

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 815 W Jefferson Street, Application Number HDC15-210

DISTRICT: Old West Side Historic District

REPORT DATE: November 12, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: November 9, 2015

	OWNER	APPLICANT
Name:	Kenneth Freeman	Matt Johnson
Address:	815 W Jefferson Ann Arbor, MI 48103	11594 Boyce Rd Stockbridge, MI 49285
Phone:	(734) 645-4021	(734) 260-3369

BACKGROUND: This two-story end-gable home was built in 1923 or 1924 and first occupied by William Wenger, and Wengers continued to live in the house until at least 1940. It features a full-width front porch, and its first-floor stucco with faux-exposed-brick around the openings is presumed to be original, and is unique to the Old West Side.

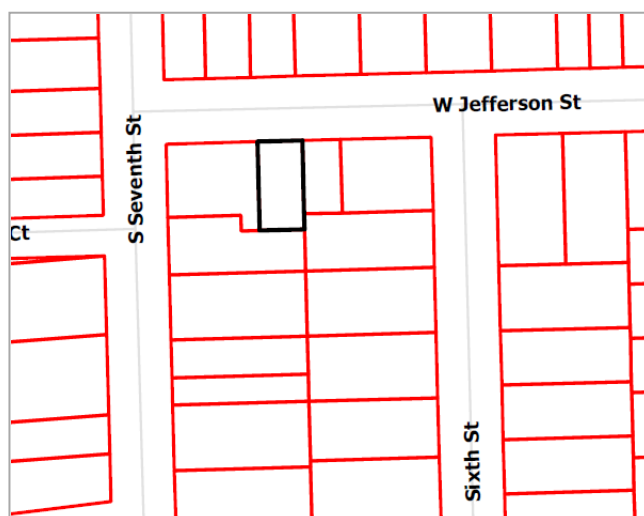
LOCATION: The site is located on the south side of West Jefferson Street, between South Seventh and Sixth Streets.

APPLICATION: The applicant seeks HDC approval to demolish a two-car garage and construct a new garage of the same size, massing, footprint, openings, and materials in its place.

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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Site

Recommended: 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.

Retaining the historic relationship between buildings, landscape features, and open space.

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: 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.

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 Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Residential Accessory Structures

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

STAFF FINDINGS:

1. Staff observed that the condition of the current one-car garage is very poor. The rear wall and the east wall were previously replaced because of a fire, evidence of which is still obvious in other places. The rafters were also previously replaced in a manner that doesn't meet building code in several respects, including a span that is much too long. As a result, the roof sags several inches in the middle. Portions of the other walls are rotted and/or bowing as a result of the fire and water infiltration (despite the owner's attempts to keep a viable roof on the structure). The concrete floor is extremely thin and extensively cracked and broken and was poured over inadequate base materials. The person-door on the east side is an interior-grade door that appears much older than the garage itself. It was probably salvaged from another building when the garage was built. It is in very

poor condition. The double-leaf garage doors are in poor condition.

2. The garage is proposed to be rebuilt to nearly replicate the existing garage, with three modifications: the west side window opening would not be reinstalled, since it faces the neighbor's garage only a few feet away; the double-leaf front doors are proposed to be replaced with a roll-up garage door with a similar window and panel pattern; and a 3' front parapet would be added to hide a low-pitched gable roof designed to mitigate the water infiltration problems on the roof. An existing window would be reused on the east side.
3. Replacing a contributing building wholesale, even with a replica, is usually not acceptable. Since the amount of replacement materials necessary to make the building serviceable again borders on complete replacement, however, staff did not discourage the homeowners from applying to the HDC.
4. The roof is too flat and needs to be pitched, and the new front parapet is less of a departure from the existing appearance than seeing a gable roof on the front of the building.
5. The person door on the east elevation is beyond repair and wouldn't be feasible to replicate exactly. Staff recommends a new wood single-light door with panels as an appropriate replacement door. The garage door is more problematic, since the double-leaf doors are presumed to be original to the structure. The roll-up door that the applicant has proposed to use is about as close in appearance to these doors as a modern-style door can be, since it includes six lights over three panels. Since no historic materials will be left on the garage, staff feels much less strongly about requiring replicas of the double-leaf doors than if this application were only to replace the garage door. Further assessment of the condition of the double doors at the Review Committee visit is necessary for staff to decide whether re-use of the doors is possible, and if not, whether their replacement with a roll-up door is acceptable.
6. With the exception of the questions of the garage door, staff recommends approval of the application. The existing garage is in dangerous condition. Its replacement with a new garage with the same footprint, siding, and openings (minus one window) is appropriate.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 815 W Jefferson Street, a contributing property in the Old West Side Historic District, to demolish the existing garage and reconstruct it as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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, 9, and 10 and the guidelines for building site and neighborhood setting, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 815 W Jefferson 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, letter, drawings, photos

815 W Jefferson (2007 survey photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647
 734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information
Address of Property: <u>815 W. Jefferson</u>
Historic District: _____
Name of Property Owner (If different than the applicant): <u>Kenneth Freeman</u>
Address of Property Owner: <u>815 W. Jefferson</u>
Daytime Phone and E-mail of Property Owner: <u>734-645-4021 Ken.Freeman@a2.net</u>
Signature of Property Owner: <u>Ken Freeman</u> Date: <u>10-22-15</u>
Section 2: Applicant Information
Name of Applicant: <u>Matt Johnson (M.J. Remodeling)</u>
Address of Applicant: <u>11594 Boyce Rd Stockbridge MI 49885</u>
Daytime Phone: <u>(734) 260-3369</u> Fax: <u>()</u>
E-mail: <u>mjohnson916@yahoo.com</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant: <u>Matthew Johnson</u> Date: <u>10/23/15</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."
Please initial here: <u>MJ</u>

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. Demolition of old garage. Construction to new garage.

2. Provide a description of existing conditions. Rotten walls, bad roof, broken concrete floor. See Attached letter

3. What are the reasons for the proposed changes? So they can park there car inside, NOT in the drive or on the street.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. See Attached letter

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

H.D.C.,

Enclosed you will find an application for construction of a new garage at:
815 W. Jefferson

I am submitting an application for a new garage. I understand that according to the HDC I am to restore the garage to the original building. The problem is that the building is in such bad shape that to repair it would be like building the garage from the ground up. The home owner can not even use the garage. They would like to especially in the winter so there car could be off the street. Below I am listing the problems that the building has. I am also attaching pictures so you can see what shape it is in. It is a fairly long list so I appreciate your time.

1. The foundation is cracked and only $\frac{1}{2}$ " deep. (See photo.)
2. The slab is cracked and only $\frac{3}{4}$ " thick. (See photo.)
3. At some time in the past there was a fire in the back so most framing has fire damage. (See photo.)
4. The roof rafters have bowed 1 $\frac{1}{2}$ " -2" from roof weight, age and also that they are only 2"x6" spanning 16 feet. All of the rafters are rotten or cracked. (See photo.)
5. Because of the rafters the sidewalls are bowed out. (See photo.)
6. The roof sheeting is so rotten the entire roof needs to be replaced, when it rains it leaks. (See photo.)
7. The garage entry doors are so rotten that you can only open one and it has been repaired many times. (See photo.)
8. The side entry door is so rotten you can see thru it. (See photo.)
9. The side window is rotten to where it can't be restored. (See photo.)
10. All of the trim and most of the siding is rotten. (See photo.)
11. The back of the garage is thin plywood and is rotten thru. (See photo.)

As you can see it is in very bad shape. The structure is not sound or safe. There are many other item but those are the major ones. I would like to return it to its original state using the same materials and design with a few changes. All the materials are listed on my Materials List that was submitted with the application.

In brief the changes I would like to make are:

1. The homeowner would like an automatic garage door. I can have a custom-made wood garage door that would look like the style of the original door. I have enclosed a copy from the manufacturer so you can see what I am proposing.

2. I would like to put a 3/12 gable roof on to eliminate the flat roof. Flat roofs are not very ideal with the environment we live in (heavy snow and rain). To keep the garage looking like the original I propose to build a false front to cover the front gable end (see drawing A-2).

3. The side entry door is a challenge. It looks like it was an interior door that at some time was installed in the garage. I am researching to try to find a door similar to it. The problem is that I need an exterior door and it is an Interior door. I am hoping that something close to it would be acceptable.

These are the changes that I would like to propose. I realize that with these changes it makes it a little different from the original 1925 garage, but I only propose it to make the garage functional in the modern era. Thru the process of construction I will take great strides to keep in mind I am working on an historical replication. And do very thing I can to make the original builders and the HDC proud.

Enclosed you will find the application, drawings, material list, photos of current garage and samples of proposed materials.

I thank you for taking the time to review my application.

Matt Johnson
M.J. Remodeling LLC

Kenneth & Norma Freeman
815 W. Jefferson St.
Ann Arbor, MI. 48103

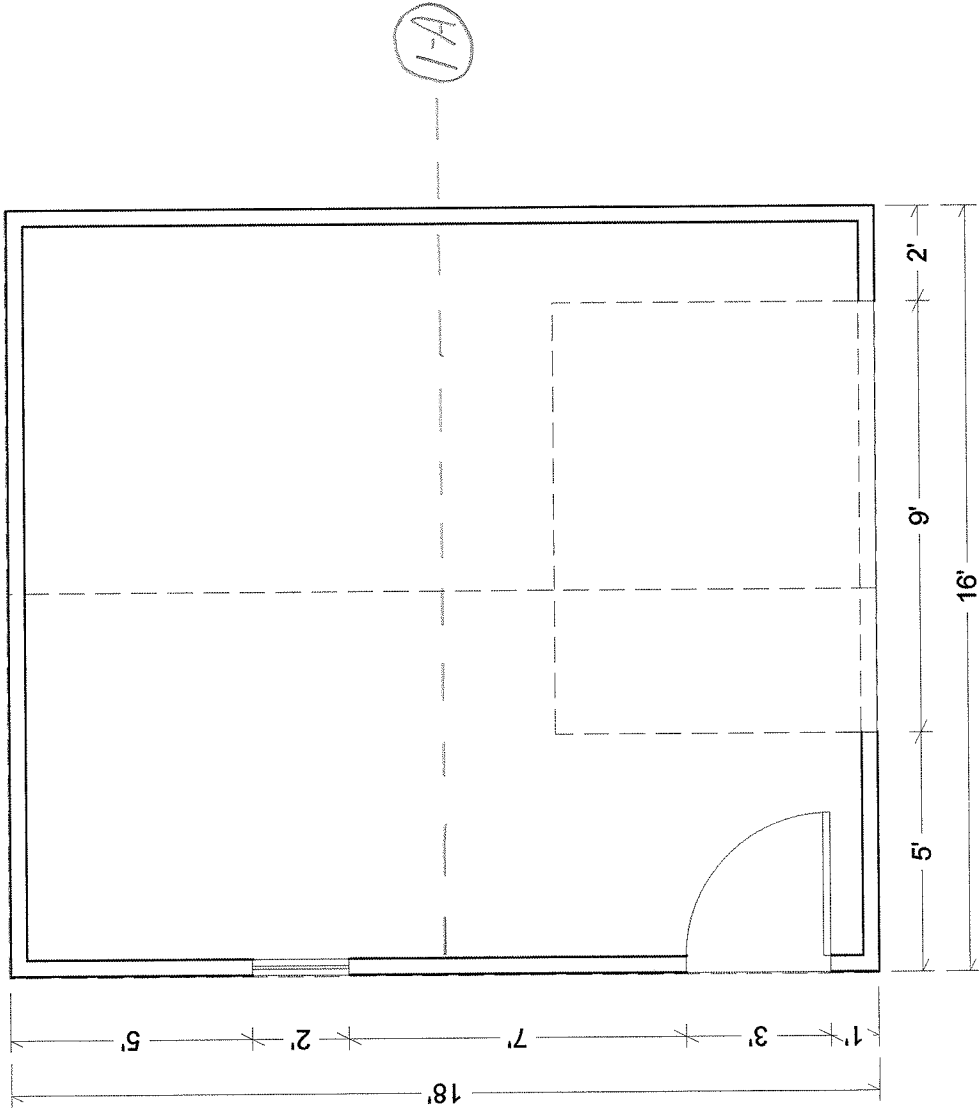
New Garage Construction

Drawing List

A-1 Floor Plan
A-2 North Elevation
A-3 East Elevation
A-4 South Elevation
A-5 Lot Plan
A-6 Section 1-A
F-1 Foundation Plan
E-1 Electrical Plan



M.J. REMODELING

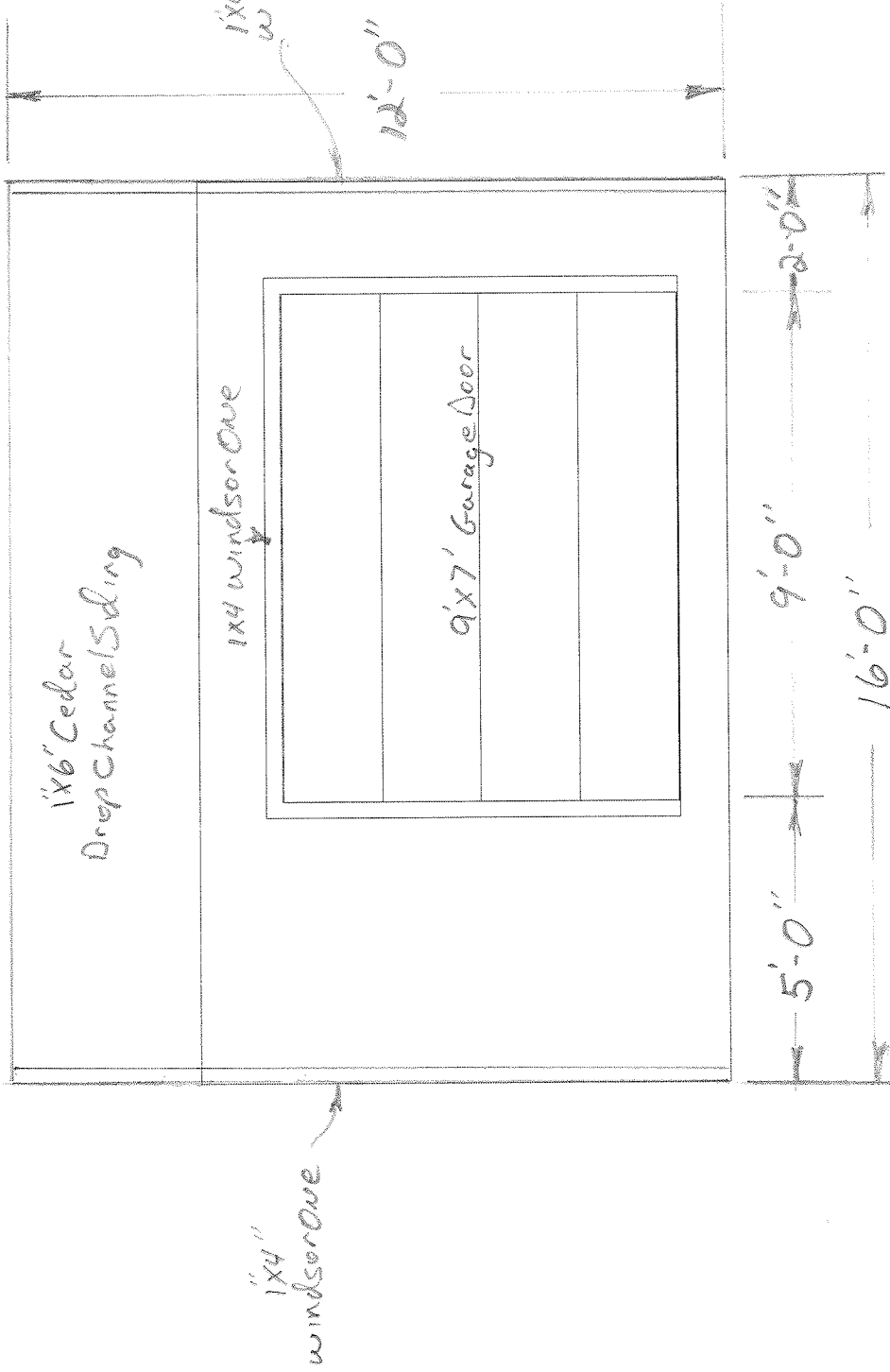


Freeman Garage Floor Plan
288 sq ft



M.J. REMODELING LLC

A-1

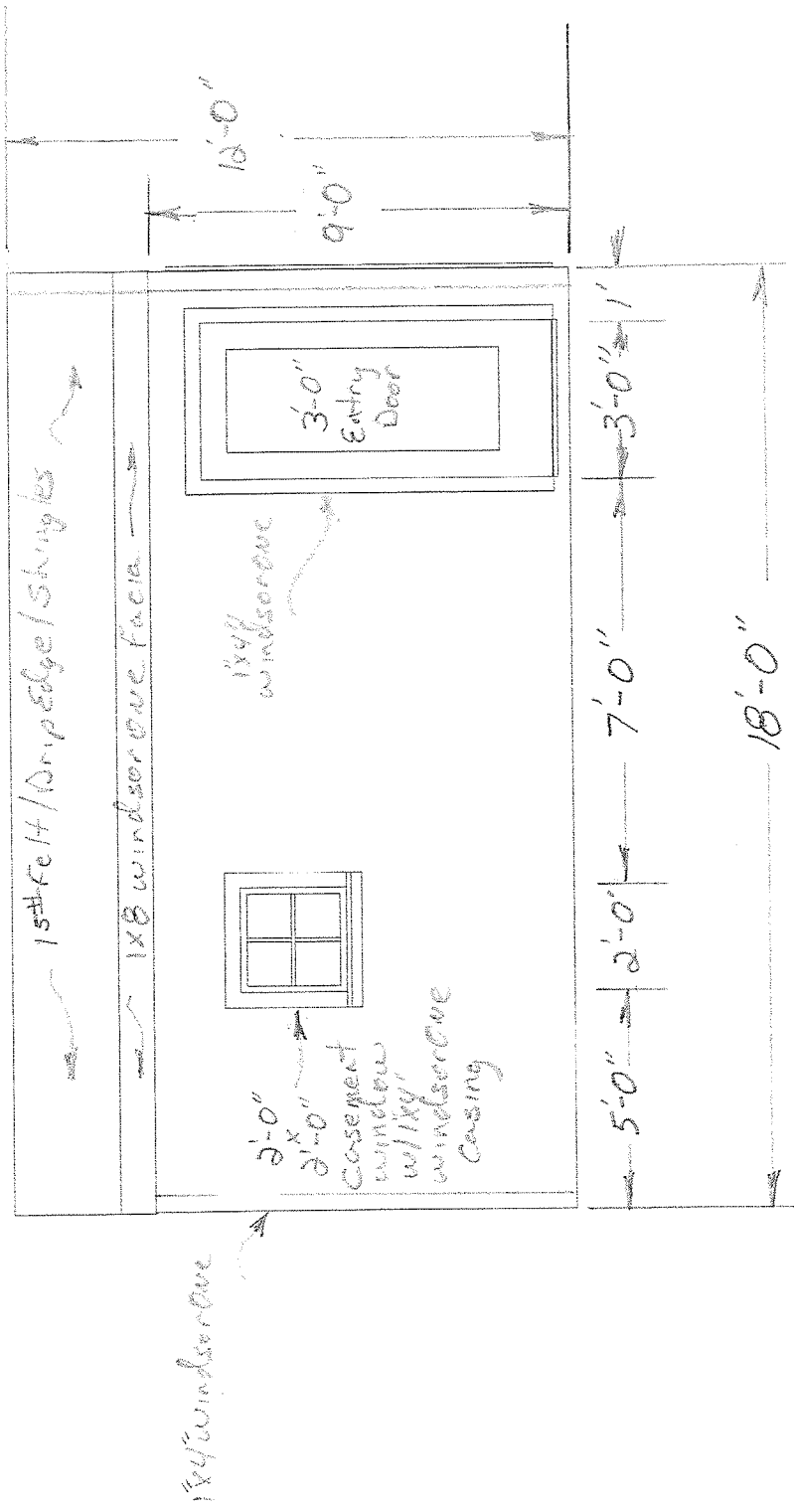


North Elevation
A-2



M.J. REMODELING LLC

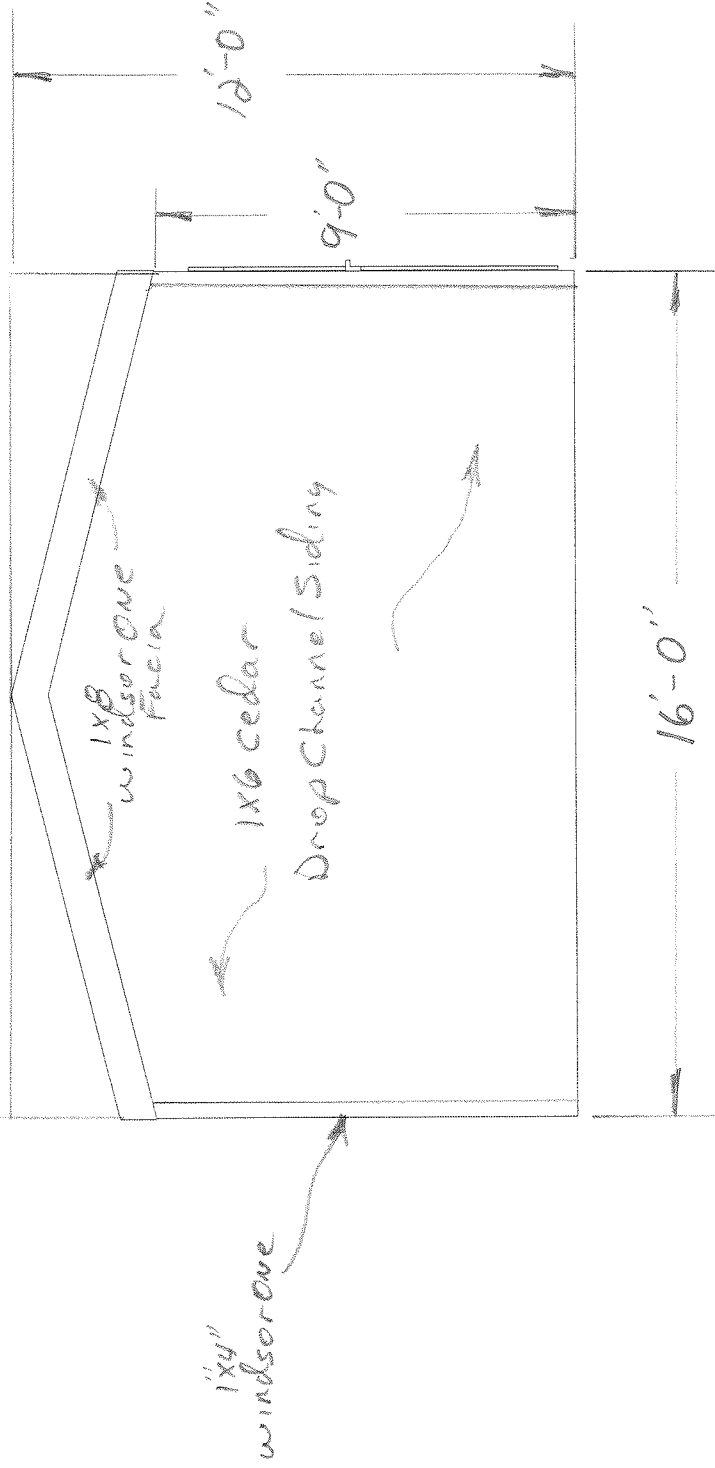
11594 Boyce Rd Stockbridge, MI. 49285 Phone: 734-260-3369 Email: mkjohnson916@yahoo.com



East Elevation
A-3



M.J. REMODELING LLC

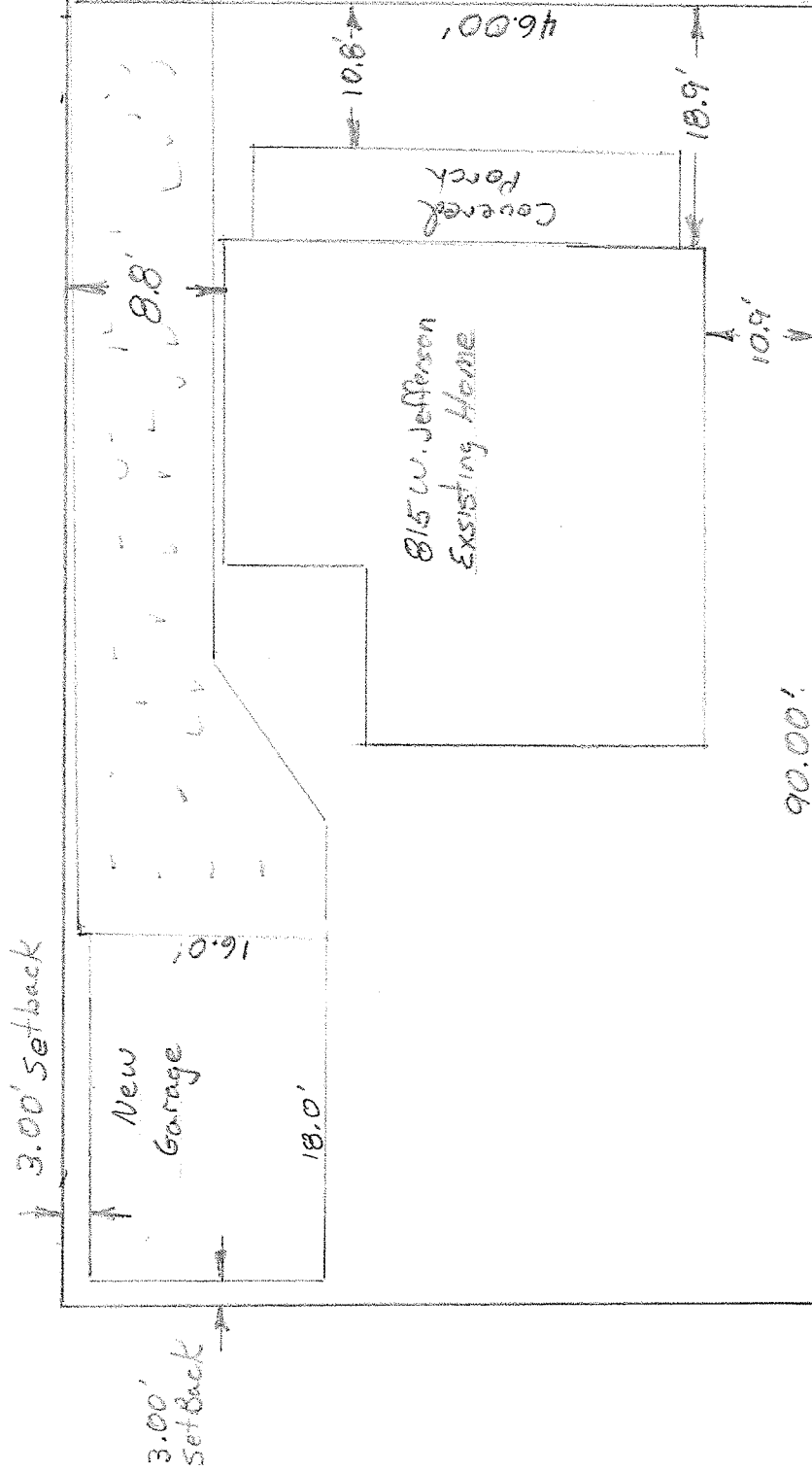


South Elevation
A-4



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11594 Boyce Rd Stockbridge, MI. 49285 Phone: 734-260-3369 Email: mkjohnson916@yahoo.com

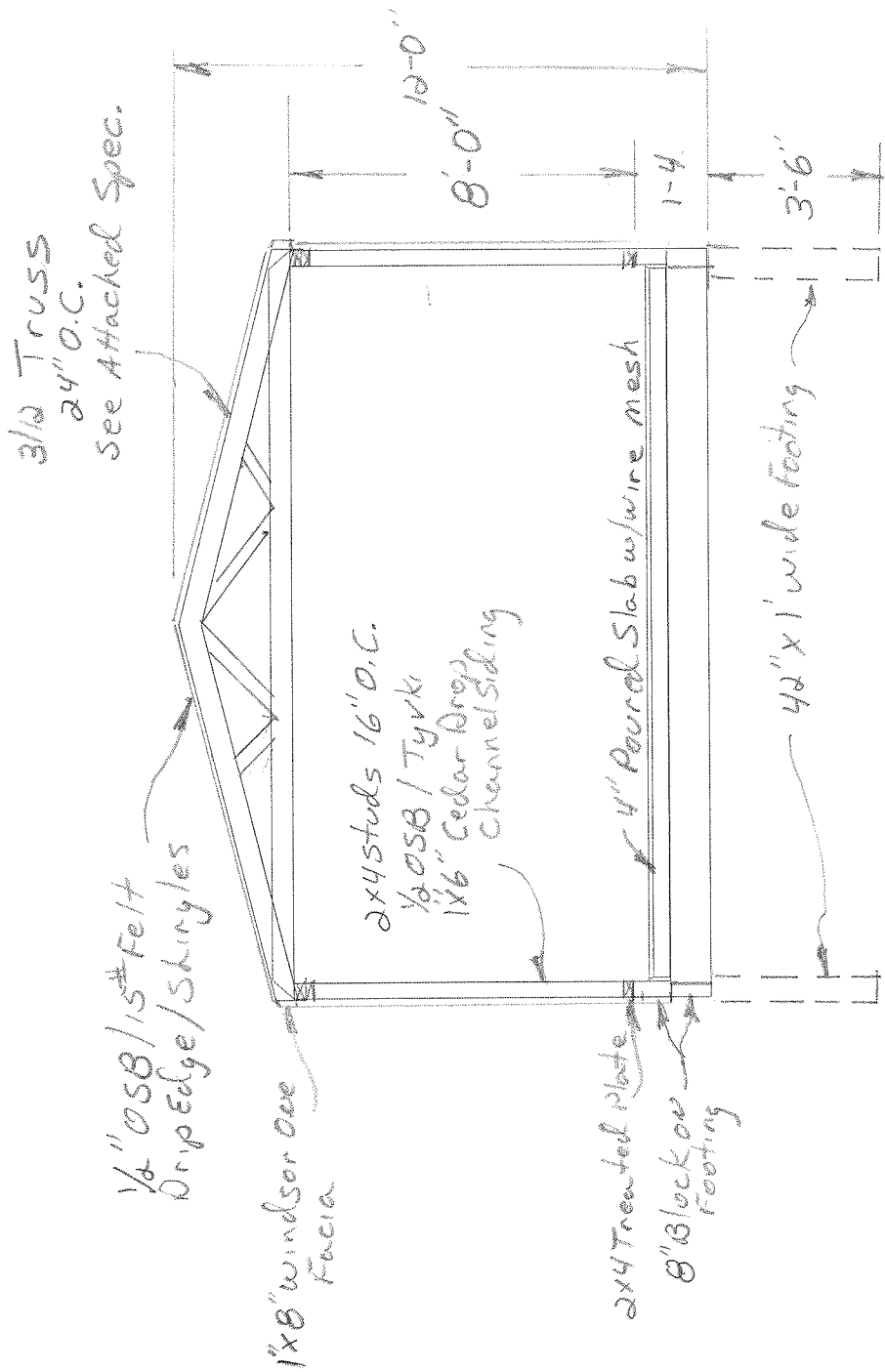


Lot Plan
A-5



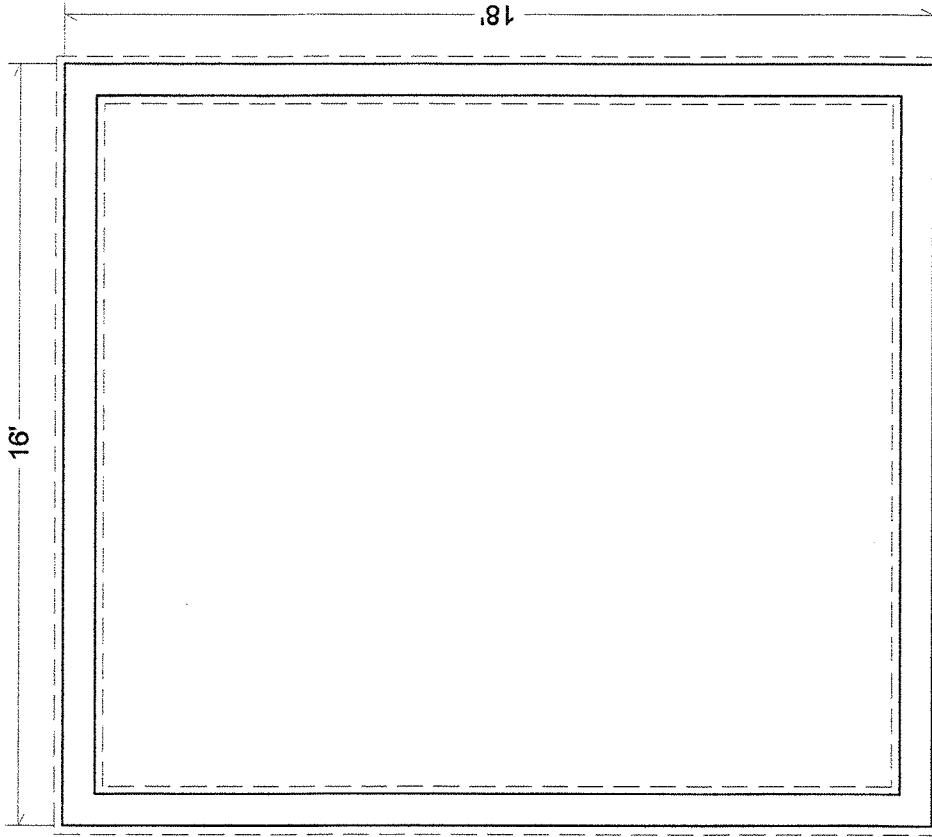
M.J. REMODELING LLC

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Section 1-A
A-6

M.J. REMODELING LLC



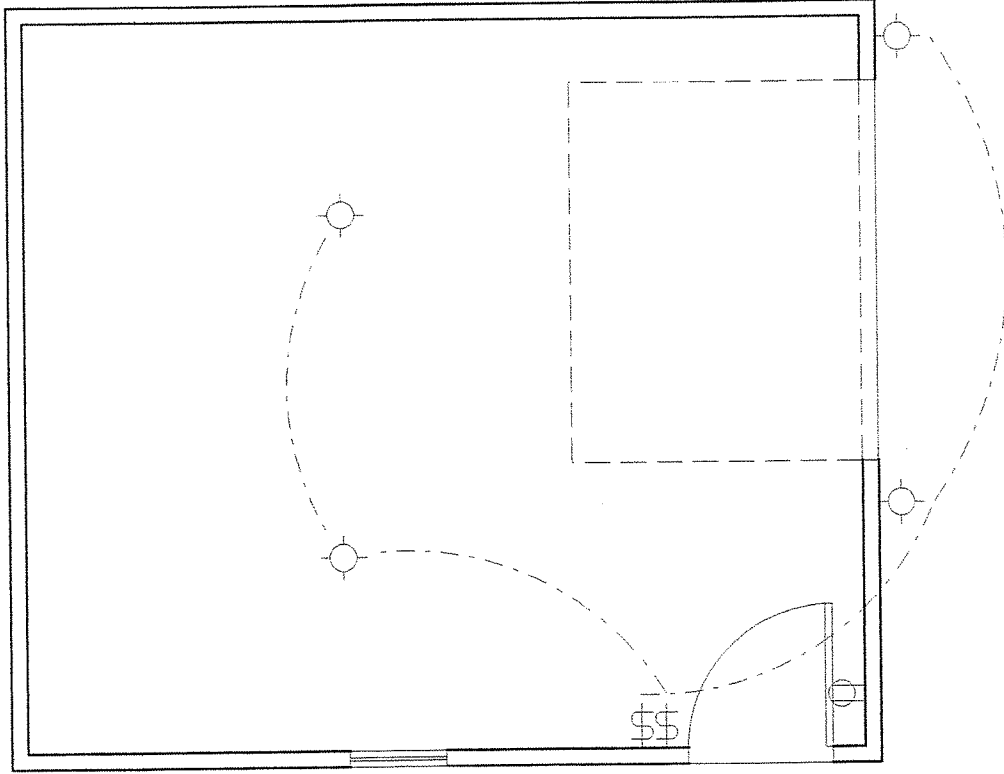
Freeman Garage Foundation Plan
288 sq ft



M.J. REMODELING LLC

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F-1



Freeman Garage Electrical Floorplan

288 sq ft

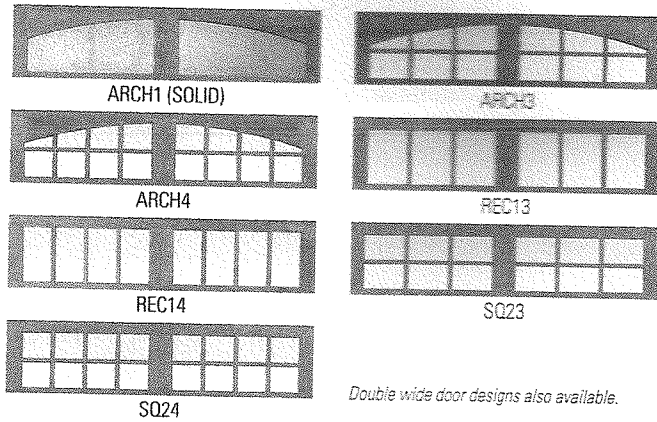


M.J. REMODELING LLC

11594 Boyce Rd Stockbridge, MI. 49285 Phone: 734-260-3369 Email: mkjohnson916@yahoo.com

E-1

WINDOWS/TOP SECTIONS



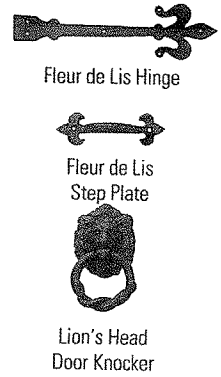
Double wide door designs also available.

DECORATIVE HARDWARE

STANDARD



OPTIONAL



Additional hardware available. See page 18.

SEMI-CUSTOM SELECTION GUIDE

	SOLID	ARCH1 (SOLID)	ARCH3	ARCH4	SQ23	SQ24	REC13	REC14
DESIGN 1								
DESIGN 2								
DESIGN 3								
DESIGN 4								
DESIGN 5								
DESIGN 6								

Double wide door designs also available.

CONSTRUCTION

- Handcrafted wood construction available in Hemlock, Cedar or Redwood
- Tongue-and-groove section joints for a tighter weather seal
- Includes track and hardware
- EZ-SET® torsion springs available on many sizes
- Quiet door with long-lasting nylon rollers

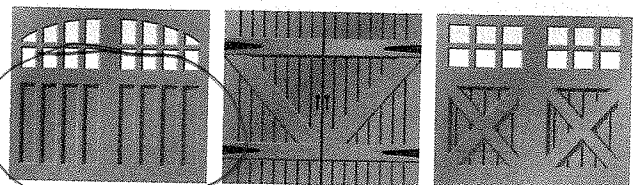
STYLE & FINISH

- Stain grade Hemlock, Cedar and Redwood doors are constructed with edge-glued panels; Paint grade Hemlock doors are constructed with plywood panels
- Windows are double strength 1/8" clear glass and have true divided lites
- Decorative spade lift handles standard, additional decorative hardware available
- All doors can be factory primed; factory stain available for stained grade wood species

MAINTENANCE & CARE

- Proper care and maintenance are imperative to the appearance, longevity and performance of a carriage house premium wood door
 - Prior to installation, it is required that the door (outside, inside and all edges) be primed and painted with a high quality exterior paint or stained with a penetrating stain that is mildew and UV-resistant and water repellent;
- Failure to properly finish door will void warranty**

FULLY CUSTOM DOORS



EXAMPLE 1

EXAMPLE 2

EXAMPLE 3

- Choose existing, modify existing or create an original design
- You can design a window for your custom door
- Each door is individually quoted and made custom per order

Custom Crafted Wood Design 2
with S024 Windows. Doors Have Been
Finished by the Homeowner

Carriage HOUSE

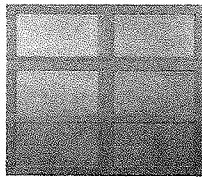
CUSTOM CRAFTED WOOD

Rewrite history in modern terms. Authentic wood carriage house designs combine historical charm and character with distinctive design and craftsmanship.

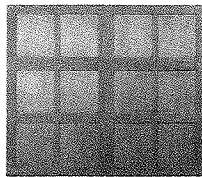
- Modern upward-acting operation with stylish old world charm
- Carriage house designs with several window / top section options
- Semi-Custom or Fully Custom options to choose from



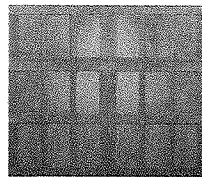
MODELS



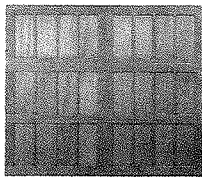
DESIGN 1



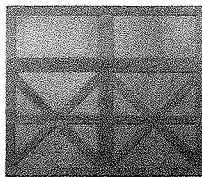
DESIGN 2



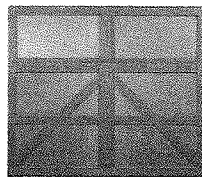
DESIGN 3



DESIGN 4



DESIGN 5



DESIGN 6

SEMI-CUSTOM WOOD TYPES

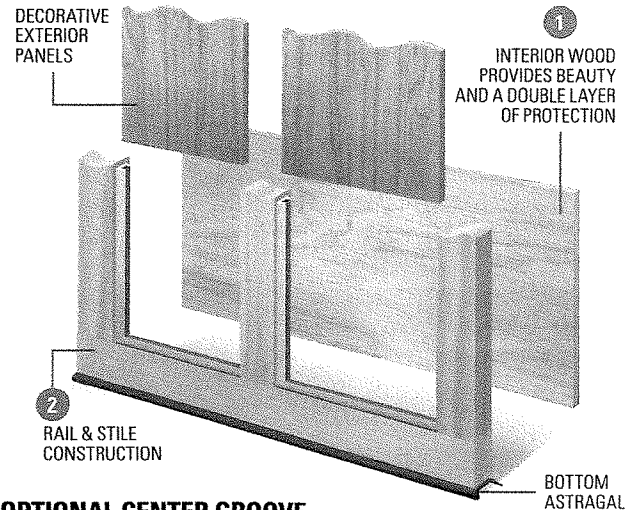


WOOD TYPE	Redwood	Cedar	Hemlock	Hemlock Smooth	Hemlock Grooved
WOOD GRADE	Stain	Stain	Stain	Paint*	Paint*
MODEL NUMBER [†]	MR_R	MC_C	MH_H	MH_P	MH_G

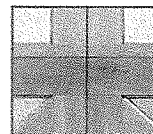
* Paint Grade Doors are constructed of medium density overlay plywood for a smooth, grain-free paintable surface.

[†] Blank space "___" represents design number shown in "MODELS".

2-LAYER CONSTRUCTION



OPTIONAL CENTER GROOVE

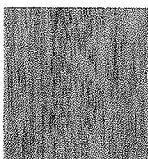


Detailed center groove accentuates the look of a Carriage House door.

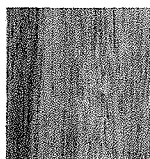
Center grooves can be applied only to 8" center stiles.

- 6' to 9' wide door = 1 groove per door
- 9'2" to 14' wide door = 2 grooves per door
- 14'2" to 18' wide door = maximum of 3 grooves per door

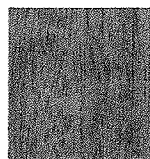
OPTIONAL FACTORY STAINING



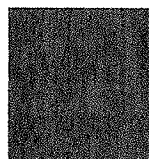
Natural



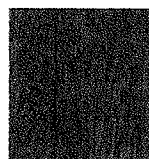
Cedar



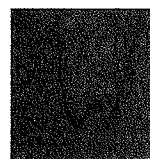
Teak



Mahogany



Butternut



Dark Oak

Important Notes: Door must be painted or stained according to installation instructions prior to installation. Factory Stain doors are not available on doors that contain paint grade materials.

Not all wood types stain equally and all stain colors will vary in appearance on all wood types. Variations in color will occur from printed material to actual doors, or even from door to door.

Freeman Garage
815 W. Jefferson
Ann Arbor, Mi. 48103

Material List

Foundation

42" x 1' Footings.
2 coarse 8"Block.
Garage Floor - 4" poured concrete w/ wire mesh.
Driveway apron – 4" poured concrete w/wire mesh.

Framing

2" x 4" Studs & Plates.
16' 3/12 Truss.
½" OSB Wall Sheeting.
½" OSB Roof Sheeting.
Tyvek House Wrap.

Roofing

15# Roof Felt.
White Metal Drip Edge.
Owens Corning Duration Designer Architectural Shingles.

Trim & Siding

Siding – 1"x6" Western Red Cedar Drop Channel Siding. (To match original siding.)
Fascia – 1"x8" Windsor One.
Window & Door Trim – 1"x4" Windsor One.
Corner Trim - 1"x4" Windsor One.

Windows & Doors

Garage Door – 9'x7' Ideal Carriage House Custom Crafted Wood Door. (Custom made to match original door.)
Entry Door – 3'-0" Entry Door (To match original door as close as possible)
Side Window – 2'0"x2'0" Wood Craftsman Window. (To match original.)

Painting

All materials primed.
Painting by owner.



















