

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1147 Traver Road, Application Number HDC17-197

DISTRICT: Broadway Historic District

REPORT DATE: October 12, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, October 9, 2017

	OWNER	APPLICANT
Name:	Scott Bowers & Caitlin Breakey	Same
Address:	1147 Traver Rd Ann Arbor, MI 48105	
Phone:	(734) 649-8215	

BACKGROUND: See the attached Broadway Historic District Survey Sheet for history and description.

LOCATION: The site is on the west side of Traver Road, at the southwest corner of Bowen Street. It abuts the railroad tracks to the rear.

APPLICATION: The applicant seeks HDC approval to construct a 394 square foot addition on the rear of a 789 square foot home; and replace existing vinyl siding with 5" exposure cementitious siding. The application mentions constructing a single-stall carport with storage shed, a radon mitigation system, and new HVAC and electrical systems, but no details are given and the applicant has agreed to address those in a different application should they move forward.

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. The proposed addition is 50% of both the floor area and the footprint of the house. Under the current design guidelines, no additional floor area would be appropriate if this addition is constructed.
2. The house is nonconforming because it encroaches into the 30' required rear setback; the addition is proposed to be built entirely within the required rear setback. The addition will require a variance from the Zoning Board of Appeals. HDC staff supports this, since

an addition on the side of the house would encroach into the required side yard (and still require a variance), and a rear addition is less visible and more appropriate.

3. The south façade of the addition is flush with the existing house, but the roofline steps down to distinguish the addition from the existing house. The north façade is stepped out 2'6". Given the highly unusual lot configuration, staff believes this is appropriate and distinguishes the corner of the original house. Windows on the addition are clad wood.
4. The house was clad in vinyl siding (over asphalt) shortly before the Broadway Historic District was created in 2007. The study committee photo shows asphalt siding in 2007. The owner has investigated and found wood lap siding in the attic, but that there is no siding under the asphalt layer. Staff believes the proposed cement board lap siding is an appropriate replacement for the asphalt and vinyl as long as the boards are smooth and the exposure matches the attic siding.
5. Other work listed on the application (construct a single-stall carport with storage shed; install a radon mitigation system; and install new HVAC and electrical systems) had no information included with the application and is incomplete. The applicant has agreed to apply for this work separately. The carport and shed will require future review by the Historic District Commission, while the radon and mechanical/electrical work can most likely be addressed administratively through a staff approval.
6. Staff's opinion is that the addition does not destroy historic materials features, spaces, or spatial relationships that characterize the property; that the new addition is differentiated from the old by the foundation, windows, rooflines, and siding; and is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding neighborhood.

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 1147 Traver Road, a contributing property in the Broadway Historic District, to construct a rear addition and remove vinyl siding, on the following condition: that 5" cementitious lap siding is installed with the smooth side out. The work as conditioned 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 New Additions and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 1147 Traver Road in the Broadway 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: survey sheet, application, drawings, photos

1147 Traver Rd (photo © Google 2016)





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 ithacher@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 SCOTT BOWERS, CAITLIN BREAKEY		HISTORIC DISTRICT BROADWAY	
PROPERTY ADDRESS 1147 TRAVER ROAD			CITY ANN ARBOR
ZIPCODE 48105	DAYTIME PHONE NUMBER (734) 649 - 8215	EMAIL ADDRESS SCOTTB@BOWERSARCH.COM	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) SEE ABOVE		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME	DATE
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APPLICANT INFORMATION

NAME OF APPLICANT <i>(IF DIFFERENT FROM ABOVE)</i>			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

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

SIGN HERE	PRINT NAME X	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).

(1) REPLACE EXISTING VINYL SIDING WITH 6" LAP SIDING TO IMPROVE CONNECTION WITH ARCHITETCURAL PERIOD STYLE

(2) ADDITION OF SINGLE BEDROOM TO BACK OF EXISTING STRUCTURE (3) ADDITION OF SINGLE STALL CARPORT

(4) ADDITION OF STORAGE SHED FOR LAWN MAINTENANCE EQUIPMENT

* PROPOSED SF AFTER ADDITIONS: 1,150 SF

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

OWNERS ARE YOUNG COUPLE HOPING TO BRING HOME TO CURRENT LIVING STANDARDS WHILE MAINTAINING THE HISTORIC NATURE AND APPEARANCE OF THEIR HOME. ADDITION OF BEDROOM WOULD ALLOW FOR FAMILY TO GROW. OWNERS WOULD LIKE TO IMPROVE THE APPEARANCE OF EXTERIOR BY REPLACING VINYL SIDING WITH A MORE PERIOD APPROPRIATE, LAP SIDING.

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



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
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.

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	

22 SEPTEMBER 2017



Ann Arbor Historic Commission
301 East Huron Street
P.O. Box 8647
Ann Arbor, Michigan 48107
T: 734.794.6265

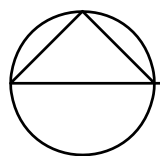
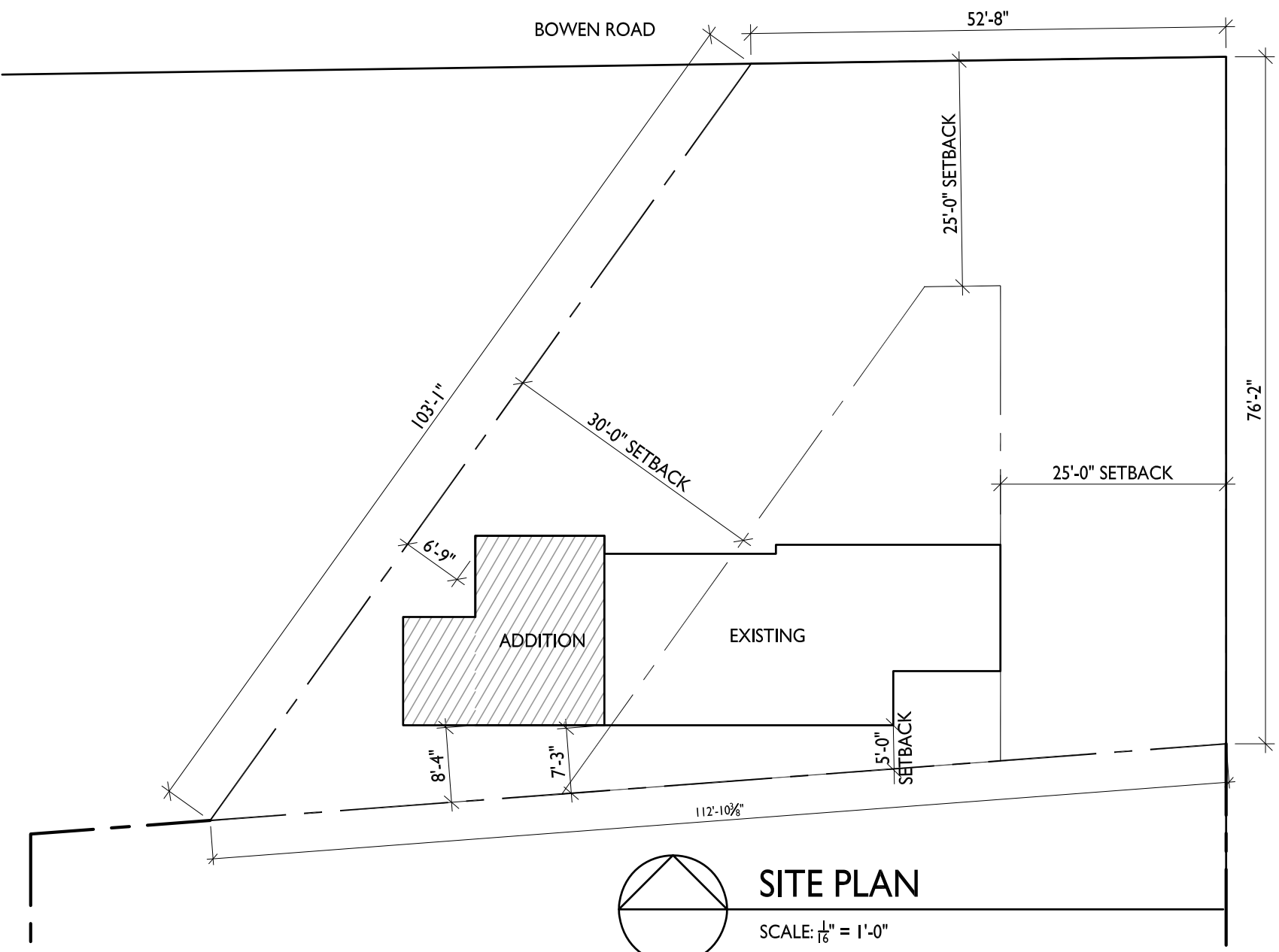
Re: Historic District Commission Application, additional details

Description of existing conditions

Current home is 789 square feet. Exterior has vinyl siding and windows that need to be restored in order to be more energy efficient/ water tight. Interior spaces have not been updated in an estimated forty to fifty years. Basement space still has a dirt floor as well as HVAC and electrical systems that are outdated by today's standards.

Brief Summary of proposed changes (elaborated)

The owners wish to make various improvements to the property at 1147 Traver Road. On the exterior they wish to replace the vinyl siding with a more style appropriate lap siding to improve its connection to the historic nature of their neighborhood. Additionally they hope to add a single stall carport and a storage shed to store their lawn maintenance equipment. The couple also seeks to add an additional bedroom, making their home a two bedroom, to the back of the existing home in order to have space to grow as a family. The addition of this bedroom would match the look of the home. HVAC and electrical updates would be needed to bring the home to current living standards and improve its energy efficiency. Owners will also be implementing a radon mitigation system in the basement. Interior renovation is needed to bring home to current living standards as it has not been updated in quite some time and does not reflect today's lifestyle.



SITE PLAN

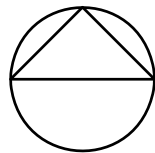
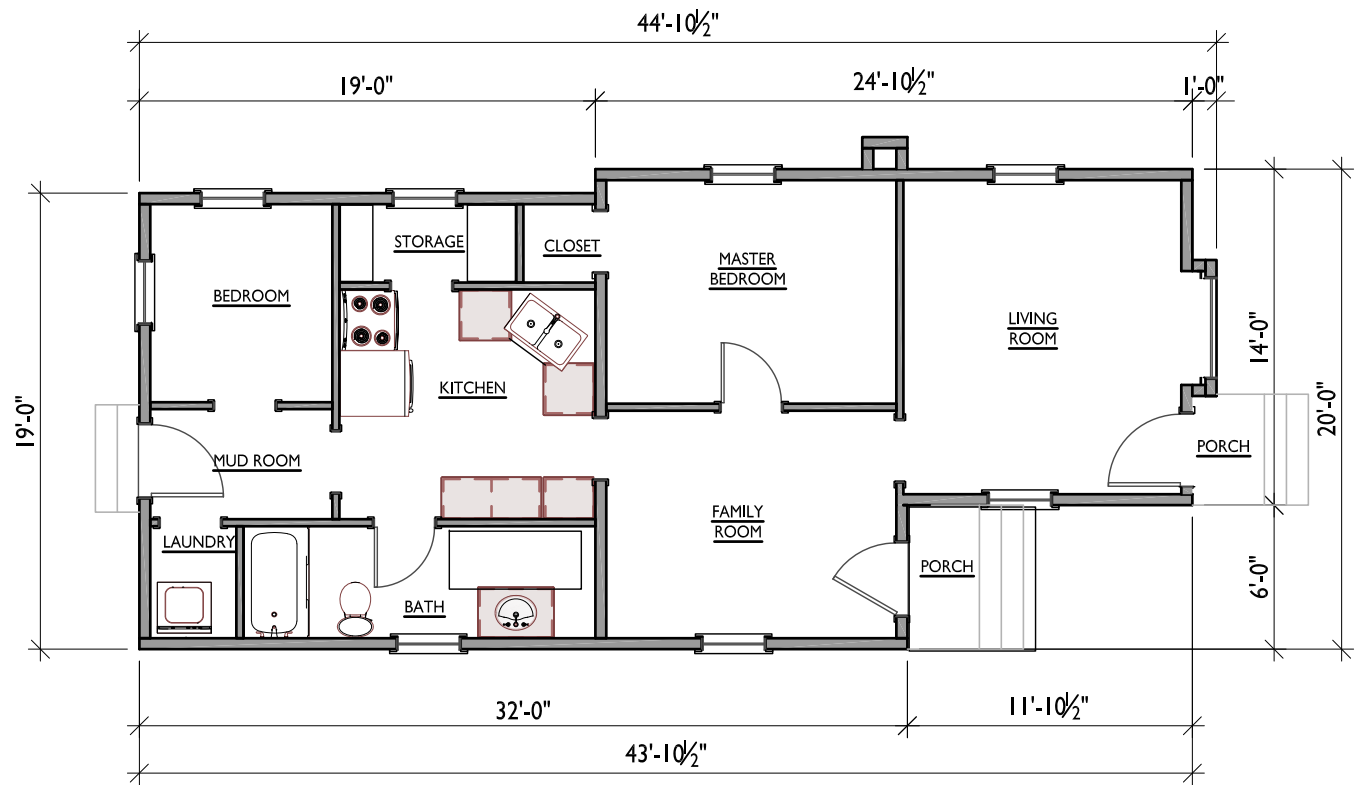
SCALE: $\frac{1}{16}" = 1'-0"$

BOWERS+ASSOCIATES
 ARCHITECTURE DESIGN
 2400 SOUTH HURON PARKWAY + ANN ARBOR, MI 48104
 T: 734.975.2400 + F: 734.975.2410
 WWW.BOWERSARCH.COM

PROJECT + NAME
 ADDITION AND RENOVATION
 1147 TRAVER ROAD ANN ARBOR, MICHIGAN

SITE PLAN
 $\frac{1}{16}" = 1'-0"$

17-107
 22 SEPT 2017



EXISTING FLOOR PLAN

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

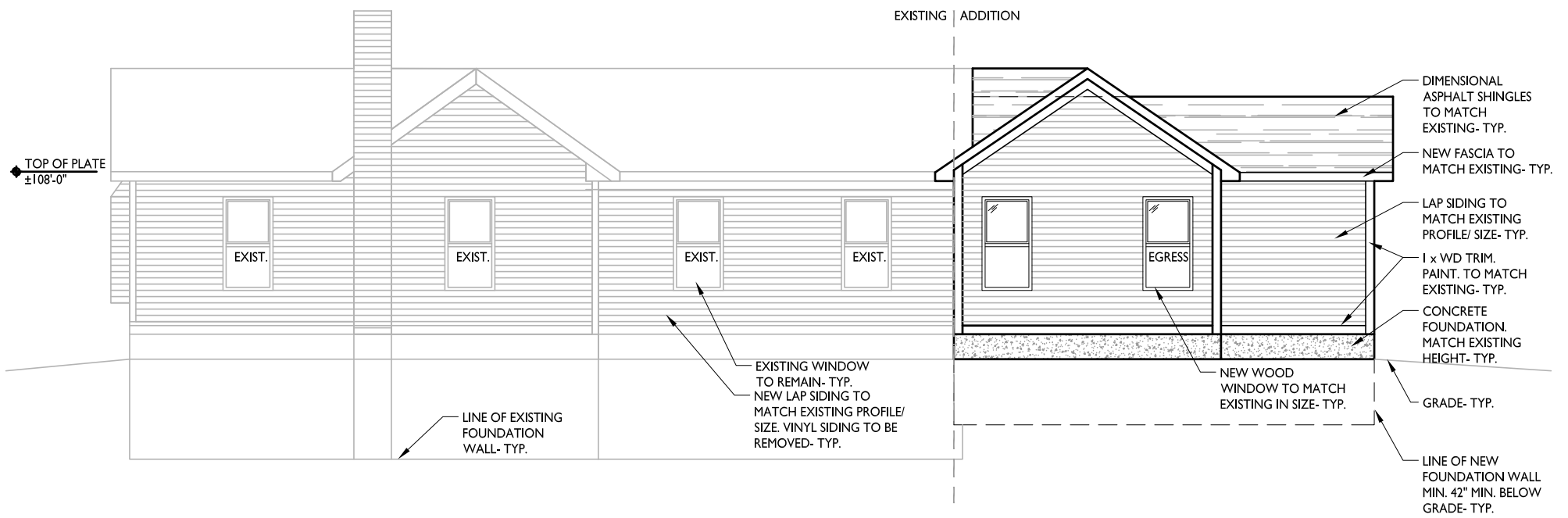
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ADDITION AND RENOVATION
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EXISTING FLOOR PLAN
1/8" = 1'-0"

17-107
22 SEPT 2017



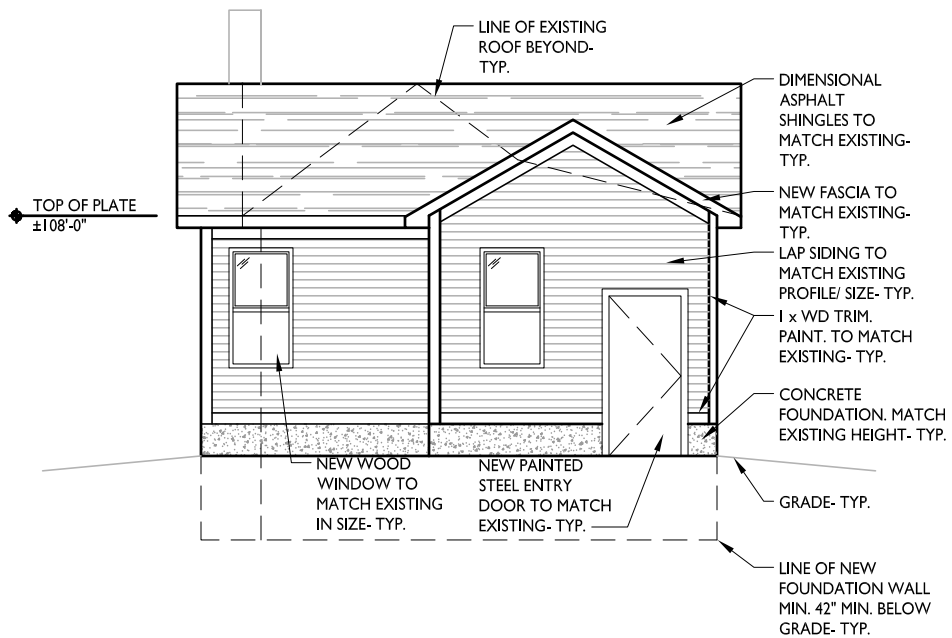
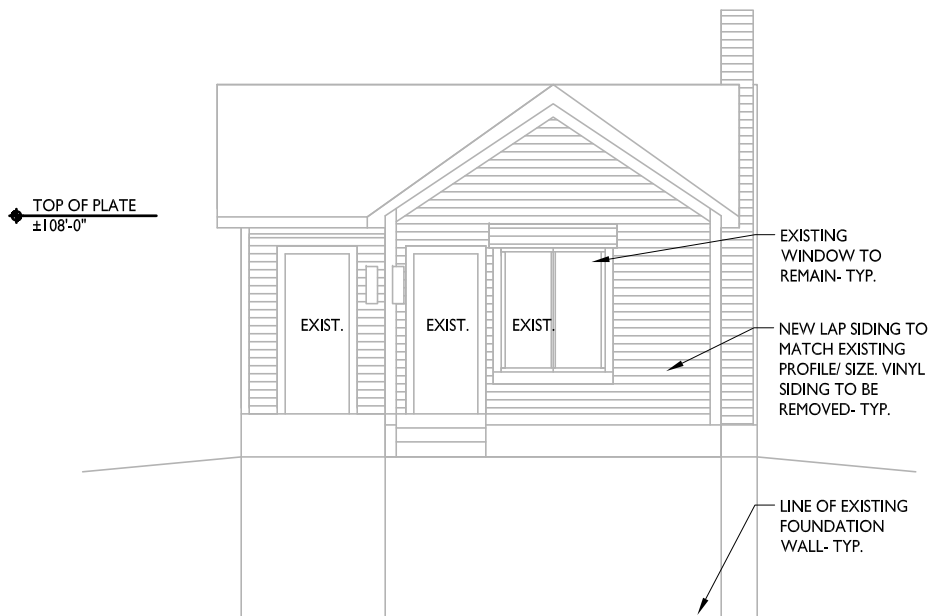
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ADDITION AND RENOVATION
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NORTH ELEVATION
1/8" = 1'-0"

17-107
22 SEPT 2017

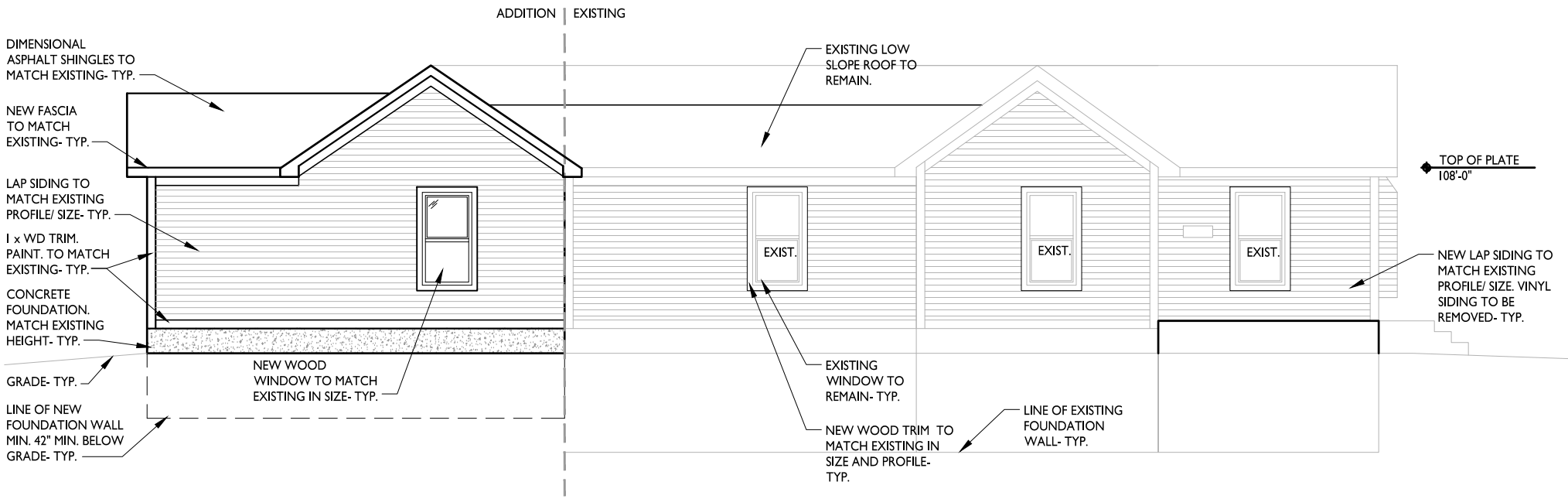


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ARCHITECTURE DESIGN

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PROJECT + NAME
ADDITION AND RENOVATION
1147 TRAVER ROAD ANN ARBOR, MICHIGAN
EAST AND WEST ELEVATIONS
1/8" = 1'-0"

17-107
22 SEPT 2017



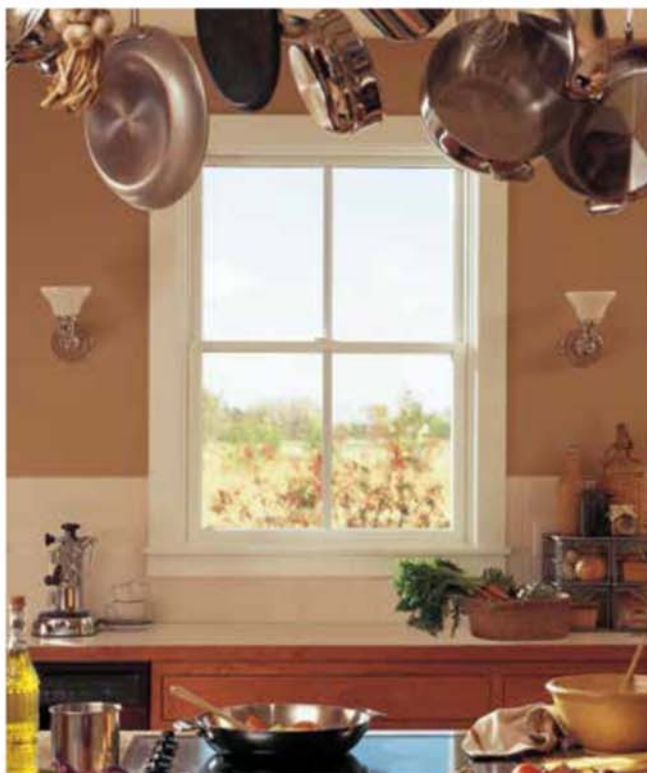
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ARCHITECTURE DESIGN

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PROJECT + NAME
ADDITION AND RENOVATION
1147 TRAVER ROAD ANN ARBOR, MICHIGAN

SOUTH ELEVATION
1/8" = 1'-0"

17-107
22 SEPT 2017



TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. **Visit andersenwindows.com/warranty for details. *ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

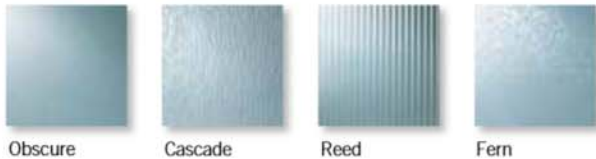
400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

GLASS OPTIONS

- Low-E4® glass
 - Low-E4 glass with HeatLock® technology
 - Low-E4 Sun glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSun glass with HeatLock technology
- Additional glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



EXTERIOR TRIM



Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White, Dark Bronze or Black is specified.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

HARDWARE

Standard



Black | Gold Dust
Stone | White

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

Estate™ (Optional)



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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CertainTeed
SAINT-GOBAIN

LANDMARK[®] SERIES

DESIGNER ROOFING SHINGLES

Landmark, shown in Silver Birch





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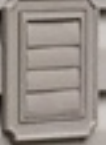
















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