

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 834 West Washington Street, Application Number HDC19-023

DISTRICT: Old West Side Historic District

REPORT DATE: April 11, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 8, 2019

OWNER

Name: Ariel Adamson & James Jilek

Address: 834 W Washington St
Ann Arbor, MI 48103

Phone: (734) 678-6614

APPLICANT

Marc Rueter
Rueter Associates Architects

515 Fifth St
Ann Arbor, MI 48103

(734) 769-0070

BACKGROUND: This two-story gable-fronter features cornice returns and a porch spanning the south (front elevation) with Doric columns, wood clapboard siding, and a sculpted block foundation. The house was built in 1911 and the first residents were Otto and Amanda Toney. Otto Toney is listed in the 1911 Polk City Directory as a carpenter.

In 2012, the HDC approved the replacement of three wood windows that were deteriorated beyond repair, and denied the replacement of ten others.

LOCATION: The site is located on the north side of West Washington Street, between South Seventh Street and Third Street.

APPLICATION: The applicant proposes to enlarge an existing dormer to allow the attic stair to be made code compliant, to build a new mudroom and porch behind an existing first floor bump out, to install two new skylights on the east roof face, and to replace an existing vent in the south (front) gable with a window in the same opening.

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.

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. Several significant alterations have been made to this house over time. A small bathroom was added to the west elevation of the main house block after the period of significance.

A second floor was added to the formerly one-story kitchen wing on the back, and a one-story room was added behind the kitchen. The applicant states that this work was done after WWII. The city's 1947 aerial photo shows the second floor and something on the back of the house, but the 1931/1948 Sanborn (which was not a thorough update) does not show this work.

2. Calculations were not provided for the floor area and footprint increases. The addition is approximately 7' x 12', or 84 square feet. Whether the one-story room behind the kitchen is historic or not, this does not negatively impact the total footprint or floor area calculation.
3. The mudroom and back porch are inset 7" from the corner of the existing first floor bathroom. This helps distinguish these as two different additions. Cladding on the mudroom is cement board with 4" exposure. The porch is traditional in design and a mix of wood and composite (for the tongue and groove decking). This work will be nominally visible from the public right of way, and is complimentary to the historic house.
4. The vent panel in the front gable is proposed to be replaced with an egress window in the same opening. The window is wood with aluminum or vinyl cladding, and double-hung with egress hinges (to swing out like a casement). Since the vent is not character defining and there was likely a window here originally, the work is appropriate.
5. An extension to the existing attic dormer is proposed, to allow code-compliant stairs to a new bedroom. The dormer extension is tucked behind the current dormer. It is 2' taller than the current dormer, but its ridge is lower than the main roof ridge. The skylights on the east and west roof faces are inconspicuous and will add light and ventilation to the new attic bedroom. Staff finds the dormer and skylight work to have a minimal visual impact on the historic structure, and appreciates the reuse of this space instead of proposing a new bedroom addition.
6. Staff believes the proposed work does not destroy historic materials features, spaces, or spatial relationships that characterize the property, and that the new addition is adequately differentiated from the old and compatible in size, scale, and design.

MOTION

(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 834 W. Washington, a contributing property in the Old West Side Historic District, to enlarge an existing dormer, to build a new mudroom and porch behind an existing first floor bump out, to install two new skylights on the east and west roof surfaces, and to replace an existing vent in the south (front) gable with a window in the same opening. 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 for All Additions*, 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, and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 834 W Washington 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

834 W Washington Street, August 2008 Survey Photo



1947 Aerial Photo showing rear two-story and one-story additions





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608
 Fax: 734.994.8460

jthacher@a2gov.org

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>19-023</u>
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
FEB 22 2019	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER		HISTORIC DISTRICT	
<u>Ariel Adamson & James Silek</u>		<u>Old West Side</u>	
PROPERTY ADDRESS			CITY
<u>834 West Washington Street</u>			<u>ANN ARBOR</u>
ZIP CODE	DAYTIME PHONE NUMBER	EMAIL ADDRESS	
<u>48103</u>	<u>(734) 678-6614</u>	<u>arieladamson@gmail.com</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)			STATE, ZIP

PROPERTY OWNER'S SIGNATURE		
SIGN HERE	PRINT NAME	DATE
	<u>Ariel Adamson</u>	<u>2/22/19</u>

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
<u>MARC RUETER, RUETER ASSOCIATES ARCHITECTS</u>			
ADDRESS OF APPLICANT			CITY
<u>515 5TH ST</u>			<u>ANN ARBOR</u>
STATE	ZIP CODE	PHONE / CELL #	FAX No
<u>MI</u>	<u>48103</u>	<u>(734) 769 0070</u>	
EMAIL ADDRESS			
<u>mruetere@rueterarchitects.com</u>			

APPLICANT'S SIGNATURE (if different from Property Owner)		
SIGN HERE	PRINT NAME	DATE
	<u>MARC RUETER</u>	<u>2/22/19</u>

BUILDING USE - CHECK ALL THAT APPLY					
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL

PROPOSED WORK
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).
<u>1 ENLARGE EXISTING DORMER TO PROVIDE STAIR</u>
<u>2 TO ATTIC WITH CODE REQ HEADROOM.</u>
<u>BUILD NEW MUDROOM AND PORCH BEHIND FIRST</u>
<u>FLOOR BUMP OUT.</u>
DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
<u>1 ACCESS TO ATTIC WILL CREATE ANOTHER BEDROOM</u>
<u>WITHOUT AN ADDITION.</u>
<u>2 PORCH WILL PROVIDE DIRECT ACCESS TO KITCHEN AND</u>
<u>MUDROOM WILL ALLOW STORAGE OF COATS & PROVIDE 1/2 BATH</u>



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>35-</u>	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	

ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS
FOR

Adamson-Jilek Additions at 834 West Washington Street, Ann Arbor, MI



LIST OF DRAWINGS

T1. TITLE SHEET

C2. EXISTING & PROPOSED SITE PLANS WITH SANBORN DRAWING

A1 FIRST FLOOR PLAN - EXISTING & PROPOSED

A2 SECOND FLOOR PLANS + ATTIC PLAN - EXISTING & PROPOSED

A3 ELEVATIONS -EXISTING

A4 ELEVATIONS -PROPOSED

A5 EXTERIOR PERSPECTIVES, WINDOW SCHEDULES AND MATERIAL DESCRIPTIONS

PHOTO LEFT: 834 W. Washington St.
Street view of two story house and
CMU garage.

PHOTO RIGHT: 834 Washington St.
Rear addition is not from the period of
significance.



HDC SUBMISSION 02.22.19

■ RUETER ASSOCIATES ■

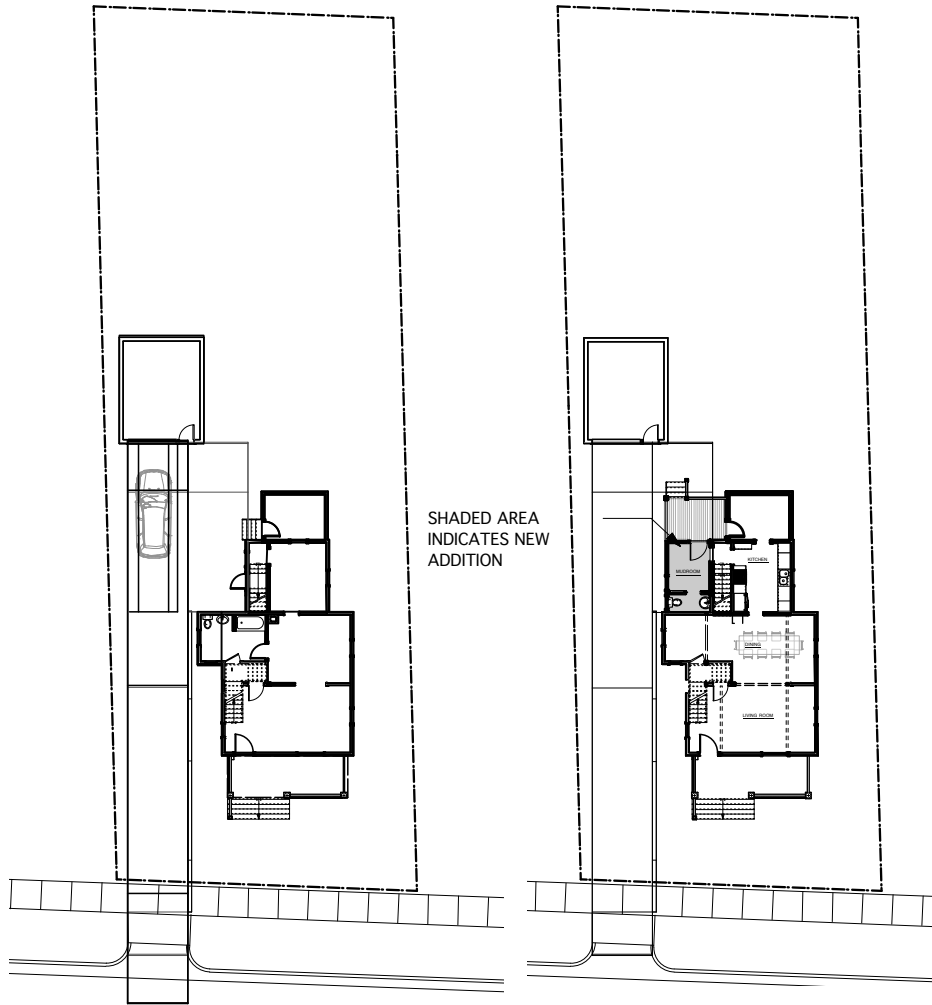
ARCHITECTS

515 Fifth Street, Ann Arbor, Michigan 48103
phone: (734) 769-0070, fax: (734) 769-0167
RAA: 14-012 HDC 03.21.14

Adamson-Jilek

834 W. Washington St, Ann Arbor, MI 48103

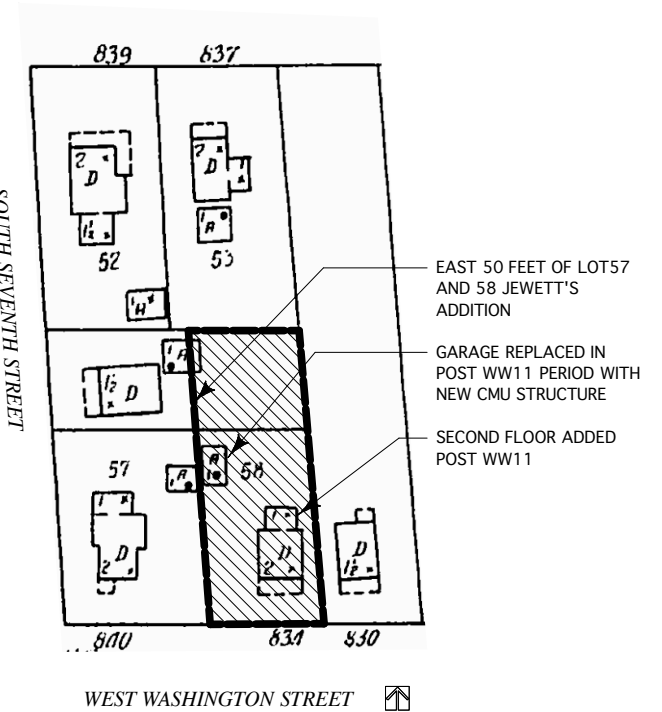
T1



SHADED AREA
INDICATES NEW
ADDITION

□ SITE PLAN-EXISTING
Scale: 1/32" = 1'-0" on 8 1/2" x 11"

□ SITE PLAN-PROPOSED
Scale: 1/32" = 1'-0" on 8 1/2" x 11"



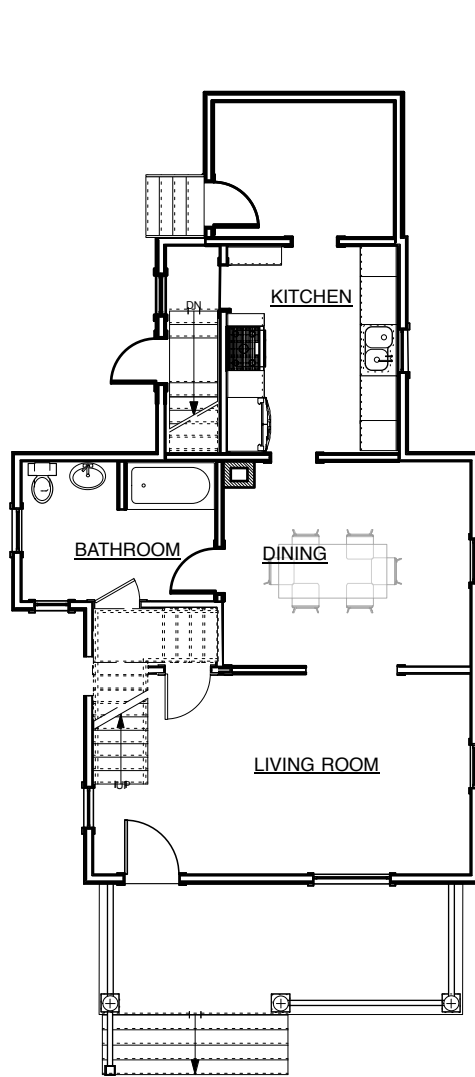
EAST 50 FEET OF LOTS 57
AND 58 JEWETT'S
ADDITION

GARAGE REPLACED IN
POST WW11 PERIOD WITH
NEW CMU STRUCTURE

SECOND FLOOR ADDED
POST WW11

□ 1925 SANBORN MAP
No Scale

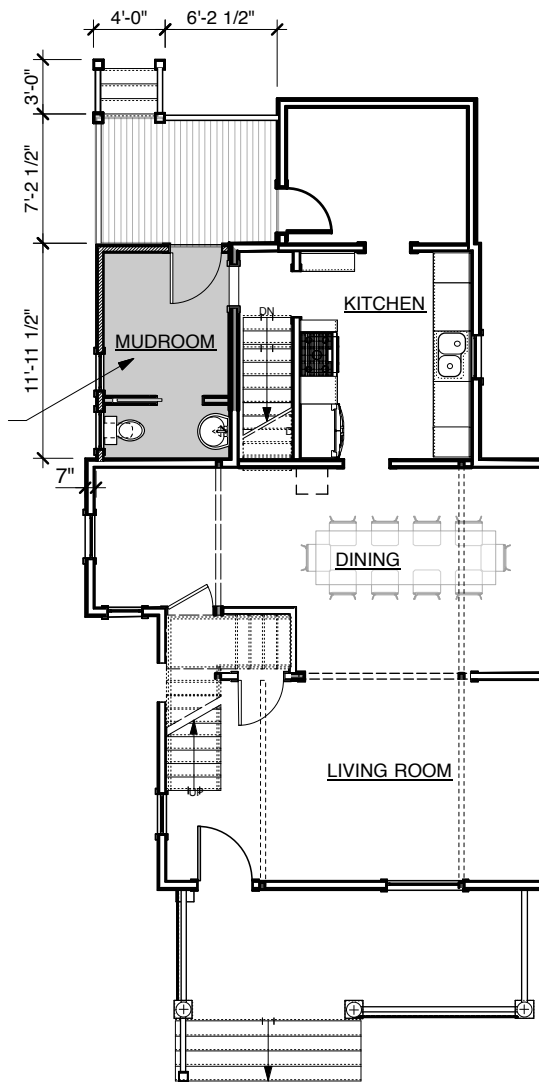
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□ FIRST FLOOR EXISTING

Scale: 3/32" = 1'-0" on 8 1/2" x 11"

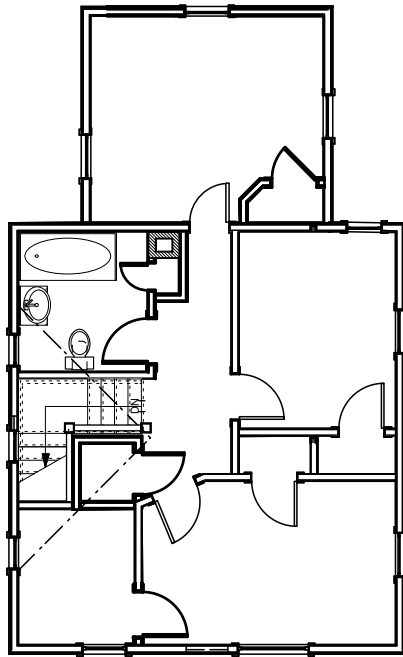
NEW ADDITION SHOWN
HATCHED



□ FIRST FLOOR PROPOSED

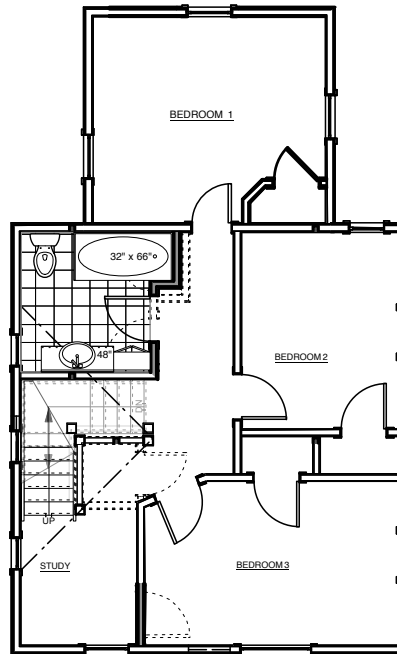
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SECOND FLOOR EXISTING

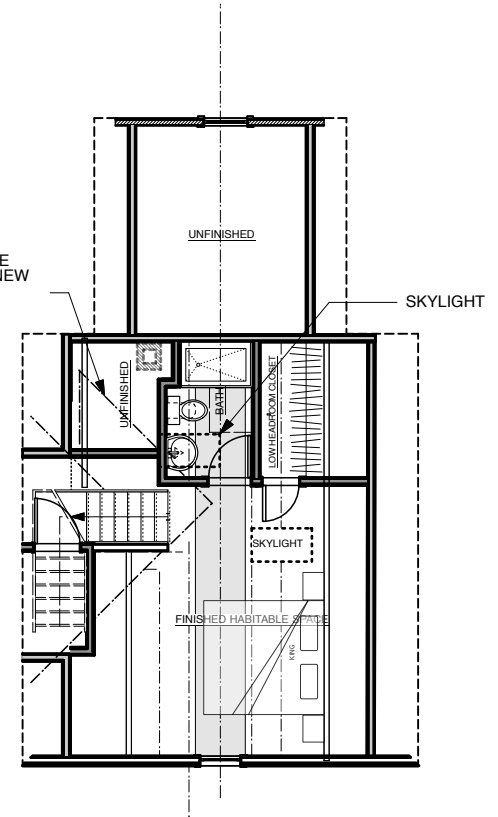
Scale: 3/32" = 1'-0" on 8 1/2" x 11"



SECOND FLOOR PROPOSED

Scale: 3/32" = 1'-0" on 8 1/2" x 11"

DASHED LINE
INDICATES NEW
DORMER



THIRD FLOOR PROPOSED

Scale: 3/32" = 1'-0" on 8 1/2" x 11"

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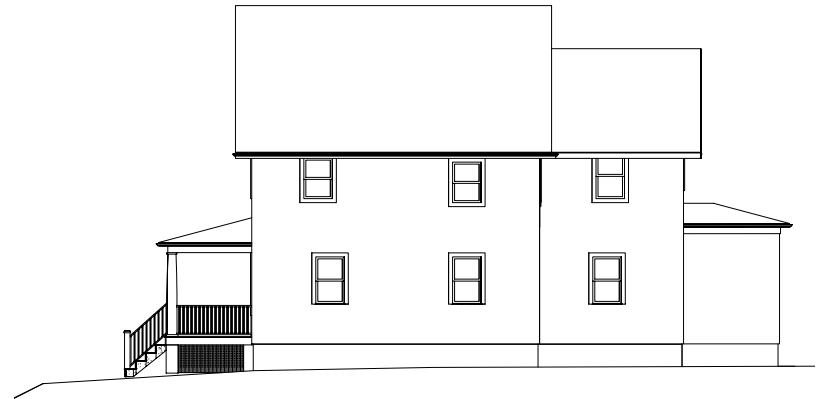
□ NORTH ELEVATION-EXISTING
Scale: 1/16" = 1'-0" on 8 1/2" x 11"



□ WEST ELEVATION-EXISTING
Scale: 1/16" = 1'-0" on 8 1/2" x 11"

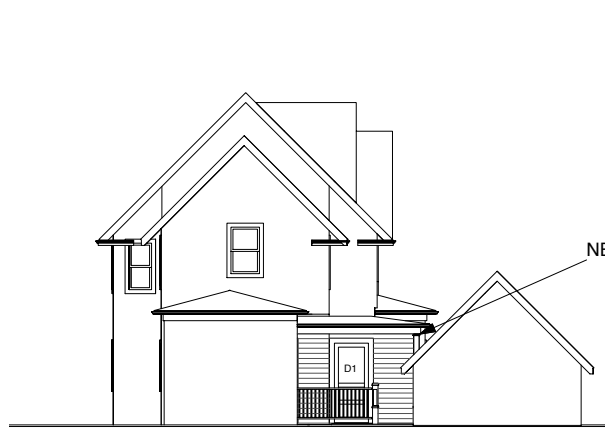


□ SOUTH ELEVATION-EXISTING
Scale: 1/16" = 1'-0" on 8 1/2" x 11"



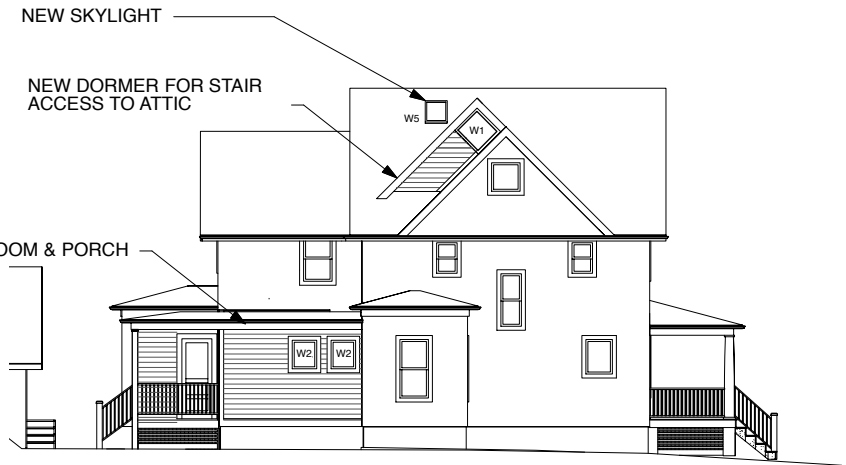
□ EAST ELEVATION-EXISTING
Scale: 1/16" = 1'-0" on 8 1/2" x 11"

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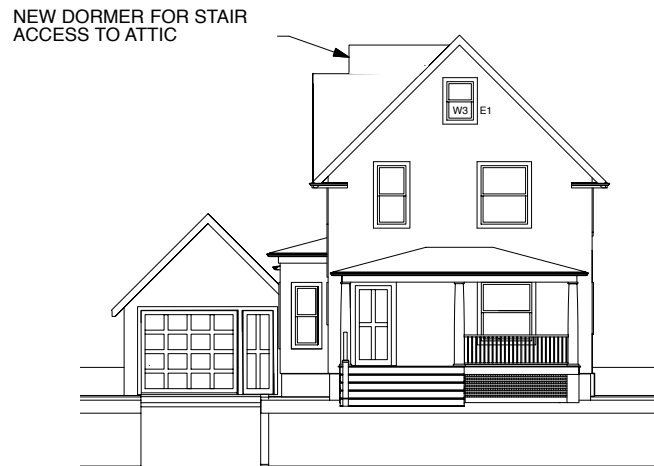
□ NORTH ELEVATION-PROPOSED

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



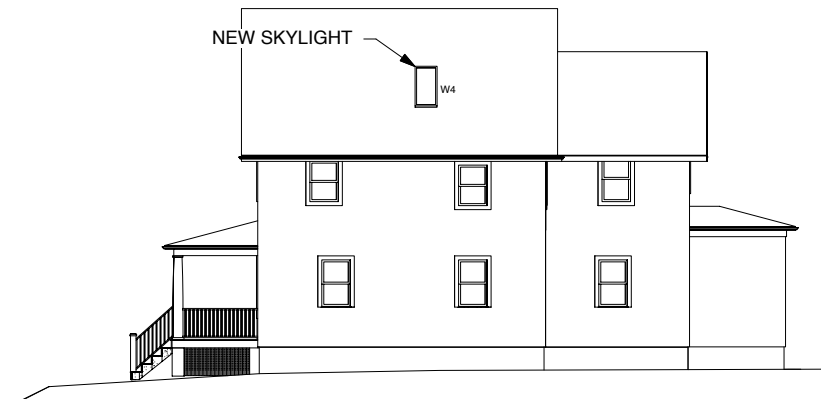
□ WEST ELEVATION-PROPOSED

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



□ SOUTH ELEVATION-PROPOSED

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



□ EAST ELEVATION-PROPOSED (NO VISIBLE CHANGES)

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

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ABOVE: EXISTING HOUSE

NEW MATERIAL DESCRIPTION DORMER:

HIGH SLOPE ROOF:
Laminated dark grey asphalt shingles to match existing

FASCIA:
Painted 3/4" x 6" wd bd to match existing

DOOR AND WINDOW CASING*
5/4" X 4" wd

SIDING :
5/16" cement bd siding with 4" exposure

NEW MATERIAL DESCRIPTION MUDROOM AND PORCH:

LOW SLOPE ROOF:
Modified Bitumen dark charcoal grey to match shingles

FASCIA:
Painted 3/4" x 6" wd bd to match existing

CORNER BOARDS*
5/4" X 4" wd

WINDOW SCHEDULE

Mark	Type	Unit Size*	Notes
(W1)	custom fixed	2-0, 2-0	
(W2)	awning	2-2, 2-6	Anderson 400 series equiv U max 32
(W3)	double hung	2-4, 3-4	Egress hinges
(W4)	roof window	21-1/2" x 46-1/4" VSC06	Velux vent window manual Venting w/ step flash U max 55
(W5)	roof window	21-1/2" x 27-1/4" VSC01	
(E1)	existing vent		replace with W3 double hung

WINDOW NOTES:
Windows shall be wood with alum or vinyl cladding. Glazing shall be double glazed low e. Cladding shall be white. Screens shall be supplied with all operable windows.

+ window size may vary (+2")

DOOR SCHEDULE

Mark	Type	Unit Size	Notes
(D1)	door-entry	34 x 80	

DOOR NOTES:
All new entry doors shall be insulated Simpson 77044 one lite painted

NEW MATERIAL DESCRIPTION MUDROOM AND PORCH CONT.

SIDING :
5/16" cement bd siding with 4" exposure

SKIRT BD:
5/4" x 6" wd bd with drip cap

RAILINGS:
1-1/2" x 1-1/2" balusters spaced 2" on 1-1/2" x 1-1/2" sub rails with 2 x 4 painted fir top cap

SKIRT
1-3/4" x 1/4" Lattice with 3/4" x 6" casing

PORCH FLOOR
5/4" x 4" t & g composite

PORCH CEILING
5/8" x 4" t & g beaded porch ceiling

STEPS:
1-1/2" painted wd treads on 2 x 10 painted pt stringers

FOUNDATION
Thoroeseal coated CMU



ABOVE AND BELOW:
HOUSE WITH DORMER EXTENSION AND NEW PORCH



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