

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 620 Second Street, Application Number HDC19-131

DISTRICT: Old West Side Historic District

REPORT DATE: August 15, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 12, 2019

	OWNER	APPLICANT
Name:	William Hall & Sheila Hall	Michael Klement, AIA
Address:	42361 Fountain Park Dr, apt 162 Novi, MI 48375	2301 Platt, Suite 30 Ann Arbor, MI 48104
Phone:	(248) 252-8188	(734) 769-9784

BACKGROUND: This 2 ½ story gable-fronter features a nearly full-width front porch, front cornice returns, and a rusticated block foundation. It appears in the 1898 City Directory as the home of Julius and Otilie Bethke, the great-grandparents of the applicant. Correspondence in the file from Maxine Hall, the Bethke's granddaughter and the applicant's mother, explains that she grew up in the house and gives more family history.

In 1997, the porch was repaired and rebuilt to match the original. In 2009, the HDC approved an application to install a steel exterior door on the side of the house.

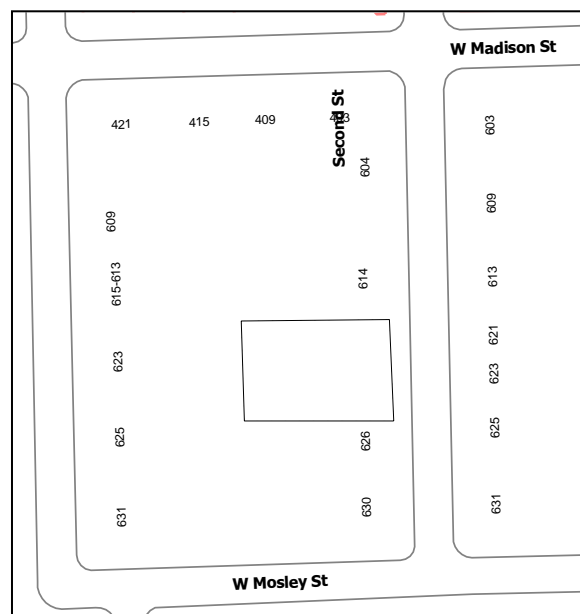
LOCATION: The site is located on the west side of Second Street, south of West Madison and north of West Mosley Street.

APPLICATION: The applicant seeks HDC approval to remove a modern rear addition and construct a two-story rear addition and patio.

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.

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.

STAFF FINDINGS:

1. This two-bedroom house has a non-historic rear bathroom addition that does not appear on 1947 aerial photos. It would be removed and replaced with a 505 square foot two-story addition. The two-story portion is narrower and sits behind the house. The one-story extends into the north side yard a few feet beyond the historic house. On the garage side is a small covered entry porch, with stairs to the driveway or backyard and a ramp paralleling the driveway stairs.
2. The lot is extra-large, but an existing two-car garage close to the rear of the house makes it difficult to center an addition on the back of the historic house. Staff was initially concerned about the protrusion of the addition into the side yard, but the design was modified to minimize the amount of visible first floor roof while hiding the two-story addition behind the building. The result is a complementary design that impacts only half of the rear elevation and preserves the second-story rear corner of the house and its corner returns.
3. The addition is proposed to be clad in 4" exposure fiber cement board with boral trim. Windows are vinyl clad, double-hung or casement Andersens. A window schedule and detailed materials list are included in the packet. A paver patio is appropriately located behind the house with a path to the new back door.
4. The 505 square foot addition increases the 1,400 square foot pre-1945 floor area of the house by 36%. The footprint increases from 700 square feet to 334 square feet, or 48%.
5. Staff's opinion is that the work is appropriate and does not destroy historic materials features, spaces, or spatial relationships that characterize the property. It is differentiated adequately while remaining complementary to the historic house and district.

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 then make a report of their findings at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 620 Second Street, a contributing property in the Old West Side Historic District, to remove a modern rear addition and construct a two-story rear addition and patio, 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*, 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 District or Neighborhood Setting and New Additions.

MOTION WORKSHEET

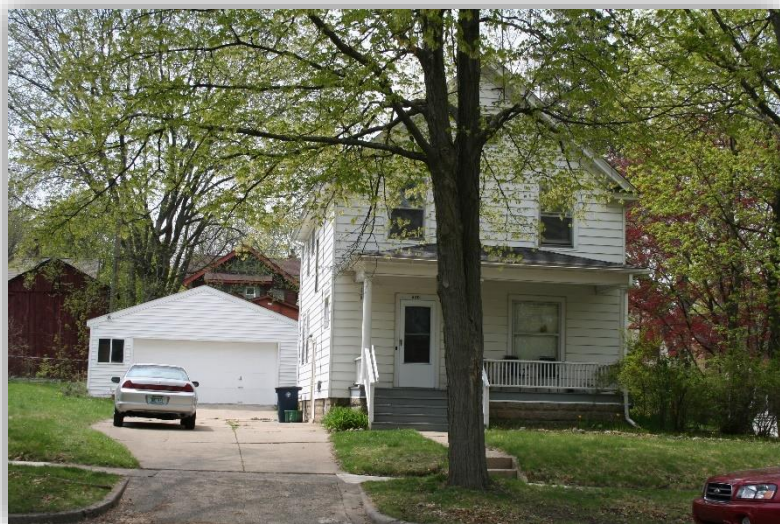
I move that the Commission issue a Certificate of Appropriateness for the work at 620 Second Street in the Old West Side Historic District

_____ 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, materials details

620 Second Street (2008 Survey Photos)





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# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER WILLIAM HALL & SHEILA HALL		HISTORIC DISTRICT OLD WEST SIDE
PROPERTY ADDRESS 620 SECOND STREET		CITY ANN ARBOR
ZIP CODE 48103	DAYTIME PHONE NUMBER (248) 252-8188	EMAIL ADDRESS WHALL34194@AOL.COM
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 42301 FOUNTAIN PARK DR., APT. 102		CITY NOVI
		STATE, ZIP MI, 48375

PROPERTY OWNER'S SIGNATURE

SIGN HERE  PRINT NAME **WILLIAM HALL** DATE **7/10/19**

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) MICHAEL KLEMENT, AIA ARCHITECTURAL RESOURCE			
ADDRESS OF APPLICANT 2301 PLATT, SUITE 30			CITY ANN ARBOR
STATE MICHIGAN	ZIP CODE 48104	PHONE / CELL # (734) 769.9784	FAX No (734) 769.9784
EMAIL ADDRESS MKLEMENT@ARCHITECTURALRESOURCE.COM			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE  PRINT NAME **x MICHAEL KLEMENT** DATE **7/10/19**

BUILDING USE - CHECK ALL THAT APPLY

SINGLE FAMILY DUPLEX RENTAL MULTIPLE FAMILY COMMERCIAL INSTITUTIONAL

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



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.

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:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

To: City of Ann Arbor Historic District Commission
From: Architectural Resource, LLC
Project: 620 Second Street, Two-Story Rear Addition
Re: HDC Submission Supplemental Materials

Item 1: Summary of the Proposed Changes:

The Owners wish to remodel a portion of the existing home's interior by removing a shed roofed rear vestibule and bathroom of non-historic character and in its place add a 505 square foot, two-story, addition as well as a new rear porch. The first floor addition will be a new entry/mudroom, bedroom and bath. The second floor addition above will be a bedroom with an adjacent bathroom remodel.

Item 2: Description of the Existing Property:

The existing home is an 1890's 1,400 square foot two-story Vernacular Gable Fronter with a hipped front porch and a cross gable dormer. A shed roofed rear vestibule and bathroom of non-historic character had been added to the home in the 1960's. The rear vestibule is in disrepair.

Item 3: Reasons for the Proposed Changes:

The Owners are returning to Ann Arbor to retire in a home they have had in the family for generations. The existing home has no first floor bedroom to accommodate our aging clients. Additionally, they have a large extended family and the current two-bedroom home does not provide sufficient sleeping accommodations for their visiting family. The proposed design solution provides the Owner's the desired space, albeit modest, for their needs as well as returning kids and grandkids and updates the home to modern space and function requirements. The proposed addition has been designed working in close coordination with the Planning staff to be in compliance with the HDC regulations and guidelines.

Item 4: Additional information to further explain or clarify the proposal:

Architectural Drawings

Attached 1:20 scale site plan and 1/8" plans and elevations

New Finish Materials Specifications House and Garage additions:

House Main Roof: Asphalt 3-tab shingles

House Porch Roof:	Asphalt 3-tab shingles
Gutters:	K-Style. 5" aluminum
Fascia:	Boral 5/4 x 4 board
Soffit:	Boral 5/4 x 4 board (vented)
Clapboard Siding:	Fiber cement board, nominal 5/16" x 5 1/4" with 4" exposure
Corner Boards:	Boral 5/4 x 4 board (to match that of original corner boards below aluminum siding - see attached image)
Window Casing:	Boral 5/4 x 4 board
House Windows:	Anderson, 200 series, Wood Vinyl clad, double hung, at house
Egress Window:	Anderson, 400 series, Wood Vinyl clad, casement at master bedroom with checkrail to simulate double hung
Exterior Doors:	Therma Tru, smooth fiberglass, half lite over double raised panel painted.
Foundation:	Split face CMU above grade
Porch Flooring:	Azek Porch, 1x4, oriented perpendicular to house main facing in alignment with pitch
Porch Ceiling:	Windsor One, beaded ceiling 5/8 x 4", T & G, oriented parallel to floor boards
Porch Column:	HB&G PermaCast Column, plain, non-fluted, tapered, round, style to match existing
Porch Lattice:	Western Red Cedar, 1 3/4" spacing, horizontal pattern
Step Bannister:	2 x 2 balusters spaced 4" apart with 1 x 4 top and bottom rails, pitched top surface
Step Newel Posts:	4 x 4 posts with 1x cladding and 5/4 shaped cap and base
Patio:	pavers, random ashlar pattern, laid up on permeable base



HALL RESIDENCE HDC SUBMISSION

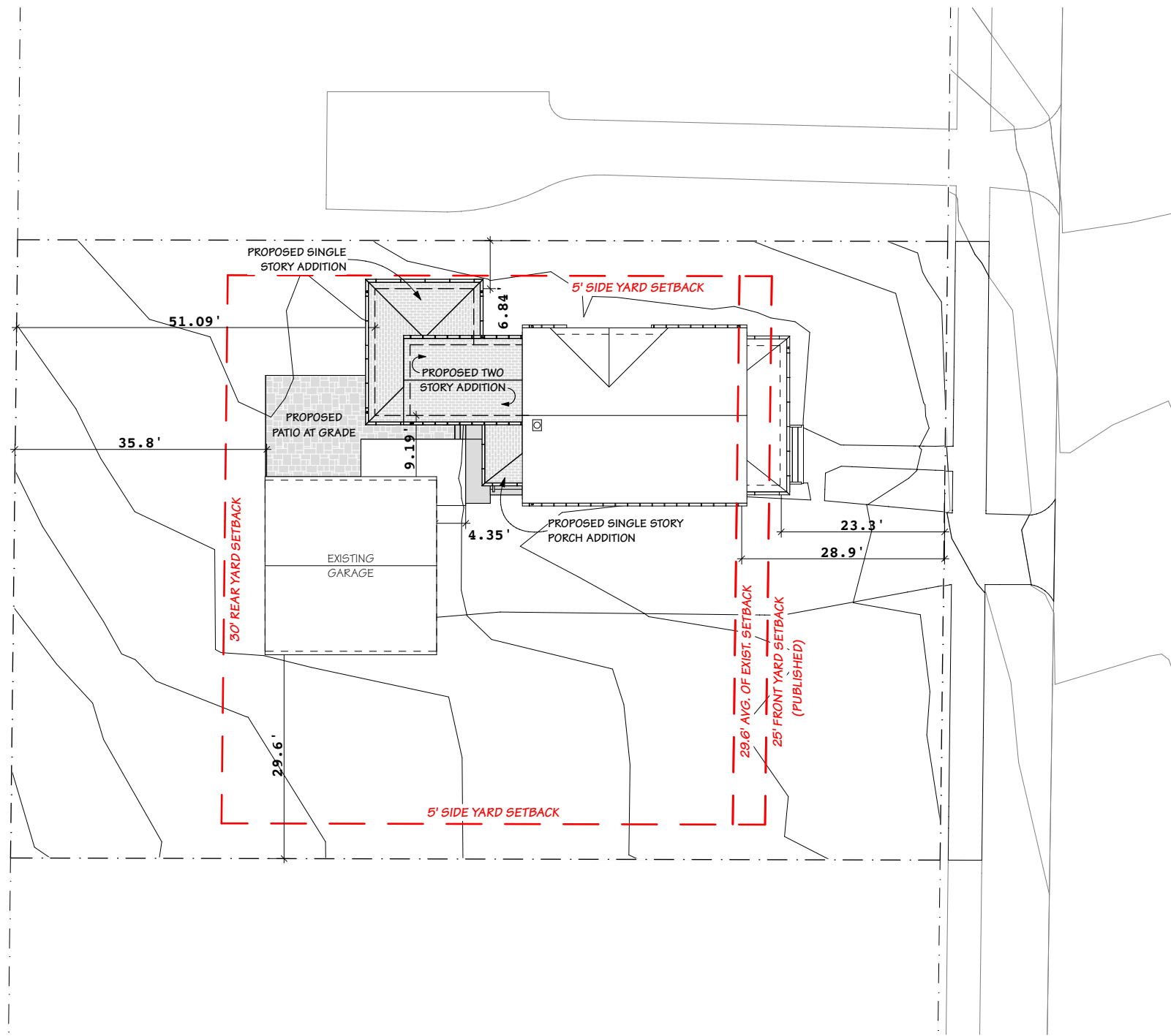
620 SECOND ST.

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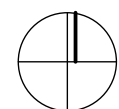
HDC SUBMISSION

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21	EXISTING NORTH ELEVATION
22	PROPOSED NORTH ELEVATION
23	DOOR SCHEDULE
24	WINDOW SCHEDULE

TABLE OF AREAS			
SQUARE FOOTAGE	EXISTING	ADDITION	% INCREASE
FIRST FLOOR	700 S.F.	334 S.F.	
SECOND FLOOR	700 S.F.	171 S.F.	
TOTAL	1,400 S.F.	505 S.F.	36%
FOOTPRINT			
EXISTING	ADDITION	% INCREASE	
FIRST FLOOR	700 S.F.	334 S.F.	47%

HALL RESIDENCE HDC SUBMISSION

SCALE: 1" = 20'



REFERENCE NORTH

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PROPOSED SITE PLAN

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EXISTING NORTHEAST PERSPECTIVE

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EXISTING SOUTHEAST PERSPECTIVE

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EXISTING SOUTHWEST PERSPECTIVE

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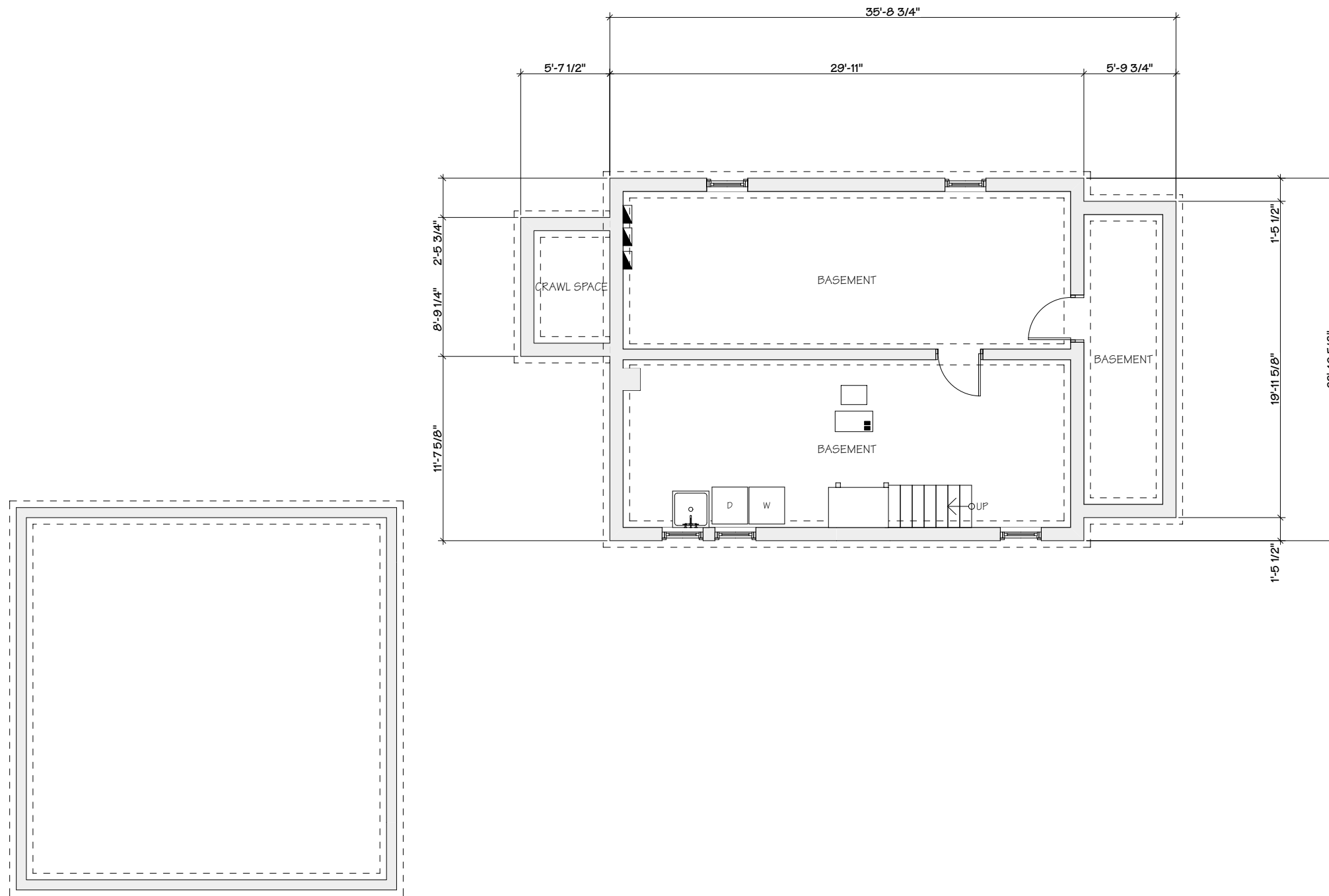
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EXISTING NORTHWEST PERSPECTIVE

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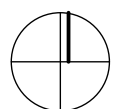
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EXISTING BASEMENT PLAN


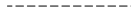

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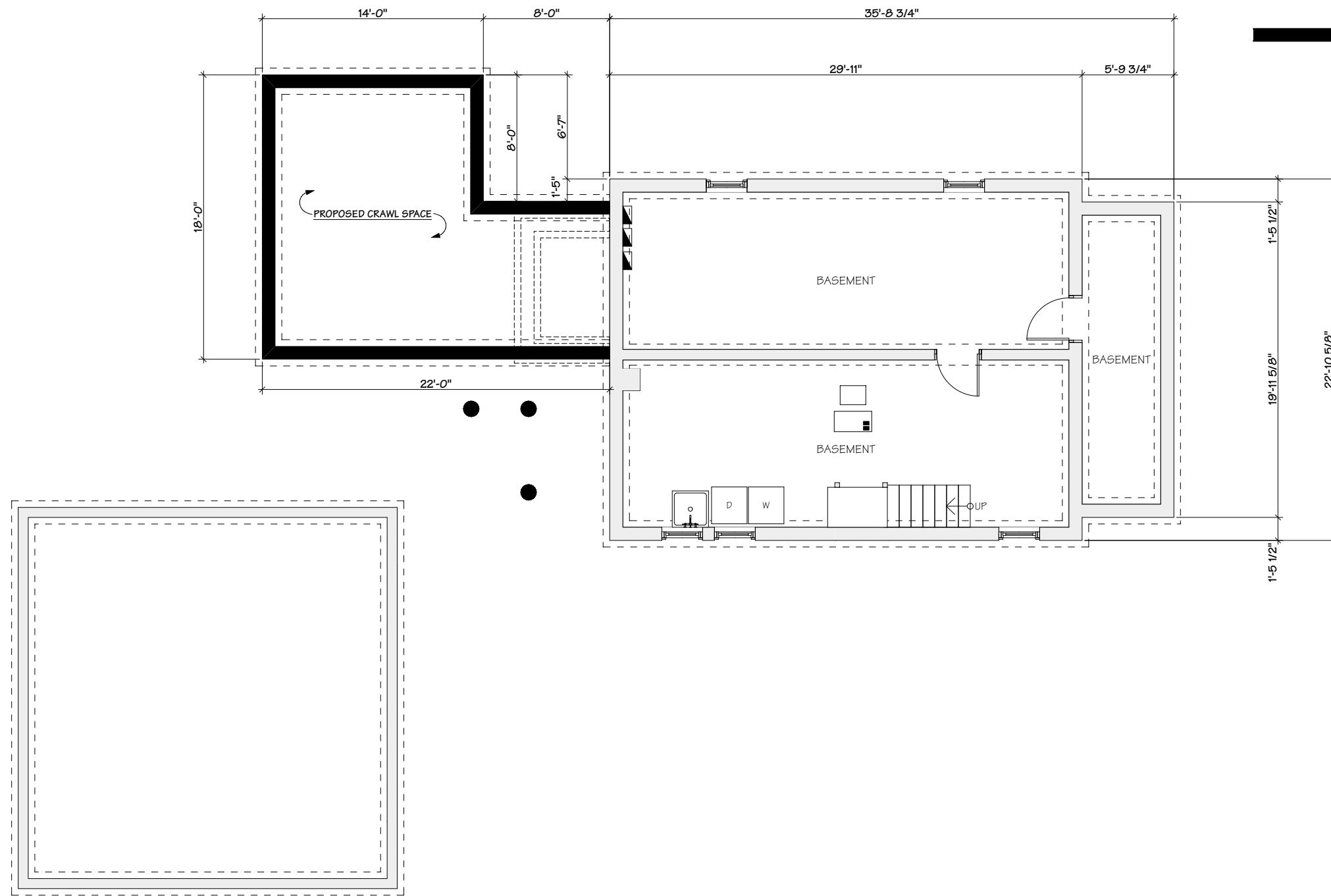


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DD PLAN LEGEND

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-  EXISTING WALL TO BE REMOVED
-  NEW OR MODIFIED EXISTING WALL



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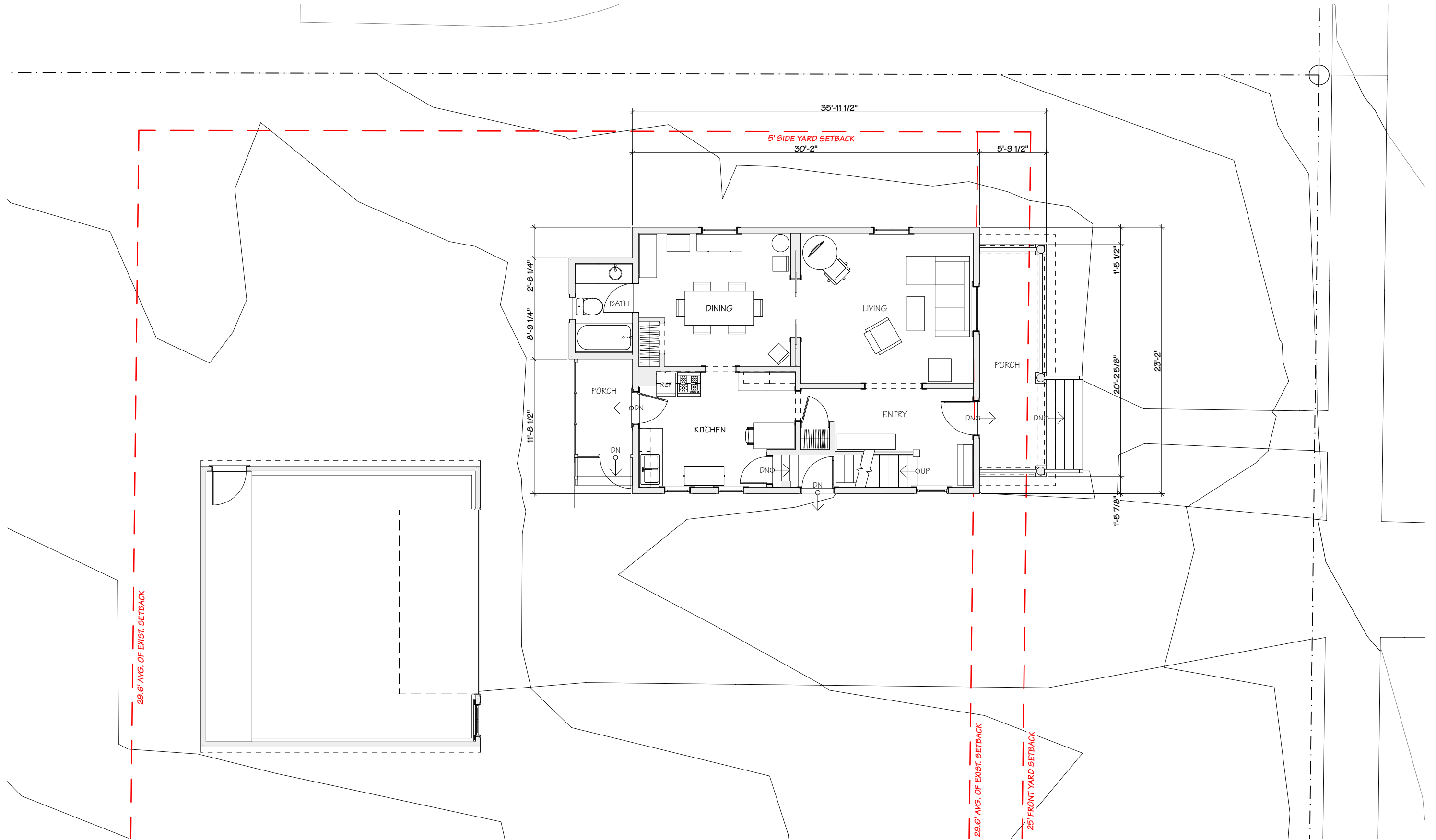
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PROPOSED BASEMENT PLAN

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EXISTING FIRST FLOOR PLAN

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




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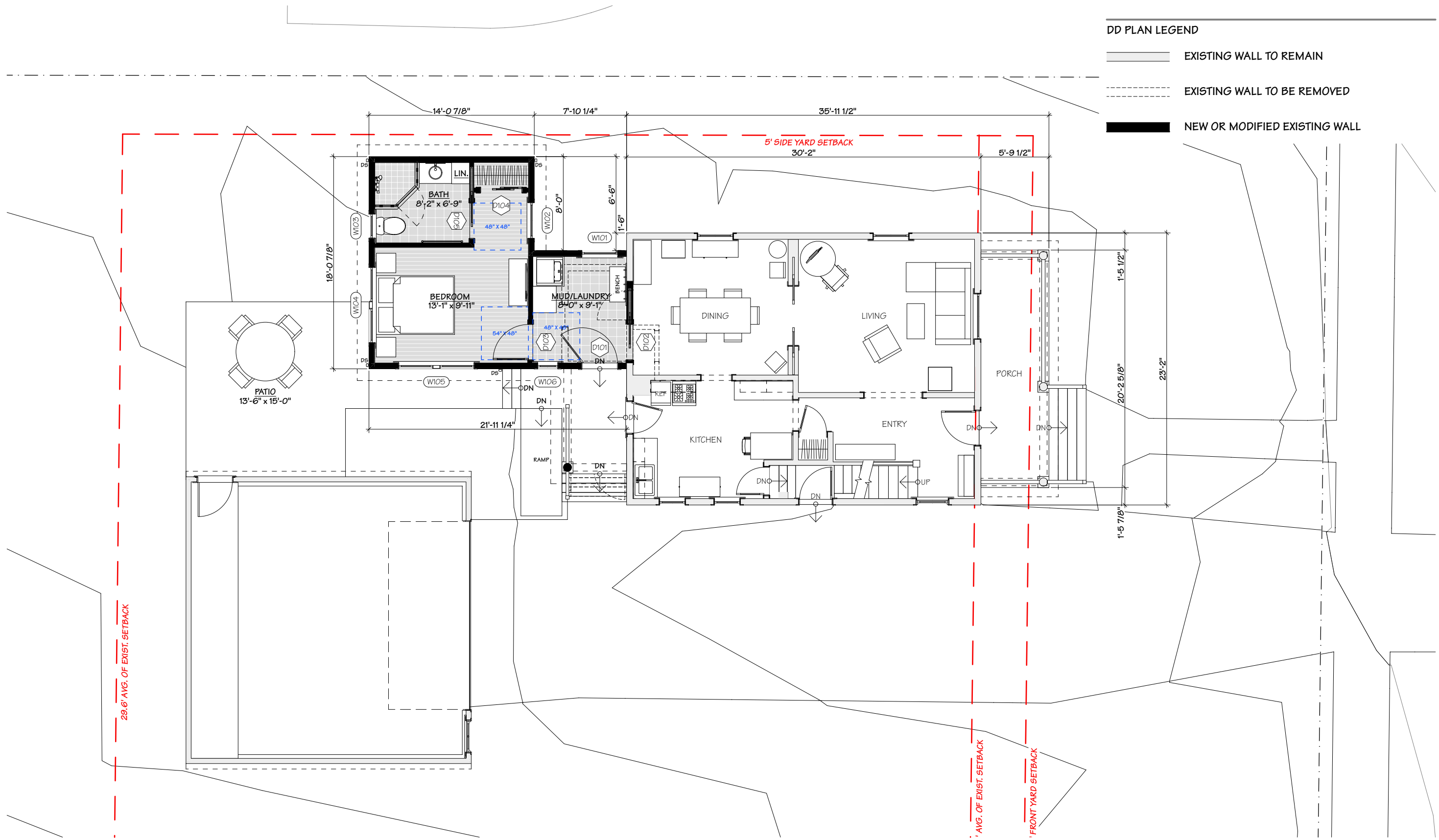
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SCALE: 1/8" = 1'-0"

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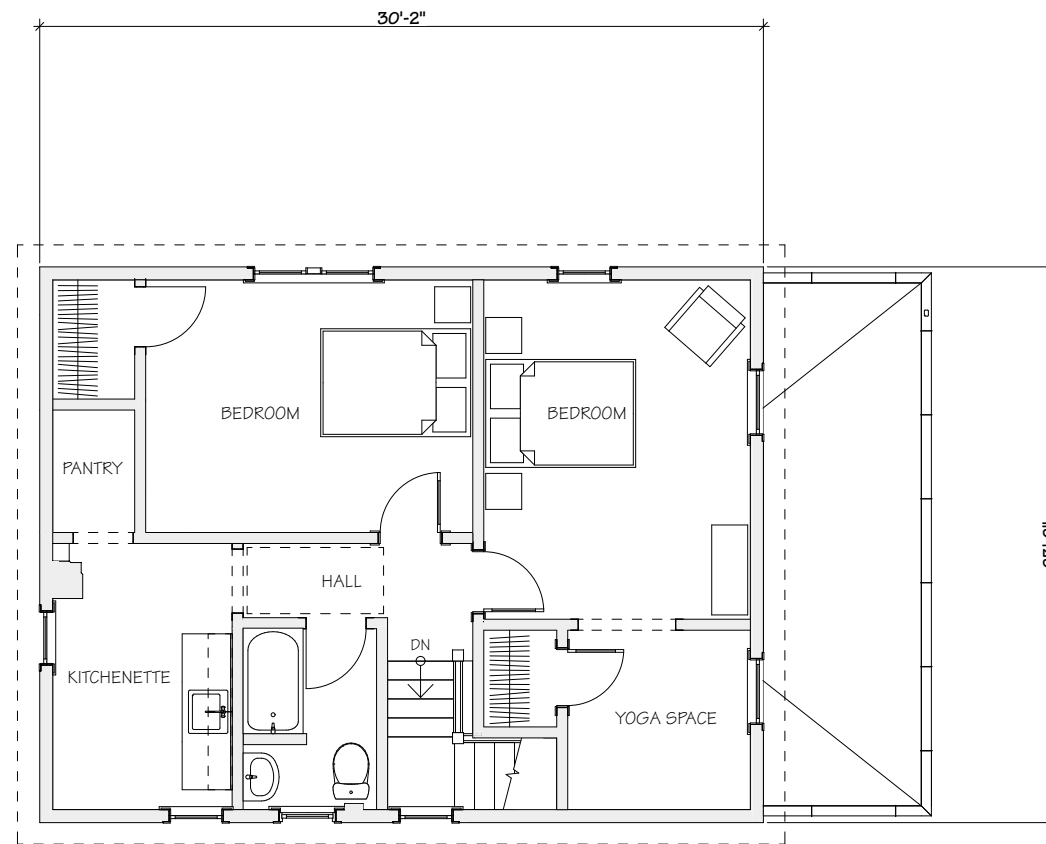
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PROPOSED FIRST FLOOR PLAN

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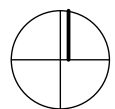
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EXISTING SECOND FLOOR PLAN




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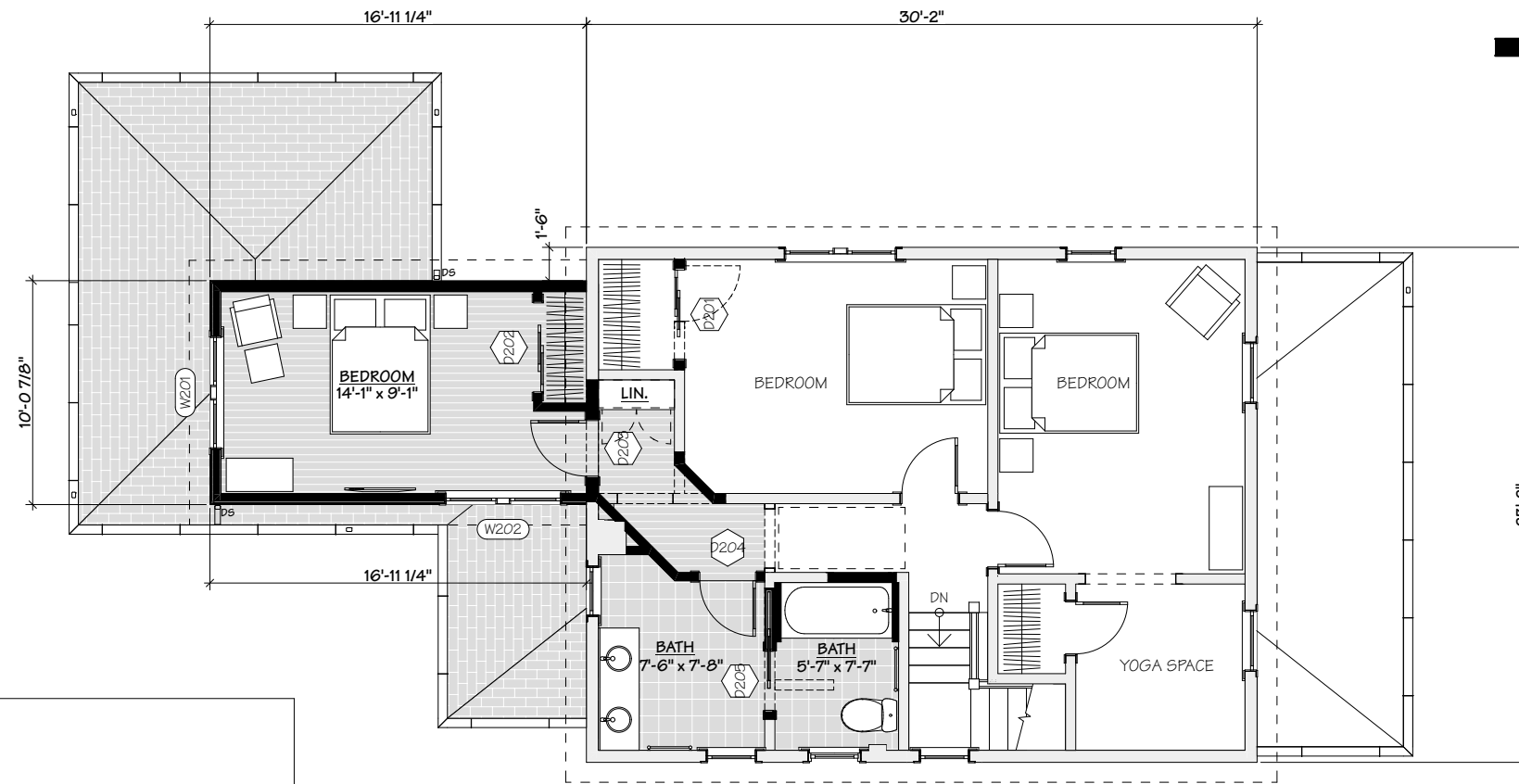


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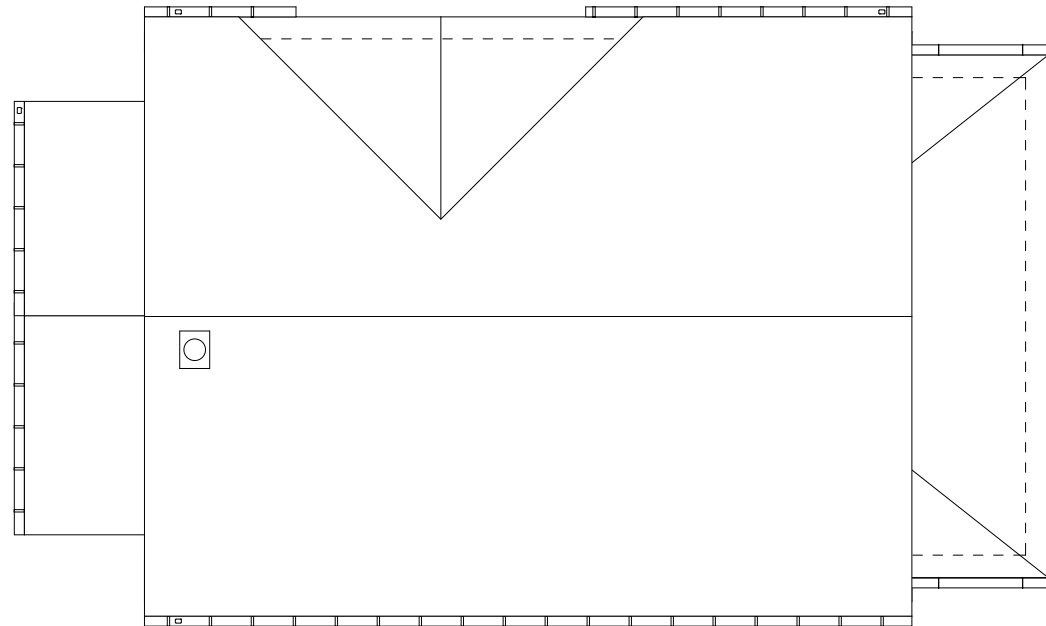
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PROPOSED SECOND FLOOR PLAN

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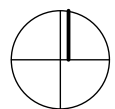
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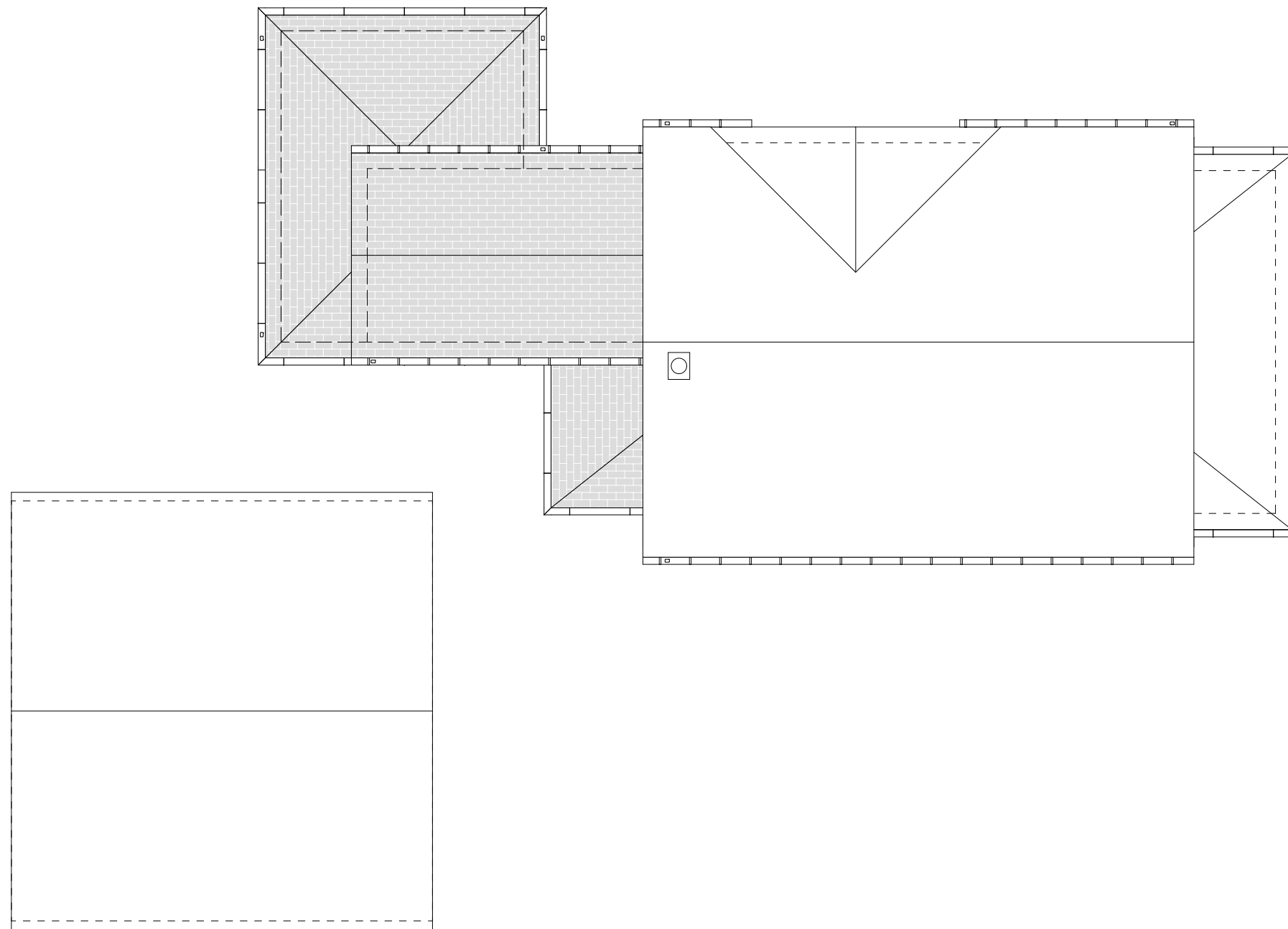
EXISTING ROOF PLAN

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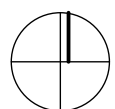
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PROPOSED ROOF PLAN

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

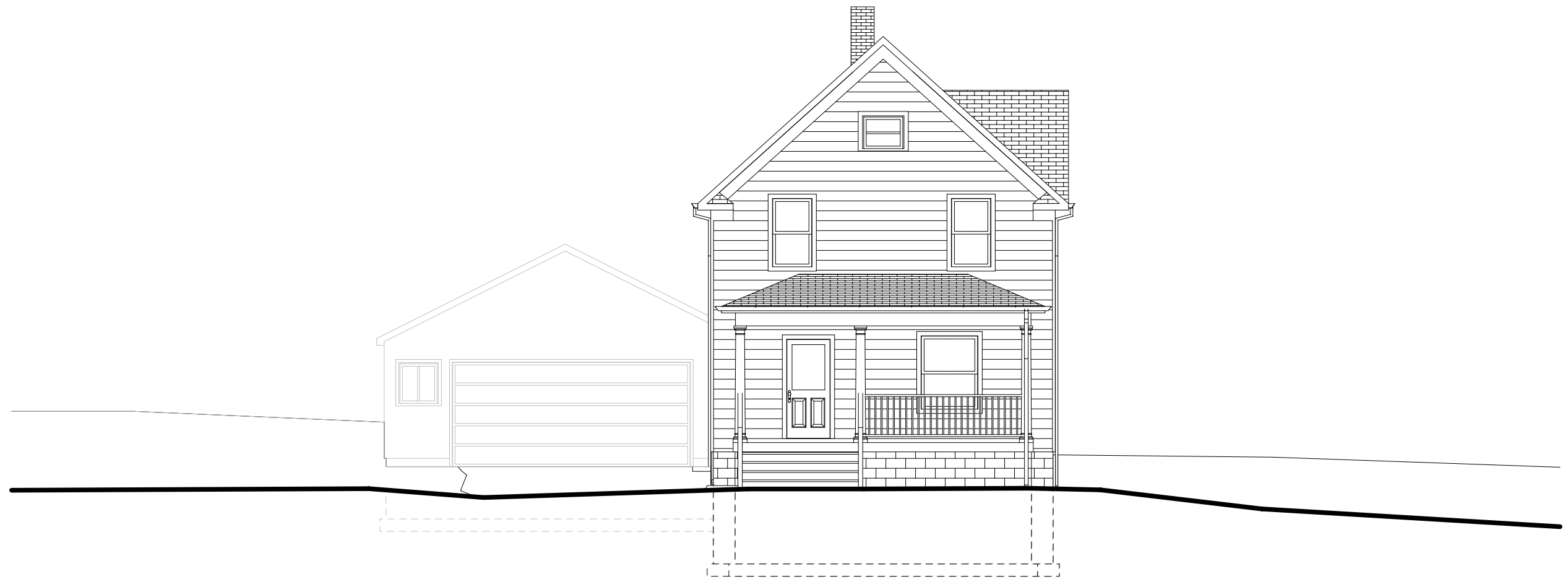
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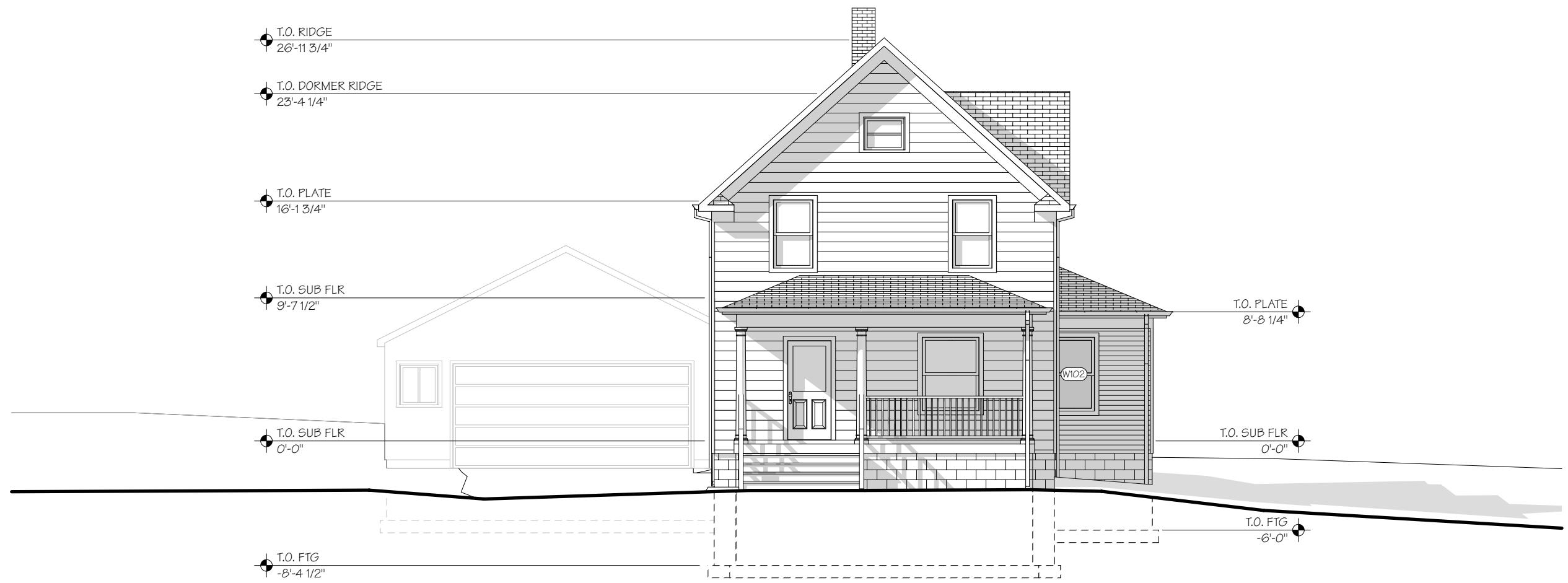
EXISTING EAST ELEVATION

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

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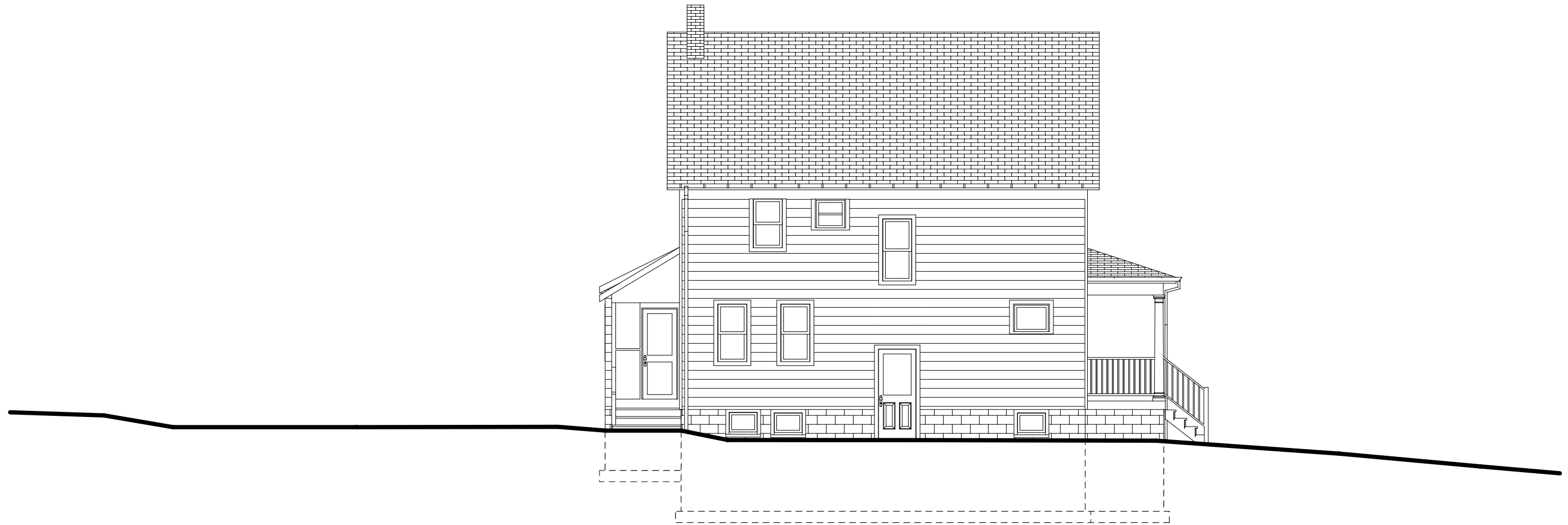
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PROPOSED EAST ELEVATION

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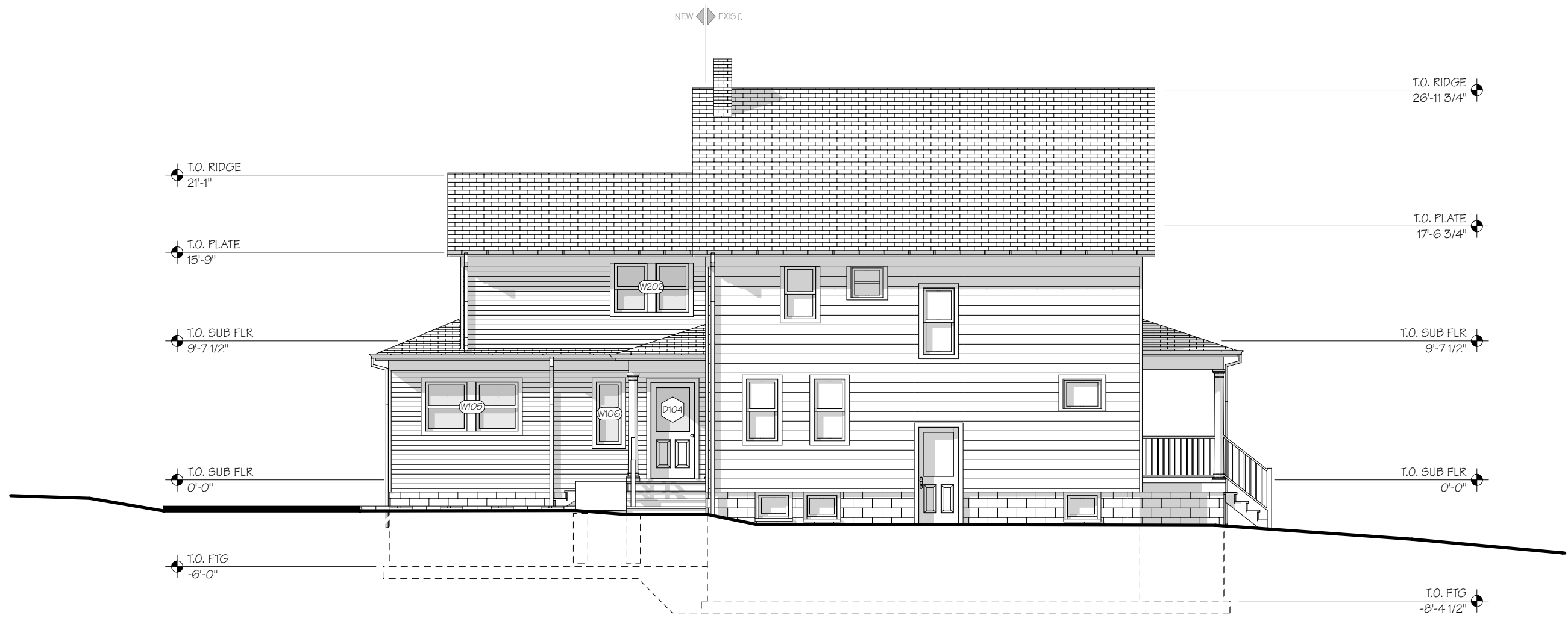
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EXISTING SOUTH ELEVATION

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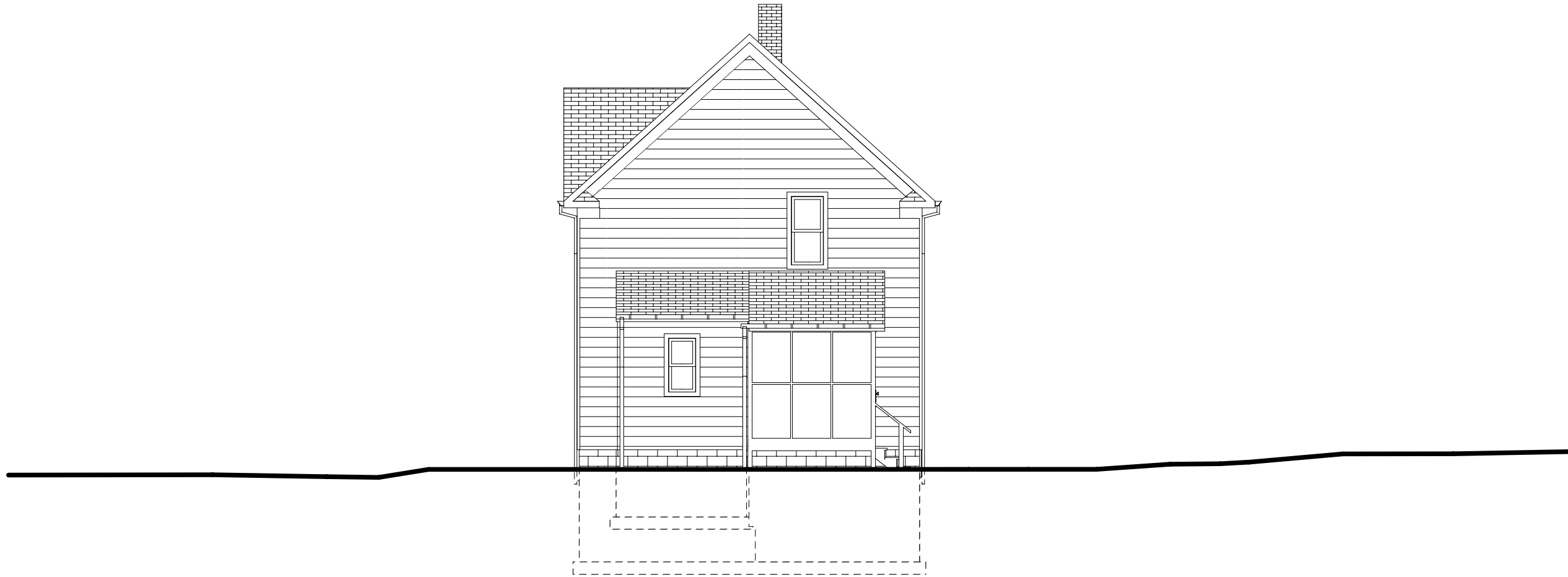
PROPOSED SOUTH ELEVATION

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

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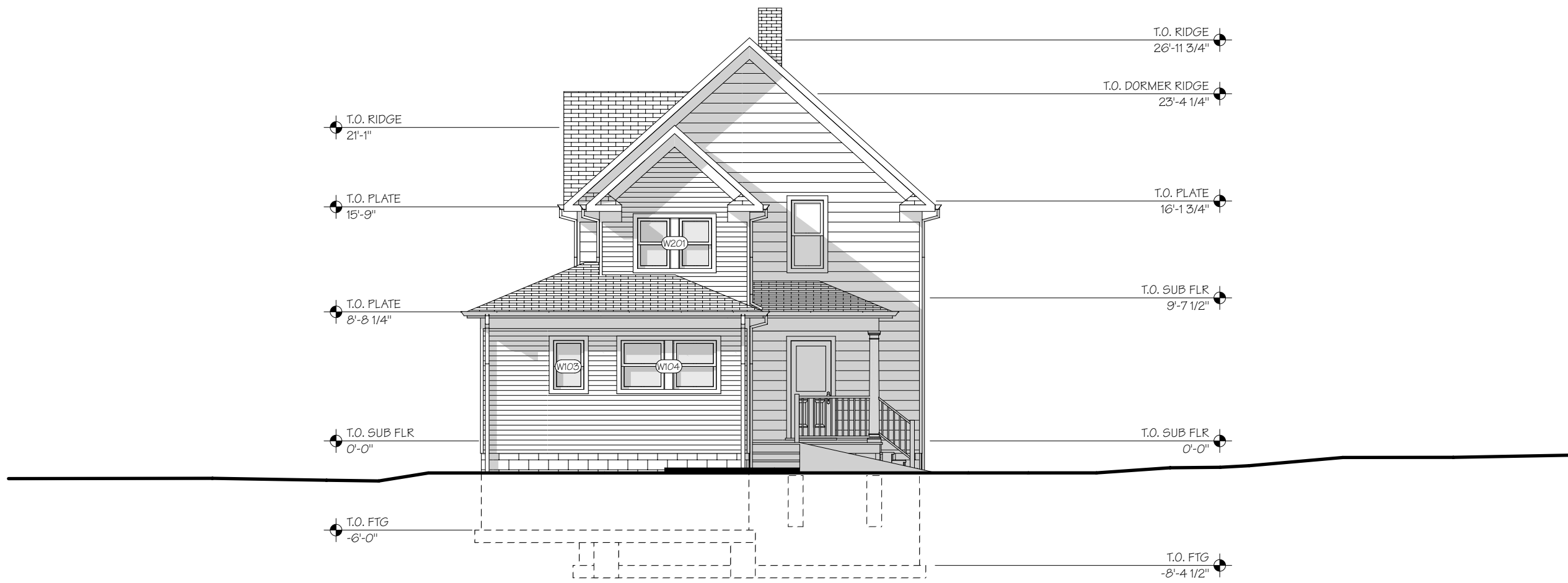
EXISTING WEST ELEVATION

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

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HALL RESIDENCE HDC SUBMISSION

620 SECOND ST.

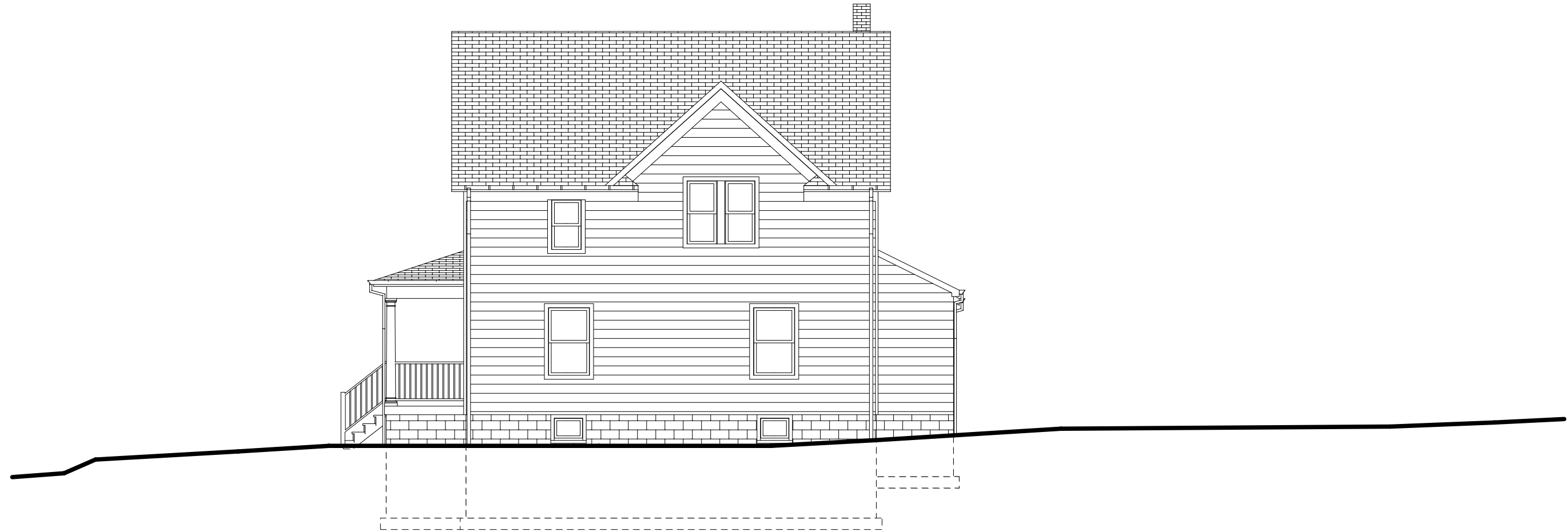
PROPOSED WEST ELEVATION

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

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

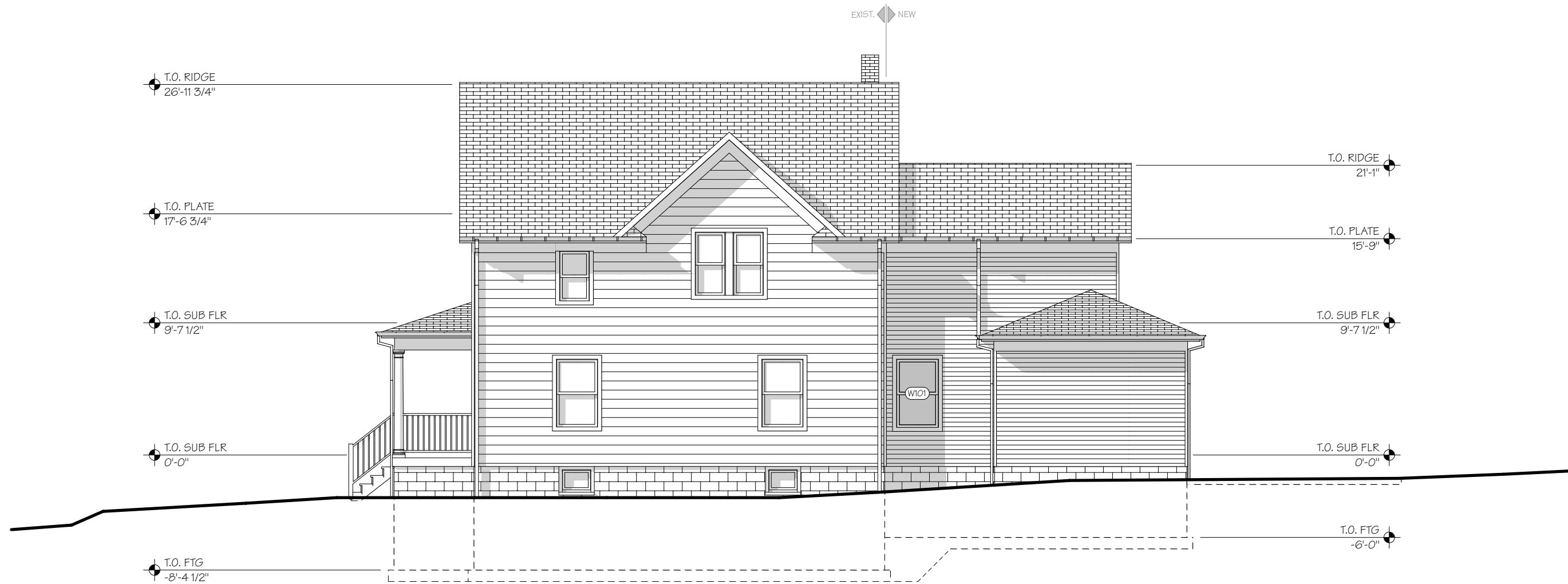
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EXISTING NORTH ELEVATION

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PROPOSED NORTH ELEVATION

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

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EXISTING DOOR SCHEDULE			
TAG	DOOR SIZE (WxH)	DOOR TYPE	NOTES
FIRST FLOOR			
ED100	2'-8"x6'-8"	SWING	WEST ENTRY
ED101	2'-9"x6'-8"	SWING	SOUTH ENTRY
ED102	2'-10 3/4"x6'-8"	SWING	EAST ENTRY

NEW DOOR SCHEDULE			
TAG	DOOR SIZE (WxH)	DOOR TYPE	NOTES
FIRST FLOOR			
D101	3'-0"x6'-8"	SWING	NEW SOUTH ENTRY
D102	3'-0"x6'-8"	POCKET	
D103	3'-0"x6'-8"	SWING	
D104	3'-6"x6'-8"	BY-PASS	
D105	3'-0"x6'-8"	POCKET	
SECOND FLOOR			
D201	4'-0"x6'-8"	BY-PASS	
D202	4'-0"x6'-8"	BY-PASS	
D203	2'-6"x6'-8"	SWING	
D204	2'-6"x6'-8"	SWING	
D205	2'-8"x6'-8"	POCKET	

EXISTING WINDOW SCHEDULE			
TAG	WINDOW SIZE (WxH)	WINDOW TYPE	NOTES
FIRST FLOOR			
EW100	2'-3"x4'-4 1/2"	DOUBLE HUNG	SOUTH KITCHEN
EW101	2'-3"x4'-4 1/2"	DOUBLE HUNG	SOUTH KITCHEN
EW102	2'-9"x2'-3"	FIXED	SOUTH ENTRY
EW103	3'-11"x5'-0 1/2"	DOUBLE HUNG	EAST LIVING ROOM
EW104	3'-1"x5'-0 1/2"	DOUBLE HUNG	NORTH LIVING ROOM
EW105	3'-1"x5'-0 1/2"	DOUBLE HUNG	NORTH DINING ROOM
SECOND FLOOR			
EW200	2'-3"x4'-8 1/2"	DOUBLE HUNG	EAST BATHROOM
EW201	2'-3"x3'-8 3/4"	DOUBLE HUNG	SOUTH BATHROOM
EW202	2'-4"x2'-4"	FIXED	SOUTH BATHROOM
EW203	2'-3"x4'-8 1/2"	DOUBLE HUNG	SOUTH STAIR
EW204	2'-9"x4'-8 1/2"	DOUBLE HUNG	EAST YOGA SPACE
EW205	2'-9"x4'-8 1/2"	DOUBLE HUNG	EAST BEDROOM
EW206	2'-3"x3'-8 3/4"	DOUBLE HUNG	NORTH BEDROOM
EW207	5'-0 1/2"x4'-8 1/2"	(2) DOUBLE HUNG	NORTH BEDROOM
NEW WINDOW SCHEDULE			
TAG	WINDOW SIZE (WxH)	WINDOW TYPE	NOTES
FIRST FLOOR			
W101	3'-1 5/8"x5'-0 7/8"	DOUBLE HUNG	ANDERSEN 200 SERIES - TILT WASH
W102	3'-1 5/8"x5'-0 7/8"	DOUBLE HUNG	EGRESS - ANDERSEN 200 SERIES - TILT WASH
W103	2'-1 5/8"x3'-4 7/8"	DOUBLE HUNG	ANDERSEN 200 SERIES - TILT WASH
W104	6'-6"x3'-4 7/8"	(2) DOUBLE HUNG	ANDERSEN 200 SERIES - TILT WASH
W105	6'-6"x3'-6"	(2) DOUBLE HUNG	ANDERSEN 200 SERIES - TILT WASH
W106	1'-9 5/8"x4'-4 7/8"	DOUBLE HUNG	ANDERSEN 200 SERIES - TILT WASH
SECOND FLOOR			
W201	5'-1"x3'-6"	(2) DOUBLE HUNG	ANDERSEN 200 SERIES - TILT WASH
W202	5'-3"x3'-6"	(2) CASEMENT	EGRESS - ANDERSEN 400 DBL. HUNG APPEARANCE