

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1117 West Washington Street, Application Number HDC15-060

DISTRICT: Old West Side Historic District

REPORT DATE: June 11, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 8, 2015

OWNER	APPLICANT
Name: Ken Natoli	Mike Mahon/Adaptive Building
Address: 1117 W Washington St Ann Arbor, MI 48103	2288 S Industrial Ann Arbor, MI 48103
Phone: (978) 375-4289	(734) 277-6556

BACKGROUND: Physician Dr. Thomas Blair was the first occupant of this house in 1927, and Blairs lived there until at least 1940, per the Polk City Directory. It is characterized by a steeply pitched offset roof with swooping eaves, a round-topped front door, and casement windows in groups of two to four.

LOCATION: The site is located on the southeast corner of West Washington and Buena Vista Streets.

APPLICATION: The applicant seeks HDC approval to: construct a 15' x 24.5' second-floor addition on top of a 1980s addition attached to the east elevation of the house; replace a window with a person door on the south elevation of the 1980s addition; remove a flat overhang over the south wall of the 80s addition and install a fixed canopy over the new person door; and move a metal chimney to the east elevation of the new addition.

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 house is on a corner lot, and thus has two fronts (on West Washington and Buena Vista). This complicates adding on to the house, since any addition will be highly visible. This application keeps both the new and 1980s addition stacked in one area. Since the original house is characterized by large, steep roof surfaces, the existing 1980s flat-roofed addition is stark and unflattering. Stacking a new addition atop it allows the addition to be redefined in a manner more complementary to the house.
2. Per assessor records, the house is currently 1743 square feet. Of this, 1359 square feet is original floor area and 384 square feet is the 1980s addition. The new second floor addition adds approximately 368 square feet, for a total between both additions of 752 square feet or 55% of the floor area of the original house.
3. The proposed addition features a front-facing gable. The ridge of the roof matches the height of the roof ridge of the existing front-facing gable. The addition is inset a little over seven feet behind the front face of the original house. On the south elevation the new addition is inset a few inches to maintain the original second-floor corner. (The first-floor corner has already been obliterated by the flush addition.) The addition is further differentiated from the original house by the use of one-over-one vinyl-clad double-hung windows throughout the addition. These new windows on the front (north) and rear (south) are proportioned to be complementary to the original casements. The entire house is to be clad in 6" exposure wood lap siding. Staff believes the location and massing of the addition will read clearly as an addition, and that further differentiation beyond the windows and corner are not necessary.
4. Three windows on the east elevation of the original house – a pair of casements and small window on the second floor, and a small attic window – will be obliterated by the second floor addition. An existing metal chimney for a woodstove will be relocated from this east elevation to the east side of the new two-story elevation. The new location is in an inconspicuous place near the back corner of the house.
5. Staff believes the work is complementary and sensitive to the house and neighborhood, and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's 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 1117 W Washington Street, a contributing property in the Old West Side Historic District, to construct a 15' x 24.5' second-floor addition on top of a 1980s addition attached to the east elevation of the house; replace a window with a person door on the south elevation of the 1980s addition; remove a flat overhang over the south wall of the 80s addition and install a fixed canopy over the new person door; and move a metal chimney to the east elevation of the new addition. 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 1117 W Washington 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, photos.

1117 W Washington 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>1117 W. Washington St.</u>
Historic District: <u>OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant): <u>KEN NATOLI</u>
Address of Property Owner: <u>SAME</u>
Daytime Phone and E-mail of Property Owner: <u>(978) 375-4289</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>4/30/15</u>
Section 2: Applicant Information
Name of Applicant: <u>MIKE MAHON / Adaptive Building</u>
Address of Applicant: <u>2288 S. Industrial A² MI 48104</u>
Daytime Phone: <u>(734) 277-6556</u> Fax: <u>()</u>
E-mail: <u>MIKE@adaptivebuilding.com</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant: _____ Date: _____
Section 3: Building Use (check all that apply)
<input checked="" type="checkbox"/> Residential <input 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 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>mmh</u>

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

1. Provide a brief summary of proposed changes. Convert multi back to single family. Convert 300 SF Flat roof addition (C.1980) into Family rm, entry and complimentary Master suite (New) addition above

2. Provide a description of existing conditions. House is in fair condition. Recently painted (Purple) Roof in good condition 3-TAB SHINGLES. Detached Garage. Lap Siding.

3. What are the reasons for the proposed changes? Add space and update HVAC. CONVERT RENTAL UNIT. Owner plans to have a family (recently married) and desires to update the home.

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: _____

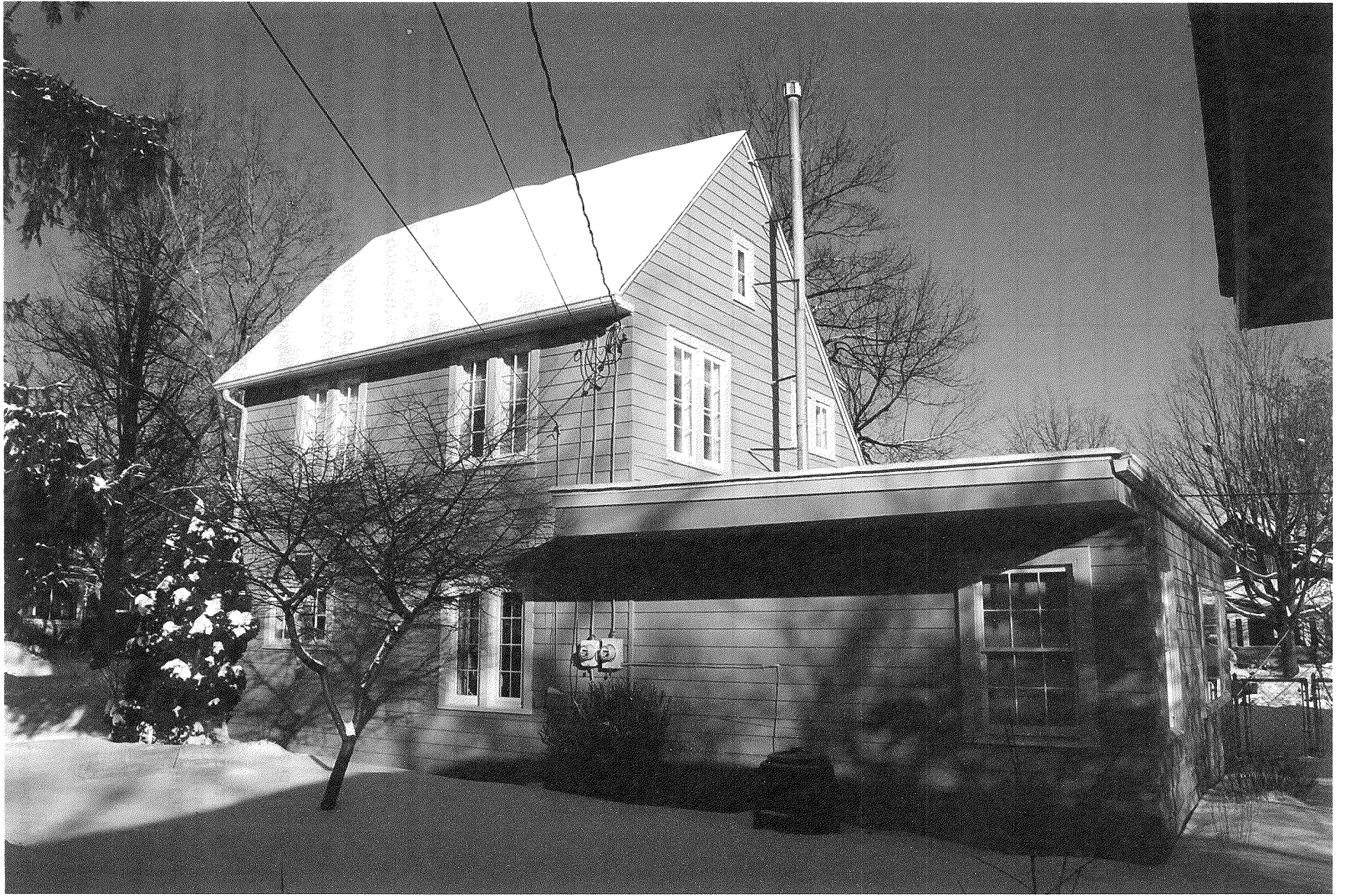
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

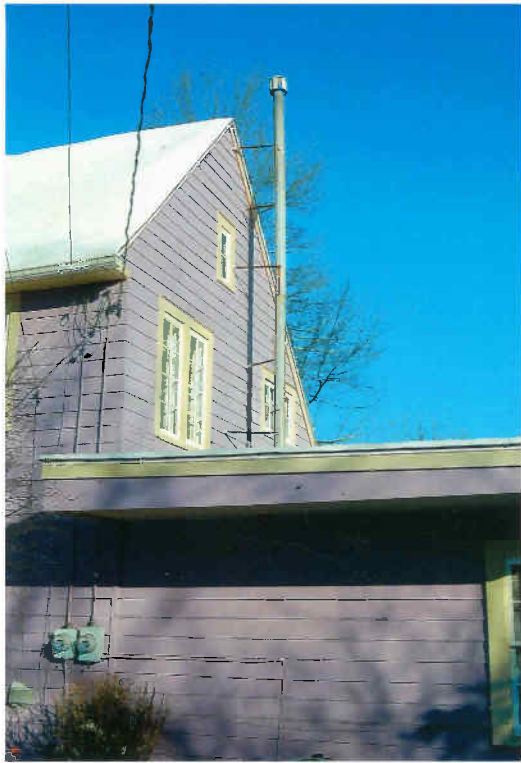












1117 W. WASHINGTON
80' x 80'

SITE PLAN

E
N
W
SCALE: 1/8" = 1'

PROPERTY CORNER

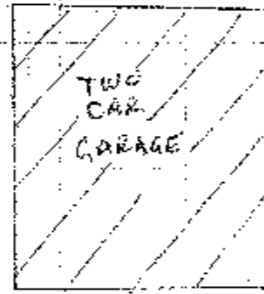
PROPERTY CORNER

SCALE 1/8" = 1'

ADJACENT
LOT

ADJACENT
ADULT

80



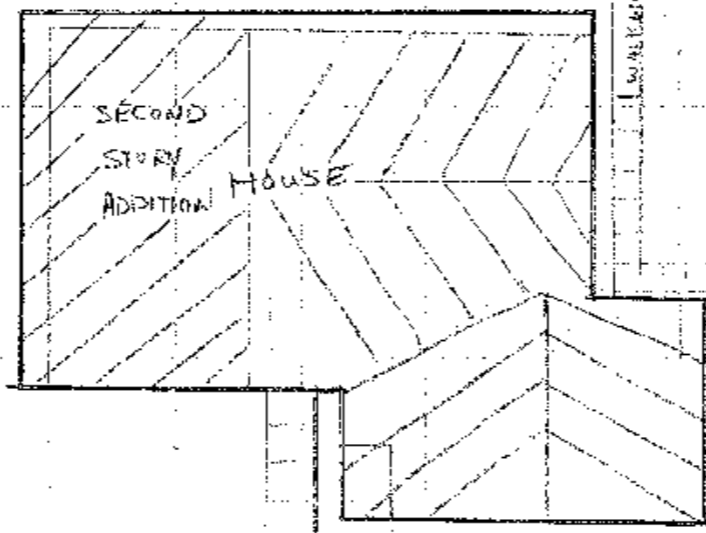
TWO
CAR
GARAGE

DRIVEWAY

LAWN

LAWN

80



SECOND
STORY
ADDITION
HOUSE

FENCE

LAWN

WALKWAY

GRASSY
CORNER

SIDEWALK
GRASSWAY

UTILITY
POLE

SIDE WALK
GRASSWAY

BUENA VISTA ST.

WASHINGTON ST.

Adaptive
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Custom Homes & Renovations
www.adaptivebuilding.com

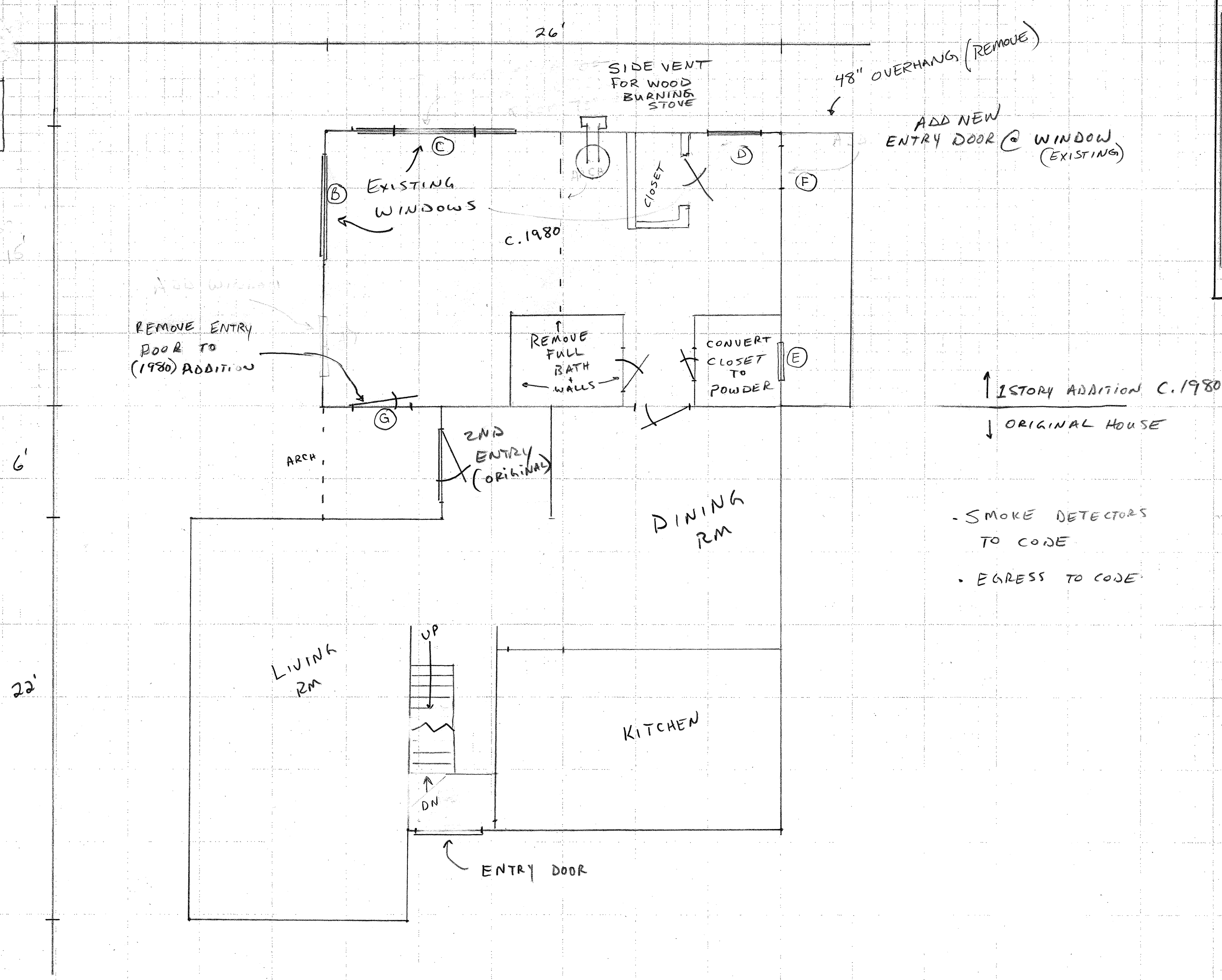
KEN & JULIE NATOLI Renovation
1117 W. WASHINGTON
ANN ARBOR, MI 4810

P.1

1ST FLOOR

WINDOWS + DOORS
(ADDITION REND)

- (A)
- (B)
- (C)
- (D)
- (E)
- (F)
- (G)



↑ 1STORY ADDITION C.1980
↓ ORIGINAL HOUSE

- SMOKE DETECTORS TO CODE
- EGRESS TO CODE

Adaptive
building solutions
Custom Homes & Renovations
www.adaptivebuilding.com

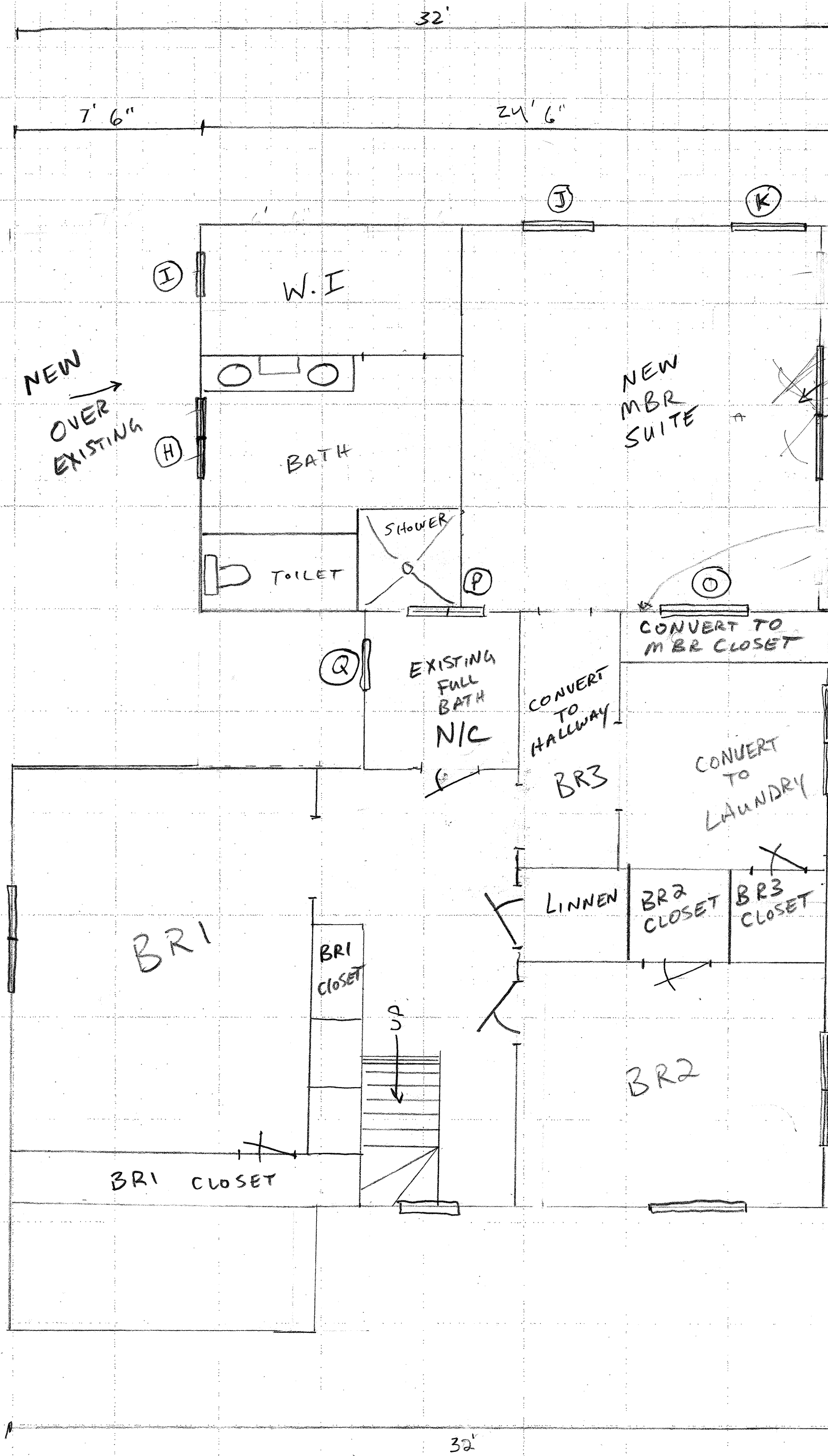
KEN + JULIE NATOLI
1117 W. WASHINGTON
ANN ARBOR, MI

FIRST FLOOR : EXISTING + PROPOSED CHANGES

SCALE: 1/4" = 1'

2ND FLOOR

WINDOWS + DOORS
(NEW ADDITION)



PROPOSED MASTER SUITE
AND 2nd FLOOR LAUNDRY
OVER 1ST FLOOR (EXISTING)

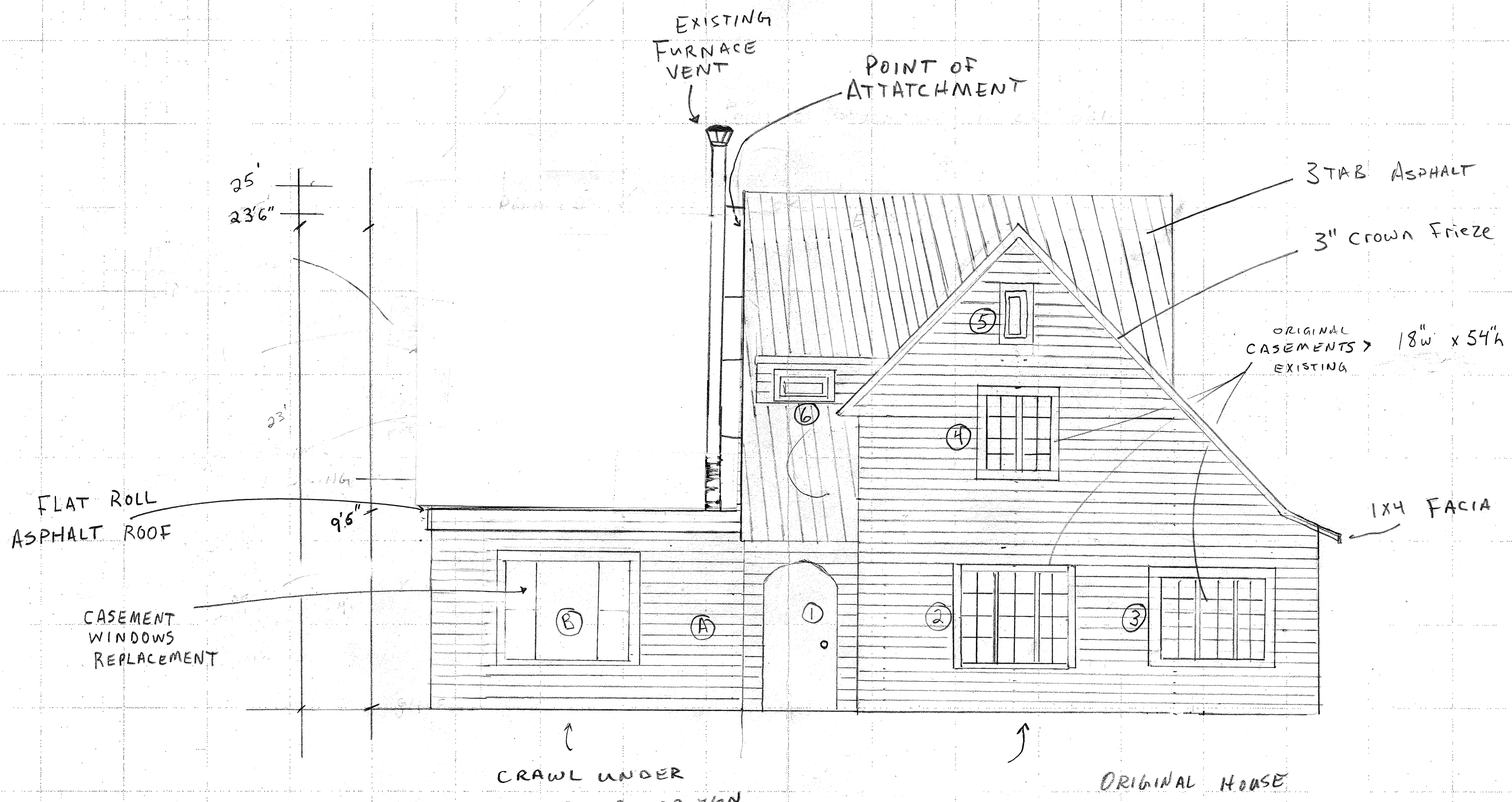
EXISTING EXTERIOR WALL

- SMOKE DETECTORS TO CODE
- EGRESS WINDOWS TO CODE

SECOND FLOOR : EXISTING W/ PROPOSED MASTER SUITE

SCALE: 1/4" = 1'

EXISTING CONDITION



NORTH ELEVATION
SCALE 1/4" = 1'

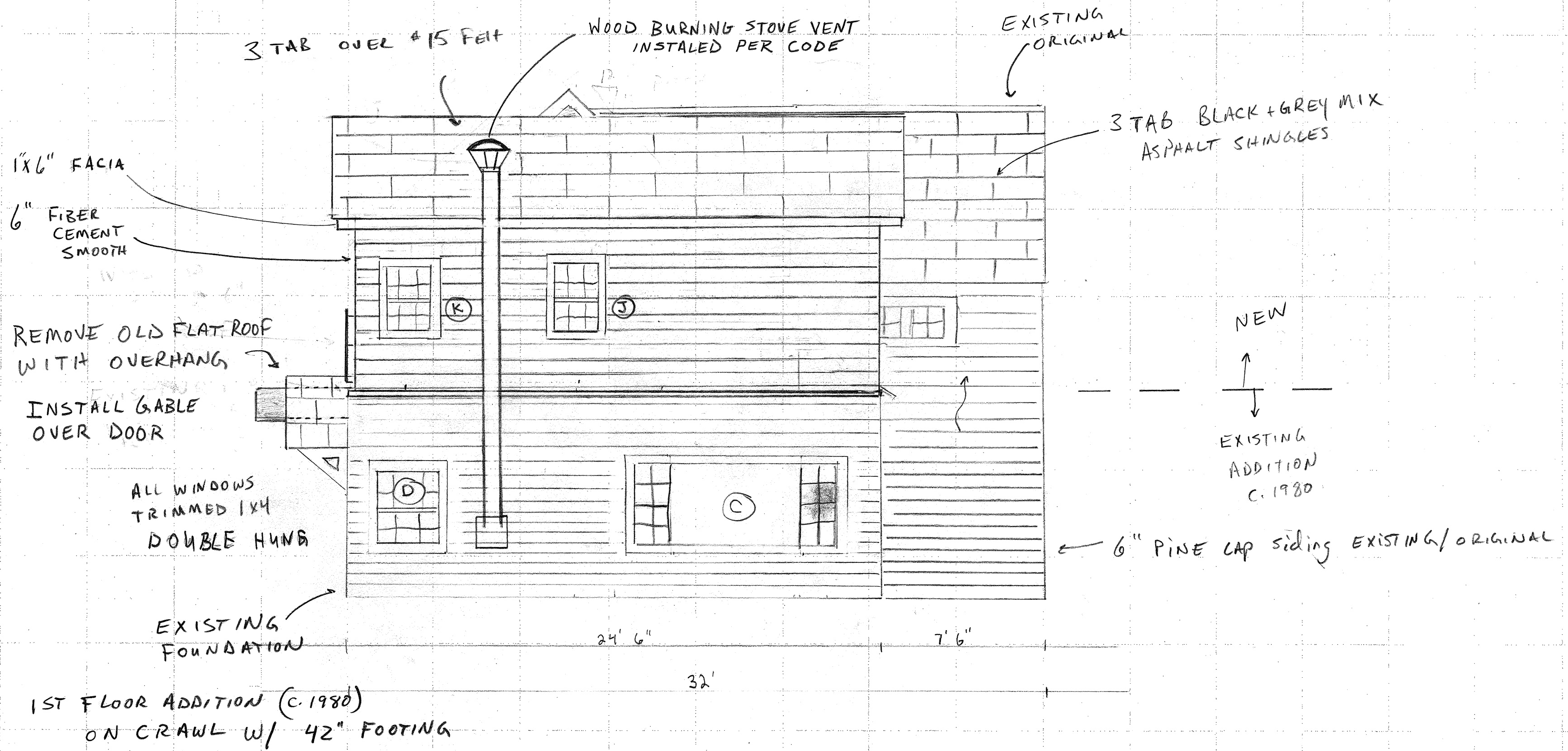
NATOLI PROJECT
1117 W. WASHINGTON

p. 4a

PROPOSED PLAN



FRONT ELEVATION
SCALE 1/4" : 1'



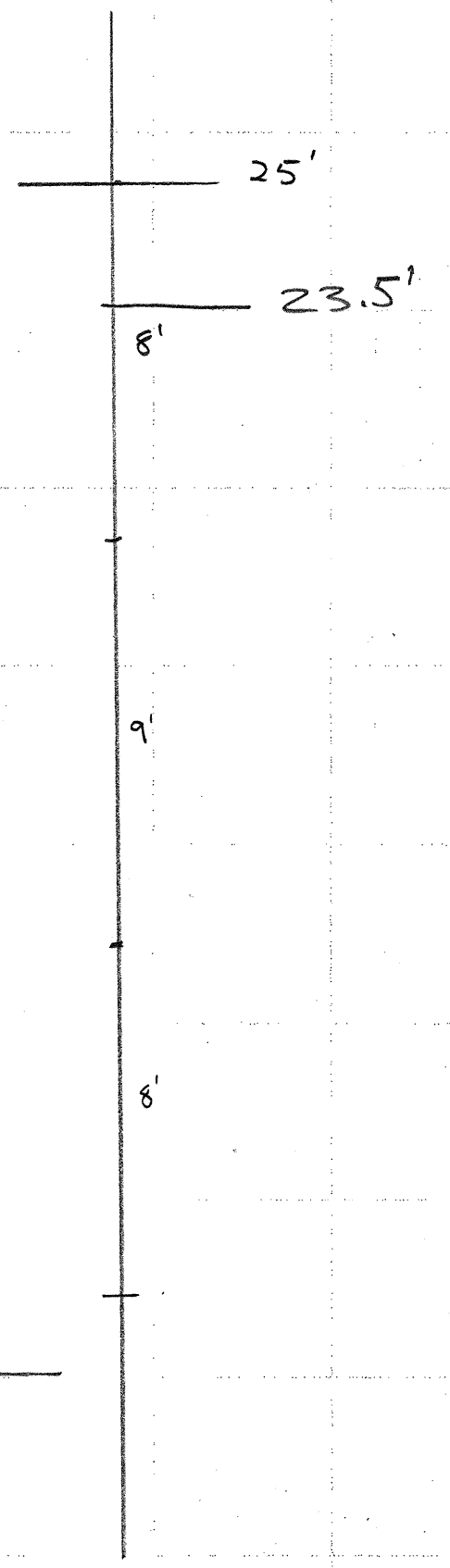
EAST ELEVATION

SCALE 1/4" = 1'

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1117 W. WASHINGTON
ANN ARBOR, MI

NO CHANGES

BRICK CHIMNEY



WEST ELEVATION

SCALE 1/4" = 1'

KEN + JULIE NATOLI
 1117 W. WASHINGTON
 ANN ARBOR, MI

A 10" FLUE FOR
WOOD BURNING
STOVE TO CODE.

B. 5/0 French Doors
NO BALCONY
BLACK IRON RAILING

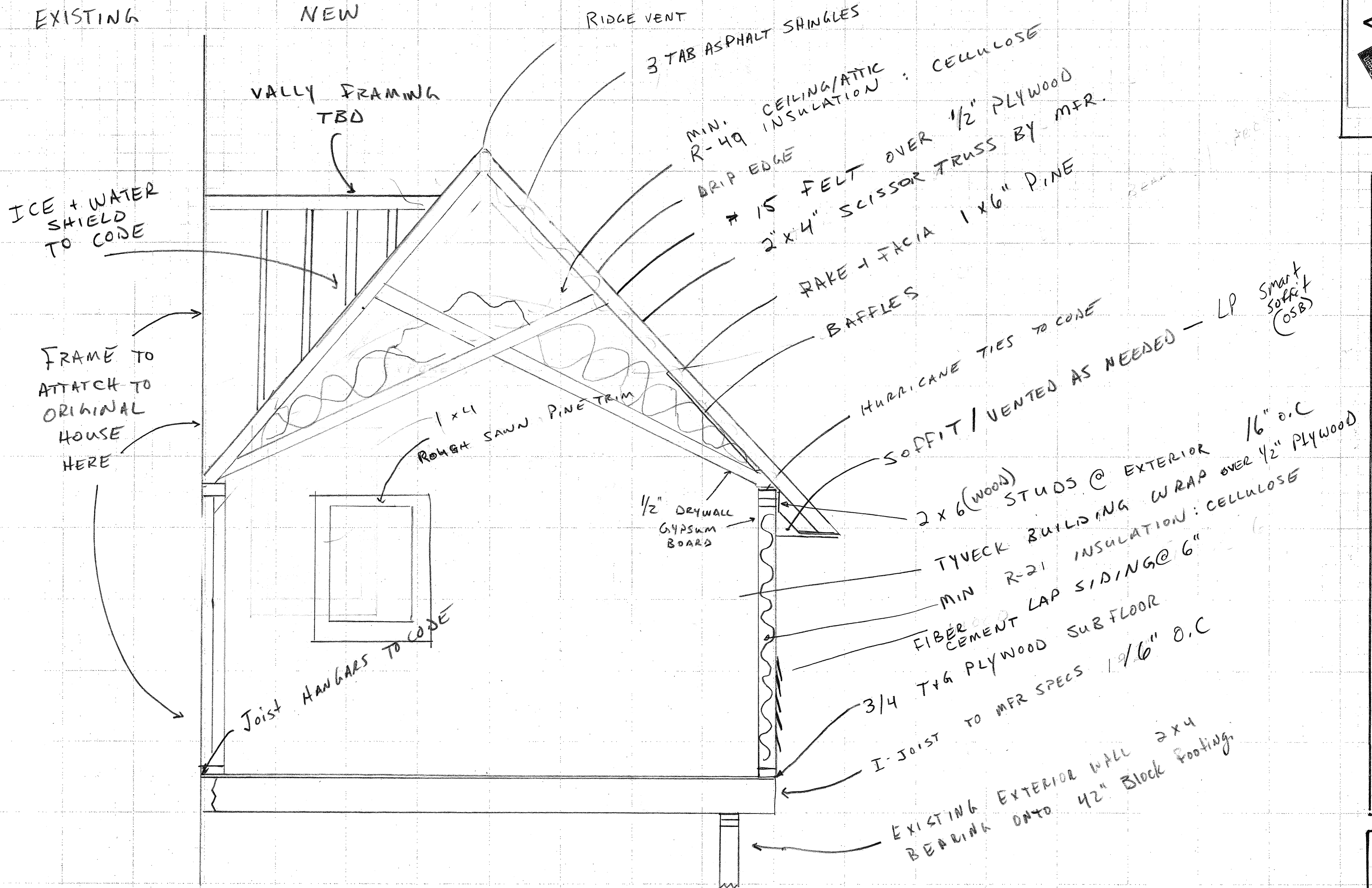
NOTE: 5/0 FRENCH DOORS
Ø BALCONY
METAL RAILING
3/4" SQUARE SPINDLES
1-1/4" FRAME

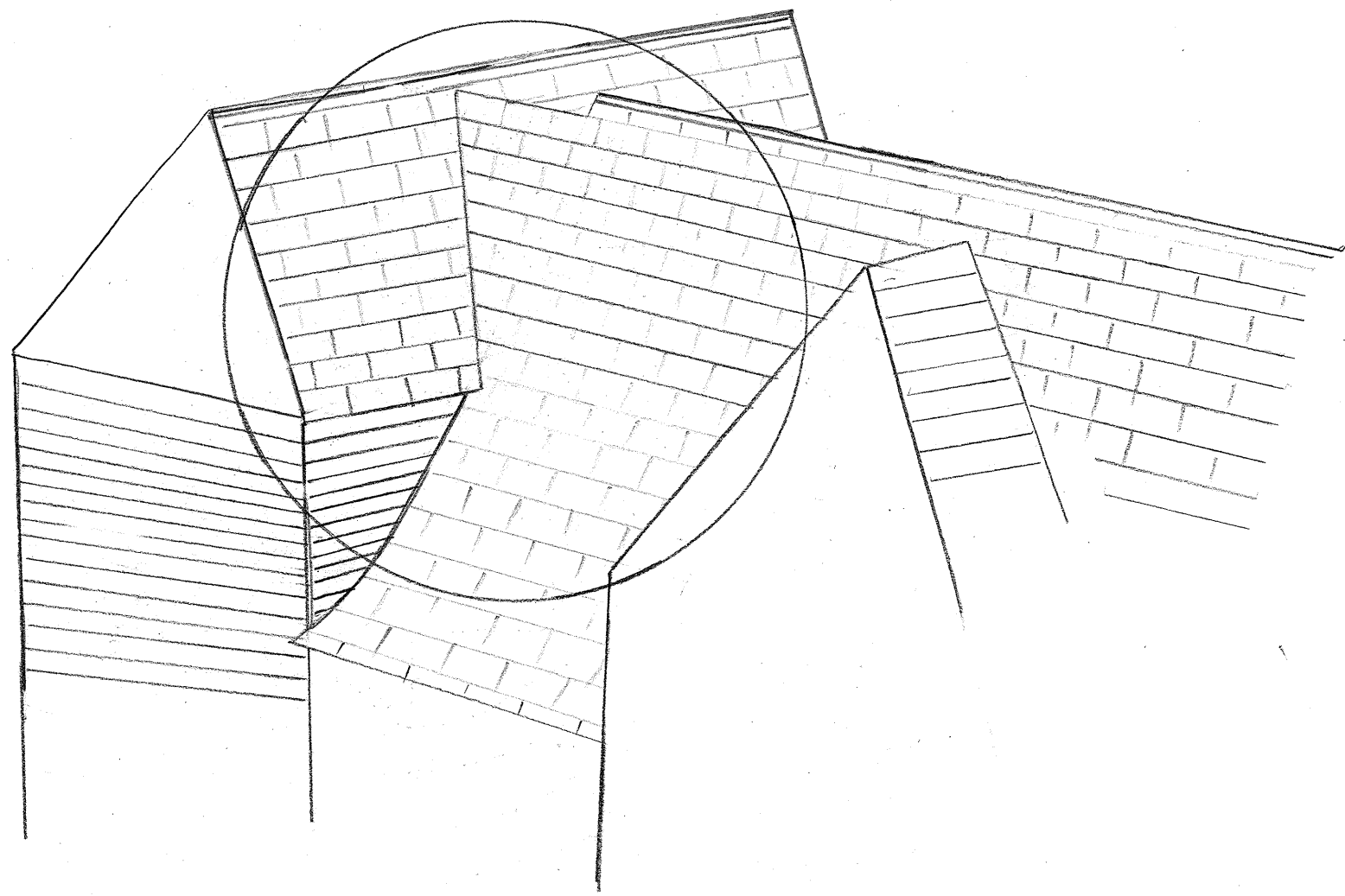


SOUTH ELEVATION
Scale: 1/4" = 1'

KEN + JULIE NATOLI
1117 W. WASHINGTON
ANN ARBOR, MI

WALL, FLOOR + ROOF CONSTRUCTION

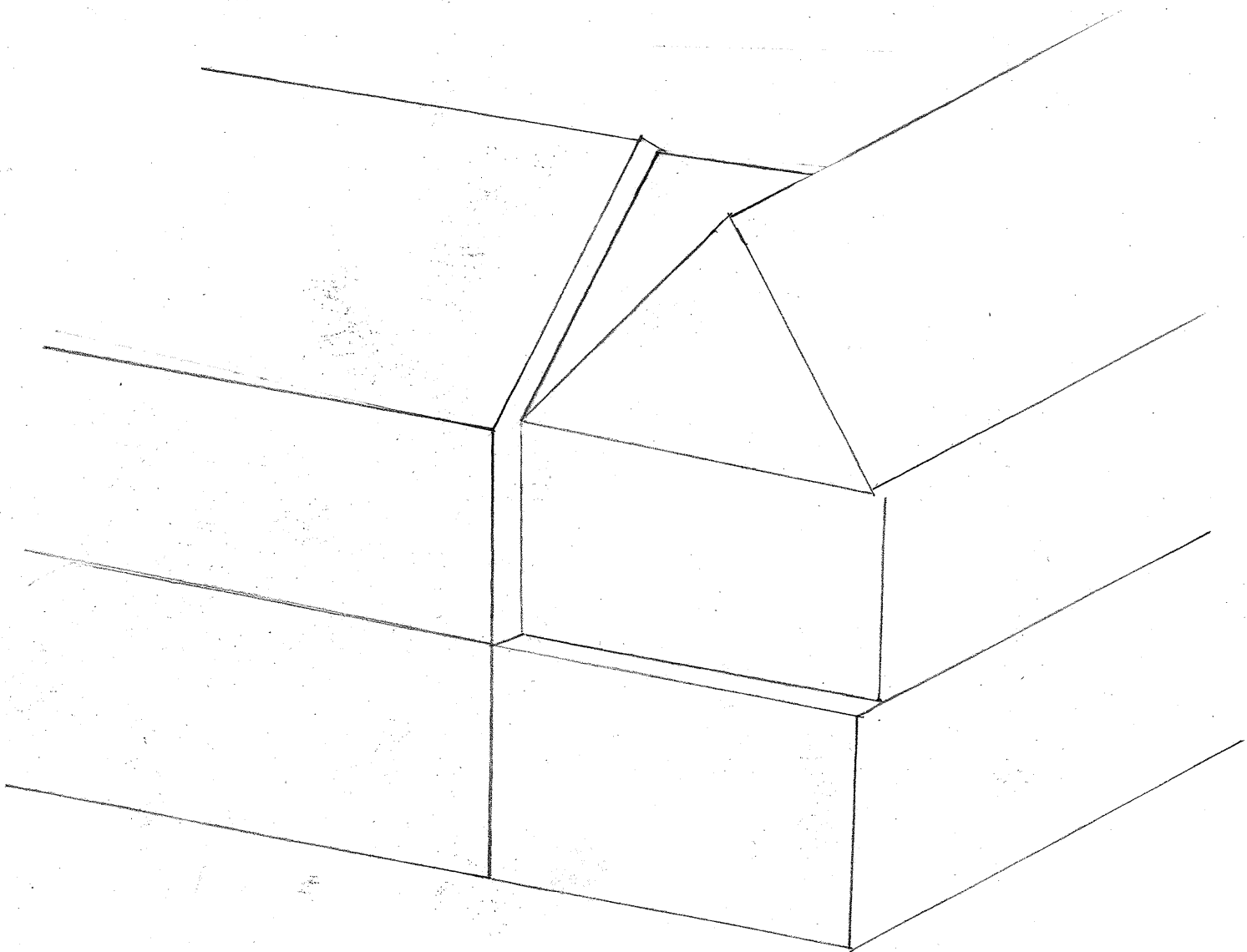




NORTH ELEVATION
ROOF VIEW



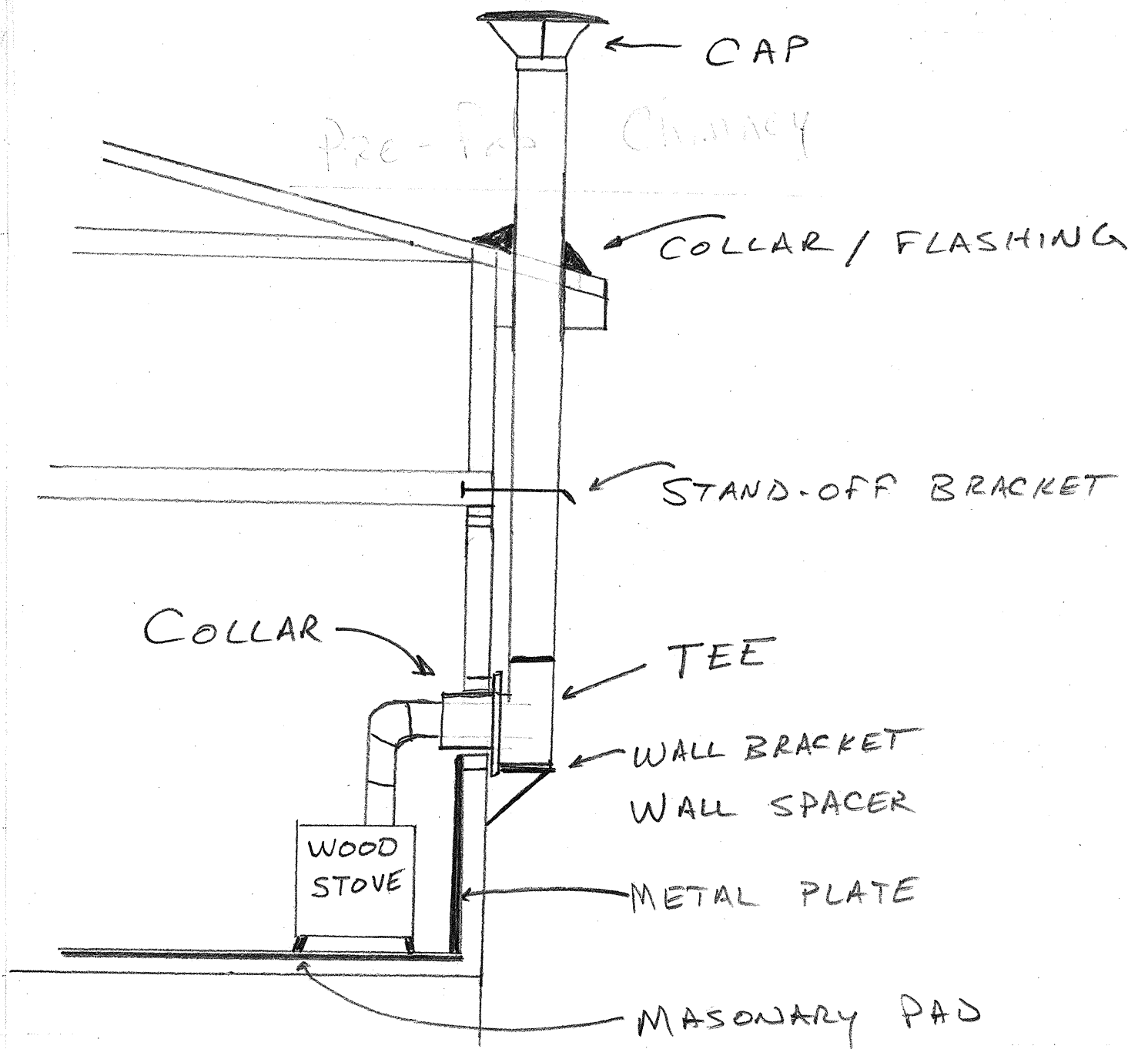
VIEW OF
ROOF
ADAPTATION
FRONT



SOUTH ELEVATION
ROOF VIEW

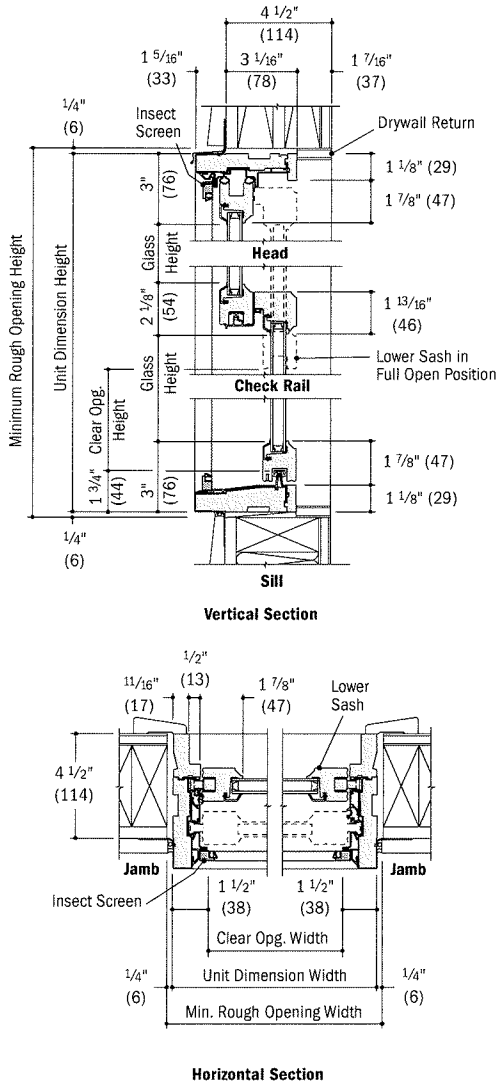


VIEW OF
ROOF
ADAPTATION
REAR



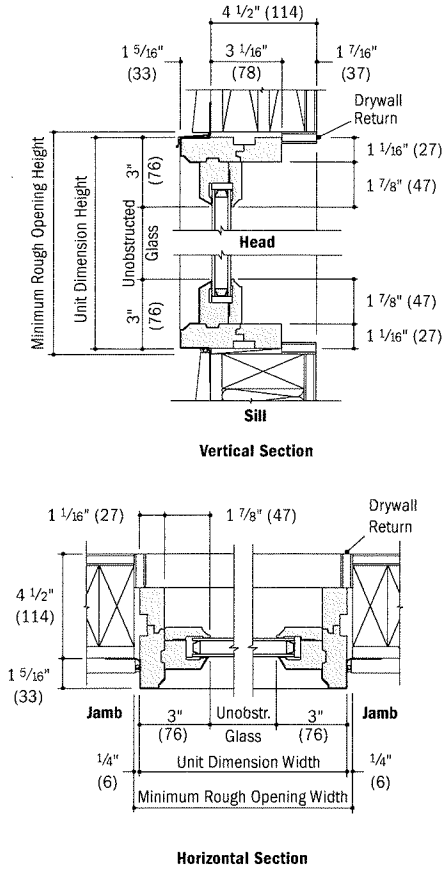
Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



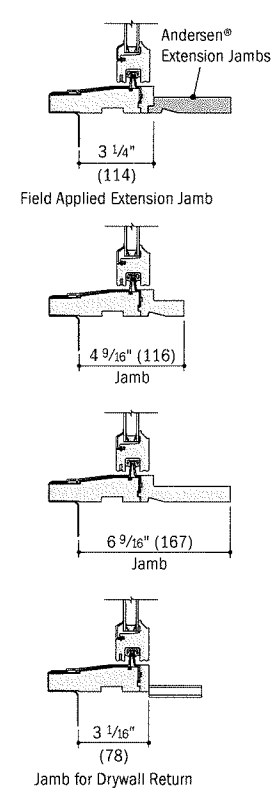
Tilt-Wash Picture/Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



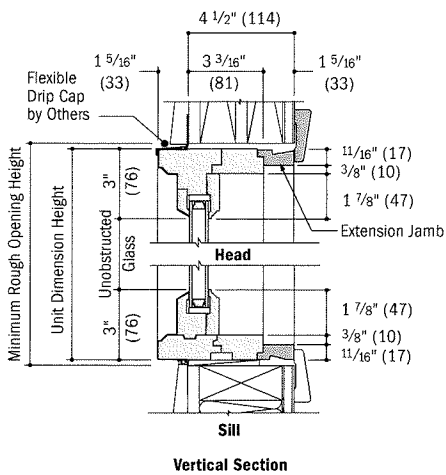
Extension Jamb Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



Tilt-Wash Half Circle Window Detail

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

A	NEW	18" w x 54" D.H	Framed x2	Vinyl clad = Vinyl C.
B	EXISTING	20" / 28" / 20" x 54" h	Casement / Fixed / Casement	Framed x 3 Vinyl C.
C	EXISTING	32" / 70" / 32" x 54" h	Casement / Fixed / Casement	Framed x 3 Vinyl C.
D	EXISTING	30" w x 54" h D.H	WOOD * Replaced w/ New	Vinyl C.
E	NEW	18" w x 36" D.H	WOOD	Vinyl C.
F	EXISTING	30" w x 54" D.H	WOOD * Replaced w/ Entry Door 3/0 x 6/8	Vinyl C.
G	EXISTING	3/0 x 6/8 Entry Door	Flush 1-panel * Remove + Cover w/ Siding.	
H	NEW	18" x 54" D.H	WOOD Framed x2	Vinyl C.
I	NEW	18" x 54 34" h	D.H WOOD SINGLE FRAME	Vinyl C.
J	NEW	18" x 36" D.H	WOOD Single	"
K	NEW	18" x 36" D.H	WOOD Single	"
L	OMIT FROM PLAN = NO WINDOW			
M	NEW	5/0 x 6/8	Steel French Doors	15-lite
N	OMIT FROM PLAN = NO WINDOW			
O	EXISTING	18 x 54	Casement wood	Framed x2
P	EXISTING	18" w x 24" h	Casement wood	Framed x2
Q	EXISTING	32" w x 12" h	Casement wood	SINGLE
R	EXISTING	12" w x 36" h	Casement wood	Single
S	EXISTING	18" w x 24" h	Casement wood	Framed x2

1	ORIGINAL ENTRY	3/6 x 6/8	WOOD ARCH TOP	
2	ORIGINAL	18" x 54"	CASEMENTS WOOD	Framed x 3
3	original	18" w x 54" h	Casements wood	Framed x 3
4	original	18" w x 54" h	Casements wood	Framed x 2
5	original	12" w x 36" h	casement wood	single
6	original	32" w x 12" h	Awning wood	single
7	original	18" w x 54" h	Casement wood	framed x 5
8	Replacement DOOR	2/8 x 6/8	Steel 9-lite	
9	original	24" w 18" w x 24" h	Casement wood	Framed x 3
10	Original	18" x 54" h	Casement wood	single
11	Original	18" x 54" h	Casement wood	Framed x 2
12	original	12" x 36"	Casement wood	Single
13	original	18" x 54"	Casement wood	Framed x 2
14	Original	18" w x 24" h	Casement wood	framed x 2
15	original	18" w x 54" h	Casement wood	Framed x 2
16	original	18" w x 54" h	Casement wood	Framed x 2
17	original	18" w x 54" h	Casement wood	Framed x 2
18				