

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report****ADDRESS:** 204 Koch Avenue, Application Number HDC19-181**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

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Scott Wedemeyer	Marc Rueter Rueter Associates Architects
<b>Address:</b>	204 Koch Ave Ann Arbor, MI 48103	515 Fifth St Ann Arbor, MI 48103
<b>Phone:</b>	(734) 645-4488	(734)769-0070

**BACKGROUND:** This two-story gable-fronter features a full-width, hip-roof front porch, shingles on the second floor and wood lap siding on the first floor, and a single-car garage with double-leaf doors. It appears on the 1924 City Directory as the home of Mrs. Mary Millspaugh, widow of Paul. In 1931, Gordon O. and Bertha Baumgardner occupied the house. Gordon was a bookkeeper, and later is listed as a repairman for Larmee Battery & Electric Service. The house has a modern one-story rear addition.

Home construction began on John K Avenue in 1916. In 1928 the street name was changed to Koch Avenue.

**LOCATION:** The property is located on the north side of Koch Avenue, between South Main Street and First Street.

**APPLICATION:** The applicant seeks HDC approval to construct a 363 square foot addition: 45 square feet on the first floor, and 318 square feet on top of an existing rear addition.

**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.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

#### 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.

*Not Appropriate:* Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

### STAFF FINDINGS:

1. The addition includes a small bumpout on the first floor that extends 2 ½' beyond the east side wall of the house, and a second floor that overhangs the first floor on the east (an additional 3'), north, and west sides. The second floor is a rectangle with end gables, perpendicular to the main house block, and sitting atop the first floor rear addition that dates probably to the 1980s. Proposed windows are viny-clad Jeldwin casement and awning. Cladding on the addition is cement board with 4 ½" exposure (which is compatible with the historic house's 4" exposure wood bevel siding on the first floor).
2. The resulting footprint of the additions (190 SF) would be 34% of the original footprint (560 SF), and the floor area of the additions (508 SF) to 45% of the original (1119 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 addition preserves about 5" of the second floor corner of the house on the west side (dimension not indicated), which is very shallow but at least has a change in cladding and

rooflines from the house to the addition to help distinguish it. On the east (driveway) side, the first floor extends 2 ½' beyond the existing rear corner of the house, and the second floor extends 5' beyond the existing corner and wraps around it about 2 ½' toward the street. This is contrary to the Ann Arbor design guideline for residential additions that says to place "...new walls in a different plane from the historic structure, in a subordinate position to the historic fabric."

4. Staff is concerned about whether the first and second-floor additions on the east side of the house (along the driveway) interfere with the visibility of the garage, which is a contributing historic resource. The SOI guidelines for additions say that an addition should be constructed so that character-defining features are not obscured, and the SOI guidelines for site recommend "Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space."
5. This lot is a very small 3317 square feet. The rear addition already encroaches into the required rear setback, and a variance will be required from the zoning board of appeals for the proposed 24'2" rear setback (30' is required). Staff is concerned that the design deviates too much from the design guidelines. The new walls on the northeast corner are not subordinate to the historic fabric, and the second floor addition interferes with the historic character of the site, including historic relationships between the house, driveway, and garage.

## 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 204 Koch Avenue, a contributing property in the Old West Side Historic District, to add 363 square feet to an existing rear addition, 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 204 Koch Avenue 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, materials details

204 Koch Avenue (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 [ithacher@a2gov.org](mailto:ithacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>19-181</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
SEP 20 2019	
PLANNING AND DEVELOPMENT SERVICES	

**APPLICATION MUST BE FILLED OUT COMPLETELY**

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER <u>Scott Wedemeyer</u>		HISTORIC DISTRICT <u>Old West Side</u>	
PROPERTY ADDRESS <u>204 Koch Avenue</u>		CITY <u>ANN ARBOR</u>	
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(734) 645-4488</u>	EMAIL ADDRESS <u>scott.wedemeyer@gmail.com</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE		
SIGN HERE	PRINT NAME	DATE

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>MARC RUETER (RUETER ASSOCIATES ARCHITECTS)</u>			
ADDRESS OF APPLICANT <u>515 FIFTH ST</u>			CITY <u>ANN ARBOR</u>
STATE <u>MI</u>	ZIP CODE <u>48103</u>	PHONE / CELL # <u>(734) 769 0070</u>	FAX No <u>( )</u>
EMAIL ADDRESS <u>mruetene@rueterarchitects.com</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)		
SIGN HERE	PRINT NAME	DATE
<u>Marc Rueter</u>	<u>X MARC RUETER</u>	<u>09 20 19</u>

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). <u>See attached. A SMALL 45 SQ FT 1ST FLOOR ADDITION WILL ENCLOSE THE STAIR TO THE BACK, ABOVE THIS A SECOND FLOOR WILL BE CONSTRUCTED ABOVE THIS AND AN EXISTING 1980'S ADDITION. THIS SECOND FLOOR WILL HAVE TWO BEDROOMS AND A BATH. THE SECOND FLOOR WILL BE 318 SQ FT,</u>

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
<u>See attached.</u>
<u>THIS IS A GROWING FAMILY WITH A NEED FOR ADDITIONAL BEDROOMS</u>

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	FEE
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](mailto: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<sup>00</sup></u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card <u>9427</u>	

# ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS  
FOR

Wedmeyer Addition at 204 Koch Avenue, Ann Arbor, MI

RAA : 19-017

## LIST OF DRAWINGS

- T1.0 TITLE SHEET
- C2.0 EXISTING & PROPOSED SITE PLANS WITH SANBORN DRAWING
- A1.1 FIRST FLOOR PLANS
- A1.2 SECOND FLOOR PLANS
- A2.0 ELEVATIONS - WEST
- A2.1 ELEVATIONS - EAST
- A2.2 ELEVATIONS - NORTH & SOUTH
- + DOOR AND WINDOW SCHEDULES AND MATERIAL SPECIFICATIONS



PHOTO ABOVE: 204 KOCH AVE St.  
Street view of two story house

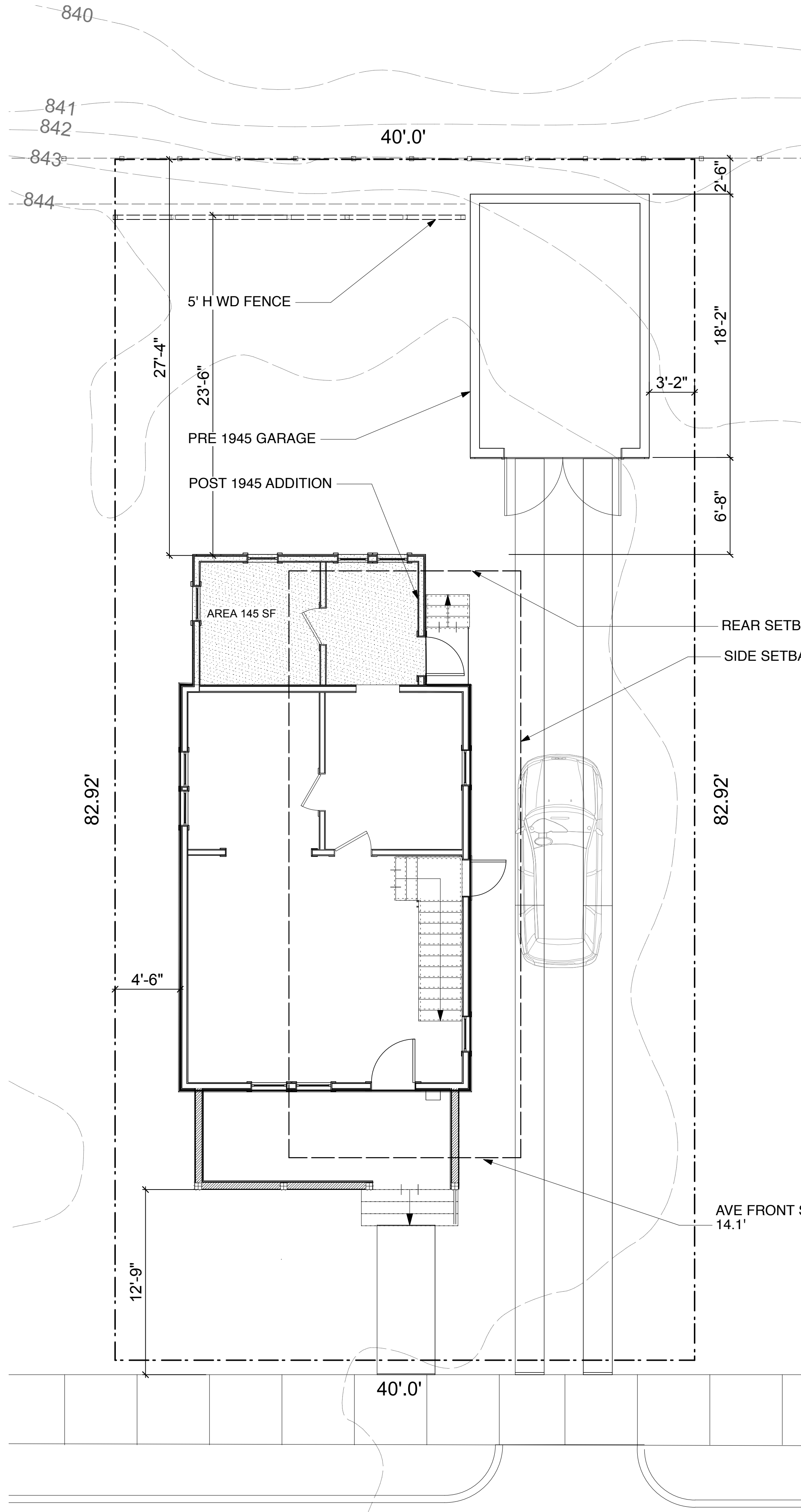
PHOTO RIGHT: 204 KOCH AVE St.  
Street side view of house and garage

PHOTO FAR RIGHT: 204 KOCH AVE St.  
Street view rear of house



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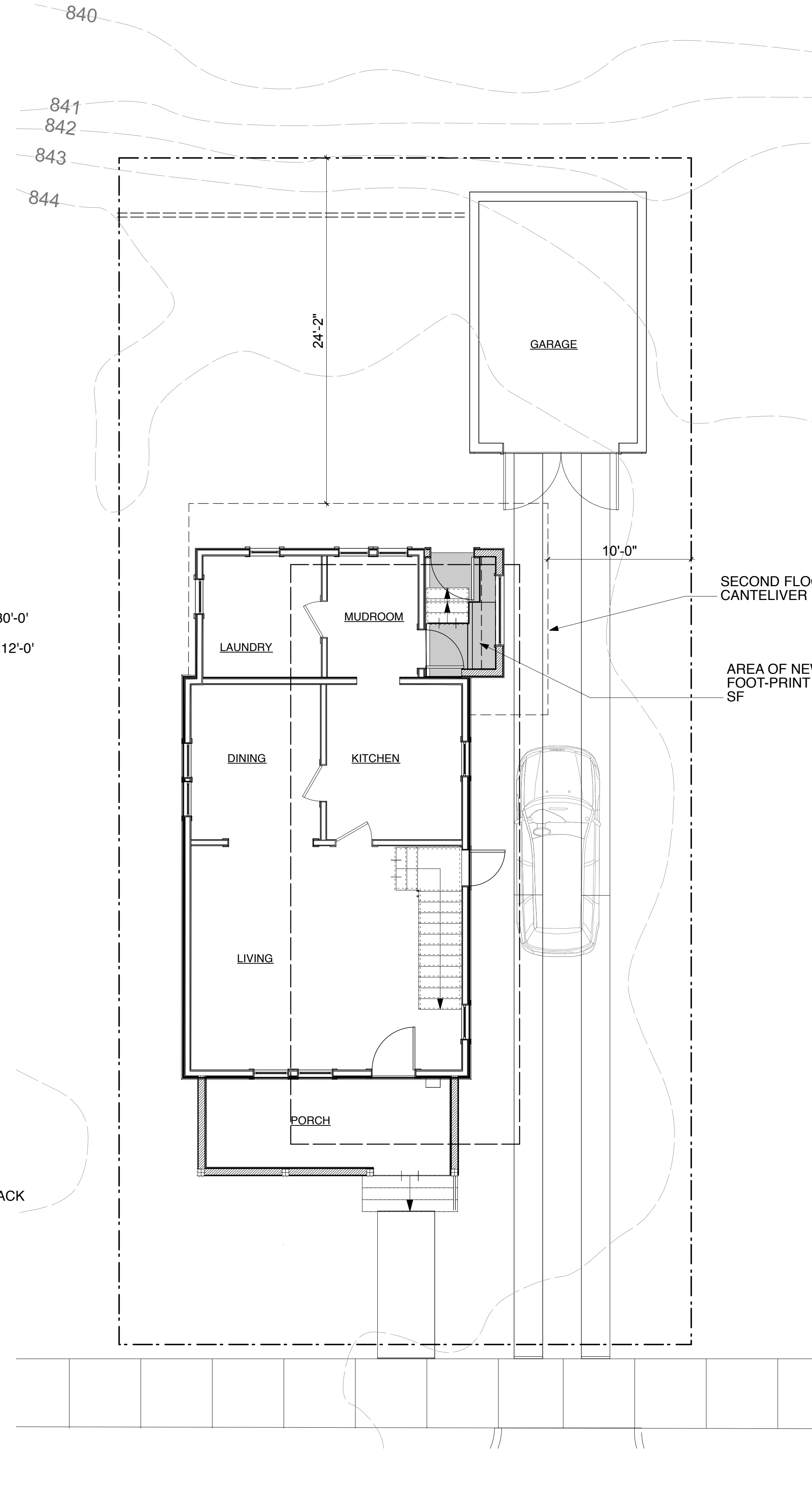




K O C H A V E N U E

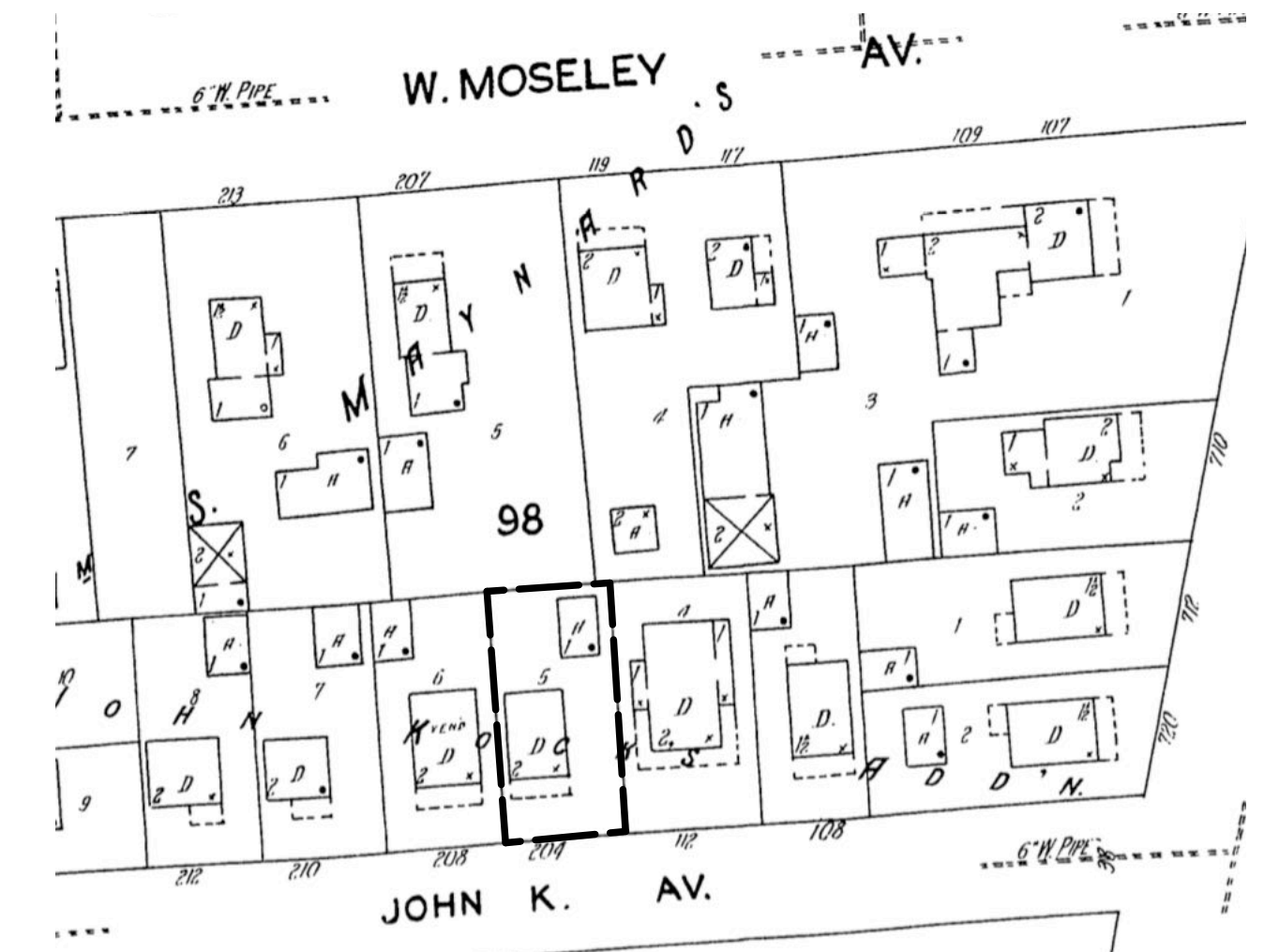
1 SITE PLAN-EXISTING

Scale: 1/16" = 1'-0" on 8 1/2" x 11" sht

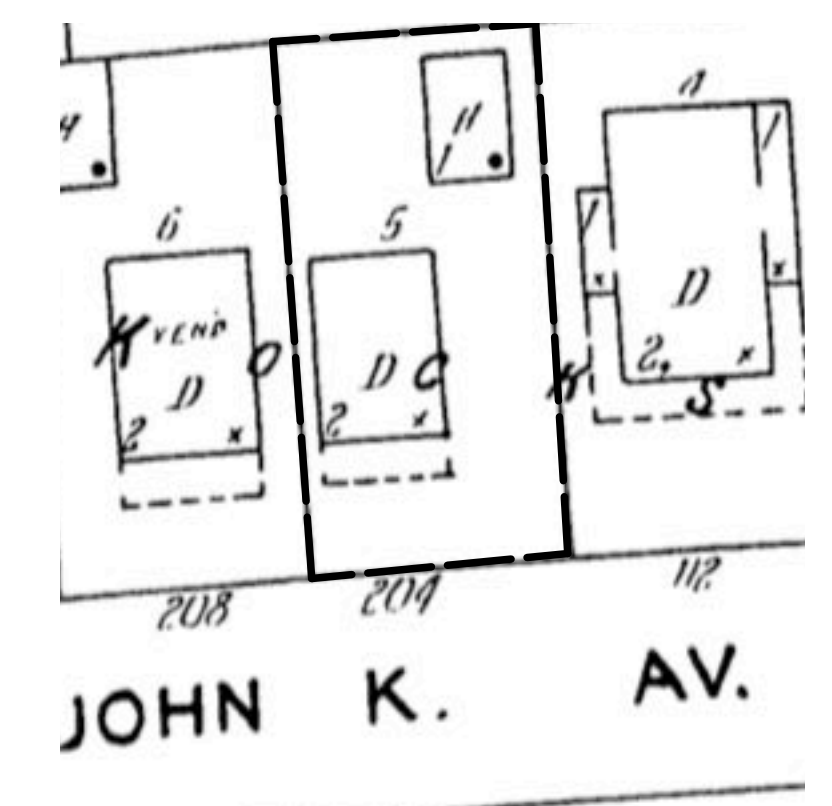


1 SITE PLAN PROPOSED

Scale: 1/16" = 1'-0" on 8 1/2" x 11" sht



Scale of Feet.  
50 100 150  
Copyright 1887 by Geo. S. Sanborn & Co.



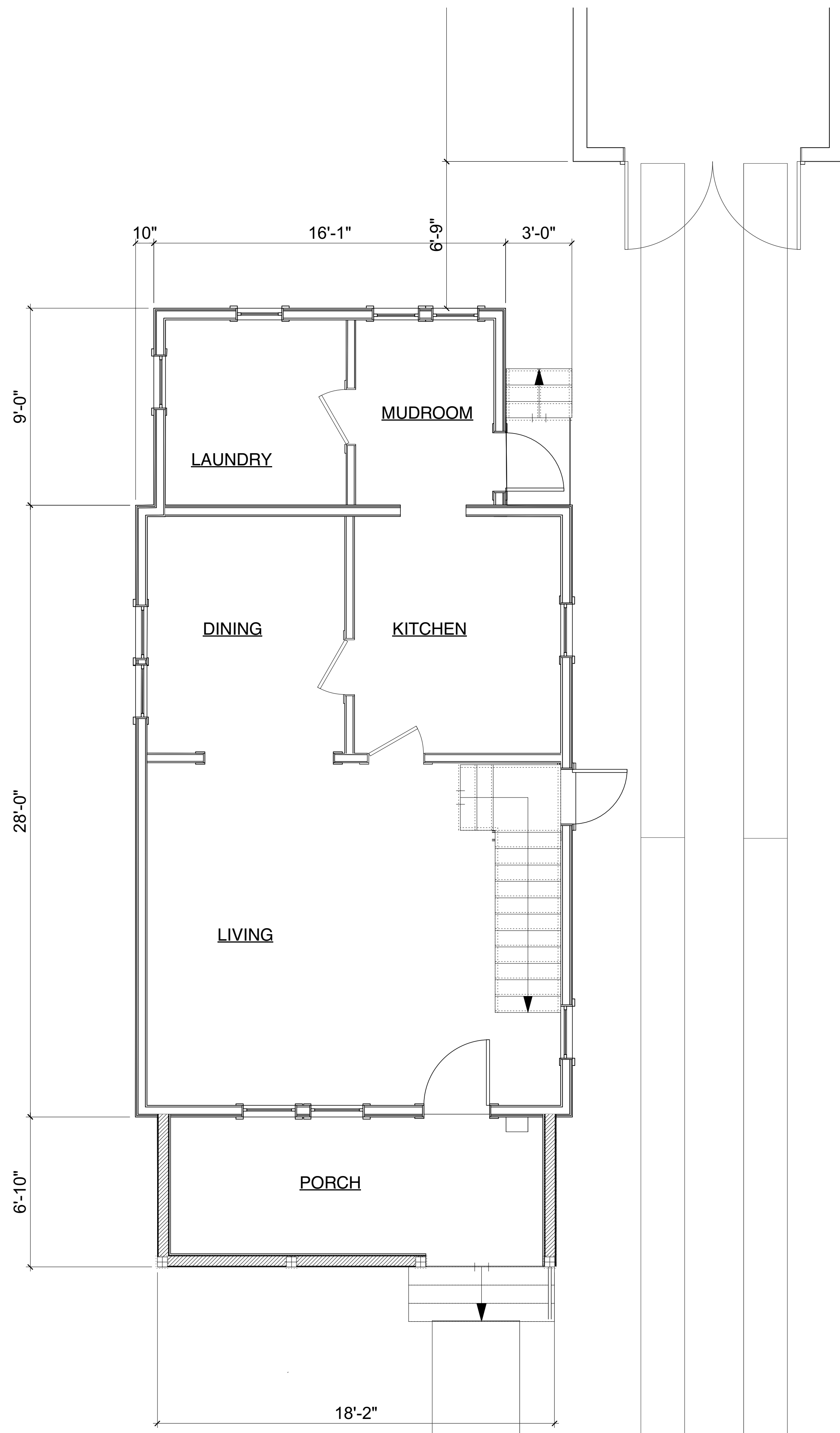
1 1925 SANBORN MAP

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

ZONING:	R4B
LOT AREA:	3317 SF
HOUSE SQ FT AREA:	1264 SF
PRE 1945 HOUSE FOOT PRINT:	560 SF
POST 1945 HOUSE FOOTPRINT:	145 SF
PROPOSED 1ST FLOOR ADDN:	+ 45 SF = 145 + 45 = 190 sf= 34%
PRE 1945 AREA:	1119 SF
PROPOSED NEW AREA:	318 2nd fl + 45 1st fl + post 1945 (145 SF) = (45%)

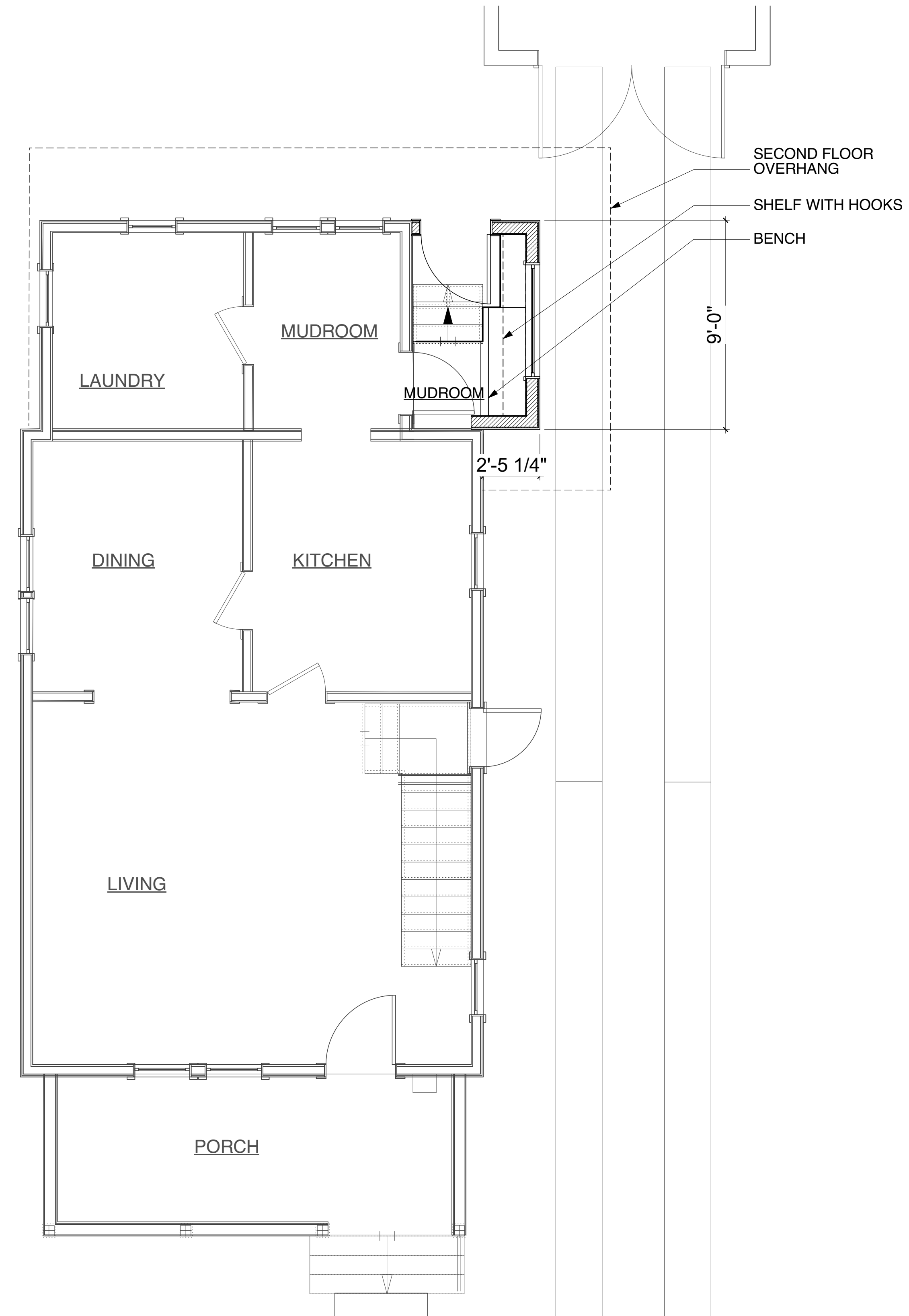
AVERAGE FRONT SETBACK:	
212 KOCH AVE	13.6'
210	11.6'
208	11.7
112	19.6
108	13.8
AVE	14.1

SITE DATA FROM CITY OF ANN ARBOR GIS



**1** FIRST FLOOR PLAN-EXISTING

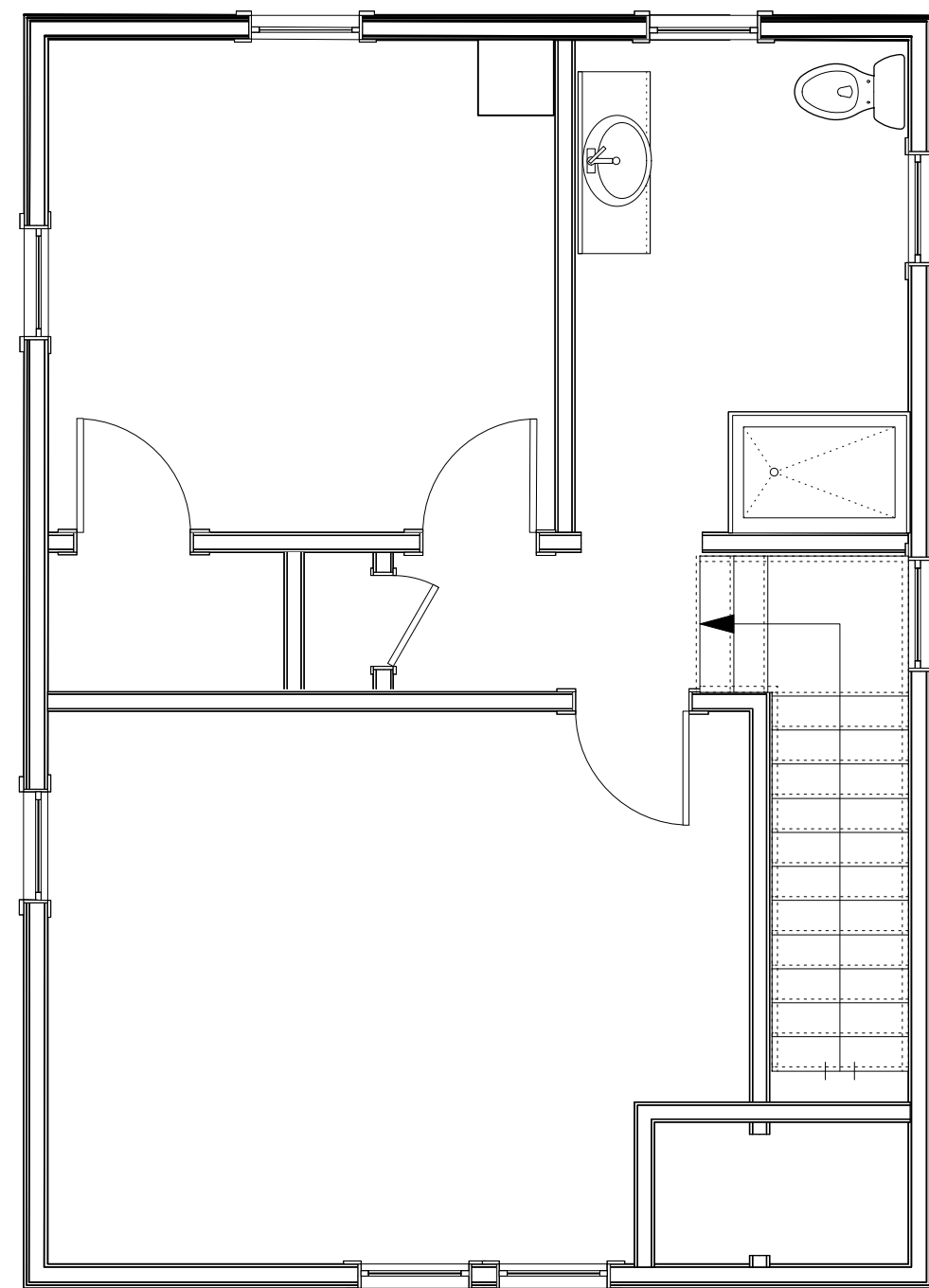
Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



**1** FIRST FLOOR PLAN-PROPOSED

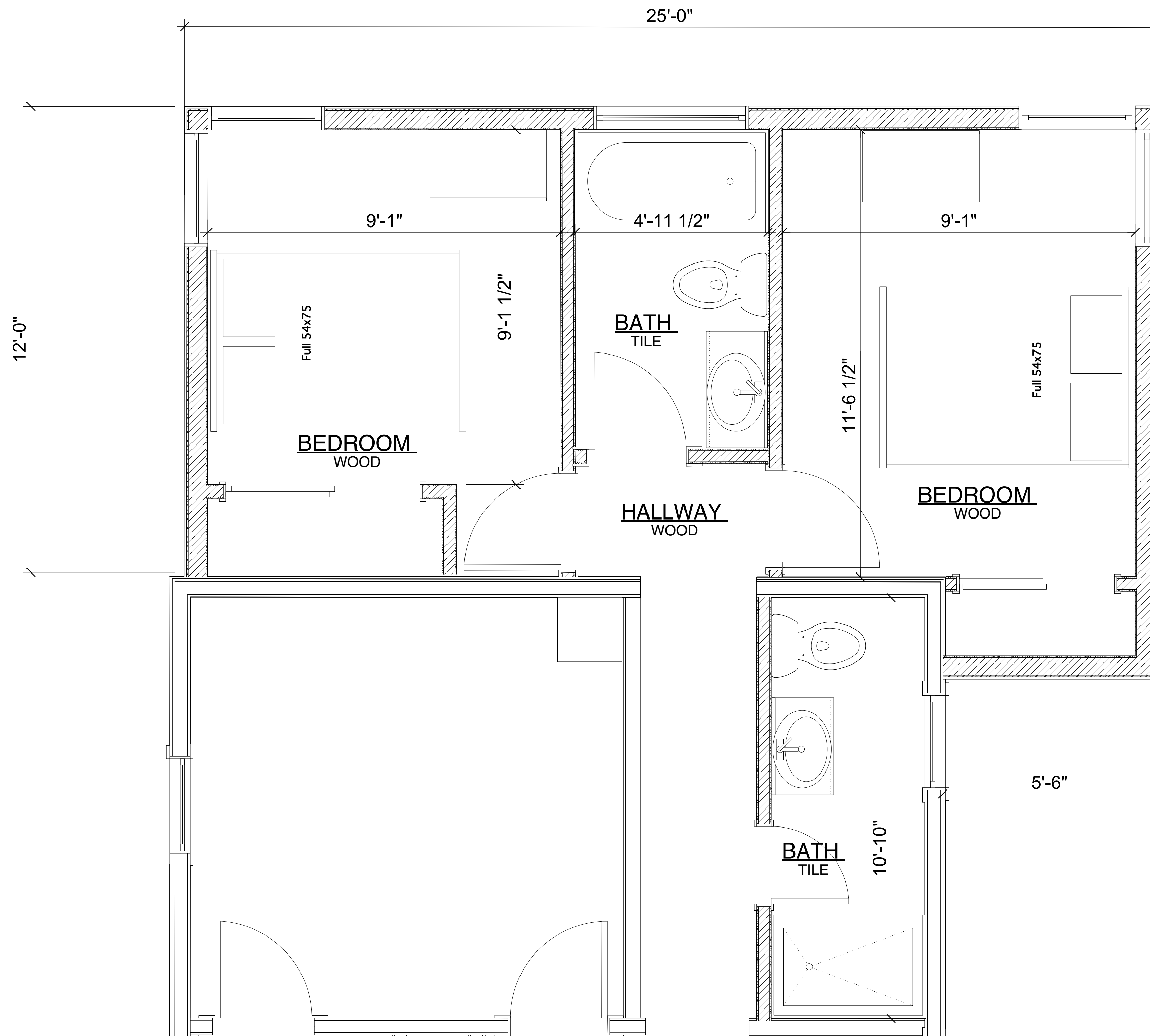
Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht

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**1 SECOND FLOOR PLAN-EXISTING (above)**  
 Scale: 3/32" = 1'-0" on 8.5" x 11" sht

**1 SECOND FLOOR PLAN-proposed (left)**  
 Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



**1 SECOND FLOOR PLAN ENLARGED**  
 Scale: 3/16" = 1'-0" on 8 1/2" x 11" sht

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**3 WEST ELEVATION-EXISTING**

Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



**1 WEST ELEVATION-PROPOSED**

Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht

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**3 EAST ELEVATION-EXISTING**  
 Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



**1 EAST ELEVATION-PROPOSED**  
 Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht

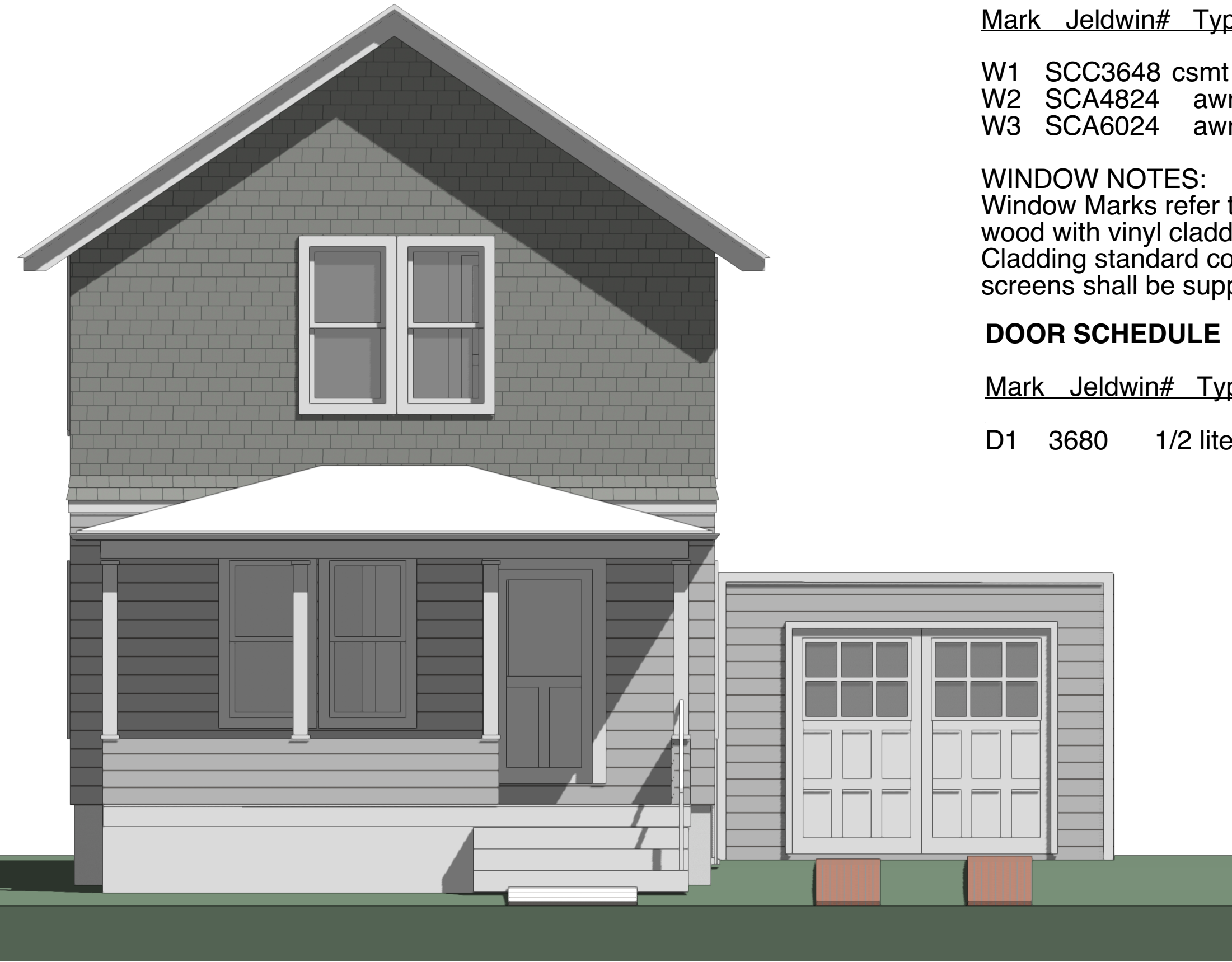
**WINDOW SCHEDULE**

Mark	Jeldwin#	Type	Unit Size W x H	Notes
W1	SCC3648	csmt	36" x 48"	Egress
W2	SCA4824	awng	48" x 24"	Temp
W3	SCA6024	awng	60" x 24"	

**WINDOW NOTES:**  
 Window Marks refer to Jeldwin 2500 series. Windows shall be wood with vinyl cladding. Glazing shall be double glazed low e. Cladding standard color shall be by Owner. Charcoal color alum screens shall be supplied with all windows.

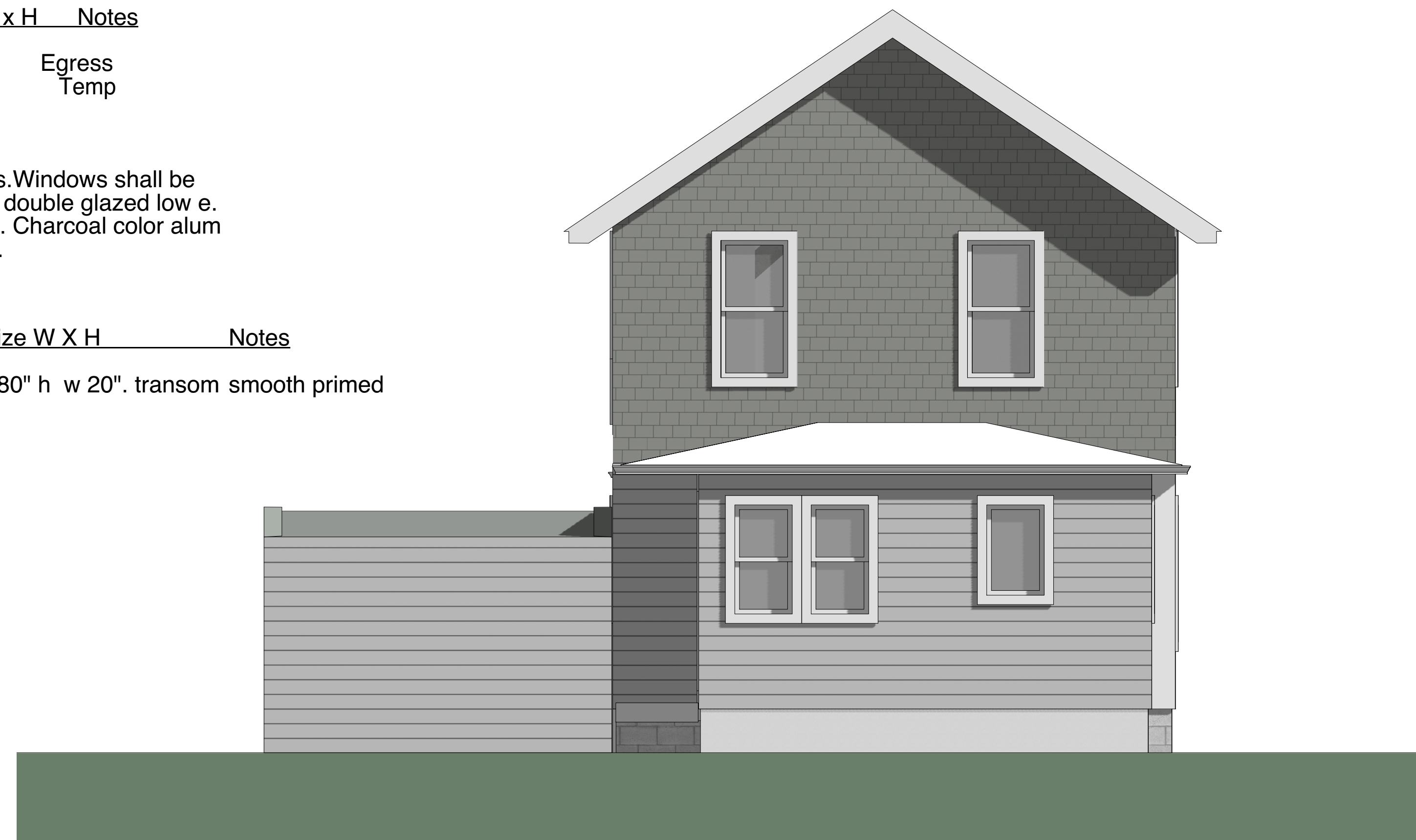
**DOOR SCHEDULE**

Mark	Jeldwin#	Type	Unit Size W X H	Notes
D1	3680	1/2 lite Fiberglass	36" w x 80" h w 20". transom smooth primed	



**4 SOUTH ELEVATION-EXISTING**

Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



**4 NORTH ELEVATION-EXISTING**

Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht

**NEW ADDITION MATERIAL DESCRIPTION:**

- |  |  |
|--|--|
| <b>ROOF:</b><br>Laminated asphalt shingles - to match existing | <b>CORNER BOARDS"</b><br>none (use 1/2 x 8 alum bevel corners) |
| <b>FASCIA:</b><br>5/4" X 6" wd board                           | <b>BAND BOARD:</b><br>none                                     |
| <b>GUTTERS:</b><br>5" K style alum gutters                     | <b>SIDING:</b><br>5/16" x 6" Cement Board with 4-1/2" exposure |
| <b>GABLE RAKE BOARD</b><br>5/4" x 6" board                     | <b>EXPOSED FOUNDATION:</b><br>CMU with thorseal coating        |
| <b>FRIEZE BD (BELOW RAKE)</b><br>none                          | <b>WINDOW CASING:</b><br>5/4" X 2" Wood                        |
| <b>SOFFITS:</b><br>3/4" perf 5/16" cement board                | <b>DOOR CASING:</b><br>5/4" X 2" Wood                          |

**EXISTING HOUSE MATERIAL DESCRIPTION:**

- |  |  |
|--|--|
| <b>ROOF:</b><br>Laminated asphalt shingles - | <b>SIDING (upper):</b><br>Wood shingles with 5" exposure       |
| <b>FASCIA:</b><br>5/4" X 6" wd board         | <b>SIDING (lower):</b><br>Beveled wood siding with 4" exposure |
| <b>WINDOW CASING:</b><br>5/4" x 5" wood      |  |



**2 SOUTH ELEVATION-PROPOSED**

Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht



**2 NORTH ELEVATION-PROPOSED**

Scale: 3/32" = 1'-0" on 8 1/2" x 11" sht

HDC SUBMITTAL: 09 20 19