

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 919 West Washington Street Application Number HDC25-0031

DISTRICT: Old West Side Historic District

REPORT DATE: March 13, 2025

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: March 10, 2025

OWNER

APPLICANT

Name: Hitomi Tonomura

Center Design Studio
Jason Ennis

Address: 919 W Washington St
Ann Arbor, MI 48103

1346 Ravenwood Ave
Ann Arbor, MI 48103

BACKGROUND: This one-and-a-half story gambrel-roofed home first appears in 1907 Polk Directory as the home of Edward F. and Flora M. Meyer. In 1908 Edward was a clerk at Muehlig & Schmid which sold hardware, stoves and house furnishing goods at 205 S Main Street. The house features a gambrel cross gable roof, one-over-one windows and an inset front entry porch.

LOCATION: The site is located on the south side of West Washington between South Seventh and Eighth Streets.

APPLICATION: The applicant seeks HDC approval to add a second-story addition on the back of the house and a mini-split

APPLICABLE REGULATIONS:

From the Secretary of the Interior’s Standards for Rehabilitation

(other SOI Standards may also apply):

- (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.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.



- (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

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.

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 and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

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.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Roofs

Recommended: Retaining and preserving roofs—and their functional decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features such as chimneys, and roofing material.

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

All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

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

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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

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's footprint should not exceed half of the original building's footprint, or half of the original building's total floor area.

Not Appropriate: Designing an addition that requires the removal of significant building elements or site features.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

STAFF FINDINGS:

1. *Addition.* The addition sits on top of the original single-story rear wing of the house. It is set in 21" from the southwest corner of the house, and several feet from the southeast corner. A wall dormer with a single awning window on the rear-facing roof is probably not from the period of significance. The awning window would be removed and infilled, and part of the wall dormer would be engulfed in the new addition. Cladding is 4" cementitious lap with an asphalt roof to match the existing. One new double hung window on the west side and one new awning window on the rear of the addition are Andersen 400 series vinyl clad wood. The hip roof of the addition ties into the existing roof 4 ¼" below the ridge. Enough of the current roof will remain visible that one could figure out a good approximation of the original configuration of the rear wing. The metal vent stack in the existing brick chimney would be extended to be 3' above the new roof, to meet building code requirements.
2. The addition would add 114 square feet of floor area. The applicant is recalculating the pre-1945 and current floor areas so the sum of post-1944 additions can be turned into a percentage. Based on Sanborn maps and the current roof plan, staff is confident that the proposal will still be well within the *Design Guidelines* maximum of 50%. There is no change to the current footprint of the house.

3. An existing double-hung window in the front gable facing the street is proposed to be repaired and the glazing replaced (see packet photo). This is appropriate and does not require a certificate of appropriateness.
4. A new minisplit would be placed behind the house at the walkout basement level. This is an appropriate location for a mini-split. Staff has requested a drawing showing the line-set location; nearly all of the line set would be touching non-historic additions to reach the proposed addition.
5. With confirmation that the floor area percentage and line set locations are appropriate, staff believes the work meets the standards and guidelines, will be minimally visible from the street, and recommends approval.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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.)

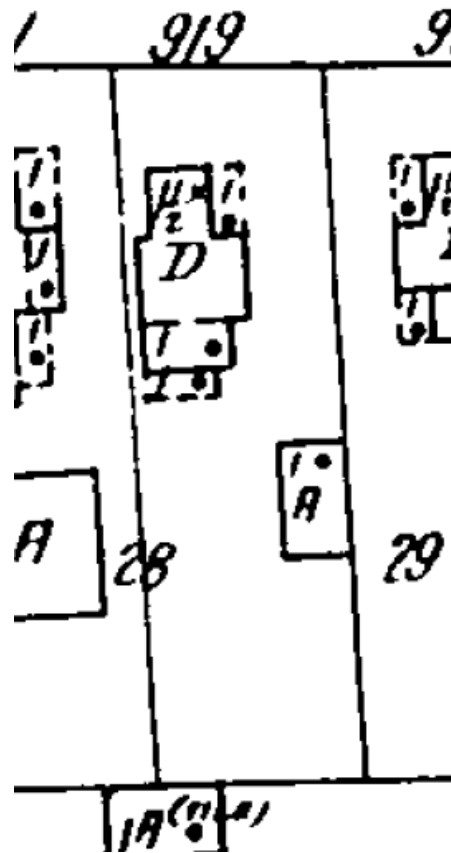
I move that the Commission issue a certificate of appropriateness for the application at 919 West Washington Street, a contributing property in the Old West Side Historic District, to add a 114 square foot second-story addition and a mini-split on the back of the house. As proposed, the work is compatible 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 2, 5, 9, and 10 and the guidelines for building site, additions and roofs, as well as the *Ann Arbor Historic District Design Guidelines*, in particular the guidelines for additions.

ATTACHMENTS: photos, drawings, materials information

919 W Washington Street (Google Street View April 2024)



1931/1948 Sanborn Fire Insurance Map

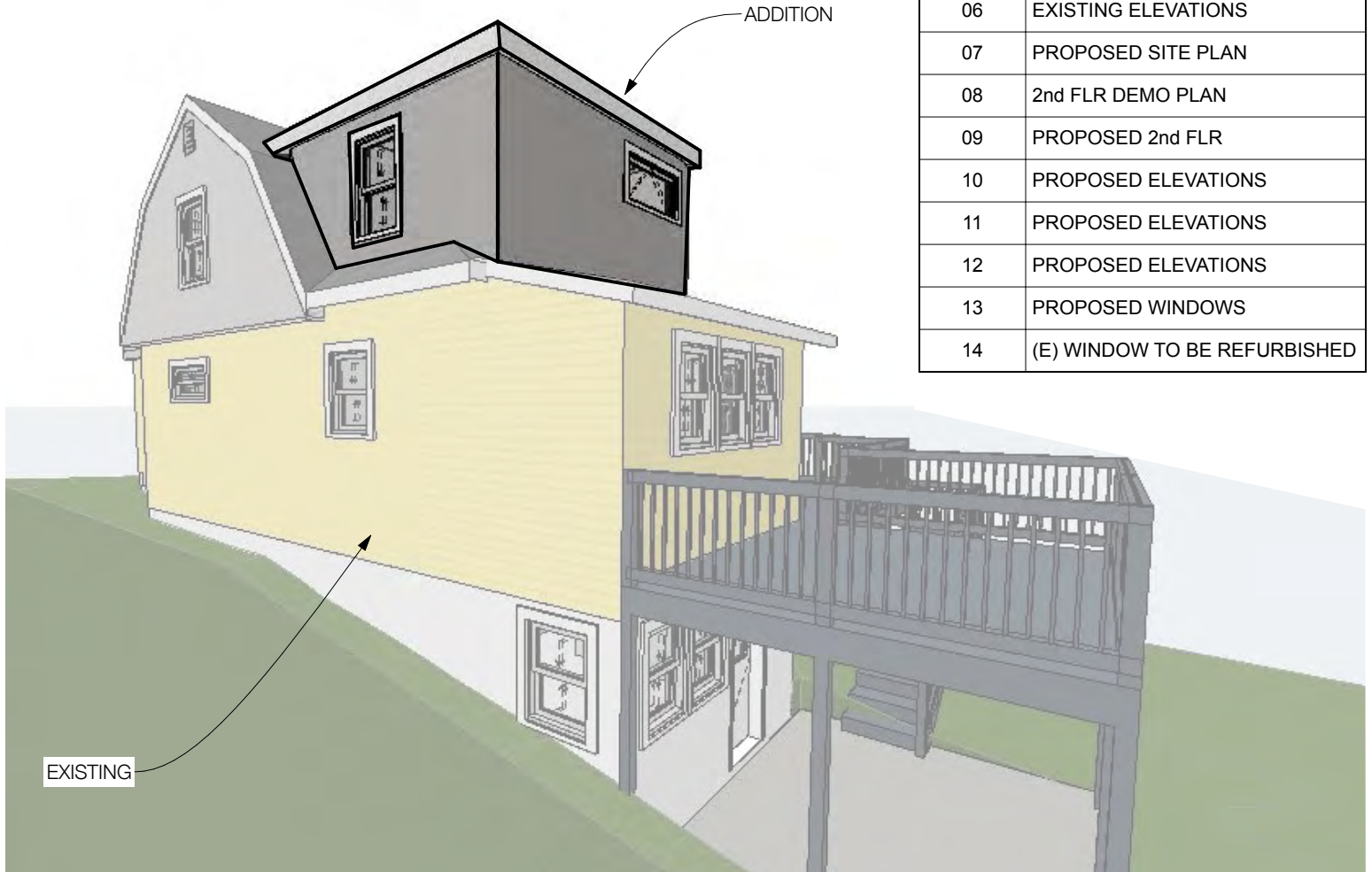


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919 W Washington St Ann Arbor, Michigan 48103
 Historic District Commission Application

Summary of Scope:

2nd story addition on top of the existing 1st floor which includes a new half bath and hall space. Additional interior work includes adding built-ins to existing bedrooms. Finally, the project proposes installing new mini split system to heat and cool upstairs rooms.



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14	(E) WINDOW TO BE REFURBISHED

CONTACT INDEX

OWNERS:

Hitomi Tonomura
 tomitono@umich.edu

DESIGNER:

Center Design + Build LLC
 1346 Ravenwood Ave,
 Ann Arbor Michigan, 48103
 Jason J. Ennis
 jason@center-db.com

Proposed additional square feet: 114 sq. ft
 Existing square feet: 1308 sq. ft

Proposed total new floor area = 1422 sq. ft
 % Increase in floor area = 8.7%

8.7% is less than 50% ✓

Existing Footprint Area = 849 sq. ft
 Addition remains within existing footprint so this remains unchanged

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ADDITION/RENOVATION

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 COVER

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01



EXISTING NORTH ELEVATION (FRONT)

- NO CHANGES



EXISTING EAST ELEVATION (SIDE)

- NEW 2nd STORY ADDITION TOWARDS REAR SIDE



VIEW OF THE REAR ELEVATION FROM THE GROUND



EXISTING WEST ELEVATION (SIDE)

- NEW 2nd STORY ADDITION TOWARDS REAR SIDE



DEMO (E) AWNING WINDOW

APPROXIMATE AREA OF (E) ROOF TO BE REMOVED FOR NEW 2nd STORY ADDITION

VIEW OF THE REAR ELEVATION FROM THE (E) DECK

EXISTING SOUTH ELEVATION (REAR)

- REMOVE (E) REAR WINDOW IN STAIRWELL
- REMOVE PORTIONS OF (E) ROOF FOR THE NEW ADDITION

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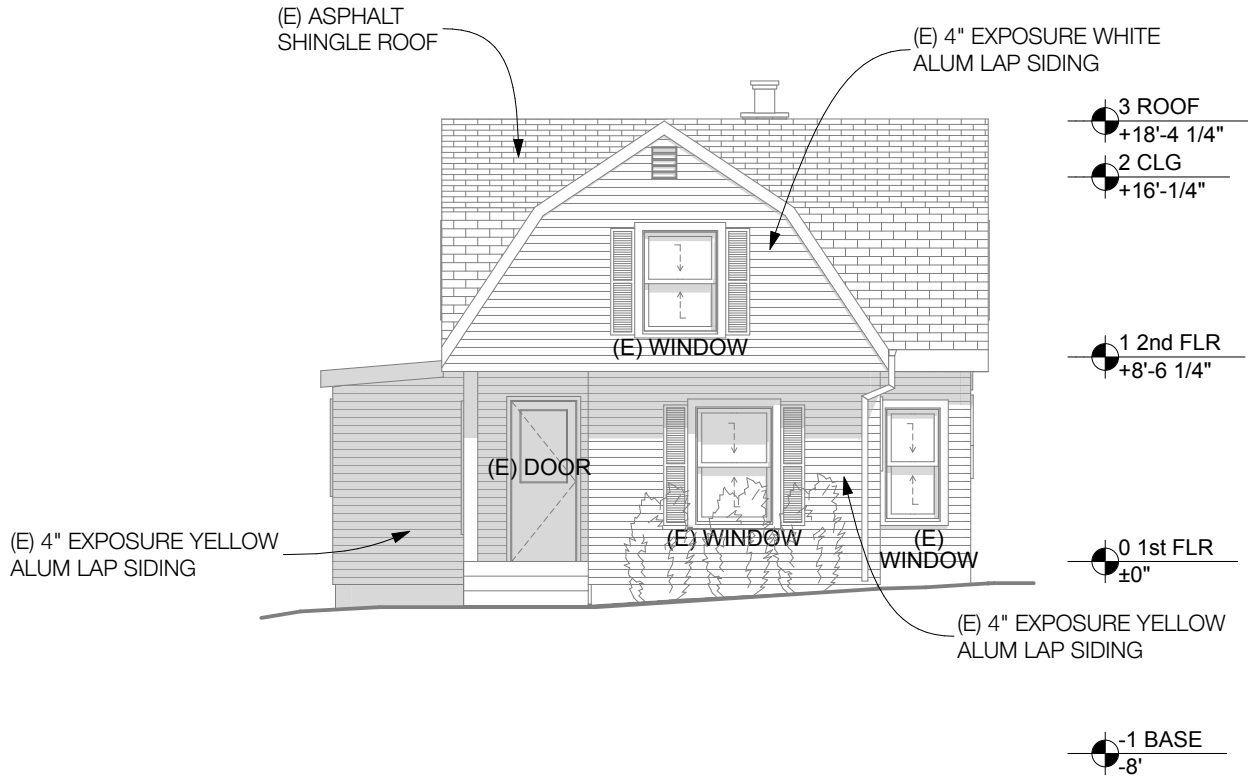
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EXISTING PHOTOS

sheet #:

02



1 (E) NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



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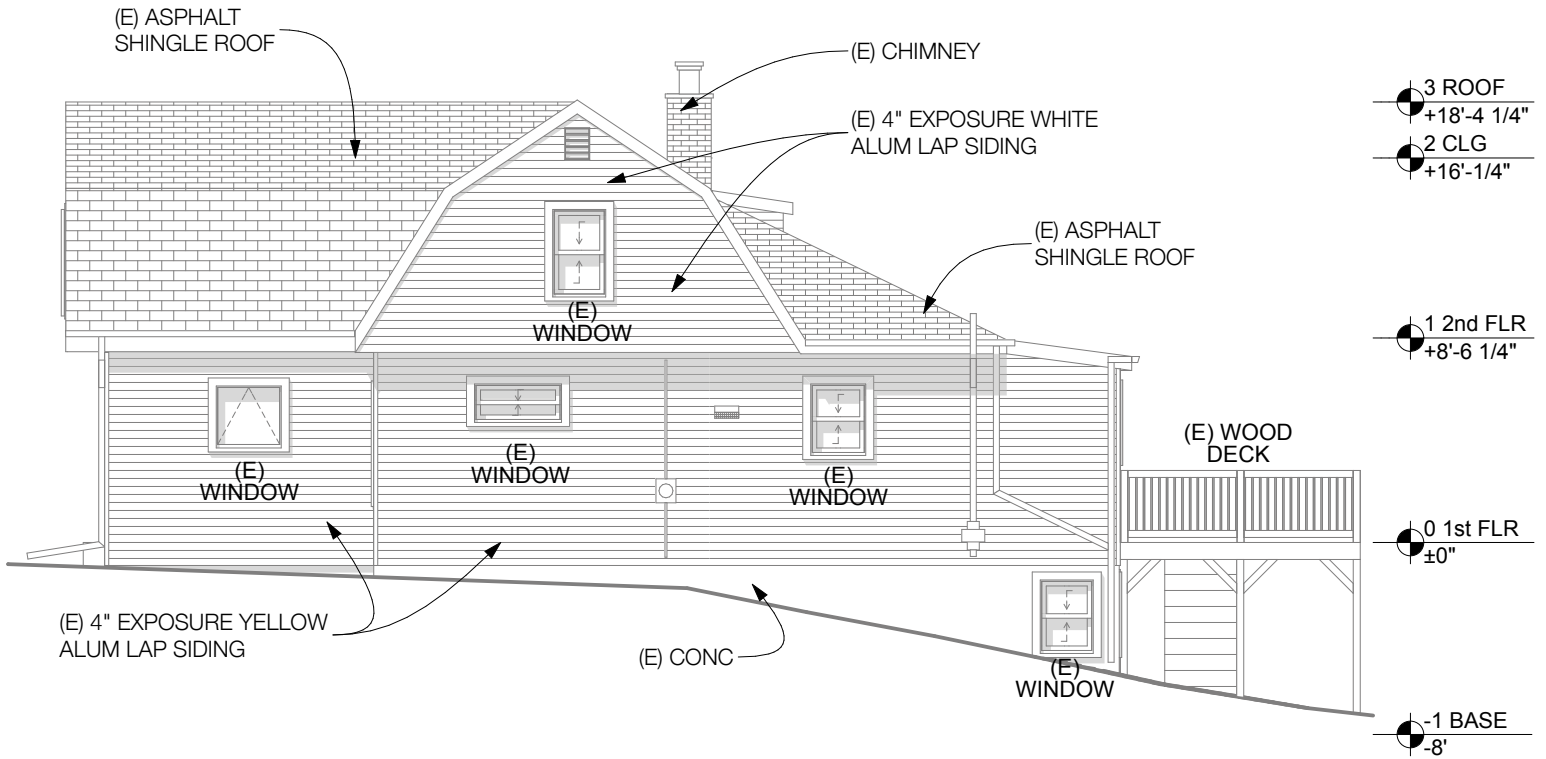
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EXISTING
ELEVATIONS

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03



1 (E) WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



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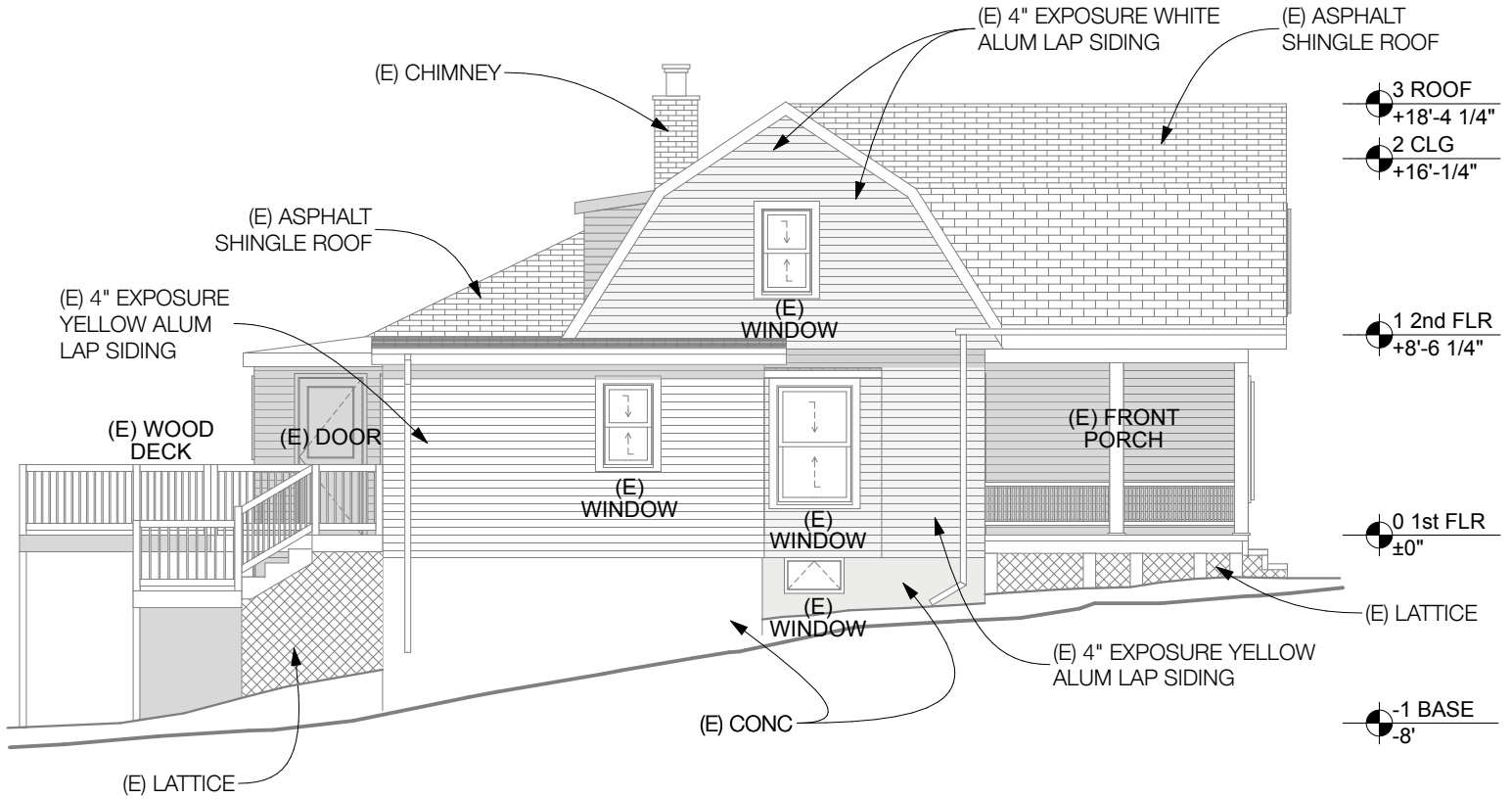
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EXISTING
ELEVATIONS

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04



3 ROOF
+18'-4 1/4"
2 CLG
+16'-1/4"

1 2nd FLR
+8'-6 1/4"

0 1st FLR
±0"

-1 BASE
-8"

1 (E) EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



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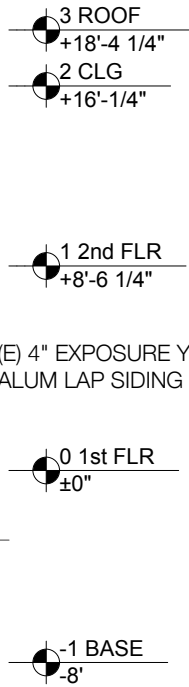
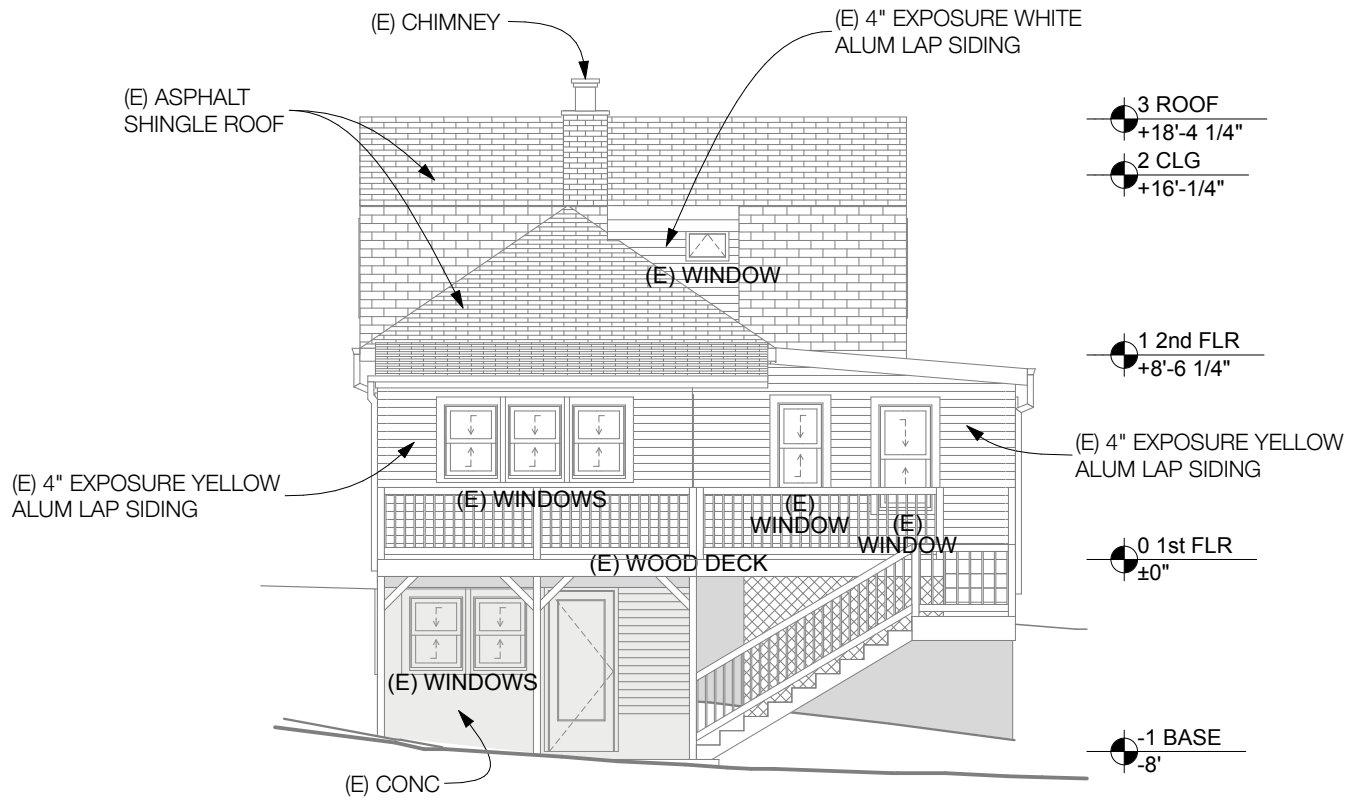
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05



1 (E) SOUTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



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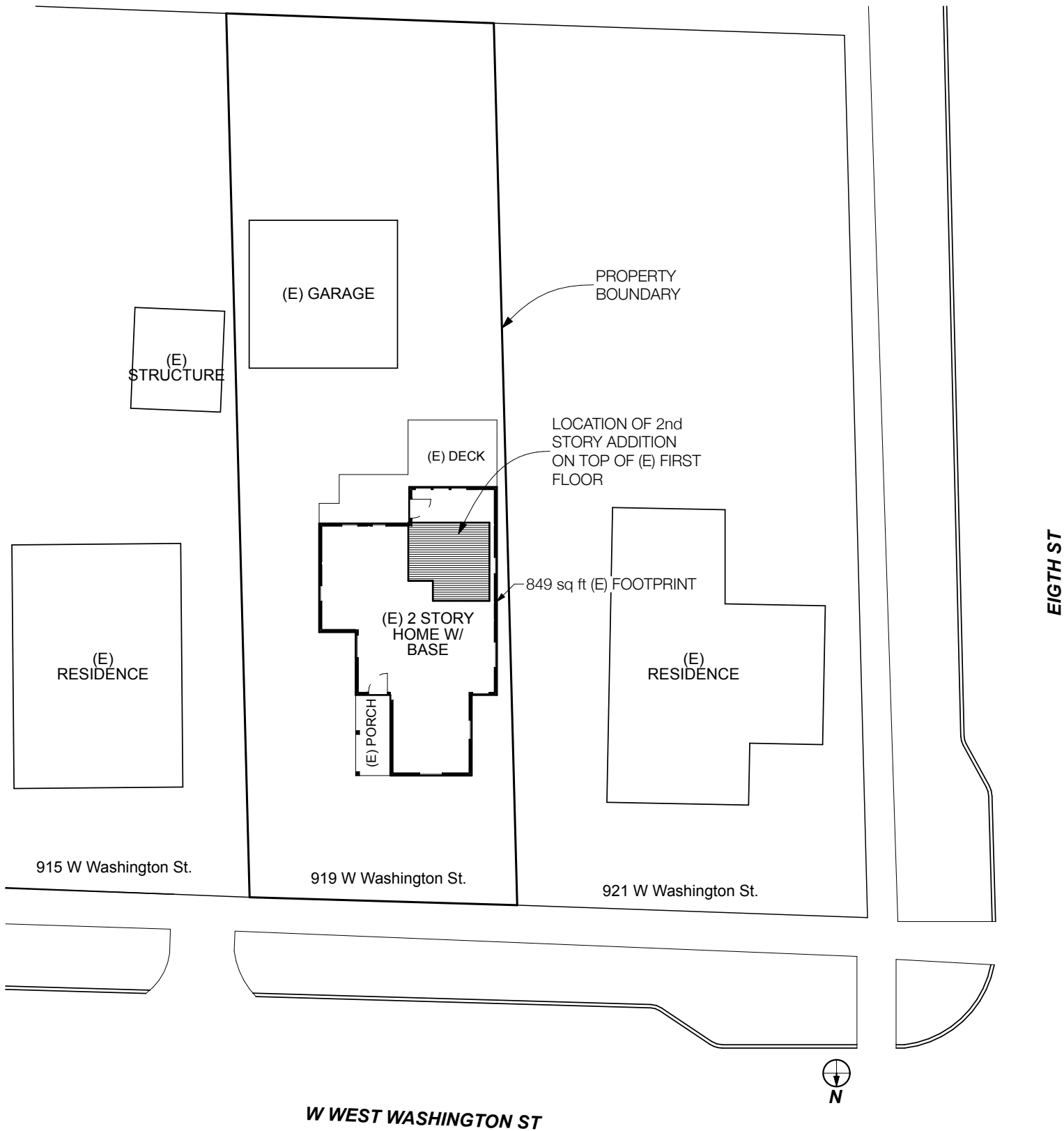
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06



1 SITE PLAN
SCALE: 1" = 20'



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PROPOSED
SITE PLAN

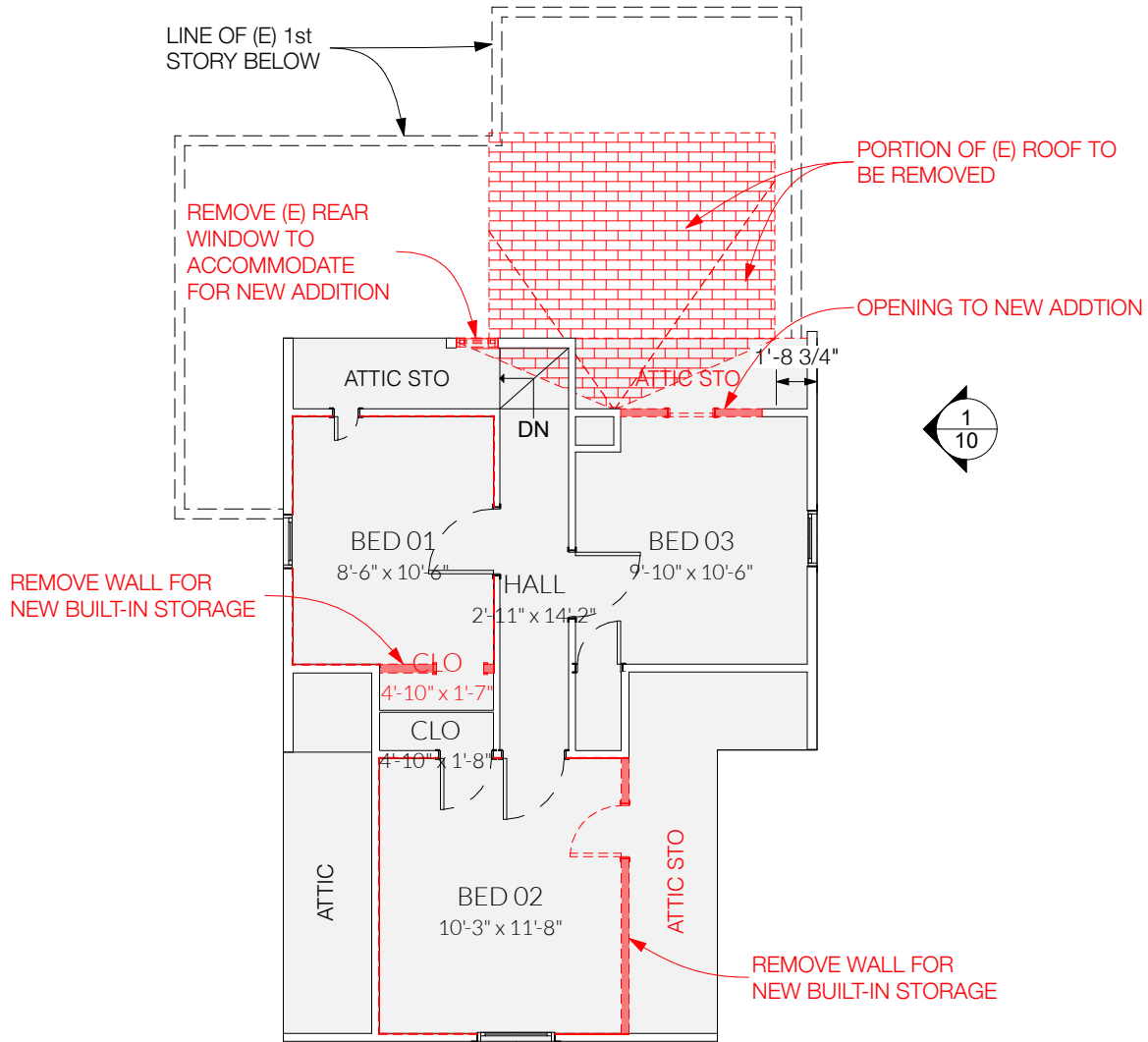
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07



DEMO PLAN LEGEND:

- ITEM TO BE REMOVED
- ITEM TO REMAIN



1 2nd FLR DEMO PLAN
SCALE: 1/8" = 1'-0"



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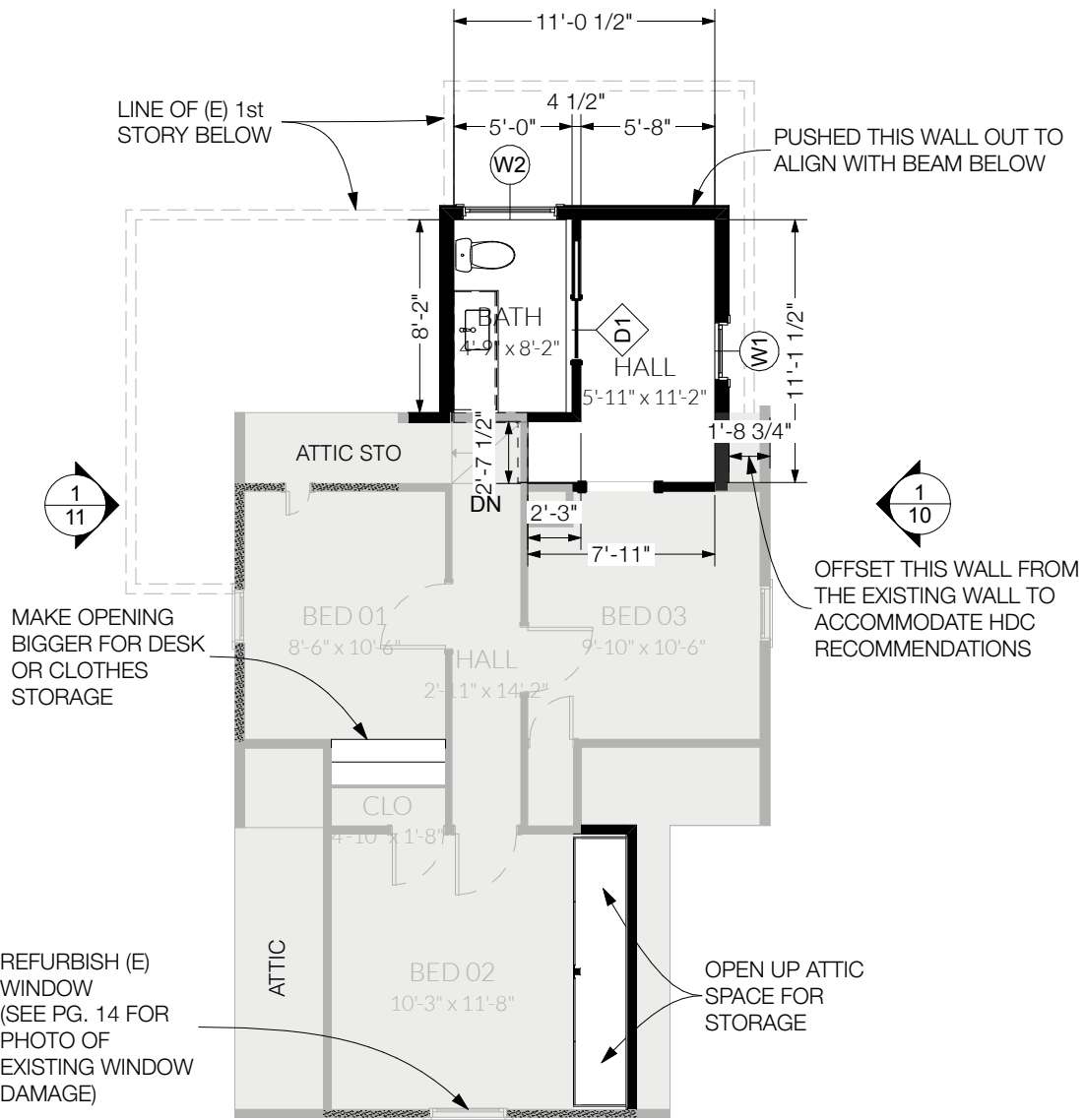
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2nd FLR DEMO PLAN

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08



1 2nd FLR PROPOSED PLAN
SCALE: 1/8" = 1'-0"



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PROPOSED
2nd FLR

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09

(E) CHIMNEY; EXTEND AS REQ'D TO MEET
 CODES G2425.3 (501.3) & G2427.5.3 (503.5.4);
 SEE EAST ELEVATION

MATCH (E) ASPHALT
 SHINGLE ROOF

MATCH (E) SIDING W/ 4"
 EXPOSURE WHITE
 CEMENTITIOUS LAP
 SIDING

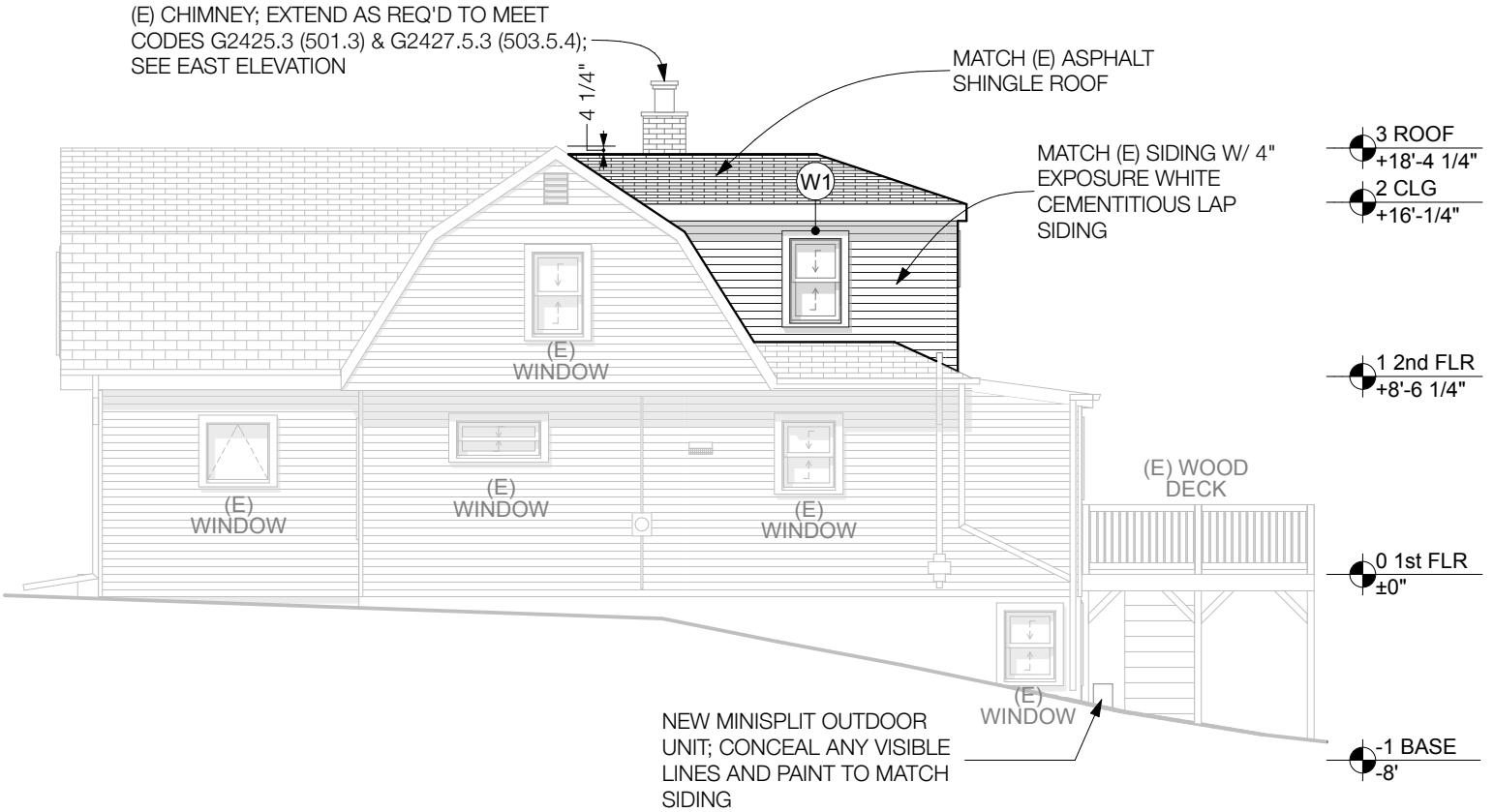
3 ROOF
 +18'-4 1/4"

2 CLG
 +16'-1/4"

1 2nd FLR
 +8'-6 1/4"

0 1st FLR
 ±0"

-1 BASE
 -8"



NEW MINISPLIT OUTDOOR
 UNIT; CONCEAL ANY VISIBLE
 LINES AND PAINT TO MATCH
 SIDING

1 PROPOSED WEST ELEVATION (SIDE)
 SCALE: 1/8" = 1'-0"



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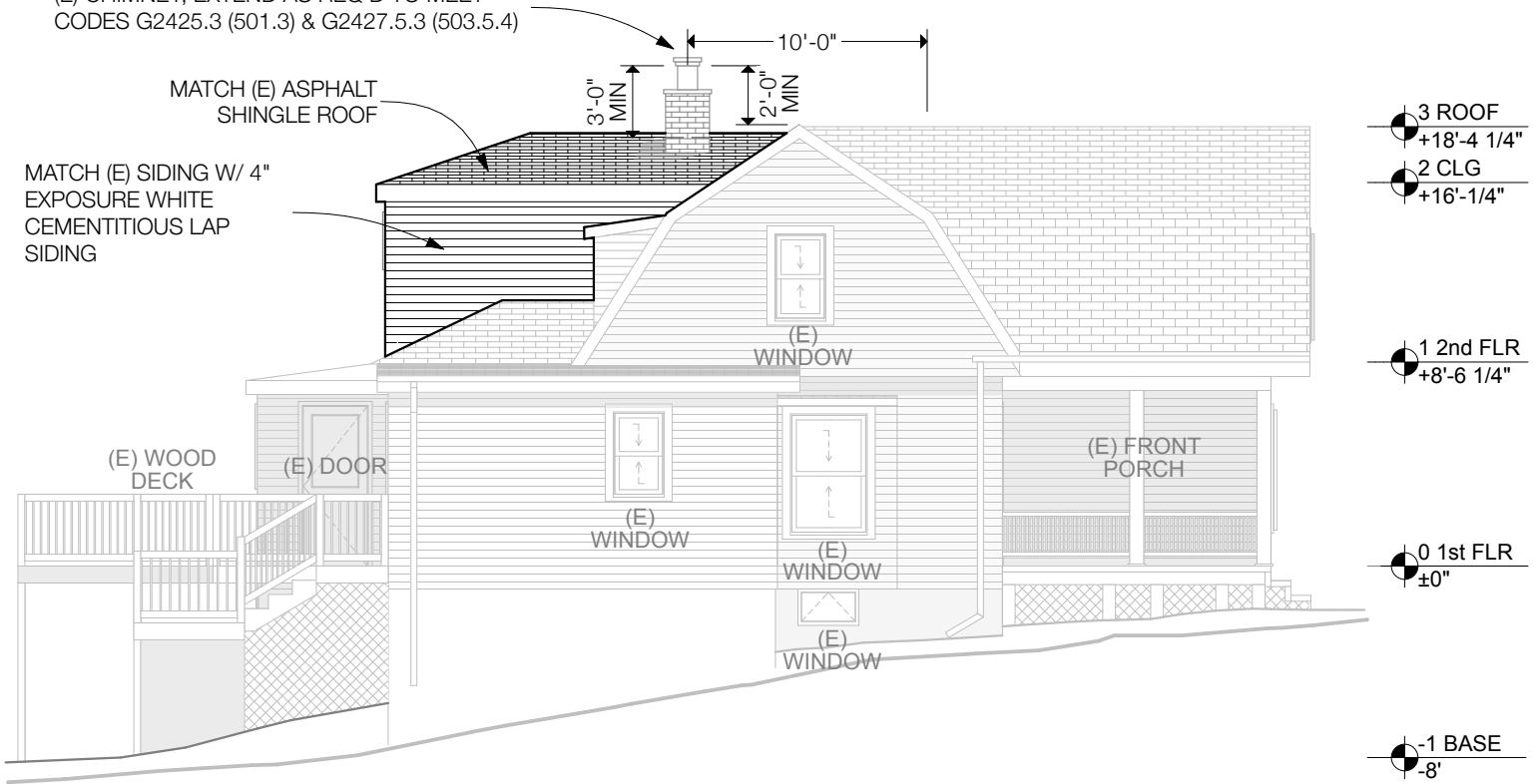
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10

(E) CHIMNEY; EXTEND AS REQ'D TO MEET
 CODES G2425.3 (501.3) & G2427.5.3 (503.5.4)

MATCH (E) ASPHALT
 SHINGLE ROOF

MATCH (E) SIDING W/ 4"
 EXPOSURE WHITE
 CEMENTITIOUS LAP
 SIDING



1 PROPOSED EAST ELEVATION (SIDE)
 SCALE: 1/8" = 1'-0"



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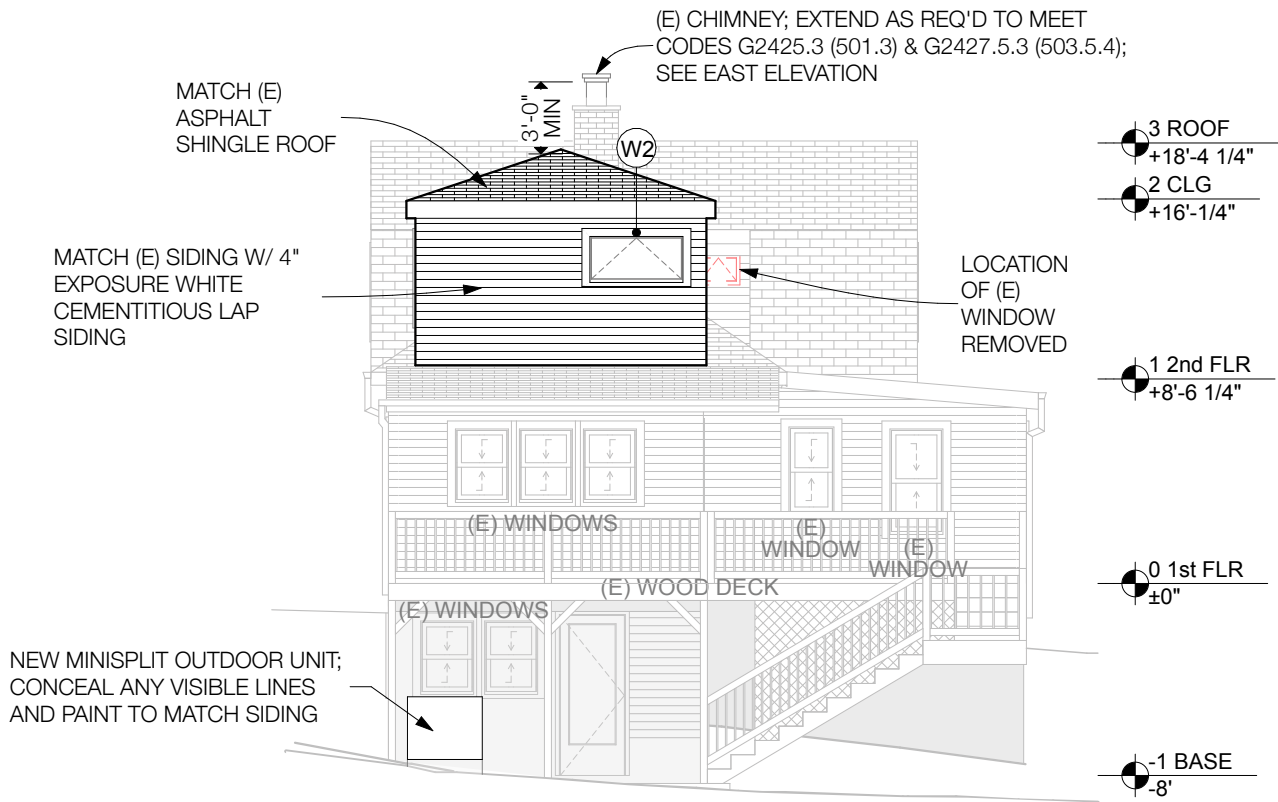
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 ELEVATIONS

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11



1 PROPOSED SOUTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



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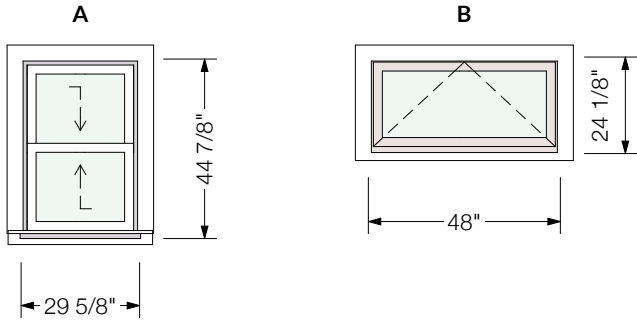
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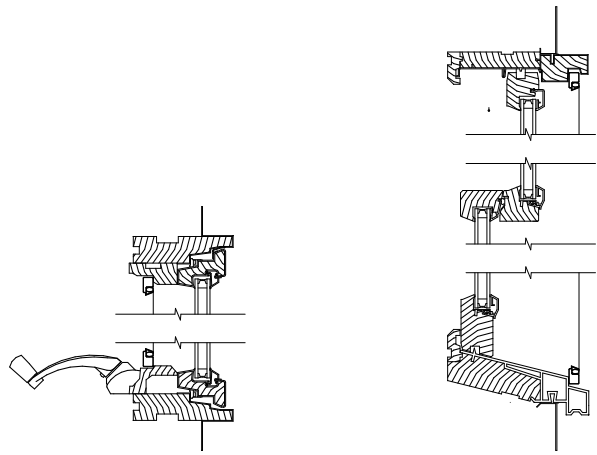
WINDOW SCHEDULE

ID	ROOM NAME	TYPE	DESCRIPTION	SIZE		SILL HT ABV FF	HEAD HT ABV FF	GLAZING	NOTES
				W	H				
W1	HALL CLOSET	A	DOUBLE HUNG	29 5/8"	44 7/8"	27 1/8"	72"		
W2	BATHROOM	B	AWNING	48"	24 1/8"	47 7/8"	72"		



**** ALL NEW WINDOWS ARE ANDERSON 400 SERIES WINDOWS WHICH ARE VINYL CLAD AND WILL MATCH THE EXISTING WHITE EXTERIOR FINISH AND EXISTING TRIM**

① Window types
SCALE: 1/4" = 1'-0"



② AWNING PROFILE
SCALE: 1 1/2" = 1'-0"

③ DOUBLE HUNG WINDOW PROFILE
SCALE: 1 1/2" = 1'-0"

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EXISTING WINDOW IN BED 02 TO BE REPAIRED

- SEE EXISTING CRACK IN WINDOW TO BE REFURBISHED

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(E) WINDOW
TO BE
REFURBISHED

sheet #:

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