

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 442 Second Street, Application Number HDC15-182

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	APPLICANT
Name: Miles & Elizabeth Putnam	Acheson Builders
Address: 442 Second St Ann Arbor, MI 48103	1483 Newport Rd Ann Arbor, MI 48103
Phone: (734) 945-3077	(734) 668-1940

BACKGROUND: This house began as a small 1 ½ story Greek revival structure which appears on the 1866 birdseye map. It is listed in the 1868 City Directory as the home of carpenter John George Lutz and his wife Agatha. Their descendents lived in the house until 1925. According to later birdseye maps, the north and rear wings were added by 1880 and the two-story Queen Ann addition was added by 1890. The original porch between the two front wings appears on the 1899 Sanborn map, but its cobblestone base and short square columns indicate that it was probably remodeled in the 1920s.

In 1989 the HDC issued a certificate of appropriateness to restore the front porch which had been illegally enclosed by a previous owner, and asbestos siding was removed at around that time.

In 2010 the HDC issued a certificate of appropriateness to remove a rear addition and build a two-story rear addition, but the work was not done and the approval expired in 2013.

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

APPLICATION: The applicant seeks HDC approval to remove a modern rear addition and construct a 673 square foot, single-story rear addition with a new back deck, and add two wall dormers on the historic part of the house.

APPLICABLE REGULATIONS:

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.
- (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 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):

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.

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.

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 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.

Retaining the historic relationship between buildings and the landscape.

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.

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

Guidelines for All Additions

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

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

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 exceed neither half of the original building's footprint nor half of the original building's total floor area.

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

STAFF FINDINGS:

1. The existing one-story rear addition is the modern reconstructed version of an earlier wing in the same footprint that dated back to the period of significance. The proposed addition is 673 square feet, and the pre-1944 floor area of the house was 1646 square feet, per the applicant. Per the city assessor, the current floor area is 1577 square feet.
2. The homeowner would like to remove the rear wing and build a roughly rectangular addition across the back of the house. It would be inset from the rear corners of the house, and would require the removal of a non-original chimney and bathroom window. No unique architectural features would be impacted, and the rear-facing Greek revival gable would be retained.
3. The project is similar to the previously approved addition to this house, but without the second floor component and instead proposing two wall dormers on the existing rear Greek revival wing. Staff is only tentatively supportive of the wall dormers. They certainly make a small, difficult space more usable, and aren't visible from the street, but they also alter the historic character of the Greek revival kneewall windows.
4. Materials include wood siding to match what's on the house now, a parge-coated foundation, and aluminum-clad Jeld-wen windows. Staff's opinion is that the wood siding is appropriate and will help tie the addition in to the historic house, while the design and other materials make very clear that this is a modern addition.
5. Staff believes the work is sensitive to the neighborhood and generally meets the Ann

Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

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 442 Second Street, a contributing property in the Old West Side Historic District, to remove a modern rear addition and construct a 673 square foot, single-story rear addition with a new back deck, and add two wall dormers on the historic part 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 additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 442 Second 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, drawings, window schedule, photos.

442 Second Street (May 2008 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>442 2nd St.</u>
Historic District:	<u>Old West Side</u>
Name of Property Owner (If different than the applicant):	<u>Miles + Elizabeth Putnam</u>
Address of Property Owner:	<u>442 2nd St.</u>
Daytime Phone and E-mail of Property Owner:	<u>734-945-3077 milesputnam@gmail.com</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>9/17/15</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Acheson Builders</u>
Address of Applicant:	<u>1483 Newport Rd</u>
Daytime Phone:	<u>(734) 668-1940</u> Fax: <u>(734) 668-1941</u>
E-mail:	<u>nathan@achesonbuilders.com</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>9/17/15</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>[Initials]</u>	

see attached

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

1. Provide a brief summary of proposed changes. _____

2. Provide a description of existing conditions. _____

3. What are the reasons for the proposed changes? _____

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

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:

Section 5:

1.) Addition and remodeling to include addition of:

- New larger Family Room
- New larger Kitchen
- Breakfast/Family Dining Space
- New Deck
- Basement Recreation Room
- Basement Bathroom
- Basement Bedroom

Remodeling and reconfiguration to create:

- Laundry Room
- Family Entrance with coat closet
- Code compliant basement stairs
- Code compliant main stairs
- Larger Master Bedroom
- Master Walk-In Closet
- Powder Room
- Coat Closet in Foyer
- Second Floor Bedroom with egress window
- Second Floor Bathroom with comfortable ceiling height
- Upgrade mechanical and electrical systems
- Smoke and CO detectors to code
- Remodeling to give the house more cohesive interior and exterior architecture

Remodeling to repair damaged and unsafe materials:

- Remove rear chimney in crumbling condition
- Repair/replace rotting exterior trim
- Replace rotting North second floor window

Proposed addition is one story and 673 SF over a full basement to be finished in the future and is entirely on the back and on the South behind a front section of the house

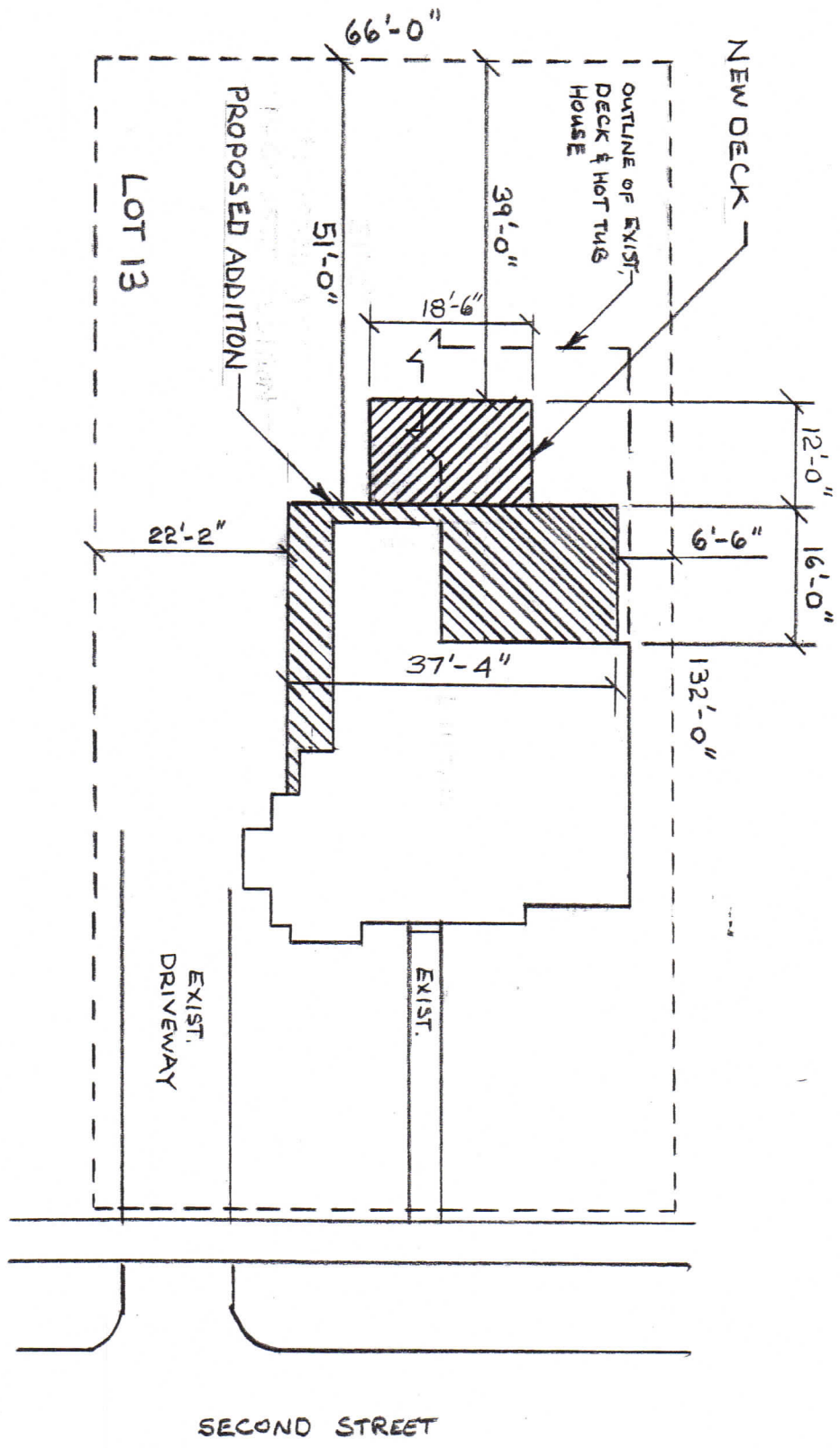
2.) Existing home is 1 ½ and 2 story and 1879 SF. Pre 1944 foot print is believed to be 1043 SF and total pre 1944 house area is 1646 SF. It has been built incrementally in 4 distinct architectural styles: Greek Revival, Folk Victorian with elements of Second Empire, simple 19th century, and simple later 20th century. It is in sound condition with minor exterior trim decay. The interior layout while beautiful in areas, is awkward, impractical and presents several safety hazards.

3.) This historical house has many charming features but also some serious drawbacks to safety and livability. Defects we are proposing to remedy include:

- There are only two legal bedrooms, as the third bedroom with a closet does not, and indeed cannot have an emergency escape window due to historic district limitations
- Traffic flow throughout the house, and especially in the Kitchen is very awkward and hazardous due to multiple floor heights and many steps large and small throughout the house
- Both the Basement and Main Stairways are exceedingly narrow 26 ½" and 25 ½" respectively
- The Main Stair risers are too high, and treads too short to meet safety code
- The Basement Stair risers are too high to meet safety code
- The Master Closet is the size of a child's bedroom closet of today- only 5'-8" long
- There is no main floor bathroom accessible from a "public" space. The only one is off the Master Bedroom, so elderly or large guests have to navigate the very narrow and unsafe stairs
- With a second child on the way, these parents are eager for more bedrooms with emergency escape windows
- The existing Second Floor Bathroom is uncomfortable for many people, and does not meet the building code of 6'-8" ceiling height over the center of the toilet by 10 ½" (5'-9 ½" existing.) The ceiling height at the vanity is similar (5'-10") The proposed new bathroom will have a cathedral ceiling with ceiling heights in the new dormer of approximately 7'-0" to 8'-8". The relocated Second Floor Bedroom under a new dormer will have the same ceiling conditions.
- The proposed remodeling will cure the general interior awkwardness, impracticality and safety hazards in the house. It will enhance its desirability and add value to the neighborhood while preserving its historical features.

4.) Other Exhibits:

- Window schedule
- Cross section of existing second floor
- Photos of Second Floor Bathroom
- Materials specifications

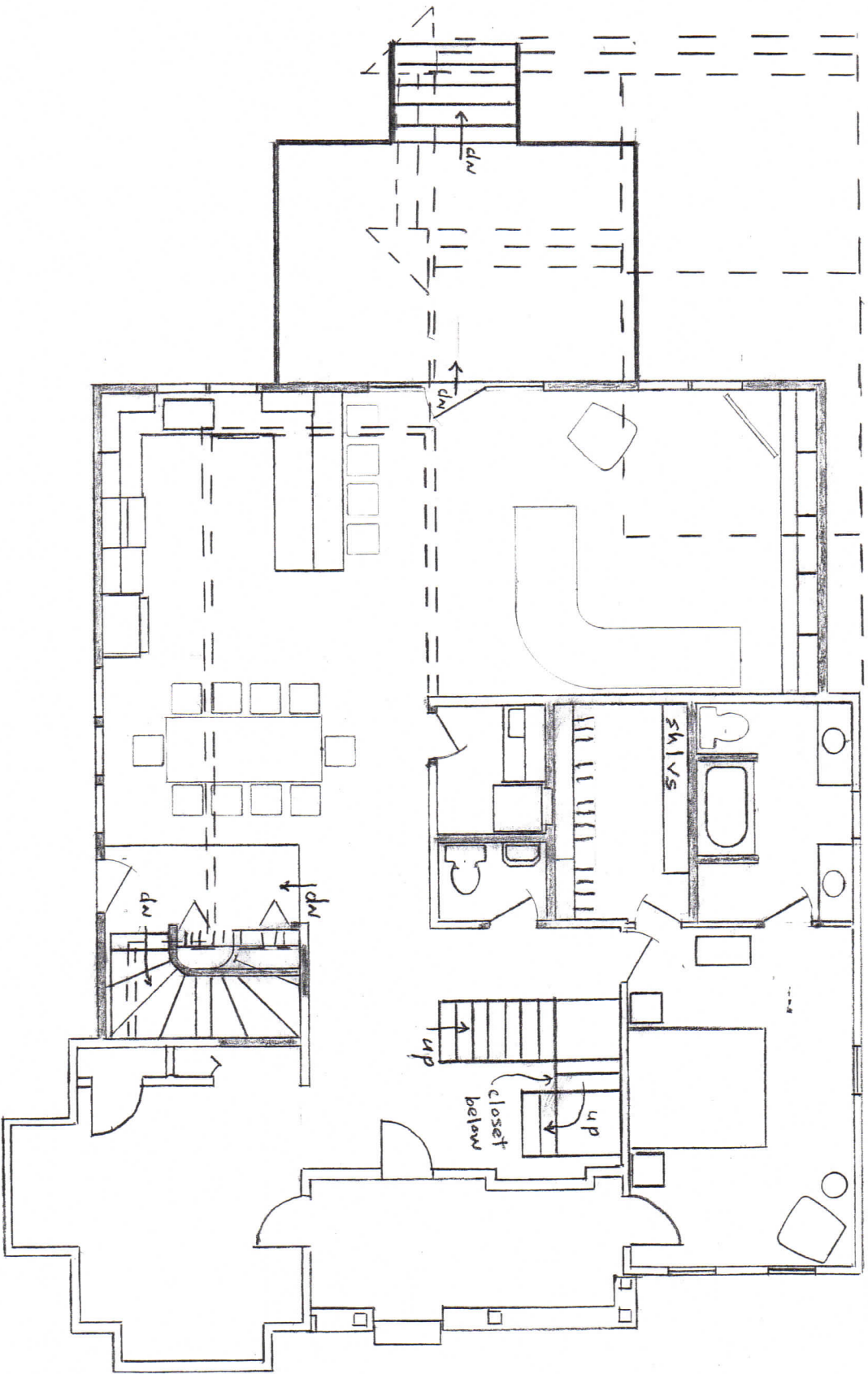


SITE PLAN
 1" = 20'-0"

RUTNAM RESIDENCE
 442 SECOND STREET AA 48103

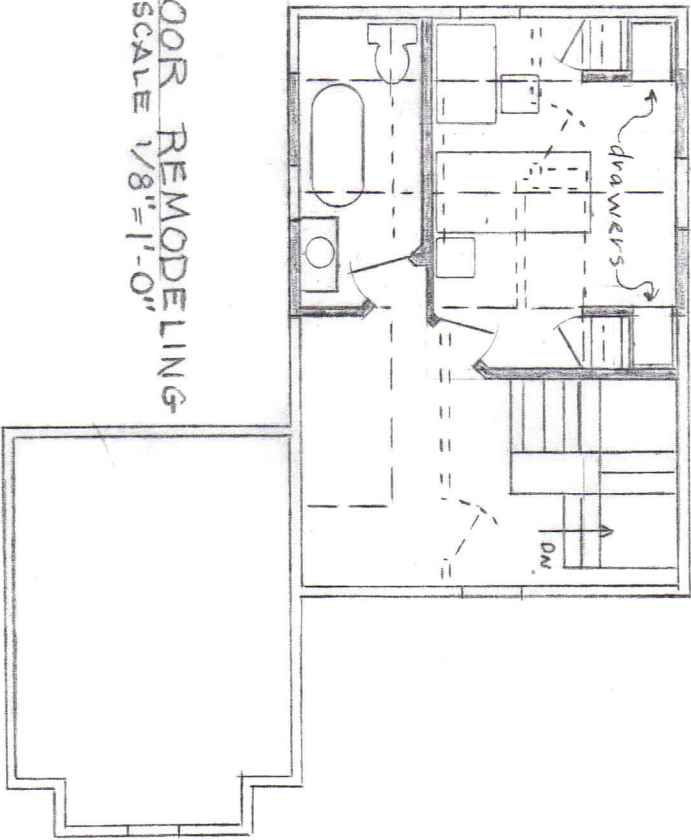
Putnam Concept 1 B

Acheson Builders
JWA 9/15/15

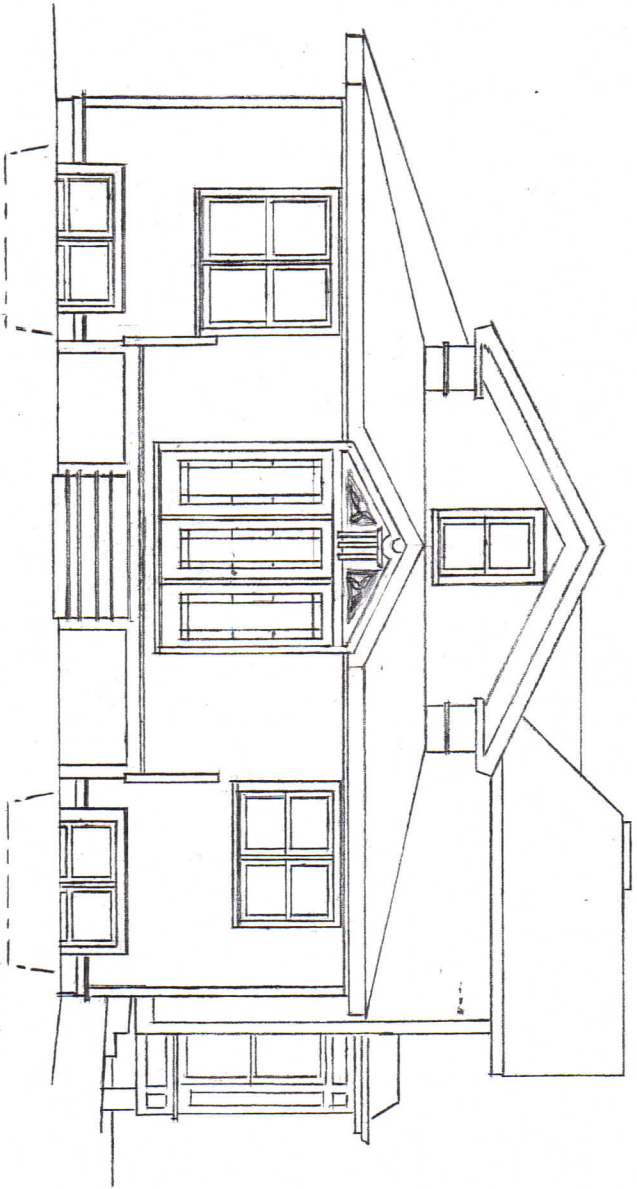


9'8" = 1'0"
4'0" 2'9" 2'2"

PUTNAM: PROPOSED 2ND FLOOR REMODELING
SCALE 1/8"=1'-0"



CONCEPT 1
6/17/15
rev. 9/17/15

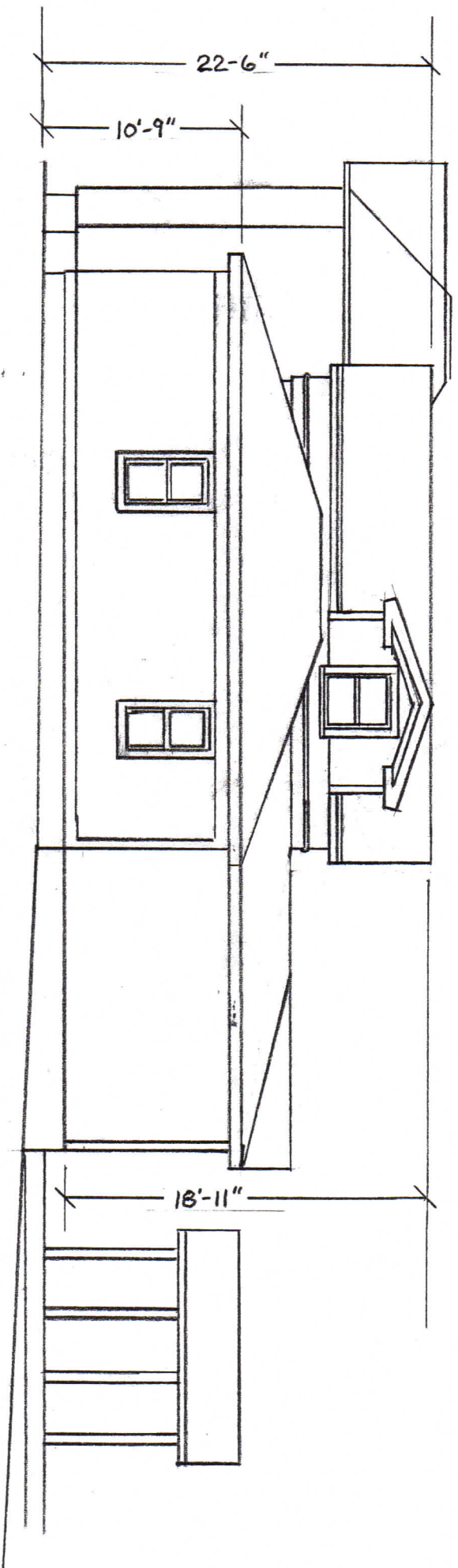


New windows
above, see
Schedule, typical

WEST ELEVATION - PROPOSED

CONCEPT 1B
9-17-15

PATNAM RESIDENCE
442 SECOND ST. AA 48103

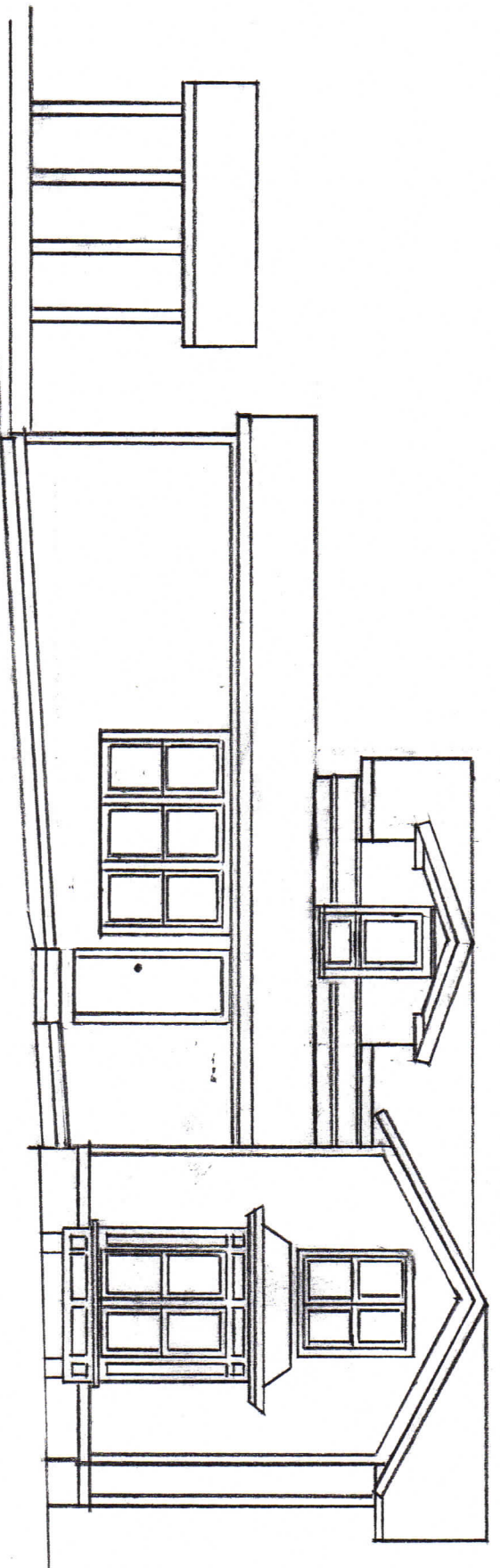


NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



CONCEPT 1

PITMAN RESIDENCE
442 SECOND ST. AA 48103



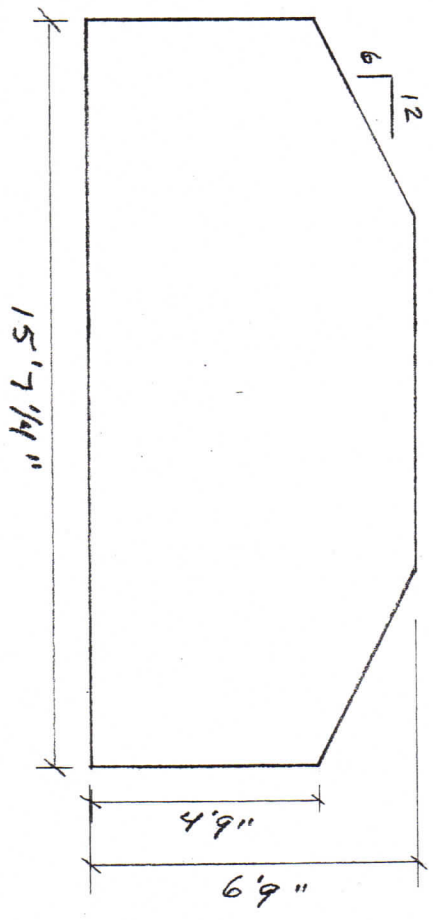
SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

F
D D D

CONCEPT 1

PUTNAM RESIDENCE
442 SECOND ST. AA 48103

Putnam: Second Floor N-S Interior Dimensions as Existing



$$1/4" = 1'0"$$

SPECIFICATIONS (Sorted by Work Code)



Complementary to drawings by Acheson Builders

CLIENT(S): **Miles & Liz Putnam**
442 2nd St.
Ann Arbor, MI 48103

DATE: **9/18/2015**
REVISION DATES:

GENERAL SCOPE OF WORK:

Wk Code	Location	Description
3.0		Exposed new foundation to be sand mix parge coated cement board. Seams to be cemented over and invisible
6.2		Exterior trim to be painted Windsor One (factory pressure treated and primed) white pine lumber
		Siding to be wood bevel siding to match existing
		Shingles to match existing as closely as possible from local sources of supply
7.0		New aluminum flashings to match existing colors or to blend with shingles
		New 5" style K white aluminum seamless gutters to match existing; attach with concealed screwed in place brackets
9.9		Exterior: prime new bare wood with long oil primer
		Exterior: prime end cuts on all wood
		Exterior : two coats 100% acrylic top quality paint; match existing colors

Window Schedule

Page: 1 of 1
Date: 9/17/15

Job: Putnam

window	manufacturer	model no. hand	glass	rough opening	jamb thickness unit size other	screen (✓)	finish/ trim
A	Jeld-Wen	ECC 3048-2 casement	Low E Argon		mounting to simulate dbl hung check rail	✓	aluminum
B	" "	ECD 3164-2 dbl hung	" "			✓	
C		ECD 3148-2 dbl hung	" "			✓	
D		ECD 3168 casement	" "			✓	
E		ECC 3642 casement	" "		mounting to simulate dbl hung check rail	✓	
F		ECC 3036 over ECLA 3018 casement/ awning	" "			✓	
G		ECD 2948 dbl hung	" "			✓	

Jeld-Wen extended aluminum clad windows have traditional detailing and proportions. On double hung windows the sill metal ends with a very thin edge and when supplemented with a traditionally styled wood auxiliary sill below it, re-create traditional styling. Additionally, we recess our window nailing flanges into the sheathing so the exterior jamb edges are recessed from the exterior casings for a traditional look.

Some of these windows are casement to meet egress codes, but with a wide window to simulate a check rail they will follow the styling of the house and very few will notice the difference.









