

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 826 West Washington Street, Application Number HDC15-157

DISTRICT: Old West Side Historic District

REPORT DATE: September 10, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, September 8, 2015

OWNER	APPLICANT
Name: Pam & Mike Mazor	Michael Klement
Address: 1214 Foxwood Dr Midland, MI	Architectural Resource, LLC 2301 Platt Ann Arbor, MI
Phone: (989) 295-0747	(734) 769-9784

BACKGROUND: This 1 ¾ story gable fronter features a full-width front porch and triple double-hung windows on the second floor of the front elevation. It was first occupied in 1909 by Louisa Wildhack, a cashier at Mack & Co. In the nineteen-teens the Steebes moved in, and they occupied the house until at least 1940.

LOCATION: The site is located on the north side of West Washington Street, east of South Seventh and west of Mulholland.

APPLICATION: The applicant seeks HDC approval to construct a two-story rear addition to the house and a small addition to the back of the garage; replace a non-original front picture window with three mullioned double-hung windows; replace the non-original front and side doors; add a small fixed canopy over the side door; replace the front porch skirting, stairs, walkway, and stair guardrails; and replace a patio behind the new addition to 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. A small mudroom addition on the back of the house would be removed. The new addition would be two stories, tucked below the existing eaves, and feature a notched-out, covered rear entry corner with a tapered porch post similar to the ones on the front porch. All of the new windows would be double-hung, in sizes that do not replicate those on the original house. The roof design makes use of existing and new shed dormers to keep the profile low and hidden behind the original house. The addition would have a full basement with an egress window in a preformed plastic well.
2. The addition would be clad in fiber cement board with a 3 ¼" exposure. A new rear fireplace (of traditional proportions) would be clad in fiber cement board and batten. Windows on the addition are proposed to be vinyl-clad wood Andersen 200 and 400 series. A very complete materials schedule is attached to the application, and a window and door schedule is included with the drawings.
3. Per the applicant, the floor area of the existing home is 1,230 square feet. The addition would add 560 square feet, or 46% of the current floor area. [Note that the narrative doesn't match the table on the proposed site plan for this information. The larger scenario is referenced here.] The current footprint is 732 square feet, and the addition is 325 square feet, for an increase of 44%. Both are within the size limitations suggested by the *Design Guidelines*.
4. The current single-car garage is 20'6" x 12'10", which allows very little storage space when a car is parked inside. The garage addition would be 9' x 7'10" and located behind the structure. The rear corners of the garage would be preserved. The garage appears on Sanborn maps during the period of significance for the Old West Side Historic District and is considered by staff to be a contributing structure. The existing rear window would be relocated onto the rear wall of the addition.

5. There are four windows and a door on the back (north) elevation that would be obliterated by the addition. Only one, the larger second-floor window, looks like it could be the original size. All of the windows in the house are modern replacements. The addition would not remove or obscure any character-defining features of the house.
6. The application and attachments are very clear and complete. Staff believes the work on both structures is complementary to the structures 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 826 W. Washington Street, a contributing property in the Old West Side Historic District, to construct a two-story rear addition to the house and a small addition to the back of the garage; replace a non-original front picture window with three mullioned double-hung windows; replace the non-original front and side doors; add a small fixed canopy over the side door; replace the front porch skirting, stairs, walkway, and stair guardrails; and replace a patio behind the new addition to 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 826 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.

826 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
734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 826 WEST WASHINGTON
Historic District: OLD WEST SIDE
Name of Property Owner (if different than the applicant):
PAUL AND MIKE MAZOR
Address of Property Owner: 1214 FOXWOOD DR, MIDLAND, MI
Daytime Phone and E-mail of Property Owner: 989.295.0747
MAHMAZOR@GMAIL.COM
Signature of Property Owner: [Signature] Date: 8/21/15

Section 2: Applicant Information

Name of Applicant: MICHAEL KLEMENT FOR ARCHITECTURAL
Address of Applicant: 2301 PLATT, ANN ARBOR RESOURCE, LLC
Daytime Phone: 734.769.9784 Fax: 734.769.9784
E-mail: MKLEMENT@ARCHITECTURALRESOURCE.COM
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: [Signature] Date: 8/21/15

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental
 Commercial 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: MRK, MHM

To: City of Ann Arbor Historic District Commission
From: Architectural Resource, LLC
Project: 826 West Washington Street, Two-Story Rear Addition
Re: HDC Submission Supplemental Materials

Item 1: Summary of the Proposed Changes:

The Owners wish to remodel the existing home's interior and add a 526.5 square foot, two-story, addition as well as replace the existing basement and repair the front porch floor. The first floor addition will be a new entry, living room and powder bath. The second floor addition above will be a new master suite- bedroom, bath and closet. The Owners also wish to add a 95 square foot addition to the rear of the existing one car garage to provide additional storage.

Item 2: Description of the Existing Property:

The existing home is a 1,265 square foot two-story Vernacular Gable Fronter. A second floor shed dormer and a hipped roofed rear vestibule of non-historic character had been added to the home. A non-historic picture window was installed in the front elevation. The front porch is in disrepair.

Item 3: Reasons for the Proposed Changes:

The Owners are moving to Ann Arbor to retire. The proposed addition has been designed in close coordination with the Planning staff to be in compliance with the HDC regulations and guidelines. The existing home only has two bedrooms and one bathroom on the second floor. The proposed design solution provides the Owner's the desired space, albeit modest, for their needs as well as returning kids and grandkids and updates the home to modern space and function requirements.

Item 4: Additional information to further explain or clarify the proposal:

Architectural Drawings

Attached 1:20 scale site plan and 1/8" plans and elevations

New Finish Materials Specifications House and Garage additions:

House Main Roof: Asphalt shingles

House Porch Roof: TPO, low pitch membrane roofing. Medium grey color (to emulate the soldered metal roof at front porch),

Gutters: K-Guard style. 5" aluminum

Fascia: Boral 5/4 x 4 board

Soffit: Boral 5/4 x 4 board (Unvented. Hot roof assembly)

Clapboard Siding: Fiber cement board, nominal 5/16" x 5 1/4" with 3 1/4" exposure

Corner Boards: Boral 5/4 x 6 board (to match that of original corner boards below aluminum siding - see attached image)

Board and Batten: Fiber cement panel with 3/4" x 1 3/4" Fiber cement battens

Water Table: Boral 5/4 x 6 skirt board with 1" x 1 1/4" beveled Boral drip cap (to match that of original water table below aluminum siding - see attached image)

Window Casing: Boral 5/4 x 4 board

House Windows: Anderson, 200 series, Wood Vinyl clad, double hung, at house

Egress Window: Anderson, 400 series, Wood Vinyl clad, casement at master bedroom with checkrail to simulate double hung

Basement Window: Anderson, 200 series, Wood Vinyl clad, at fixed locations.
Anderson, 400 series, Wood Vinyl Clad awning at operable locations

Garage Window: Reused existing garage window

Exterior Doors: Therma Tru, smooth fiberglass, half lite over double raised panel painted.

Foundation Facing: Two coat stucco finish on durock board on rigid insulation

Porch Flooring: Azek Porch, 1x4, oriented perpendicular to house main facing in alignment with pitch

Porch Ceiling: Windsor One, beaded ceiling 5/8 x 4", T & G, oriented parallel to floor boards

Porch Column: HB&G PermaCast Column, plain, non-fluted, tapered, round, style to match existing

Porch Lattice: Western Red Cedar, 1 3/4" spacing, horizontal pattern

Step Bannister: 2 x 2 balusters spaced 4" apart with 1 x 4 top and bottom rails, pitched top surface

Step Newel Posts: 4 x 4 posts with 1x cladding and 5/4 shaped cap and base

Patio Pavers: Nantucket slate grey pavers, random ashlar pattern, laid up on permeable base

Patio Retaining: Cast in place concrete retaining wall faced with random length and width recycled lumber from demo of home laid up in tight gapped

arrangement, horizontally, in staggered lengths, on 2x vertical firing strips anchored to concrete face.

Egress well: Wellcraft, model 5600, white, preformed plastic egress well

Item 5: Photographs of the existing property showing before and after conditions:

Before photographic images and corresponding after computer rendered images of all four corners of proposed project attached.

HDC SUBMISSION

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- 02 PROPOSED SITE PLAN
- 03 EXISTING SOUTHEAST PERSPECTIVE
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- 19 EXISTING NORTH ELEVATION
- 20 PROPOSED NORTH EXTERIOR ELEVATION
- 21 EXISTING EAST ELEVATION
- 22 PROPOSED EAST EXTERIOR ELEVATION
- 23 PROPOSED DOOR / WINDOW SCHEDULE

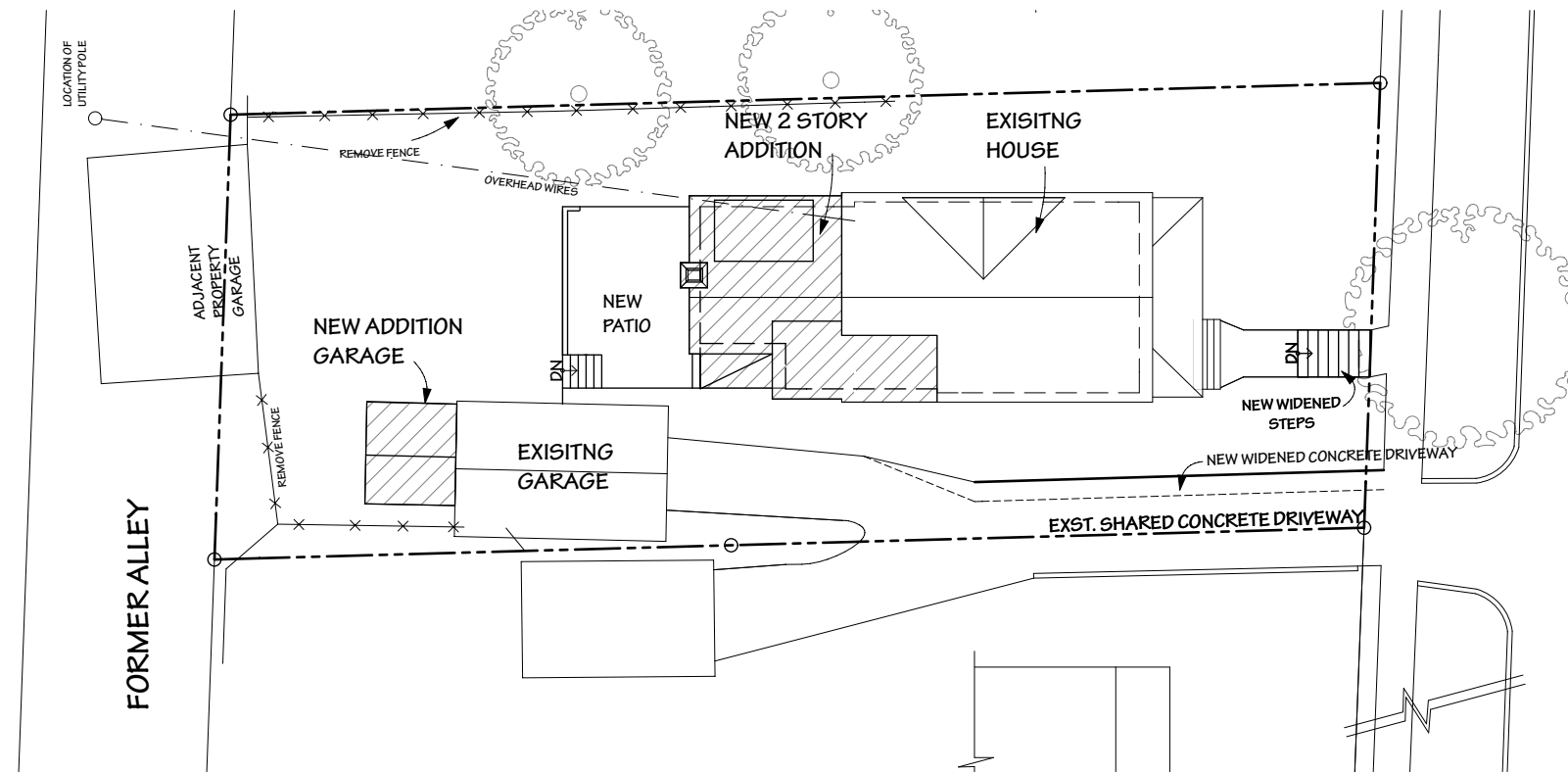


TABLE OF AREAS			
SQUARE FOOTAGE	EXISTING	ADDITION	% INCREASE
FIRST FLOOR	615	285	
SECOND FLOOR	615	275	
TOTAL	1230	560	46
FOOTPRINT	EXISTING	ADDITION	
FIRST FLOOR	732	325	
SECOND FLOOR	615	275	
TOTAL	1347	600	45

MAZOR RESIDENCE

826 WEST WASHINGTON

PROPOSED SITE PLAN

SCALE: 1" = 20'

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EXISTING SOUTHEAST PERSPECTIVE

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EXISTING SOUTHWEST PERSPECTIVE

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EXISTING NORTHWEST PERSPECTIVE

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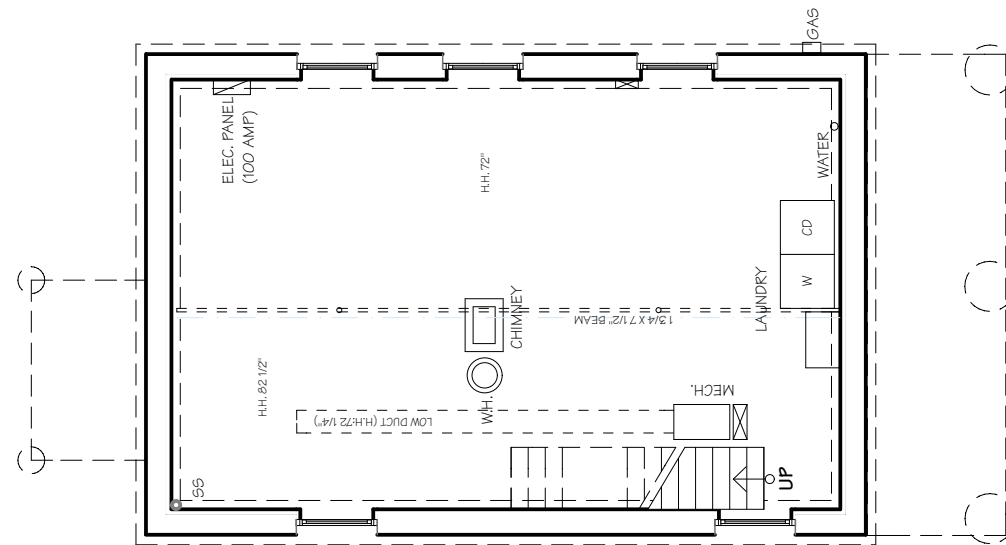
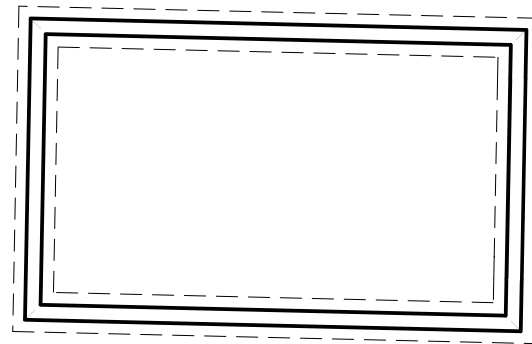
MAZOR RESIDENCE

826 WEST WASHINGTON

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EXISTING NORTHEAST PERSPECTIVE

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MAZOR RESIDENCE

SCALE: 1/8" = 1'-0"

826 WEST WASHINGTON




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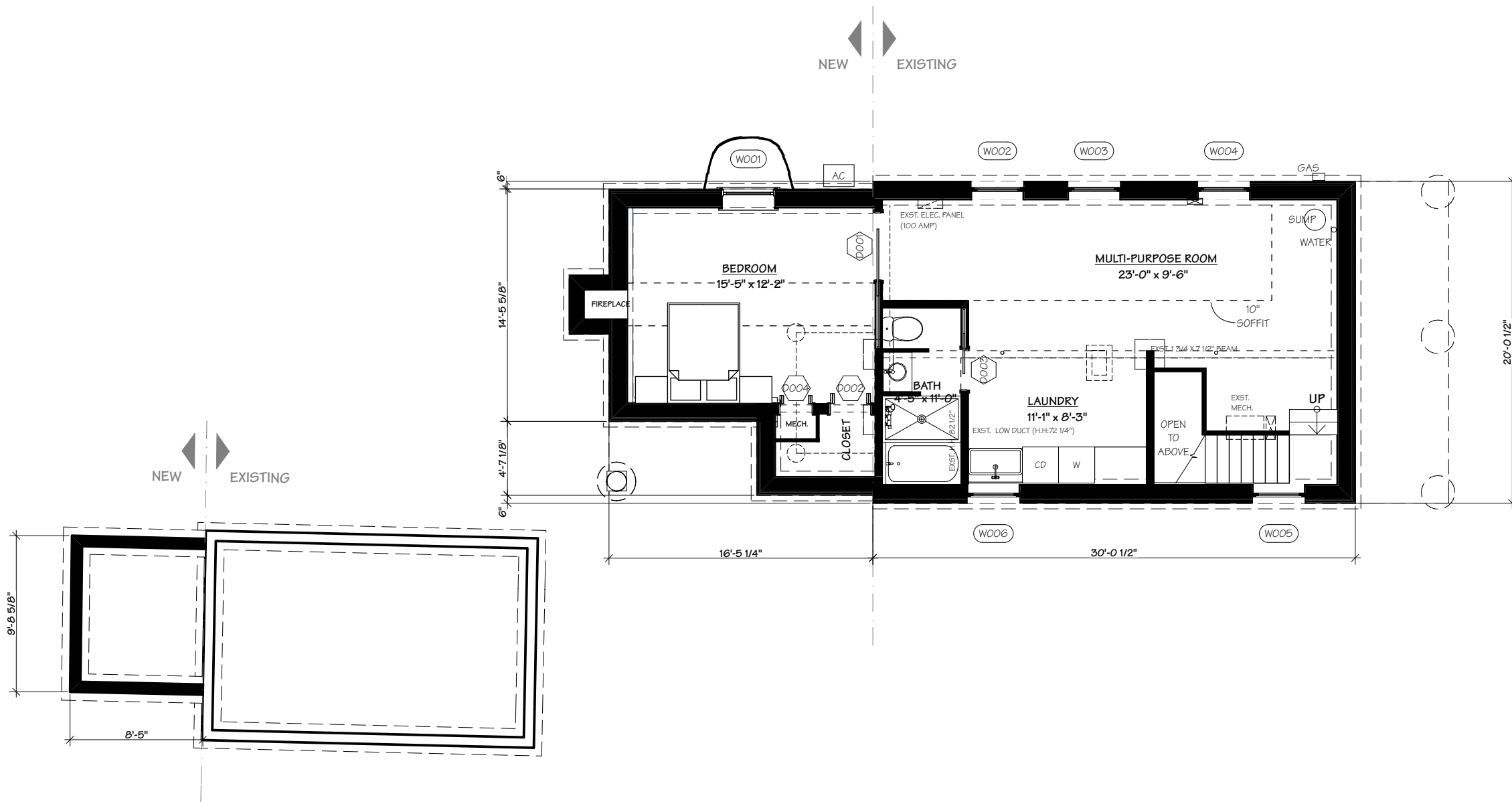
EXISTING BASEMENT FLOOR PLAN

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DD PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  NEW OR MODIFIED EXISTING WALL



MAZOR RESIDENCE

826 WEST WASHINGTON

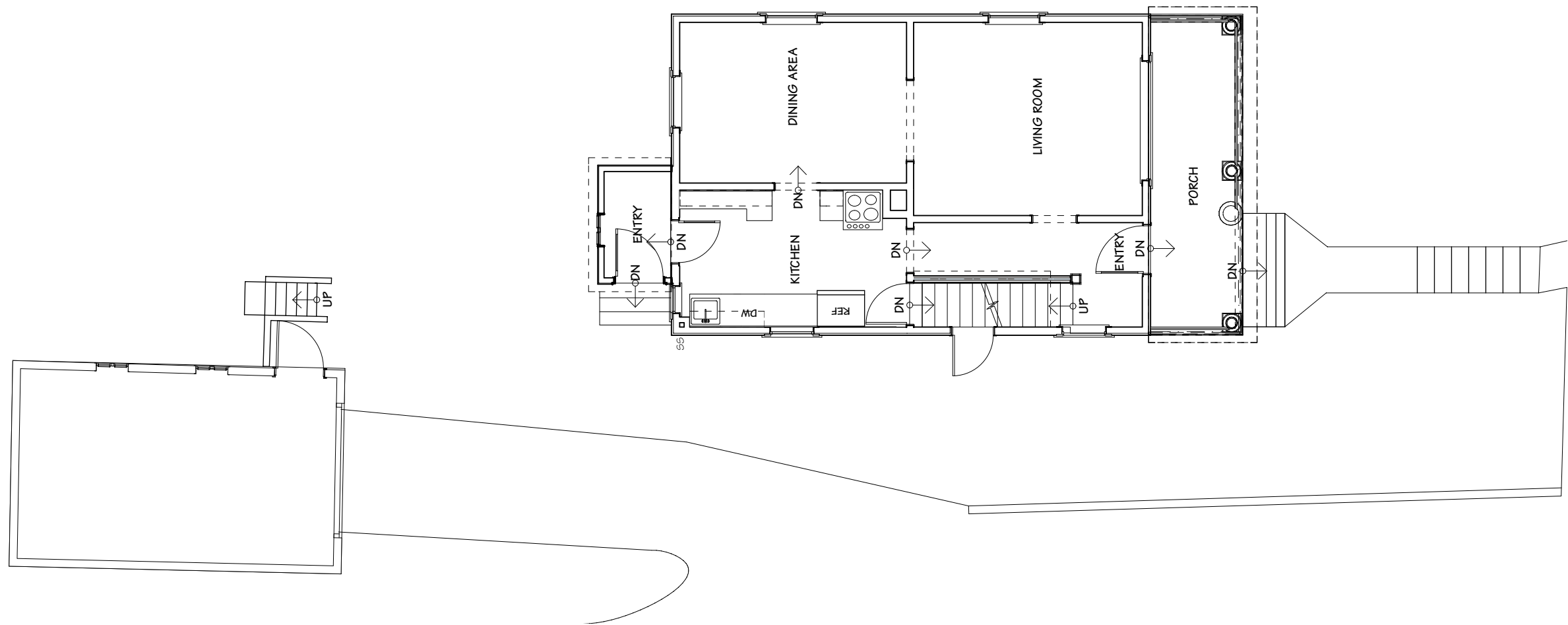
PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

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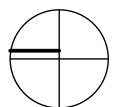
SCALE: 1/8" = 1'-0"

826 WEST WASHINGTON

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EXISTING FIRST FLOOR PLAN

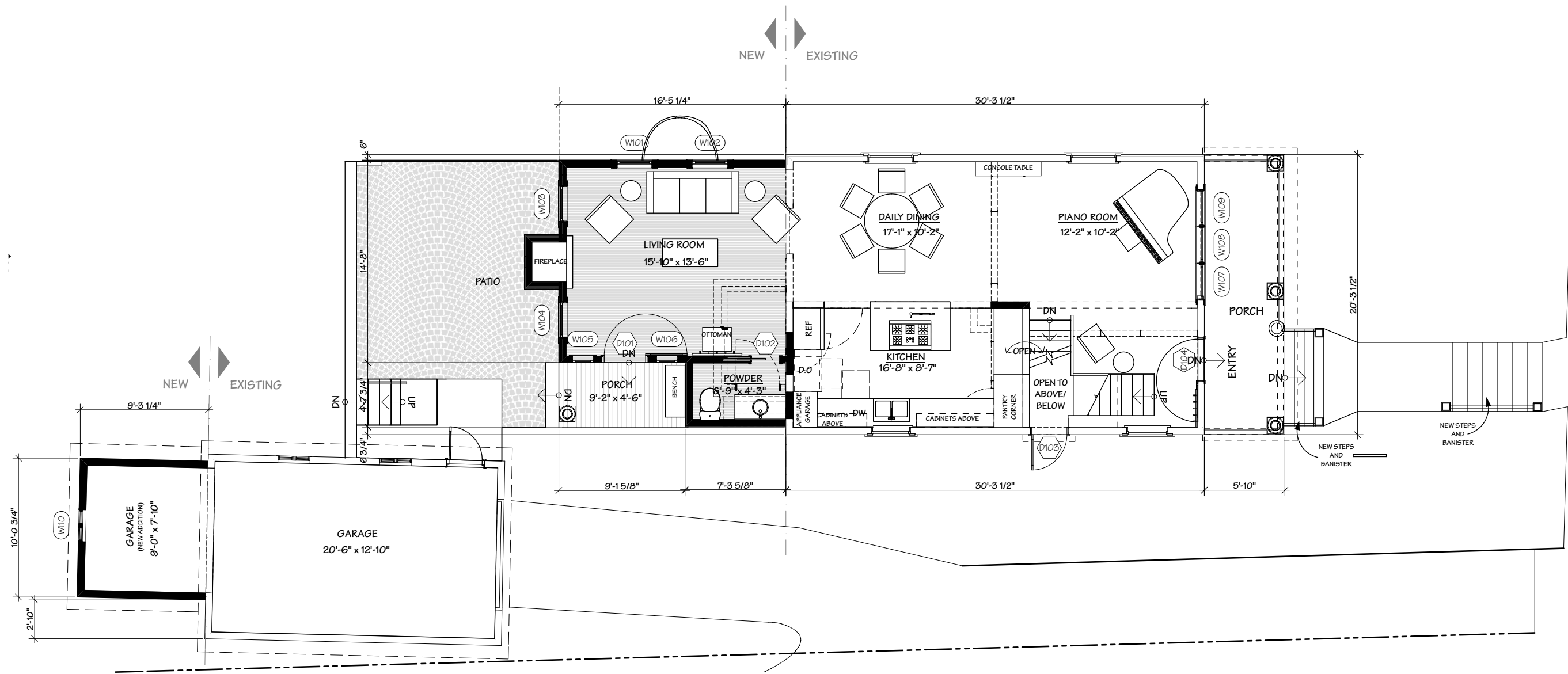
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REFERENCE NORTH

DD PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  NEW OR MODIFIED EXISTING WALL



MAZOR RESIDENCE

826 WEST WASHINGTON

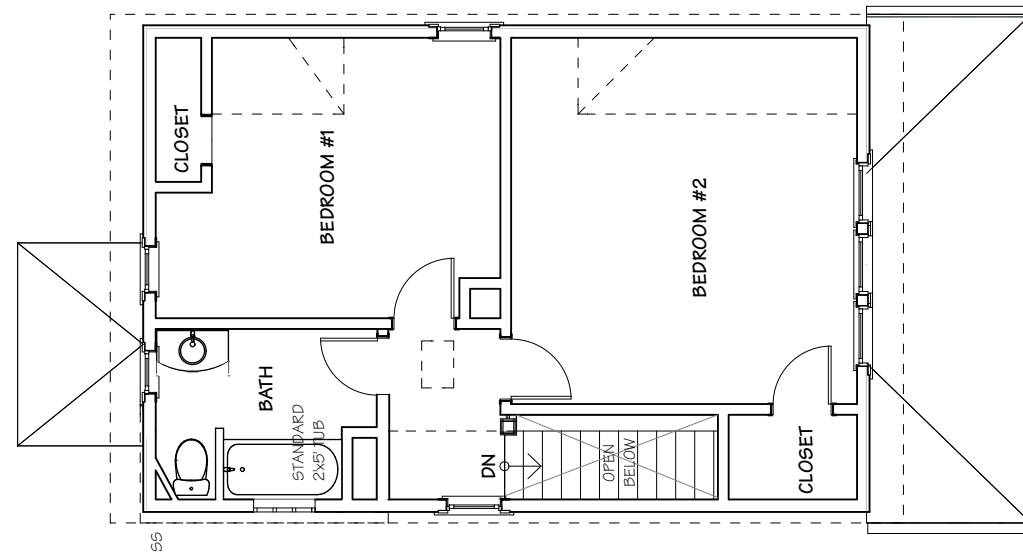
PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

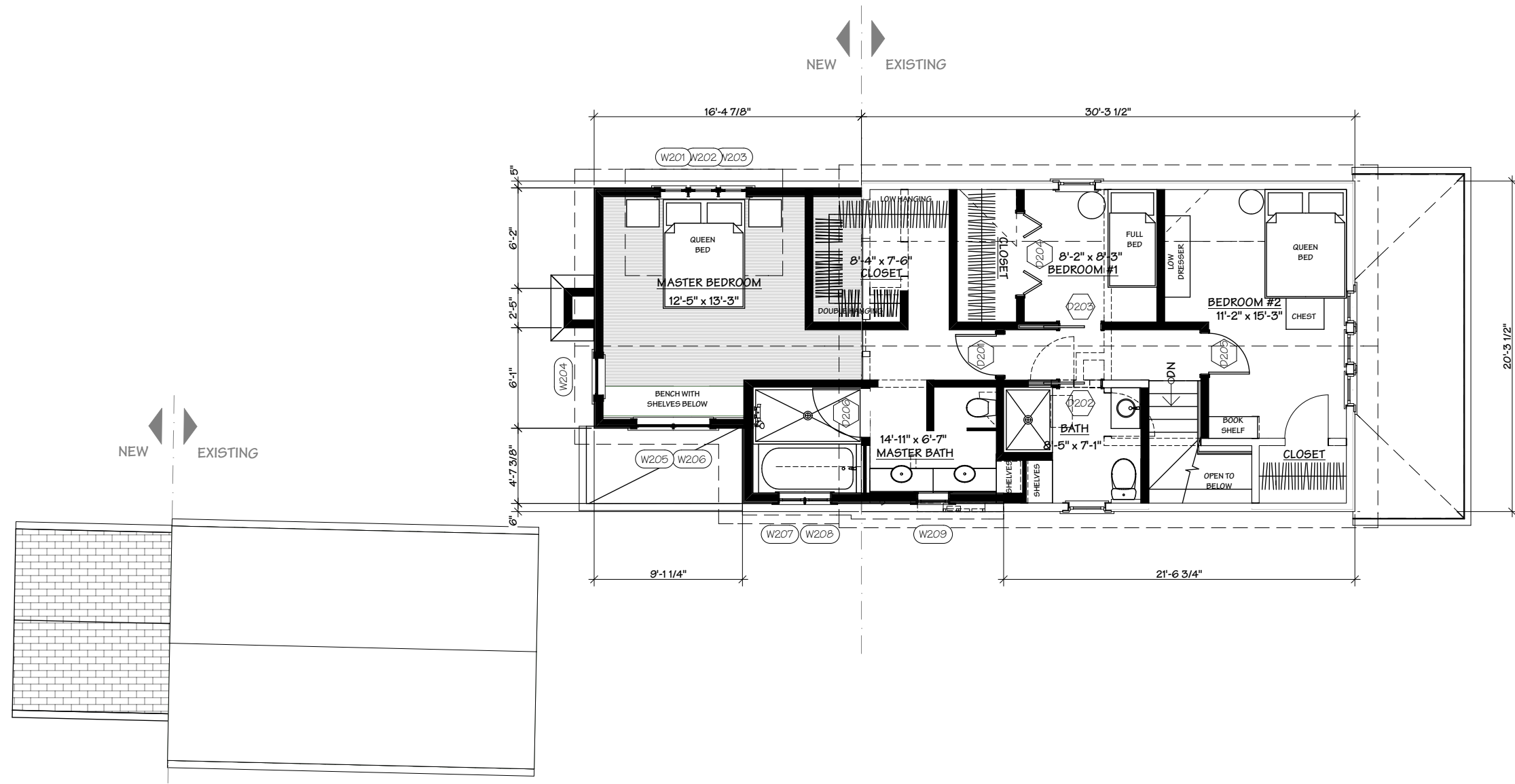
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DD PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW OR MODIFIED EXISTING WALL



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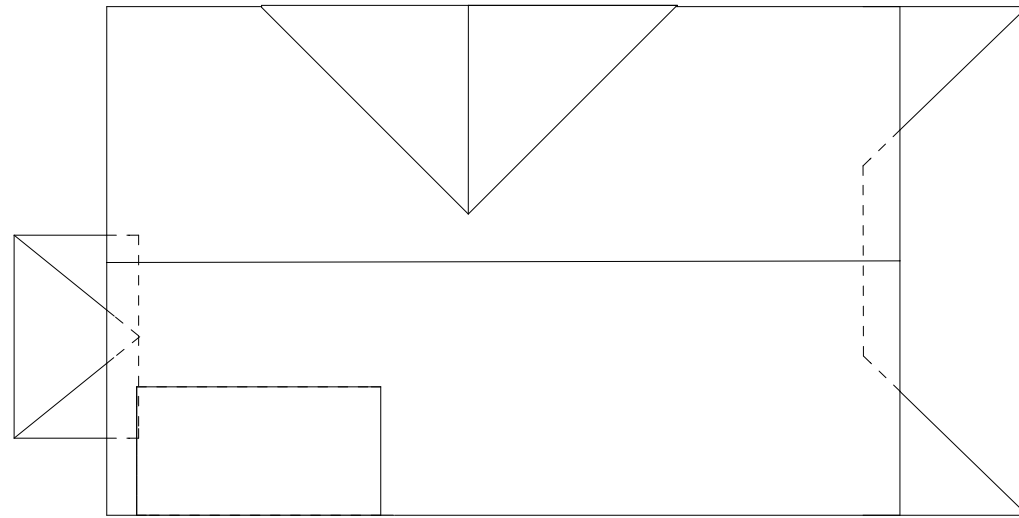
PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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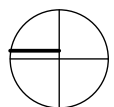
826 WEST WASHINGTON

EXISTING ROOF PLAN

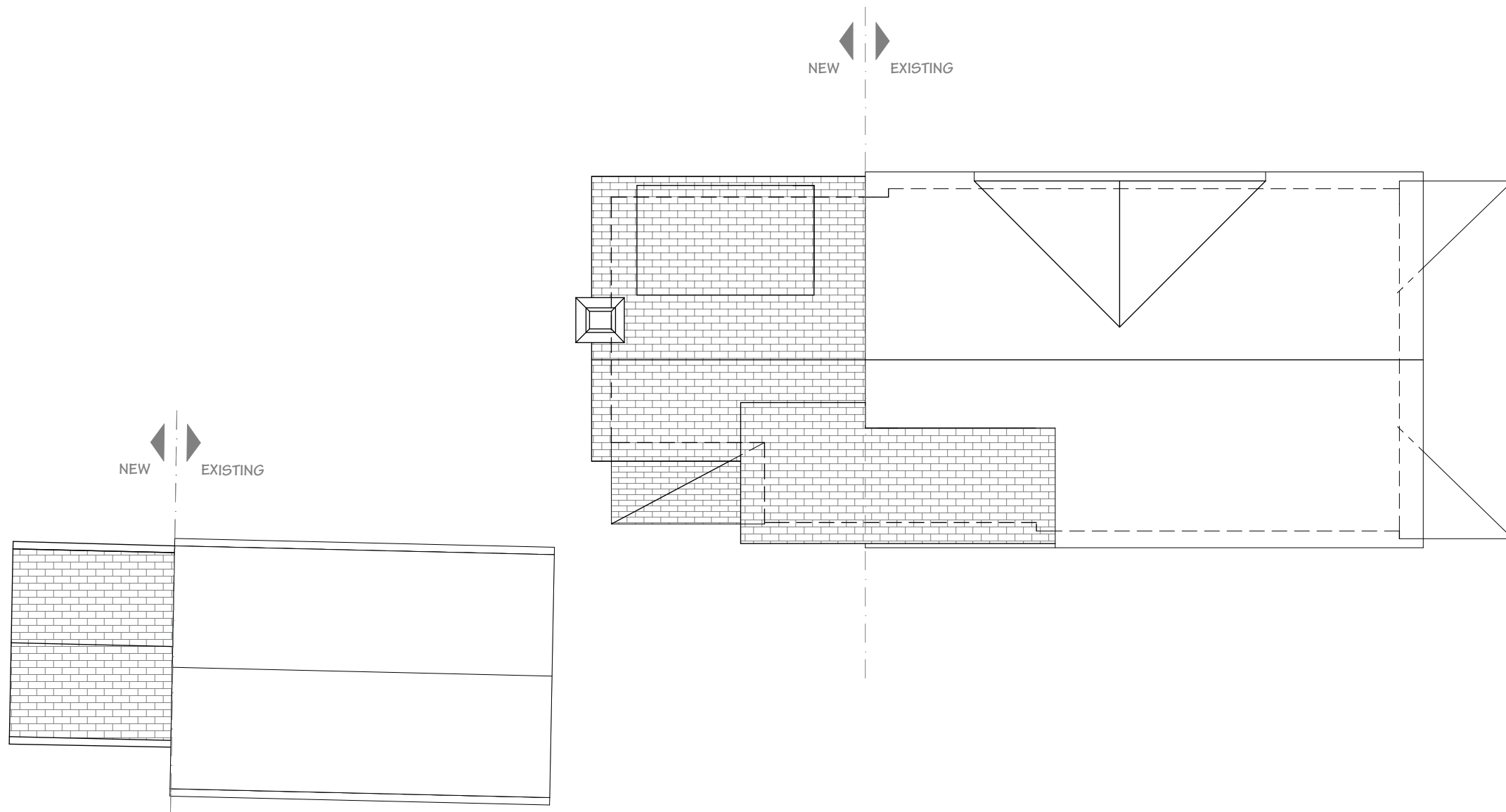
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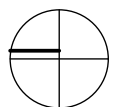
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PROPOSED ROOF PLAN

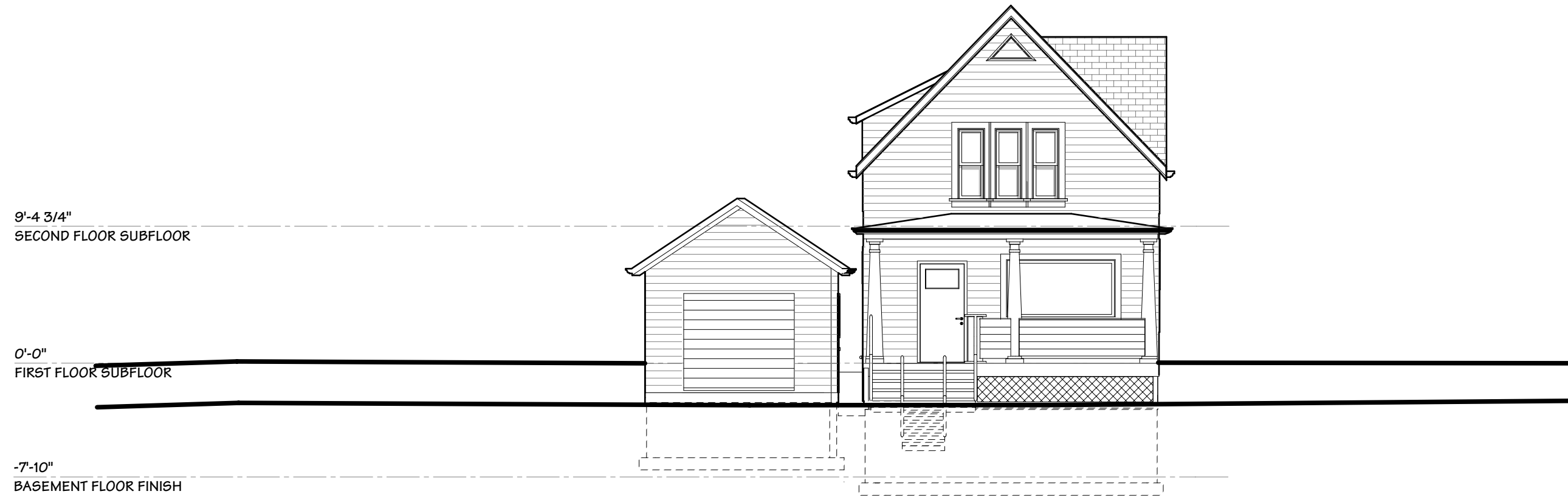
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REFERENCE NORTH



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EXISTING SOUTH ELEVATION

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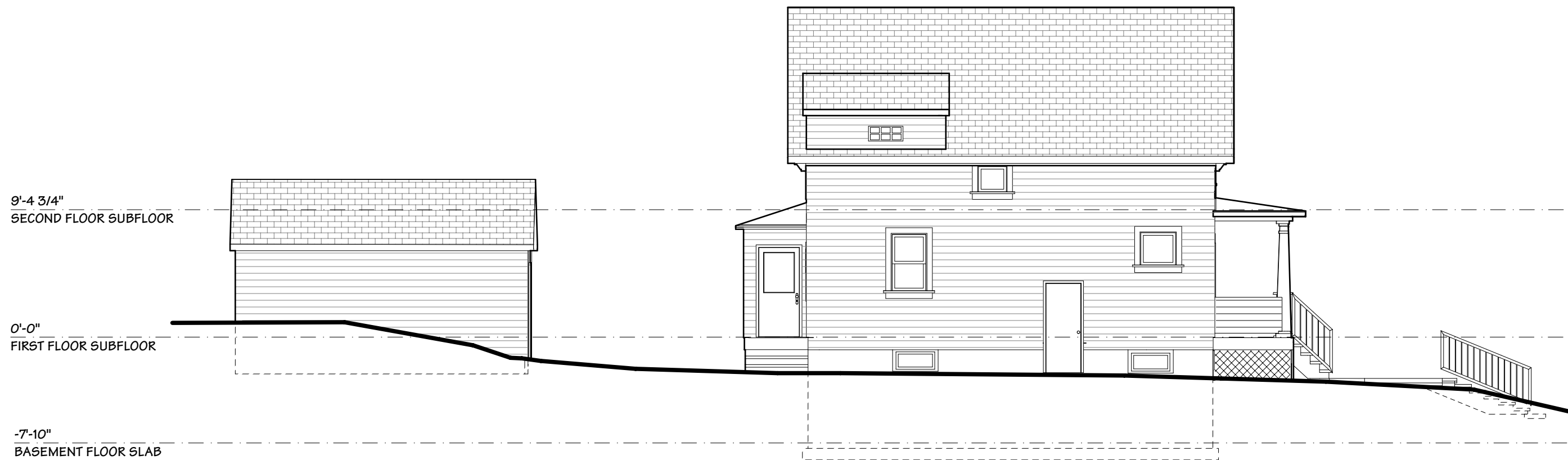
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PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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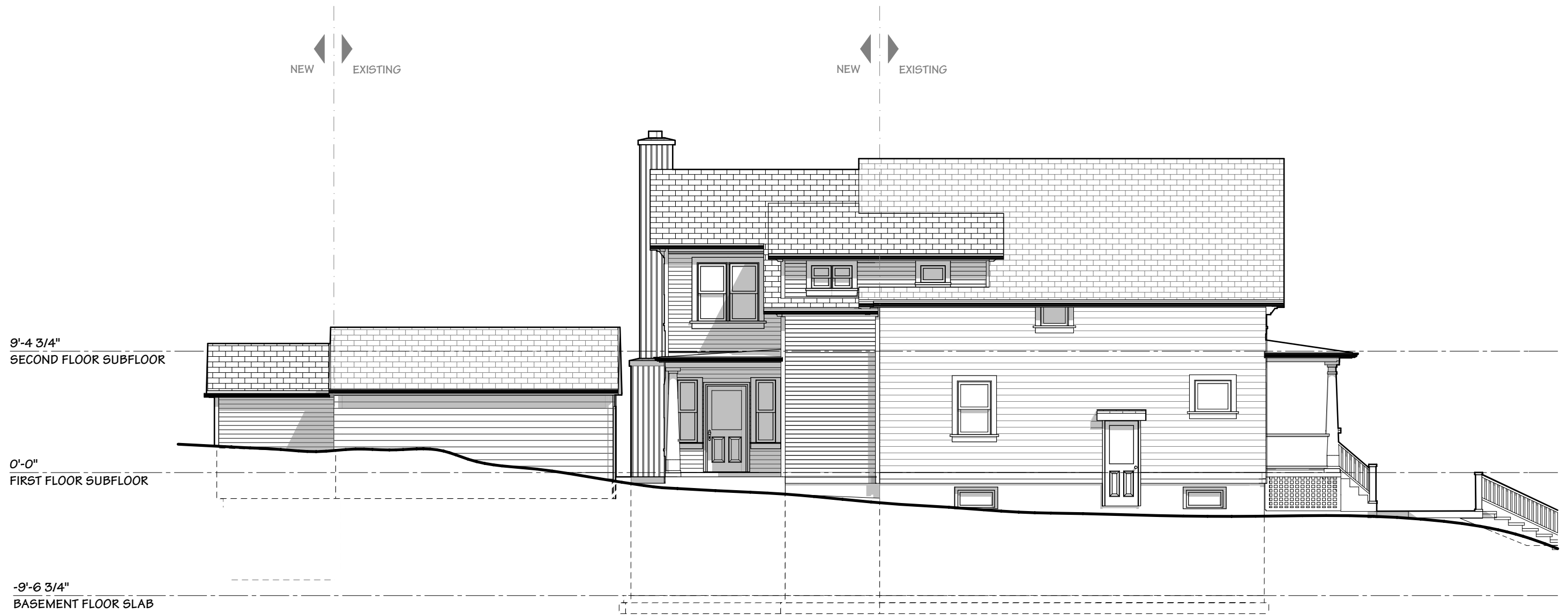
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EXISTING WEST ELEVATION

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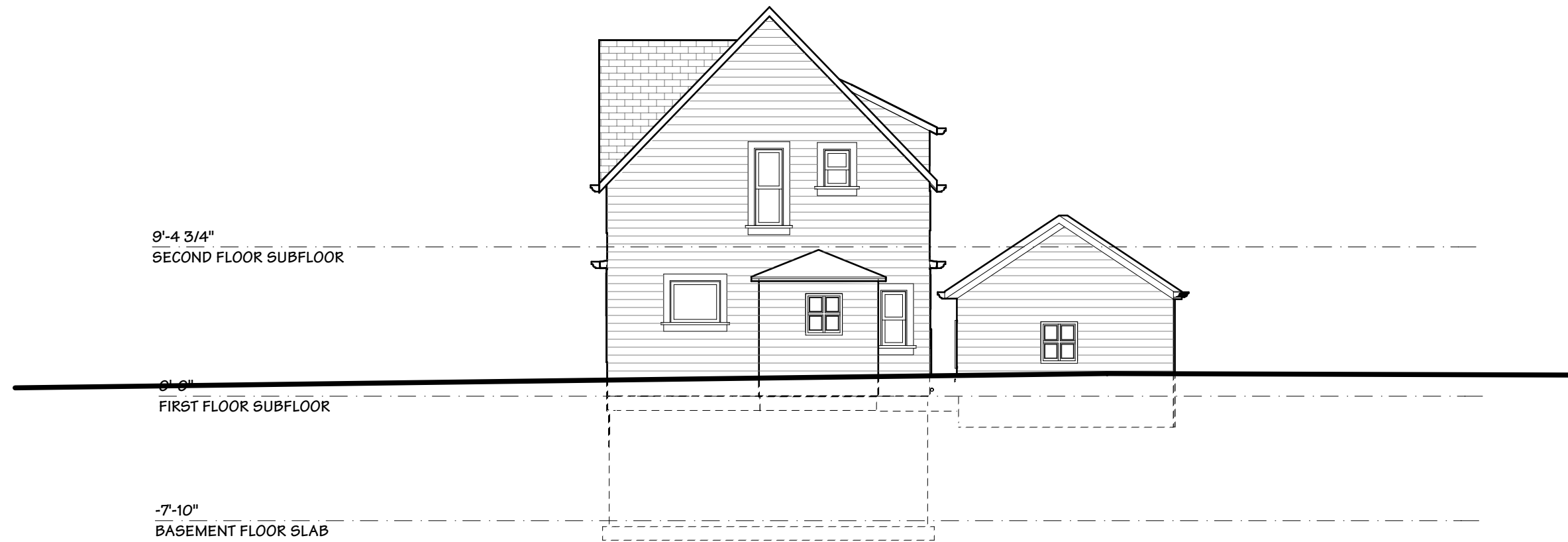
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PROPOSED WEST EXTERIOR ELEVATION

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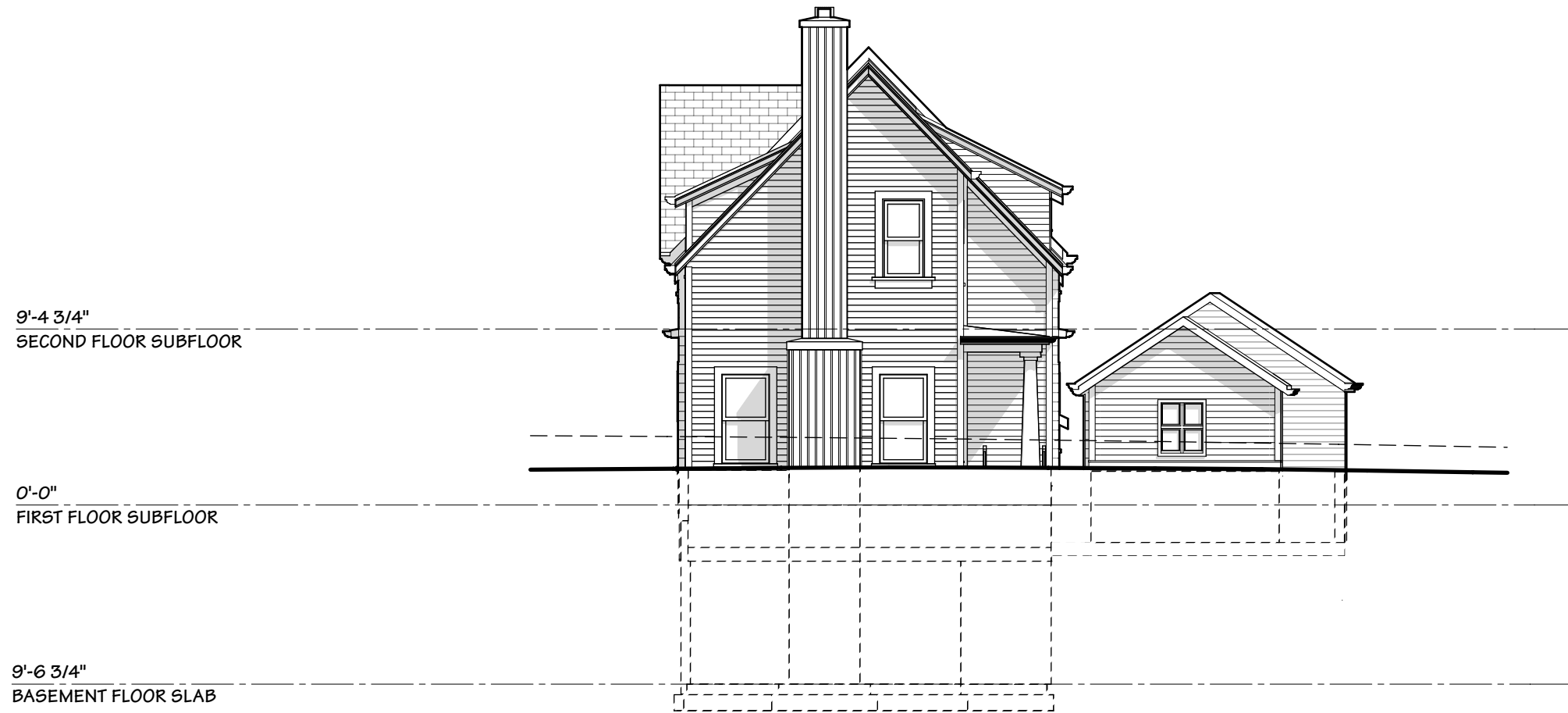
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EXISTING NORTH ELEVATION

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PROPOSED NORTH EXTERIOR ELEVATION

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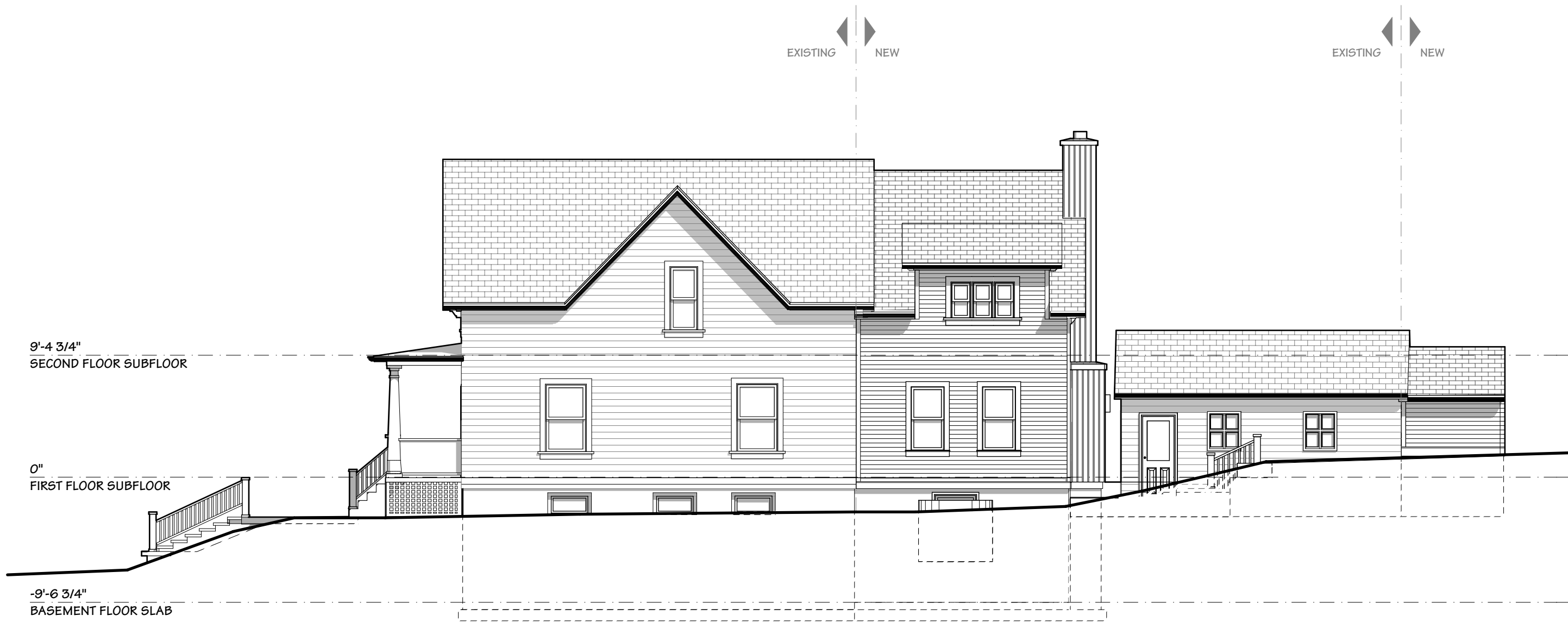
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EXISTING EAST ELEVATION

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PROPOSED EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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DOOR SCHEDULE			
TAG	DOOR SIZE (WxH)	DOOR TYPE	NOTES
BASEMENT			
D001	4'-2"x6'-8"	POCKET	
D002	2'-6"x6'-8"	BI-FOLD	
D003	2'-6"x6'-8"	POCKET	
D004	2'-0"x6'-8"	BI-FOLD	
FIRST FLOOR			
D101	3'-0"x6'-8"	EXTERIOR ; SWING	HALF LITE OVER (2) PANEL
D102	2'-0"x6'-8"	POCKET	
D103	2'-6 3/4"x6'-7 1/4"	EXTERIOR ; SWING	HALF LITE OVER (2) PANEL
D104	3'-0"x6'-9"	EXTERIOR ; SWING	HALF LITE OVER (2) PANEL
SECOND FLOOR			
D201	2'-6"x6'-8"	SWING	
D202	2'-6"x6'-8"	POCKET	
D203	2'-6"x6'-8"	POCKET	
D204	5'-0"x6'-8"	POCKET	
D205	2'-6"x6'-8"	SWING	
D206	3'-0"x6'-6"	SWING	GLASS DOOR -SHOWER CUBICLE

WINDOW SCHEDULE			
TAG	WINDOW SIZE (WxH)	WINDOW TYPE	NOTES
BASEMENT			
W001	3'-4"x5'-0"	CASEMENT	EGRESS- ANDERSON 400 DBL. HUNG APPEARANCE
W002	3'-0 3/4"x1'-6 1/2"	FIXED	ANDERSON 200 SERIES
W003	3'-0 3/4"x1'-6 1/2"	FIXED	ANDERSON 200 SERIES
W004	3'-0 3/4"x1'-6 1/2"	FIXED	ANDERSON 200 SERIES
W005	3'-0 3/4"x1'-6 1/2"	FIXED	ANDERSON 200 SERIES
W006	3'-0 3/4"x1'-6 1/2"	AWNING	ANDERSON 400 SERIES
FIRST FLOOR			
W101	2'-7 1/2"x4'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W102	2'-7 1/2"x4'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W103	2'-7 1/2"x4'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W104	2'-7 1/2"x4'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W105	1'-7 1/2"x4'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W106	1'-7 1/2"x4'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W107	2'-7 1/2"x5'-4 5/8"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W108	2'-7 1/2"x5'-4 5/8"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W109	2'-7 1/2"x5'-4 5/8"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W110	2'-3 3/8"x2'-8 3/4"		REUSE EXISTING GARAGE WINDOW
SECOND FLOOR			
W201	1'-7 1/2"x2'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W202	1'-7 1/2"x2'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W203	1'-7 1/2"x2'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W204	2'-4 3/8"x4'-4 7/8"	CASEMENT	EGRESS- ANDERSON 400 DBL. HUNG APPEARANCE
W205	2'-3 1/2"x4'-8 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W206	2'-3 1/2"x4'-8 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W207	1'-7 1/2"x1'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W208	1'-7 1/2"x1'-11 1/2"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH
W209	2'-0"x1'-6"	DOUBLE HUNG	ANDERSON 200 SERIES - TILT WASH