

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 505 Second Street, Application Number HDC19-095

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** June 13, 2019

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

**REVIEW COMMITTEE DATE:** Monday, June 10, 2019

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Andrea & Gary Urbeil Goldner	Zac Cruse Construction Company
<b>Address:</b>	505 Second St Ann Arbor, MI 48103	4150 Lincoln St Detroit , MI 48208
<b>Phone:</b>	(510) 316-0260	(313) 832-2866

**BACKGROUND:** This 2 ½ story gable-fronter features a full-width front porch and shows craftsman influences in its 4/1 and 6/1 windows, exposed rafter tails, and upper-story wood shingles with lower-story lap siding. It was constructed in 1916 for Emanuel G. and Meta J. Stadel. Mrs. Stadel lived here until 1952 or 1953.

**LOCATION:** The property is located on the southeast corner of Second Street and West Jefferson Street.

**APPLICATION:** The applicant seeks HDC approval to construct an 87 square foot bathroom addition off the rear southeast corner of the house, and replace a non-historic casement window with a pair of large double-hung windows.

#### APPLICABLE REGULATIONS:

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

- (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.



- (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):**

**New 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.

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

Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

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.

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.

**District or Neighborhood Setting**

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

**From the City of Ann Arbor Design Guidelines:**

**Guidelines for All Additions**

Appropriate: 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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

**STAFF FINDINGS:**

1. This three-bedroom house has one bathroom, on the second floor. The application proposes to add another full bath at ground level, in a design that minimizes both the mass of the addition and its contact with historic materials on the home. The addition is 87 square feet.
2. The house had an open porch on the back, half of which was enclosed at some point to make a mudroom. The new addition is proposed to connect to the house at the mudroom via a 3'1" hyphen that is lower than the height of the historic back porch eave and the eave of the new addition. The bathroom has no windows, but the hyphen has a large window facing east. The addition is clad in cementitious lap siding with a 4" reveal, to compliment and differentiate it from the main house's 3 1/2" reveal. Trim is Azek.
3. The 87 square foot addition increases the pre-1945 footprint of the house by 11%, and the floor area by 6%.
4. A modern casement window on the east elevation of the mudroom is proposed to be replaced by a pair of wood double-hung windows that match the window on the new hyphen. All three are 2' x 5'7".
5. Staff's opinion is that the work is appropriate and does not destroy historic materials features, spaces, or spatial relationships that characterize the property. Corner lots are difficult places to hide new additions, but this one is so intentionally minimal that it works extremely well. It is differentiated adequately while remaining complementary to the historic house and district.

**MOTION**

(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 505 Second Street, a contributing property in the Old West Side Historic District, to construct an 87 square foot bathroom addition off the rear southeast corner of the house, and replace a non-historic casement window with a pair of large double-hung windows, 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 for All Additions*, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for District or Neighborhood Setting and New Additions.

**MOTION WORKSHEET**

I move that the Commission issue a Certificate of Appropriateness for the work at 403 W Liberty 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, photos, drawings, materials details

505 Second Street (2008 Survey Photos)





# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120  
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647  
 Phone: 734.794.6265 ext. 42608 [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

**APPLICATION MUST BE FILLED OUT COMPLETELY**

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER		HISTORIC DISTRICT	
<b>ANDREA AND GARY URBIEL GOLDNER</b>		<b>OLD WEST SIDE</b>	
PROPERTY ADDRESS		CITY	
<b>505 SECOND STREET</b>		<b>ANN ARBOR</b>	
ZIPCODE	DAYTIME PHONE NUMBER	EMAIL ADDRESS	
<b>48103</b>	<b>(510) 316 - 0260</b>	<b>ANDREA.U.G@GMAIL.COM, GARYUG@GMAIL.COM</b>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b>	<b>PRINT NAME</b> <b>xAndrea + Gary Urbiel Goldner</b>	<b>DATE</b> <b>5/24/19</b>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
<b>ZAC CRUSE CONSTRUCTION COMPANY (ZAC CRUSE , VERONICA PIENIAZEK)</b>			
ADDRESS OF APPLICANT			CITY
<b>4150 LINCOLN STREET</b>			<b>DETROIT</b>
STATE	ZIPCODE	PHONE / CELL #	FAX No
<b>MICHIGAN</b>	<b>48208</b>	<b>(313) 574 - 9627 (ZAC)</b>	<b>(313) 832 - 2866 (OFFICE PHONE)</b>
EMAIL ADDRESS			
<b>ZACCRUSE.ZC@GMAIL.COM (ZAC), ZCCOFFICE@GMAIL.COM (VERONICA)</b>			

### APPLICANT'S SIGNATURE (if different from Property Owner)

<b>SIGN HERE</b>	<b>PRINT NAME</b> <b>x ZAC CRUSE</b>	<b>DATE</b> <b>5/24/19</b>
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### BUILDING USE – CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### PROPOSED WORK

*Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).*

**SMALL BATHROOM ADDITION, PLEASE SEE ATTACHED PROJECT NARRATIVE FOR DESCRIPTION IN DETAIL.**

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

**We propose to add a small bathroom to the first floor of our home at 505 Second Street because we would like to grow old gracefully in this place along with this building. We propose the project with these people in mind: our 2 year old, who is learning to use the toilet; our children, whose muddy bodies will run in from the yard and be able to wash up before running through the entire house; any family member who may sustain an injury that makes climbing stairs to the second floor bathroom difficult; elderly friends and family members and, eventually, elderly us. We believe that this simple and small intervention is a vote through action for compact urban settings through many life stages as well as the environmental and cultural sustainability that follows. In that way, it adds an amenity to the fabric of the entire historic neighborhood.**

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

**FOR COMMISSION REVIEWS:**

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

### INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to [building@a2gov.org](mailto:building@a2gov.org).

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

### APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

### OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

## **Project Narrative:**

### **505 2nd St. Ann Arbor, MI 48103 located in Old West Side**

We have been asked by our clients Andrea and Gary, to build a small addition giving their 2 1/2 story, 3-bedroom, one bathroom home a second full bath addition to the first floor.

The addition will be separated from the primary structure by linking it with a smaller connecting structure. This will allow us to preserve the historic enclosed porch corner and roof structure.

The addition will have an 8" block foundation that connects to the existing poured concrete foundation. The siding of the addition will be cement board with a 4-inch weather reveal in contrast to the existing wood sidings 3.5" weather reveal. Trim details will be executed with an Azek pvc trim product. The soffit details will match the existing enclosed porch. The starter board for the siding will not match the starter board on the existing addition. The new work will be painted to match.

We will replace the existing vinyl replacement window in the existing enclosed porch with two larger all wood windows and we will add a 3<sup>rd</sup> window to the addition linkage structure.

**Zac Cruse Construction Company**

4150 Lincoln St.  
Detroit, MI 48208  
313.832.2866  
Zccoffice@gmail.com

**Urbiel Goldner Addition**



proposed addition (view from 2nd st)

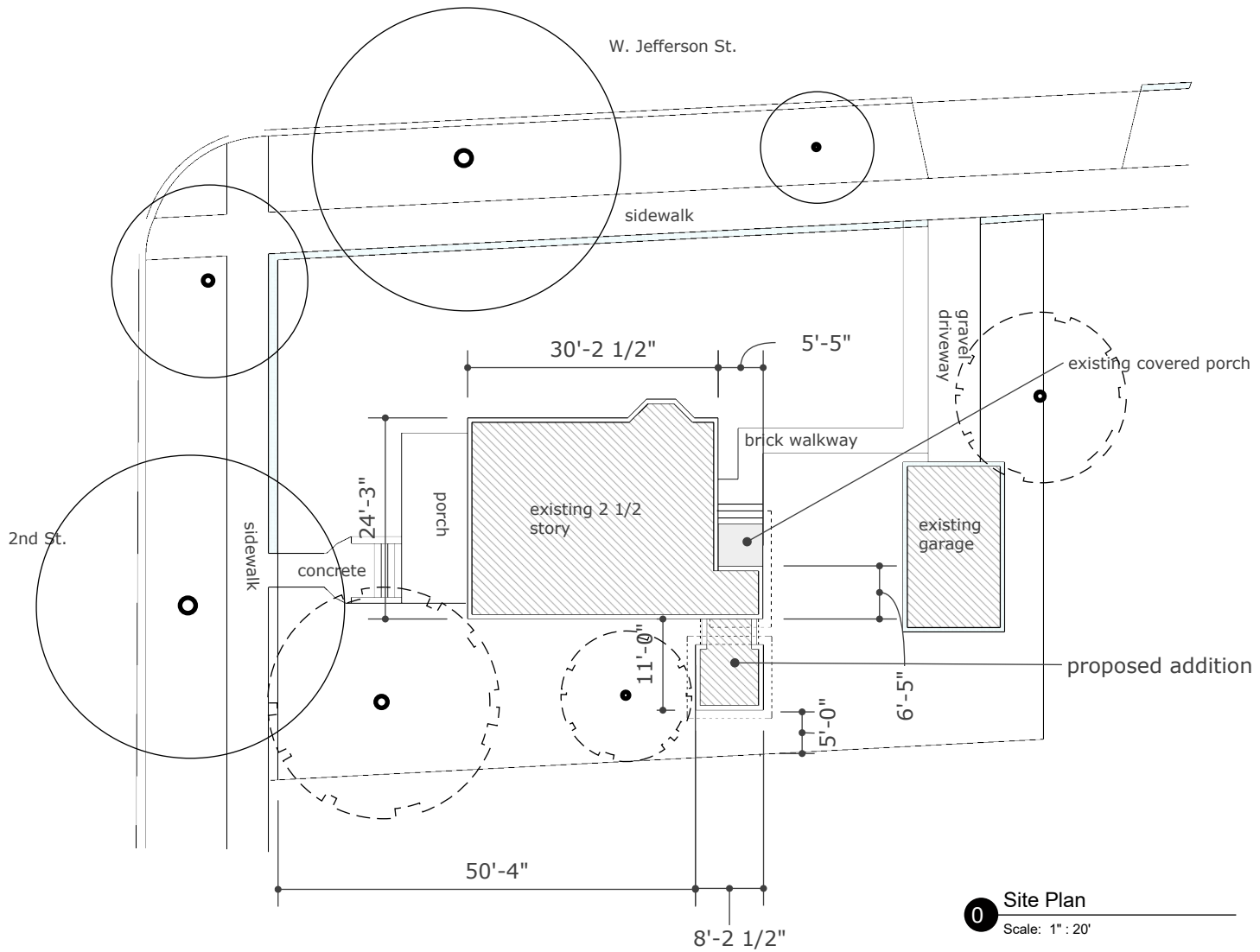


proposed addition (view from Jefferson)





proposed addition location

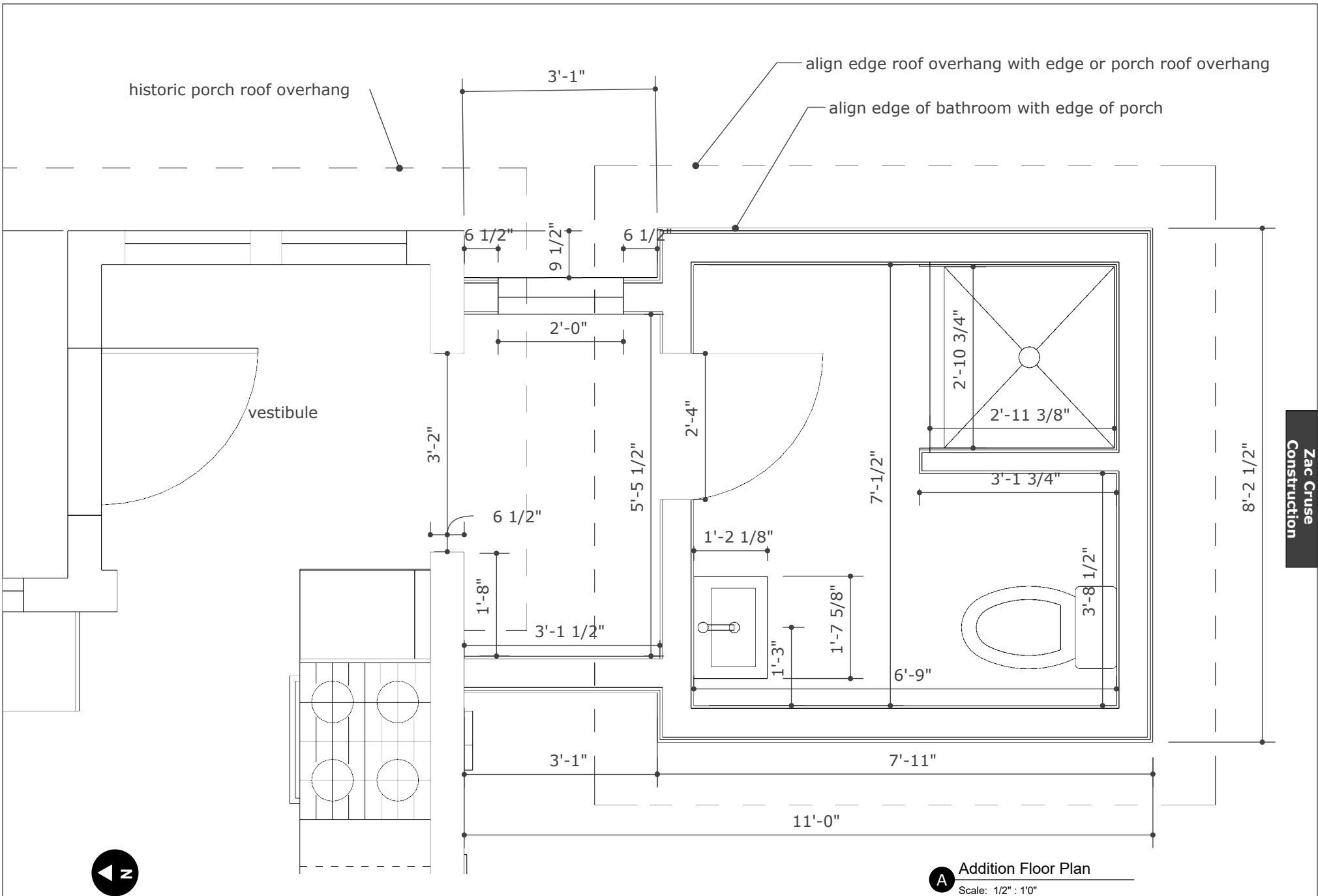




Pre 1945 Foot print = 778 sqft  
New Footprint Area = 87 sqft  
Proposed Footprint Area = 865 sqft  
% increase of Footprint = 11%

Pre 1945 Floor Area = 1476sqft  
New Floor Area = 70 sqft  
Proposed Floor Area = 1546  
% increase of Floor Area = 5%

**A** New 1st Floor Plan  
Scale: 1/8" : 1'0"



Zac Cruse  
Construction



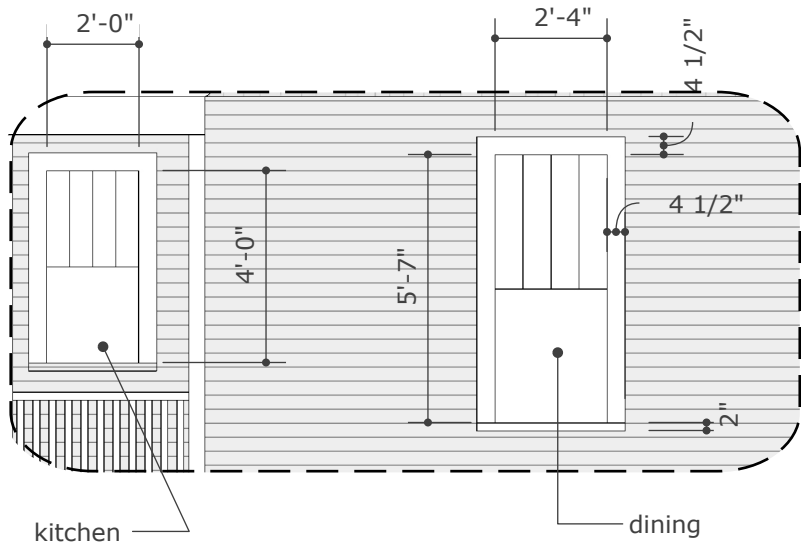
**A** Proposed West Elevation  
 Scale: 1/8" : 1'0"

Zac Cruse  
 Construction



Zac Cruse  
Construction

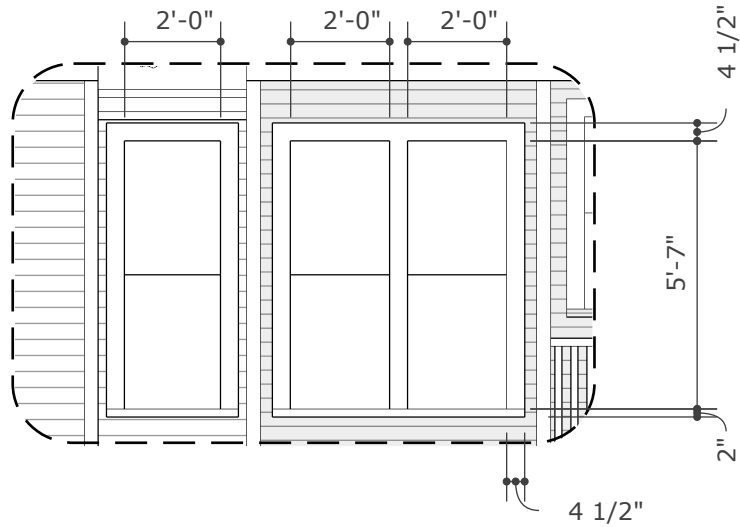
**A** Proposed South Elevation  
Scale: 1/8" : 1'0"



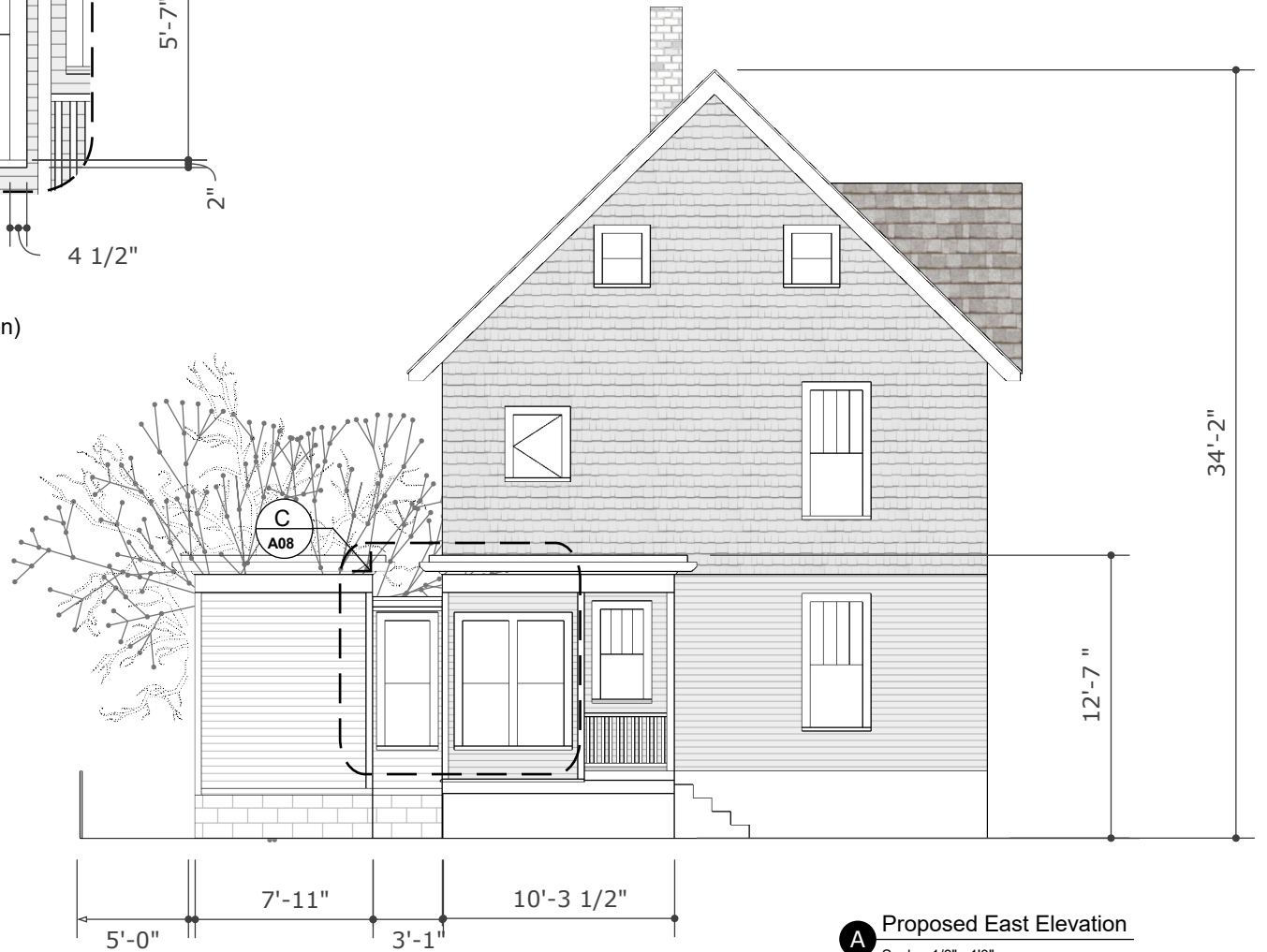
**B** Existing Window/Trim (east elevation)  
Scale: 1/4" : 1'0"



**A** Existing East Elevation  
Scale: 1/8" : 1'0"



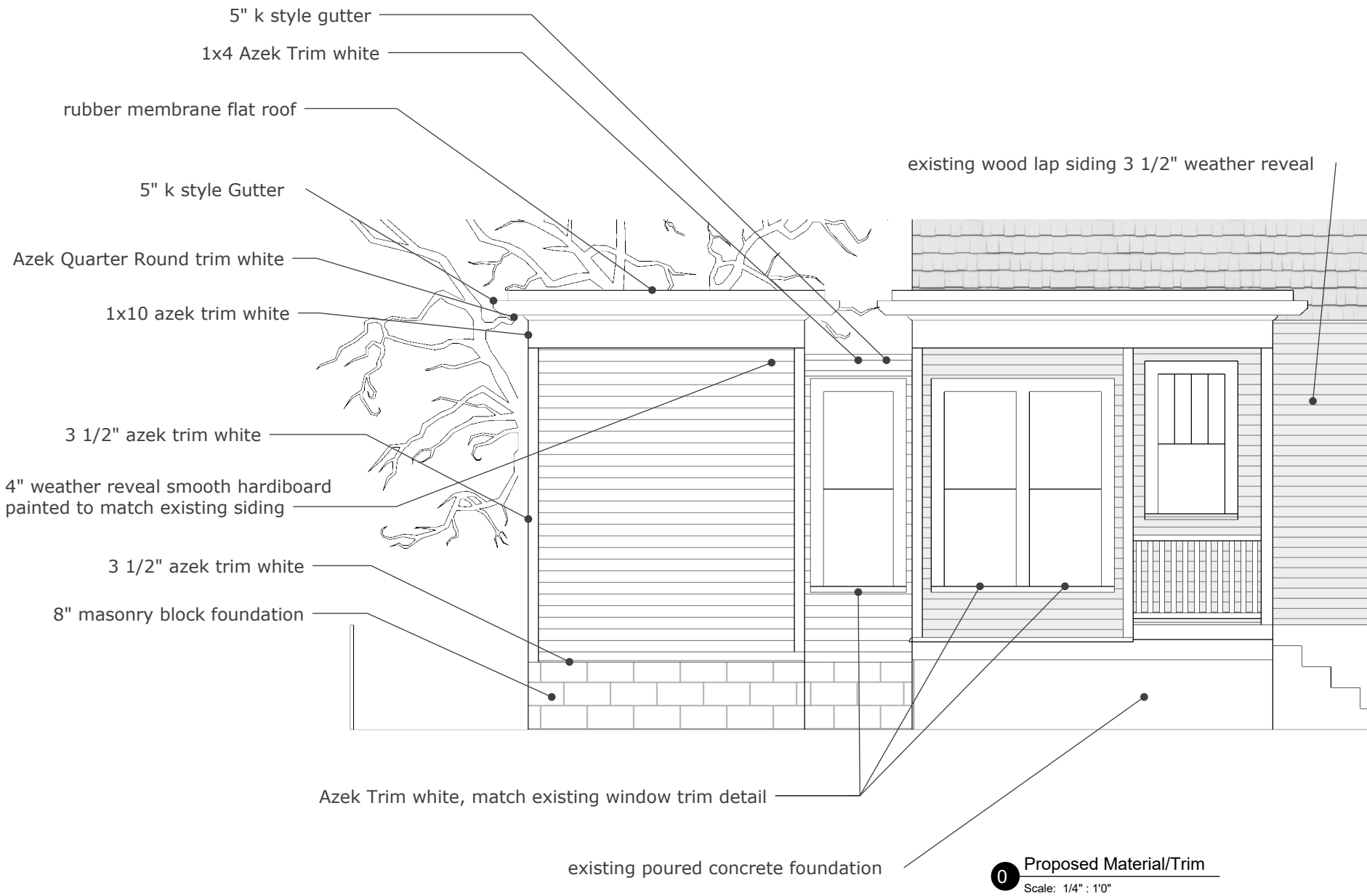
**C** New Window/Trim (east elevation)  
Scale: 1/4" : 1'0"



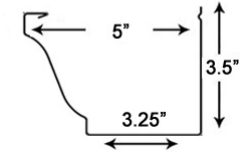
**A** Proposed East Elevation  
Scale: 1/8" : 1'0"

Zac Cruse  
Construction

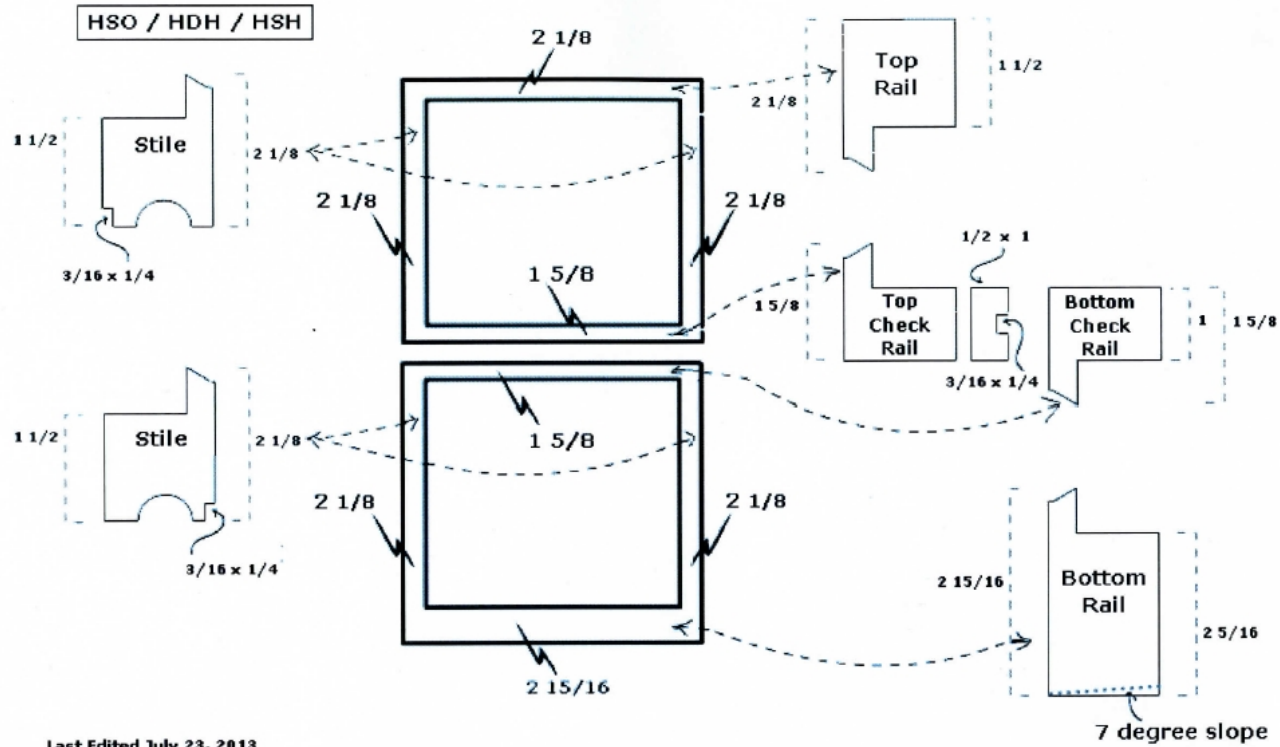




**5" K-Style**



0 Gutter Style



Last Edited July 23, 2013

0 Wood Window Cutsheet

# HardiePlank® Lap Siding Product Description

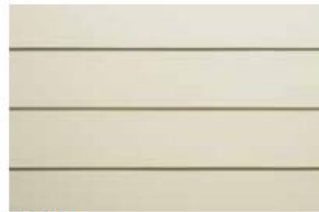
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



Select Cedarmill®



Smooth



Beaded Cedarmill®



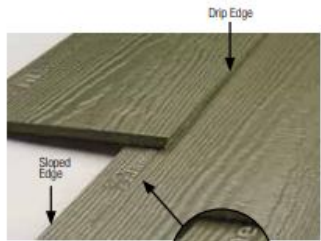
Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®



0 Siding Smooth, 4" weather reveal



**AZEK TRIM | #1 BRAND OF TRIM**

Offering the unequalled combination of Uniformity, Durability, Workability and Beauty, AZEK Trim looks and feels like real wood, yet requires low maintenance to provide lasting curb appeal.

AZEK Trim products are available in many dimensions and sizes, most in both Traditional (smooth) and Frontier (rustic texture). With a building code listing (ESR-1074), AZEK Trim products can be worked similar to wood - even mitered, routed and turned on a lathe. For custom applications, AZEK Trim products can be laminated and heat formed to create curves. AZEK To Mill offers a true 1 1/4" profile that is perfect for fabrication and OEMs.

**AZEK TRIM PRODUCTS**

By thickness, width, and length

5/8 TRIM		LENGTHS	
Traditional & Frontier		12'	18'
ACTUAL DIMENSIONS	5/8 x 3 1/2"	•	•
	5/8 x 5 1/2"	•	•
	5/8 x 7 1/4"	•	•
	5/8 x 9 1/4"	•	•
	5/8 x 11 1/4"	•	•
	5/8 x 15 1/4"	•	•

4/4 TRIM		LENGTHS	
Traditional & Frontier		12'	18'
NOMINAL DIMENSIONS	1 x 2		•
	1 x 4	•	•
	1 x 5	•	•
	1 x 6	•	•
	1 x 8	•	•
	1 x 10	•	•
	1 x 12	•	•
	1 x 16	•	•

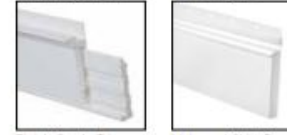
READY RAKE®	LENGTH
1 x 3 on 1 x 8	18'

QUICK CORNER®	LENGTH
6 x 6 corner with 13/16 J-Channel	20'



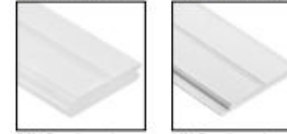
Trim - Traditional

Trim - Frontier



Finish Grade Trim

Universal Skirt Board



5/8" Beadboard

1/2" Beadboard



Integrated Drip Edge

Rabbeted Trim



Cornerboards

Rabbeted Cornerboards



Column Wrap



AZEK To Mill (ATM)

AZEK Sheets



AZEK Adhesive



ReadyRake®

QuickCorner®

Zac Cruse  
Construction