

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 307 South Fifth Avenue, Application Number HDC17-20

DISTRICT: East Liberty Historic District

REPORT DATE: March 9, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 6, 2017

OWNER	APPLICANT
Name: Cho Young-Ho	Adrian Iraola
Address: 5053 Okemos Road East Lansing, MI 48823	7129 Tupelo Dr Ann Arbor, MI
Phone: (517) 902-4485	(734) 216-9830

BACKGROUND: This one-story building was constructed in 1914 as a Classical Revival style house and also served as an office for Dr. Louis Rominger. A concrete block storefront with a flat roof was added to the front of the house sometime before 1981.

In 2013 a rear addition was approved by the HDC, but the certificate of appropriateness has expired. (HDC13-037)

LOCATION: The site is on the east side of South Fifth Avenue, just south of East Liberty Street. It is on a shared lot with the Italianate house occupied by Earthen Jar.

APPLICATION: The applicant seeks HDC approval to change the roof pitch on the front addition, increase the height of the parapet by 14", and install mechanical equipment on that roof.

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 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

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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.

District or Neighborhood Setting

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

STAFF FINDINGS:

1. The front addition on the building has a flat roof with frequent rain ponding and leaking issues. The applicant seeks to pitch the roof only on the flat-roofed front room (the concrete block addition) using 14" joists. The roof would pitch to the south and rain would be caught in gutters. The parapet would be increased in height 14", using wood painted to match the existing, to hide the new roof joists. Since this is a modern addition to the building, pitching the roof and hiding it behind a parapet is appropriate.
2. The mechanical equipment is in the same location as equipment that was removed when the previous tenant vacated the building. It includes a cylindrical exhaust fan and a boxy air supply unit. From the pedestrian's perspective, the units will be similar to what's visible in the photo below (plus the taller parapet). The other feasible location for this equipment is on the pitched roof of the historic part of the structure, which would require cutting into the roof to build a platform. Staff prefers locating the equipment on the flat roofed front addition even though it is visible because it does not compromise any historic design or materials.
3. It is staff's opinion that the proposed change in roof pitch, increased parapet, and new mechanical equipment are compatible in exterior design, arrangement, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2, 9, 10, and the guidelines for building site and district or neighborhood setting.

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 307 South Fifth Avenue, a contributing property in the East Liberty Historic District, to change the roof pitch, increase the height of the parapet, and install mechanical equipment on the front addition, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the garage 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 , 9, and 10 and the guidelines for building site and district or neighborhood setting.

ATTACHMENTS: application, drawings, photos

307 S Fifth Avenue (2009)



HDC17-020

2-8-17

BLDG17-0213



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: 307 South Fifth Ave.

Historic District: _____

Name of Property Owner (if different than the applicant):

Cho Young-Ho

Address of Property Owner: 5053 Okemos Rd E Lansing 48923

Daytime Phone and E-mail of Property Owner: (517) 902 4485

Signature of Property Owner: [Signature] Ho-Cho-Young Date: Feb 8, 17

Section 2: Applicant Information

Name of Applicant: Adrian Ir2012

Address of Applicant: 7129 Tupelo Dr

Daytime Phone: (734) 216 9830 Fax: () -

E-mail: adrian ir2012@gmail.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: Feb 8, 17

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

Commercial 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: A.I

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. Removal of existing Flat Roof and replacement with slight slope roof. We also request approval of air exhaust and air supply equipment. installation shown on drawings

2. Provide a description of existing conditions. Flat Roof over sheathing materials with one inch insulation. Sheathing materials have deteriorated badly and roofing has been applied at least three times

3. What are the reasons for the proposed changes? See above. Roofing leaks and ponds

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

Proposed construction will not affect facade of building and will not be visible from pedestrian view point

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

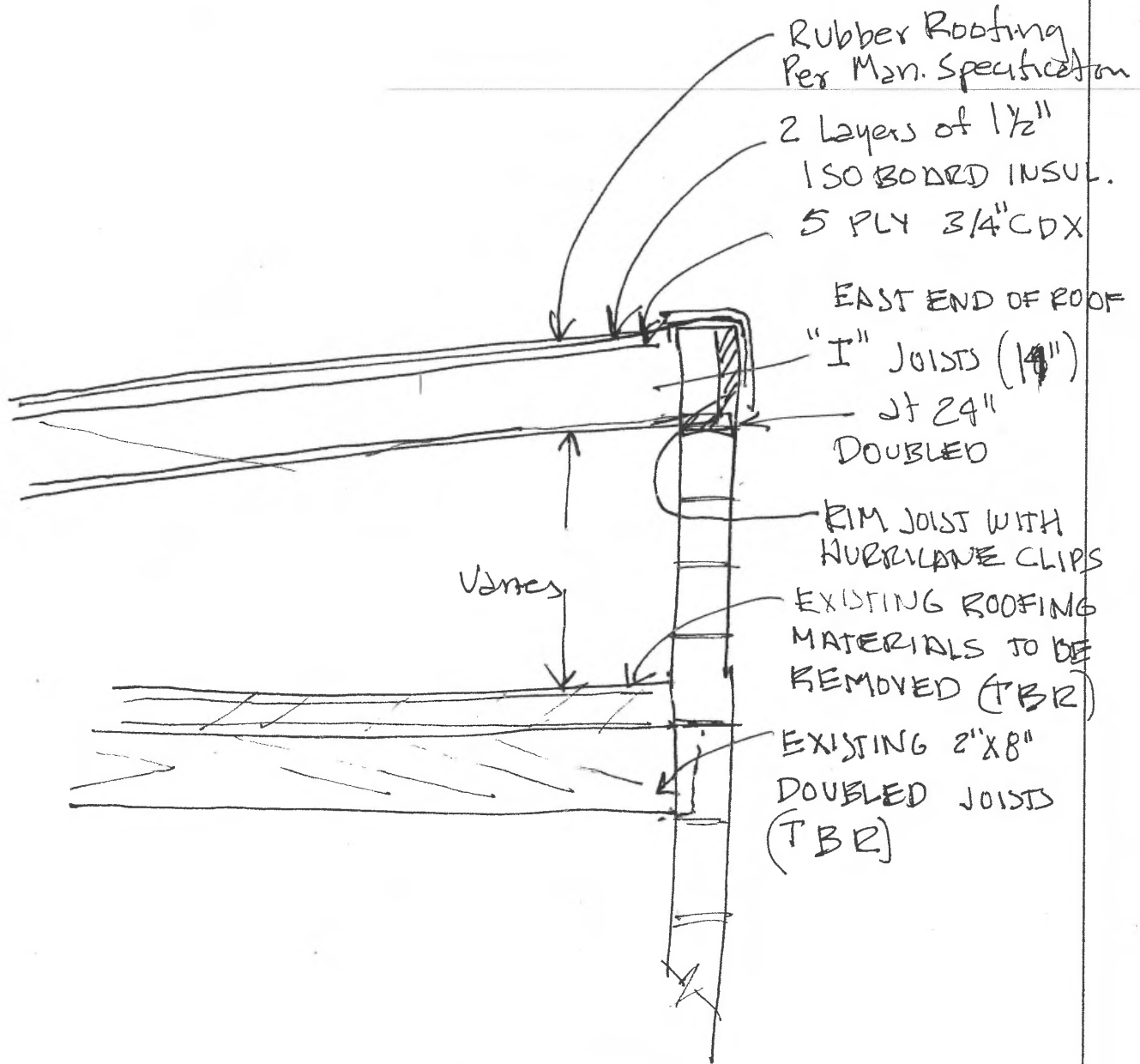
Project No.: _____ HDC _____ Fee Paid: _____

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

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



ROOFING DETAIL (NORTH WALL)
NOT TO SCALE

307 S. FIFTH AVE

JG Construction, Inc 8977 Macon Rd. Saline MI 48176
Lic. # 2102157762 exp 5-31-17
1.04 < 6.00 < 1.00



Circa 2014

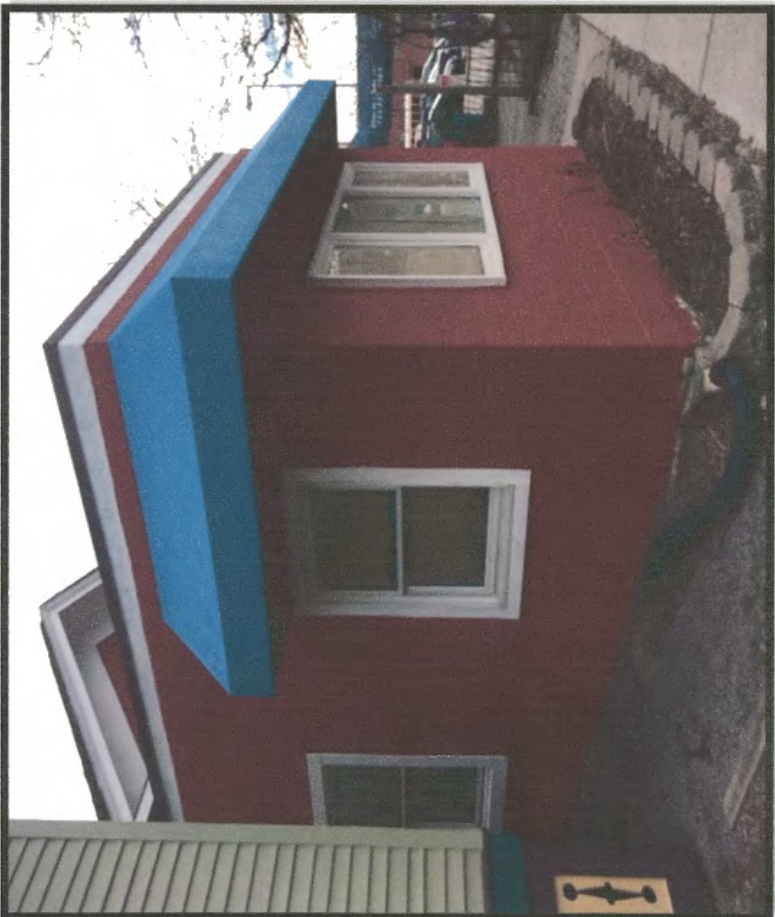


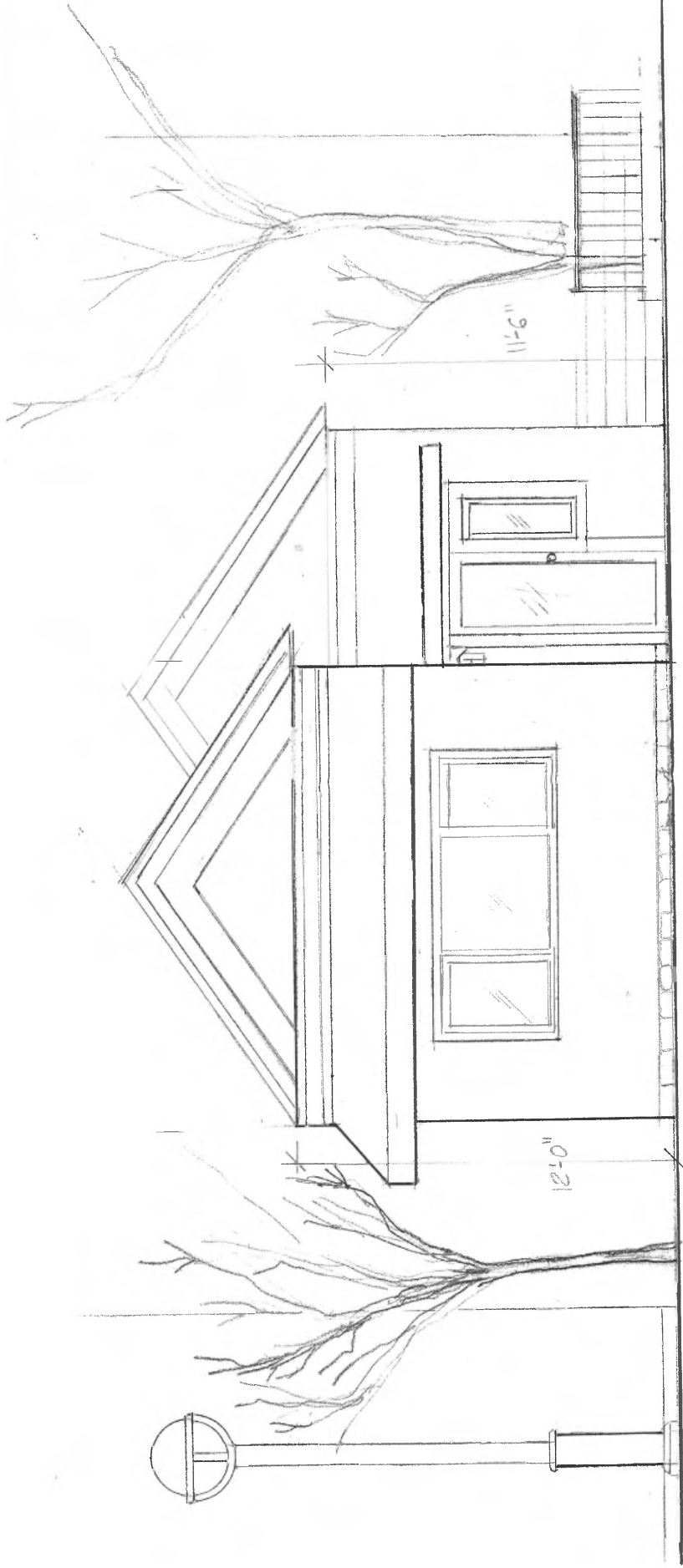
Summer '16



December 16, 2016





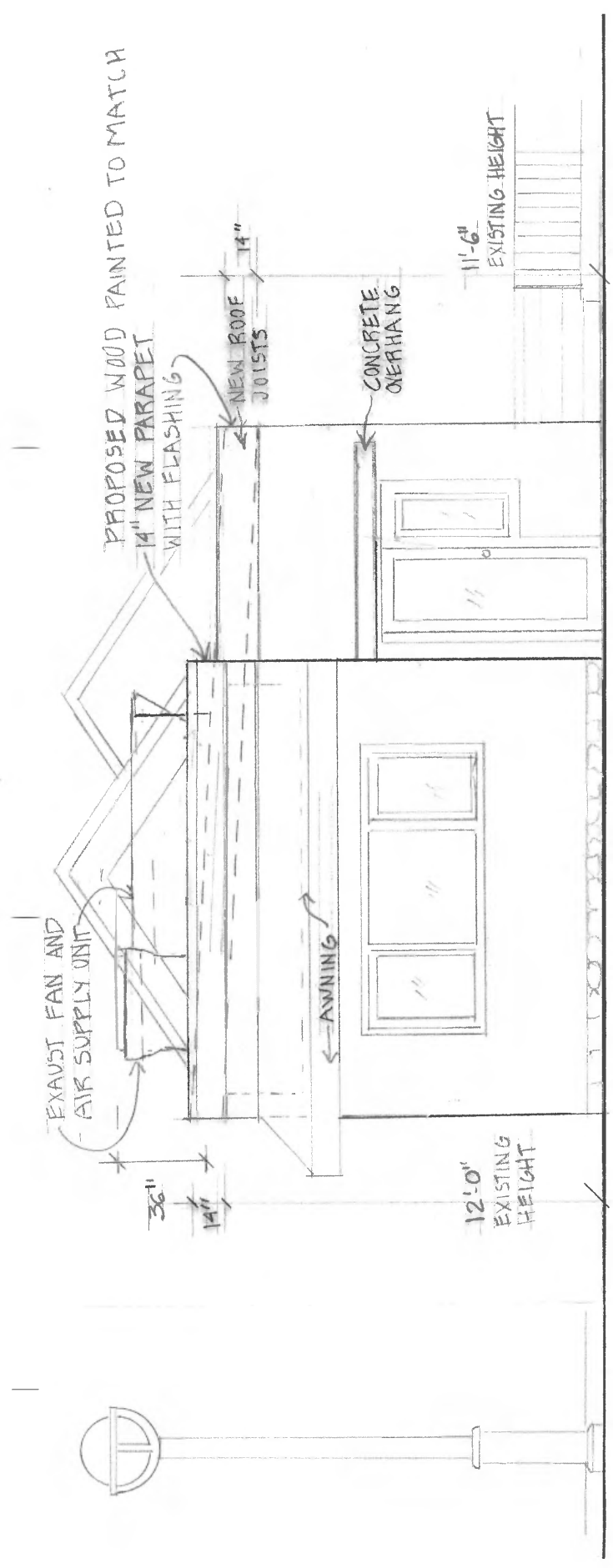


307 S. FIFTH AVE.



EXISTING VIEW

SCALE 1/4" = 1'-0"



307 S. FIFTH AVE.

PROPOSED FRONT VIEW



SCALE 1/4" = 1'-0"

12'-0"
EXISTING HEIGHT

11'-6"
EXISTING HEIGHT

PROPOSED WOOD PAINTED TO MATCH
14" NEW PARAPET
WITH FLASHING

NEW ROOF
JOISTS

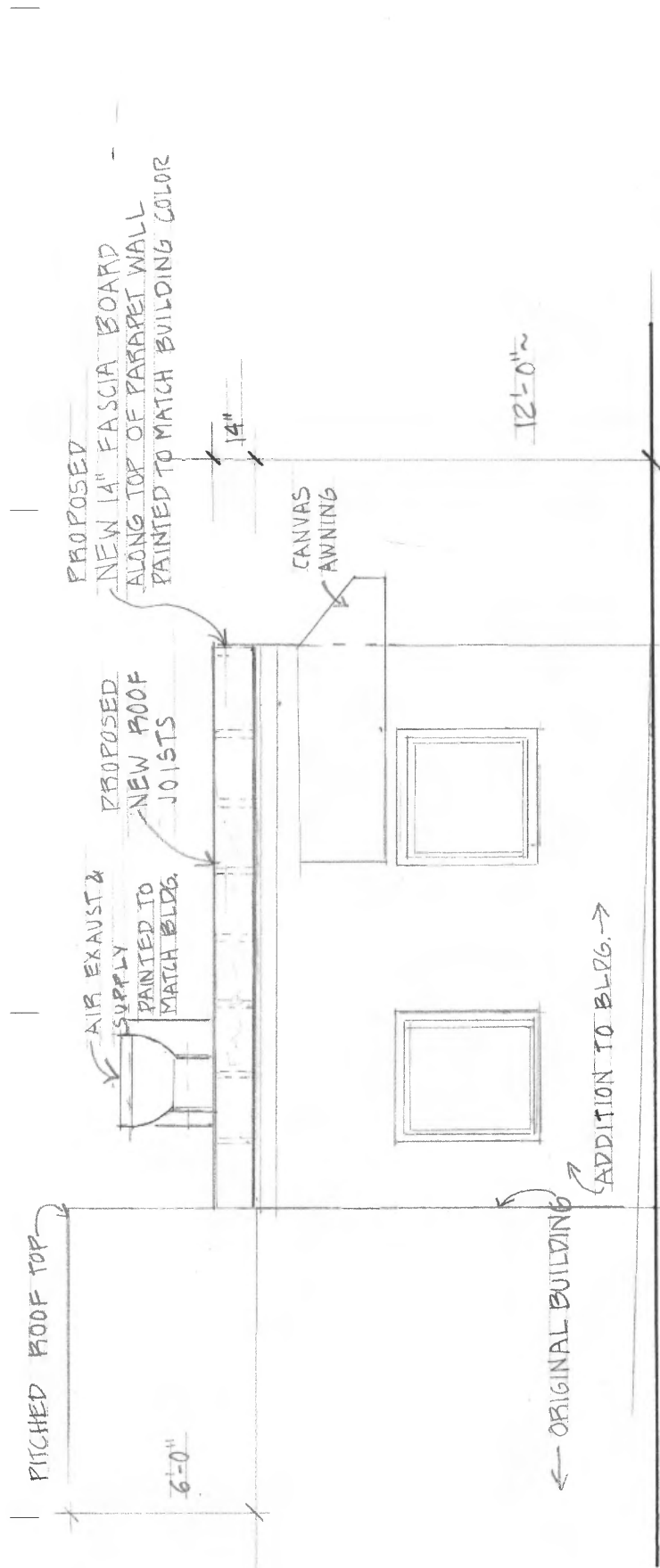
CONCRETE
OVERHANG

AWNING

EXHAUST FAN AND
AIR SUPPLY UNIT

36"

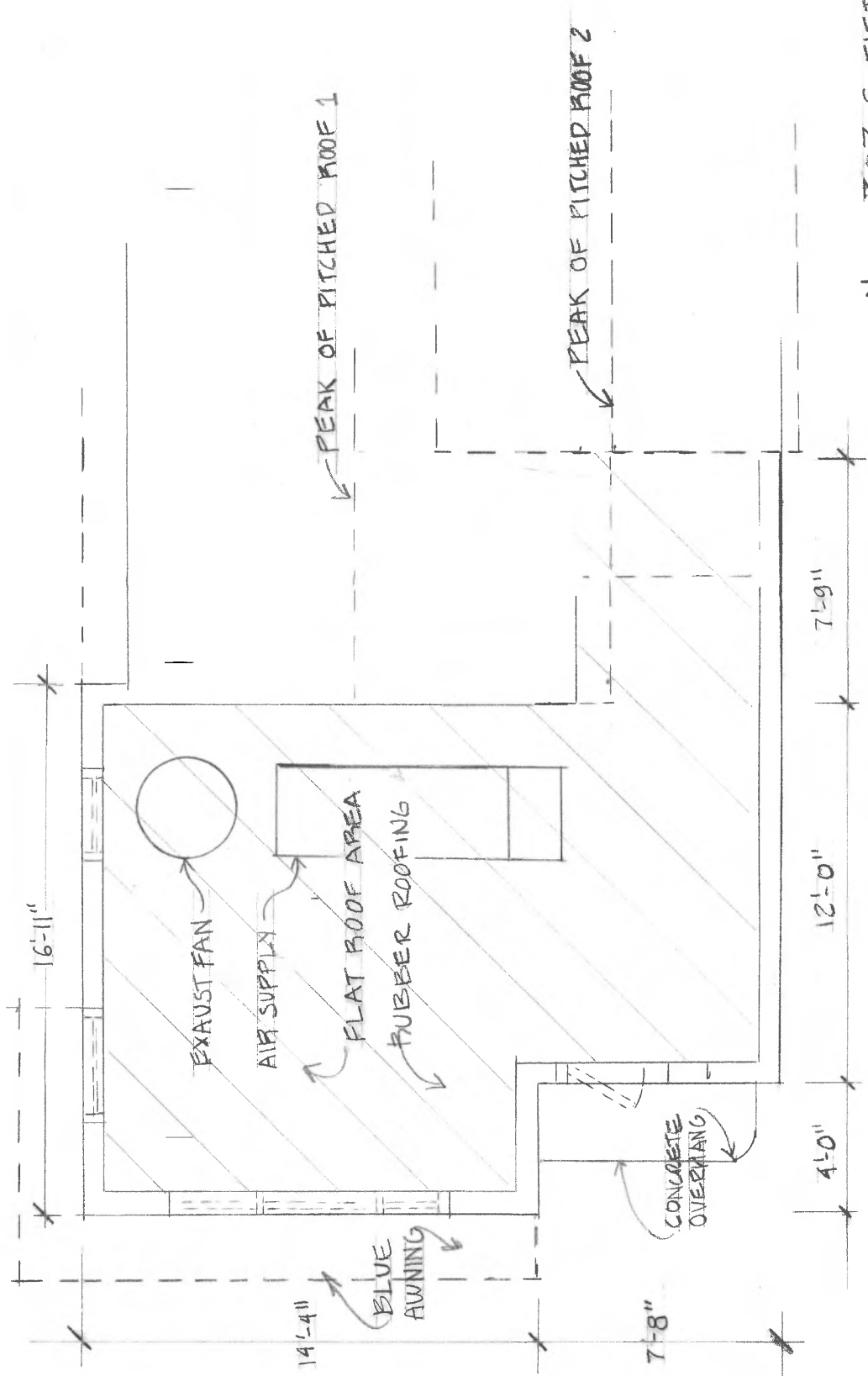
14"



307 S. FIFTH AVE.

SIDE VIEW LOOKING SOUTH

SCALE 1/4" = 1'-0"



ROOF PLAN

SCALE 1/4" = 1'-0"



307 S. FIFTH AVE.