



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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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>317 KOCH</u>	
Historic District: <u>OLD WEST SIDE</u>	
Name of Property Owner (If different than the applicant): <u>INVESTMENTS KEVIN BELEW of BATTERSEA PARTNERS</u>	
Address of Property Owner: <u>208 E WASHINGTON ANN ARBOR</u>	
Daytime Phone and E-mail of Property Owner: <u>734-604-6380 KBELEW@BATTERSEA PARTNERS.COM</u> ⁴⁸¹⁰⁴	
Signature of Property Owner: <u>[Signature]</u> Date: <u>12-24-13</u>	
Section 2: Applicant Information	
Name of Applicant: <u>J. BRADLEY MOORE & ASSOC. ARCHITECTS</u>	
Address of Applicant: <u>4844 JACKSON RD #150 ANN ARBOR</u> ⁴⁸¹⁰³	
Daytime Phone: <u>(734) 930 1500</u> Fax: <u>(734) 994 1510</u>	
E-mail: <u>BRAD@JBRADLEYMOORE.COM</u>	
Applicant's Relationship to Property: <u>owner</u> <input checked="" type="checkbox"/> architect <input type="checkbox"/> contactor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>12-20-13</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>[Signature]</u>	

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

1. Provide a brief summary of proposed changes.

SEE ATTACHED

2. Provide a description of existing conditions.

SEE ATTACHED

3. What are the reasons for the proposed changes?

SEE ATTACHED

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

SEE ATTACHED

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

SEE ATTACHED

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:

Project Memorandum

To: The Ann Arbor Historic District Commission Date: December 19, 2013
301 East Huron St., Ann Arbor, MI 48104

Project: Addition to single family residence at 317 Koch Ave.

Re: Application for Determination of Appropriateness

Section 5: Description of Proposed Changes

1. Provide a brief Summary of Proposed Changes:

The concrete block foundation is failing along the west, uphill side, of the existing single family residence. This portion of the foundation wall will be removed and replaced including the installation of emergency egress window. A new addition will be added to the rear of the home and a second story added above the new first floor area as well as over a portion of the rear of the existing home.

2. Provide a description of Existing Conditions:

The existing house is an inelegant example of a neocolonial cape cod cottage, with a center entry and covered front porch, with the main ridge parallel to the street. Most of the floor area is on the first floor but there is a partial second floor in the main gable as is common for the style. The home shows up on the 1939 Sanborn maps but with a smaller front porch. The front porch was apparently expanded sometime in the '70s to accommodate handicapped access via a wood ramp from an adjacent parcel. The wood frame house is constructed on a concrete block foundation which has failed along the west side and must be replaced/repared. The home has shingle siding on the exterior walls and double hung windows (with aluminum exterior storm windows).

The home shares a common vehicular drive with 315 Koch to the east. There is not parking along either side of Koch Ave due to its narrow size and slope so the only place to park is behind the house.

The neighborhood is Zoned R4B and it backs up to the Knob Hill apartments and there is a 3 story apartment building on the other side of Koch. There is 10-12 foot tall concrete retaining wall at the rear of the site that sits on the Knob Hill property.

3. Reason for Proposed Changes:

The Owner would like to add a master bedroom and bathroom to the two bedroom home as the existing home has only one bathroom and small bedrooms. The proposed addition to the first floor would accommodate a remodeled/updated kitchen, a closet for one of the existing small bedrooms and a stair to access both the repaired basement and new area proposed for the second floor. The new second floor would accommodate the master bedroom and the new bathroom. The new master bedroom would accommodate a queen sized bed with a nightstand/table, dresser and closet space. A free standing small two car garage is proposed to be built at the rear of the property, accessed from the existing common drive.

4. Attached additional information that will further explain or clarify the proposal:

The existing first floor footprint of the home is 977 SF while the proposed first floor footprint of the addition is 205 SF (21%). The total area of the home on the first and second floors is 1,299 SF while the total area of the proposed addition on the first and second floors is 655 SF (50%). The addition is located at the rear of the home so as to be minimally impactful. While the ridge line of the proposed addition will be approximately 5'-8" above the existing main ridge line of the home, the new addition has been held far enough back from the existing main ridgeline that it will not be visible from the sidewalk in front of the home for an average person walking in front of the home.

The new exterior cladding for the proposed addition is horizontal lapped Hardie Board siding. This will distinguish the addition from the shingle sided existing home as required by the Secretary of the Interior's Standards as well as the Ann Arbor Historic District Guidelines while being in keeping with other homes and additions in the neighborhood and district. The addition will be further distinguished from the existing structure as it will have Hardie Trim

boards around the sided field of the exterior walls and around the windows. The windows in the proposed addition will be double hung as well as hopper/and or casement types. They will be wood windows with vinyl or aluminum clad exteriors equal to Andesen or Eagle (with integral storm windows and low e glazing) and be white in color. The grill patter in the new windows will be different than the existing windows to differentiate them as required.

See attached drawings.

The proposed addition has been designed to be in keeping/compliance with the following:

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.

(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 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.

SOI Guidelines

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.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

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.

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.

Windows

Recommended: Designing and installing additional windows on rear or other-non character defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

From the City of Ann Arbor Design Guidelines:

All Additions

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

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Appropriate: Designing an addition to appear older than, or the same age as, the original building.

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.



Front (north) elevation



Rear (south) elevation



East side elevation



West side elevation



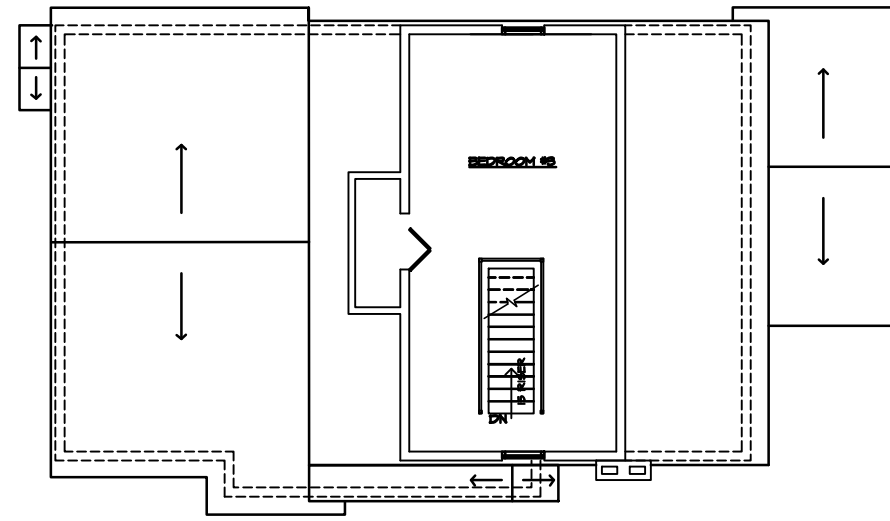
Retaining wall & Knob Hill apartments to the south



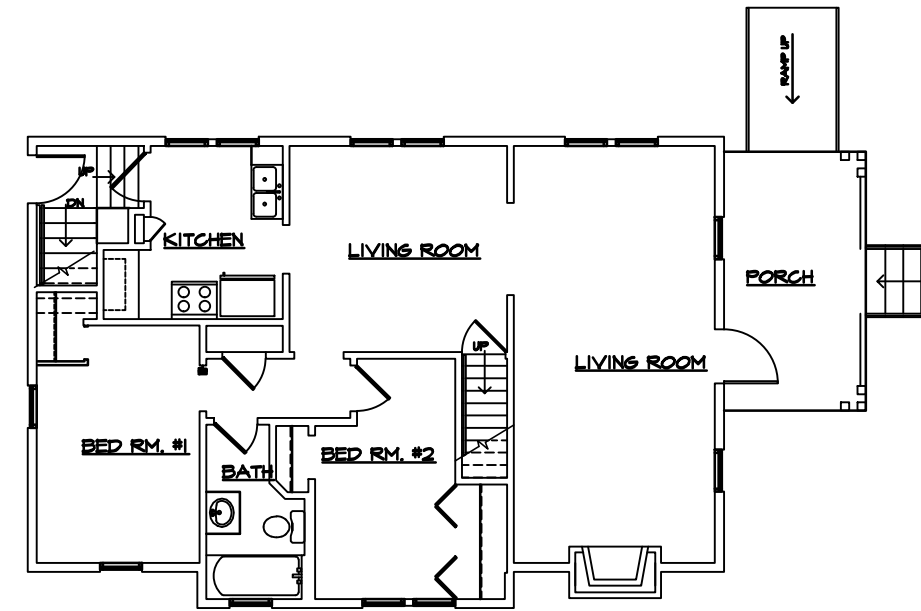
Apartment building across the street



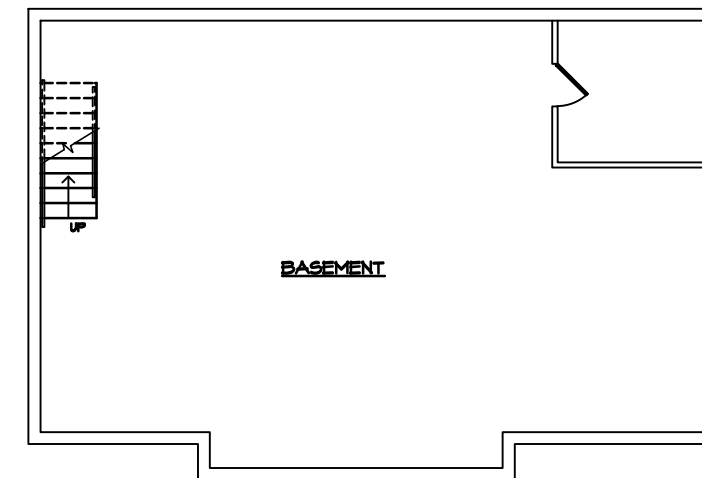
Existing windows with trim boards and aluminum storm windows



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING BASEMENT PLAN



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& Associates**

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Existing Floor Plan
317 Koch Ave.





South Elevation



West Elevations



East Elevation



North Elevation



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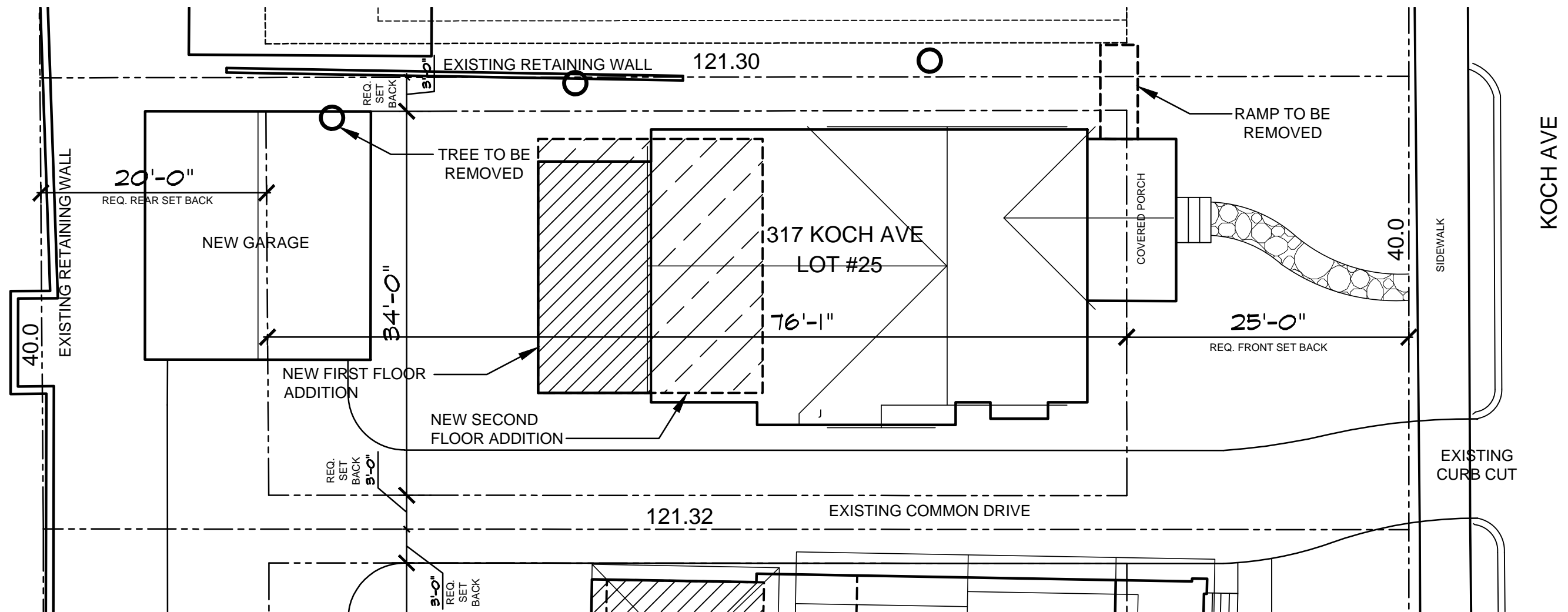
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Existing Elevations

317 Koch Ave.



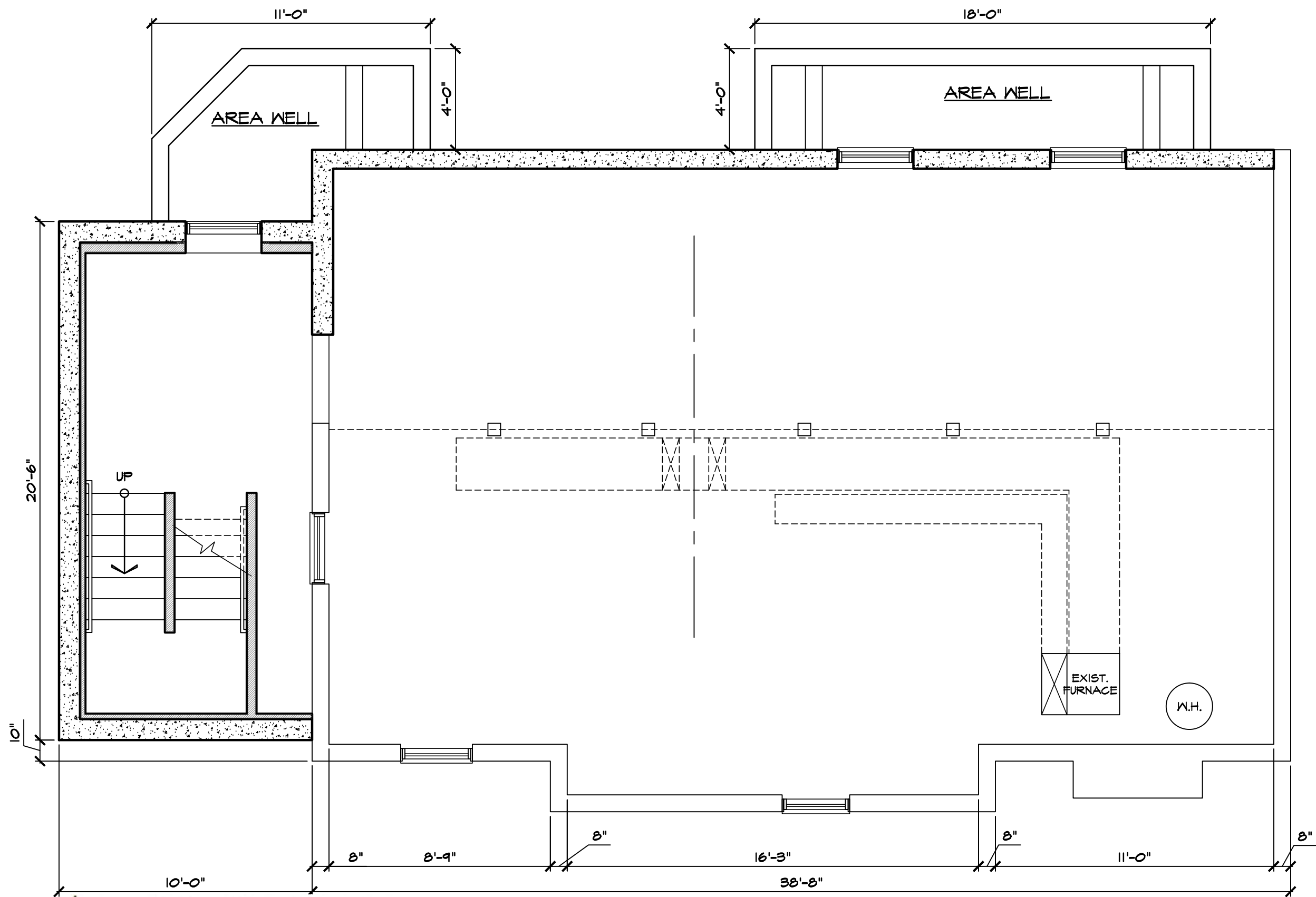
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Proposed Site Plan
317 Koch Ave.





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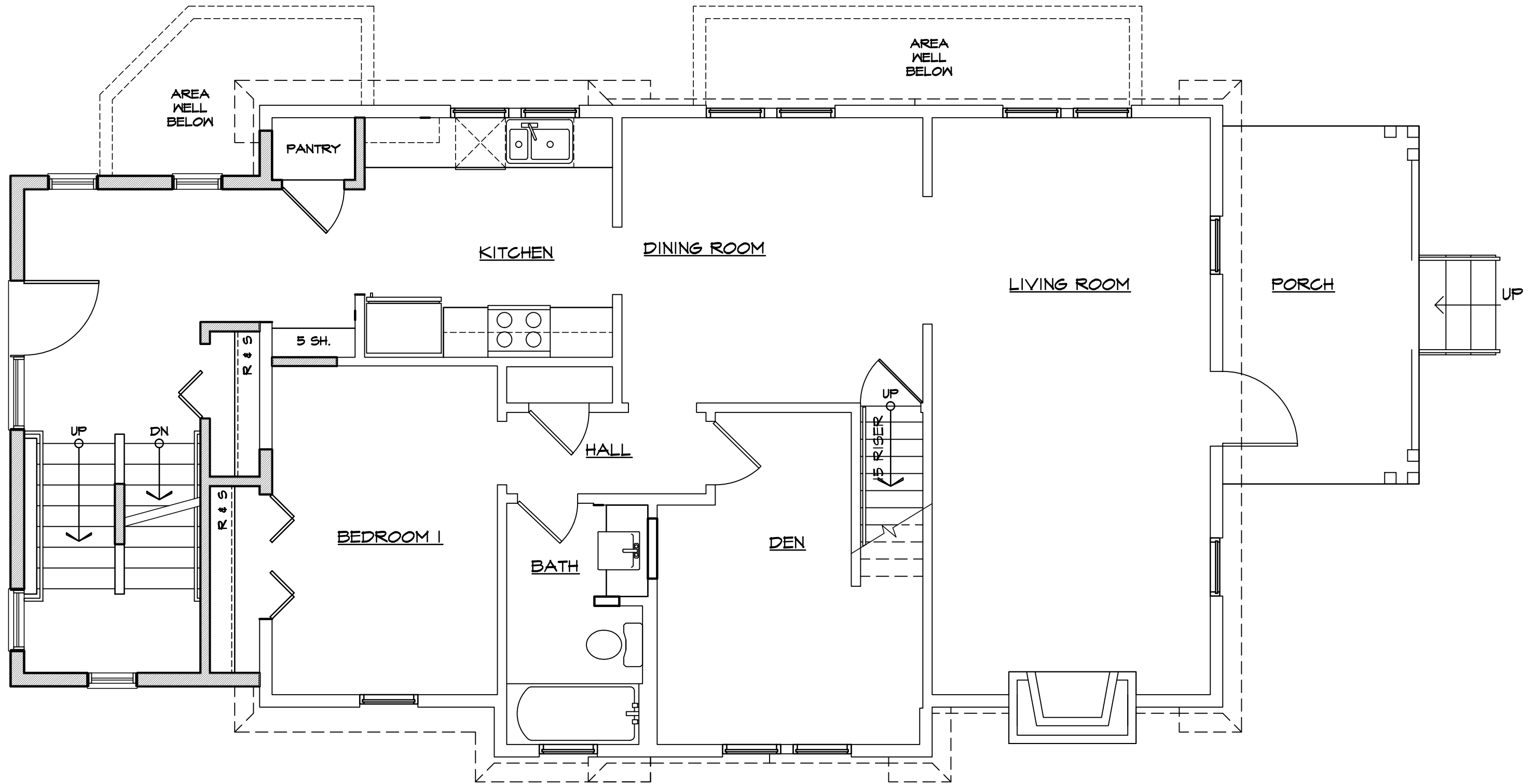
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Basement Plan

317 Koch Ave.



NORTH →
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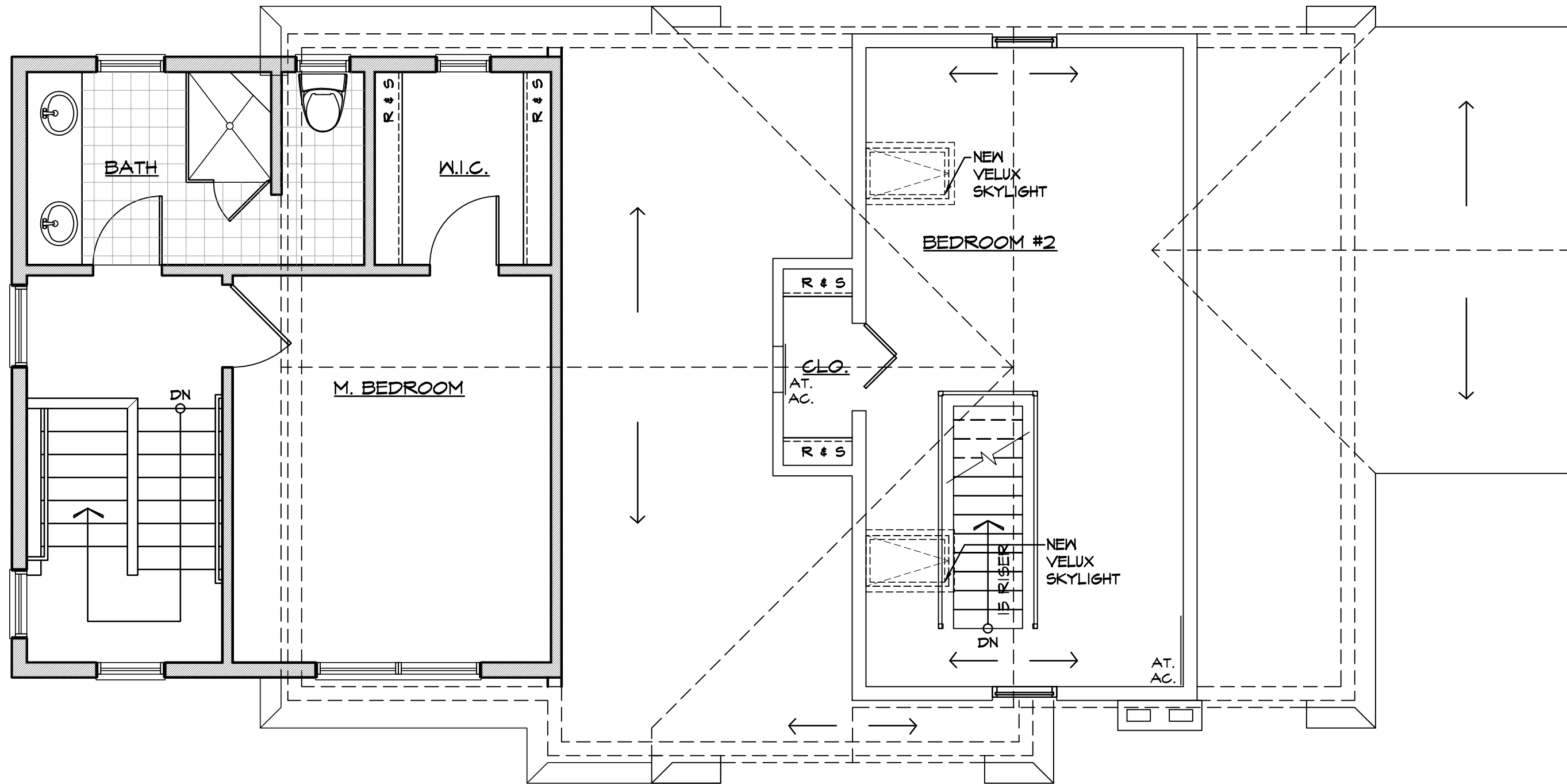
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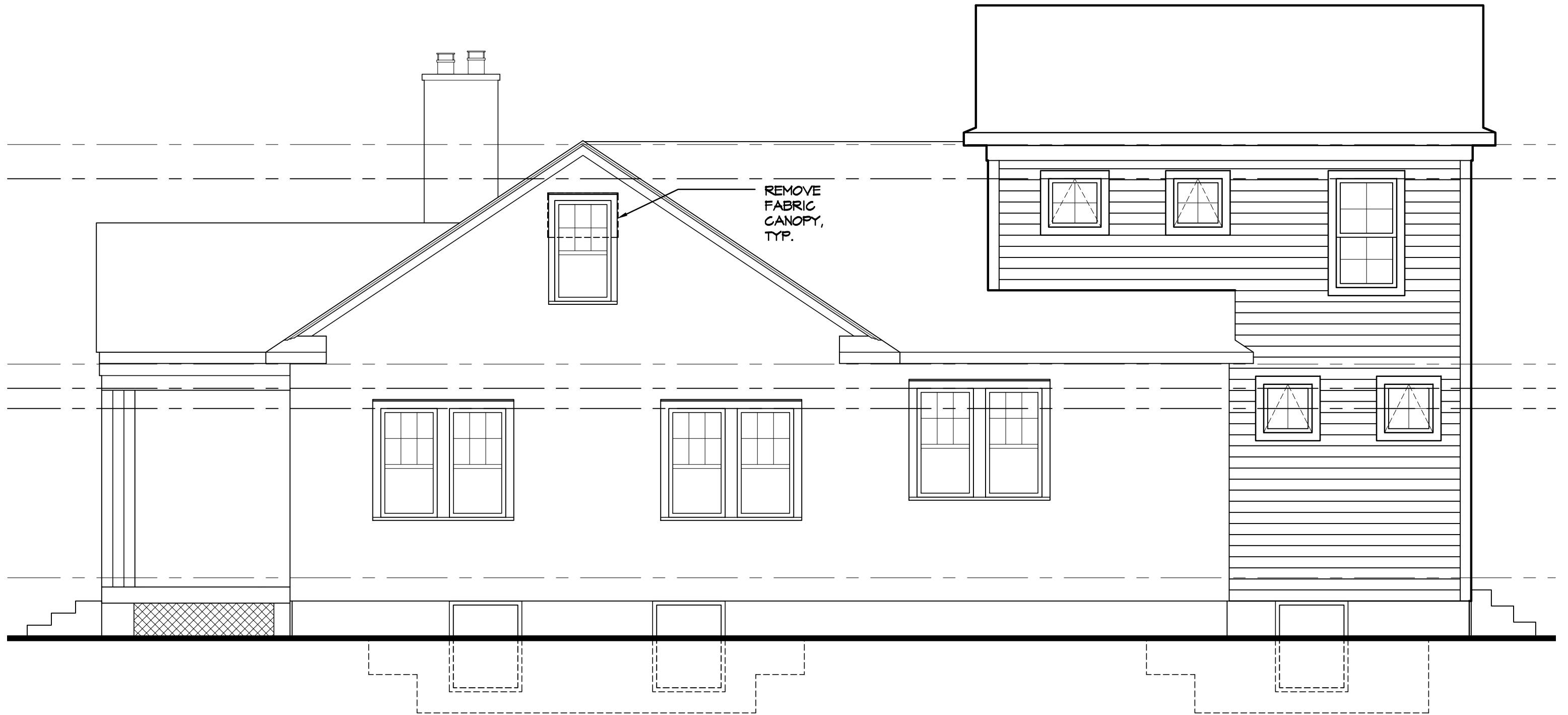
Proposed 1st Floor
317 Koch Ave.



NORTH →

12.20.13





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Proposed West Elevation

317 Koch Ave.



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Proposed North Elevation

317 Koch Ave.



12.20.13



NEW WINDOWS IN NEW ADDITION TO
BE WOOD FRAMES & SASH W/ VINYL
OR ALUM CLAD EXTERIOR EQUAL TO
ANDERSON OR EAGLE BRAND



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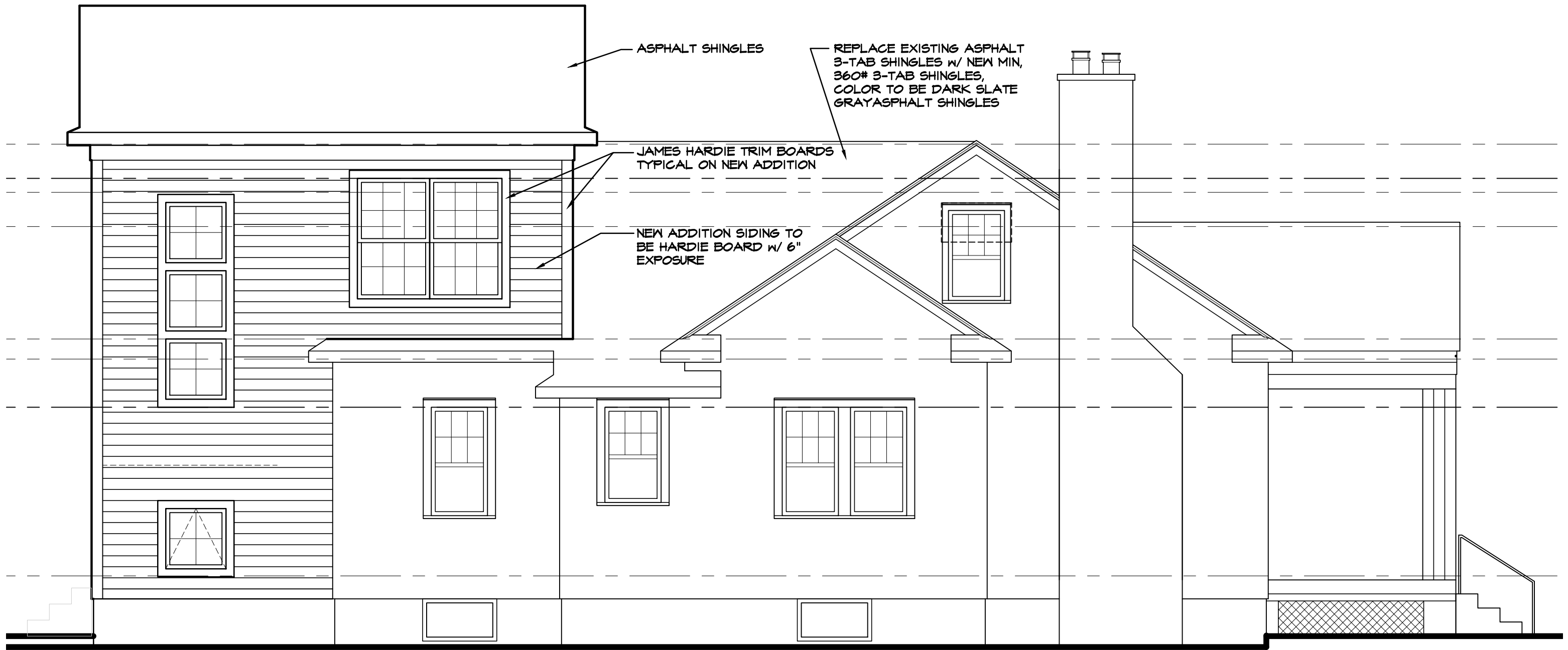
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Proposed South Elevation

317 Koch Ave.



12.20.13



NOTE: NEW ADDITION TO HAVE ALUMINUM GUTTERS & DOWNSPOUTS TO MATCH EXISTING



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Proposed East Elevation

317 Koch Ave.



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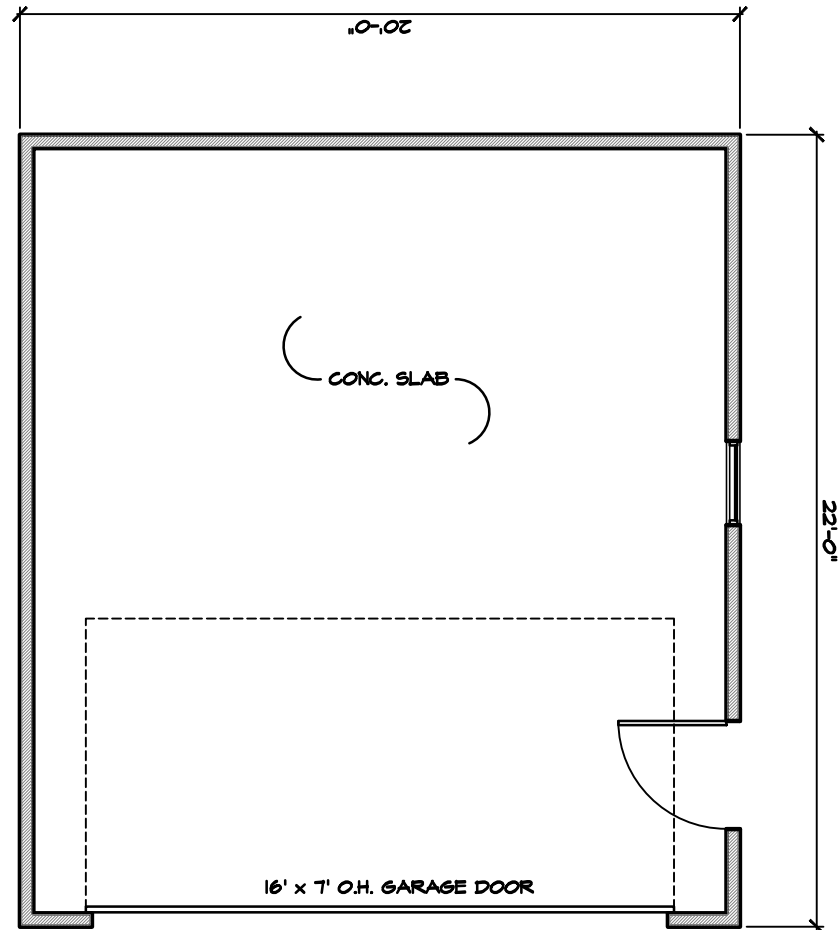
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PEDESTRIAN SITELINES

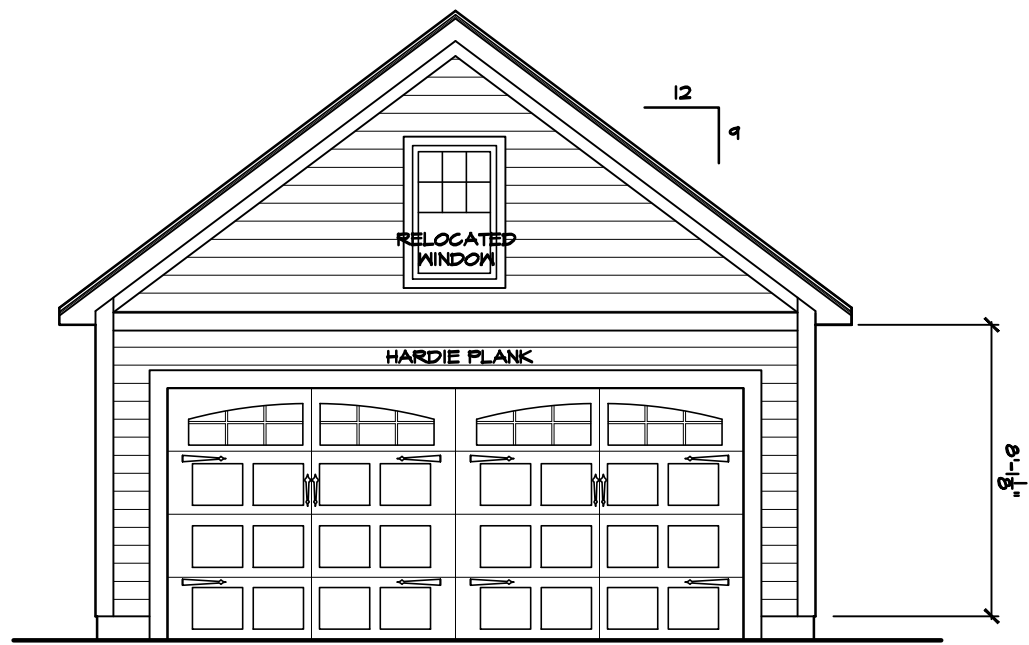
317 Koch Ave.



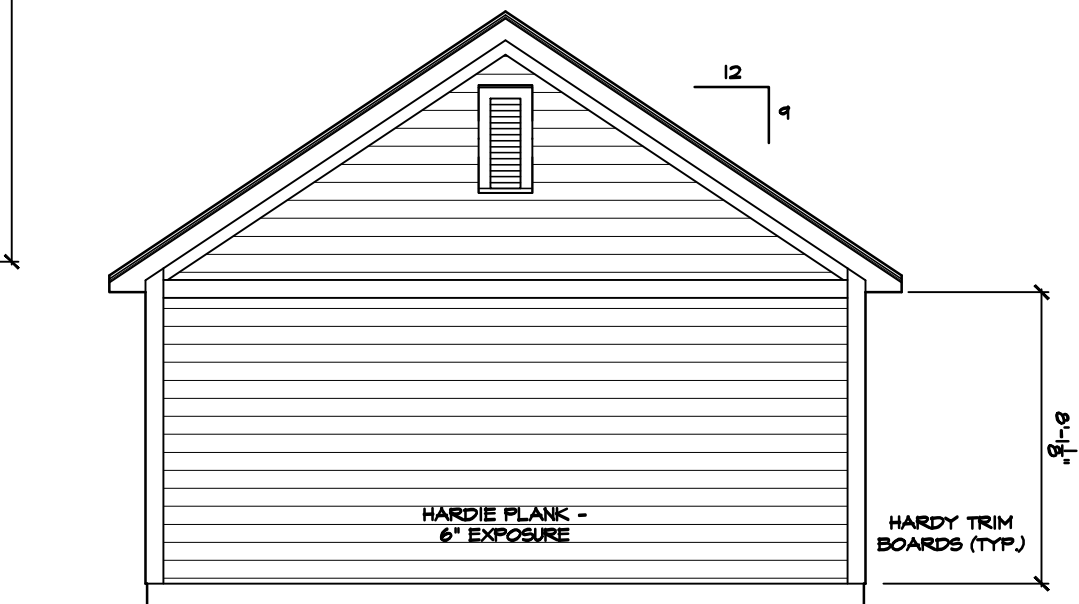
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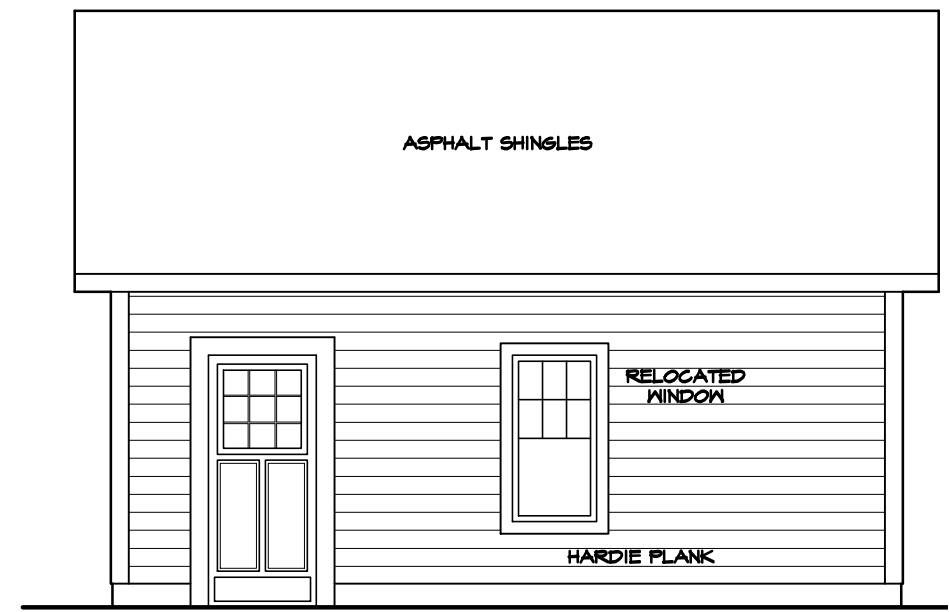
317 KOCH AVE.
GARAGE PLAN
SCALE: 1/4" = 1'-0"



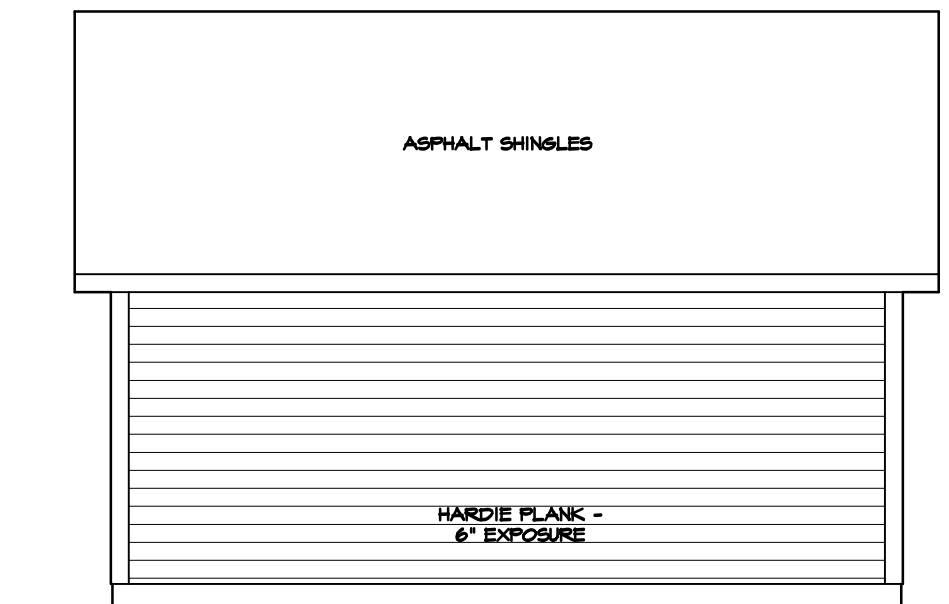
317 KOCH AVE.
EAST ELEVATION
SCALE: 1/4" = 1'-0"



Proposed Garage
317 Koch Ave.



317 KOCH AVE.
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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