

# Ann Arbor Historic District Commission

## Application for Certificate of Appropriateness

### Old West Side Historic District

522 Second Street

#### Project Information

##### Owner and Applicant Address

Emily Wilson-Tobin and Jack Richardson  
522 2nd Street  
Ann Arbor, MI 48103

##### Proposed Work

This project proposes an infill-type addition to an existing rear-facing, second-floor balcony. The balcony was originally built as part of a modern rear addition to the contributing historic house. The project also proposed removing the unused brick chimney. All proposed improvements will occur within the existing Footprint of the house and will add 62 square feet to the Floor Area.

The interior renovation will occur on the first and second floors. On the first floor, the Kitchen will be renovated and the Family Room will be partially reconfigured. On the second floor, a single, very long bathroom, plus the Balcony area, will be renovated into two separate Bath rooms. The proposed primary Bath room will also include Laundry room functions.

There are several features from the historic house that are mimicked on the modern addition. It is not in the scope of this project to address each one of these issues. However, there is one element that is in the vicinity of the proposed work that this application proposes to address. See Removal Plan for more information.

##### Conditions That Justify Proposed Changes

This project is about using the existing footprint of the house to its highest function.

Infill balcony: The owners would like to add a second bathroom with laundry to the second floor.

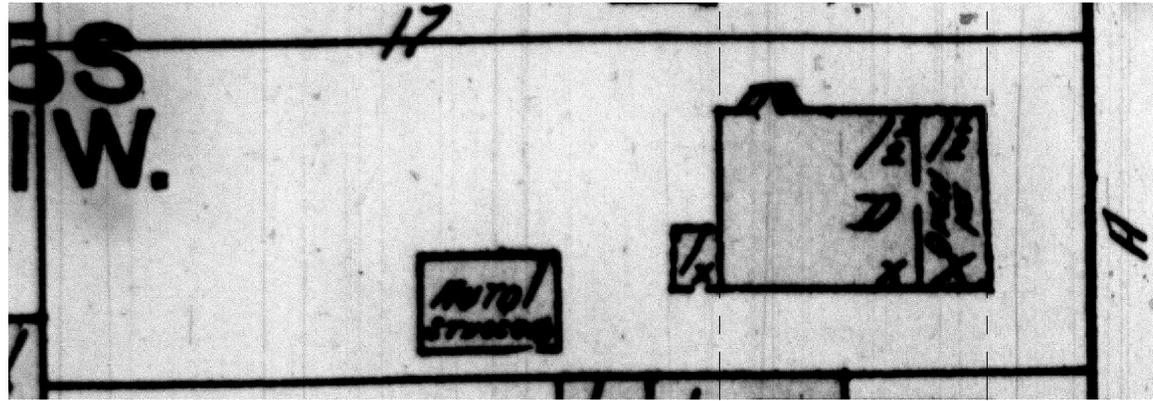
Remove chimney: The chimney is not used and its removal would free up precious space in the Kitchen and Linen Closet.

#### Sheet List

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HDC 0.2a	Removal Plan
HDC 0.2b	Removal Plan
HDC 0.3	Existing Photos - East Elevation
HDC 0.4a	Existing Photos - North Elevation
HDC 0.4b	Existing Photos - North Additional
HDC 0.4c	Existing Photos - North Additional
HDC 0.5a	Existing Photos - South Elevation
HDC 0.5b	Existing Photos - South Additional
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HDC 1.1	Existing Floor Plans
HDC 1.2	Existing Floor Plans
HDC 1.3	Existing Floor Plans
HDC 2.0	Existing Elevations
HDC 2.1	Existing Elevations
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HDC 5.1	Area Calculation

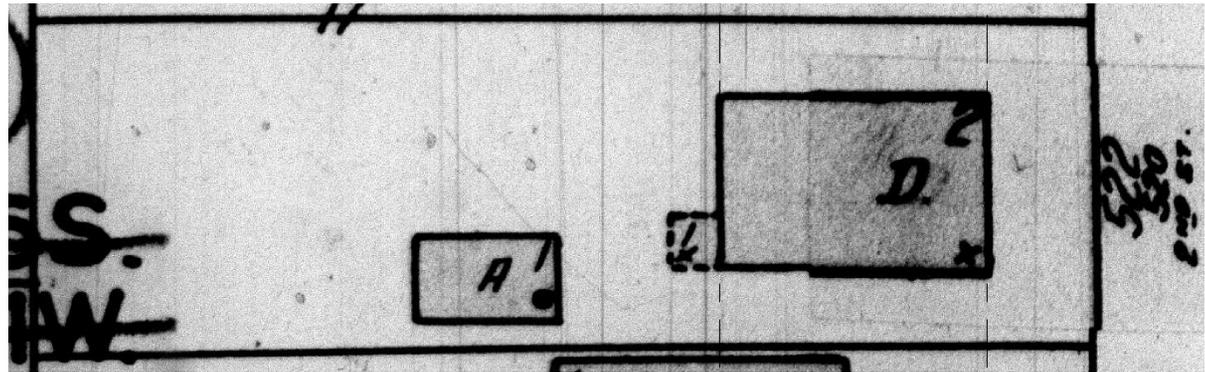
**1916 Sanborn Map**

1 1/2 Story

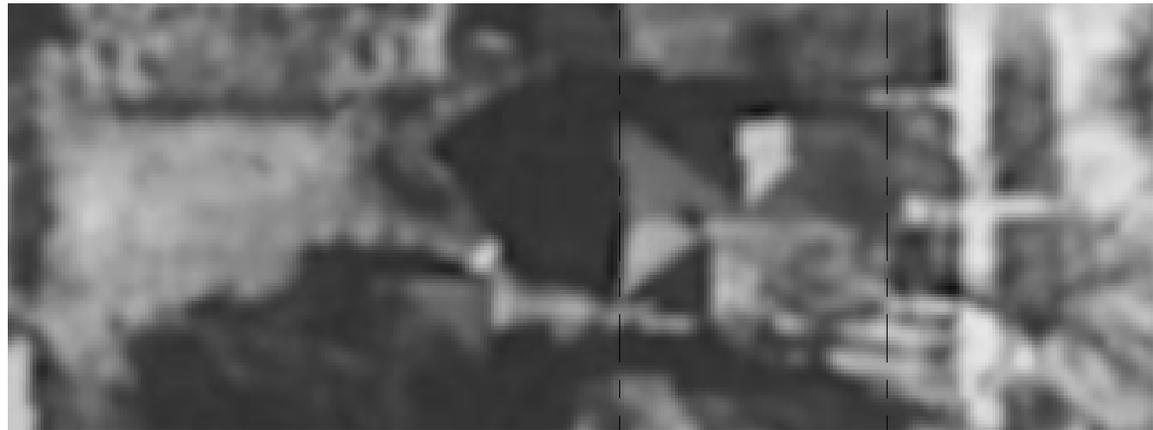


**1948 Sanborn Map**

2 Story



**1947 Aerial Photo**



**Proposed To Be Removed:**

All balcony elements including: ceiling, posts, guard rail, flooring, cladding, trim, one modern exterior door, two modern windows.



## Proposed To Be Removed:

Existing, unused chimney.

The portion of the trim board on the modern addition on the second floor of the south elevation, as highlighted in photo. To be replaced with cladding to match adjacent. (See Note 1, below)



**Note 1:** This trim board is a continuation of the frieze board on the historic portion of the house. It is probable that the historic frieze board remained in place after the rear section of roof was removed when the dormer was added and when the modern addition was added.



Charm Architecture, PLLC - Emily Wilson-Tobin and Jack Richardson  
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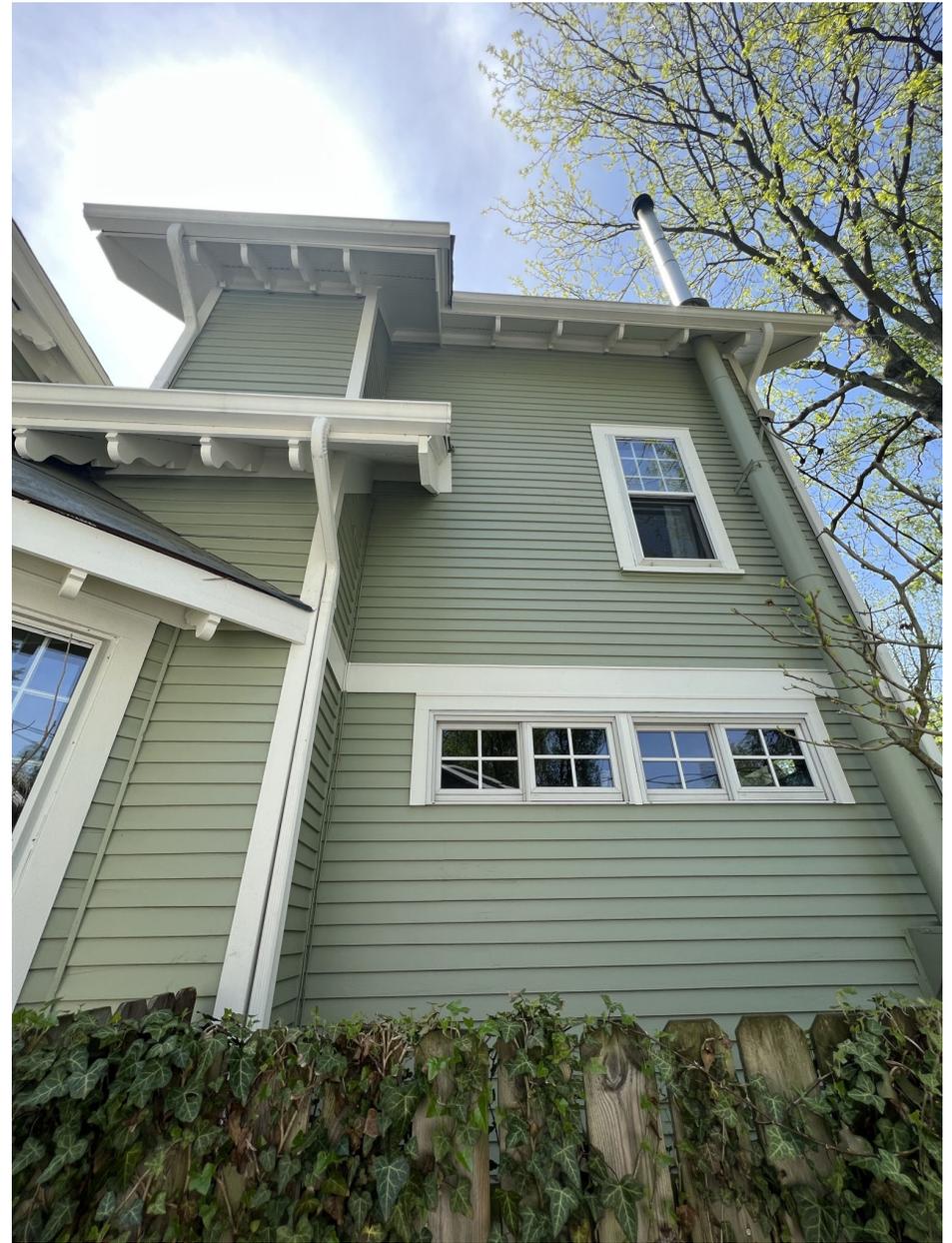
Existing Photos - East Elevation - HDC 0.3



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Existing Photos - North Elevation - HDC 0.4a







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Existing Photos - South Elevation - HDC 0.5a



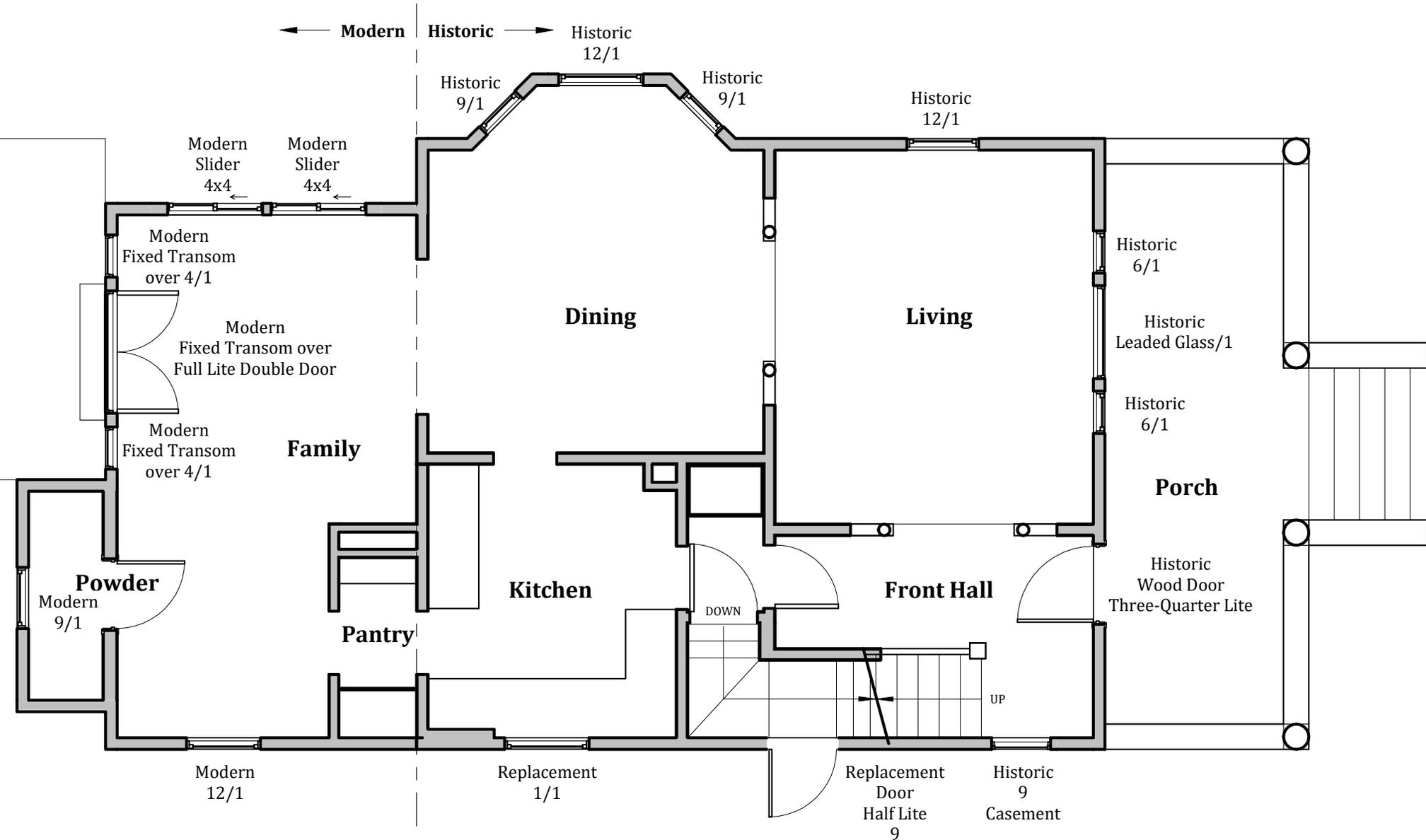
Charm Architecture, PLLC - Emily Wilson-Tobin and Jack Richardson  
522 2nd St Renovation  
Historic District Commission Application - 18 MAY 2023

Existing Photos - South Additional - HDC 0.5b



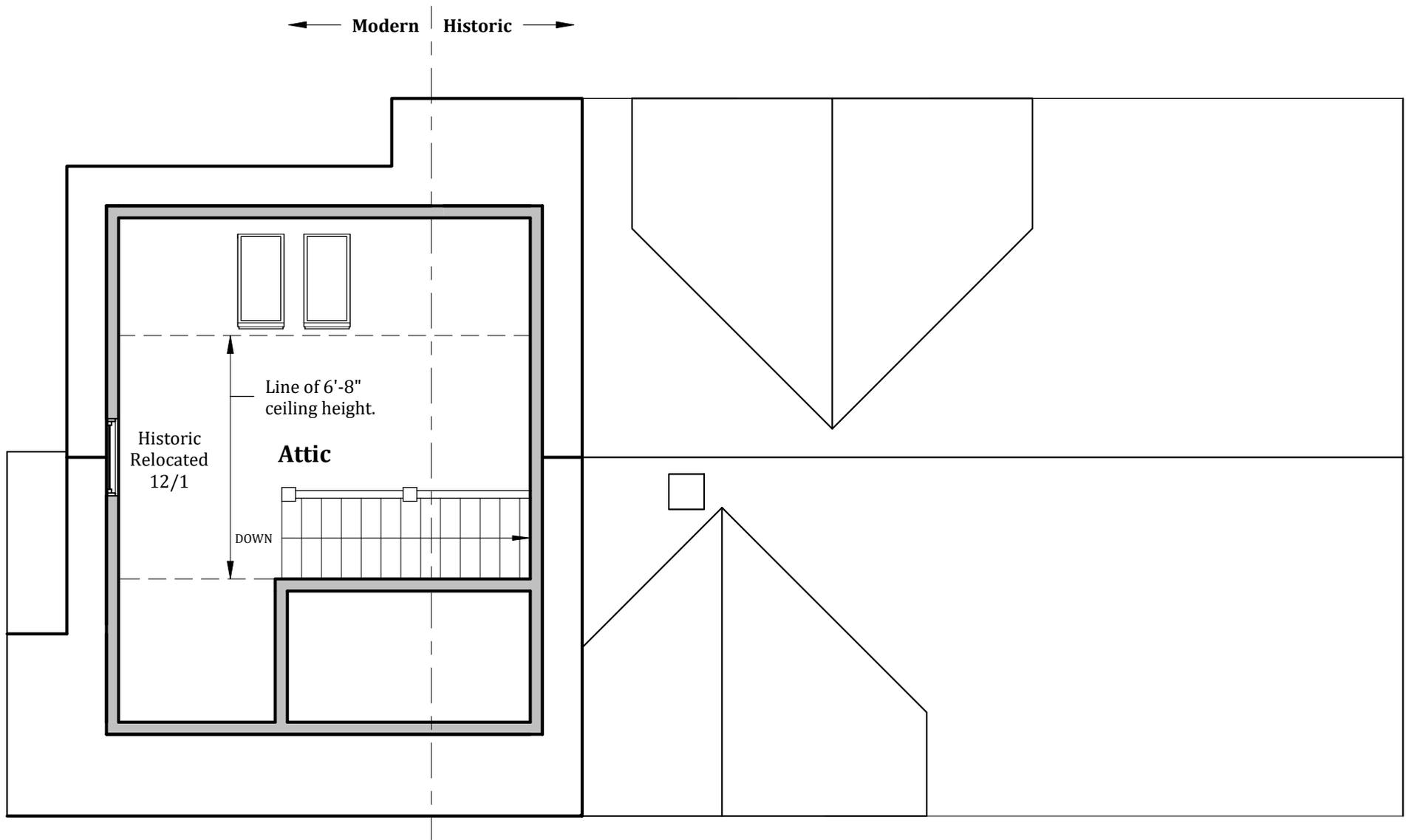
Charm Architecture, PLLC - Emily Wilson-Tobin and Jack Richardson  
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Existing Photos - West Elevation - HDC 0.6

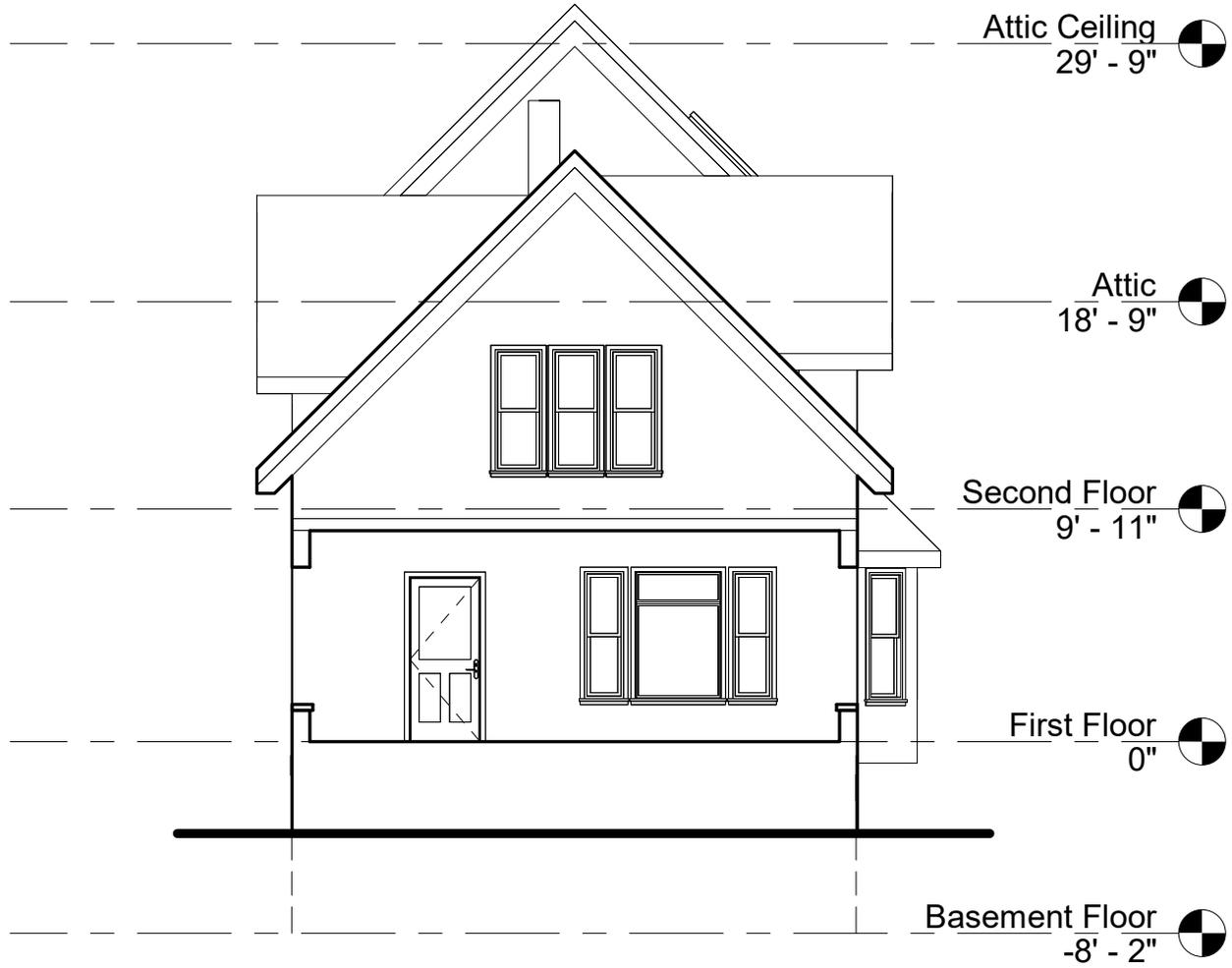


① Existing First Floor Plan  
 3/16" = 1'-0"





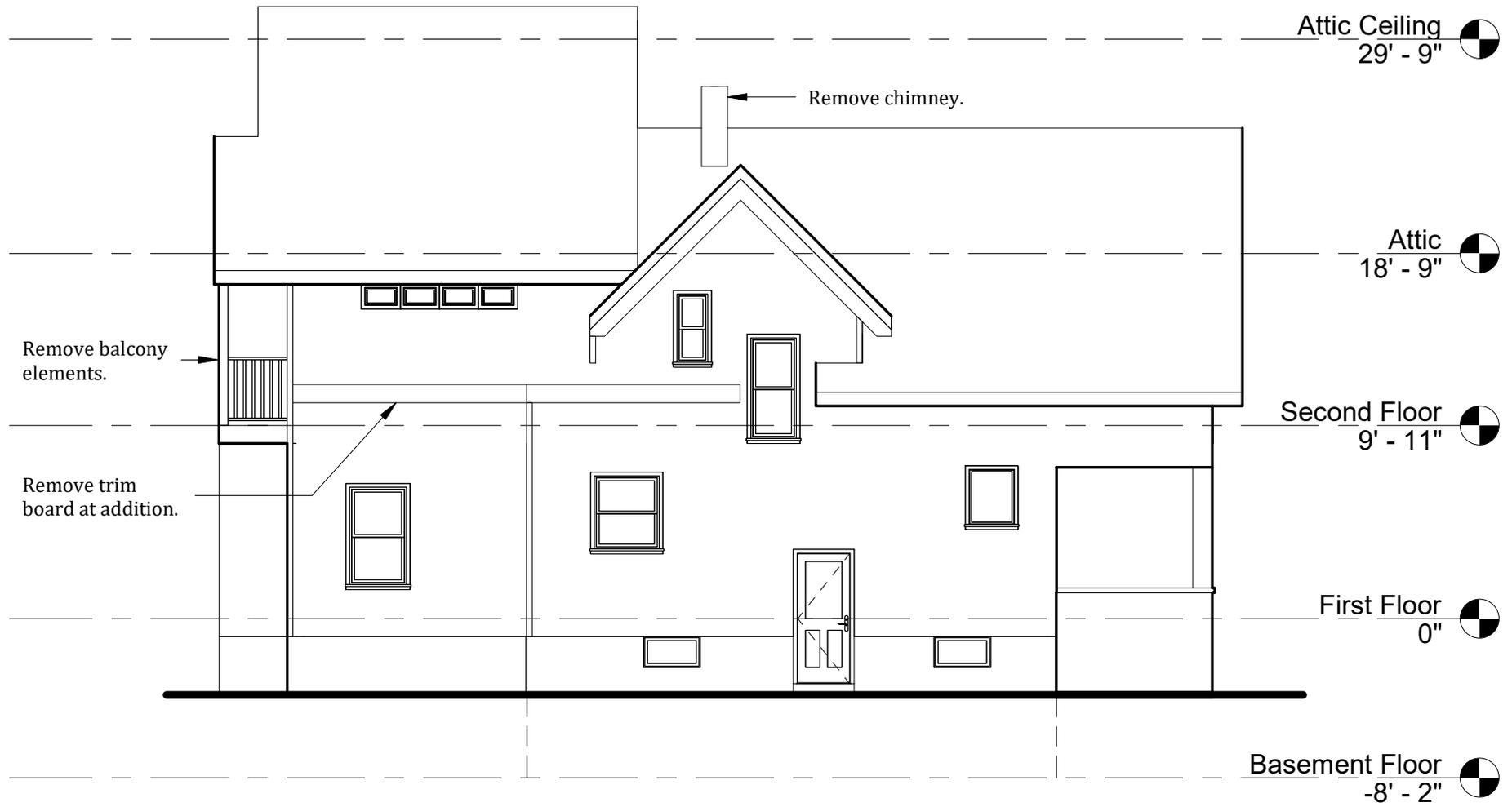
① Existing Attic Floor Plan  
 3/16" = 1'-0"



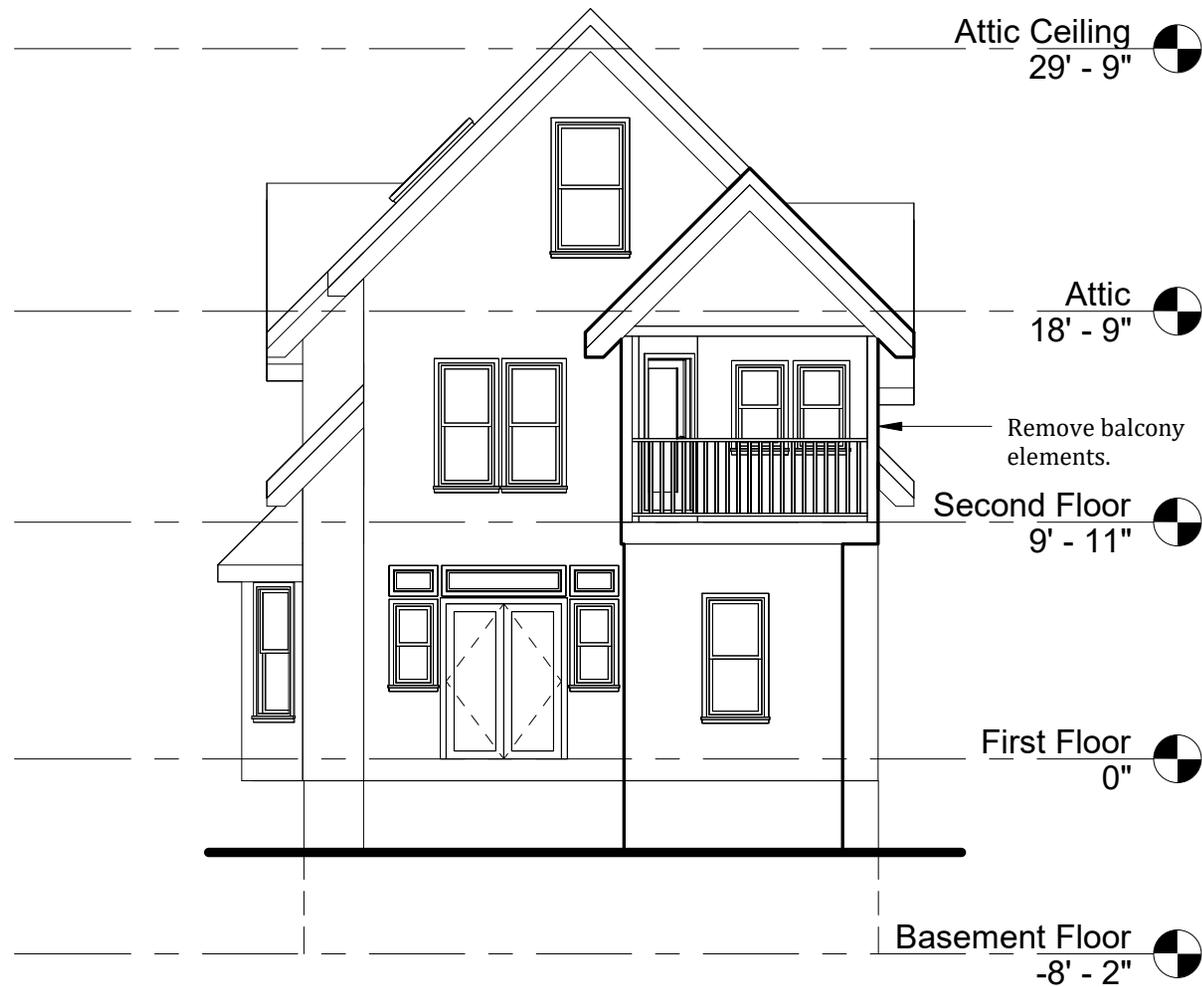
① Existing East Elevation  
1/8" = 1'-0"



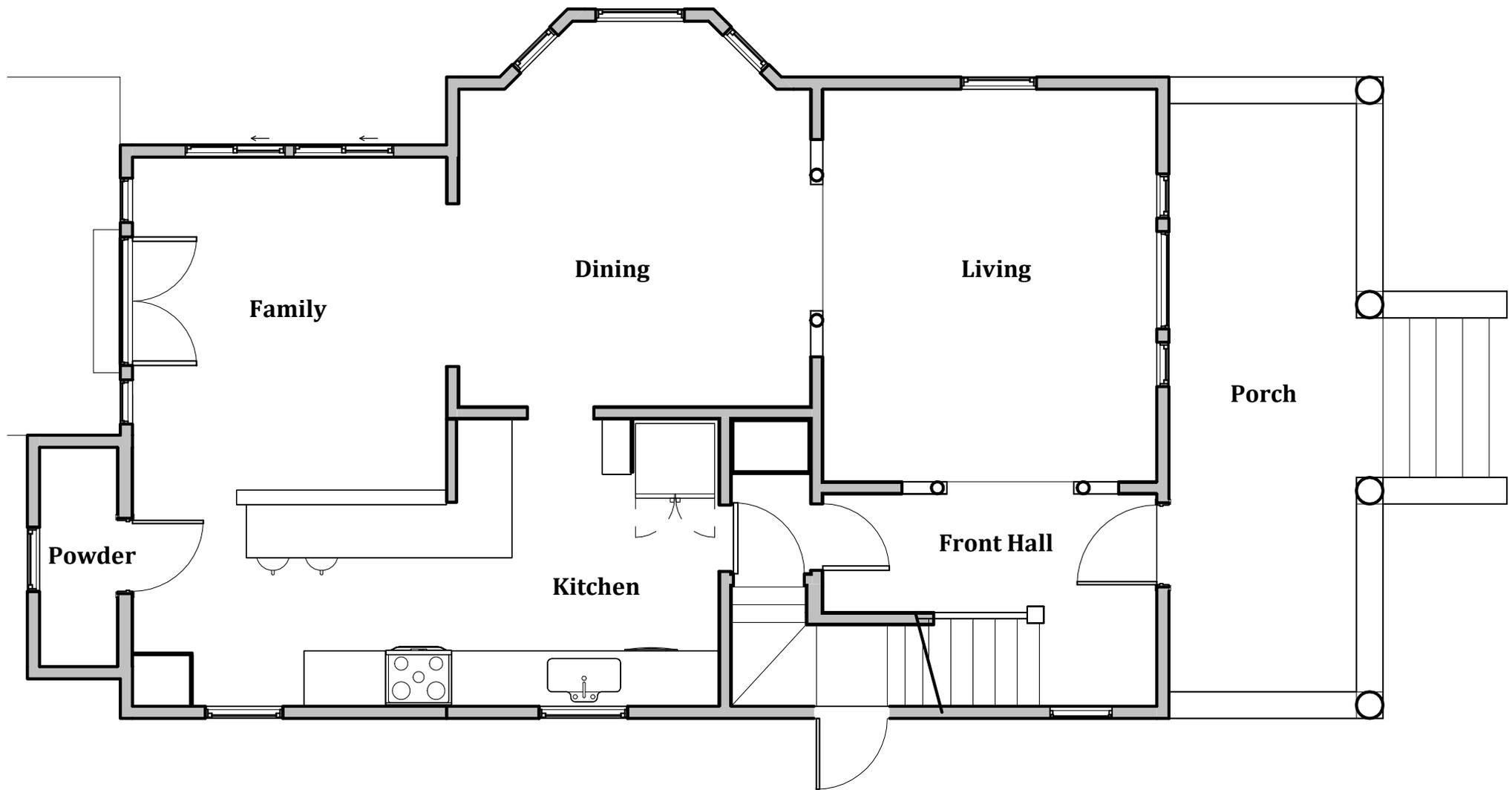
① Existing North Elevation  
1/8" = 1'-0"



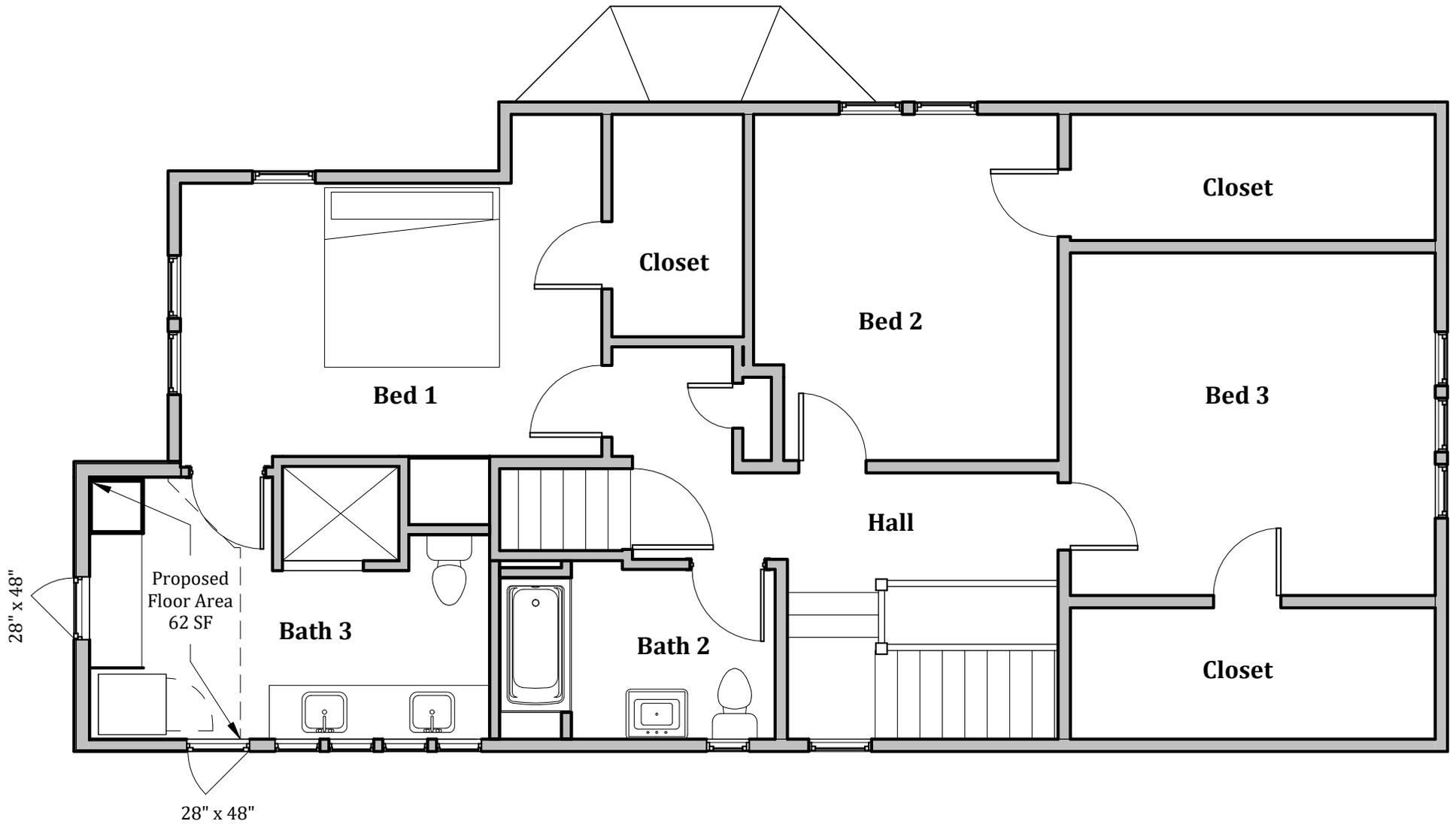
① Existing South Elevation  
1/8" = 1'-0"



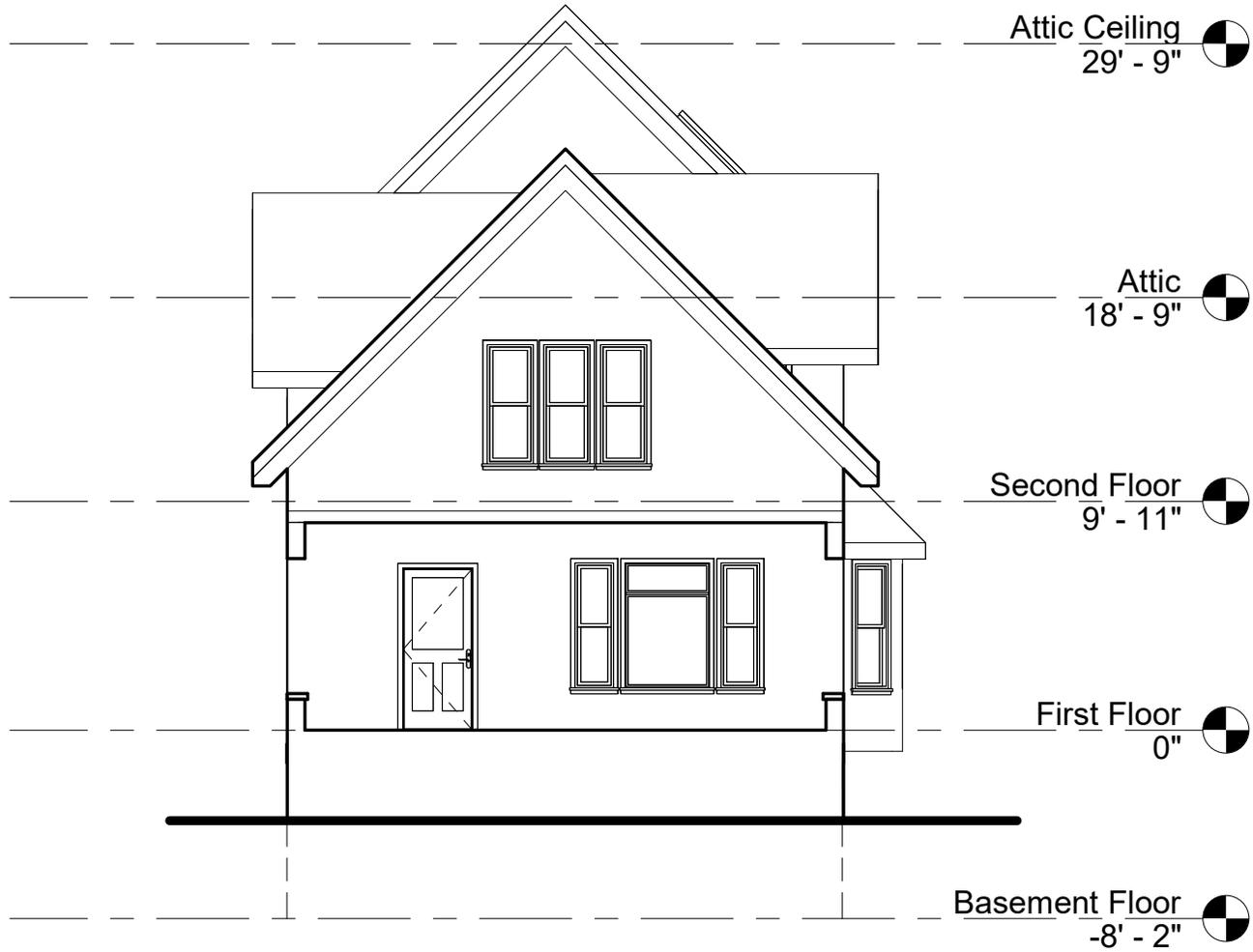
① Existing West Elevation  
1/8" = 1'-0"



① First Floor Plan  
3/16" = 1'-0"



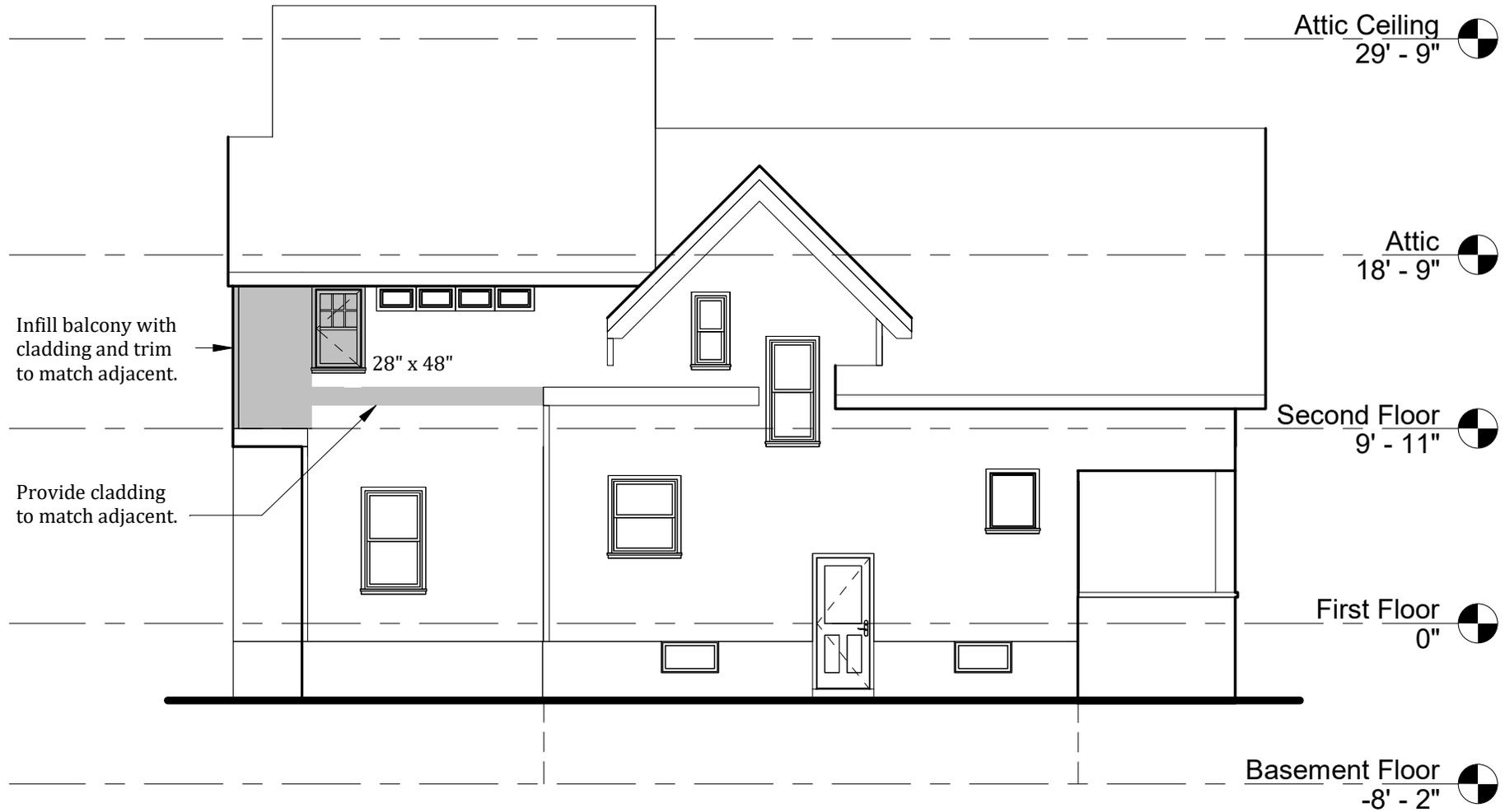
① **Second Floor Plan**  
 3/16" = 1'-0"



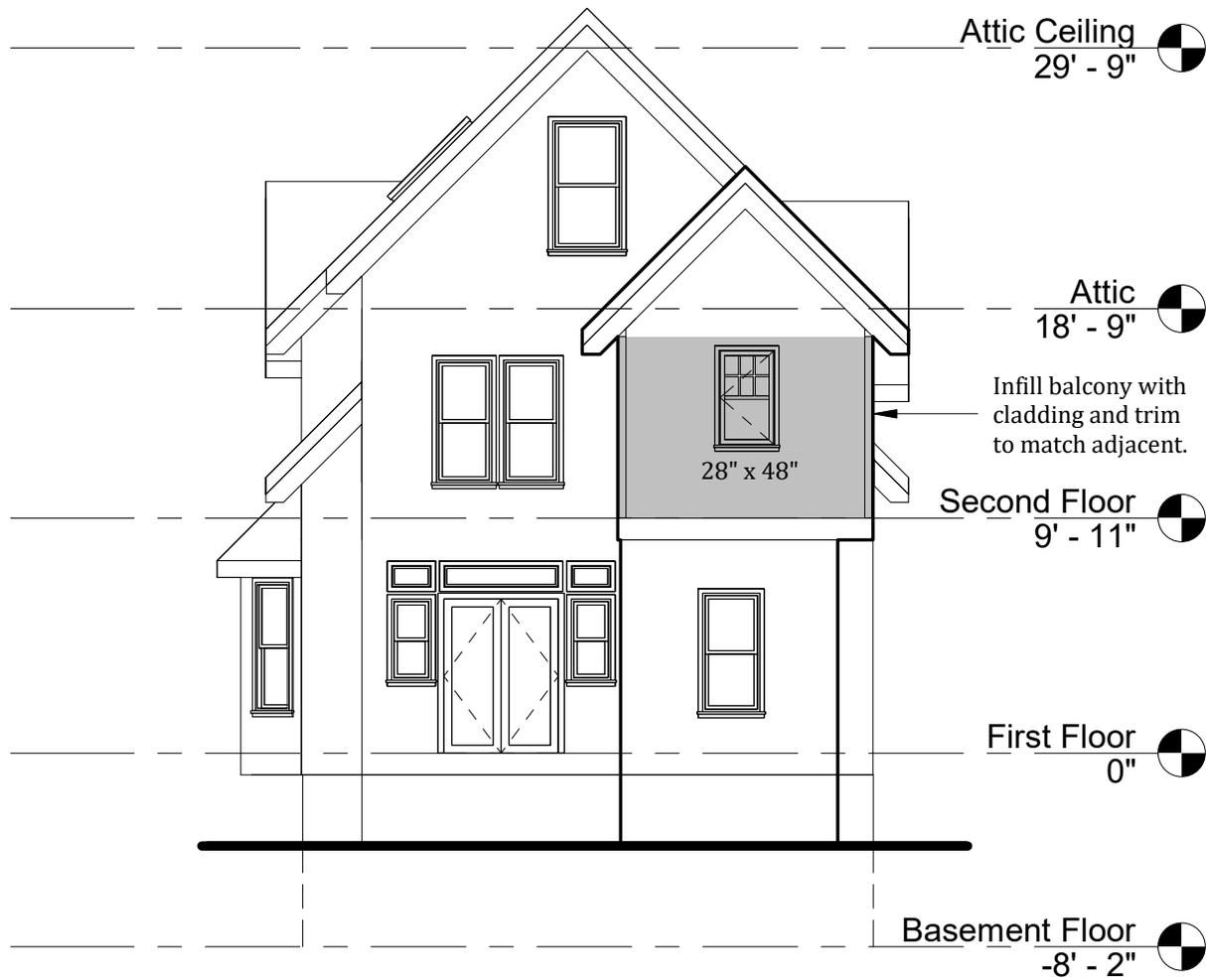
① East Elevation  
 1/8" = 1'-0"



① North Elevation  
1/8" = 1'-0"



① South Elevation  
 1/8" = 1'-0"



① West Elevation  
1/8" = 1'-0"

## Material Schedule

Proposed Item for Addition	Description
<b>Roofing</b>	
<i>Design Concept: No proposed changes.</i>	
Gable and Hip Roofing:	N/A
Dormer Roofing:	N/A
Gutters and Downspouts	N/A
<b>Cladding and Trim</b>	
<i>Design Concept: Match existing addition widths / exposure.</i>	
Fascia Board:	N/A
Soffit Board:	N/A
Frieze board:	N/A
Cladding:	Match addition exposure: Cedar clapboard siding or Fiber cement lap siding, smooth texture.
Corner board:	Match addition widths: Cedar wood board or Fiber cement board, smooth texture.
Skirt Board:	N/A
<b>Windows and Doors</b>	
<i>Design Concept: Use complementary window proportions, but do not match existing sizes.</i>	
Windows:	Aluminum clad wood casement: With simulated divided lights, 6 over 1. With simulated meeting rail (to resemble double-hung window). Marvin Signature Ultimate Casement (or equivalent window from Pella) or Same as above, but vinyl clad: Anderson 400 Series Casement [Applicant Note: Approval of multiple, similar window options are requested due to long lead times of windows.]
Entry Door:	N/A
<b>Window and Door Casing</b>	
<i>Design Concept: Match existing addition widths.</i>	
Window and Door Head Trim:	Match addition widths: Cedar wood board or Fiber cement board, smooth texture.
Window and Door Side Trim:	Match addition widths: Cedar wood board or Fiber cement board, smooth texture.
Window Sill:	Match addition widths: Cedar wood board or poly-ash board.
<b>Porch</b>	
<i>Design Concept: No proposed changes.</i>	
Porch Decking:	N/A
Treads:	N/A
Risers:	N/A
Guard Rail:	N/A
Balusters:	N/A
Porch Post Trim:	N/A
Porch Skirt:	N/A
<b>Foundation</b>	
<i>Design Concept: No proposed changes.</i>	
Foundation:	N/A

## Area Calculation

### Footprint

**Existing Footprint**      No Changes

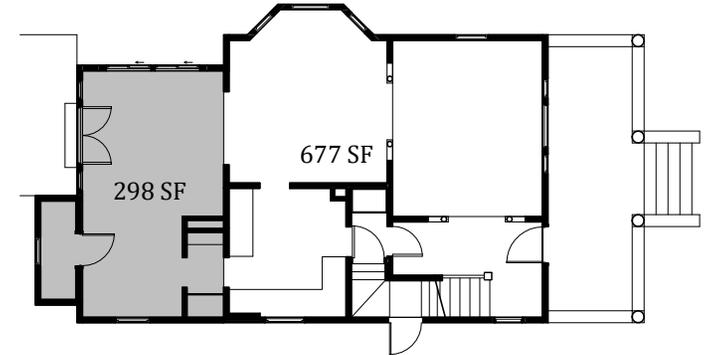
### Floor Area

<b>Existing</b>	<b>Floor Area (SF)</b>	<u>Existing</u>	<u>Existing</u>	
		<b>= 1st Floor</b>	<b>+ 2nd Floor</b>	
Modern	540	= 298	+ 242	
Historic	1528	= 677	+ 851	
Modern / Historic	35% (540/1528)			
<b>Proposed</b>				
	<b>Floor Area (SF)</b>	<u>Existing</u>	<u>Existing</u>	<u>Proposed</u>
		<b>= 1st Floor</b>	<b>+ 2nd Floor</b>	<b>+ Balcony</b>
Modern	602	= 298	+ 242	+ 62
Historic	1528	= 677	+ 851	
Modern / Historic	39% (602/1528)			

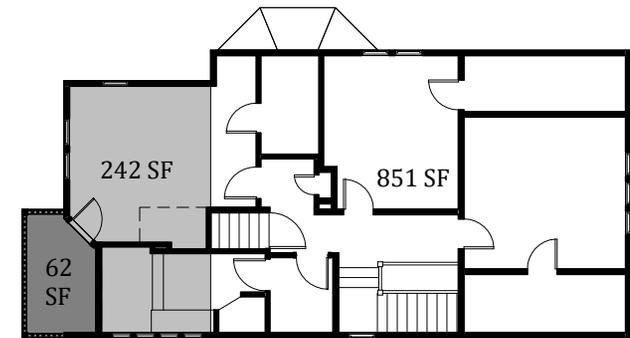
### Floor Area, including Attic

<b>Existing</b>	<b>Floor Area (SF)</b>	<u>Existing</u>	<u>Existing</u>	
		<b>= 1st &amp; 2nd</b>	<b>+ Attic (see Note 1)</b>	
Modern	707	= 540	+ 167	
Historic	1528	= 1528		
Modern / Historic	46% (707/1528)			
<b>Proposed</b>				
	<b>Floor Area (SF)</b>	<u>Existing</u>	<u>Existing</u>	<u>Proposed</u>
		<b>= 1st &amp; 2nd</b>	<b>+ Attic</b>	<b>+ Balcony</b>
Modern	769	= 540	+ 167	+ 62
Historic	1528	= 1528		
Modern / Historic	50% (769/1528)			

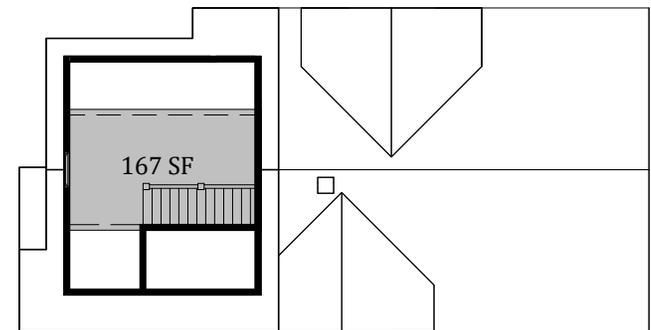
Note 1: Attic floor area measured where ceiling height is 6'-8" or greater. Cathedral ceiling has 12/12 slope.



① Existing First Floor Plan  
1/16" = 1'-0"



② Existing Second Floor Plan  
1/16" = 1'-0"



③ Existing Attic Floor Plan  
1/16" = 1'-0"