



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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 p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property: <u>315 KOCH</u>	
Historic District: <u>OLD WEST SIDE</u>	
Name of Property Owner (if different than the applicant): <u>INVESTMENTS KEVIN BELEW & BATTERSEA PARTNERS</u>	
Address of Property Owner: <u>208 E WASHINGTON ANN ARBOR</u>	
Daytime Phone and E-mail of Property Owner: <u>734.604.6380 KBELEW@BATTERSEA PARTNERS.COM</u> ⁴⁸¹⁰⁴	
Signature of Property Owner: <u>[Signature]</u>	Date: <u>12-20-13</u>
Section 2: Applicant Information	
Name of Applicant: <u>J. BRADLEY MOORE & ASSOC. ARCHITECTS</u>	
Address of Applicant: <u>4844 JACKSON RD #150 ANN ARBOR 48103</u>	
Daytime Phone: <u>(734) 930 1500</u> Fax: <u>(734) 994 1510</u>	
E-mail: <u>BRAD@JBRADLEYMOORE.COM</u>	
Applicant's Relationship to Property: <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u>	Date: <u>12-20-13</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" 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 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>[Signature]</u>	

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

1. Provide a brief summary of proposed changes.

SEE ATTACHED

2. Provide a description of existing conditions.

SEE ATTACHED

3. What are the reasons for the proposed changes?

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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:

Project Memorandum

To: The Ann Arbor Historic District Commission
301 East Huron St., Ann Arbor, MI 48104

Date: December 19, 2013

Project: Addition to 315 Koch Ave.

Re: Application for Determination of Appropriateness

Section 5: Description of Proposed Changes

1. Provide a brief Summary of Proposed Changes:

A new addition will be added to the rear of the home (including in the area of the original addition to the home) and a second story added above the new first floor area.

2. Provide a description of existing conditions:

The existing house is a classic example of a two-story Arts & Crafts Bungalow, with wide dormers front and back and a broad covered front porch, with the main ridge parallel to the street. Much of the floor area is on the first floor but there is a partial second floor (as is common for the style) that originally contained three small bedrooms and one bathroom. The home shows up on the 1939 Sanborn maps with a small rear porch.

The rear porch was apparently removed sometime in the '70' to accommodate a single story addition at the SW corner of the building that houses another bathroom. The rear windows of what was originally the dining room (and is now the bedroom of the main floor dwelling unit) were replaced with aluminum sash double hung windows at approximately the same time. The house was at some point (probably when the additional bathroom was added) converted to a duplex with the second floor becoming the second dwelling unit. The second floor unit has one sleeping room and the other two small bedrooms were converted into a kitchen and a tiny living/dining room.

The home has shingle siding on the exterior walls above the first floor and lapped horizontal siding below that. It has mostly double hung windows (with aluminum exterior storm windows). The roof has asphalt shingles as do most of the homes in the area.

The home shares a common vehicular drive with 317 Koch to the west. There is no parking along either side of Koch Ave. due to its narrow width and slope so the only place to park is behind the house. There is a shed in the rear of the house (that may have been used to keep a horse or carriage) that is in deteriorating condition.

The neighborhood is Zoned R4B and it backs up to the Knob Hill apartments. There is a 10-12 foot tall concrete retaining wall at the rear of the site that sits on the Knob Hill property. There is also a 3 story apartment building on the other side of Koch.

3. Reason for proposed Changes:

The Owner would like to convert this duplex back into a single family home. In order to do this he wants to expand one of the second floor bedrooms into a master bedroom suite (with bathroom and closet) as the home has only small bedrooms not even capable of accommodating a double bed. The new master bedroom would accommodate a queen sized bed with nightstands a dresser and closet space. A free standing small two car garage is proposed to be built in at the rear of the property, accessed from the existing common drive to provide covered, secure parking.

4. Attached additional information that will further explain or clarify the proposal:

The existing first floor footprint of the home is 705 SF while the proposed first floor foot print of the addition is 337 SF (53%). The total area of the home on the first and second floors is 1,324 SF while the total area of the proposed addition on the first and second floors is 658 SF (50%). The addition is located at the rear of the home so as to be minimally impactful. The ridge line of the proposed addition will be approximately the same height as the existing main ridge line of the home. The new addition has been held far enough back from the existing main ridgeline that it will not be visible from the sidewalk in front of the home for an average person walking in front of the home.

The new addition has been designed using the "umbilical" technique at the second floor such that the rear dormer can remain nearly intact should anyone wish to remove the addition in the future. In fact the existing windows in the rear dormer are proposed to be reused and incorporated into the new free standing garage so that they will remain on-site.

The new exterior cladding for the proposed addition is to be horizontal lapped Hardie Board siding. This will distinguish the addition from the existing home as required by the Secretary of the Interior's Standards as well as the Ann Arbor Historic District Guidelines while being in keeping with other homes and additions in the neighborhood and district. The addition will be further distinguished from the existing structure as it will have Hardie Trim boards at around the sided field of the exterior walls and around the windows. The windows in the proposed addition will be double hung as well as hopper/and or casement types. They will be wood windows with vinyl or aluminum clad exteriors equal to Andesen or Eagle (with integral storm windows and low-e glazing) and be white in color. The grill patter in the new windows will be different than the existing windows to differentiate them as required.

See attached drawings

The proposed addition has been designed to be in keeping/compliance with the following:

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.

(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 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.

SOI Guidelines

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.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

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.

Windows

Recommended: Designing and installing additional windows on rear or other-non character defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

From the City of Ann Arbor Design Guidelines:

All Additions

Appropriate: Placing a new addition on non-character-defining or inconspicuous elevations and limiting the size and scale in relationship to the historic property.

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Appropriate: Designing an addition to appear older than, or the same age as, the original building.

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.



Front (north) elevation





Existing Front Doors



Rear (south) elevation



West side elevation





East side elevation



Retaining wall & Knob Hill apartments to the south



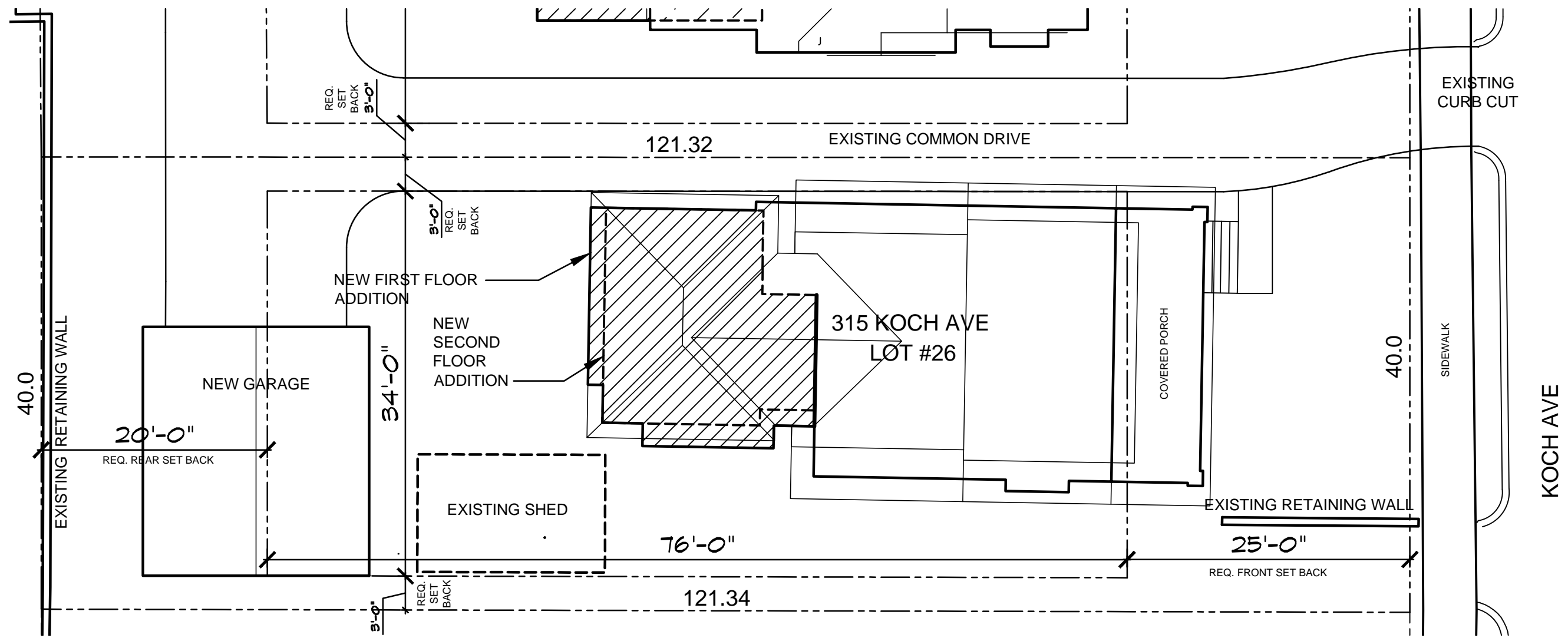
Apartment building across the street



Existing aluminum replacement windows with aluminum storm windows



Existing rear dormer windows to be reused elsewhere

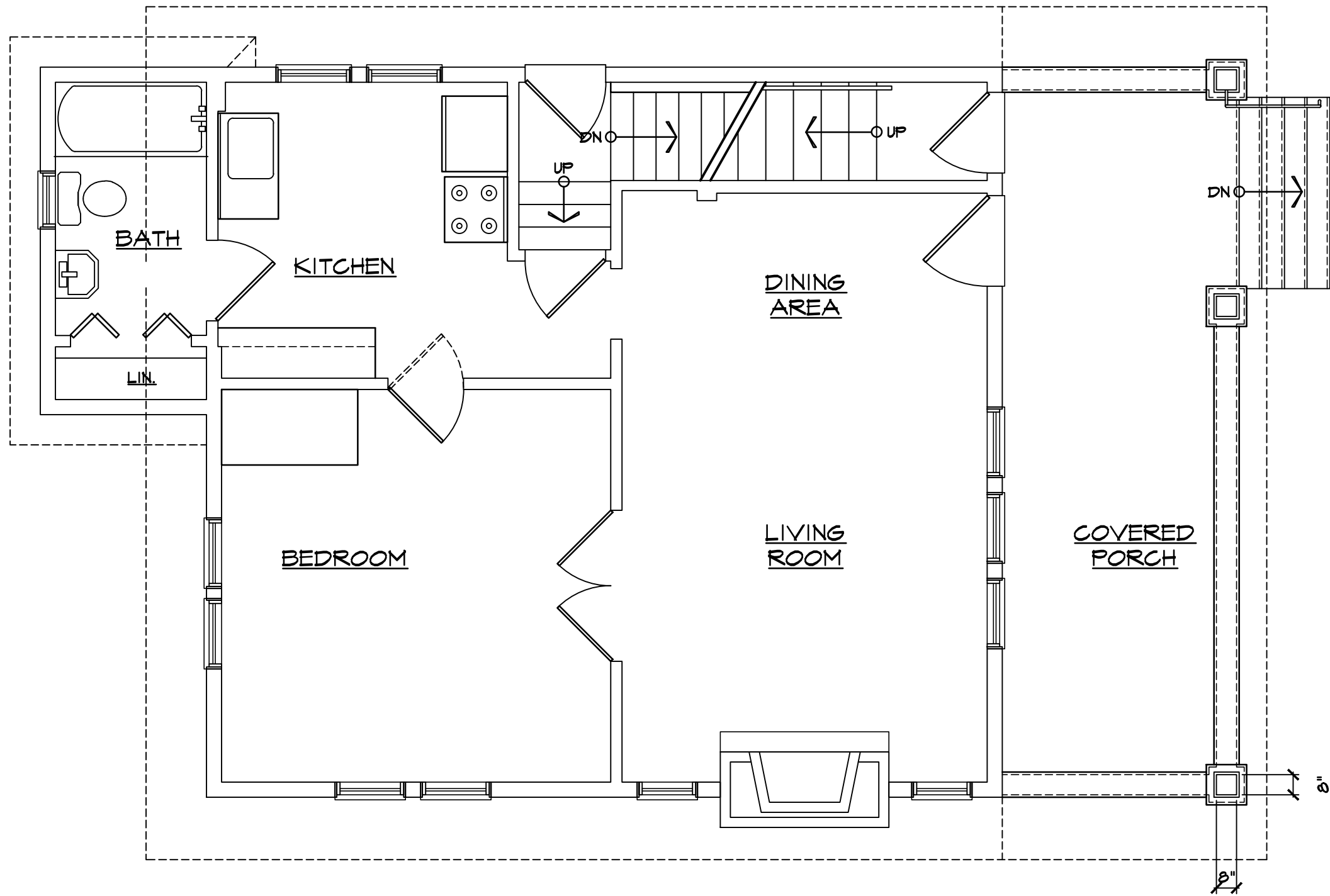


J Bradley Moore & Associates
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 Ann Arbor, MI 48103
 (734) 930-1500

Proposed Site Plan
315 Koch Ave.



NORTH →



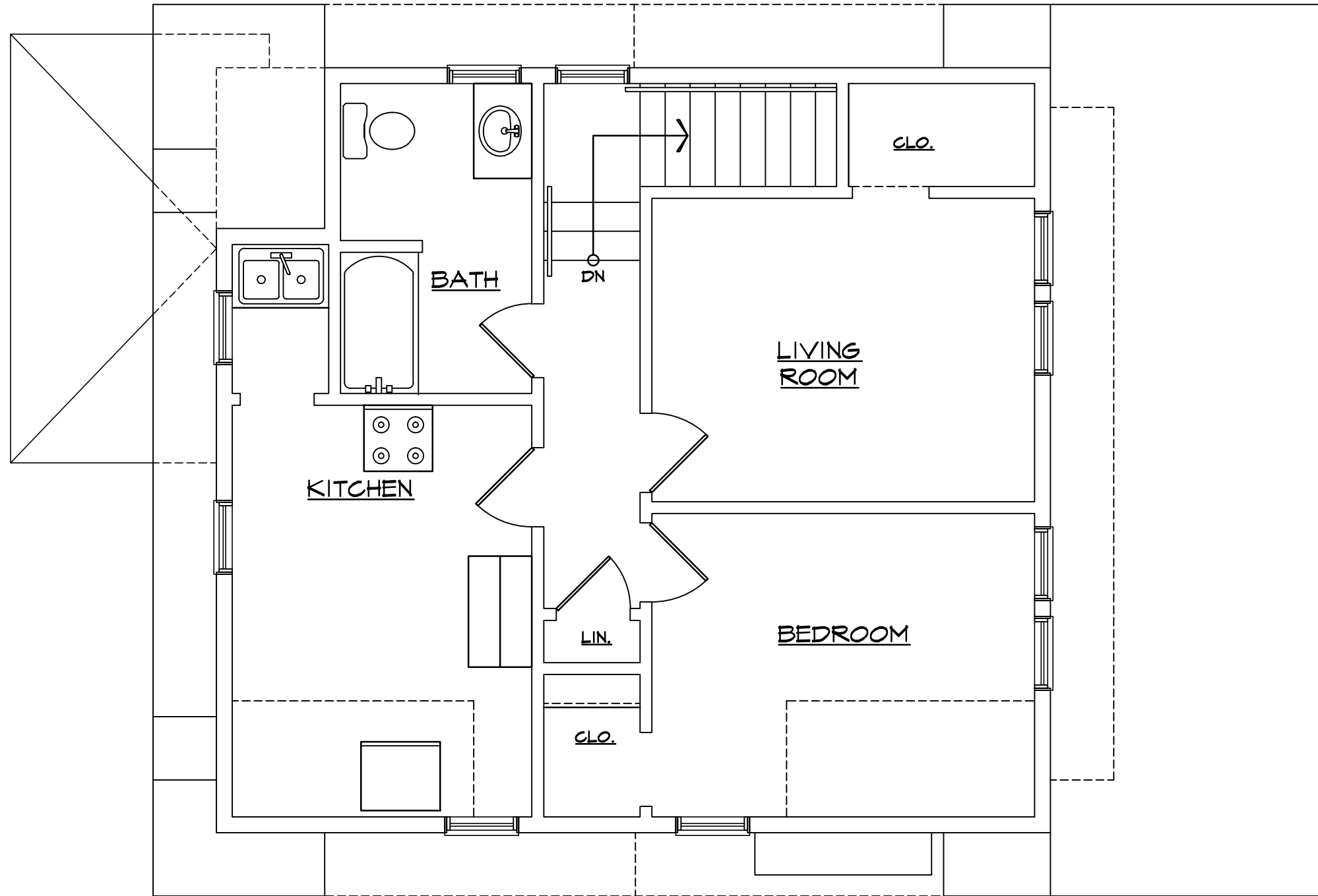
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EXISTING BASEMENT

315 Koch Ave.





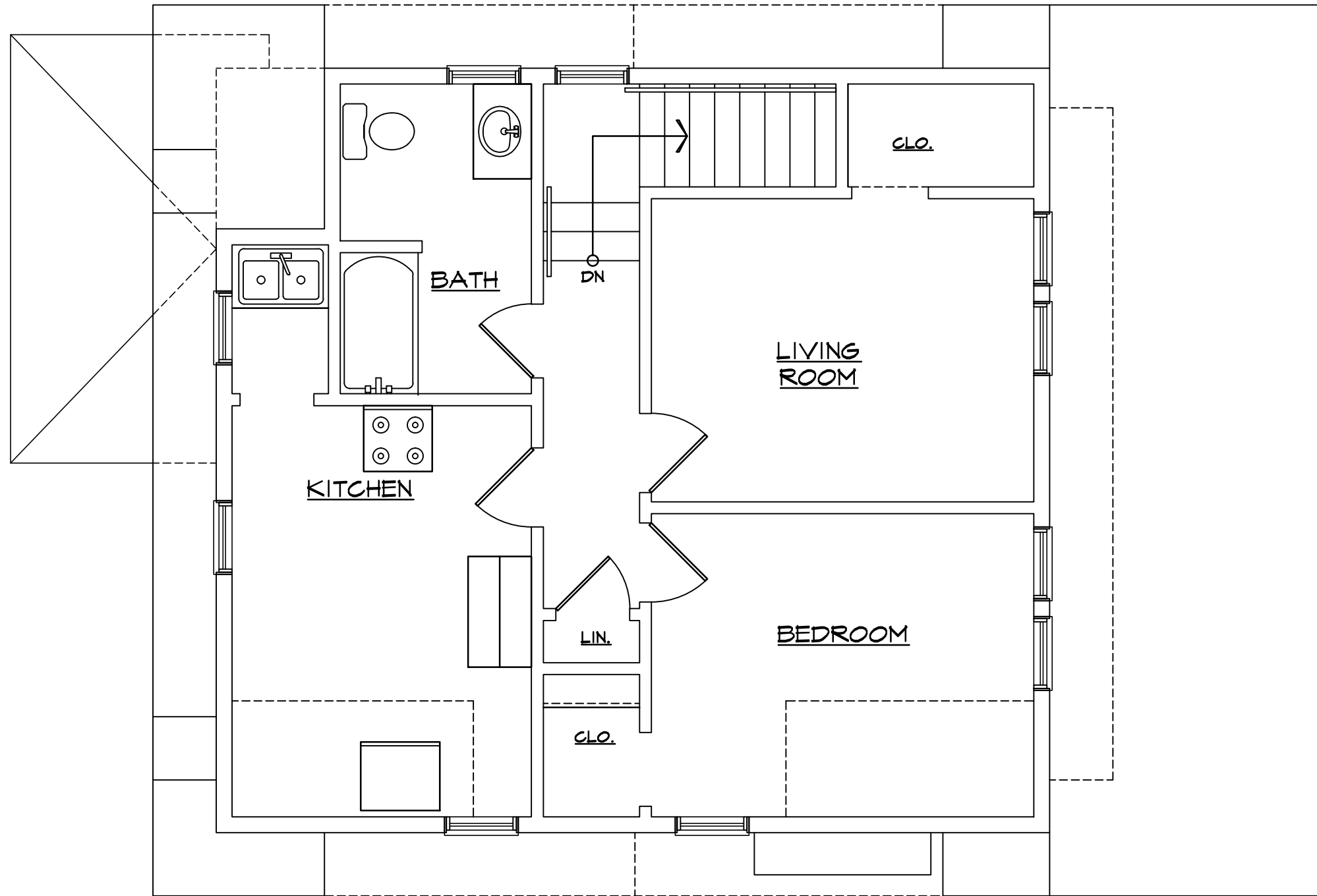
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EXIST. FIRST FLOOR

315 Koch Ave.





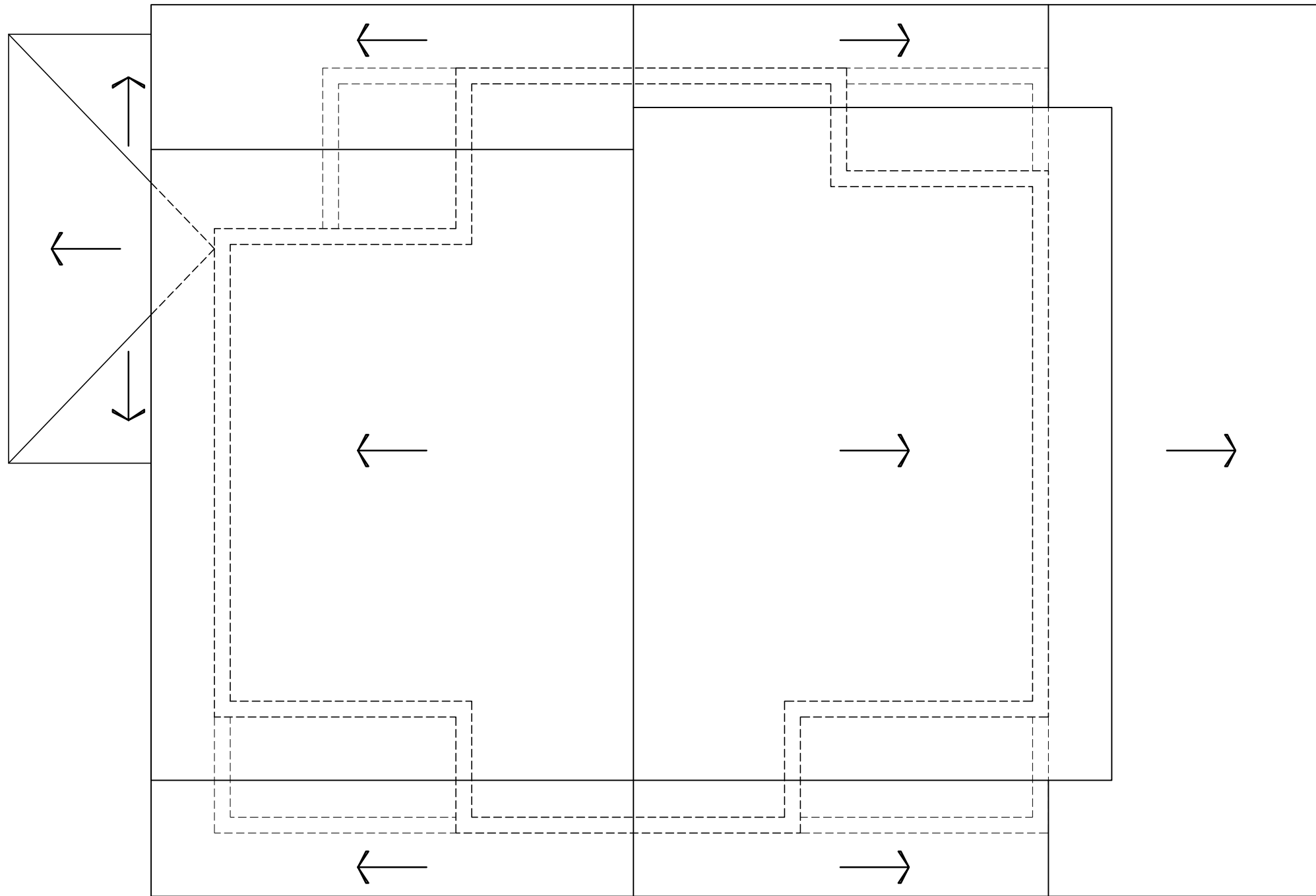
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EXIST. SECOND FLOOR

315 Koch Ave.





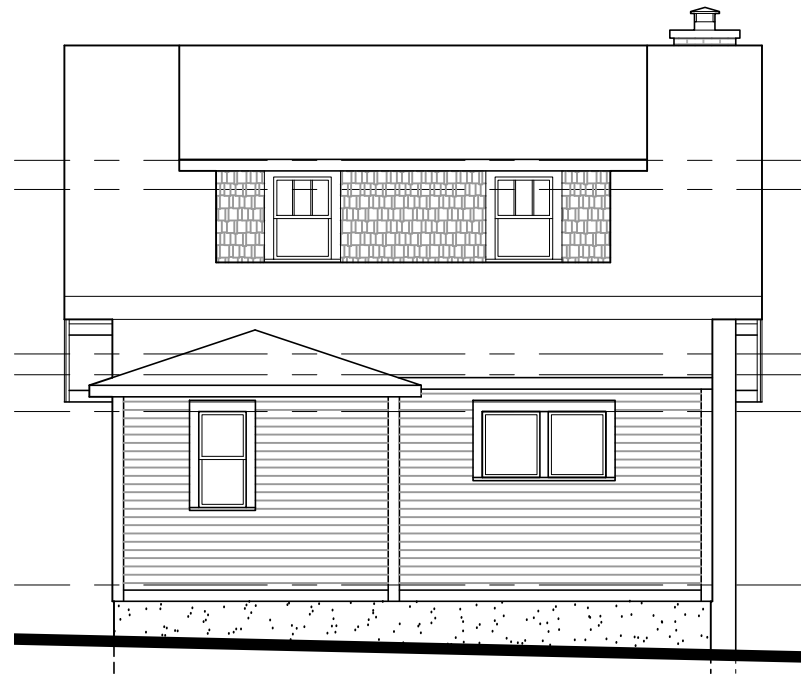
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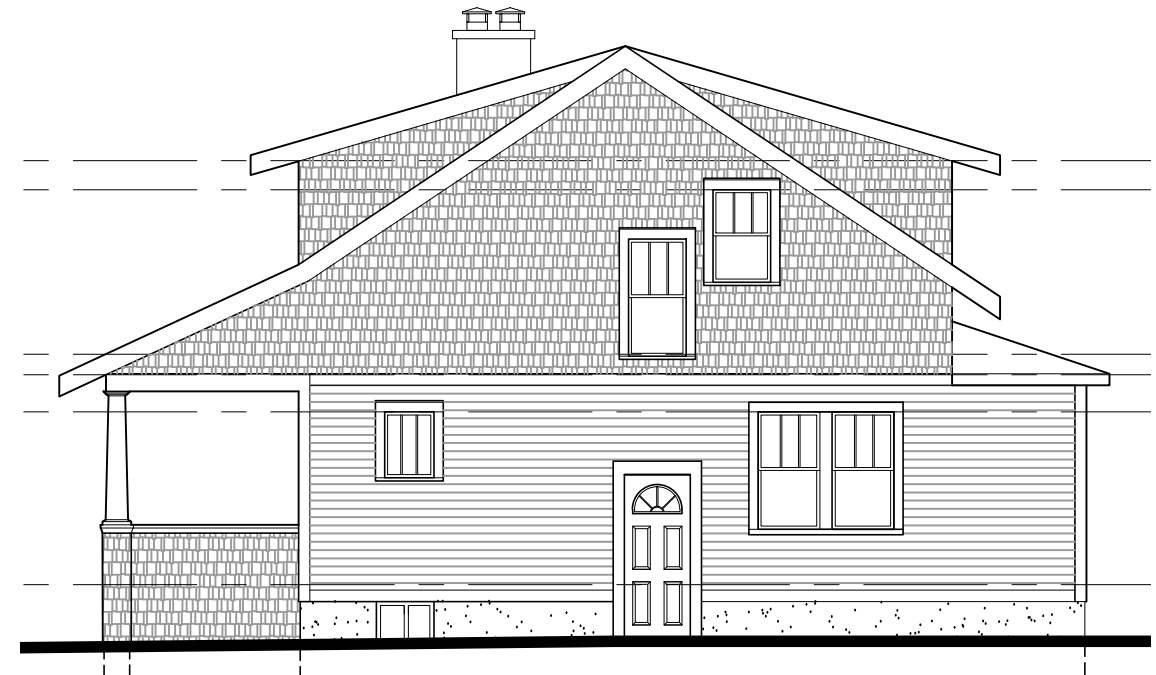
EXIST. ROOF PLAN

315 Koch Ave.





South Elevation



West Elevation



East Elevation



North Elevation



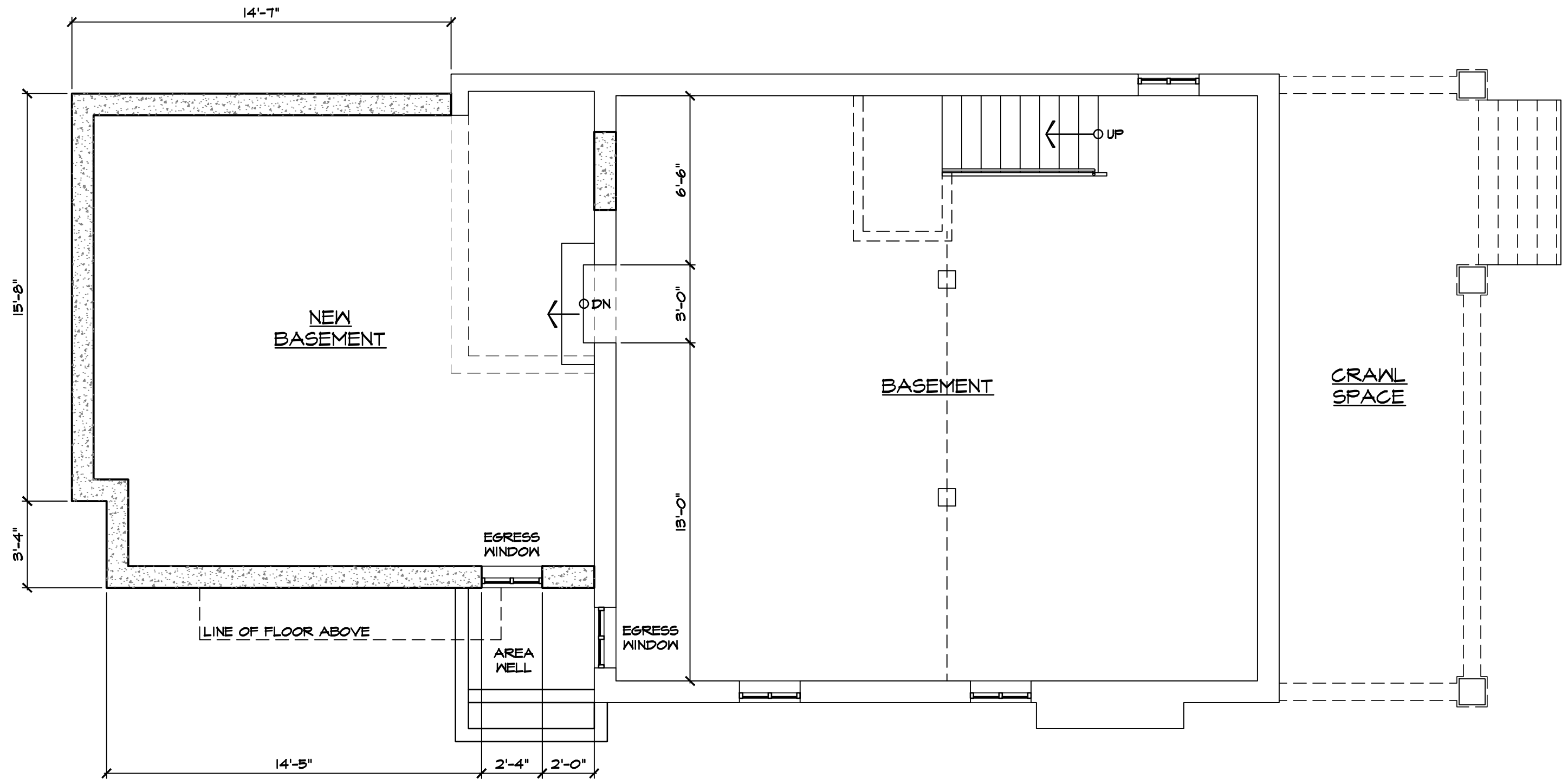
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Existing Elevations

315 Koch Ave.





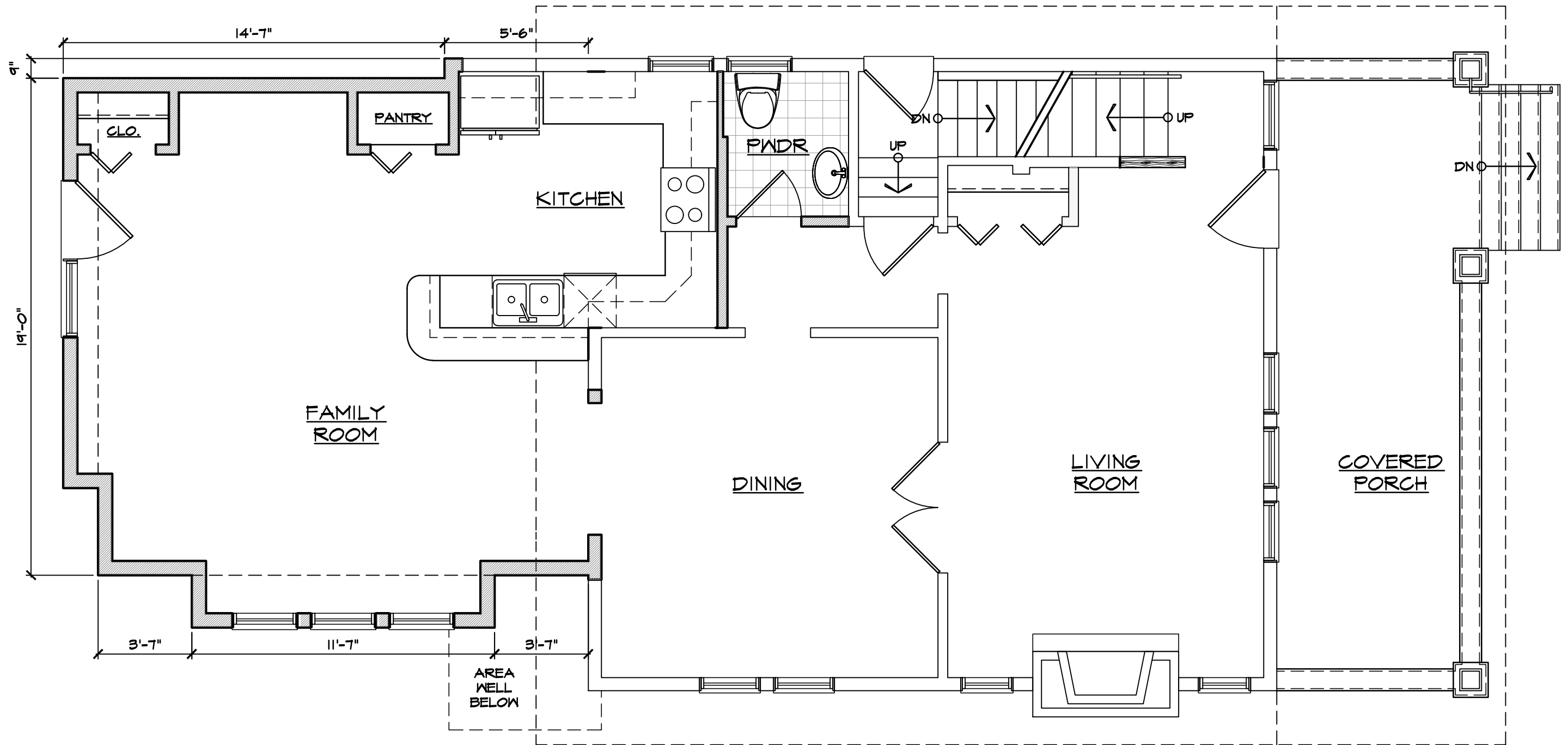
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PROP. BASEMENT

315 Koch Ave.

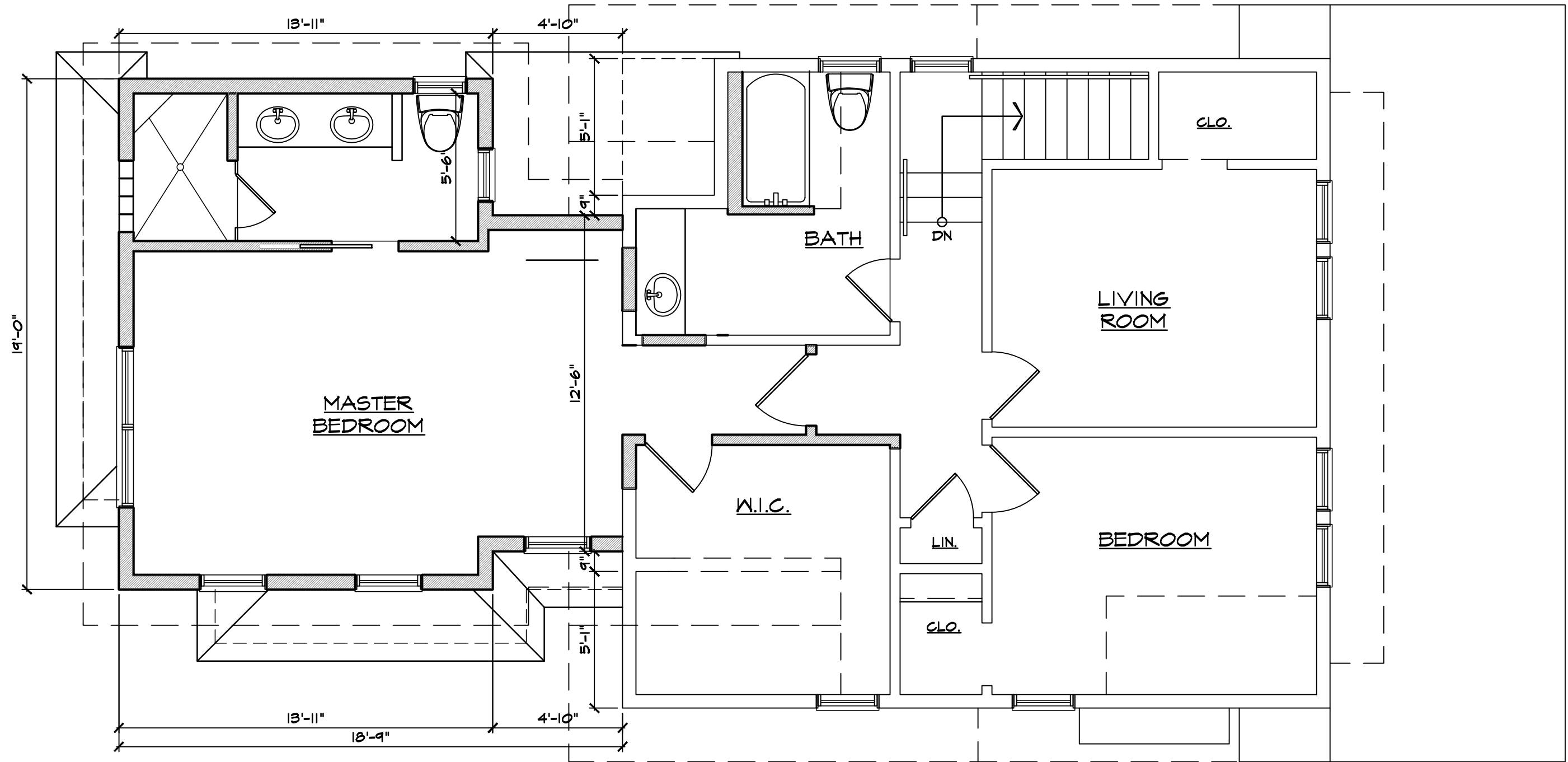




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Proposed First Floor
 315 Koch Ave.





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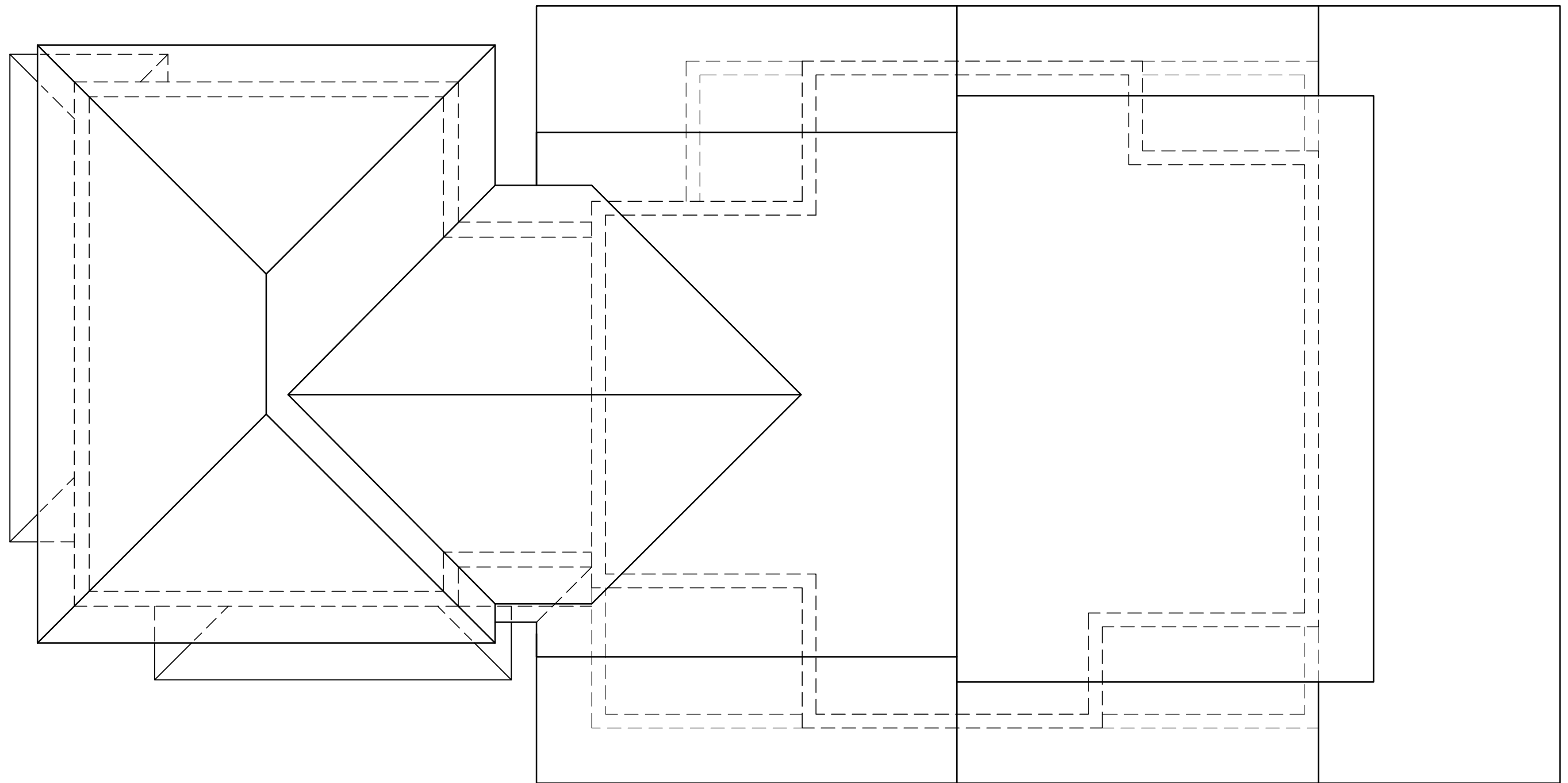
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PROP. SECOND FLOOR
315 Koch Ave.



NORTH →

12.12.13



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Proposed Roof Plan
315 Koch Ave.



NORTH →

12.20.13



REPLACE EXISTING DOOR WITH WINDOW TO MATCH EXISTING (ADJACENT ON WEST ELEV'N), AND SALVAGED EXISTING SIDING (FROM DEMOLISHED REAR ADDITION)



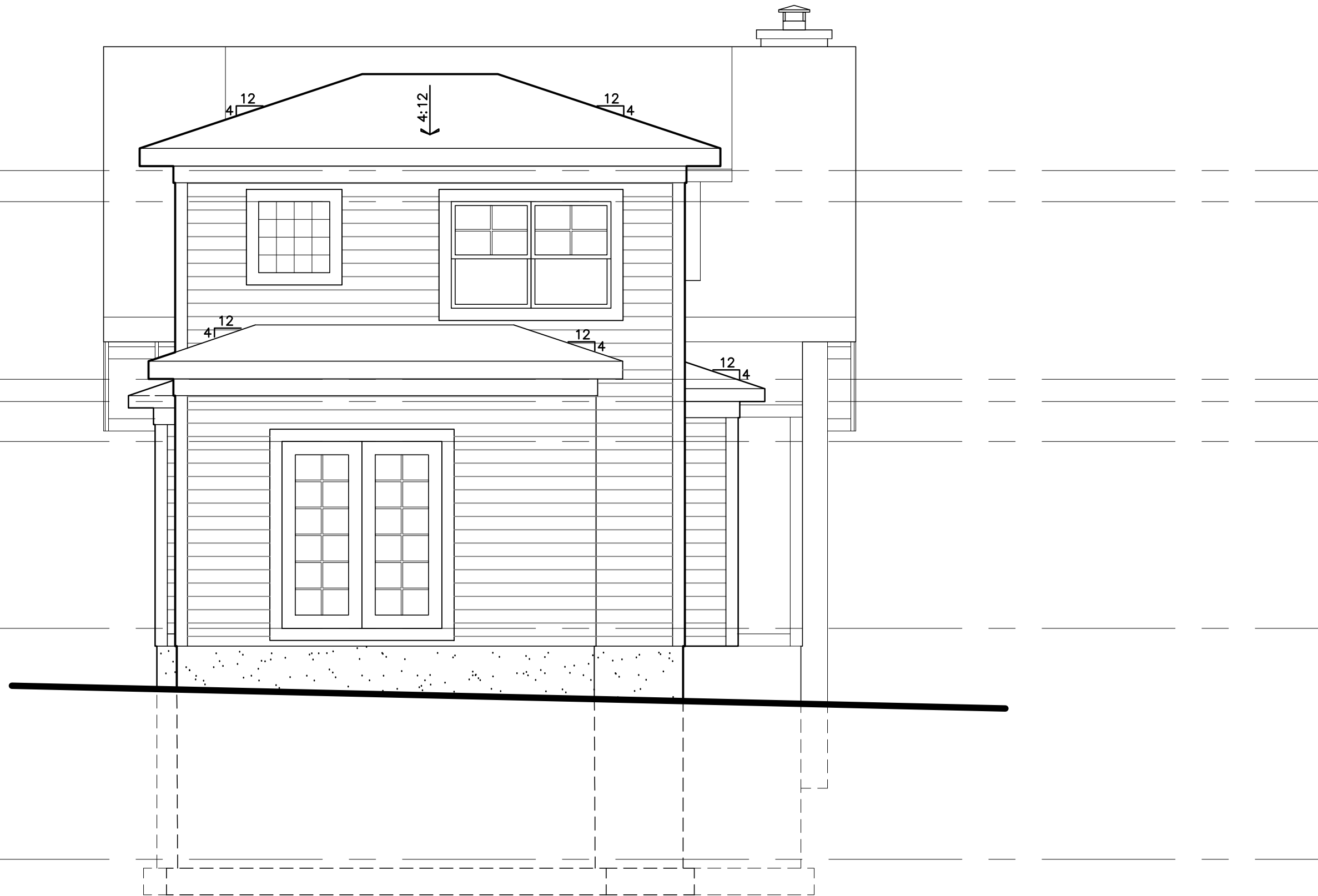
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Proposed North Elevation

315 Koch Ave.



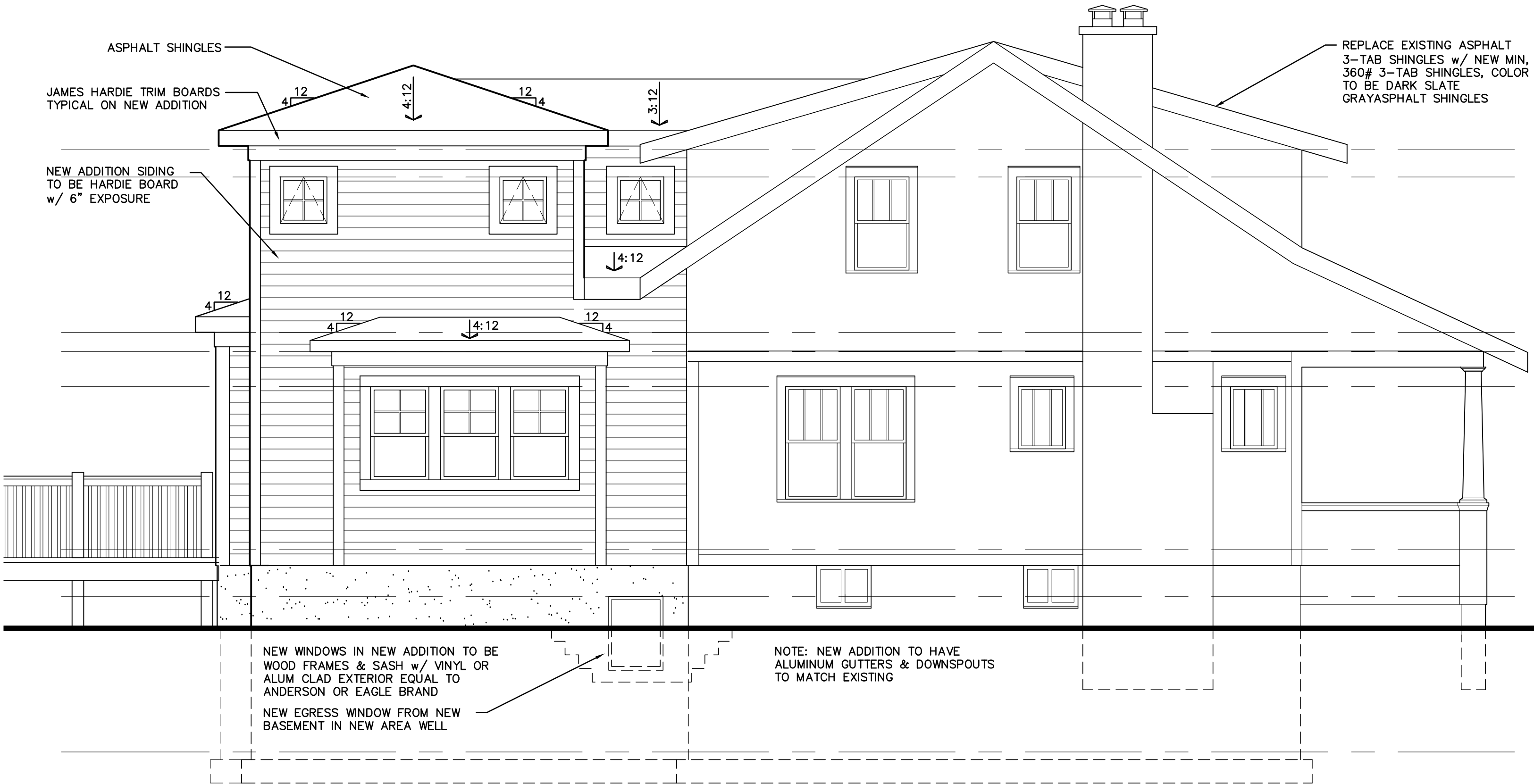


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Proposed South Elevation
315 Koch Ave.





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Proposed East Elevation

315 Koch Ave.





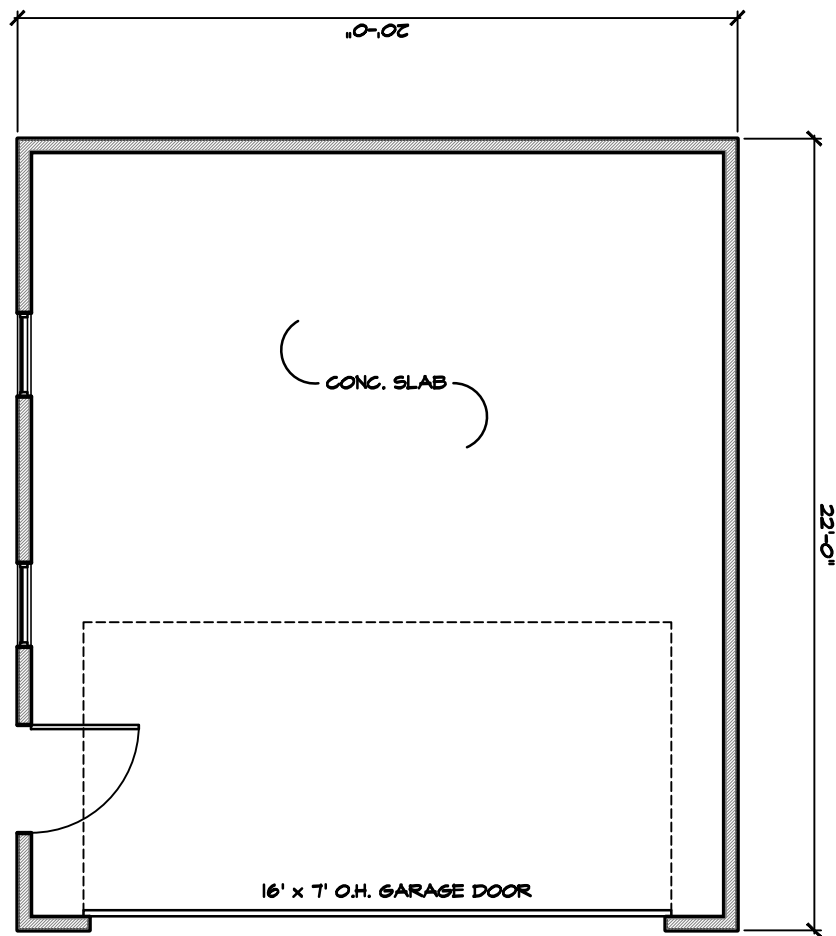
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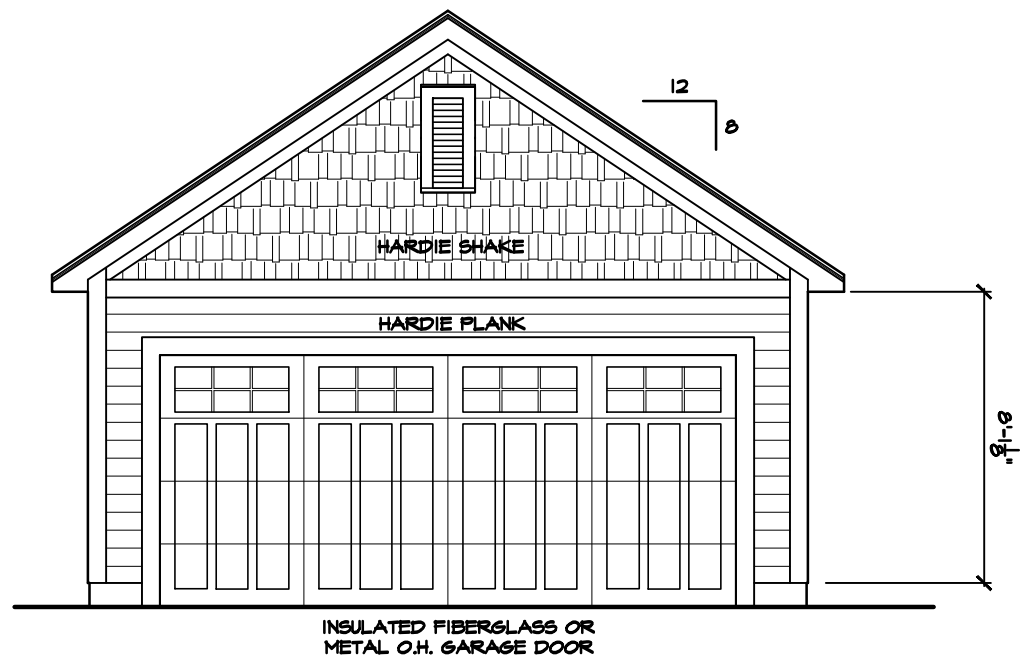
Proposed West Elevation
315 Koch Ave.



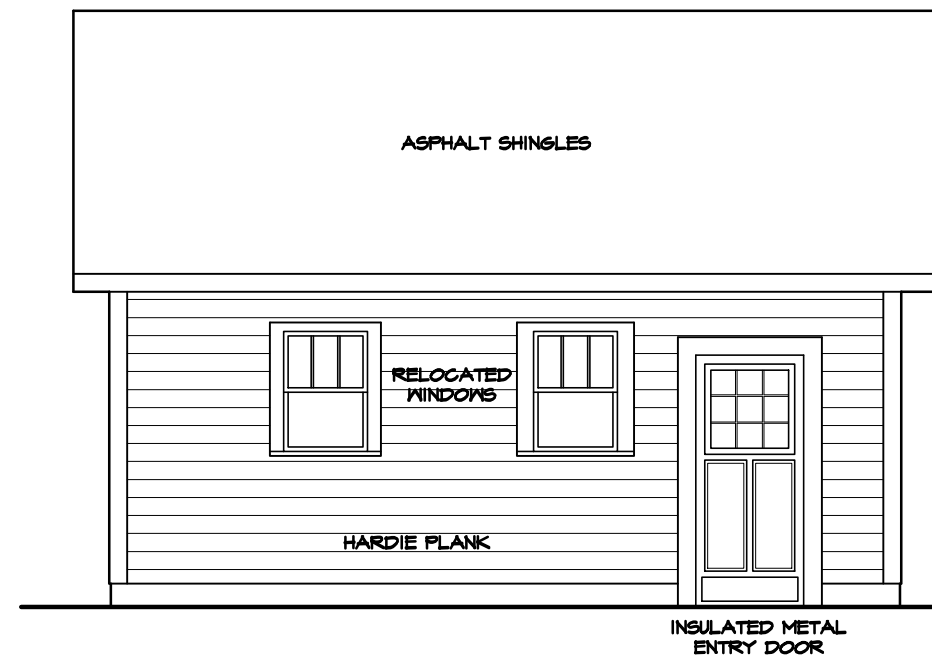
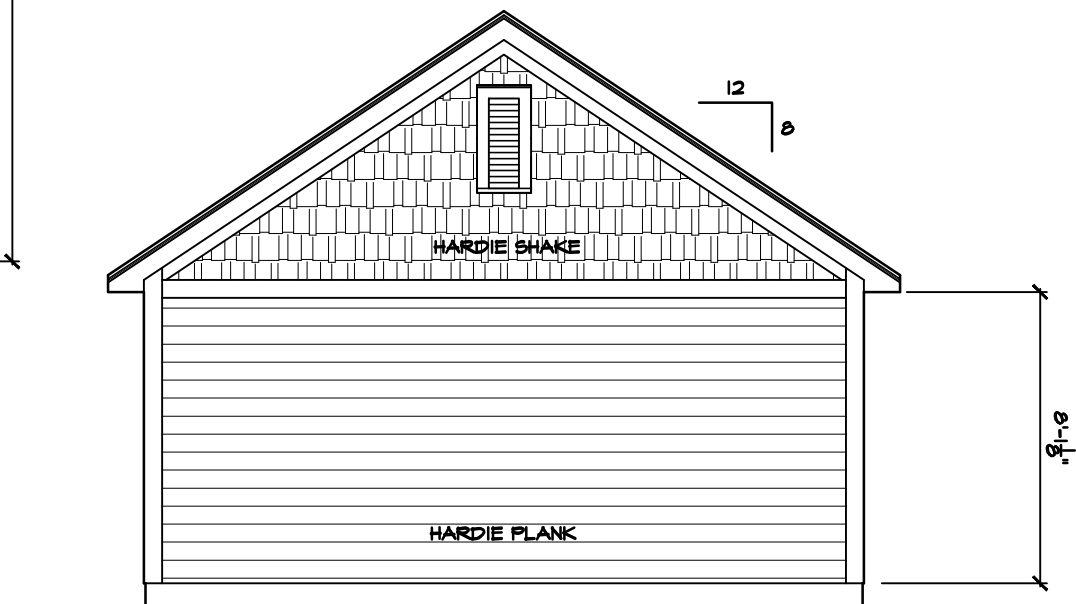
12.20.13



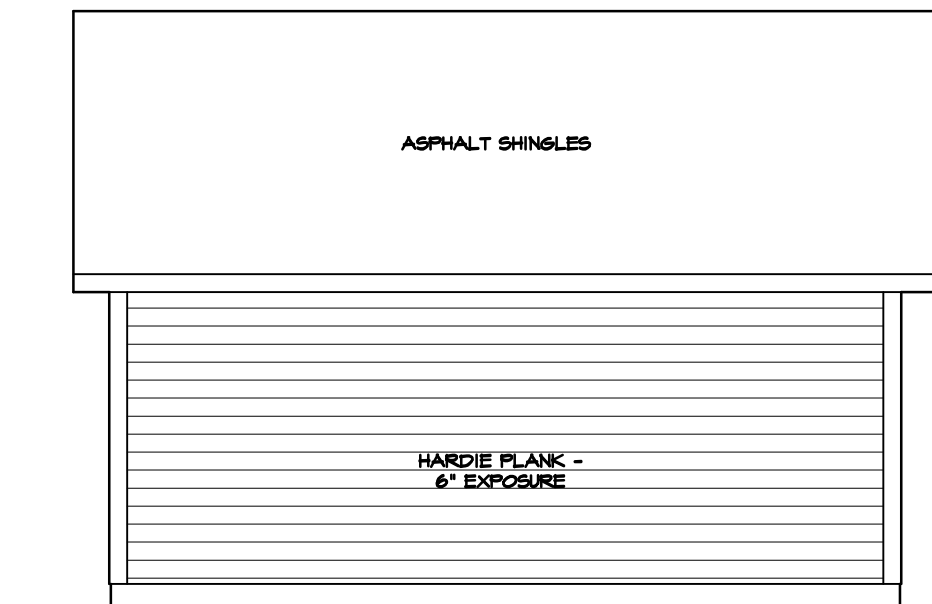
315 KOCH AVE.
GARAGE PLAN
SCALE: 1/4" = 1'-0"



315 KOCH AVE.
WEST ELEVATION
SCALE: 1/4" = 1'-0"



315 KOCH AVE.
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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Proposed Garage
315 Koch Ave.

