

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 217 North Fifth Avenue, Application Number HDC13-150**DISTRICT:** Old Fourth Ward Historic District**REPORT DATE:** September 6, 2013**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, September 9, 2013 for the September 12, 2013 HDC Meeting

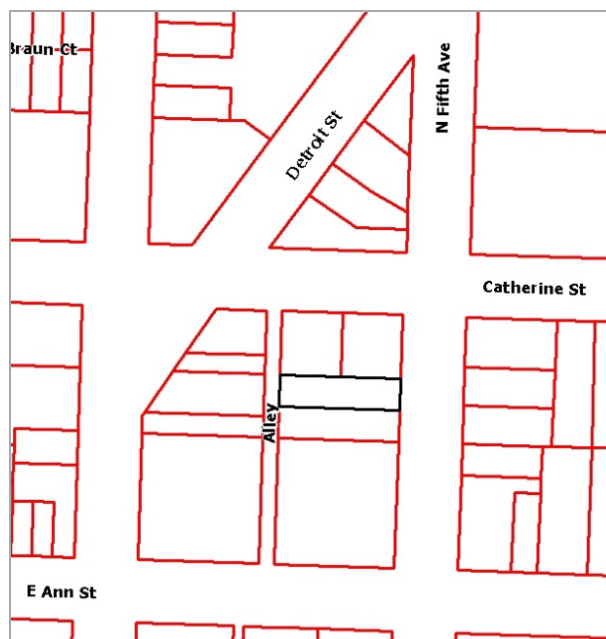
	OWNER	APPLICANT
Name:	Jon & Lisa Rye	Mitchell & Mouat Architects
Address:	735 Forest Ave #308 Birmingham, MI 48009	113 South Fourth Ave Ann Arbor, MI 48104
Phone:	(248) 765-2325	(734) 662-6070

BACKGROUND: This brick two-story gable-fronter features shingles in the front and rear gables, a wood front porch, one-over-one double hung windows, and small columns flanking the recessed attic windows in each end gable. The house was first occupied in 1900 by John and Pauline Baumgardner. John was the manager of the Ann Arbor Stone Company at the same address, and had one of the city's few telephones installed in the house at that time. Baumgardner's Barn, a few lots down at 301 North Fifth Avenue (corner of Detroit, currently occupied by Jessica's Apothecary), was built in 1887 as part of John Baumgardner's Marble Works. The Baumgardners lived at 217 until 1913 or 1914, when the home was occupied by John Pfisterer, with Matilda C. Pfisterer, teacher at Christian Mack School, listed as a boarder. Matilda, and subsequently Emilie Pfisterer, occupied the house until 1966.

The 1908 and 1916 Sanborn Fire Insurance Maps show a small one-story enclosure (room) off the back door. It is not shown on the 1925 Sanborn.

In February of 2013, the HDC issued a certificate of appropriateness to re-work the rear yard, formalize two parking spaces off the alley, and eliminate the driveway. In March of 2013, the HDC issued a certificate of appropriateness to remove the chimney and install two shed dormers.

LOCATION: The house is located on North Fifth Avenue, north of East Ann Street and south of Catherine Street.



APPLICATION: The applicant seeks HDC approval to increase the size of eight windows, four in each of two new dormers, from the previously approved 24"x36" to 36"x36".

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (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.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

New Additions

Recommended: Designing new additions in a manner that makes clear what is historic and what is new.

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.

Roofs

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 features.

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

From the City of Ann Arbor Design Guidelines:

Additions

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

STAFF FINDINGS:

1. The dormers that were approved in March are currently under construction. A planned counter under the dormer windows has been eliminated, and the larger size would allow more light into the third floor space.

2. Staff feels that the proposal is not detrimental to the historic resource, and that the openings are proportionate to the dormers and historic architectural features of the house. The square shape adequately distinguishes the new work from the original windows on the house, and blends a contemporary motif into traditionally proportioned dormers.

MOTIONS

Note that all motions are worded in the affirmative, and are only suggested.

I move that the Commission issue a certificate of appropriateness for the application at 217 North Fifth Avenue, a contributing property in the Old Fourth Ward Historic District, to alter the size of eight previously approved dormer windows to 36"x36", 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*, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the guidelines for New Additions and Roofs.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 217 North Fifth Avenue in the Old Fourth Ward 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

217 North Fifth Avenue (September 2013 photos)







City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

100 North Fifth Avenue 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: <u>217 North Fifth Avenue</u>	
Historic District: <u>Kerrytown</u>	
Name of Property Owner (If different than the applicant): <u>Jon & Lisa Rye</u>	
Address of Property Owner: <u>735 Forest Ave., Apt 308, Birmingham, MI. 48009</u>	
Daytime Phone and E-mail of Property Owner: <u>(248) 765-2325</u>	
Signature of Property Owner: <u>[Signature]</u>	Date: <u>8/23/13</u>
Section 2: Applicant Information	
Name of Applicant: <u>Mitchell and Movat Architects</u>	
Address of Applicant: <u>113 South Fourth Avenue</u>	
Daytime Phone: <u>(734) 662-6070</u> Fax: <u>()</u>	
E-mail: <u>kstausbury@MitchellandMovat.com</u>	
Applicant's Relationship to Property: <u>owner</u> <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u>	Date: <u>8/23/13</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 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. In March of this year, we proposed a dormer configuration for this property which included (4) 24"x36" awning windows. This was approved by the HDC. We now propose to increase the size of the windows (the dormer is unchanged) to 36"x36"

2. Provide a description of existing conditions. The house is under construction.

3. What are the reasons for the proposed changes? The owners have eliminated built-in counters on the interior of the dormers. The height of these former counters defined the sill height of the smaller windows. The owners now wish to let more light + ventilation into the space.

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

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

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

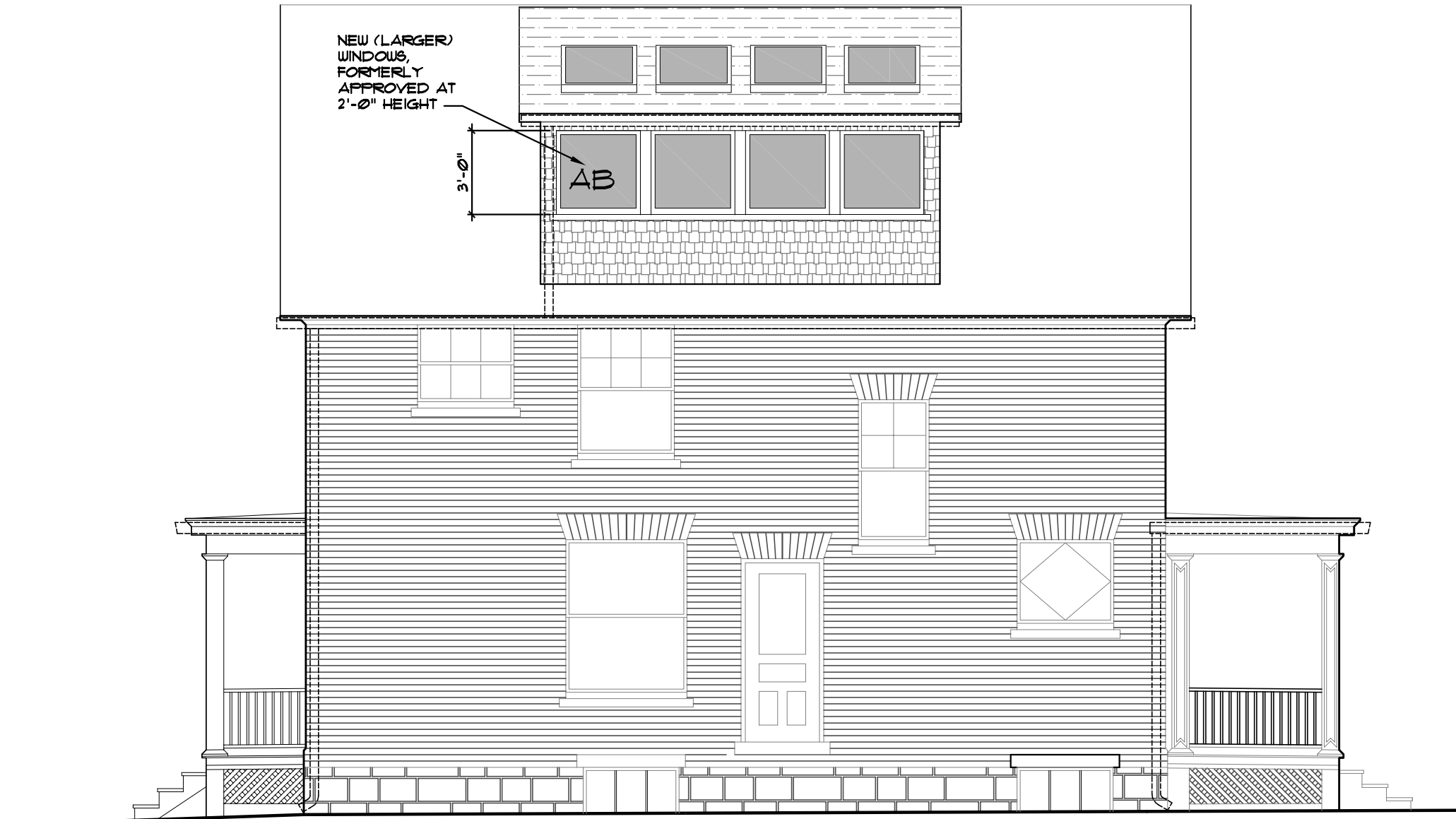
Project No.: _____ HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



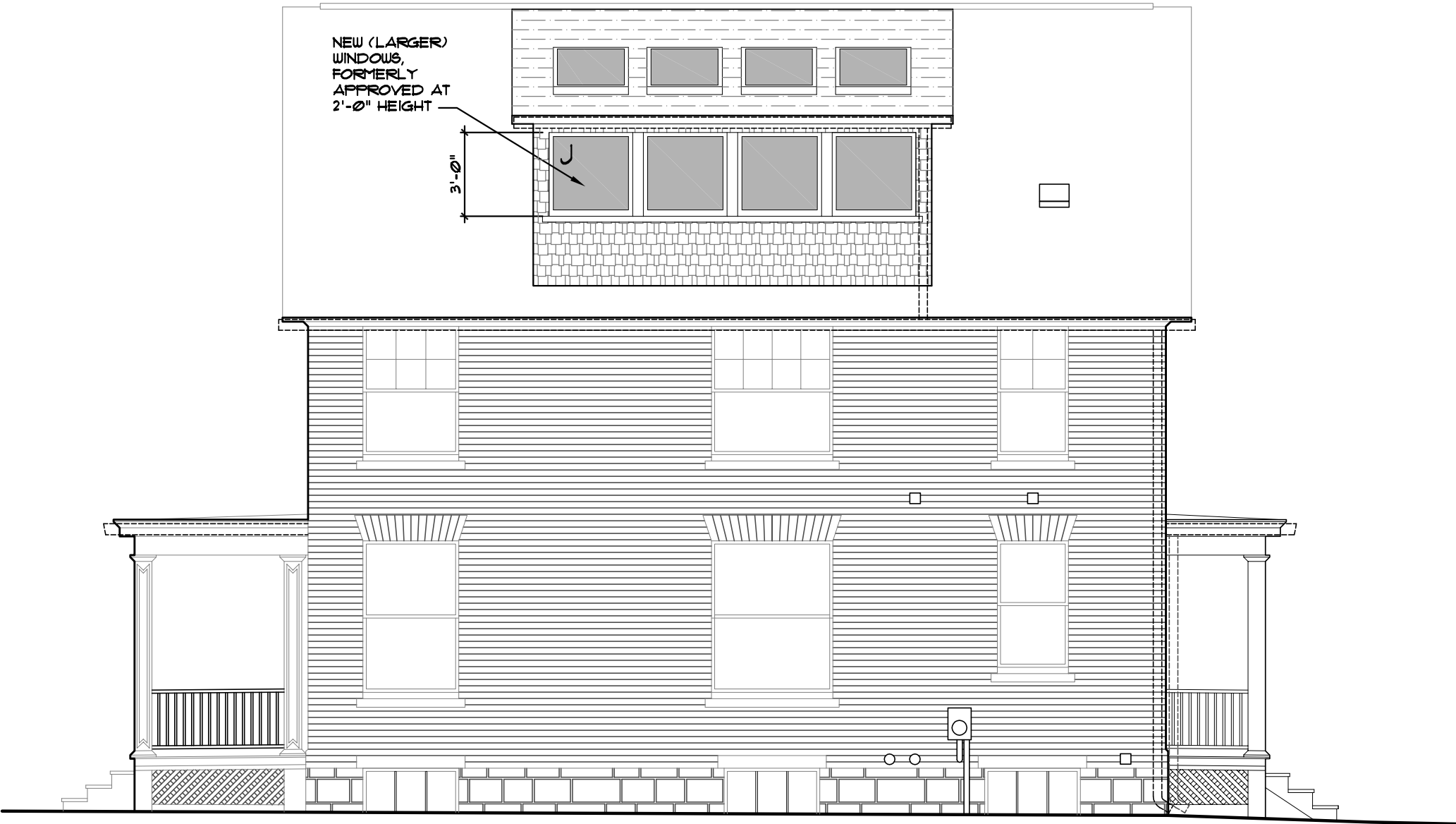
**Mitchell
and Mouat
architects**
113 South Fourth Avenue, Ann Arbor, Michigan 48104
734-662-6070 FAX 734-662-3802 info@mittellandmouat.com

Date:	Issued For:
01.25.13	HDC Approval
02.22.13	HDC Approval
08.23.13	HDC Approval

217 North Fifth Avenue
Ann Arbor, Michigan
Project No.1126

Proposed South Elev.
Scale: $\frac{3}{16}'' = 1'-0''$

A1.0



**Mitchell
and Mouat
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734-882-8070 FAX 734-882-3802 info@mittchellandmouat.com

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08.23.13	HDC Approval

217 North Fifth Avenue
Ann Arbor, Michigan
Project No. 1126

Proposed North Elev.
Scale: $\frac{3}{16}'' = 1'-0''$

A2.0