

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 436 Third Street, Application Number HDC15-166

DISTRICT: Old West Side Historic District

REPORT DATE: October 8, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 5, 2015

OWNER

Name: Clay Scott
Address: 436 Third St
 Ann Arbor, MI 48103
Phone: (703) 709-3156

APPLICANT

Damian Farrell Design Group
 359 Metty Drive 4A
 Ann Arbor, MI 48103
 (734) 998-1331

BACKGROUND: This stately Queen Ann appears to have been used as a duplex at least as early as 1894, when the house was number 40 and number 42 Third Street. Mary Baessler, widow of John, resided in 40, and Jonas Beck, a carpenter, lived in 42, per the Polk City Directory. In 1898 when addresses were renumbered it was given the single address of 436. Sometime between 1899 and 1908 a one-story wing was added to the north side of the two-story house.

What staff is calling a “carriage house” is not shown on the 1899 Sanborn map, but appears on the 1908 and 1916 Sanborn maps as a two-story barn with a one-story addition on the north end. The 1925 Sanborn shows the one-story concrete addition on the south end that was built as an ice cream factory. By 1970, the carriage house was used as a warehouse and the ice cream factory was a “detergent lab”. The one-story addition had been removed. The second floor, with its gambrel roof, was added by John Stafford in the 1980s.

In November, 2014 the HDC approved a new front porch and balcony on the shop, a dormer on the rear, a deck and entry door, new windows and skylights in existing and new openings, a paver patio, bulkhead doors, and the removal of some non-original elements.

In April, 2015, the HDC approved a new double-hung window in a new opening on the east elevation of the carriage house, and to add three flat and two tube skylights to the rear (west) facing roof.

LOCATION: The site is located on the west side of Third Street, south of West Liberty and north of West Jefferson.



APPLICATION: The applicant seeks HDC approval to: remove a rear fire-escape stair and replace the door leading to it with a double-hung wood window, install a porch light on the front porch, and install a new wood door in a new opening on the existing garage, all on the main house; and extend an existing shed roof and install beveled wood siding over the existing tongue and groove horizontal siding on the duplex building.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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 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):

Entrances and Porches

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

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.

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.

Wood

Recommended: Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended: Introducing a new wood feature that is incompatible in size, scale, material and color.

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

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.

Doors

Not Appropriate: Installing a new door opening.

STAFF FINDINGS:

1. Removing the non-original rear egress stair and converting the non-original door opening to a window is entirely appropriate. The wood window proposed to be used is compatible with the existing structure, and its location at the midpoint of the exterior wall should distinguish it as non-original.
2. The proposed new wood door has a half-lite with two panels below. The location makes sense to give access to the backyard, garage, and interior of the house. The front porch light is an appropriate style.
3. On the duplex, the shed roof extension's proposed tie-in with the front porch roof on the carriage house is more visually appealing than the current lonely piece of shed roof. From a performance standard, extending the shed roof will help shed water from the steeply-pitched gambrel roof and keep it off the walls and away from the foundation.
4. The existing wood siding has many gaps and cracks and was not intended to be installed horizontally (it should be a vertical siding). The building's new use as a residential duplex necessitates a siding surface that performs better than the current one. It is not known whether the existing horizontal siding dates to the period of significance, though staff suspects not since there have been many, many alterations to this building in the past. New siding could be the same pattern installed vertically, but it is staff's opinion that that would change the look and feel of the structure more than installing horizontal lap siding with the same reveal as the horizontal siding would. The new siding would be installed over the top of the existing. The applicant proposes to remove the existing trim, pack it

out, and reinstall it to maintain the existing trim proportion.

5. Staff believes that the proposed work meets the *Secretary of the Interior's Standards*, the *Secretary of the Interior's Guidelines for Rehabilitation*, and the *Ann Arbor Historic District Design Guidelines*.

POSSIBLE MOTIONS: (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 recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 436 Third Street, a contributing property in the Old West Side Historic District, to remove a rear fire-escape stair and replace the door leading to it with a double-hung wood window, install a porch light on the front porch, and install a new wood door in a new opening on the existing garage, all on the main house; and extend an existing shed roof and install beveled wood siding over the existing tongue and groove horizontal siding on the duplex building. as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10 and the guidelines for windows; and the *Ann Arbor Historic District Design Guidelines* for windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 436 Third 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, cut sheets

436 Third Street (April 2008 survey photo)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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>436 Third Street</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): <u>Clay Scott</u>
Address of Property Owner: <u>436 Third Street</u>
Daytime Phone and E-mail of Property Owner: <u>734.709.3156</u> <u>clayscote@umich.edu</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>9-16-15</u>
Section 2: Applicant Information
Name of Applicant: <u>Damian Farrell Design Group PLLC</u>
Address of Applicant: <u>359 Metty Drive, Suite 4A</u>
Daytime Phone: <u>(734) 998 1331</u> Fax: <u>()</u>
E-mail: <u>ttaylor@dfdgonline.com</u>
Applicant's Relationship to Property: <u>owner</u> <input checked="" type="checkbox"/> architect <input type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant: <u>Teresa Taylor</u> Date: <u>9/16/15</u>
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multiple Family <input checked="" 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>CS</u>

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

1. Provide a brief summary of proposed changes. See attached sheet

2. Provide a description of existing conditions. See attached sheet

3. What are the reasons for the proposed changes? See attached sheet

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

Site plan, Main house elevations, Duplex elevations, scope-of-work diagrams, details.

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:

436 Third Street - Historic District Commission Application

1. Brief Summary of Proposed Changes

Main House

- Remove exterior wood stairs and landing in back.
- Remove exterior door at top of wood stairs. Install a double-hung window in existing opening.
- New door opening and wood door on north side of existing garage
- New wall-mounted lights at front porch and back patio of 1-bedroom apartment.
- Concrete driveway to replace existing gravel driveway

Duplex

- Extend shed roof from porch on courtyard side of duplex
- New beveled wood siding on existing T&G horizontal siding

2. Description of existing conditions and reason for proposed changes.

Main House

There is a second floor rental unit in main house that uses the exterior wood stair for access. The owners would like to reclaim the unit back into the main house, so the exterior stair is no longer needed. With the stair gone, the owners would like to make better use of the patio by having a door to it directly from the house. (The door in the adjacent 1-story wing is for the 1-bedroom apartment.)

Duplex

Shed roof: In October 2014, we were given HDC approval to alter the existing shed roof so that it was a straight run just along the former carriage house. The owners have decided that they would like to maintain the configuration of the porch roof as it turns the inside corner and extend it across the rest of the elevation. This will allow the owner to manage rainwater from the gambrel roof above, taking it to gutters and then to downspouts.

Siding: The existing T&G wood siding (pattern #116) installed horizontally is a poor choice for exterior siding because over time it is susceptible to water damage. There is evidence of this on the inside face of the siding and several instances where gaps and cracks have formed between boards. While this may have been acceptable for a carriage house or barn, it will not be acceptable for its new use as a house.

The owners would like to install beveled wood siding over the existing siding. The new beveled siding would have a 3-1/2" exposure, which is equal to the spacing of the v-grooves in the T&G. The new siding would add about 3/4" to the face of the siding; all the existing trim would be removed, packed out, and reinstalled to maintain the existing trim proportions.

436 Third Street



View of Main house from sidewalk
(Duplex in back visible on the left)



Detail of Main house front porch

436 Third Street



Views of Main House from the back.

Above: south side of garage

Right: north side of garage showing existing wood stair to be removed.



436 Third Street



Duplex

436 Third Street



View of Duplex from courtyard
showing existing porch roof to be extended

436 Third Street



Existing
T&G siding
(Pattern #116)
on Duplex



Gaps and
cracks typical



436 Third Street

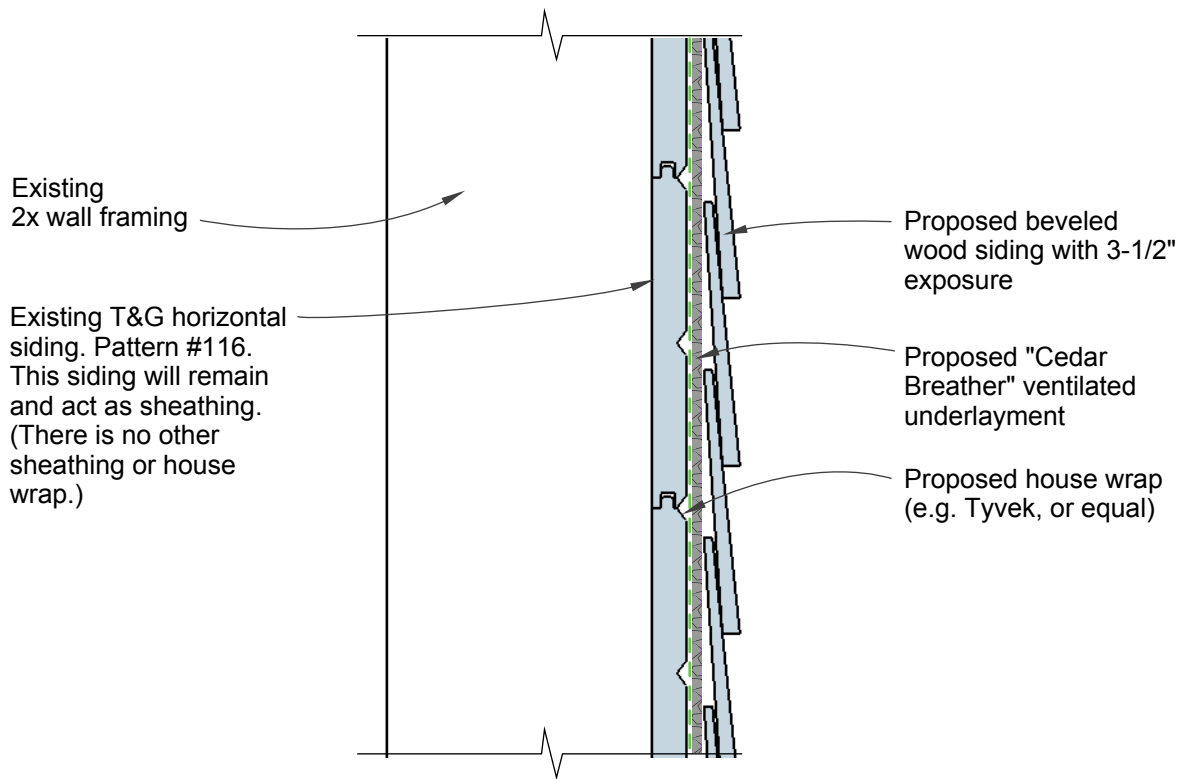


Installed horizontally as exterior siding, Pattern #116 invites water damage.



436 Third Street

Duplex - Proposed Siding



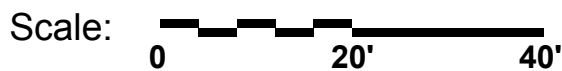
Wall Section Detail

Scale: 3" = 1'-0"

436 Third Street



Site Plan (Approved by HDC October 2014)



436 Third Street

Main House



Proposed concrete driveway

Proposed new porch light

Existing Street View

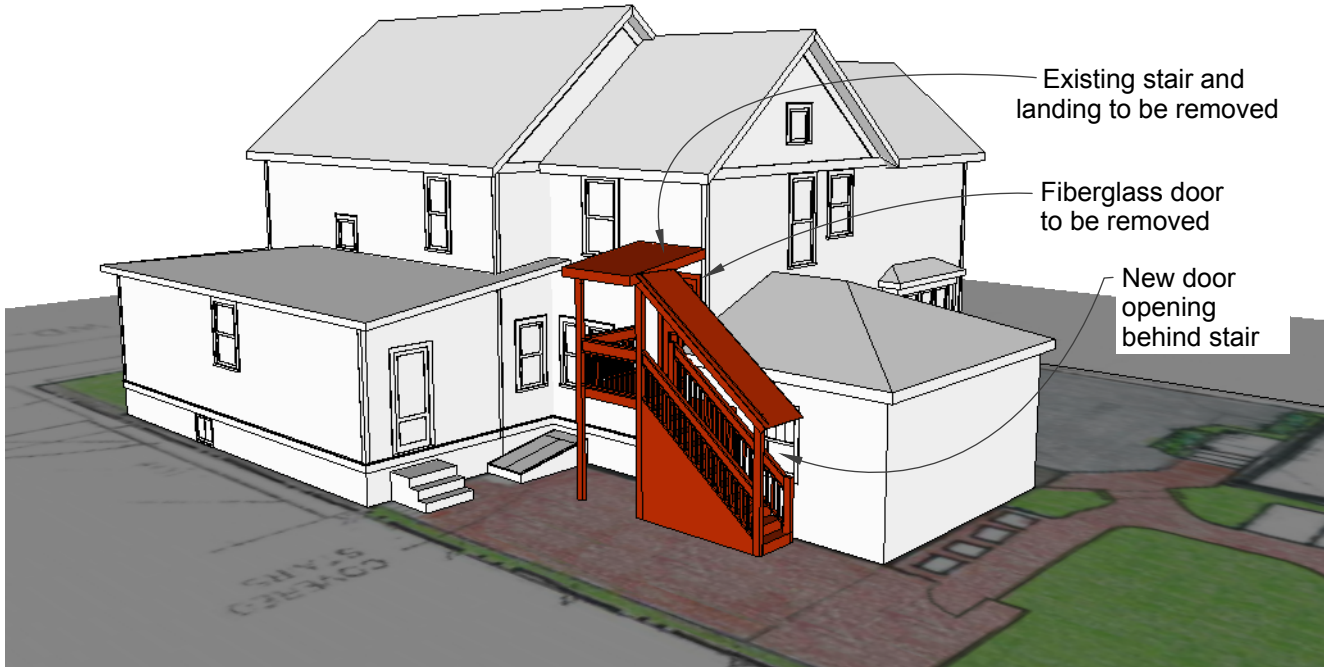


Existing stair to be removed

Existing Rear View

436 Third Street

Main House



Proposed Demo in Back (Shown in Red)



Proposed New Construction (Shown in Green)

436 Third Street

Main House



Main House East (Front) Elevation

Scale: 0 8' 16'

436 Third Street

Main House



Main House Existing North Elevation

Scale: 0 8' 16'

436 Third Street

Main House



New wood double-hung window in existing door opening

New wood door in existing garage

Main House Proposed North Elevation

Scale: 0 8' 16'

436 Third Street

Main House



Main House West (Back) Elevation

Scale: 0 8' 16'

436 Third Street

Main House

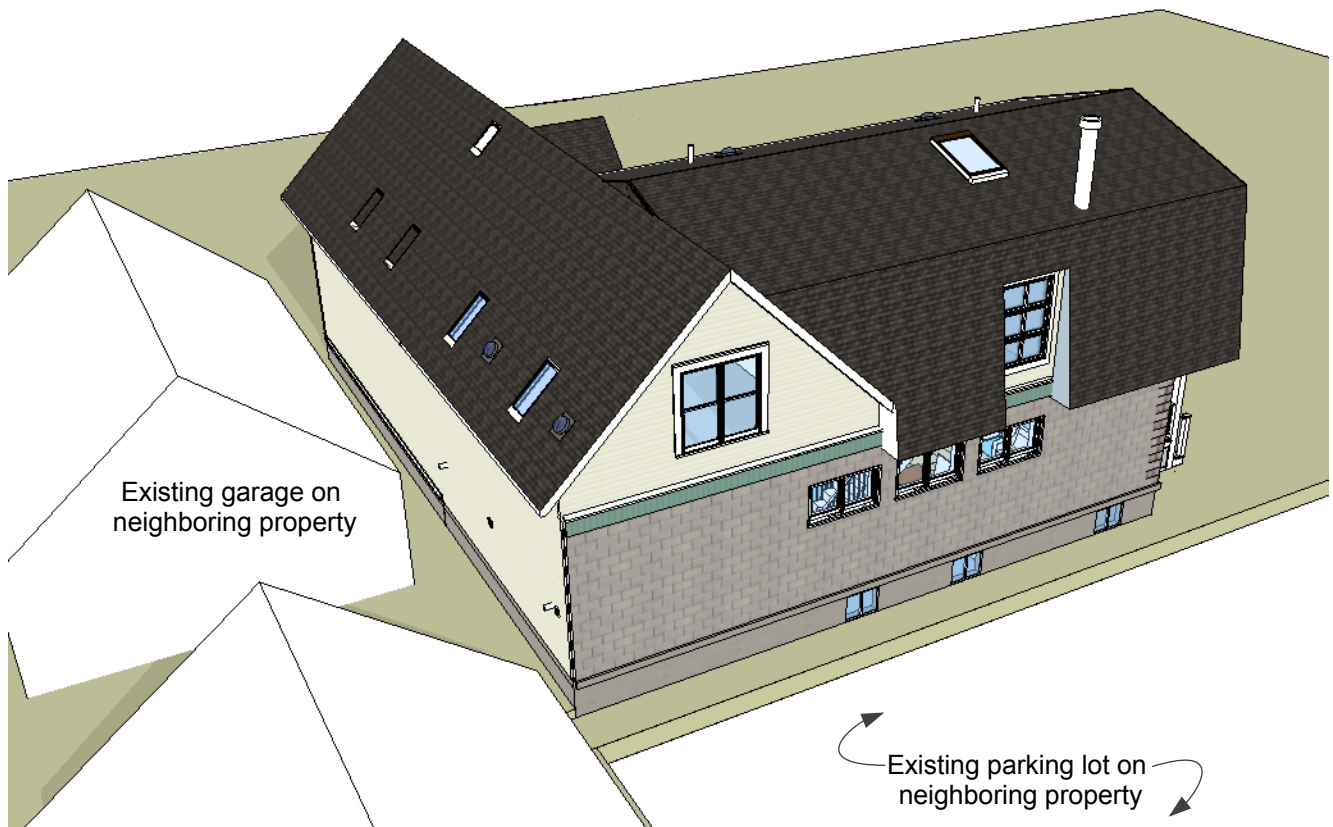
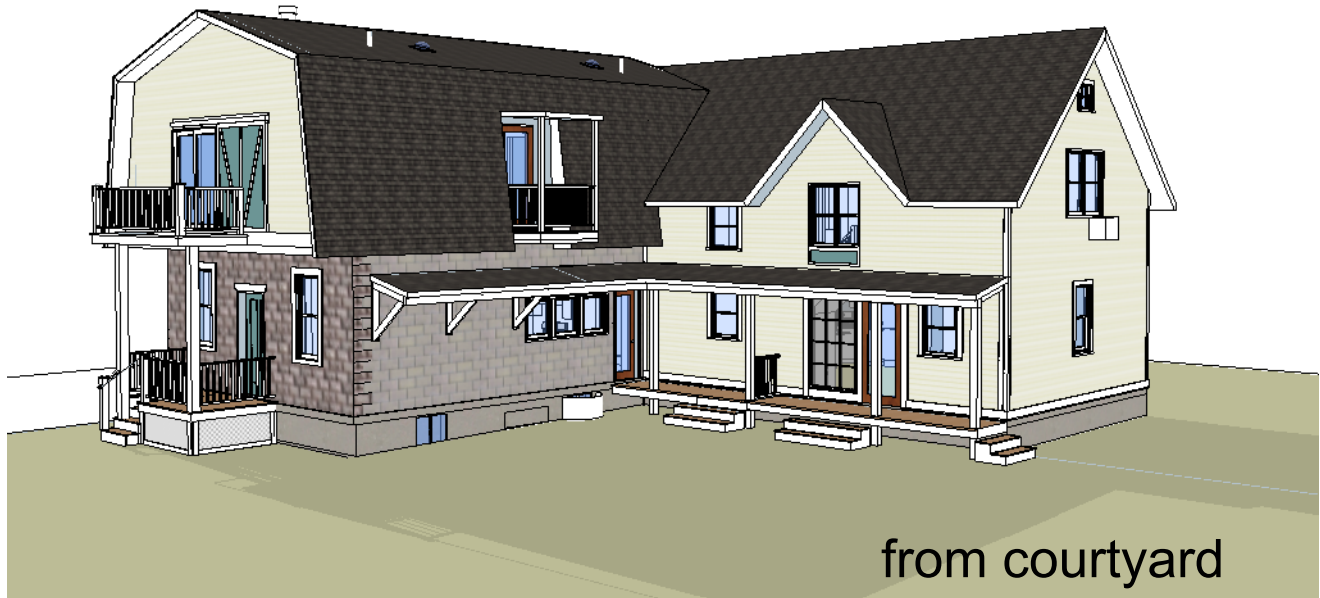


Main House South Elevation

Scale: 0 8' 16'

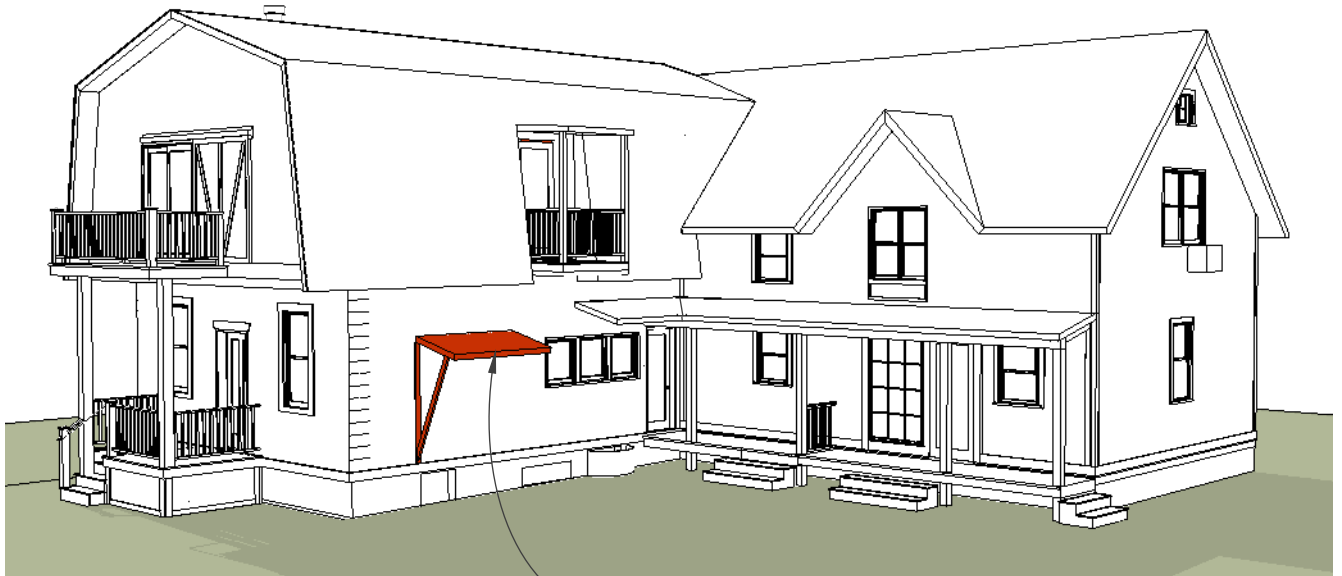
436 Third Street

Duplex



436 Third Street

Duplex



Demo shed roof and bracket

Proposed Demolition

Shown in Red



New beveled wood siding
over existing T&G horiz. siding

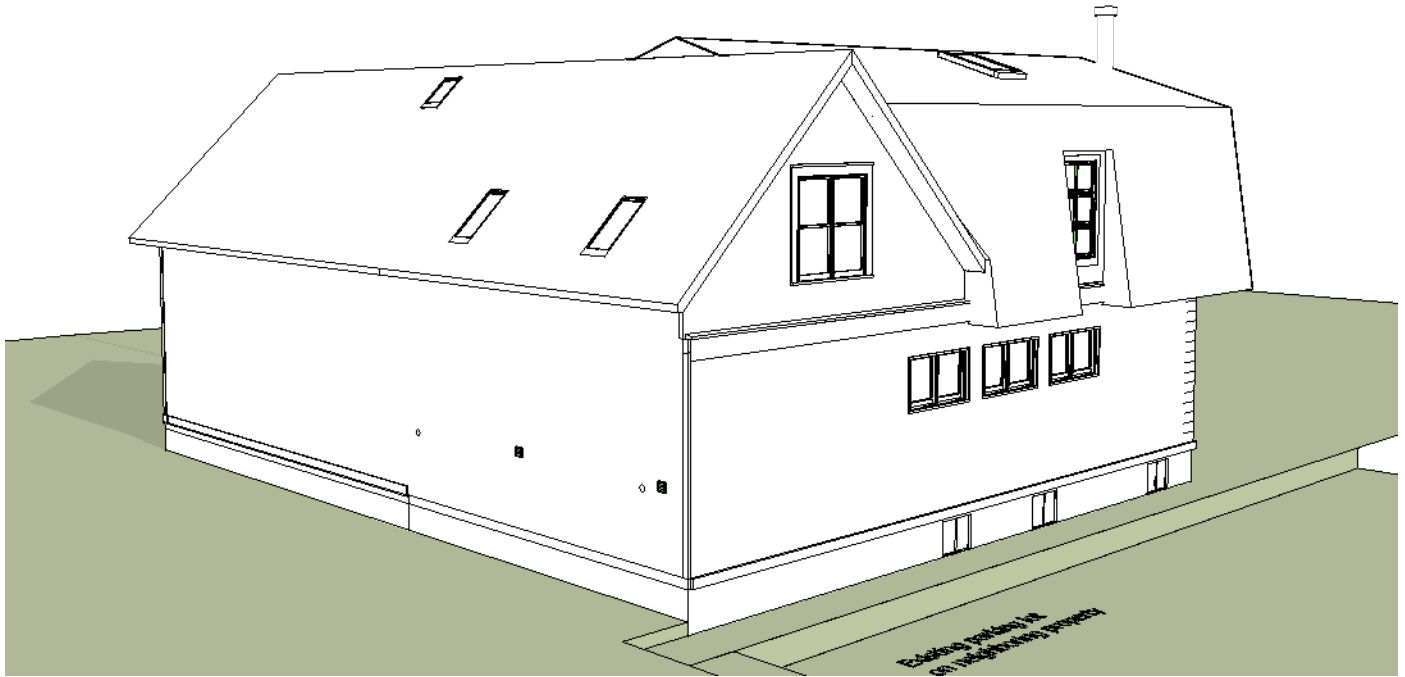
Extend existing shed roof and install new brackets

Proposed New Construction

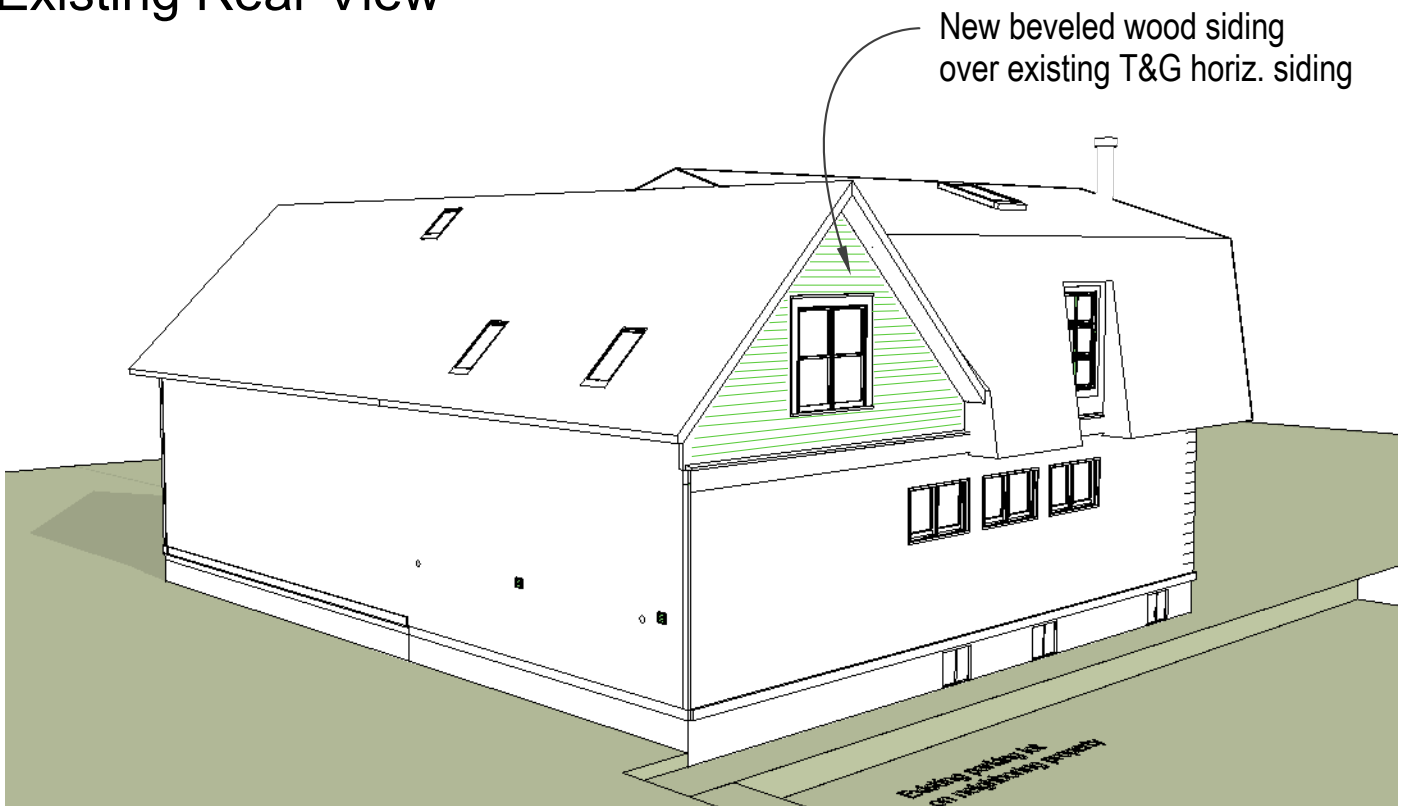
Shown in Green

436 Third Street

Duplex



Existing Rear View



Proposed New Construction

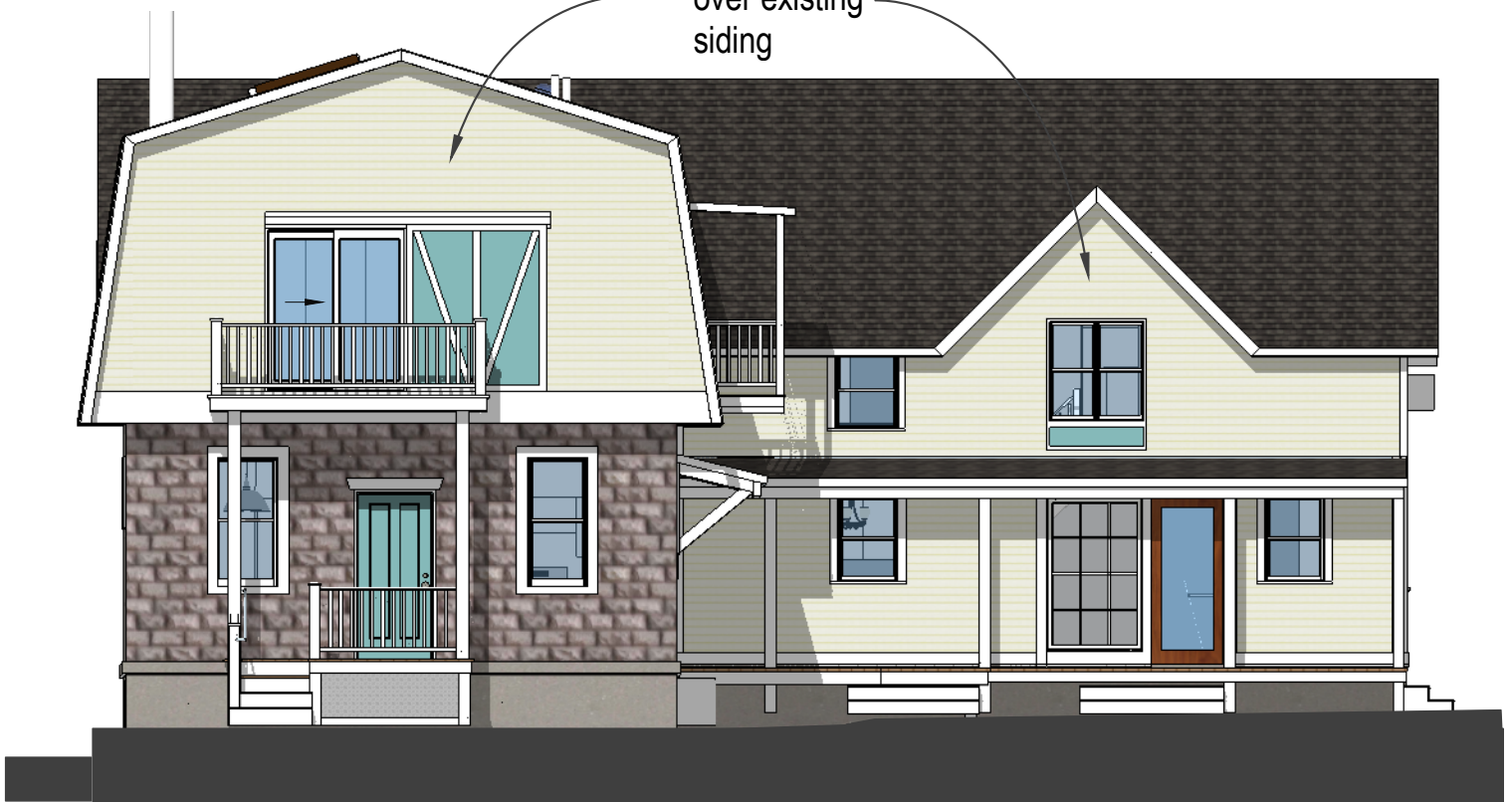
Shown in Green

436 Third Street

Duplex



Proposed
wood siding
over existing
siding



Proposed East (Front) Elevation

(Including changes approved in October 2014)

Scale: 0 8' 16'

436 Third Street

Duplex



Proposed North Elevation

(Including changes approved in October 2014)

Scale: 0 8' 16'

436 Third Street

Duplex



Proposed South Elevation

(Including changes approved in October 2014)

Scale: 0 8' 16'

436 Third Street

Duplex



Proposed
wood siding
over existing
siding



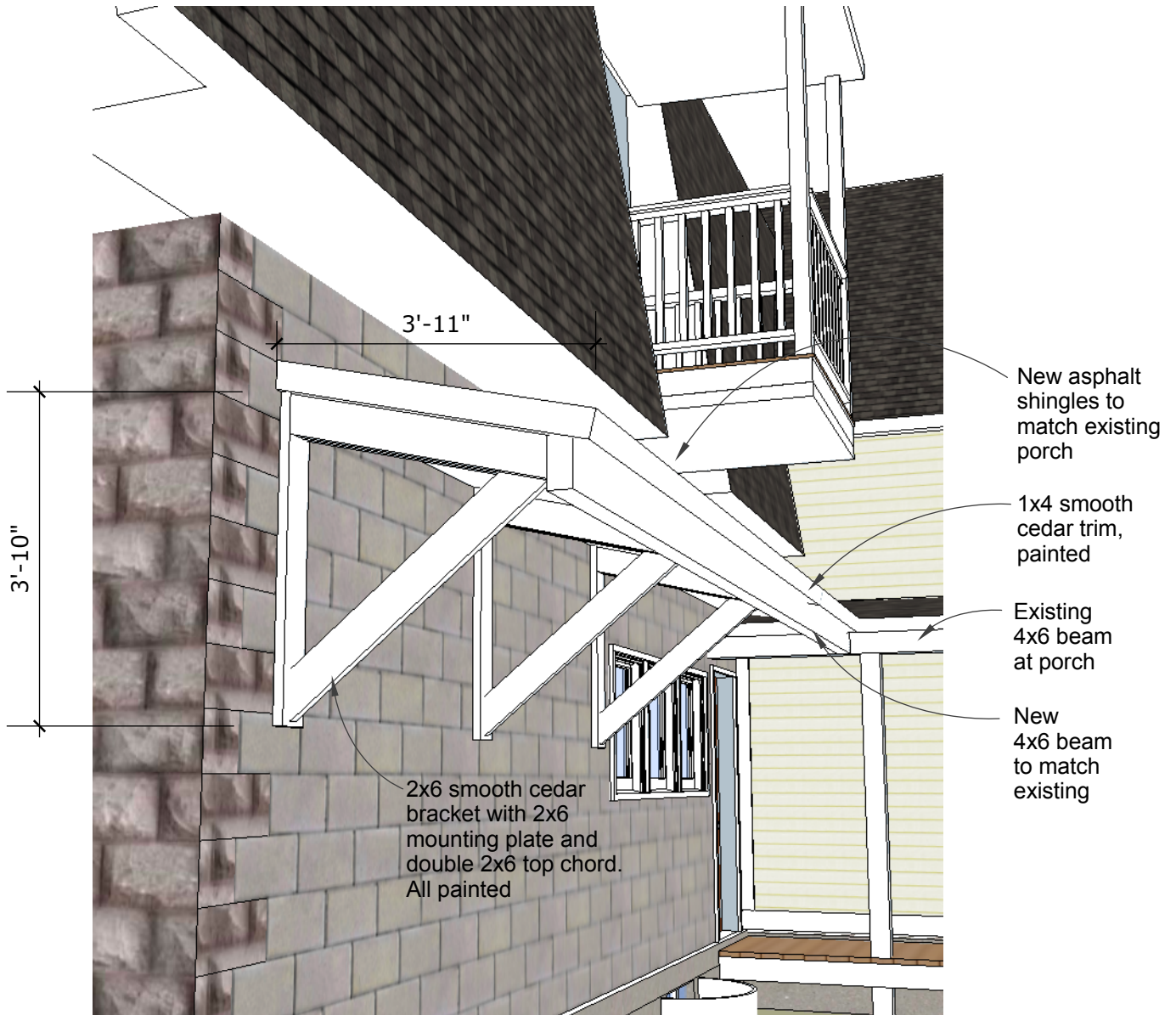
Proposed South Elevation

(Including changes approved in October 2014)

Scale: 0 8' 16'

436 Third Street

Duplex - Proposed Shed Roof Extension



Bracket and Trim Detail

436 Third Street

Proposed Material list

Main House:

- Marvin Wood Ultimate Double-Hung window, painted
- Simpson exterior wood door #7144, doug fir
- Porch light: Altair Lighting 5.5" Outdoor LED Lantern

Duplex:

- Siding: Paulownia ½" x 6" primed, painted beveled siding (smooth)
- Shed roof extension:
 - Smooth cedar trim and 2x lumber, painted
 - Asphalt roof shingles to match existing

THE BENEFITS OF MARVIN® ULTIMATE DOUBLE HUNG WINDOWS

With advancements in engineering never imagined by homeowners of days gone by, Marvin brings the classic double hung window into the Ultimate Double Hung era, assuring that this classic style will be around for generations to come. Marvin's exclusive integrated tilt lever allows the sash to be tilted in with one hand or removed for easy cleaning. Choose from a variety of size options including our new taller sizes.

THE MARVIN ULTIMATE DOUBLE HUNG WINDOW



INTERIOR



EXTERIOR

THE MARVIN PATENTED "EASY-TILT-RELEASE" ULTIMATE DOUBLE HUNG WINDOW



The sash in locked position



Unlocked position with
tilt release activated

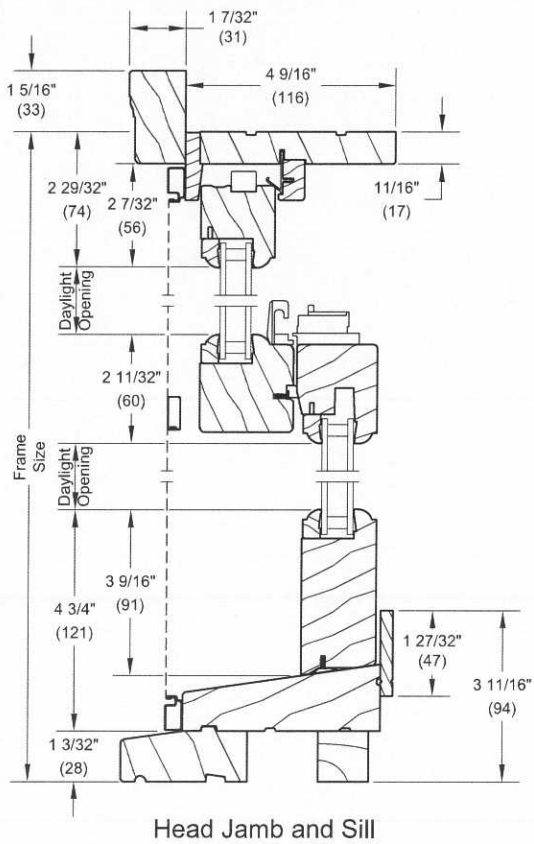


Sash tilting freely
into the room

Section Details: Operating

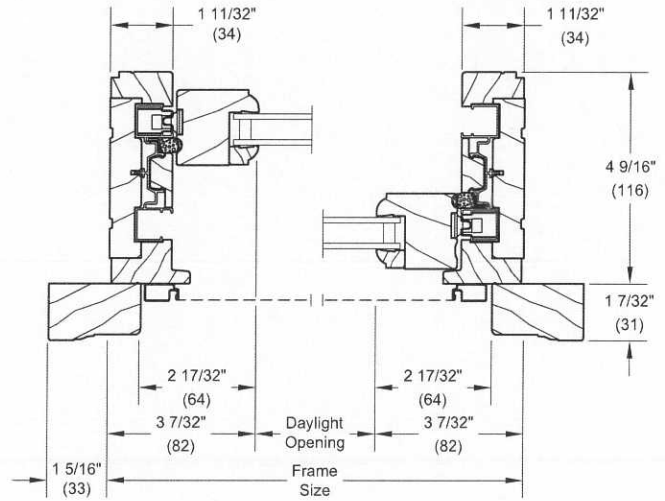
Scale: 3/4" = 1'-0"

Double Hung

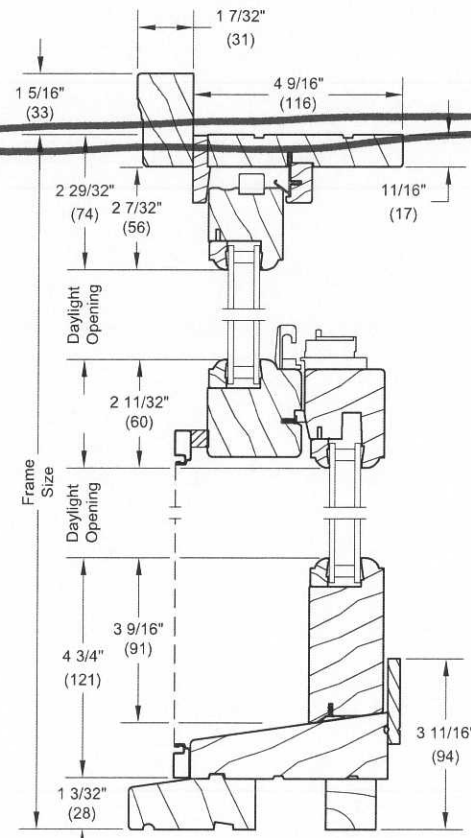


Lower Sash

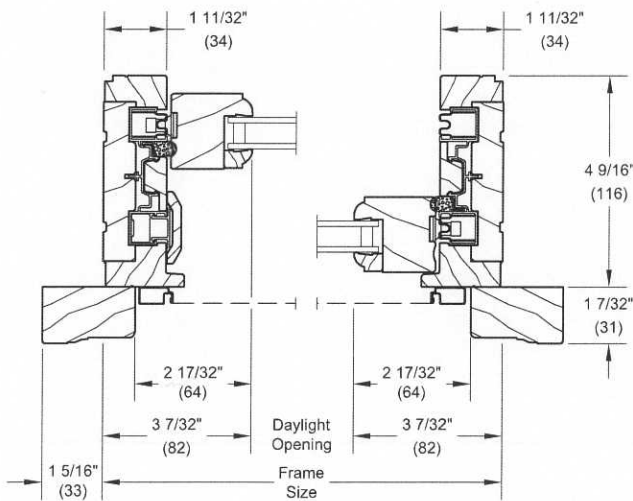
Upper Sash



Jambs



Single Hung



Head Jamb and Sill

Simpson Exterior Wood Doors

[Back to Search Results](#)



TRADITIONAL SASH

144

SERIES: [Exterior French & Sash Doors](#)

TYPE: Exterior French & Sash

MATCHING COMPONENTS

[Traditional Sidelight \(1702\)](#)

[Decorative Elliptical Transom \(4790\)](#)

STANDARD FEATURES



[Available in Any Wood Species](#)



Available in Virtually Any Size



[Textured Glass Options](#)



Privacy Rating: 1

Panels: 3/4" Double Hip-Raised Panel

Profile: Ovolo Sticking

Glass: 1/8" Single Glazed

Caming: na

[View Detailed Drawing](#)

UPGRADES



[Upgrade with UltraBlock® technology - 5-year warranty](#)

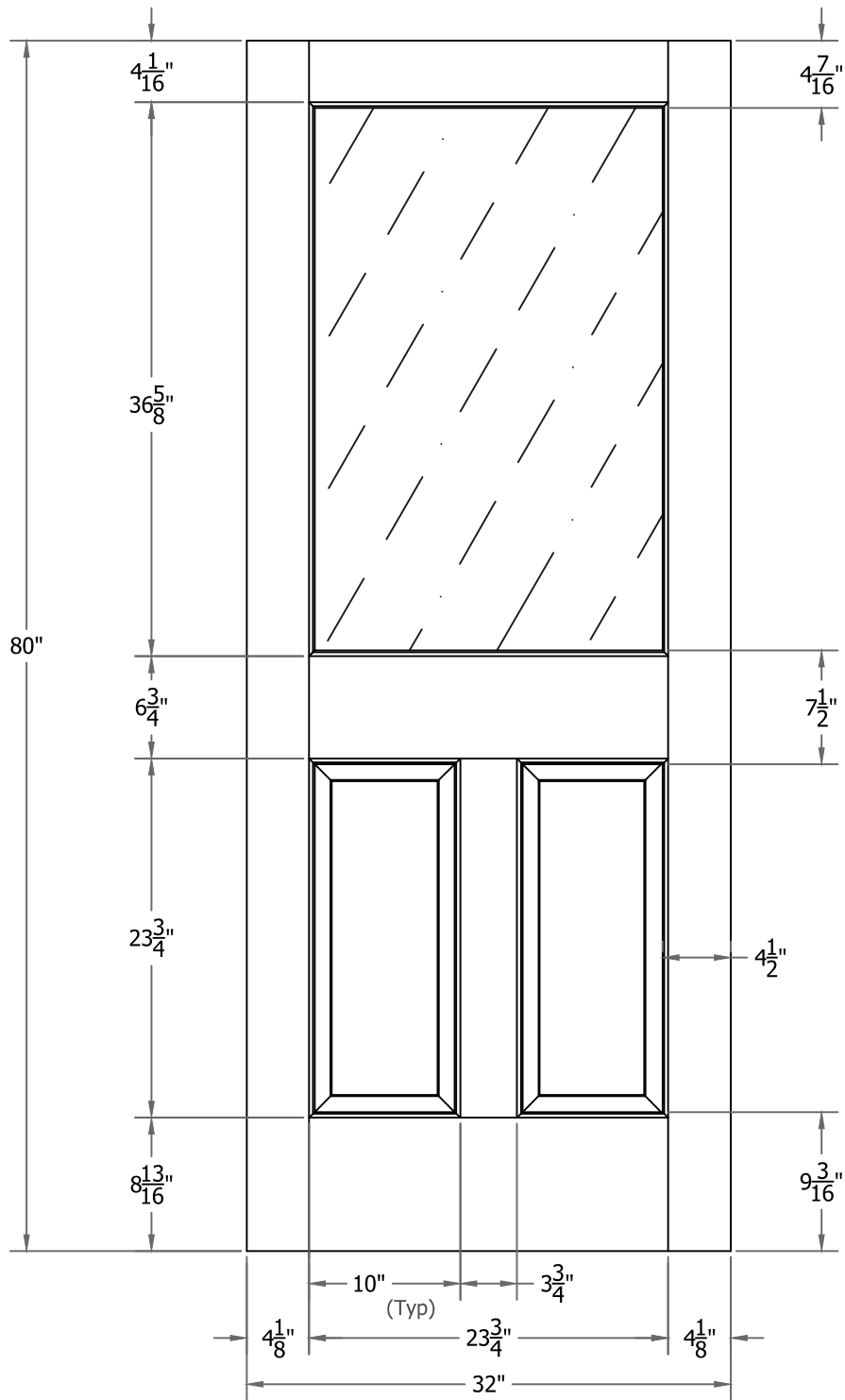


TEST DRIVE
THIS DOOR



GLASS TASTE
TEST THIS DOOR

WHERE TO BUY



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

Revisions

Rev. #	Description	Date	by Whom

TITLE 144 2/8 x 6/8 Customer Layout			
DRAWING NO. D-144-208-608-0300			
LAYOUT 00	SCALE NTS	BORE PATTERN # 1	
DRAWN BY: V.KEECH		DATE 4/1/2015	
Simpson®			

ALTAIR
LIGHTING

ENERGY SAVING
5.5 in. / 13.97 cm.

OUTDOOR LED LANTERN

ITM./ART. 783890

Integrated LEDs - No Bulbs to Replace!

- 70% Lumen Maintenance over 50,000 hrs
- Energy Saving; Uses only 7 Watts
- Instant ON at Full Brightness
- 3000 Kelvin
- Excellent for Use in Cold Climates
Minimum Starting Temperature 0° F / -18° C
- Aged Bronze Patina Finish
- Clear Crackled Glass



 [Show Cart](#)

Your shopping cart is empty.

Our Products

[Caulk, Adhesives & Sealants](#)[Cedar](#)[Ceilings](#)[Closeout Specials & Target Room](#)[Commercial Building](#)[Composites & PVC](#)[Deck Cleaners & Finishes](#)[Deck Products & Decks](#)[Door Hardware](#)[Doors](#)[Drywall & Accessories](#)[Engineered Wood Products](#)[FSC Lumber & Panel Products](#)[Fencing](#)[Flashing & Wraps](#)[Flooring](#)[Garage Packages, Doors & Door Stops](#)[Green Building](#)[Hardware & Tools](#)

PRODUCTS > SIDING > PAULOWNIA SIDING

Paulownia Siding

Paulownia Primed Bevel Siding



- Paulownia is a fast-growing softwood. It regrows from its roots when harvested.
- Paulownia is strong, durable and resistant to insect infestation.
- Remains stable in high humidity and experiences little shrinkage or expansion and contraction.
- Clear finger-jointed.
- Kiln dried.
- Reversible rough/smooth.
- Primed.
 - Stock:
 - 1/2x6-16'
 - Special order - allow 3-5 days:
 - 1/2x8-16'
 - 3/4x10-16'