

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 524 S First Street, Application Number HDC22-023

DISTRICT: Old West Side Historic District

REPORT DATE: March 10, 2022

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: March 7, 2022

	OWNER	APPLICANT
Name:	Ted Ramsay Marcia Polenberg-Ramsay	Same
Address:	524 S First Street Ann Arbor, MI 48103	
Phone:	(734) 330-1831	

BACKGROUND: This two-story gable-fronter features gable corner returns, wood lap siding with shingles in the front gable, wood corner board trim, a cut stone foundation, one-over-one windows, and a brick half-width wrap-around front porch with a pedimented gable, half-height round columns, and brick wing-walls along the wood front stairs. It first appears in city directories in 1904 as the home of George and Matilda Beuerle.

LOCATION: The house is located on the west side of South First Street, south of West Jefferson and north of West Madison Streets.

APPLICATION: The applicant seeks HDC approval to construct a 195 square foot addition and a 15' by approximately 12' wood deck on the rear of the home.

APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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 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.

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.

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.

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.

STAFF FINDINGS

1. This two-story house and its 1 ½ story rear wing were built during the period of significance, per Sanborn maps. The single-story that wraps around the northwest corner of the house in two segments is more recent and counts toward the post-1944 floor area and footprint. The pre-1945 footprint was 600 sf, and the 1960s and proposed additions add 273 sf, for a total footprint increase of 45.5%. The area of the second floor is not indicated, but assuming it matches the first floor, the pre-1945 floor area would be 1200 sf and the additions add 273 sf, for a total increase of 22.8%.
2. The one-story addition proposed would expand the existing kitchen. It is designed to mimic the design, trim and roof pitch of the front porch, and the foundation is inset 2' 1 ½" from the original southwest corner of the two-story house block. On the west (rear) elevation the addition is set out slightly from the single-story modern addition. Three one-over-one windows from the period of significance would be lost to the proposed addition, though one opening would remain on the interior.
3. Windows on the proposed addition are Pella wood casements clad in aluminum. They are proportioned to be complimentary in size and shape to the historic windows, while distinguished by style and material. The new door is also a Pella full-lite aluminum clad wood. Cladding on the addition is wood lap to match the existing house, with shingle gable trim to match the front gable. A wood deck with a traditional guardrail design is located behind the addition, with steps on its north end next to the house. All of this work is appropriate and is adequately distinguished from the historic house while remaining complimentary.
4. Staff believes that the work does not have a detrimental effect on historic materials, features or spaces and that the application should be approved.

POSSIBLE MOTIONS: (Note that the motion below 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 524 South First Street, a contributing property in the Old West Side Historic District, to: construct a 195 square foot addition and a 15' by approximately 12' wood deck on the rear of the home. As proposed, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for additions, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 5, 9 and 10, and the guidelines for additions and building site.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 524 S First Street 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, letter, drawings, photos

524 S First Street (2008 Survey Photo)





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: 734.994.6265 ext. 42608 jthacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDCR
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <i>Test Ramsay and Marcia Polenberg-Ramsay</i>		HISTORIC DISTRICT <i>Old West Side</i>	
PROPERTY ADDRESS <i>524 South First St</i>		CITY ANN ARBOR	
ZIP CODE <i>48103</i>	DAYTIME PHONE NUMBER <i>(734) 330-1831</i>	EMAIL ADDRESS <i>tramsay@umich.edu</i> <i>mpolen@umich.edu</i>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <i>same</i>		CITY	STATE, ZIP MI 48103

PROPERTY OWNER'S SIGNATURE

SIGN HERE	<i>Therese Kops Ramsay</i> <i>Marcia Polenberg-Ramsay</i>	PRINT NAME	<i>Therese Kops Ramsay</i> <i>Marcia Polenberg-Ramsay</i>	DATE	<i>2/10/2022</i> <i>2/10/2022</i>
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			
STATE		ZIP CODE	PHONE / CELL #
EMAIL ADDRESS		FAX No	

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME	DATE
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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).

Enlarge tiny kitchen by extending it to most of the current deck. South wall to be rebuilt with two windows to replace the current one window. West wall to have a door to the new deck plus three windows and a small window above the door. Two windows will be stationary. Three windows (2 south wall, 1 west wall) will open.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Our kitchen is too tiny for two people to prepare food. More importantly there is no ventilation for our gas stove. Using the oven results in smoke and fumes. Moving the stove to the new outside south wall will be healthier and safer for lungs & eyes.

For Further Assistance With Required Attachments, please visit www.a2gov.org/766

H. S C O T T D I E L S ■ A R C H I T E C T

1414 Iroquois Pl. Ann Arbor, Michigan 48104

hscottdiels@att.net

734-649-2787 Cell

11 February 2022

Jill Thacher – Historic District Coordinator
City of Ann Arbor, Michigan
Planning & Development Services
301 E. Huron Street PO Box 8647
Ann Arbor, Michigan 48107-8647

Dear Jill Thacher:

The attached site plan and this letter includes the information you have requested. The updated site plan now shows dimensions and footprint/floor area takeoffs.

The existing foundation wall is coursed roughly squared running bond granite.

The overall design concept for windows on the south wall was to increase the area of the Kitchen window above the sink. The existing Kitchen window in the removed wall is a 28"x 46" single hung window. This window may not be from 1906 but it is pre 1940s detailing. The new windows are two 29"x 41" casements with stud framing between units. The casement was chosen for easier operation leaning over the sink. These windows are a taller version of the two separated casement windows directly above on the upper level.

The overall massing of the new addition is a mirrored version of the front porch. The roof pitch and cedar shingle gable match the porch. The design concept for windows on the west wall was to add more light and create a space for plants. The configuration of the windows is to appear as a glassed in porch. The existing Kitchen window facing west in the removed wall is a 28"x 54" single hung from 1906. The three new windows are 32"x 53 casements. These windows are on the back wall of the house. The assembly of windows is in keeping with the original house as if a porch were enclosed with the individual units similar in size to the rest of the house and the stud framing between window units and the overall trim is similar to the house.

The existing window in the east wall of the enlarged kitchen will have the sash removed and become an interior borrowlite. The frame and trim on the living room side will remain and matching trim will be added to the Kitchen side. This may get glazed with art glass.

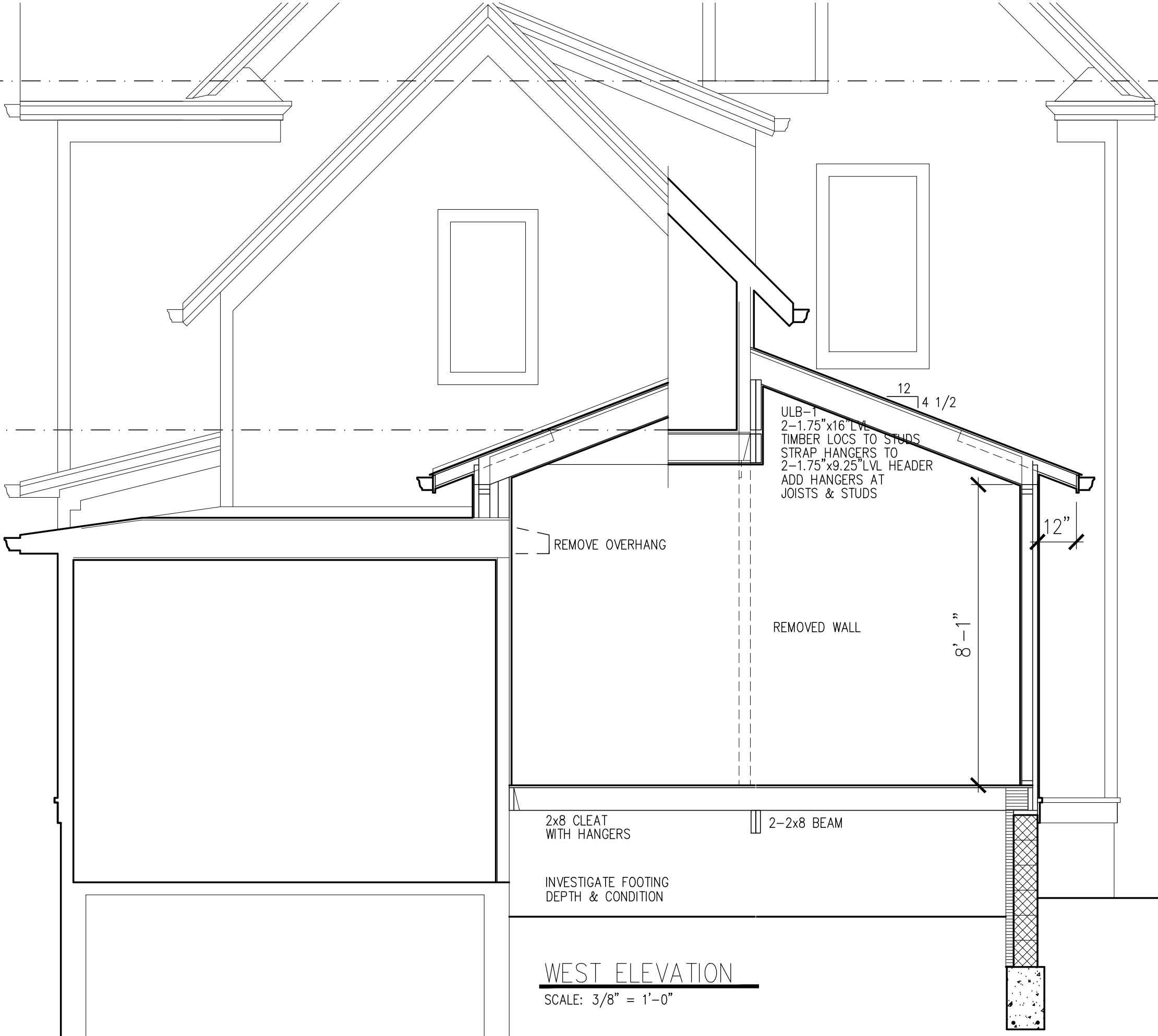
The new windows and full lite door are Pella Reserved Traditional wood windows clad. The wood construction makes the sash and frame similar in size to the original windows. These windows are clad in aluminum for low maintenance and to match the painted wood window appearance. The trim and window sills are to match the existing details.

I am not sure how much leeway is given to new window configuration and construction, however I feel these match the Secretary of the Interior Standards with the new work being differentiated from the old and compatible with the historic materials, features, size, scale and proportion.

Please call/write if you need any additional information.

Sincerely;

H. Scott Diels, RA, LEED-AP
H Scott Diels – Architect PLLC



WEST ELEVATION
SCALE: 3/8" = 1'-0"

STRUCTURAL NOTES

ULB-1 BEAM ABOVE KITCHEN
 ROOF w=4' x (15 LB/DL + 30 LB/LL)=180 LB/FT
 UL WALL w=8' x (10 LB/DL)=80 LB/FT
 UL/ML w=7' x (15 LB/DL + 30 LB/LL)=315 LB/FT
 TOTAL LOAD = 575 LB/FT
 2-1.75"x16" LVL SPAN 17'-6"
 ASI HANDBOOK
 MAXIMUM TOTAL LOAD @ 18' SPAN=783 LB/FT

SECTION NOTES

ROOF
 TEXTURED ASPHALT SHINGLES
 TO MATCH EXISTING
 WITH 15# FELT & SNOW & ICE SHEILD
 ON 1/2" PLY SHEATHING
 ON 2x10 RAFTERS @ 16" O.C.
 WITH 1" SPRAY FOAM INSULATION
 WITH 8.25" DENSE PACK CELLULOSE INSULATION
 WITH 1/2" DRYWALL PAINTED

EAVES
 ALUM. DRIP, GUTTERS
 AND DOWNSPOUTS
 1x6 WOOD FASCIA
 PLY SOFFIT

EXTERIOR WALLS
 LAP OR BEVELLED WOOD SIDING
 EXPOSURE TO MATCH EXISTING
 ON 1-1/2" INSULATED ZIP SHEATHING
 ON 2x4 STUDS @ 16" O.C.
 WITH 3 1/2" DENSE PACK CELLULOSE INSULATION
 & 1/2" DRYWALL PAINTED

FLOORS
 3/4" PLY T&G DECKING
 ON 2x8 JOISTS @ 16" O.C.
 BOND INSULATION
 5 1/2" LOW DENSITY
 POLYURETHANE FOAM

FOUNDATION WALLS:
 8" CONCRETE BLOCK WALL
 WITH 2.5" MEDIUM DENSITY SPRAY
 FOAM INSULATION 24" BELOW FINIH GRADE

SPREAD FOOTING
 22" WIDE x 10" DEEP
 CONCRETE SPREAD FOOTING
 2- #4 BARS CONTINUOUS
 IF SOIL CONDITIONS ALLOW
 TRENCH FOOTING
 12" WIDE
 2- #4 BARS CONTINUOUS
 MINIMUM 42" BELOW FINSH GRADE

POLENBERG
 RAMSAY
 RESIDENCE

524 FIRST STREET
 ANN ARBOR, MICHIGAN
 48103

REVISIONS

ISSUED FOR:

10/25/2021	FEASIBILITY PLAN
1/14/2022	OWNER REVIEW
1/20/2022	FOR PRICING
2/10/2022	HDC

SECTION

SCALE: 3/8" = 1'-0"



H. SCOTT DIELS
 ARCHITECT

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 48104-3632

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A3



BRUTE

ROLAIR







NO PARKING
TEMPORARY
7AM - 5PM
NOV 14 - 15
←