

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 502 S Second Street, Application Number HDC22-1071**DISTRICT:** Old West Side Historic District**REPORT DATE:** May 12, 2022**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** May 9, 2022**OWNER****APPLICANT****Name:** Scott Wedemeyer

Same

Address: 502 Second St
Ann Arbor, MI 48103**Phone:**

BACKGROUND: This two-story vernacular home features side gables, wide board trim in the eaves, decorative peaked hood molds on the original two-story portion, and a full-width front porch with a stone base, concrete deck, and tapered square columns.

Recent staff approved certificates of appropriateness for this house include a new garage roof (2020), replacing the house's aluminum siding with cementitious siding and installing new storm windows (both 2021).

LOCATION: The site is located on the southwest corner of Second and West Jefferson Streets.

APPLICATION: The applicant seeks HDC approval to construct a 172 square foot second-floor addition on top of a single-story rear wing.

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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.

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. All of the existing house was present during the period of significance. The house was originally a two-story with three rear one-story rooms, but a second floor was added on top of one of them by 1908 and another was removed by 1931, probably to allow vehicular passage to a new garage.
2. The house is currently 1840 square feet, and the footprint is approximately 1036 square feet. The addition would add 172 square feet. The total increase in floor area is 9% and footprint is 0%, well within the design guideline recommendations.
3. One correction to the application is that staff approved (HDC21-316) the replacement of aluminum siding with cementitious siding and trim to match the underlying wood (which is in very poor condition) but did not approve the replacement of the wood soffit and fascia on that application. The homeowner last week corresponded with staff about doing any *necessary* replacement of the soffit with matching materials and dimensions.
4. Two windows on the rear elevation would sit atop the existing shed-roof one-story wing. Trim matching the existing shed roof would be maintained as a record of the original roof plane. On the west/rear elevation, the addition would be inset by 1 ½' for the 3' closest to the existing house. This break provides relief from an otherwise flush wall plane and maintains the original rear 2nd story corner of the house. The east wall of the addition has a natural break provided by a small one-story section with a different (existing) roof plane.
5. There is one smaller one-over-one window on the south wall that would be lost to the addition. Its age is unknown. A second window would be shifted three feet to the east to allow the addition to sit atop a first-floor load-bearing wall. Three new windows are proposed on the addition. One matches the dimensions of a prominent window on the second floor of the same elevation and another matches the dimensions of a first-floor triple-window on the same elevation. Though the styles (casement and awning) of the windows do not match the existing historic ones, staff has some concerns about matching the window dimensions exactly. Whether the trim dimensions will match is not indicated. The addition is compatible with the historic house and differentiated by the window design, first floor eave trim, and west elevation inset on the addition.

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 502 Second Street, a contributing property in the Old West Side Historic District, to construct a 172 square foot rear addition, 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 1, 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 502 Second 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

502 Second Street (November 2022, courtesy Google Street View)





Ann Arbor Historic District Commission Review
May 12, 2022



502 SECOND ST PROPOSED ADDITION

HOMEOWNERS

Chelsea & Scott Wedemeyer

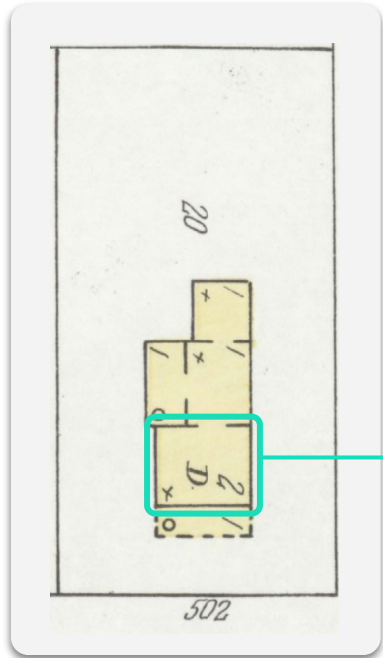
ARCHITECT

David Rochlen
Charm Architecture, PLLC

BUILDER

John McCarter Construction

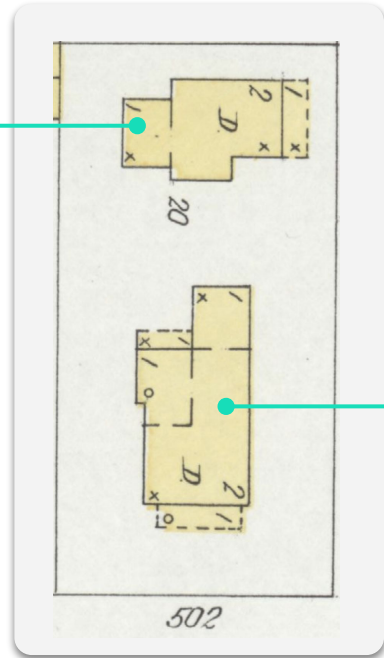
House in flux | 502 2nd took on multiple major additions over first 60 years (1870 - 1931)



'sister house' added at rear of lot

original 2-story structure

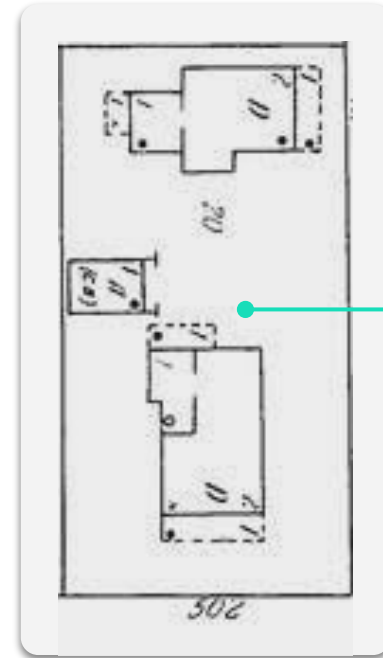
1899



second floor expanded towards rear

1908

no major changes in 1916 or 1925 maps



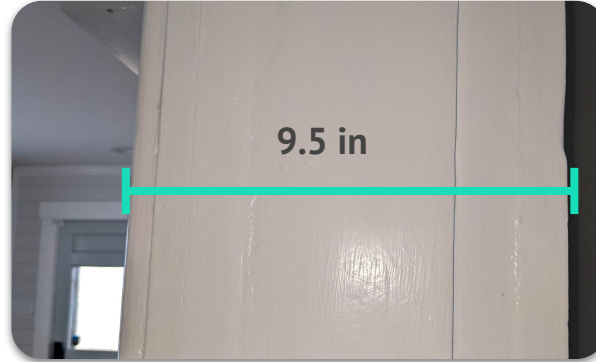
rear addition removed, garage added

1931

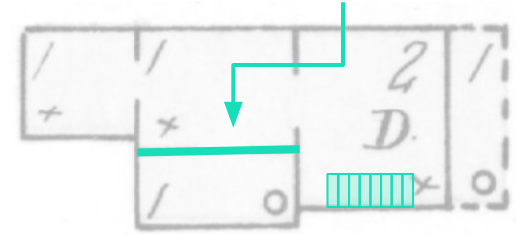
House in flux | Interior provides additional evidence of pre-1899 reconfiguration



Moulding & plaster shows evidence of original passageway through foyer



Extra wide interior wall was likely once an **exterior wall**



Discovery of wallpaper underneath stairs in closed cavity suggests current staircase is not in its original location

The aluminum era | Owners covered original siding & trim in 1960s



According to neighbors' testimony, OWS pioneer Harry Koch was close friends with the owners of 502 2nd in the 1960s and sided the house in aluminum to eliminate painting costs. He went on to wrap many other neighboring homes in aluminum.

(According to the same testimony, Mr. Koch's later contributions to the OWS were driven by a desire to 'atone for his sins.')

We decided to undo all of that aluminum work...



EXTERIOR WORK

502 2nd St.

Restoring the original look | Approved siding + trim work to recreate original features



Replace frieze boards, soffits, fascia, gable vents to match existing dimensions

Replicate unique trim detail above windows

Remove and dispose of siding, add plywood sheathing and house wrap, insulate, add new siding

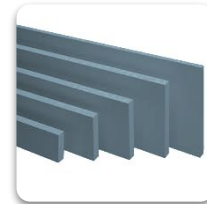
Replicate corner boards to match existing dimensions

Replicate trim above foundation

MATERIALS



James Hardie smooth 5" reveal primed boards



James Hardie smooth trim, fascia and soffit boards



tentative color palette

Siding + trim to be field painted with Sherwin Williams paint

Front photos | East-facing side of house



EXISTING PHOTOS

502 2nd St.

Side photos | South-facing side of house



EXISTING PHOTOS

502 2nd St.

Rear elevation + detail | West-facing side of house



EXISTING PHOTOS

502 2nd St.

Side elevation photo | North-facing side of house



EXISTING PHOTOS

502 2nd St.

Proposed materials | 3 new windows + siding & trim consistent with rest of house

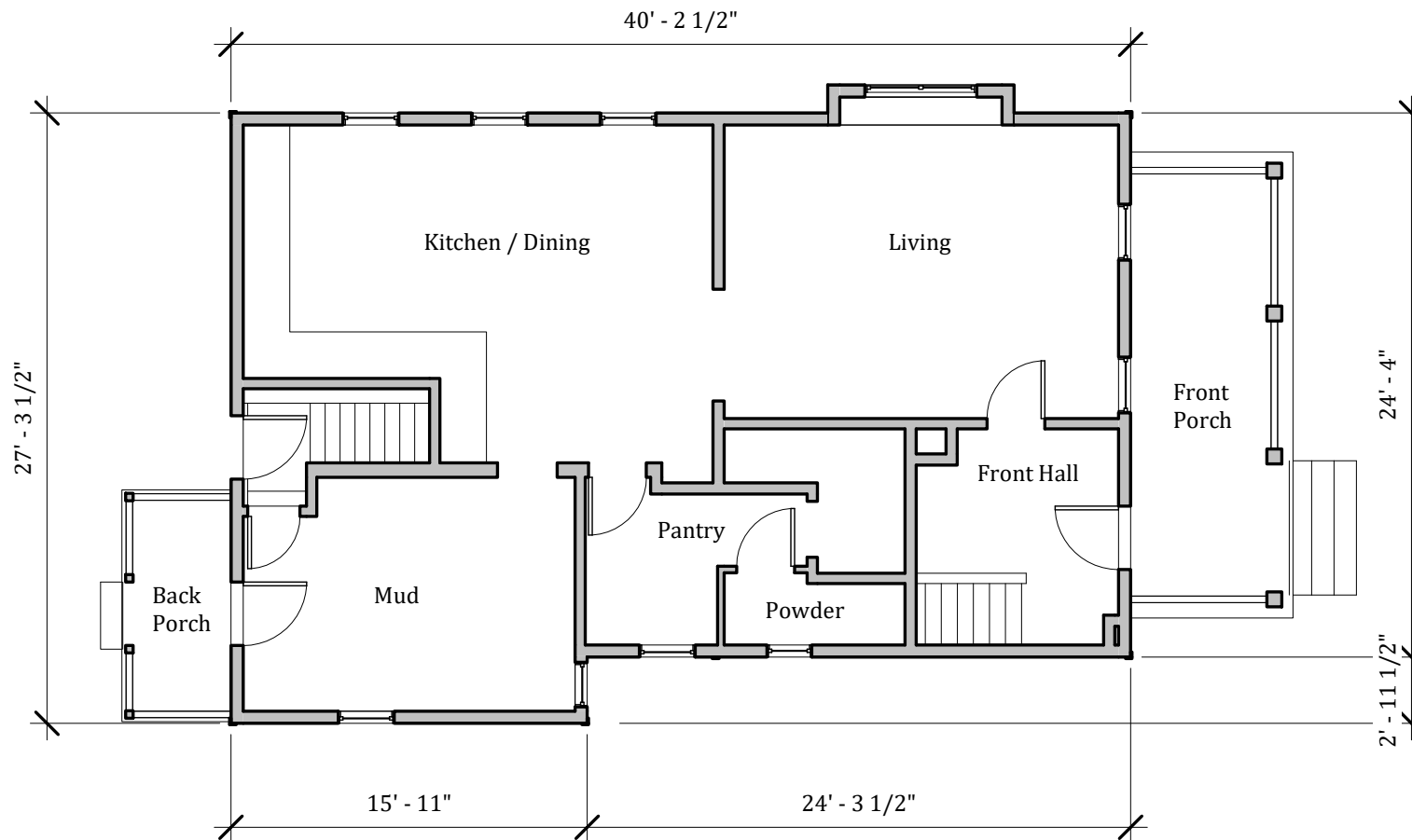
- **Siding** | James Hardie 5 inch reveal boards, primed + field painted
- **Trim, frieze, fascia, soffits** | James Hardie boards, primed + field painted
- **Windows** | Pella Architectural Series aluminum-clad wood casement (1) and awning (2) windows
- **Roofing** | GAF Timberline HDZ asphalt shingle to match rest of house



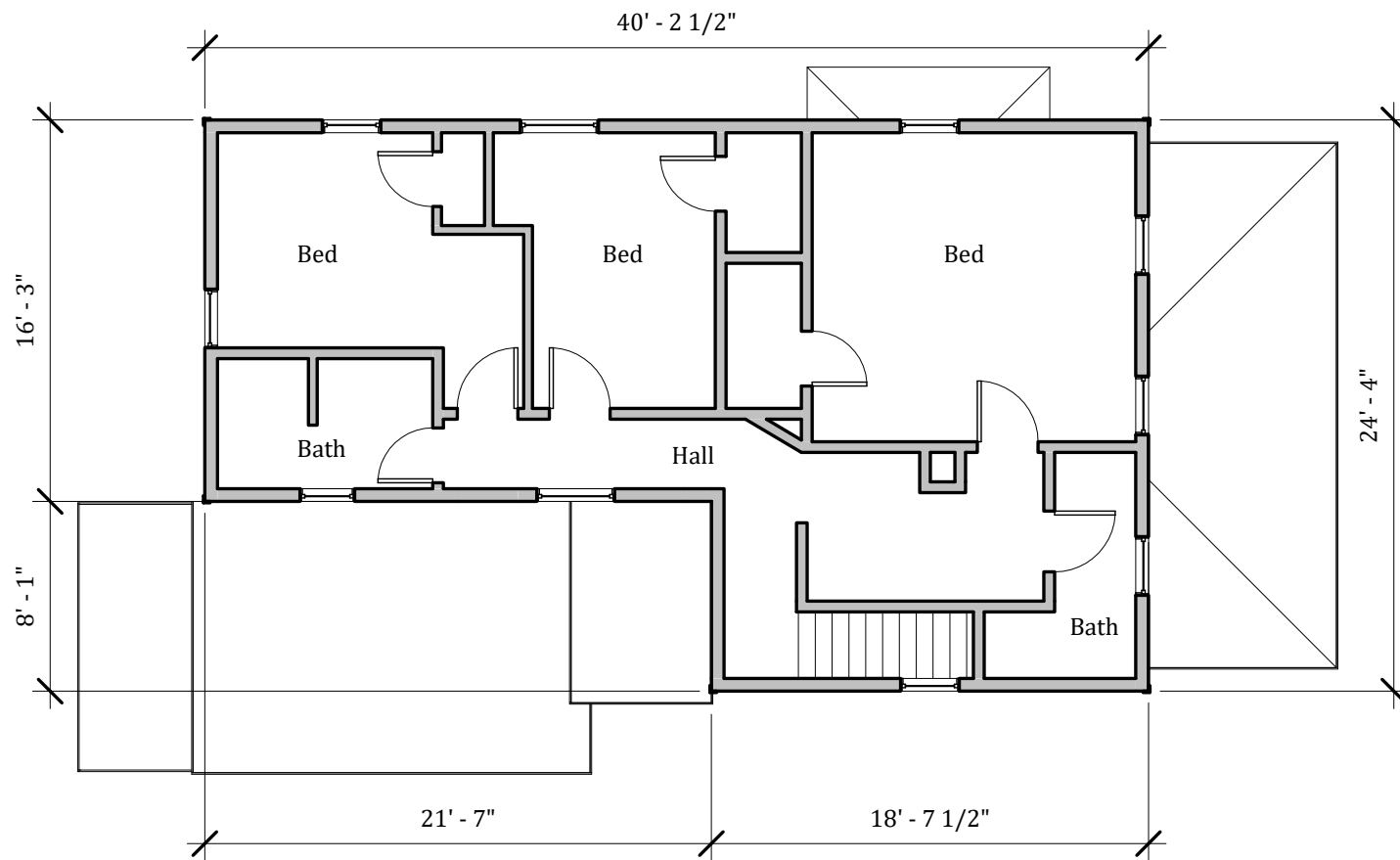
① Sidewalk View, 2nd St.



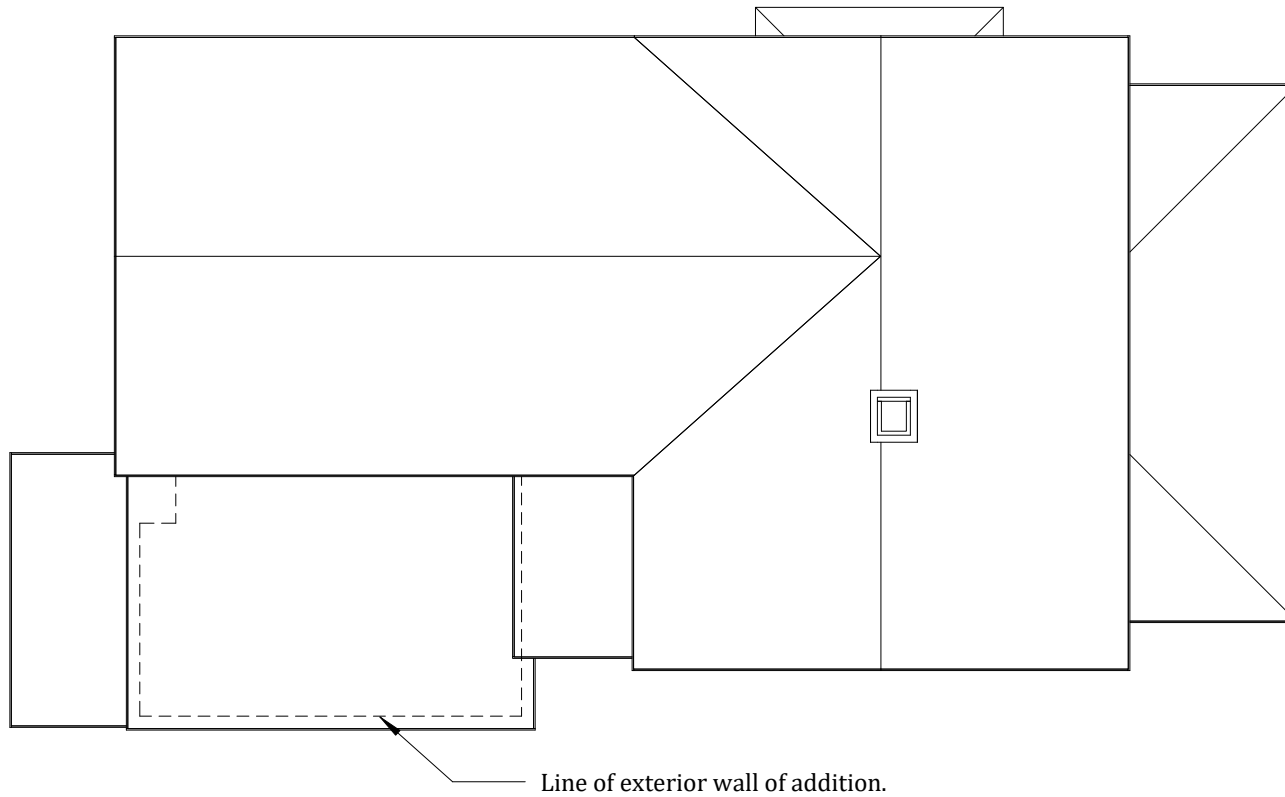
① Sidewalk View, Jefferson St.



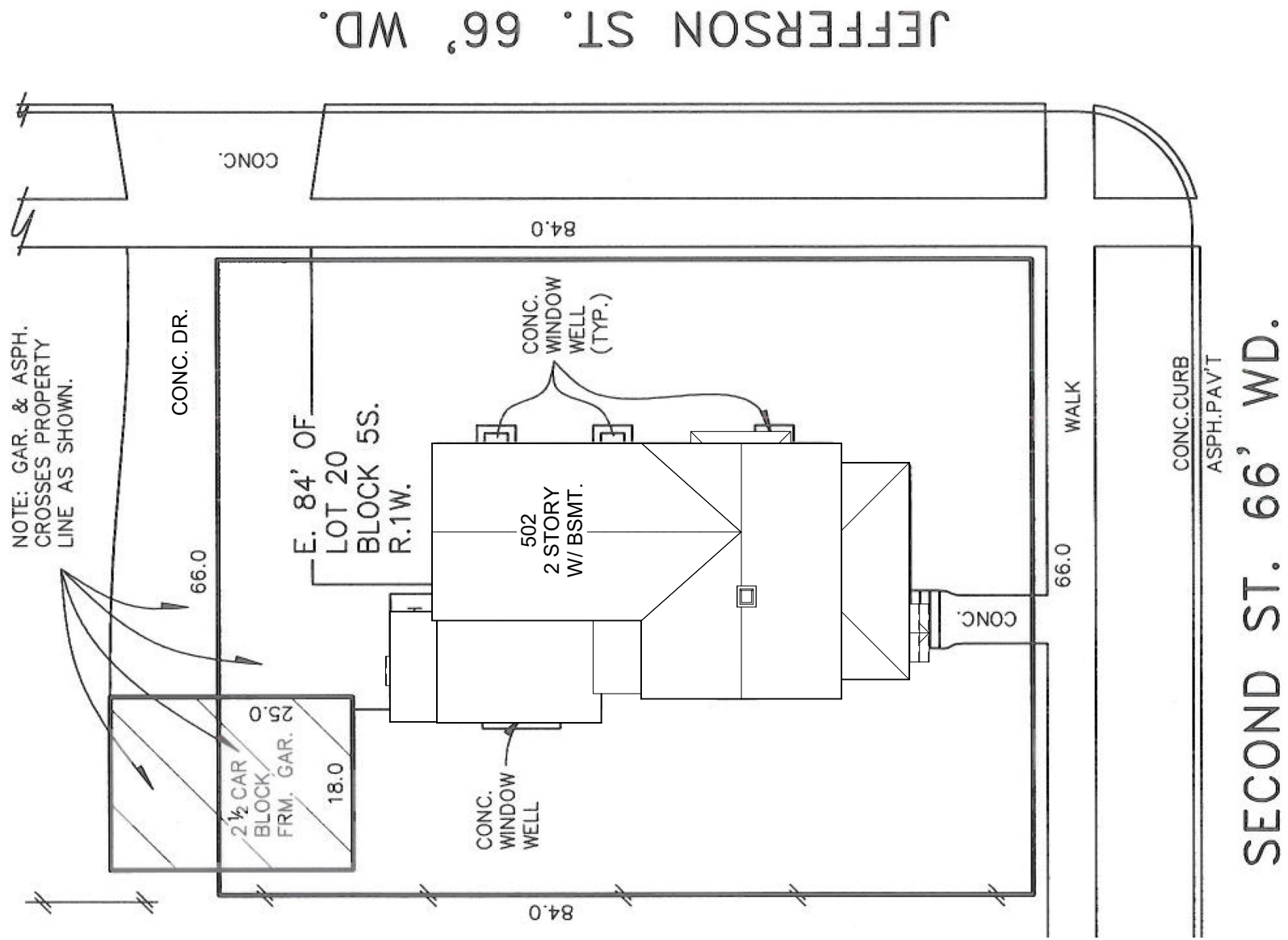
① Existing First Floor Plan
 1/8" = 1'-0"



① Existing Second Floor Plan
 1/8" = 1'-0"



① Existing Roof Plan
1/8" = 1'-0"



① Existing Site Plan
1/16" = 1'-0"



① Existing East Elevation
 1/8" = 1'-0"



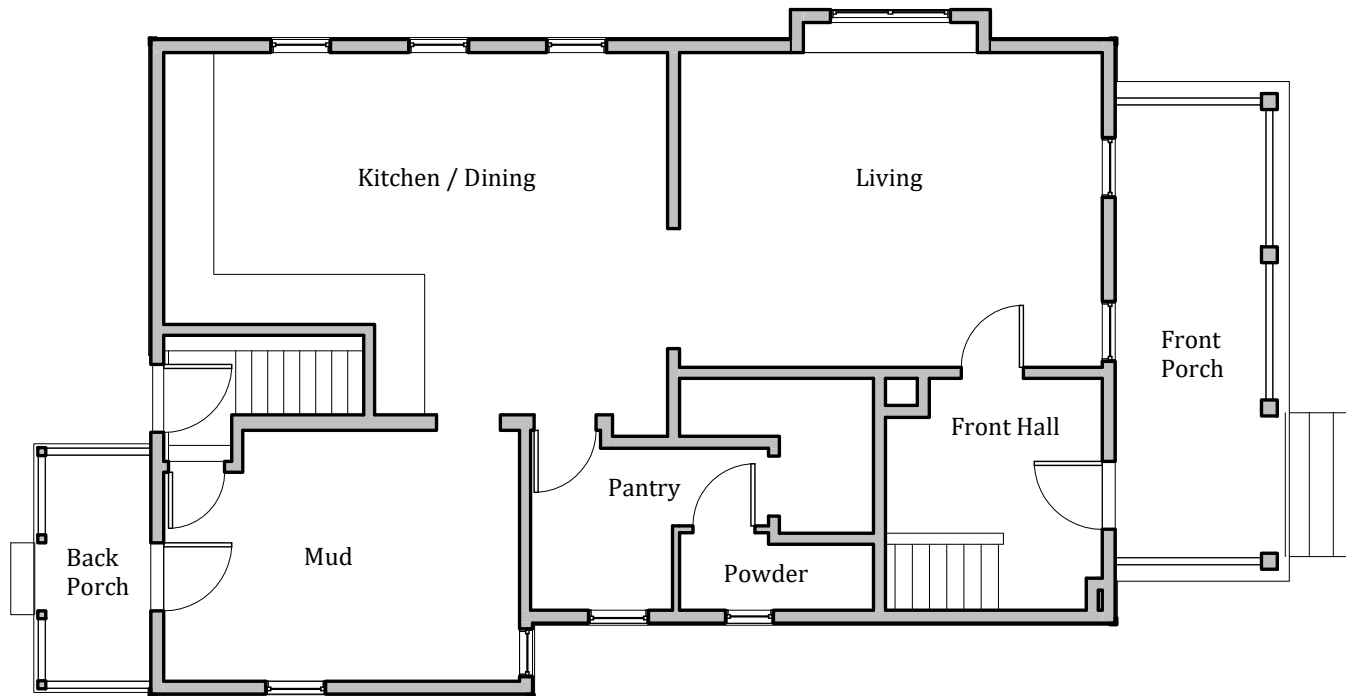
① Existing North Elevation
1/8" = 1'-0"



① Existing South Elevation
1/8" = 1'-0"



① Existing West Elevation
 1/8" = 1'-0"



① First Floor Plan
1/8" = 1'-0"

Area Calculations

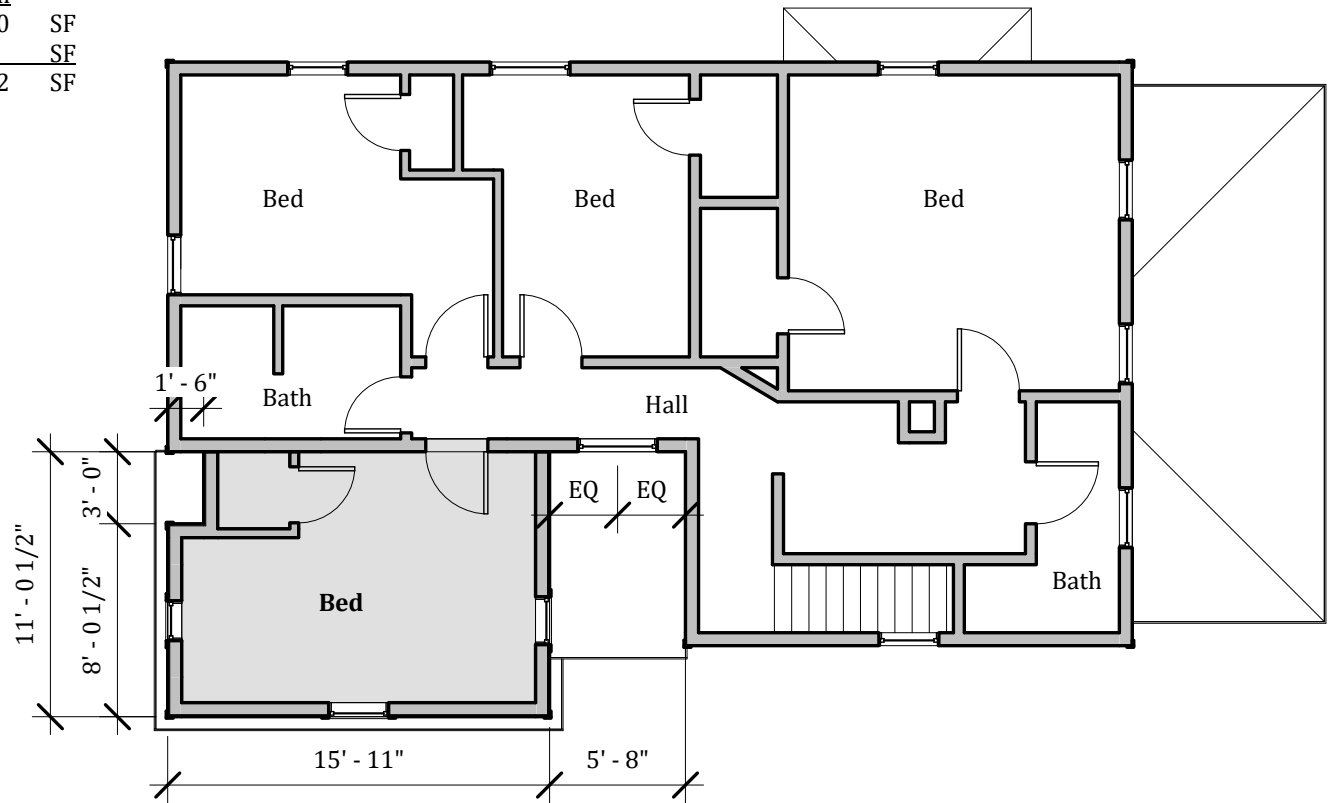
Floor Area:

	<u>1st</u>	<u>2nd</u>	<u>Total</u>	
Pre-1945 Floor Area	1036	804	1840	SF
New Floor Area	0	172	172	SF
Proposed Floor Area	1036	976	2012	SF

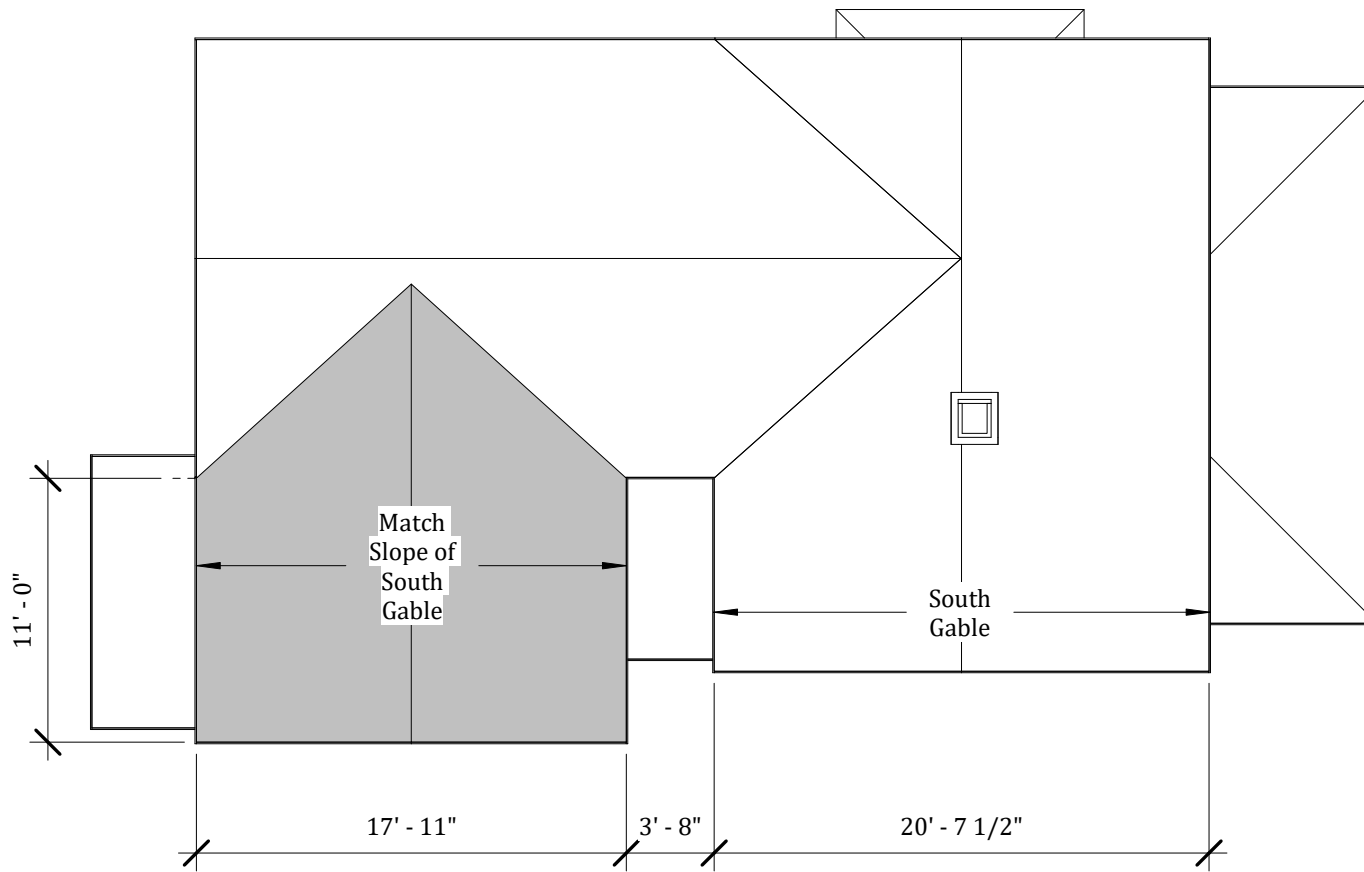
% increase in Floor Area: $172 / 1840 = 9\%$

Footprint:

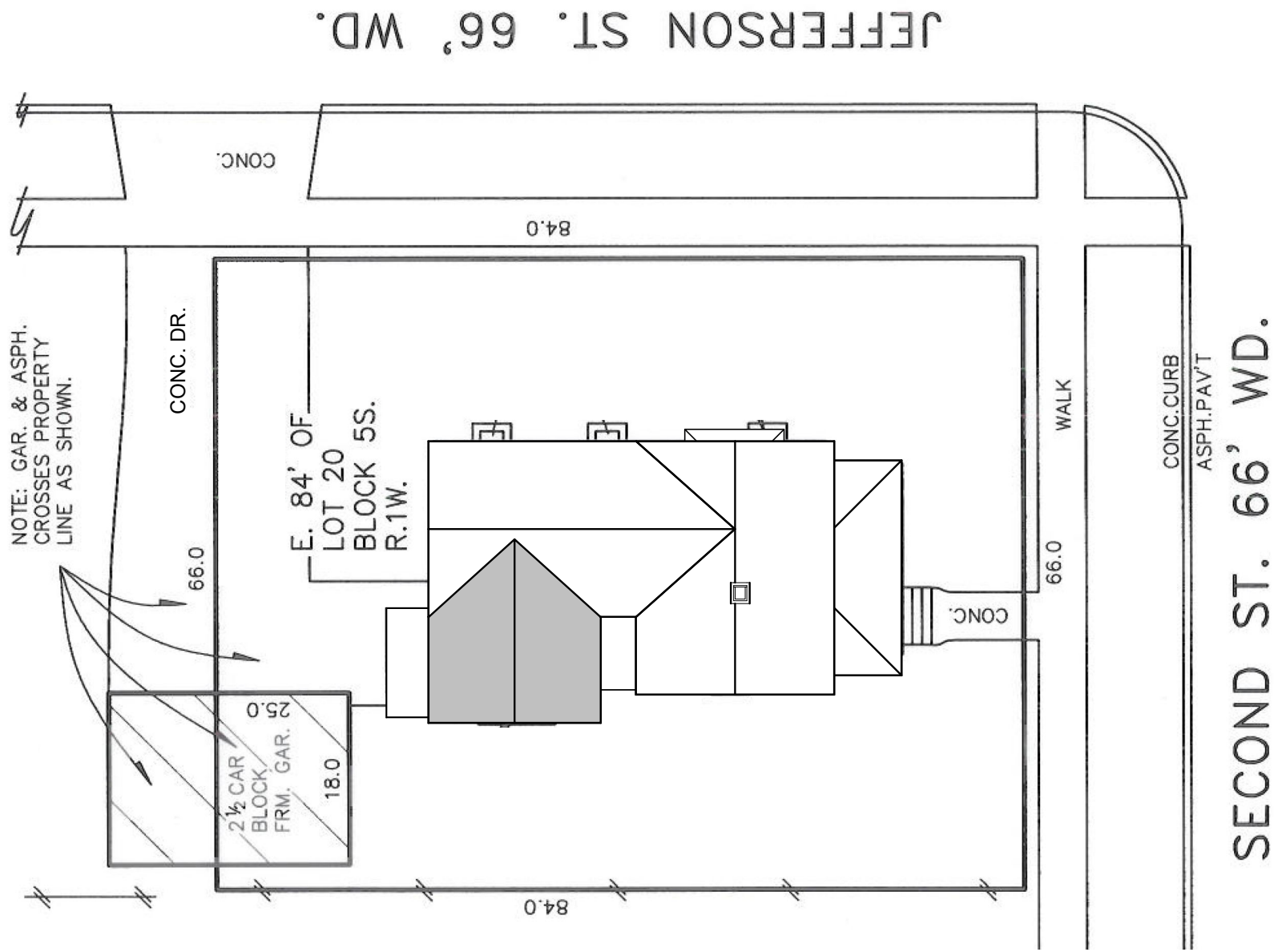
No change.



① **Second Floor Plan**
1/8" = 1'-0"



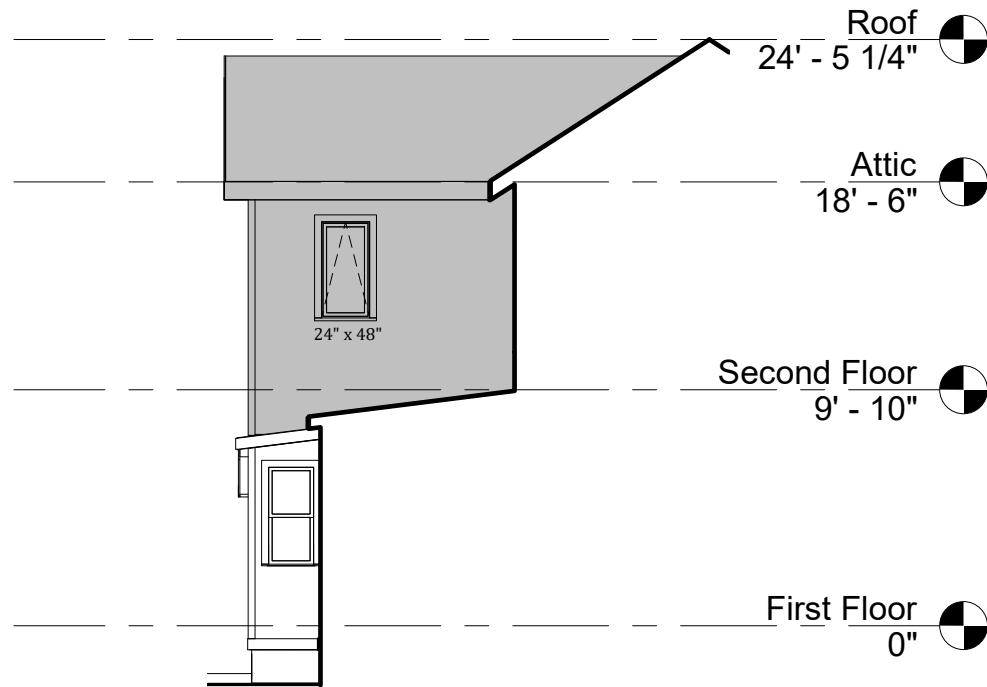
① Roof Plan
 1/8" = 1'-0"



1 Site Plan
1/16" = 1'-0"



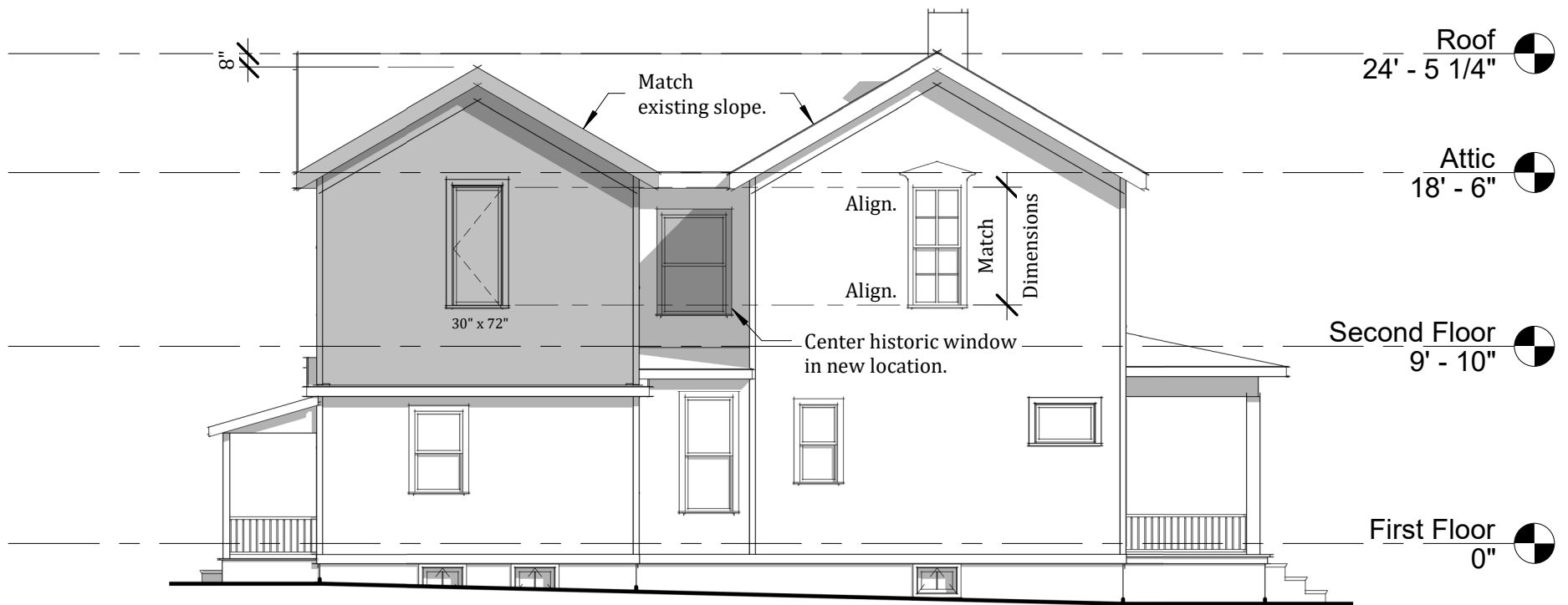
① East Elevation
1/8" = 1'-0"



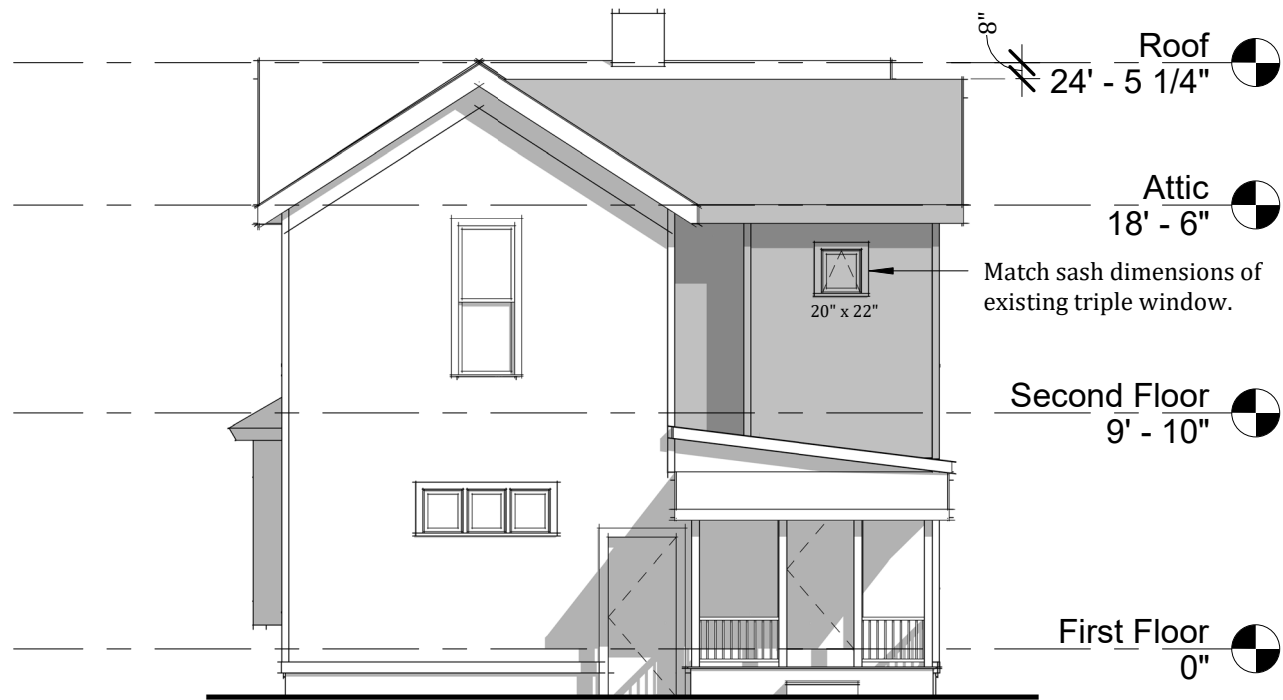
① East Elevation, Addition
1/8" = 1'-0"



① North Elevation
 1/8" = 1'-0"



1 South Elevation
 1/8" = 1'-0"



① West Elevation
1/8" = 1'-0"