

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 711 West Jefferson Street, Application Number HDC12-238

DISTRICT: Old West Side Historic District

REPORT DATE: February 7 for the February 14, 2013 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, January 7, 2013

	OWNER	APPLICANT
Name:	Jennifer & Matthew Haran	Rueter Associates Architects
Address:	1639 White Cliff Dr Howell, MI 48843	515 Fifth Street Ann Arbor, MI 48013
Phone:		(734)769-0070

BACKGROUND: This two story Queen Anne was built in 1895 and was first occupied by John Steinke, a laborer. The house remained in the Steinke family until 2010, when it was sold to the current owner. It features a full-width front porch with turned posts, a two story cross-gable on the east side, and a textured block foundation. There is a one and a half story barn on the property that staff considers a contributing structure. Its condition is unknown.

In January, 2012 an application for a rear addition was approved by the commission (HDC12-003). If a certificate of appropriateness is granted for this application, it would replace and invalidate that approval.

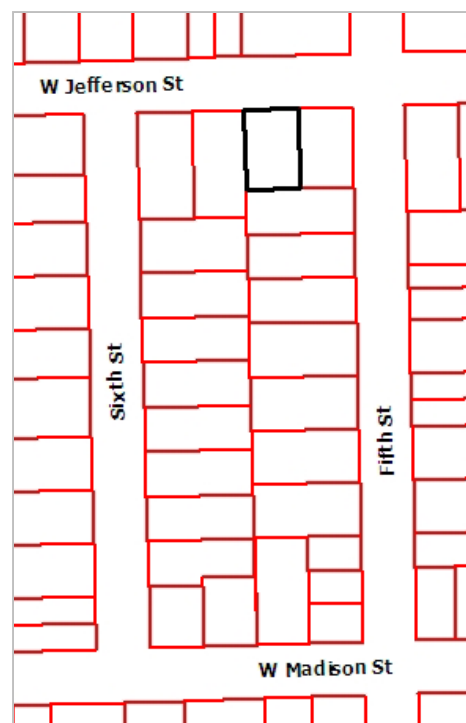
At the January 10, 2013 HDC meeting, an application for an 825 SF two-story rear addition was postponed to allow modifications to address concerns expressed by commissioners. The concerns were mainly about the large size of the addition and the replacement of original windows.

LOCATION: The property is located on the south side of West Jefferson Street, between Fifth and Sixth Streets.

APPLICATION: The applicant seeks HDC approval to add a 792 SF two-story rear addition, and a new window on the second floor of the existing house on the east elevation.

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.

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: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

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. At the January, 2013 HDC meeting, Commissioners expressed concerns about the size of the addition, the one-story bumpout on the southwest corner, and the replacement of original windows, among other things. After determining that those basic concerns had been addressed, staff has reviewed this proposal almost as a brand new application, rather than only comparing the new proposal to the old, since the new configuration is substantially different.
2. The proposed two story addition utilizes the existing footprint of the house, and adds an additional 25 feet by 12 foot (for a total of 300SF) to the footprint on the back of the house. The increase in footprint size is 38%. The existing house is 1,293 square feet (SF), and the addition is 792 SF, for a new total of 2,085 SF. The increase in square footage is 61% of the size of the existing house. The square footage of the addition exceeds the *Ann Arbor Historic District Guidelines: Guidelines for All Additions* (see above) by about 146 SF. Note: All of the existing house dates to the period of significance for the district, and therefore counts as "original building" per the *Guidelines* language.
3. The proposal would add a second floor to the current one story rear addition to form a cross gable. This section matches the height and width of the original gabled wing near the front of the house. Behind the cross gable is a new two-story section with a rear facing gable that matches the ridge height of the original house. One-story additions infill the corners formed by the cross gable. Of the resulting house, the front half (original two-story structure, minus the front porch) is only about three feet longer than the new rear half. The two halves are joined by a lower saddle roof between the cross gable and original house.
4. A new square awning window in a new opening is proposed on the second floor of the original house's east elevation. A new skylight is proposed on the west roof surface of the original house. No original windows are proposed to be replaced.

Comments from the previous staff report that remain valid:

5. The addition would be clad in 4" composite siding (it is not specified whether fiber-cement or wood composite would be used), windows on the addition would be clad wood double-hung and casements, and the basement would have a large egress window well on the west side.

6. One entry door, and two second floor and one first floor double-hung windows on the rear of the house would be removed to make way for the addition. The age and condition of the windows and door is unknown.
7. On previous discussions about this house, some commissioners felt that the one story rear gable-roofed kitchen wing was a character-defining feature of the house. This proposal would eliminate that feature of the house.
8. The addition is compatible in design with the original house, but clearly differentiated from the original by foundation materials (stone vs cmu/concrete), siding materials (wood vs composite), and window materials (wood vs clad). The addition's roofline preserves the form of the roof of the original house.
9. The addition of a second floor cross gable is a compatible design with the existing house, and should visually mitigate some of the largeness of the addition that continues behind it.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 711 West Jefferson Street, a contributing property in the Old West Side Historic District, to construct a 792 SF rear addition and add a new window to the second floor of the east elevation of the existing house, 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*, 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, and Windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 711 West 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, photos, drawings

711 W Jefferson Street (May 2008)





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: 711 W JEFFERSON

Historic District: OLD WEST SIDE

Name of Property Owner (If different than the applicant):

JENNIFER & MATTHEW HARAN

Address of Property Owner: 1639 WHITE CLIFF DR. HOWELL, MI 48843

Daytime Phone and E-mail of Property Owner: mattharan@gmail.com

Signature of Property Owner: Matthew Haran Date: 12/18/12

Section 2: Applicant Information

Name of Applicant: RUETER ASSOCIATES ARCHITECTS

Address of Applicant: 515 FIFTH ST. ANN ARBOR, MI

Daytime Phone: (734) 769 0070 Fax: ()

E-mail: mr.rueter@rueterarchitects.com

Applicant's Relationship to Property: ___ owner ___ architect contactor ___ other

Signature of applicant: Max Rueter Date: 12/21/12

Section 3: Building Use (check all that apply)

Residential ___ Single Family ___ Multiple Family ___ Rental
___ Commercial ___ 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: UR

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.

STAFF USE ONLY

Date Submitted: 12/21-2012 Application to _____ Staff or _____ HDC

Project No.: HDC 12-238 Fee Paid: 500⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 1/10-2012

Application Filing Date: 12/21-2012 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

From: Jim Scrivens [<mailto:jscrivens@rueterarchitects.com>]
Sent: Friday, January 18, 2013 5:11 PM
To: Thacher, Jill
Cc: Marc Rueter; Matthew Haran; Jennifer Haran
Subject: 711 W. Jefferson

Jill, please find attached a revised set of drawings base on what issues were raised at the January 10 HDC meeting. I've listed the items addressed.

1. The bump-out on the westside is gone.
2. The overhang on the westside has been reworked, no longer one continuous roof.
3. Existing Kitchen window to remain the same.
4. Egress windows in existing bedroom to remain the existing, spoke with Ralph Welton, he was okay with no emergency egress window.
5. Area increase is now 61% in lieu of the 64%.
6. Footprint increase is now 31% in lieu of the 34% we had before.
7. New east window in existing wall is now a small awning in lieu of the double hung.
8. Errors in window schedule have been revised.
9. 20" was removed from the laundry and closet on second floor, on east side to help with reducing the square footage.

Note since we removed the bump out on the westside, it made the family room not useable, so we traded the family room with the screen in porch and combine the outdoor porch with the left over space to create one usable screen-in porch. This made the most use out of the space and tightened the footprint up.

Please let us know if there are any other issues we failed to addressed or if there are any other concerns that the commissioners had that we forgot and if you see any new issues based on the changes.

If this looks fine then we will drop off some hardcopies for the your staff report.

Sincerely,

Jim Scrivens
Architect, LEED AP BD+C

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ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS
FOR THE
HARAN RESIDENCE, 711 JEFFERSON STREET, ANN ARBOR, 48103



LIST OF DRAWINGS

- T1. TITLE SHEET
- A1. PHOTOS OF EXISTING HOUSE
- A2. SITE PLAN - EXISTING
- A3. FIRST and SECOND FLOOR PLAN - EXISTING
- A4. REAR ISOMETRIC - EXISTING
- A5. SITE PLAN - PROPOSED
- A6. BASEMENT PLAN - PROPOSED
- A7. FIRST FLOOR PLAN - PROPOSED
- A8. SECOND FLOOR PLAN- PROPOSED
- A9. ROOF PLAN- PROPOSED
- A10. NORTH ELEVATION (EXISTING AND PROPOSED)
- A11. EAST ELEVATION (EXISTING AND PROPOSED)
- A12. SOUTH ELEVATION (EXISTING AND PROPOSED)
- A13. WEST ELEVATION (EXISTING AND PROPOSED)

UPDATED
HDC SUBMISSION 1.18.13

■ RUETER ASSOCIATES ■
ARCHITECTS

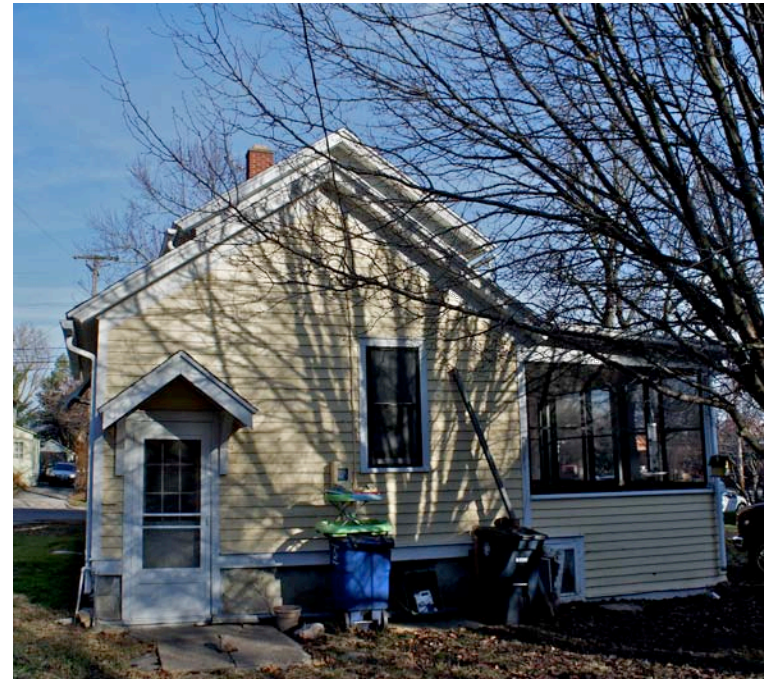
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HARAN RESIDENCE
711 JEFFERSON STREET, ANN ARBOR, MI 48103

T1

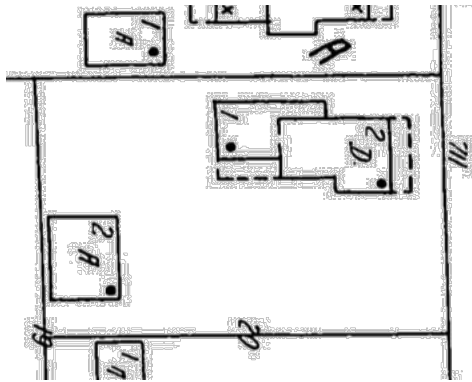


TOP
PHOTO OF ORIGINAL 2 STORY HOUSE - WEST SIDE.



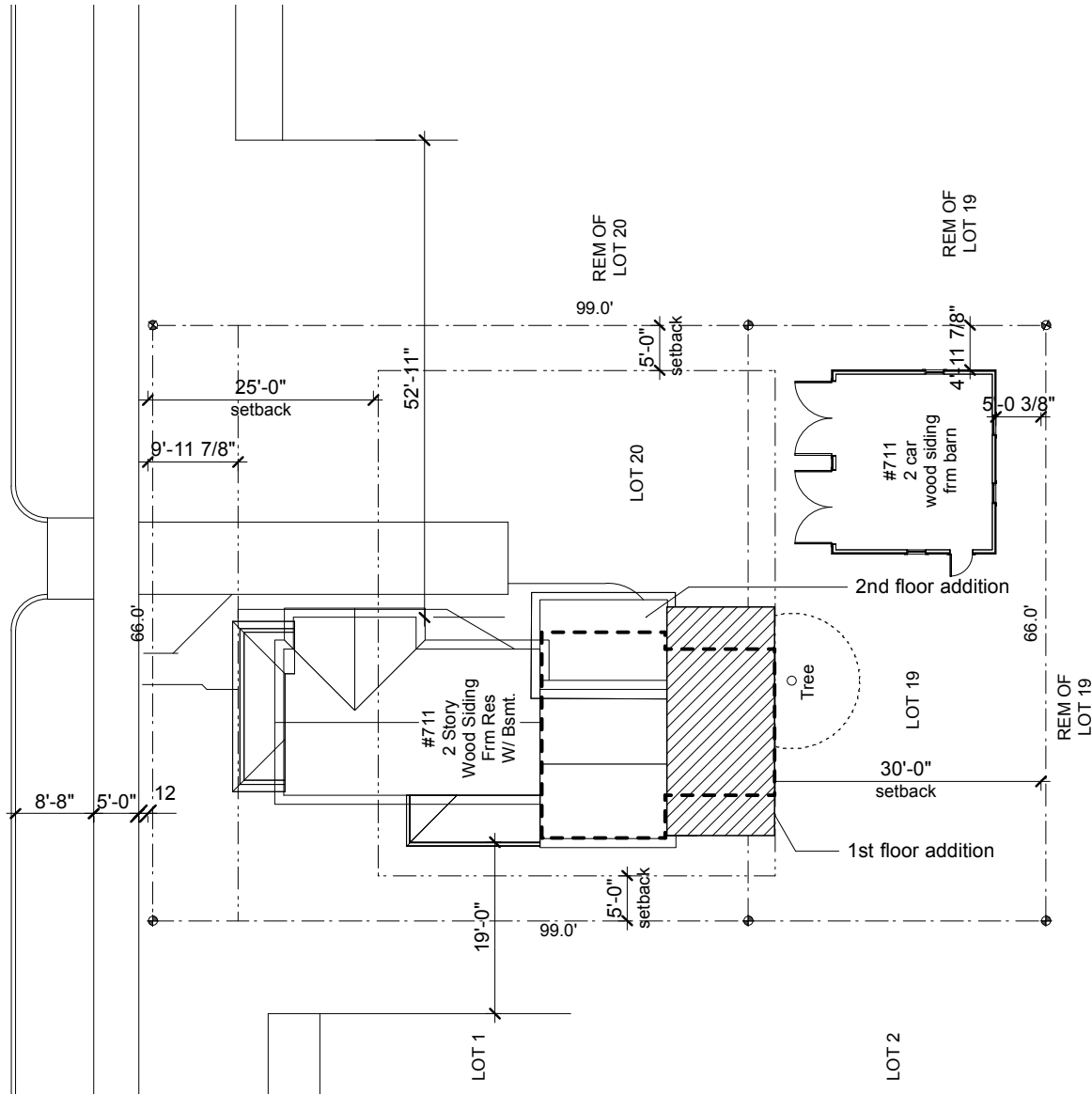
RIGHT
PHOTO OF ORIGINAL 2 STORY HOUSE WITH ADDITION ATTACHED AND REAR ENTRY.

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1925 SANBORN MAP
NO SCALE

W. Jefferson St. 66' ROW.



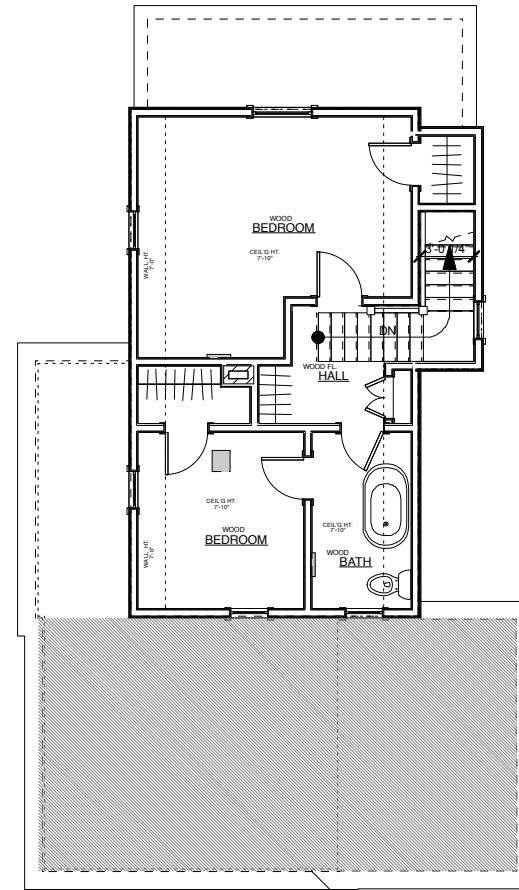
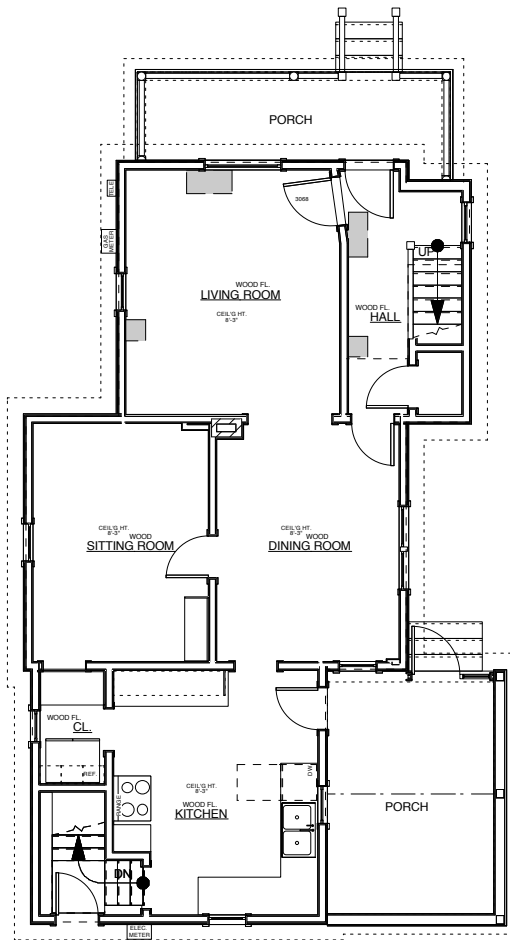
Existing Site Plan

Scale: 1" = 20'-0" on 8 1/2" x 11"



NEW 300 SF AREA ADDED TO PRE 1925 FOOTPRINT (38% INCREASE IN FOOTPRINT)

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1 st floor roof to be removed.

 areas to be demo

1 Existing First and Second Floor Plans
 Scale: 3/32" = 1'-0" on 8 1/2" x 11"

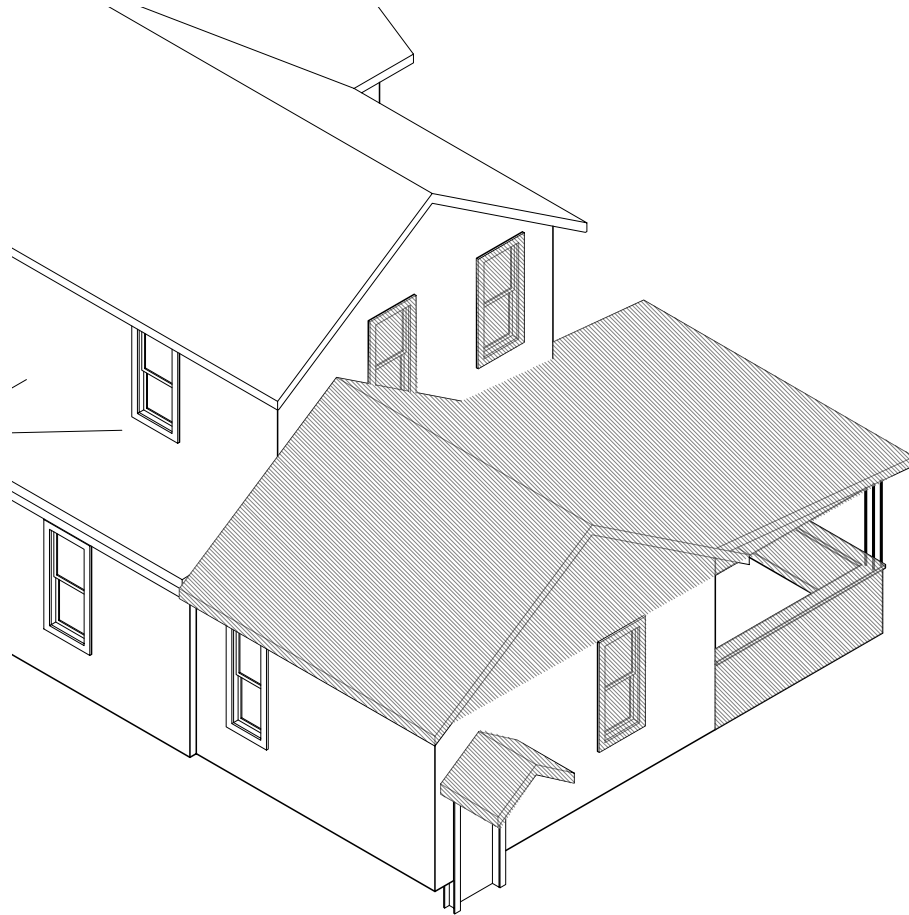


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DEMOLITION SCHEDULE

Mark

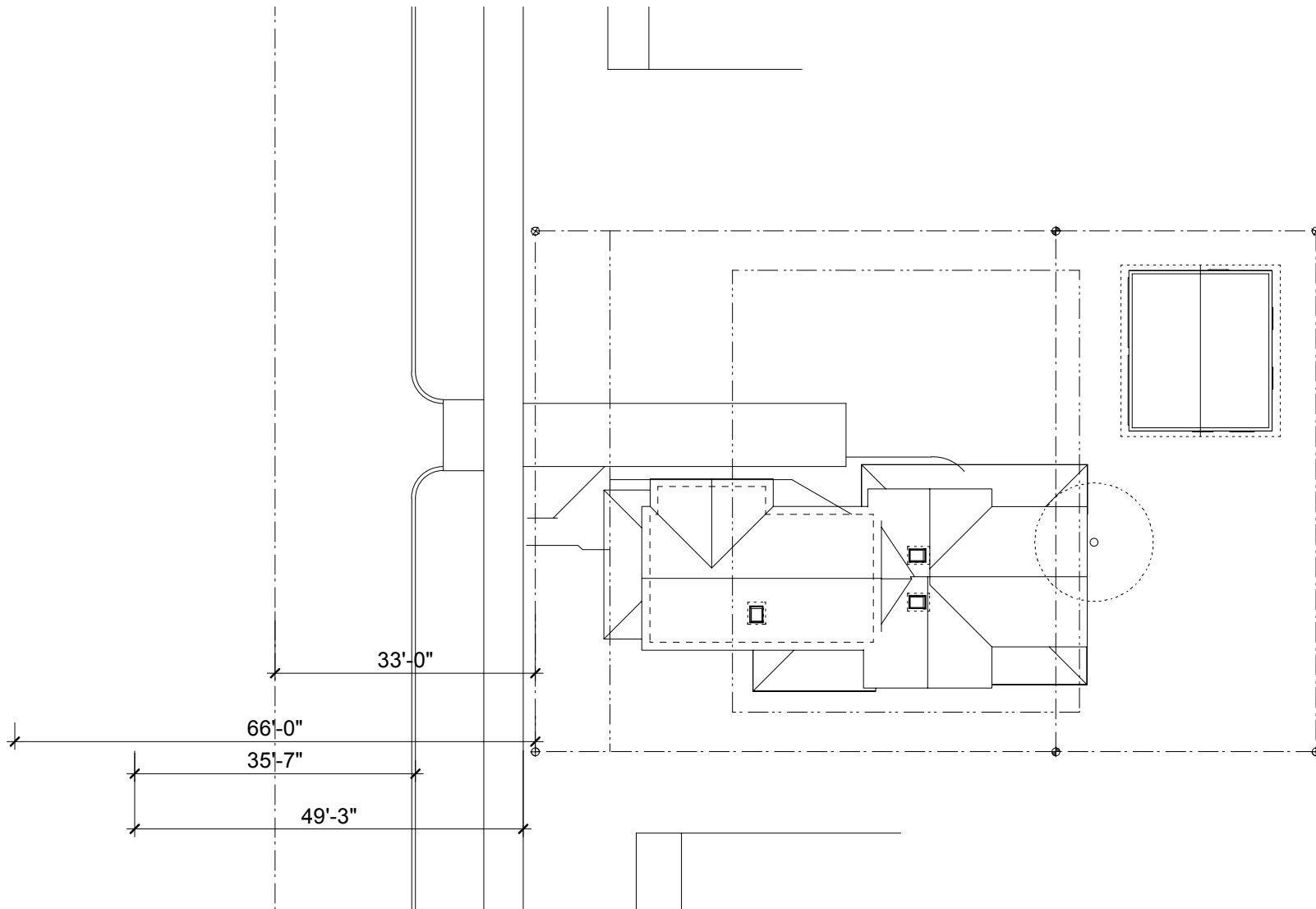
- 1a Remove rear first floor roof
- 1b Remove rear second floor windows



1 Existing
Rear Isometric
Scale: No scale

 areas to be demo

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Proposed
Site Plan

Scale: 1" = 20'-0" on 8 1/2" x 11"



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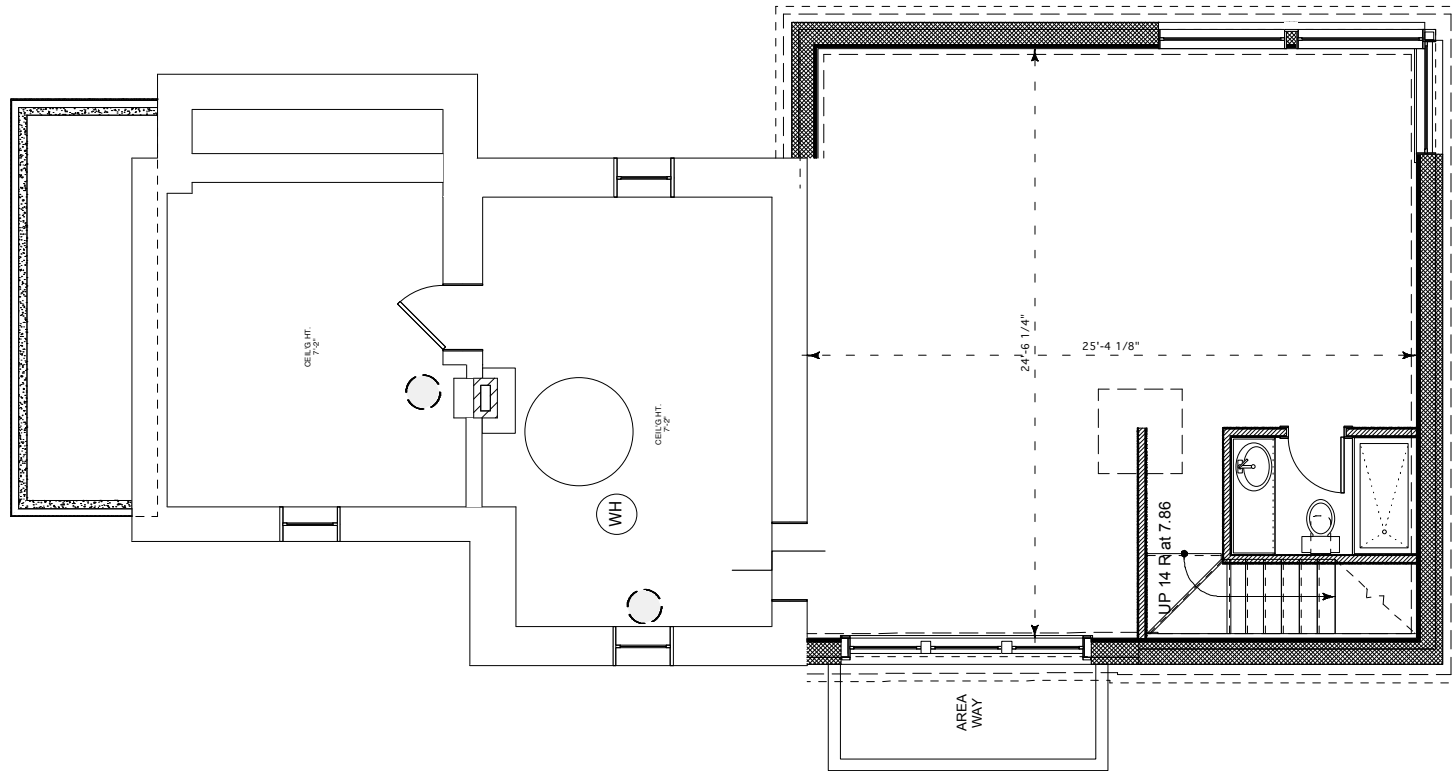
■ RUETER ASSOCIATES ■

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HARAN RESIDENCE

A5

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0 Proposed
Basement Plan

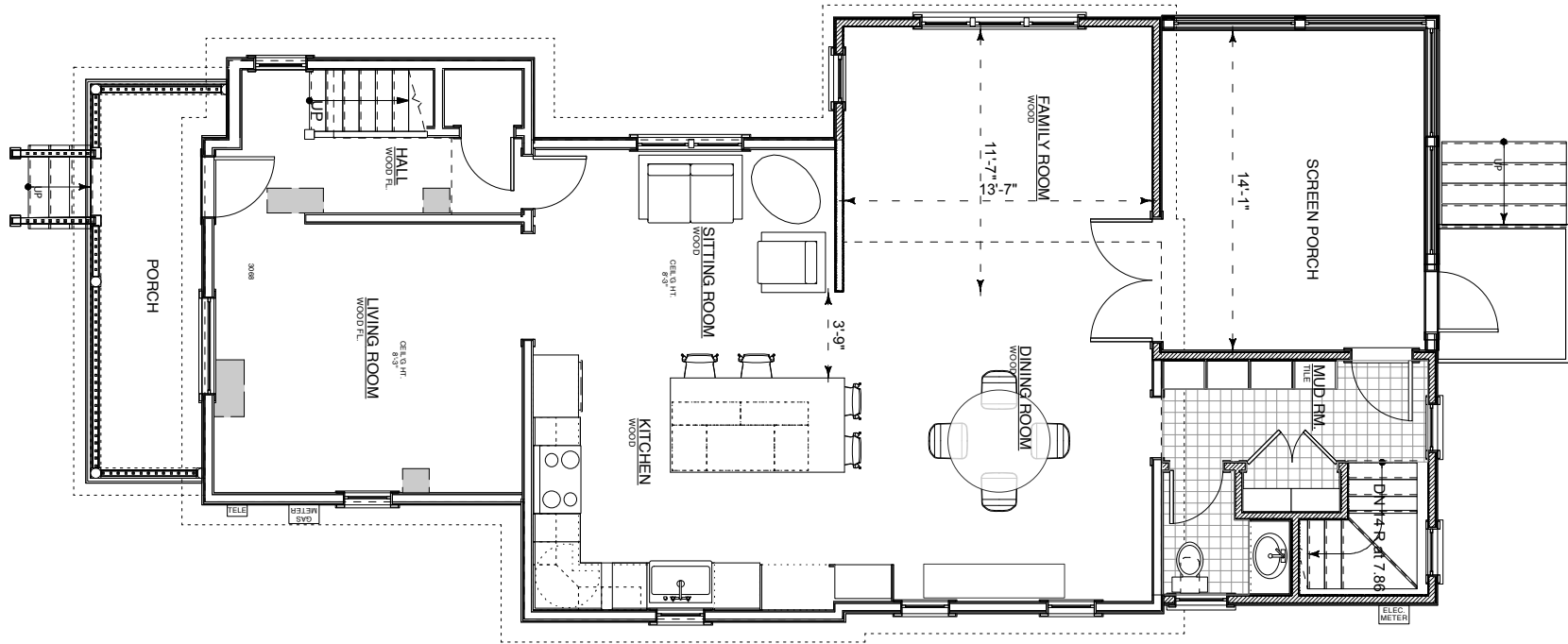
Scale: 3/16" = 1'-0" on 8 1/2" x 11"



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1 Proposed
First Floor Plan

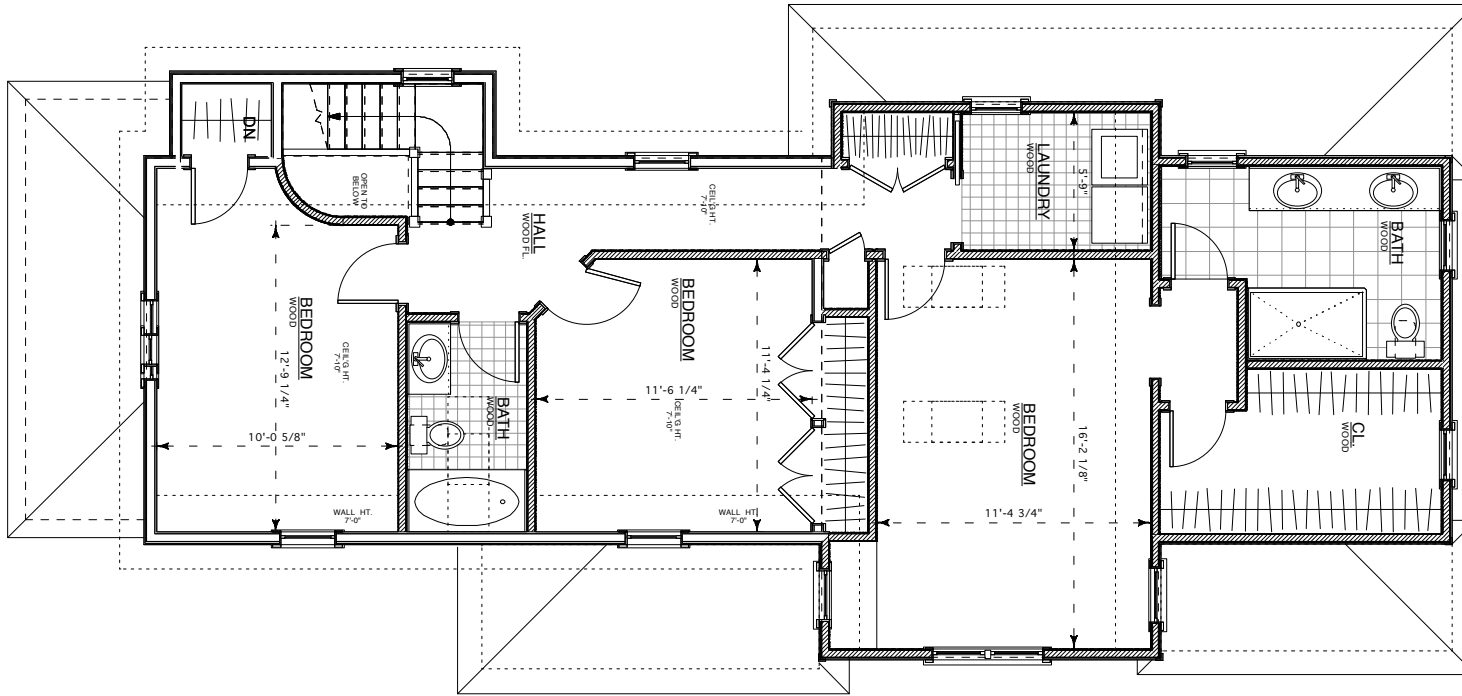
Scale: 3/16" = 1'-0" on 8 1/2" x 11"

Area First Floor	sf
Existing:	797
New:	280
Total:	1077

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HARAN RESIDENCE **A7**
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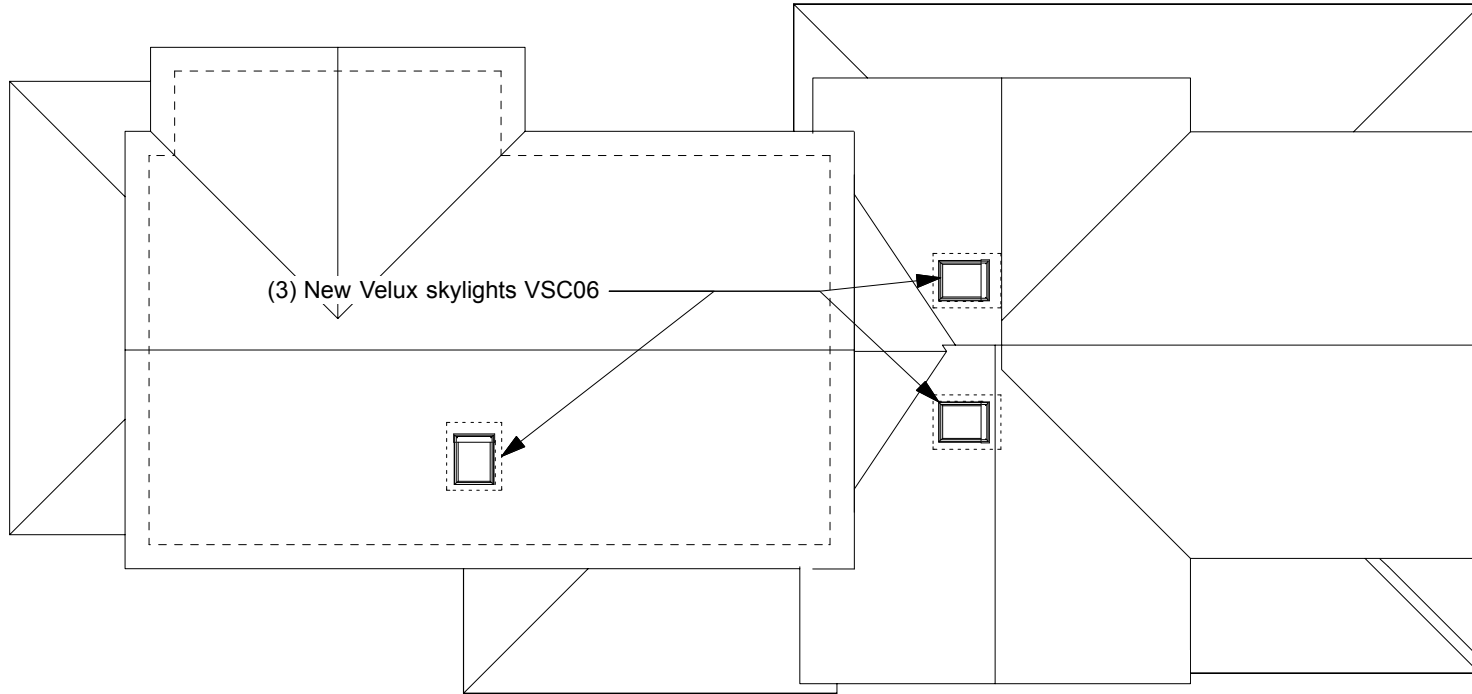


2 Proposed
Second Floor Plan
Scale: 3/16" = 1'-0" on 8 1/2" x 11"

Area Second Floor	sf
Existing:	496
New:	512
Total:	1008



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1 Proposed
Roof Plan

Scale: 3/16" = 1'-0" on 8 1/2" x 11"



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HARAN RESIDENCE
711 JEFFERSON STREET, ANN ARBOR, MI 48103

WINDOW SCHEDULE

Mark	And.#	Type	Unit Size	Notes
W1	WDH20410	double hung	2-1 5/8, 5-0 7/8	1 over 1
W2	WDH2046	double hung	2-1 5/8, 4-8 7/8	1 over 1
W3	AN551	awg	5-4 13/16, 1-8 1/2	1lite
W4	AW251	awg	2-4 3/8, 2-4 3/8	1lite
W5	CW145	csmt	2-4 5/8, 4-4 13/16	2 lite
W6	AN451	awg	4-4 13/16, 1-8 1/2	1lite
W7	CXW145	csmt	2-11 15/16, 4-4 13/16	1lite

DOOR SCHEDULE

Mark	Product #	Type	Unit Size	Notes
D1	Simpson 7044	door	32x80	1 lite
D2	Wood Screen	door	32x80	2 lite
D3	FWH5068	bi-swing door	60x80	2 lites

DOOR NOTES:
 Doors shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screen doors shall be supplied with all doors.

WINDOW NOTES:

Windows shall be wood with vinyl cladding. Glazing shall be double glazed low e. Muntins shall be simulated-bonded to exterior and interior. Cladding shall be white. Screens shall be supplied with all windows.



Proposed
 [N] North Elevation

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

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RENOVATION OF EXISTING RESIDENCE:

ROOFING:

Replace roofing with laminated asphalt shingles

SIDING:

Repair damaged wood siding and trim as required and repaint at connection as required.

Windows:

Repair existing as needed windows and install new Andersen windows in new addition with new exterior 3 1/2" x 5/4" casings.



Proposed
E East Elevation

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

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NEW ADDITION MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles - existing to be replaced

FASCIA:
1" X 4" wd bd

GUTTERS:
6" half round alum gutters

GABLE RAKE BOARD
5/4"x 6" bd

FRIEZE BD (BELOW RAKE)
5/4"x 6" with bed molding

SOFFITS:
3/4" preprimed trim with vents

PORCHES:
Cedar 1x1 balusters with 2x4 sloped top cap w/ flat 2x4 bottom rail with 5x5 square newel post. Turned 5x5 cedar columns. bead board ceilings. painted

CORNER BOARDS"
5/4" X 4" wd bd

BAND BOARD:
5/4" X 6" wd bd with 5/4"x 2" beveled wash at top

SIDING:
7/16"x 5" Hard-i-plank siding with 4" exposure.

EXPOSED FOUNDATION:
stucco cement foundation

WINDOWS:
Andersen Clad wood windows with 5/4" X 4" WD casings

DOORS:
Simpson entrance door Model 7044 with 5/4" X 4" WD casings and fixed transom above.



S Proposed
South Elevation
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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A12



Proposed
W West Elevation
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

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