

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1530 Hill Street, Application Number HDC14-175

**DISTRICT:** Washtenaw Hill Historic District

**REPORT DATE:** September 11, 2014

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** September 8, 2014

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Chad & Katherine Brummett	Same
<b>Address:</b> 1530 Hill Street Ann Arbor, MI 48104	
<b>Phone:</b> (734) 834-1003	

**BACKGROUND:** The Baldwin/Hall House was most likely built in 1847 when Deacon J.D. Baldwin moved to Ann Arbor from New York. (Baldwin's maternal grandfather participated in the Boston Tea Party. While dressed as an Indian, he threw tea overboard from the ship in Boston Harbor.) The house originally sat on 154 acres of farmland on which Baldwin grew treefruit and berries. In 1876 he sold the house and 80 acres to Israel and Olivia Hall, who later subdivided it. The house was originally pink brick, which was stuccoed by the time the Halls purchased it. Mrs. Hall added the fireplaces and sloped roof porches, and remodeled the front entry. The daughter of one of the Hall children, Elizabeth (Mrs. J.R.) Hayden, lived in the house until her death in the 1980s.

Many changes were made to the house over time, including the addition of the two-car garage prior to 1916 (per Sanborn). In 1986, a new owner extensively remodeled the house, removing most of the interior plaster, fireplaces, and wood trim. Windows were added and removed, several doors were replaced with French doors, and the chimneys and a rear side porch were removed. The walled courtyard and second-floor balcony on the west side were added between 1986 and 1999. The essential form of the house, however, with two two-story sections and a one-story side wing, remains unchanged from the 1916 Sanborn.

The previous owner received a Rehabilitation Award from the Historic District Commission in 2008. Some of the work included repairing the scored stucco exterior and rehabilitating original windows.

**LOCATION:** The site is located at the southwest corner of Washtenaw Avenue and Hill Street.



**APPLICATION:** The applicant seeks HDC approval to construct a rear addition on top of the single-story garage, move an existing window, and add a new person door in a new opening.

**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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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.

## **Doors**

*Not Recommended:* Cutting new entrances on a primary elevation.

## **Masonry**

*Recommended:* Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

## **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.

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

### **Masonry walls, trim, and foundations**

*Appropriate:* Retaining original masonry and mortar whenever possible without the application of any surface treatment.

Protecting, maintaining and preserving masonry features and surfaces that contribute to the

overall historic character of a building and site.

## STAFF FINDINGS:

1. The proposed addition sits on top of the attached two-car garage. The south wall over the garage currently has three double-hung windows. The single window on the left was enlarged in the 1980s remodel, though it is not known whether the enlargement was a brand new opening or to restore it to its original size. The other two windows are paired and have been previously replaced. The application proposes to move one of these windows around the corner to the east side of the house.
2. The design of the addition is a simple box with a balcony on the east elevation, bumpout on the south, and four-foot cantilever over the garage on the west. The addition follows the plane of the south and the east (inset from the original house about 2") garage elevations. Materials (scored stucco, a copper roof on the rear bumpout, wood balcony on the east elevation) match those on the house. Staff assumes the shutters on the new east window are fixed, not operational.
3. The addition is distinguished from the house by a slightly lower roofline, stone trim band that aligns with the current second floor windows, exterior walls that are not as thick as the existing, and unique window sizes. The addition will result in a 27'6" longer second floor. Staff was initially concerned about the addition having a bowling-alley-like effect on the east elevation (the addition will be less noticeable on the west side from Hill Street). The stepped down roofline, parapet trim band, and balcony all help solve that problem, and since there are a couple of steps down into the addition, the tops of the windows and French doors are lower than those on the existing house.
4. The house is 3,290 square feet per the city assessor. The addition is approximately 710 square feet and would contain two new bedrooms and a full bath.
5. The new person door on the south (rear) garage wall is appropriate. This wall previously had two windows that were removed after 1986. Moving the south window to the east elevation is acceptable since the size and style matches the others on that wall and the spacing is appropriate. (The center one of the three windows on the second floor east elevation was enlarged in the 1980s.)
6. Staff believes that the proposed work meets the *Secretary of the Interior's Standards*, the *Secretary of the Interior's Guidelines for Rehabilitation*, and the *Ann Arbor Historic District Design Guidelines*.

**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 1530 Hill Street, a contributing property in the Washtenaw Hill Historic District, to construct a rear addition on top of the attached garage, move a window, and add a new door in a new opening, 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, building site, doors, and

masonry; and the *Ann Arbor Historic District Design Guidelines* for additions and masonry.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 1530 Hill Street in the Washtenaw/Hill 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.

1530 Hill Street (April 2008)

