as a renter at 436 4th Street in the years before 1910 so it may be that he never actually lived in the garage. The Sanborn maps of 1925 do not show this portion of the lot.

The garage is built of 8" structural clay tiles with ¾" unpainted stucco outside and ¾" painted plaster inside. Inspecting the construction layers it appears that wood partitions were later added to convert it into living quarters having a kitchen with running water. The unfinished original 3/8" gypsum wall board on the interior partitions and ceiling may mean that the interior was finished later than 1910 as this type of gypsum board was not in widespread use until a few years later. The concrete stains on the roof sheathing indicate that the sheathing was used as concrete form boards on another job.

DESCRIPTION OF PROPOSED CHANGES:

The building will be repaired, fixing stucco cracks, rebuilding the front garage doors and replacing broken glass. An addition of 151 Square feet will be added to the back and not visible from the front. A storage room and bathroom will be located in the addition.

REASON FOR PROPOSED CHANGES:

The Owner proposes that the garage be turned into a seasonal use family activity center to supplement the space inside the house. The building is not intended be used all year round and will have no central heat.

PROVIDE ADDITIONAL INFORMATION THAT WILL FURTHER EXPLAIN OR CLARIFY THE PROPOSAL:

See the attached site plan, floor plans and elevation drawings of the exterior.



Marc Rueter AIA
Rueter Associates Architects

RICHARDS' ADDITION TO ACCESSORY BUILDING

West Jefferson Street, Ann Arbor, Michigan 48103

RAA : 18-011



photo above left:
View of Front (south) side of garage

photo above:
View of east side of garage

photo left:
View of north side of garage

photo right:
View of west side of garage



DRAWING INDEX

indicates sheets included ■

- T-1.0 DRAWING INDEX & SITE PLAN
- T-1.1 SPECIFICATIONS

- X-1.1 EXISTING PLANS
- X-1.2 EXISTING ELEVATIONS

- A-1.0 BASEMENT & FOUNDATION PLAN
- A-1.1 FIRST FLOOR PLAN EXISTING AND PROPOSED
- A-1.2 SECOND FLOOR PLAN
- A-1.3 ROOF PLAN

- A-2.1 ELEVATIONS-PROPOSED

- A-3.1 SECTIONS

- A-4.1 DETAILS

- S-1.1 FIRST FLOOR FRAMING PLAN
- S-1.2 SECOND FLOOR FRAMING PLAN
- S-1.3 ROOF FRAMING PLAN

- E-1.1 ELECTRICAL PLANS

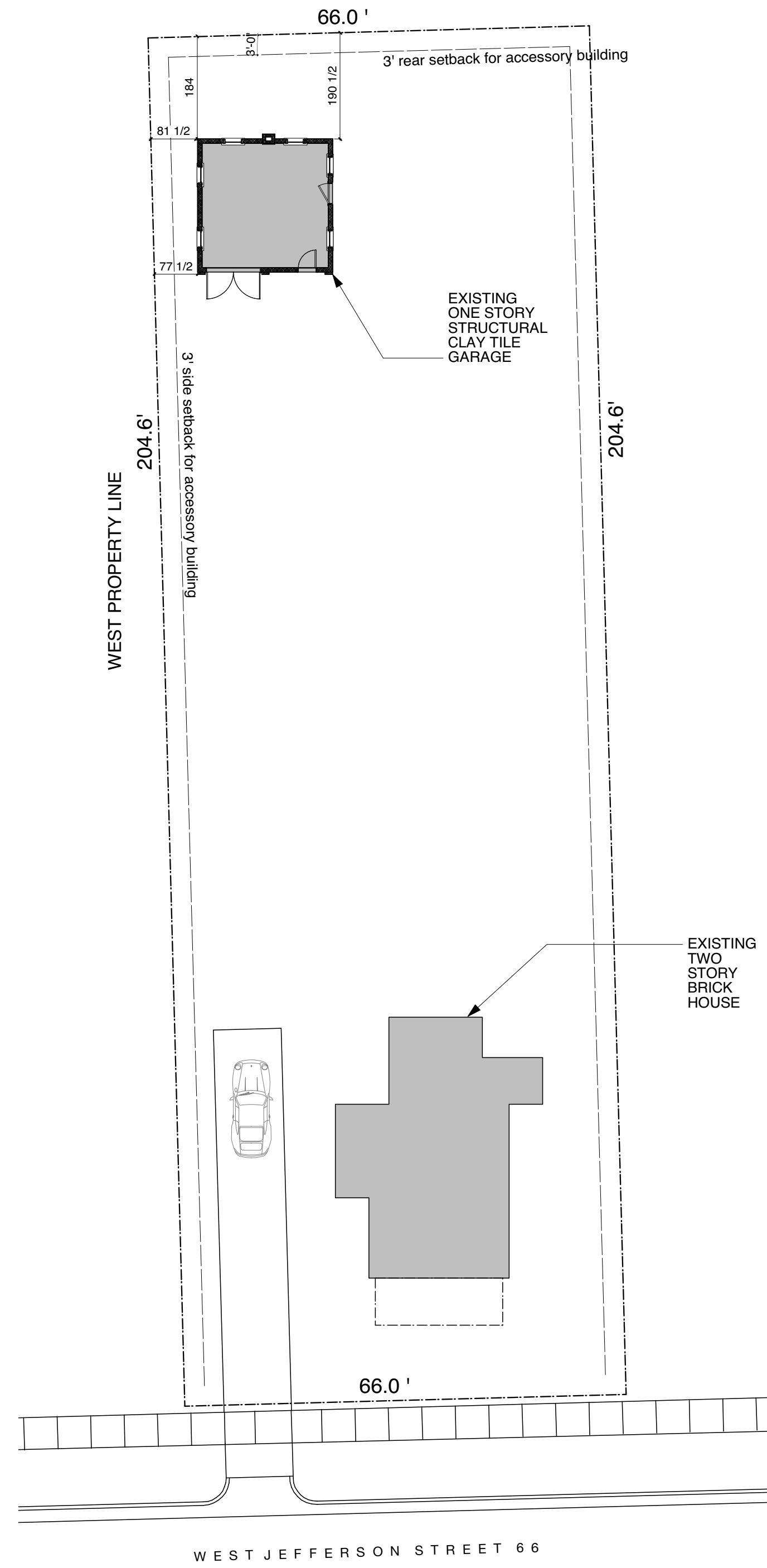
GARAGE DESCRIPTION:

The building is constructed with 8" structural clay tiles having a stucco finish outside and a plaster finish inside. It is in generally good condition with small hairline cracks in the stucco and some repairable larger structural cracks in the tiles on the north side. The large bipart doors are in poor condition.

The garage was later divided into three rooms with a kitchen in the rear having running water to a sink. Interior walls are built with 2 x4's laid flat and covered with early unfinished 3/8" gypsum board. the ceiling is the same unfinished gypsum board.

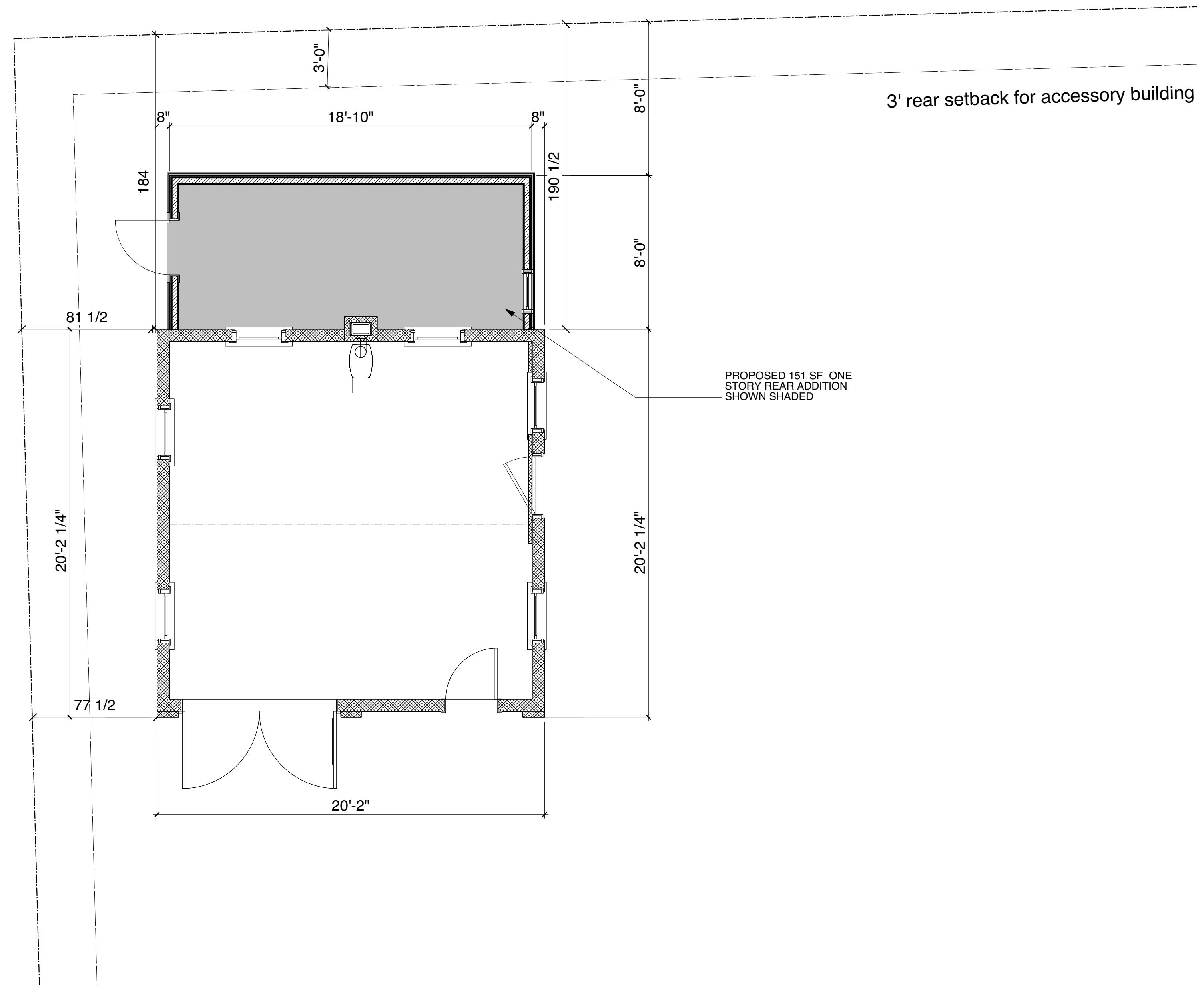
There is electrical service to the garage with interior lighting.





1 SITE PLAN-EXISTING

Scale: 1/16" = 1'-0" on 24" x 36"
 1/32" = 1'-0" on 12" x 18"



1 PARTIAL SITE PLAN - PROPOSED

Scale: 1/4" = 1'-0" on 24" x 36"
 1/8" = 1'-0" on 12" x 18"

LOT COVERAGE ANALYSIS:

EXISTING ACCESSORY BUILDING:	407 SF
PROPOSED ADDITION	151 SF
% SIZE OF EXISTING BUILDING	37%

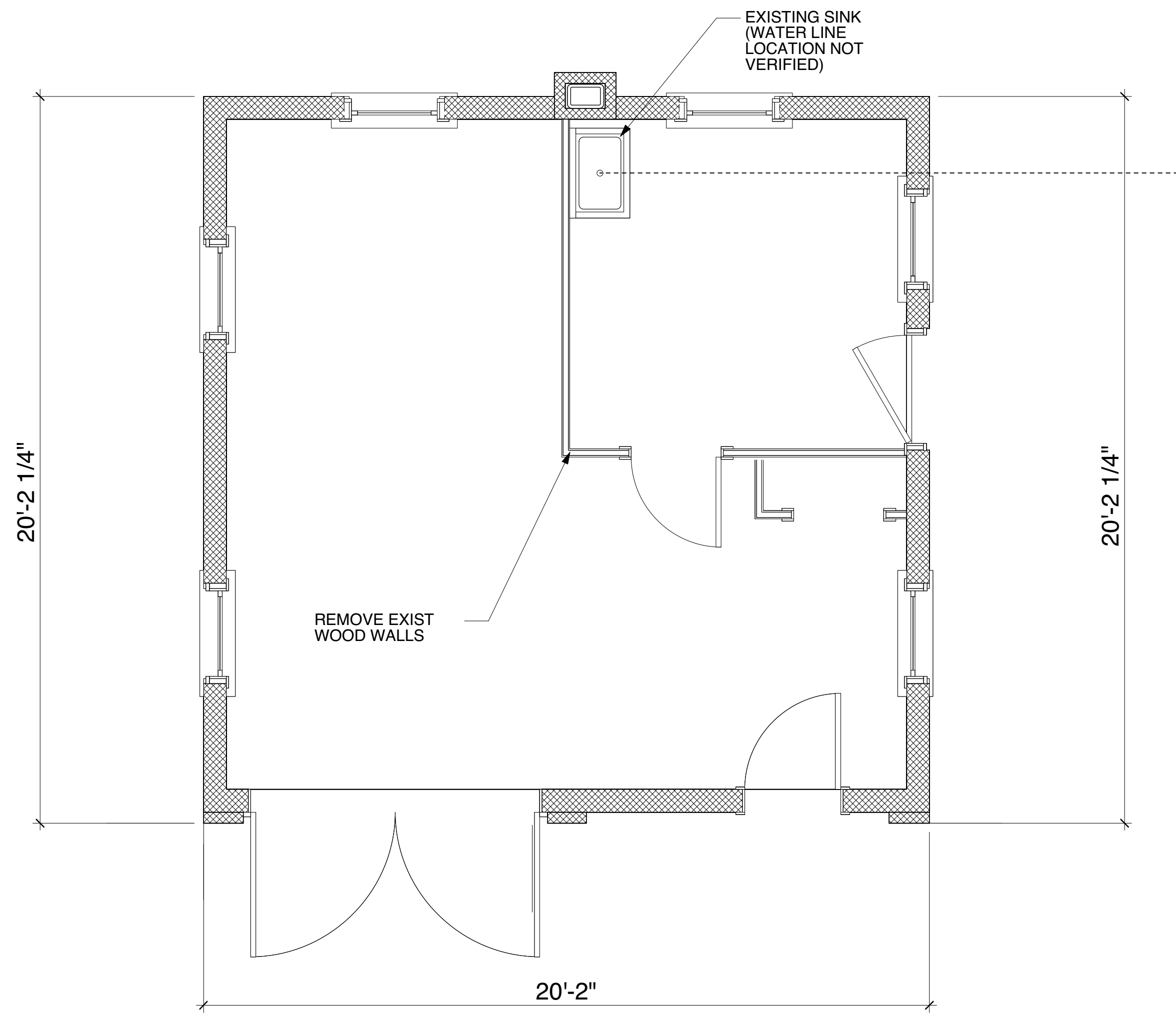
COVERAGE OF REQUIRED REAR LOT:
 30' x 66' = 1980 SF / 558 SF = 28%

HDC SUBMISSION : 03 22 18

SHEET TITLE:
 REVIEW SET: 03 22 18
 BID & PERMIT SET: 00 00 18

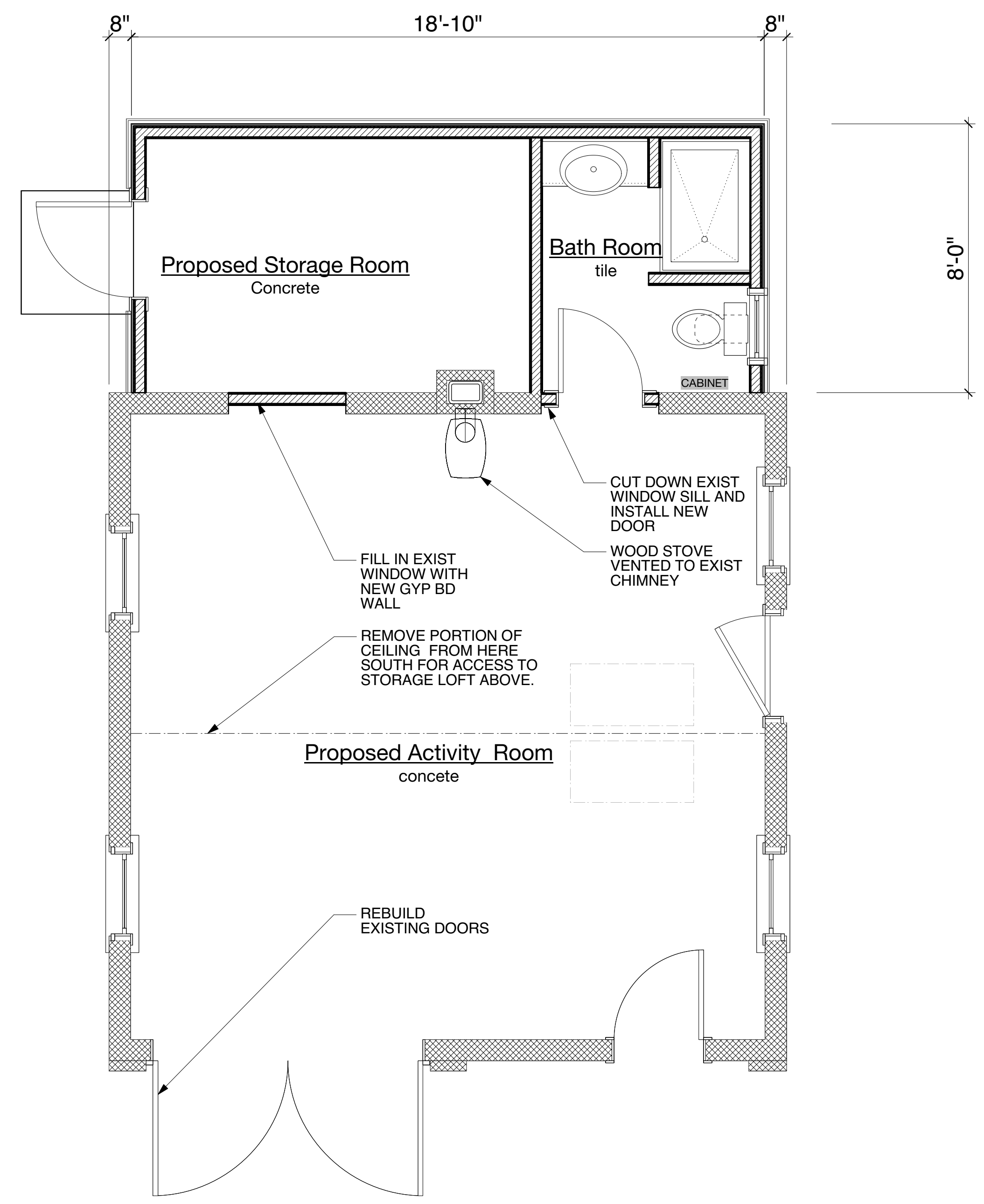
724 WEST JEFFERSON STREET
 724 West Jefferson Street, Ann Arbor, Michigan 48103
 RAA: 14-004

RUETER ASSOCIATES
 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070; fax: (734) 769-0167



1 FIRST FLOOR PLAN-EXISTING

Scale: 3/8" = 1'-0" on 24" x 36"
 3/16" = 1'-0" on 12" x 18"



1 FIRST FLOOR PLAN-PROPOSED

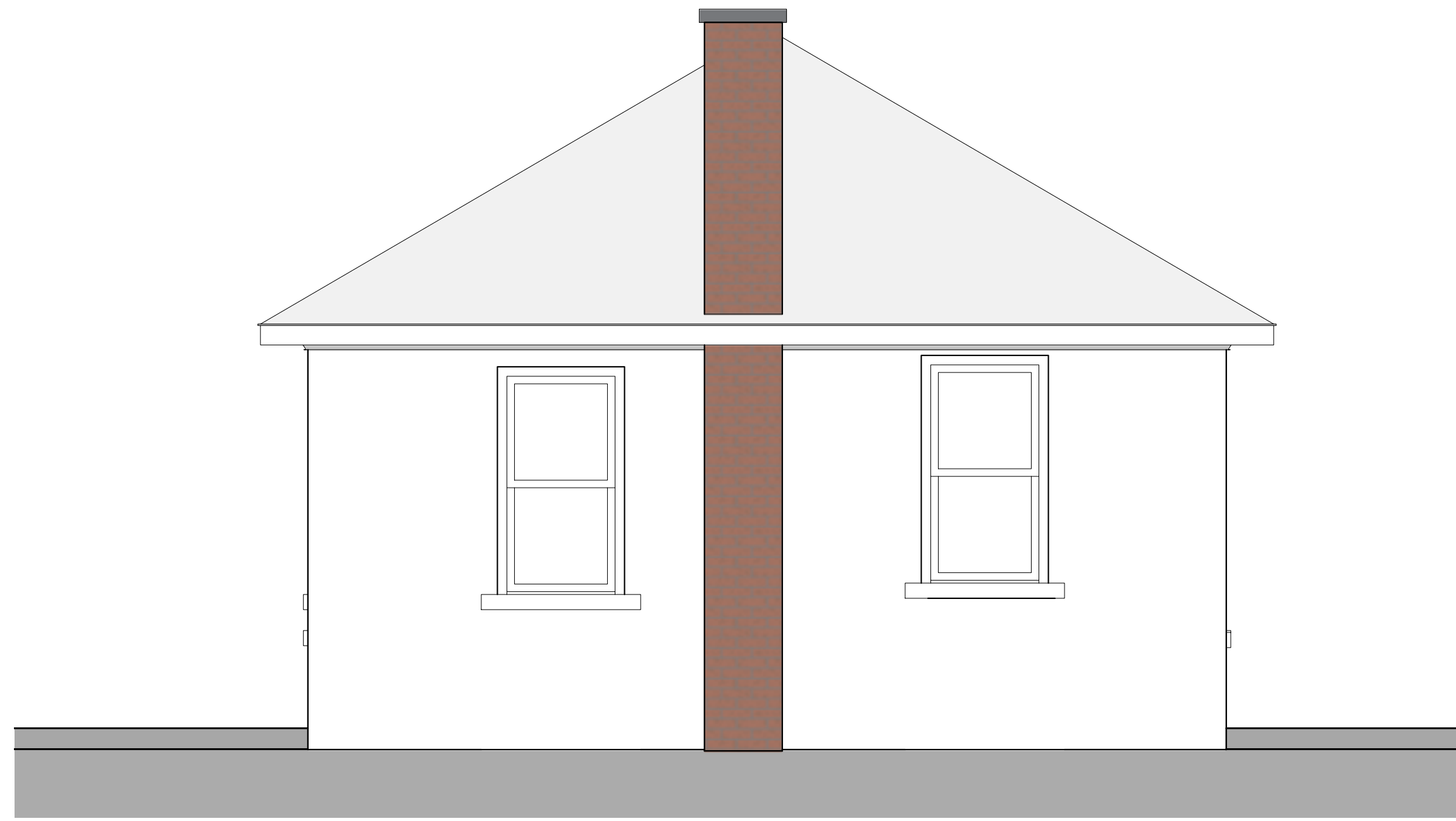
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 3/16" = 1'-0" on 12" x 18"

HDC SUBMISSION : 03 22 18

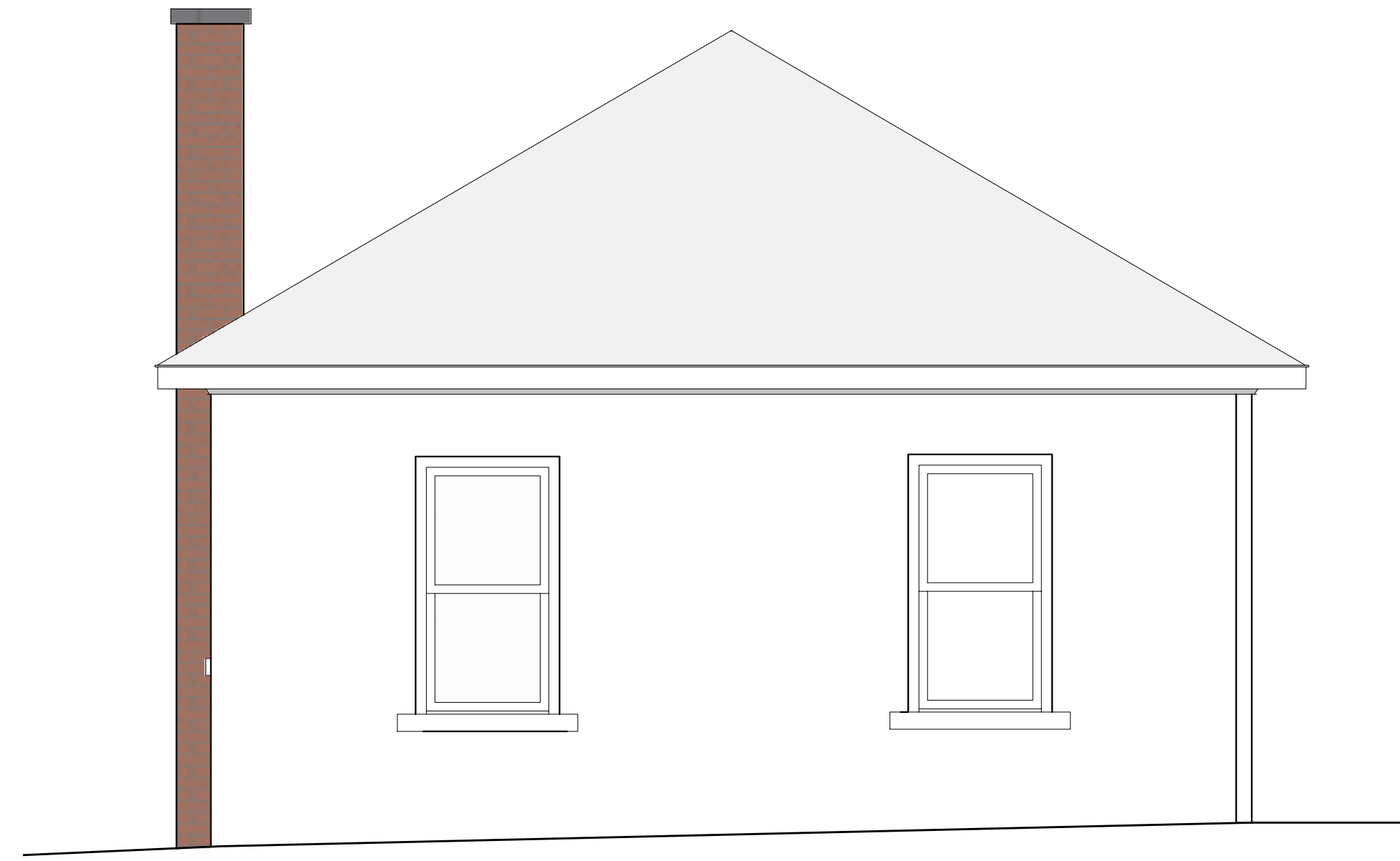
SHEET TITLE: **FIRST FLOOR PLAN**
 REVIEW SET: 03/22/18
 BID & PERMIT SET: 00/00/18

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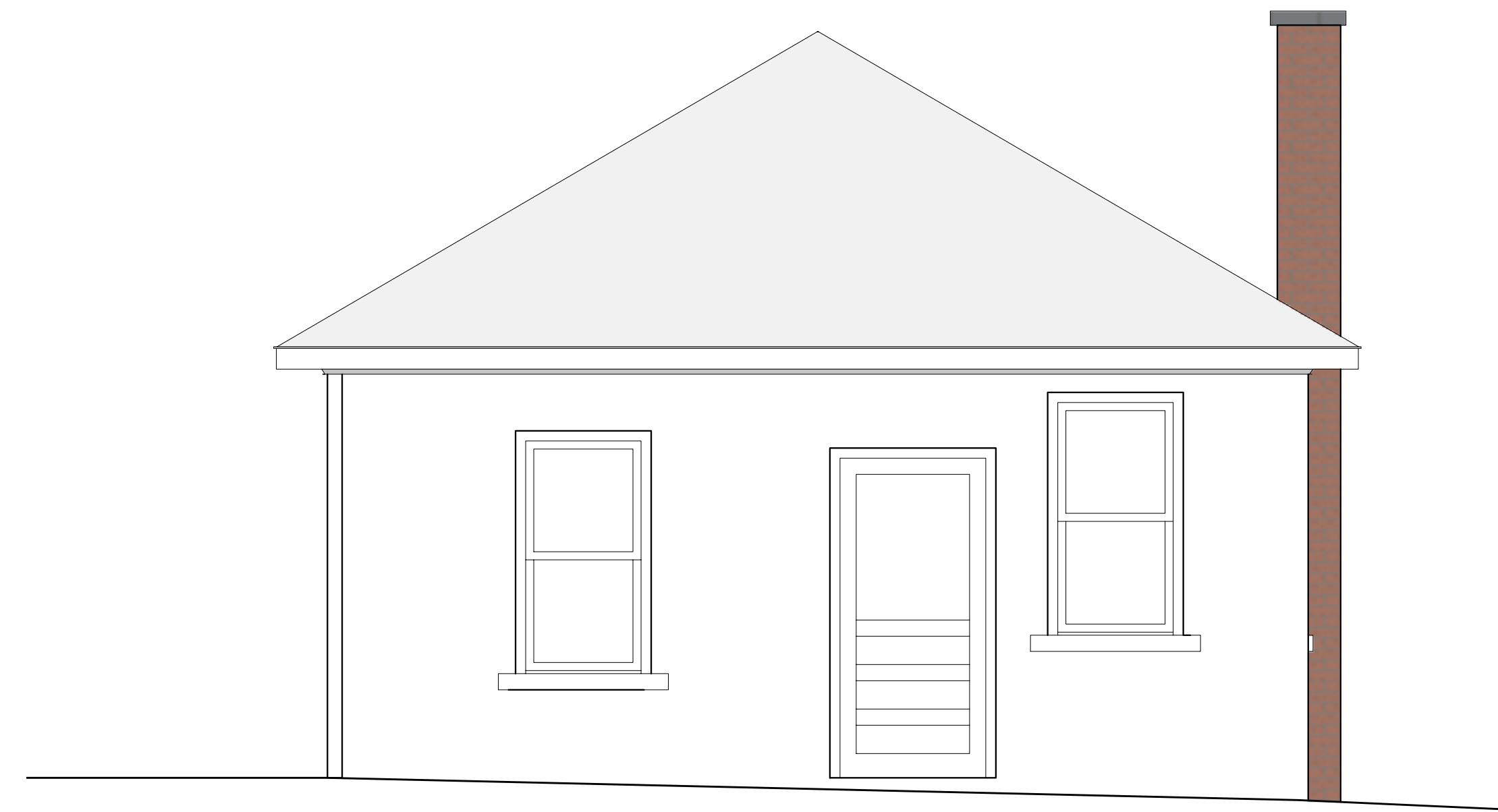
4 EXISTING
NORTH ELEVATION
Scale: 3/16" = 1'-0" on 24" x 36"
3/32" = 1'-0" on 12" x 18"



3 EXISTING
WEST ELEVATION
Scale: 3/16" = 1'-0" on 24" x 36"
3/32" = 1'-0" on 12" x 18"



2 EXISTING
SOUTH ELEVATION
Scale: 3/16" = 1'-0" on 24" x 36"
3/32" = 1'-0" on 12" x 18"



1 EXISTING
EAST ELEVATION
Scale: 3/16" = 1'-0" on 24" x 36"
3/32" = 1'-0" on 12" x 18"

HDC SUBMISSION : 03 22 18

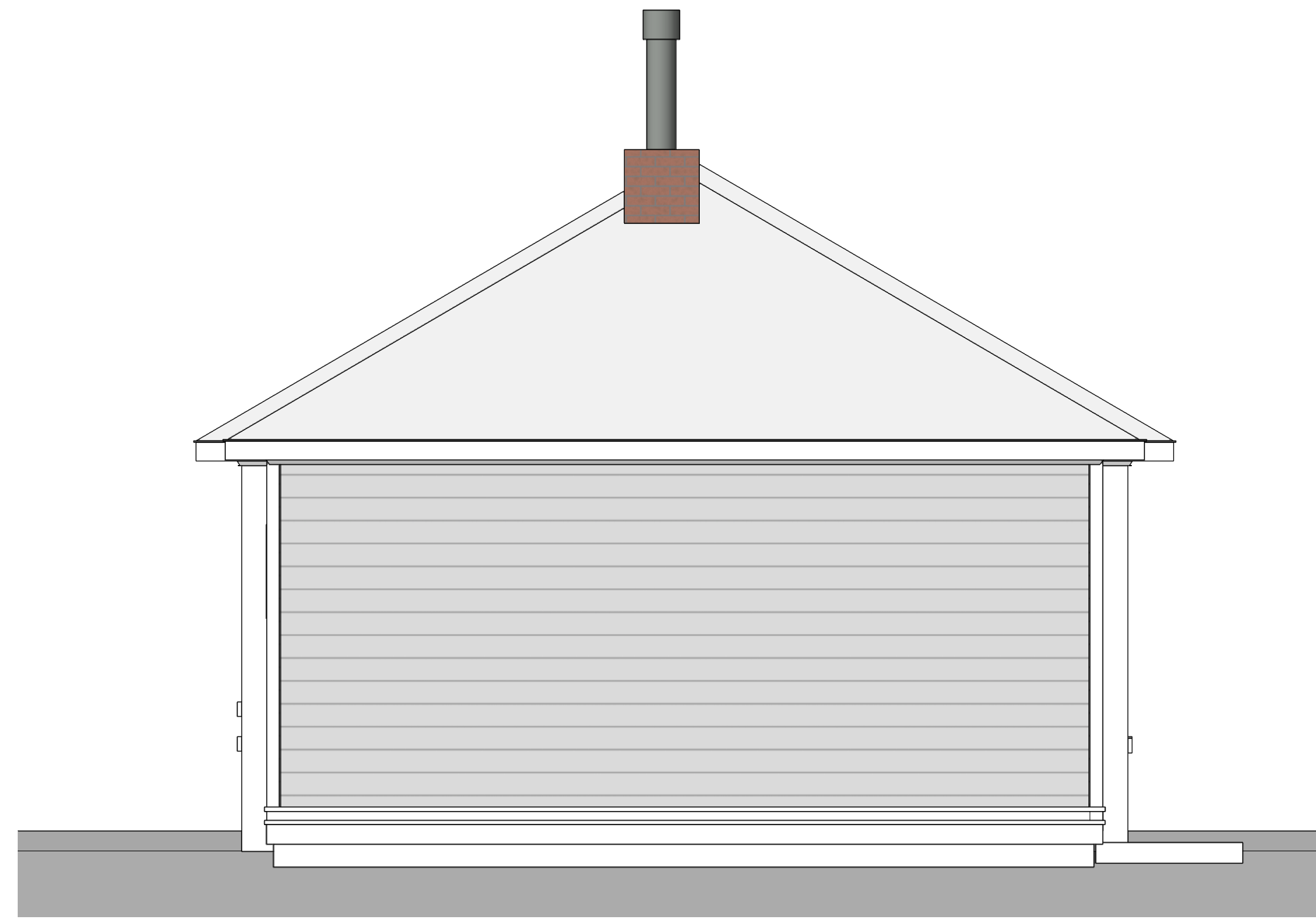
SHEET TITLE: EXISTING ELEVATIONS

REVIEW SET: 03.22.18
BID & PERMIT SET: 00.00.18

724 WEST JEFFERSON STREET, ANN ARBOR, MICHIGAN 48103
724 West Jefferson Street, Ann Arbor, Michigan 48103

RAA : 14-004

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4 NORTH ELEVATION

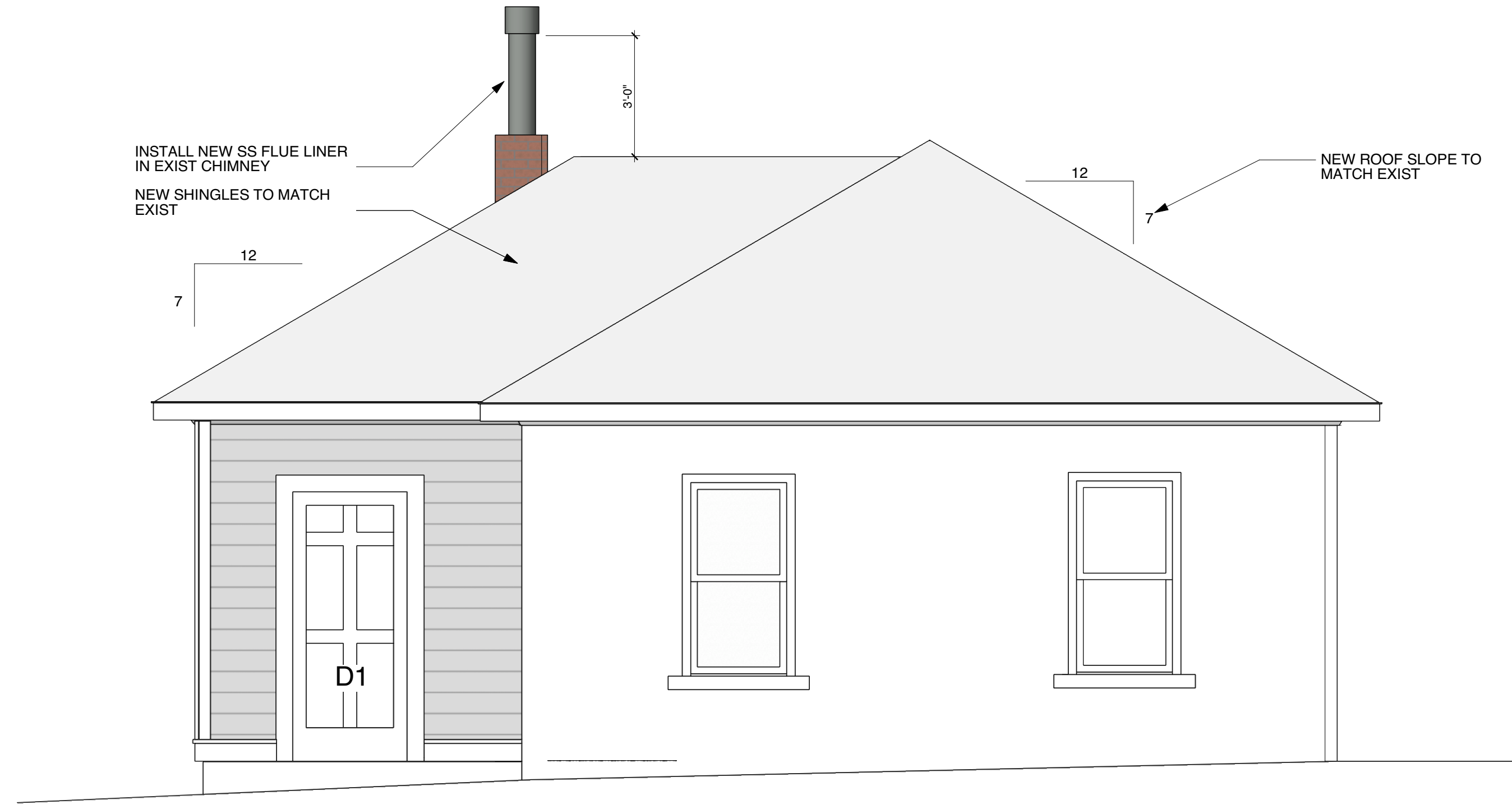
Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 24" x 36"

WINDOW SCHEDULE

Mark	Type	Unit Size*	Notes
(W1)	awning	2-0, 2-0	
(W2)	roof window	21" x 46"	

WINDOW NOTES:
Windows shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Cladding shall be white. Screens shall be supplied with all operable windows.

+ window size may vary (+/-2")



3 WEST ELEVATION

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 24" x 36"

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
(D1)	door-entry	36 x 80	(6) panel insulated steel

DOOR NOTES:
All entry doors shall be insulated flush steel weatherstripped with alum thresholds

REPAIR DESCRIPTION:

STUCCO on STRUCTURAL CLAY TILE:
Fill hairline cracks with colored powered stucco mix and dampen.

Structural repair on north elevation: cut out stucco and inject epoxy grout into structural tile cracks finish stucco with new to match

GLASS:
Repair broken glass sash

SIDE HINGED GARAGE DOORS
Remove doors, dismantle panels and styles. Replace damaged stiles and panels. Reassemble and install on new hinges.

NEW MATERIAL DESCRIPTION:

ROOF:
Laminated dark grey asphalt shingles to match existing

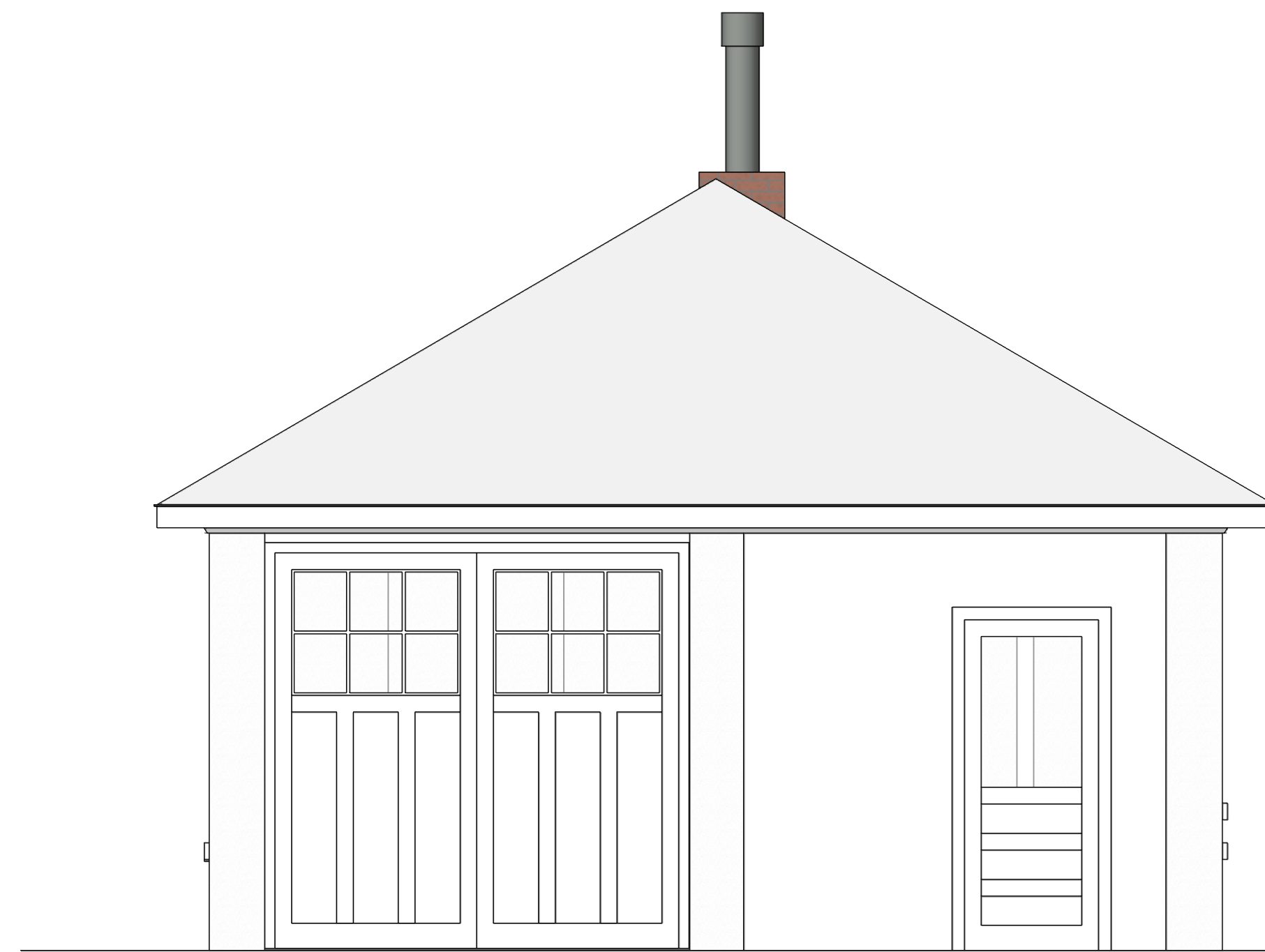
FASCIA:
Painted 5/4" x 6" wd bd to match existing

SKIRT BD
5/4" x 6" wd bd with drip cap

CORNER BOARDS"
5/4" X 4" wd

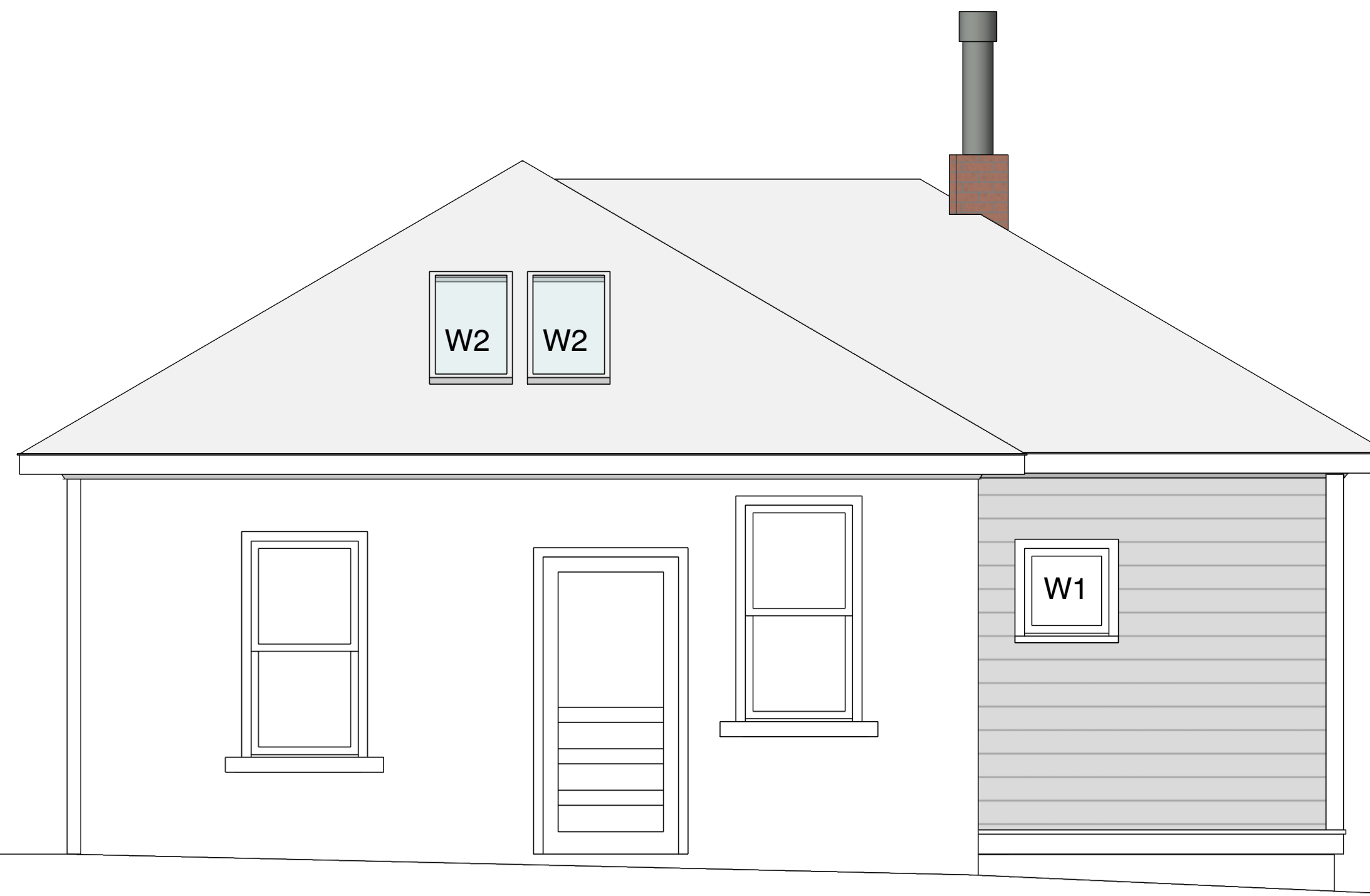
DOOR AND WINDOW CASING"
5/4" X 4" wd

SIDING :
5/16" cement bd siding with 5" exposure



2 SOUTH ELEVATION

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 24" x 36"



1 EAST ELEVATION

Scale: 1/4" = 1'-0" on 24" x 36"
1/8" = 1'-0" on 24" x 36"

HDC SUBMISSION : 03 22 18

SHEET TITLE: ELEVATIONS

REVIEW SET: 03.22.18
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A-2.1

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