



## **From the Secretary of the Interior's Standards for Rehabilitation**

(other SOI Standards may also apply):

- (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.
- (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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

## **From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings**

(other SOI Guidelines may also apply):

### **Building Site**

**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.

### **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:** 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.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

### **Roofs**

**Recommended:** Retaining and preserving roofs—and their functional decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features such as chimneys, and roofing material.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

*Not Recommended:* Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that historic character is diminished.

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

### **Alterations/Additions for the New Use**

*Recommended:* Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining structures.

***From the Ann Arbor Historic District Design Guidelines*** (other Guidelines may also apply):

### **All Additions**

*Appropriate:* Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

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

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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 not exceed half of the original building's footprint, or half of the original building's total floor area.

*Not Appropriate:* Designing an addition that requires the removal of significant building elements or site features.

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.

*Not Appropriate:* Designing an addition that overpowers or dramatically alters the original building through size or height.

### **Roofs**

*Appropriate:* Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.

*Not Appropriate:* Removing or altering historic roof features such as chimneys, dormers, cupolas, lightning rods, built-in or decorative gutters.

Adding chimneys, cupolas, or dormers where not appropriate.

### **STAFF FINDINGS:**

1. A two-story rear addition is proposed on the back of the house. A non-historic mudroom would be removed for the work. The new roof is set lower than the current ridge by about a foot. Staff finds this to be appropriate and has stressed to the design professionals the importance of keeping this new ridge lower than the existing one. The rear corners of the addition are inset by 10" on both sides. The addition has a gable roof that would be set in to the existing shed dormer. On the west side the shed dormer's eave is retained. The existing shed dormer doesn't span the width of the rear of the house, and the new addition would truncate its shed roof on the east elevation, leaving a triangular portion above the new roofline (see sheet A2.2).

On the second-floor rear, the addition has a second gable roof over a narrower section that sits atop a first floor shed roof. This design feature benefits the addition by breaking up its second-floor massing and references the gable dormer on the front of the house.

2. The addition is clad in smooth Hardie Board plank siding with an 8" exposure. Windows on the addition are casement or double-hung, with each single or top-sash having a three-over-one design. These windows and a three-part patio door are aluminum clad with grilles between the glass. Since this design isn't appropriate, staff's suggested motion includes a condition that the windows and patio door have either no grilles or use muntins applied to the interior and exterior with spacers in the pattern shown. The pattern is modern looking but compatible with the historic sashes' muntins. The window shapes and sizes are varied from those on the historic house but still compatible.
3. Four original windows and a door opening will be lost to the addition. Except for the east wall of the shed dormer, the side and front elevations will not be altered. The proposed deck has one step shown and is low enough that a guardrail is not required. Staff could not find decking materials, but either wood or imitation wood decking (like Trex) are appropriate.
4. The house's pre-1945 footprint was 724 square feet. The proposed addition adds 362 square feet, or 50%. The pre-1945 floor area was 1,336 square feet, and the two-story addition is 663 square feet, for an increase of 50%. This meets the design guideline that

says “The addition’s footprint should not exceed half of the original building’s footprint, or half of the original building’s total floor area.”

5. The southwest corner of the addition will fall slightly behind the northeast corner of the garage/barn with about 6’ between the two. Staff believes the addition will not unduly impact the contributing garage/barn.
6. Staff’s concerns are mainly about the east side of the shed dormer. The HDC will need to determine whether this design adequately retains the shed dormer or if too much of it is lost; whether the work is inconspicuous; or whether the historic character is diminished by this design.

**POSSIBLE MOTIONS:** (Note that the motion supports staff findings and 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.)

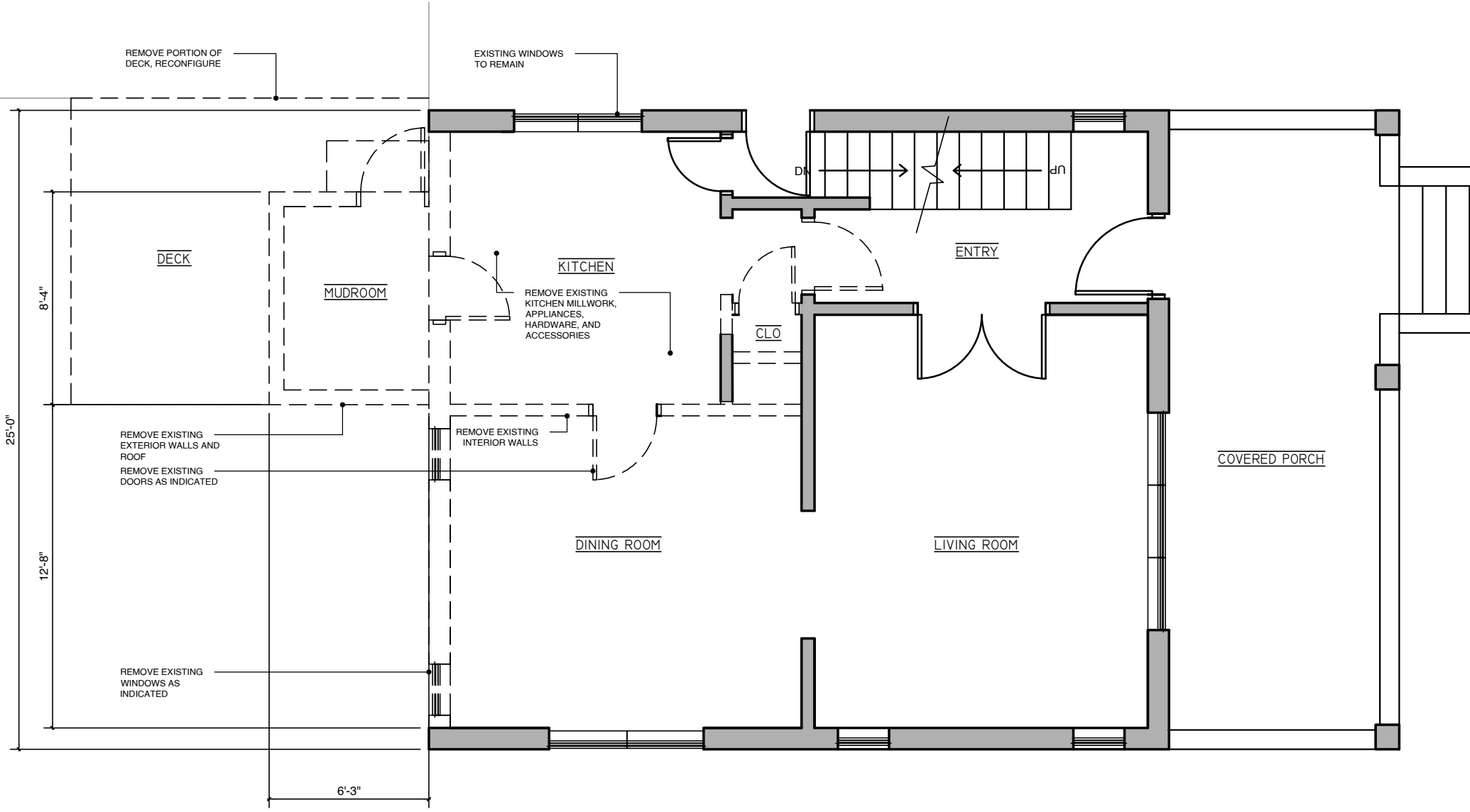
I move that the Commission issue a certificate of appropriateness for the application at 407 West Mosley Street, a contributing property in the Old West Side Historic District, to construct a 618 square foot addition on the rear elevation of the house, and an 8’ x 24’ deck behind the addition, with the following condition: that the clad windows and patio doors have no grilles between the glass, and that either muntins in the patterns shown are applied on the interior and exterior with spacers or that no muntins be used at all. As conditioned, 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 building site, additions and roofs, as well as the *Ann Arbor Historic District Design Guidelines* for all additions, residential additions, and roofs.

**ATTACHMENTS:** drawings with photographs

407 West Mosley Street (2008 OWS Survey Photo)







1 EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



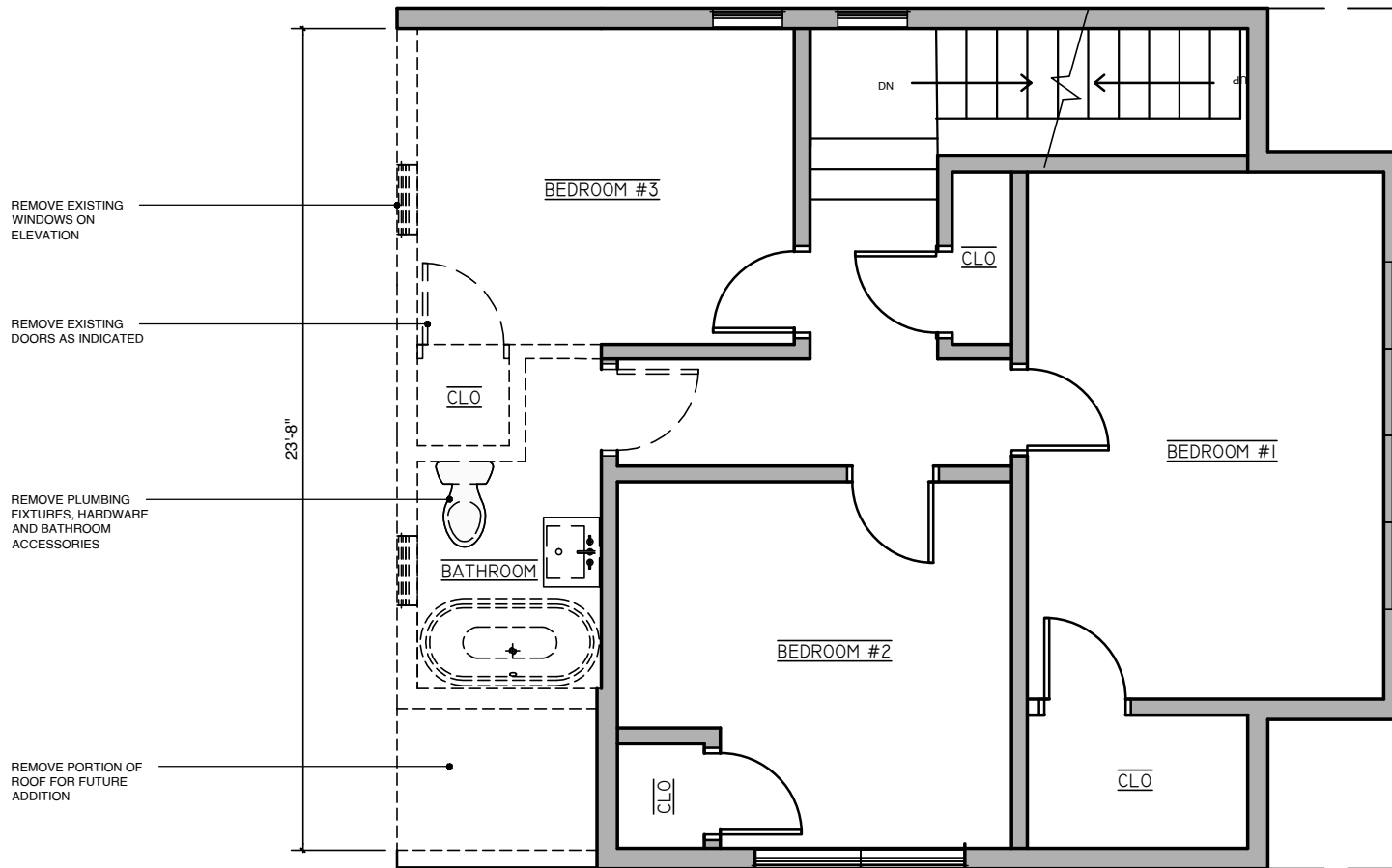
6109 JACKSON RD,  
ANN ARBOR, MI 48103

SUI MADDEN RESIDENCE  
- ADDITION  
407 W MOSLEY ST  
ANN ARBOR, MI 48103

SHEET:  
EXISTING PLAN

HDC REVIEW - 11/20/2024  
HDC REVISED - 12/03/2024

D1.0



1 EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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**- ADDITION**  
407 W MOSLEY ST  
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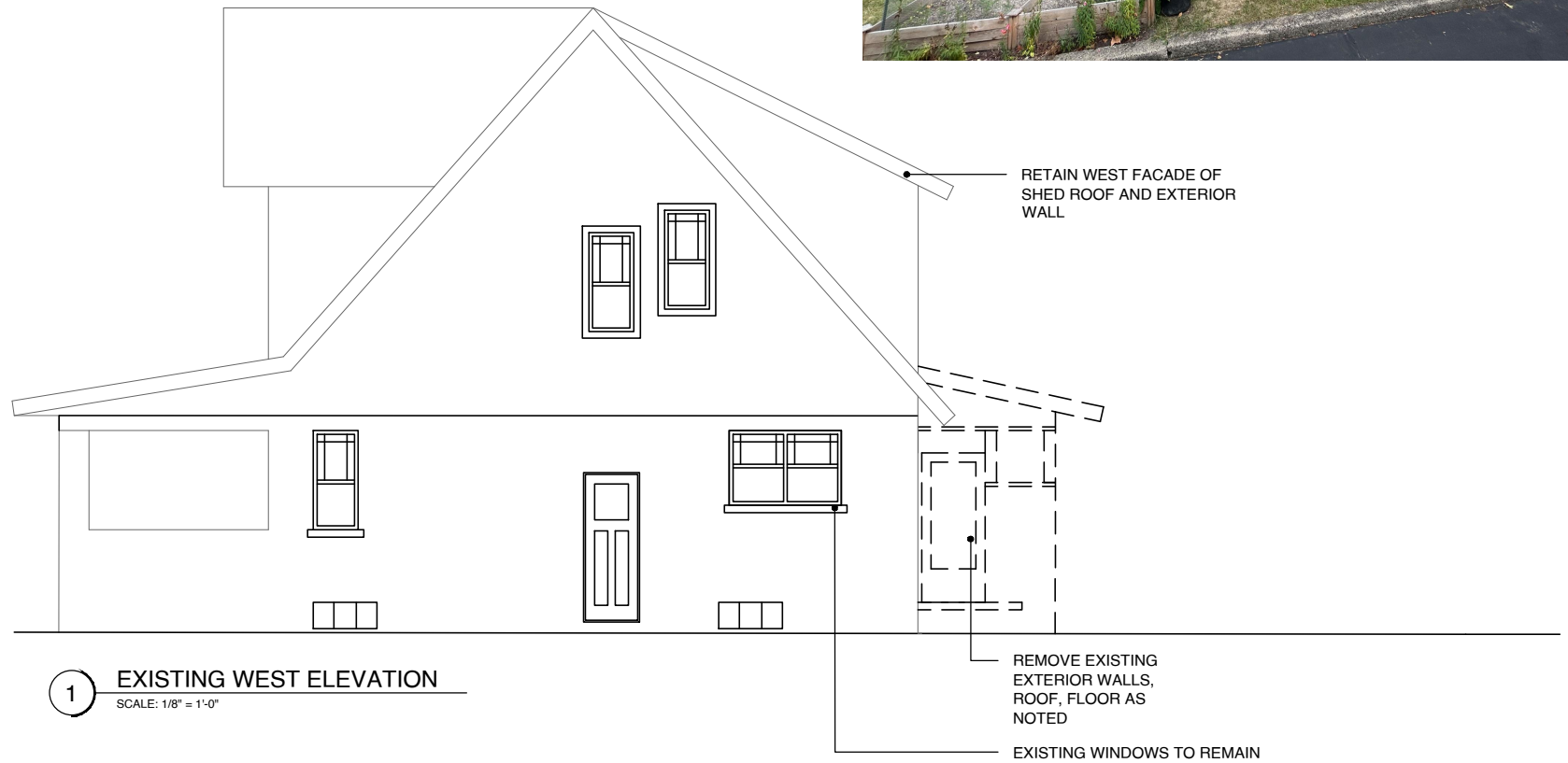
SHEET:

**EXISTING PLAN**

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**D1.1**





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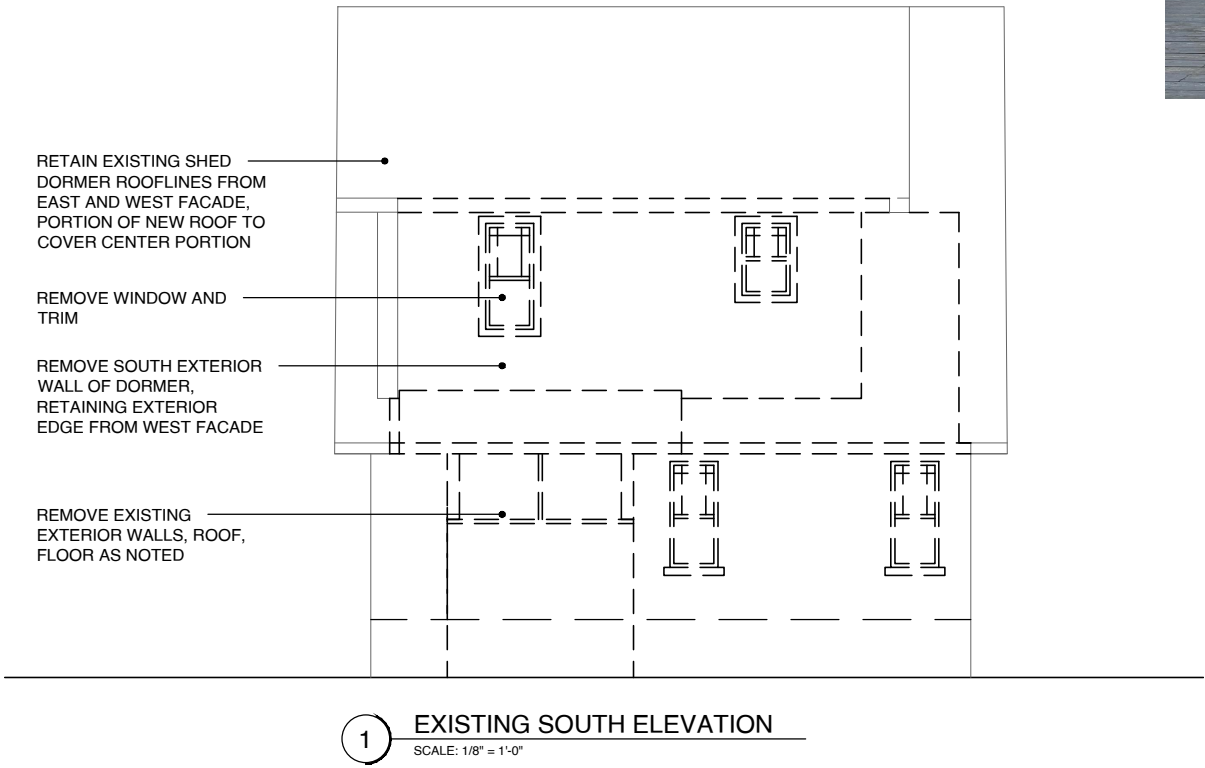
**SUI MADDEN RESIDENCE**  
- ADDITION  
407 W MOSLEY ST  
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SHEET:

**EXTERIOR ELEVATIONS**

HDC REVIEW - 11/20/2024  
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**D2.0**



\*\*NORTH ELEVATION NOT IN SCOPE



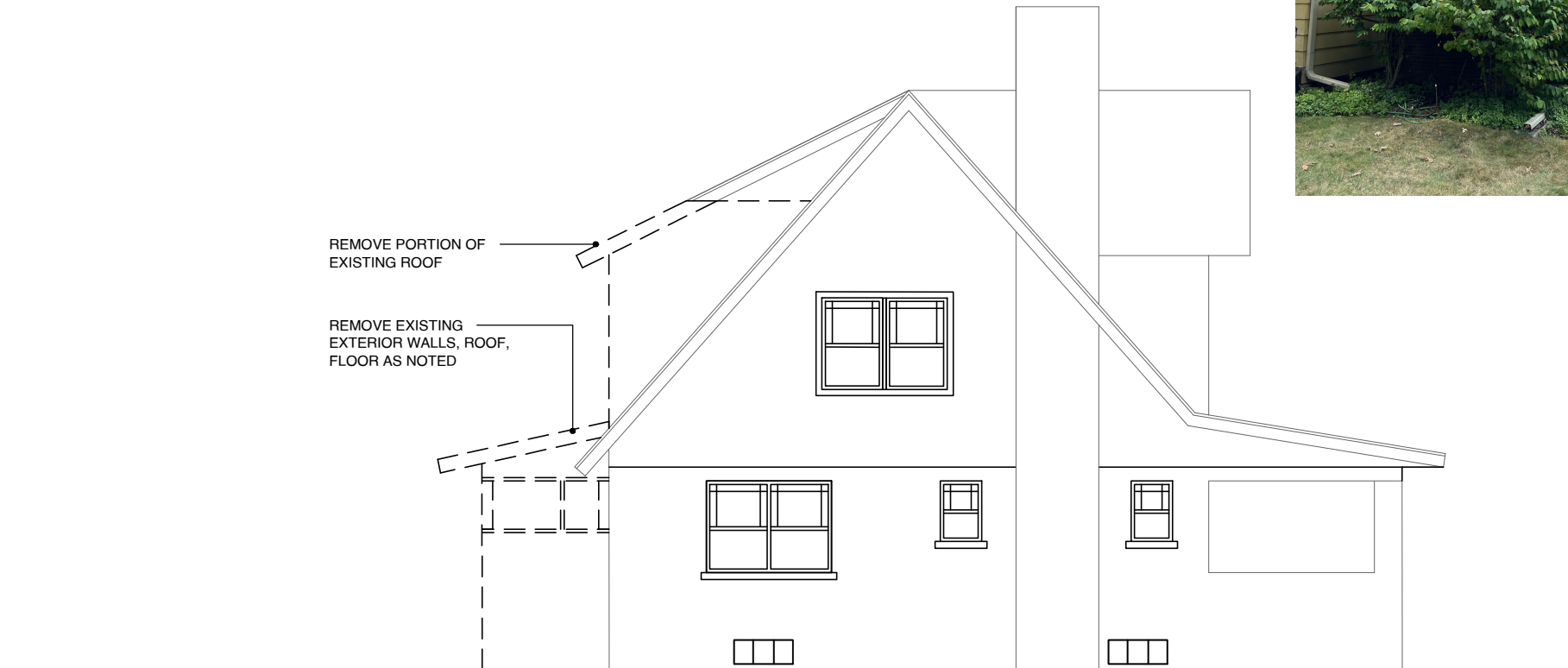
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SHEET:  
EXTERIOR ELEVATIONS

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D2.1



1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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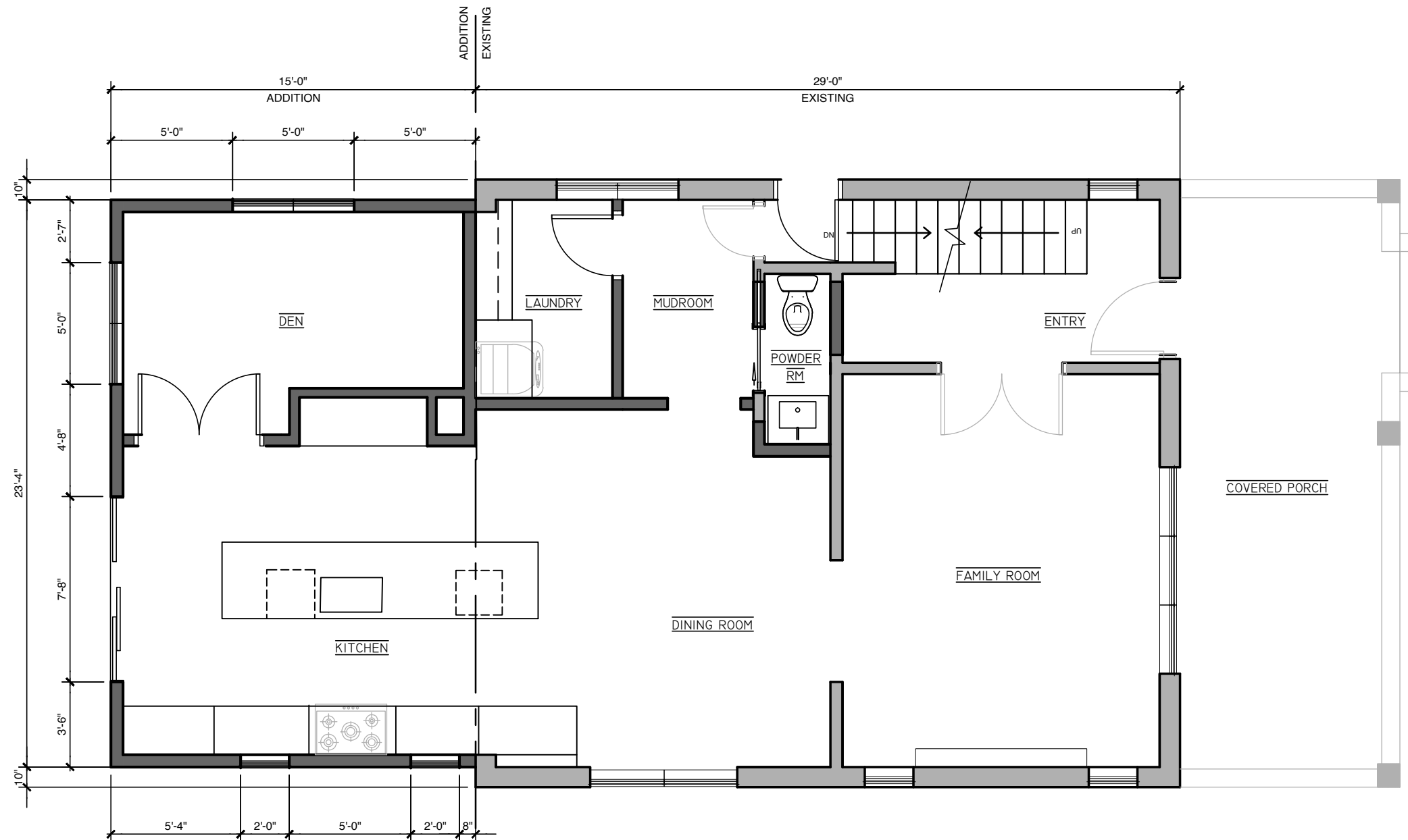
**SUI MADDEN RESIDENCE**  
**- ADDITION**  
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SHEET:

**EXTERIOR ELEVATIONS**

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**D2.2**



1

# PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



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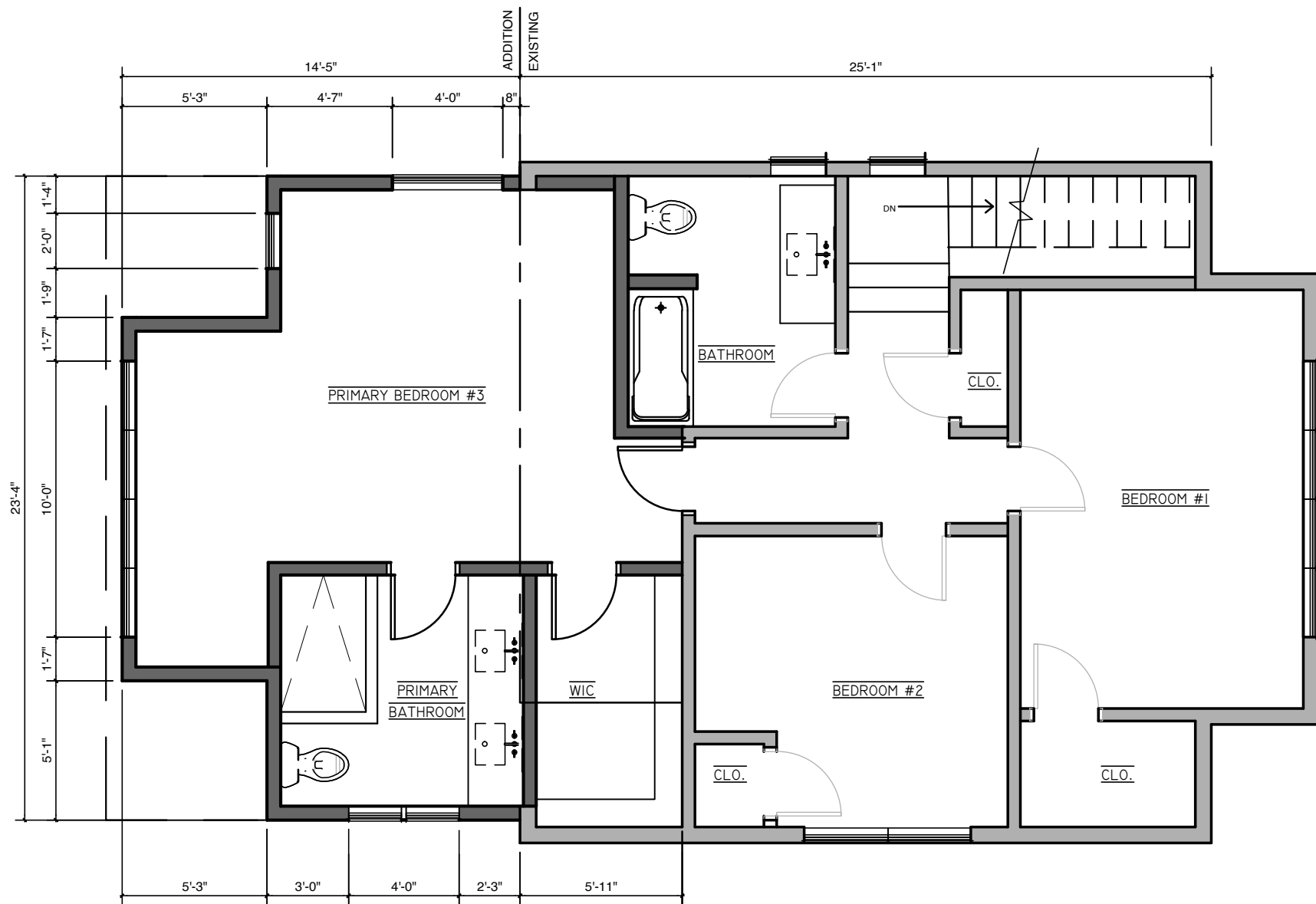
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**- ADDITION**  
407 W MOSLEY ST  
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SHEET:

**FLOOR PLANS**

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**A1.0**



1

# PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



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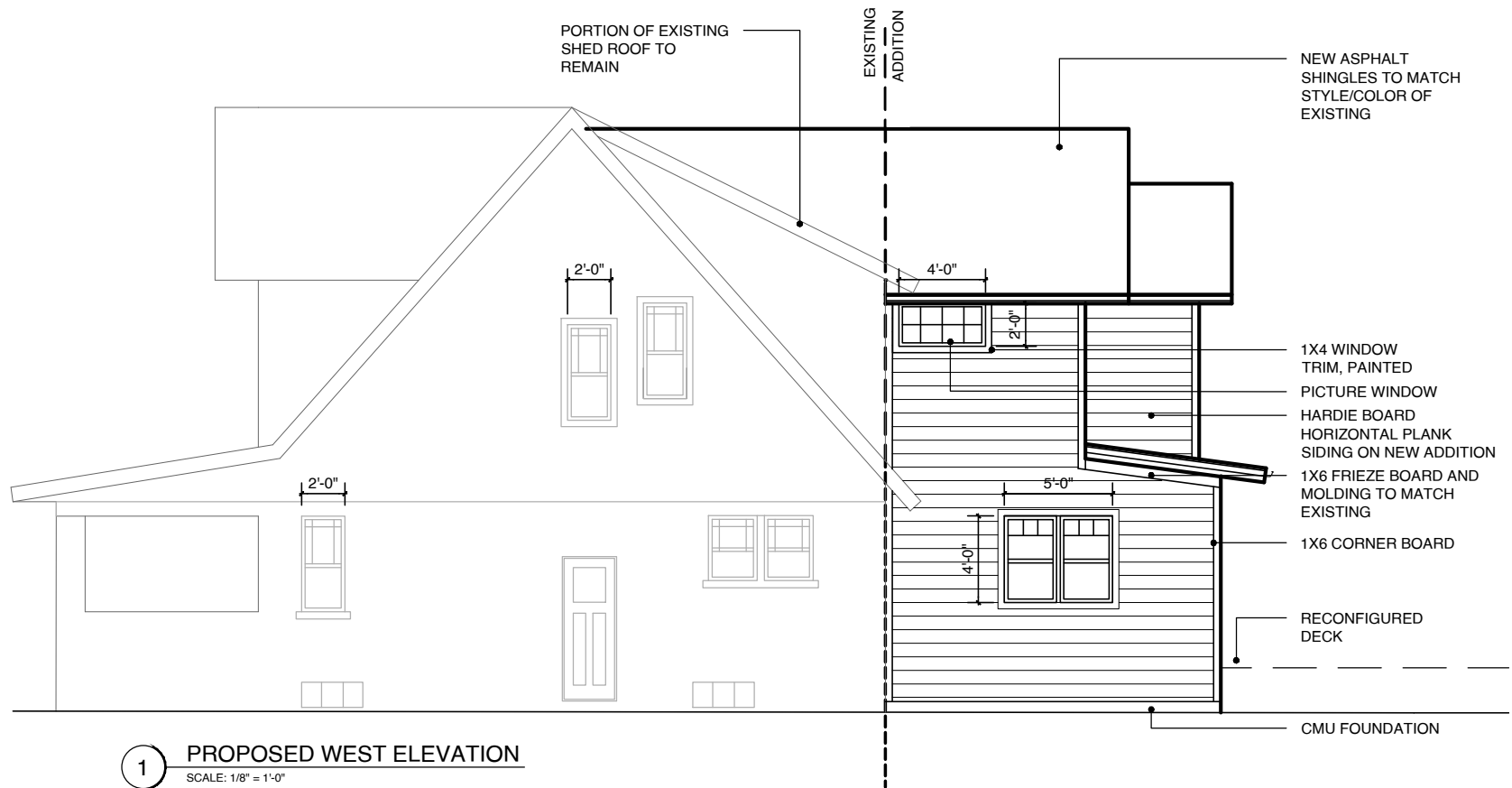
**SUI MADDEN RESIDENCE**  
- ADDITION  
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SHEET:

**FLOOR PLANS**

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**A1.1**



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ANN ARBOR, MI 48103

SHEET:

**EXTERIOR ELEVATIONS**

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**A2.0**

NEW ASPHALT SHINGLES  
TO MATCH STYLE/COLOR  
OF EXISTING

EXISTING SHED  
ROOF

HARDIE BOARD  
CLAPBOARDS ON  
NEW ADDITION

1X6 FRIEZE BOARD  
AND MOLDING TO  
MATCH EXISTING

EGRESS CASEMENT  
WINDOW

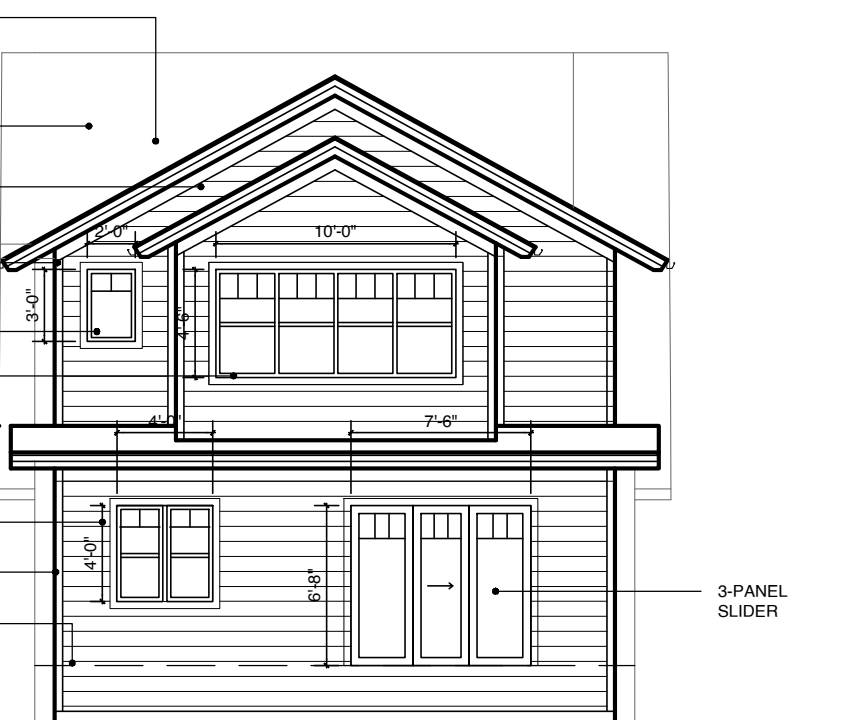
DOUBLE HUNG  
WINDOWS W/ TOP  
GRILLE

1X4 WINDOW TRIM,  
PAINTED

1X6 CORNER BOARD

RECONFIGURED  
DECK

3-PANEL  
SLIDER



1

**PROPOSED SOUTH ELEVATION**

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

\*\*NORTH ELEVATION NOT IN SCOPE



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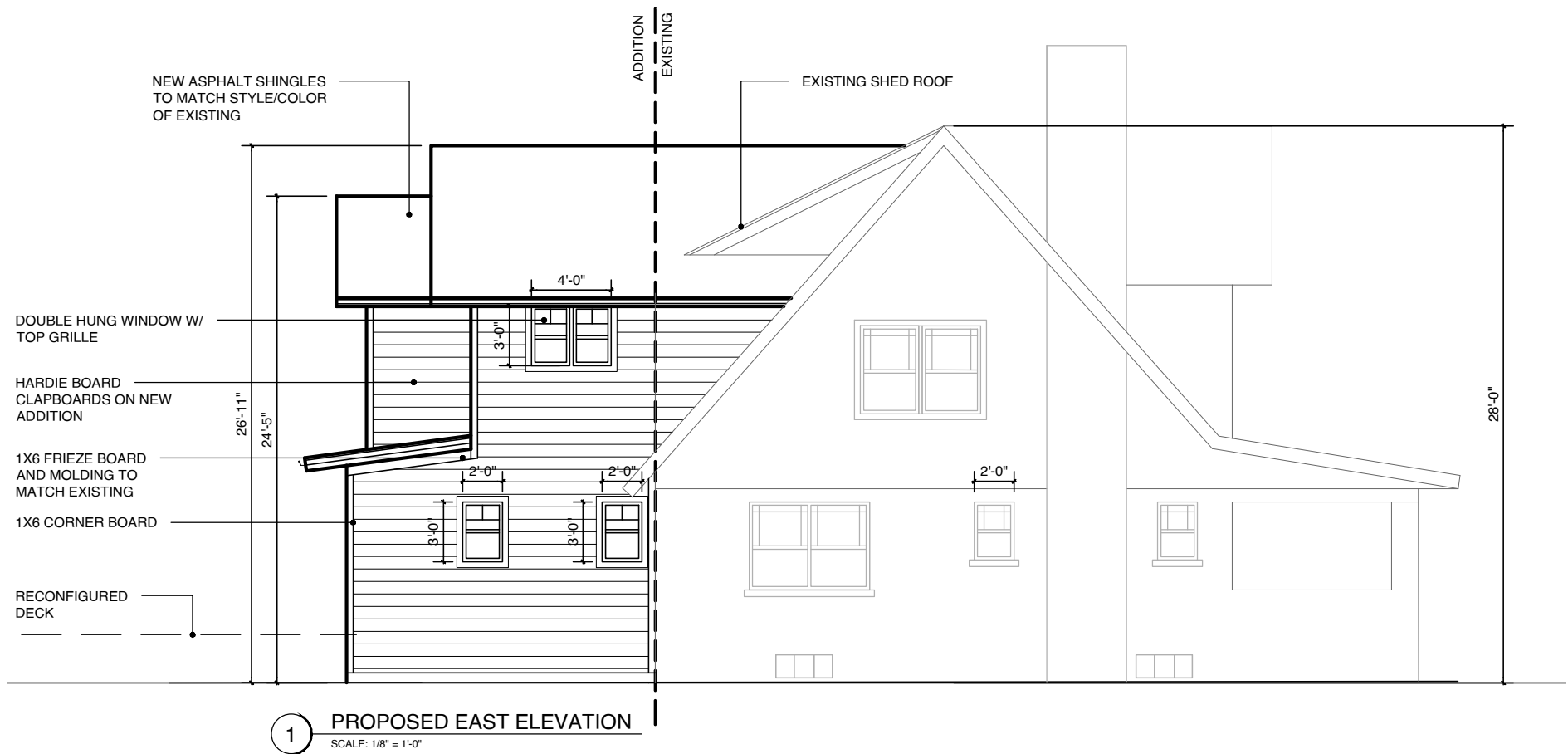
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**EXTERIOR ELEVATIONS**

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**A2.1**



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**EXTERIOR ELEVATIONS**

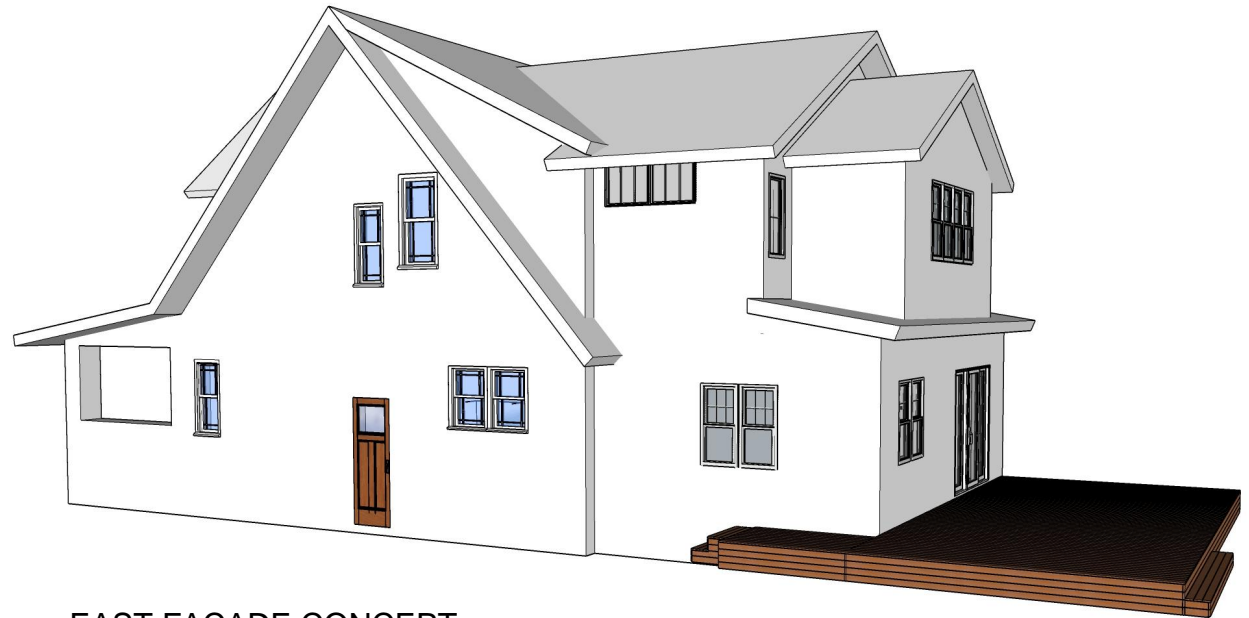
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**A2.2**





WEST FACADE CONCEPT



EAST FACADE CONCEPT



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SHEET:

**3D MASS MODELING**

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**A6.1**

# Pella® Lifestyle Series 3-Panel Sliding Door

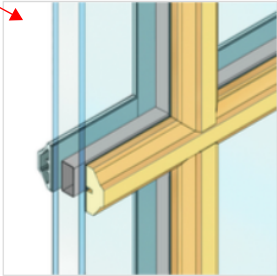
Please review the details of your product(s) below. These specs will be used by the factory to produce your one-of-a-kind product.

|            |                 |
|------------|-----------------|
| EDIT BUILD | SAVE TO PROJECT |
|------------|-----------------|

## CONFIGURATION DETAILS

|                           |   |                          |                              |
|---------------------------|---|--------------------------|------------------------------|
| Frame Width               | 90  | Frame Height             | 79.5                         |
| Operation / Venting       | Fixed / Vent Right / Fixed                                | Package                  | No Package                   |
| Hinged Glass Panel Option | Without Hinged Glass Panel                                | Exterior Paint Grade     | Standard Enduraclad          |
| Exterior Color            | White   | Interior Finish          | Provincial Stain             |
| Low-E Glass Style         | Advanced Low-E Insulating Glass                           | Glass Strength           | Tempered                     |
| Gas Filled                | Argon   | High Altitude            | Non High Altitude            |
| Interior Hardware Finish  | White   | Sensor Option            | No Integrated Sensor         |
| Screen Option             | Sliding Screen  | Screen Color             | Wood Interior Black Exterior |
| Grille Type               | 7/8" SIMULATED DIVIDED LIGHT W/ SPACER - SEE DETAIL IMAGE | Grille Pattern           | Top Row                      |
| Grille Interior Color     |   | Grille Exterior Color    | White                        |
| Installation Method       | New Construction  | Jamb Extended Wall Depth | 4 9/16"                      |

## Pella® Lifestyle Series 3-Panel Sliding Door



7/8" Simulated-Divided Light with spacer

# Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup>

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



Available in these window and patio door styles:<sup>2</sup>



Special shape windows also available.

<sup>1,2,3,4,5,6,7</sup> See back cover for disclosures.

- **Easy-to-learn Pella Steady Set® interior installation system**  
Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.<sup>1</sup> The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.<sup>2</sup> Available on select windows.
- **Performance redefined**  
You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>3</sup>
- **ENERGY STAR® certified<sup>4</sup>**  
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- **Enhanced sound control**  
Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.<sup>5</sup>
- **Intentional design for improved durability**  
Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- **Durable 3-way corner joints**  
Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- **Low-maintenance exteriors**  
Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.
- **Exclusive wood protection**  
Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- **Time-tested innovations**  
Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds, shades and security sensors. For more information on integrated wireless security sensors, go to [connectpella.com](https://connectpella.com).
- **Best limited lifetime warranty<sup>6</sup>**  
Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>6</sup>
- **Testing beyond requirements**  
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Hidden Screen**  
The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round.



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MATERIALS, CUTSHEETS

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A7.0

Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

|                       | Thickness 5/16 in |         |         |         | Length 12 ft planks |
|-----------------------|-------------------|---------|---------|---------|---------------------|
| Width                 | 5.25 in           | 6.25 in | 7.25 in | 8.25 in | 9.25 in*            |
| Exposure              | 4 in              | 5 in    | 6 in    | 7 in    | 8 in                |
| Prime Pcs/Pallet      | 360               | 308     | 252     | 230     | 190                 |
| ColorPlus® Pcs/Pallet | 324               | 280     | 252     | 210     | —                   |
| Pcs/Sq.               | 25.0              | 20.0    | 16.7    | 14.3    | 12.5                |

Select Cedarmill®

| Width                 | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in* |
|-----------------------|---------|---------|---------|---------|----------|
| Statement Collection® |         |         | •       | •       |          |
| Dream Collection®     | •       | •       | •       | •       |          |
| Prime                 | •       | •       | •       | •       | •        |

Smooth

| Width                 | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in* |
|-----------------------|---------|---------|---------|---------|----------|
| Statement Collection® |         |         |         |         |          |
| Dream Collection®     | •       | •       | •       | •       |          |
| Prime                 | •       | •       | •       | •       | •        |

Beaded Select Cedarmill

| Width                 | 8.25 in |
|-----------------------|---------|
| Exposure              | 7 in    |
| ColorPlus® Pcs/Pallet | 210     |
| Pcs/Sq.               | 14.3    |
| Statement Collection® |         |
| Dream Collection®     | •       |
| Prime                 |         |

\*9.25 in widths do not feature the drip edge



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SHEET:

MATERIALS, CUTSHEETS

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A7.1