

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 515 West Madison Street, Application Number HDC19-180

DISTRICT: Old West Side Historic District

REPORT DATE: October 10, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 7, 2019

	OWNER	APPLICANT
Name:	Donald Parrish	Same
Address:	515 West Madison Ann Arbor, MI 48103	
Phone:	(206) 200-5177	

BACKGROUND: This two-story gable-fronter features a nearly-full-width, shed-roofed front porch with a pediment on the porch roof above the front door, round tapered porch posts with square bases, and a cut stone foundation. The home first appears in City Directories in 1904 as the home of William Dupslaff, carpenter. Dupslaffs lived there until at least 1940.

LOCATION: The property is located on the south side of West Madison, between Third Street and Fourth Street.

APPLICATION: The applicant seeks HDC approval to construct 374 sf single-story addition, rebuild the garage with a second story, and build a large boulder retaining wall.

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.

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. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape, and open space.

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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

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.

Not Appropriate: Attaching an addition so that the character-defining features of the property are obscured, damaged, or destroyed.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

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.

All New Construction

Appropriate: Retaining the historic relationship between buildings, landscape features and open space.

Not Appropriate: Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

STAFF FINDINGS:

1. *Addition*. The proposed one-story addition wraps around the two-story rear southeast corner of the house to accommodate an expanded kitchen, eating area, and all-season porch. The eating area would replace a non-original side porch, and extend out 8'9" past an existing boxed-bay window. The design of the addition features traditional looking rows of double-hung windows over cement board lap siding on the more visible eating area, and a more modern all-season porch with mostly casement-over-awning windows in the back. The all-season porch should be completely blocked from view by the eating area.
2. The footprint of the addition (374 SF) is 43% the original footprint (877 SF), and the floor area of the addition (374 SF) is 24% of the original (1587 SF). This meets the Ann Arbor design guideline that says "The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area".
3. While additions should ideally be located behind the building, rather than to the side, the existing garage precludes going any farther back than proposed. Staff believes that this one-story design, despite touching two corners of the house, is more appropriate than a two-story rear addition because its visual impact is very much tempered by the huge side-yard next to this house. It is also important to note that both of the impacted corners are visible on the second story, so the historic house block is still easy to read.
4. *Garage*. The existing two-car garage is not historic. The owner proposes to rebuild the garage and raise the roof. The roof ridge would be rotated so the gables face the street, not the sides. The taller garage would accommodate a car lift that allows two vehicles to

be stacked over two on the floor. Since the existing garage is not historic, the proposed alterations, which will be only modestly visible from the street, are appropriate. The new garage roof slope, ridge and eave height match the same on the rear wing of the house.

5. *Retaining wall.* Per the provided topographical map, the yard behind the house slopes uphill steeply to Wurster Park. Installing a large boulder retaining wall to pull the hill 5'-6' away from the garage is appropriate, especially given that it will not be noticeable from the street.

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 share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 515 W Madison Street, a contributing property in the Old West Side Historic District, to add a 374 square foot rear addition, rebuild the garage, and install a boulder retaining wall, 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, Residential Additions, and New Construction, 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, District or Neighborhood Setting, and Building Site.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 515 W Madison 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, materials details



515 W. Madison Street (2008 Survey Photo)



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 jthacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>19-180</u>
	BLDG# _____
DATE STAMP CITY OF ANN ARBOR RECEIVED SEP 20 2019 PLANNING AND DEVELOPMENT SERVICES	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER <u>Donald Parrish</u>		HISTORIC DISTRICT <u>Old West Side</u>	
PROPERTY ADDRESS <u>515 West Madison</u>		CITY ANN ARBOR	
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(206) 200-5177</u>	EMAIL ADDRESS <u>parrishdsp@gmail.com</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE		
SIGN HERE	PRINT NAME <u>DON PARRISH</u>	DATE <u>9/20/19</u>

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIP CODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)		
SIGN HERE	PRINT NAME <u>X</u>	DATE

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
<i>Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).</i> <u>See attached. CONSTRUCT NEW 1ST FLOOR 318 SQ FT EATING AREA AND ALL SEASON PORCH, RECONSTRUCT EXIST GARAGE WITH NEW HIGH BAY CAR STORAGE</u>

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
<u>See attached. THE PRESENT KITCHEN IS CRAMPED & DARK WITH NO EATING AREA & NO SITTING SPACE, THE OWNER RESTORES ANTIQUE CARS & NEED AUTO STORAGE SPACE</u>

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	FEE
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>300⁰⁰</u>	
Payment Type	<input checked="" type="checkbox"/> Check: # <u>1030</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

ANN ARBOR HISTORIC DISTRICT COMMISSION

APPLICATION FOR DETERMINATION OF APPROPRIATENESS
FOR

515 West Madison Street Ann Arbor, MI. 48103

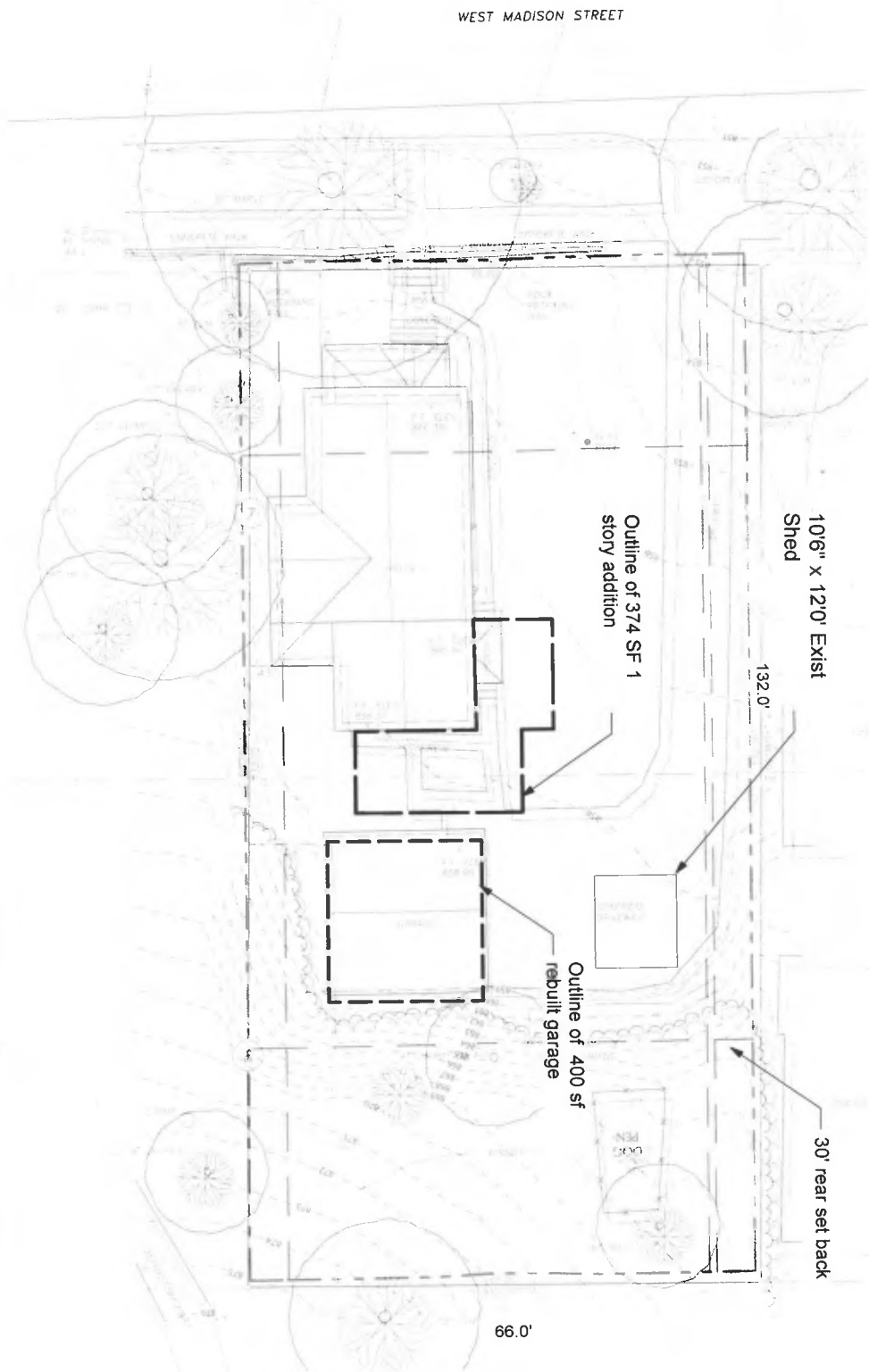


LIST OF DRAWINGS

- T1. TITLE SHEET
- C1. SITE PLAN
- A1. FIRST FLOOR PLAN - PROPOSED
- A2. NORTH & SOUTH ELEVATIONS
- A3. EAST ELEVATIONS
- A4. WEST ELEVATIONS
- A5. GARAGE NORTH AND SOUTH ELEVATIONS
- A6. SCHEDULES AND EXT MATERIAL SPECIFICATIONS
- A7. WINDOW SECTIONS



HDC SUBMITTAL: 09 20 19



3 SITE PLAN

Scale: 1" = 20'-0" on 8 1/2" x 11" sheet



ZONING: R2A
 LOT AREA: 8712.0 SF
 HOUSE SQ. FT. AREA: 1587 SF
 PRE 1945 HOUSE FOOT PRINT: 877 SF
 PROPOSED 1ST FLOOR ADDN.: 374 SF (43%)
 PRE 1945 AREA: 1587 SF
 PROPOSED NEW AREA: 318 SF (24%)

SITE DATA FROM CITY OF ANN ARBOR GIS

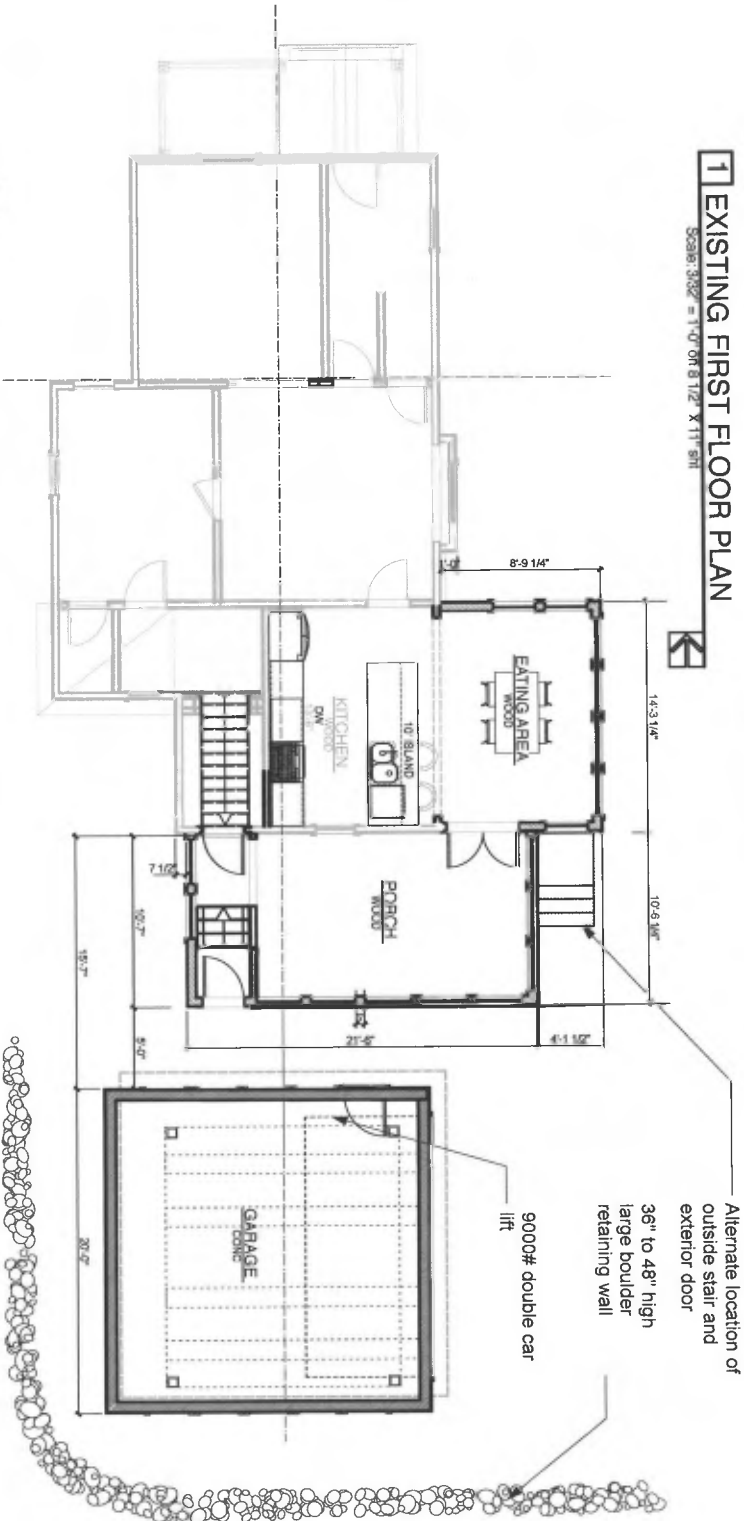
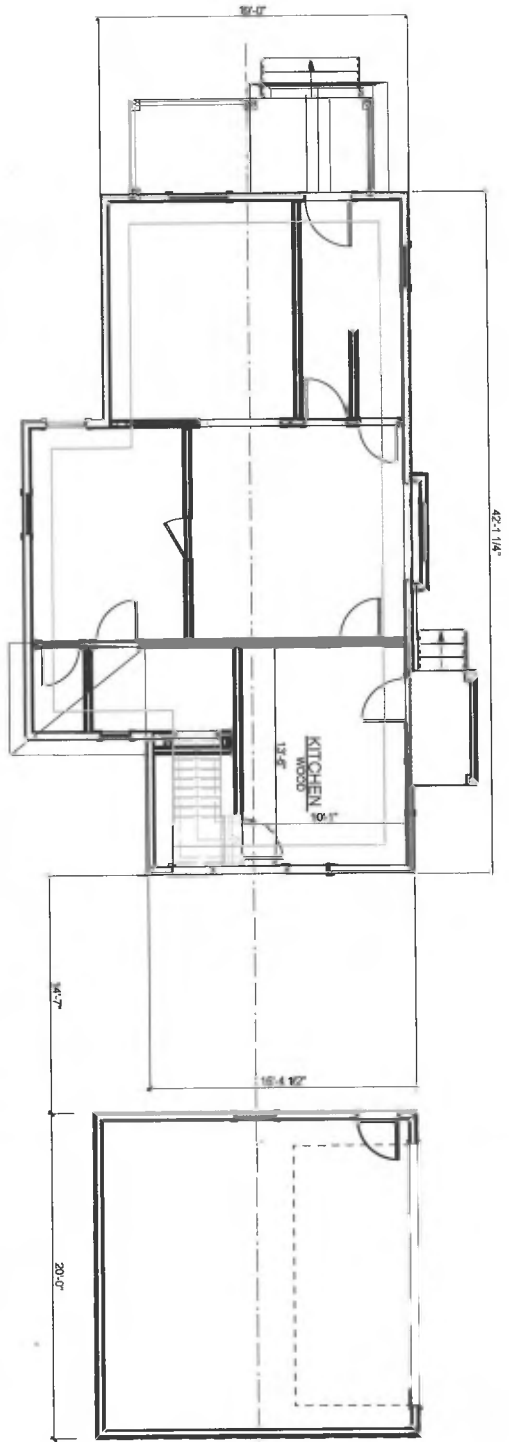
HDC SUBMITTAL: 09 20 19

C1

SHEET TITLE:
 REVIEW SET:
 80 & PERMIT 5

Client Name: ADDITION
 xxx Name Street, Ann Arbor, Michigan 48103
 RAA: 14-004

■ RUETER ASSOCIATES ■
 ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 769-0070, fax: (734) 769-0167



HDC SUBMITTAL: 09 20 19

A1

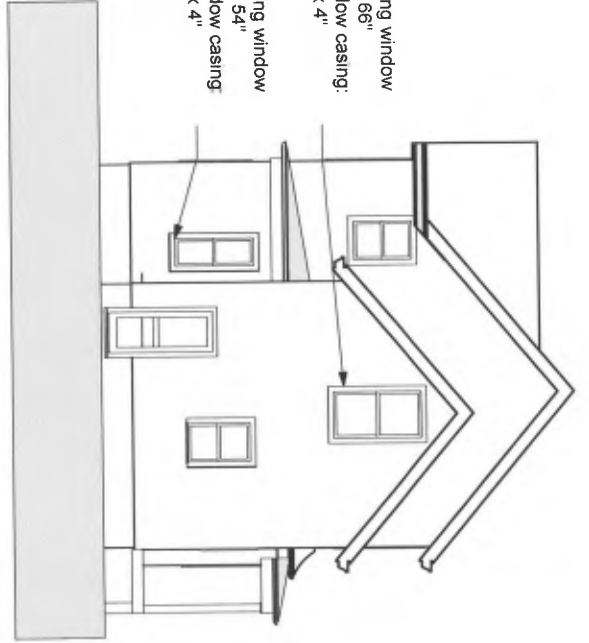
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 RAA : 14-004

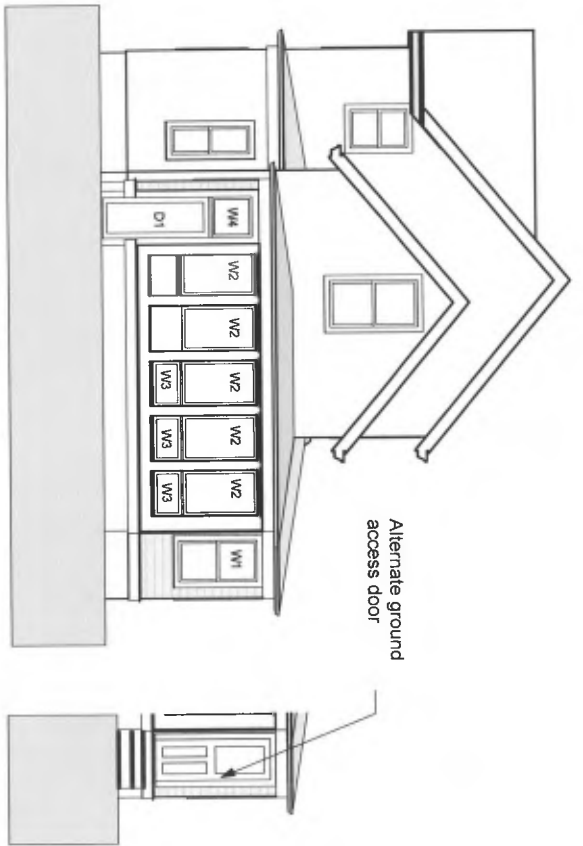
RUETER ASSOCIATES ARCHITECTS
 515 Fifth Street, Ann Arbor, Michigan 48103
 phone: (734) 299-0020, fax: (734) 299-0167

Existing window
36" x 66"
Window casing:
5/4" x 4"

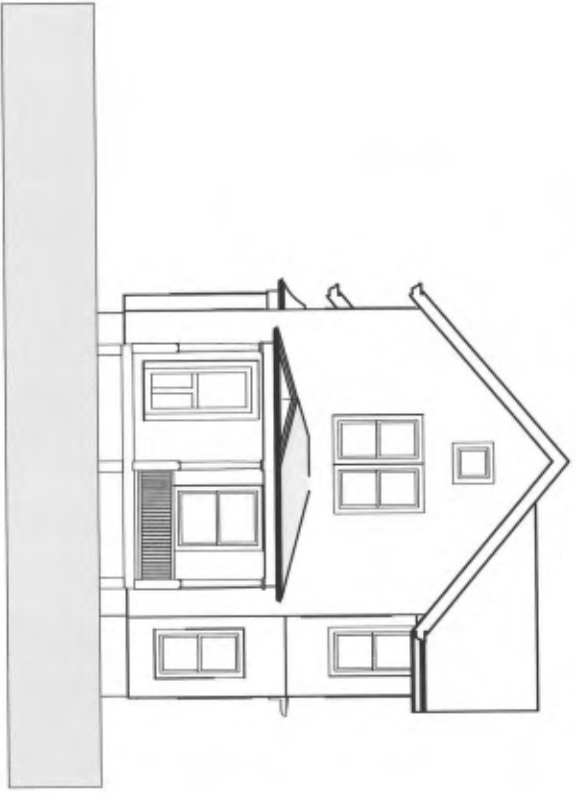
Existing window
22" x 54"
Window casing
5/4" x 4"



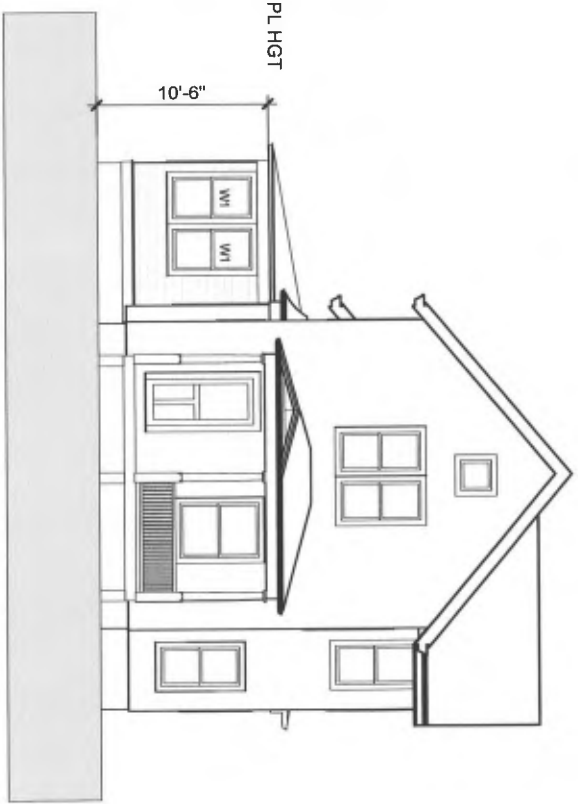
1 EXISTING SOUTH ELEVATION
Scale: 3/32" = 1'-0" on 8 1/2" x 11" SH



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



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



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

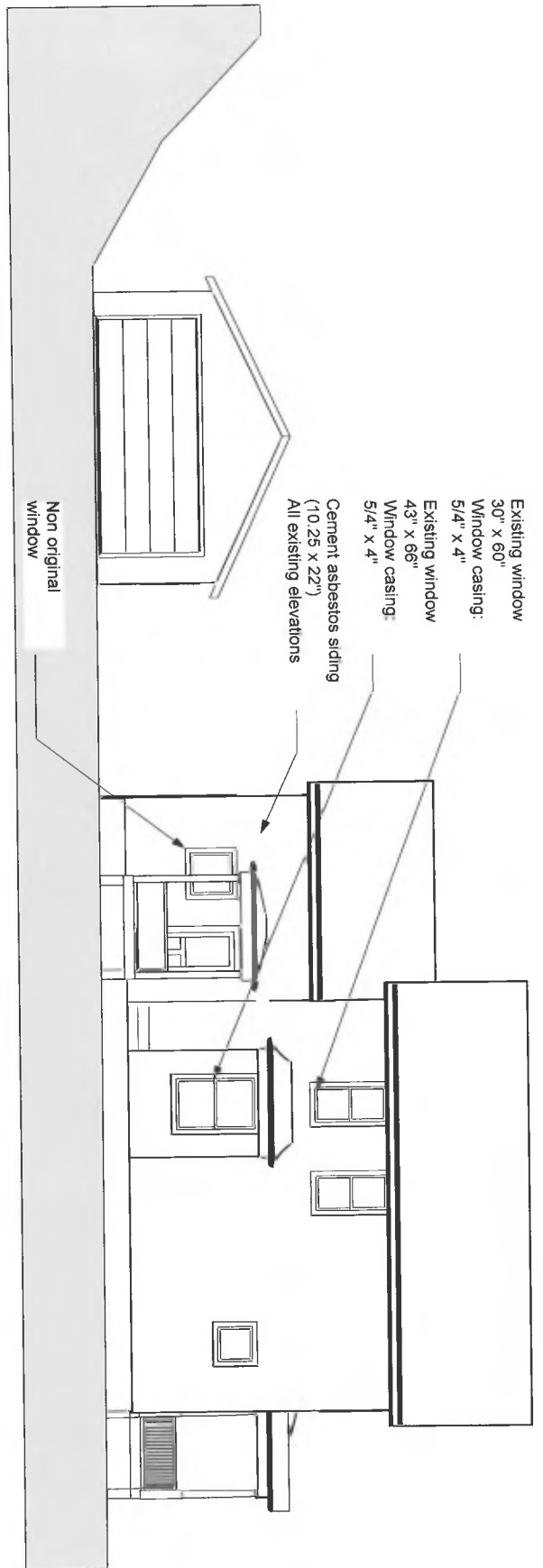
HDC SUBMITTAL: 09 20 19

A2

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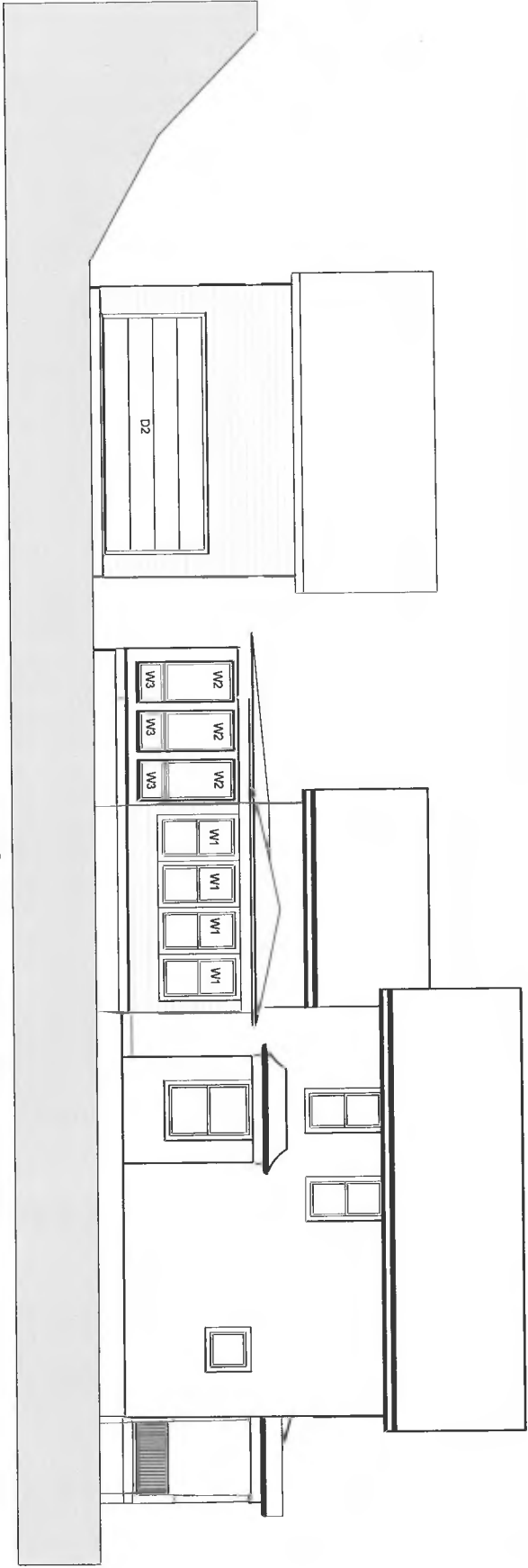
Client Name ADDITION
xxx Name Street, Ann Arbor, Michigan 48103
RAA : 14-004

RUETER ASSOCIATES ARCHITECTS
515 Fifth Street, Ann Arbor, Michigan 48103
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1 EXISTING EAST ELEVATION

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



1 PROPOSED EAST ELEVATION

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

HDC SUBMITTAL: 09 20 19

A3

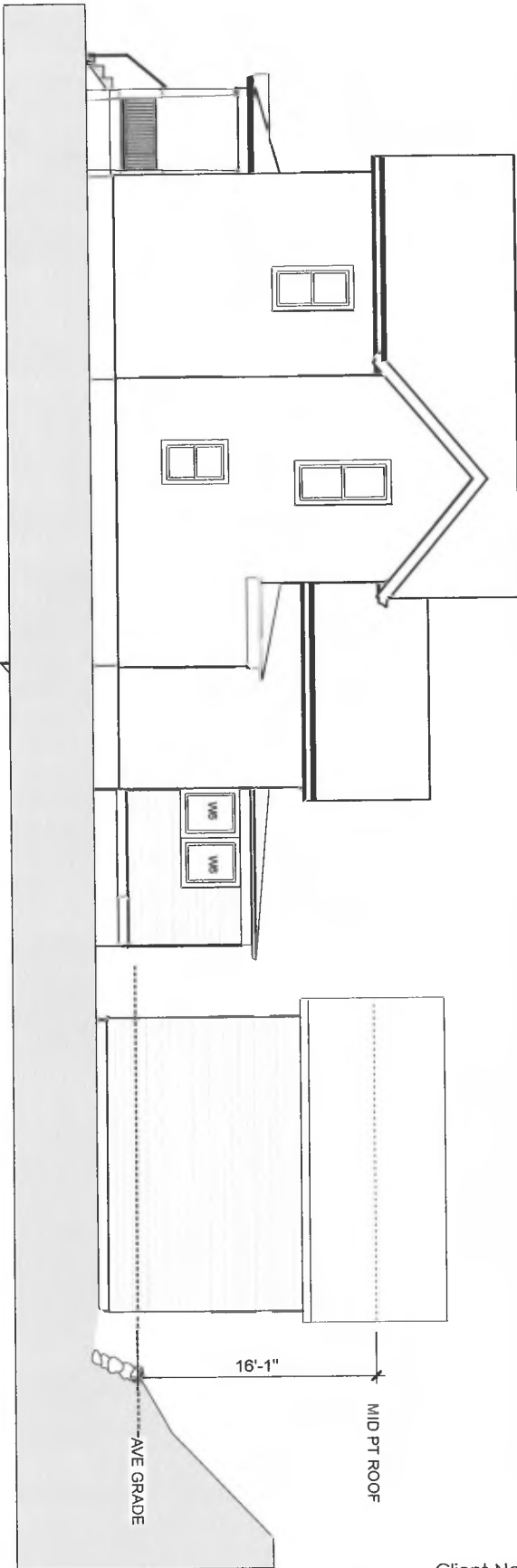
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BD & PERMIT SET: 00.00.14

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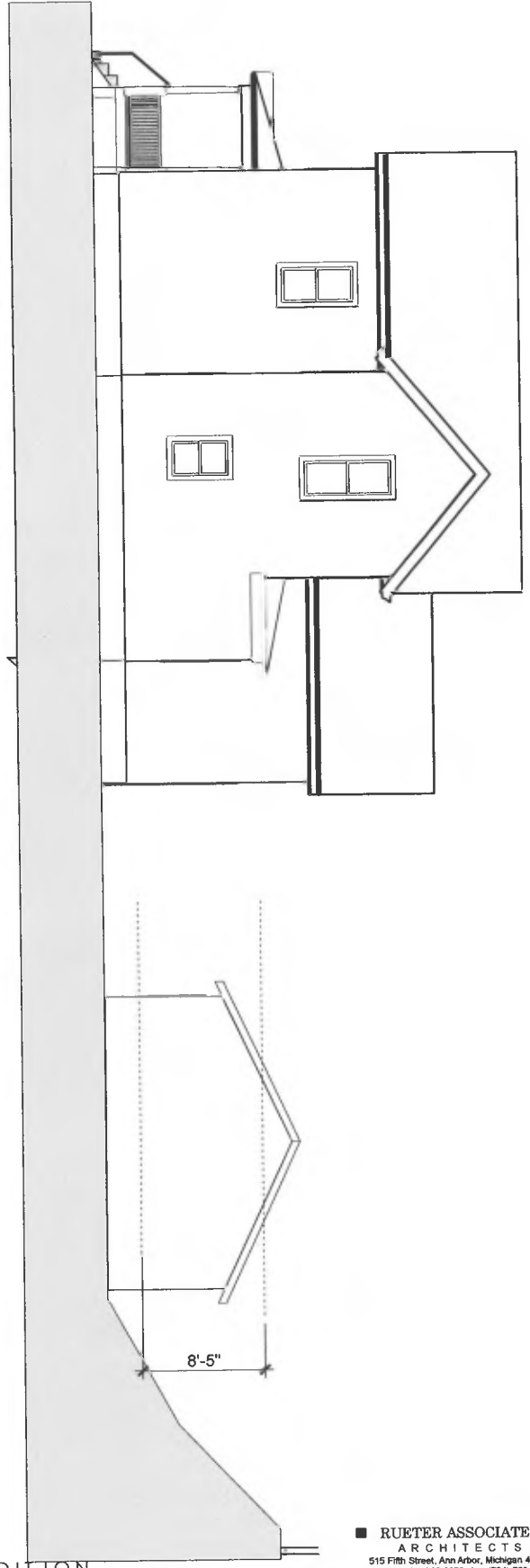
1 PROPOSED WEST ELEVATION

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1 EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0" ON 8 1/2" X 11" SHEET



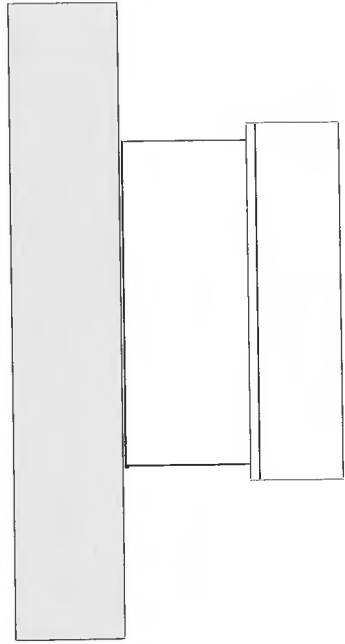
HDC SUBMITTAL: 09 20 19

A4

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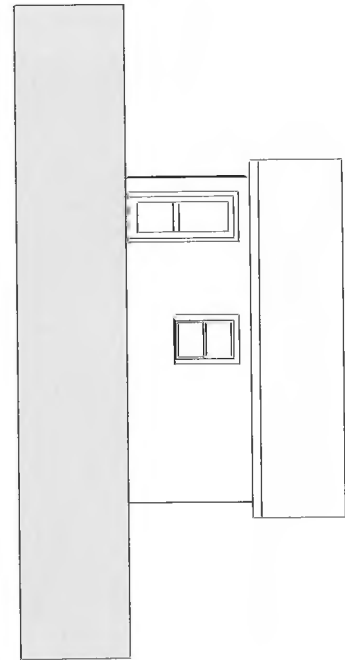
Client Name: ADDITION
xxx Name Street, Ann Arbor, Michigan 48103
RAA: 14-004

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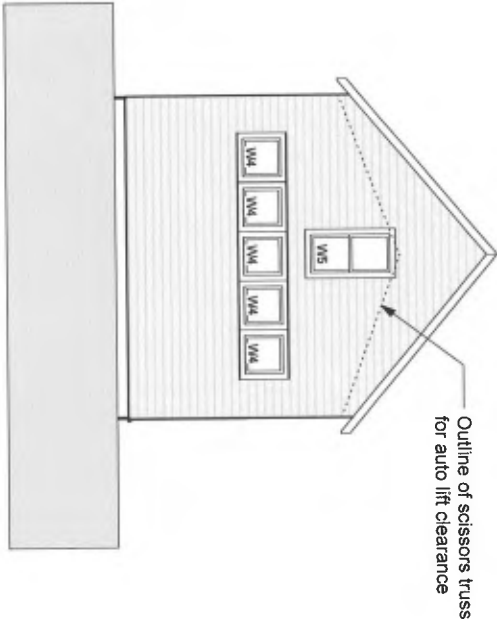
1 EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0" ON 8 1/2" X 11" SHEET



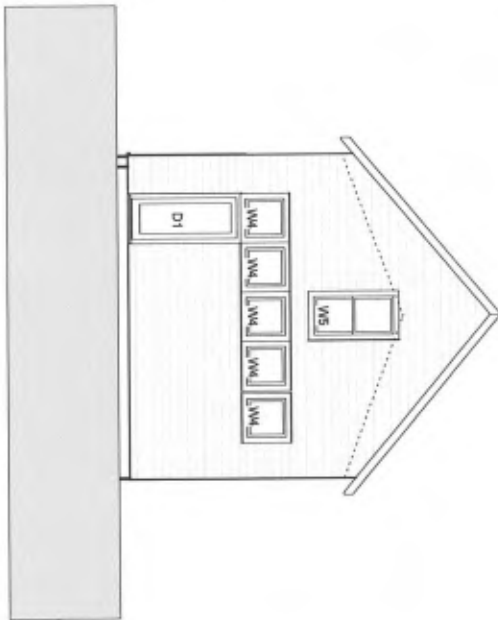
1 EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0" ON 8 1/2" X 11" SHEET



1 PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0" ON 8 1/2" X 11" SHEET



1 PROPOSED NORTH ELEVATION

SCALE: 3/32" = 1'-0" ON 8 1/2" X 11" SHEET

HDC SUBMITTAL: 09 20 19

A5

SHEET TITLE:
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RD & PERMIT SET: 00.00.14

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NEW ADDITION MATERIAL DESCRIPTION:

ROOF:
Laminated asphalt shingles to match exist

ROOF-LOW SLOPE:
Modified Bitumen- Charcoal color

FASCIA:
1"x 6" wd bd

GUTTERS:
5" K style

GABLE RAKE BOARDS
5/4"x 6" bd

FRIEZE BD (BELOW RAKE)
5/4"x 8" with bed molding

SOFFITS:
1/4" primed perf cement bd

CORNER BOARDS"
5/4" X 4" wd bd

BAND BOARD at FLOOR LEVEL:
5/4" X 8" wd bd with 5/4"x 2" beveled wash at top

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

EXPOSED FOUNDATION:
Concrete or CMU foundation with Thorosaeal coating

WINDOWS:
(See Schedules)

DOORS:(See Schedules)

OVERHEAD DOOR: (see schedule)

WINDOW SCHEDULE

Mark	Jeldwin#	Type	Unit Size W X H	Notes
W1	SCD2956	double hung	29" x 56"	
W2	SCC3254	csmt	32" x 54"	
W3	SCA3224	awng	32" x 24"	Temp
W4	SCA3030	awng	30" x 30"	
W5	SCD2956	double hung	29" x 56"	
W6	SCC3242	csmt	32" x 42"	

WINDOW NOTES:
Window Marks refer to Jeldwin 2500 series. Windows shall be wood with vinyl cladding. Glazing shall be double glazed low e. Cladding standard color shall be by Owner. Charcoal color alum screens shall be supplied with all windows.

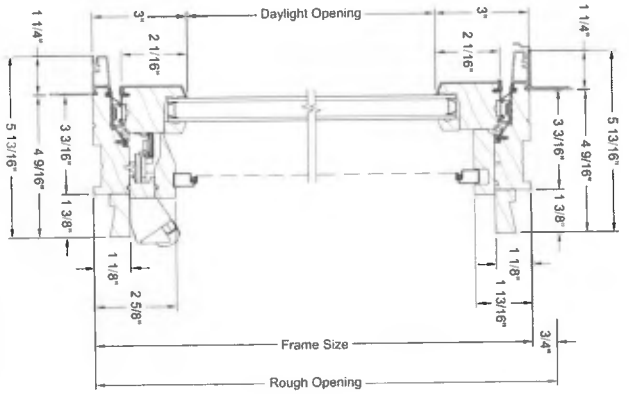
DOOR SCHEDULE

Mark	Type	Unit Size W X H	Notes
D1	3080 Insul steel	30" w x 80" h w 30" transom	smooth primed

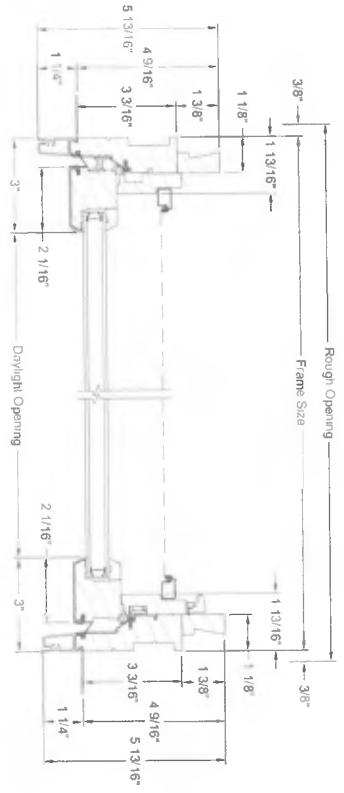
OVERHEAD DOOR SCHEDULE

Mark	Type	Unit Size W X H	Notes
D2	insul sti flush panel	96" h x 192" w	

HDC SUBMITTAL: 09 20 19



1 VERTICAL SECTION
No Scale



1 HORIZONTAL SECTION
No Scale

HDC SUBMITTAL: 09 20 19

A7

SHEET TITLE:
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