

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 421 W Jefferson Street, Application Number HDC19-167**DISTRICT:** Old West Side Historic District**REPORT DATE:** September 12, 2019**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, September 9, 2019

	OWNER	APPLICANT
Name:	Quinn Strassel and Adrienne Pisoni	Same
Address:	421 W Jefferson St Ann Arbor, MI 48103	
Phone:	(734) 604-4804	

BACKGROUND: This two-story gable-fronter features eave returns, a full-width front porch with a hipped roof, a bay window on the east façade, cut stone foundation, and a one-story rear wing with a one-story addition on the back. It appears on the 1869 City of Ann Arbor, Washtenaw County map, and the first City Directory listing is in 1872, as the home of carpenter C. Schanborl (residence 31 West Jefferson). The footprint of the house on the 1899 Sanborn map is essentially the same as it is today. Only a section of porch on the east elevation is missing.

Aluminum siding was removed from the house in the first half of 2006. In June, 2006 an application was approved for a sunroom addition near the location of the current application. It was never constructed.

LOCATION: The property is located on the southeast corner of West Jefferson and Third Streets.

APPLICATION: The applicant seeks HDC approval to construct a single-story, 370 square foot addition on a crawl space.

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.

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.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape, 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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Windows

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

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. While the footprint of the house matches what's shown on early Sanborn maps, the side porch on the rear wing appears to have been altered several times (also consistent with Sanborns). The materials don't all match (some old, some new) and the design is inconsistent. While a porch in this location is certainly a historic feature of the house, how much of the current porch is historic is debatable.
2. The footprint is proposed to increase by 370 square feet or 3%, from 1097 to 1467 SF. The floor area increases 23%, from 1596 to 1966 SF. This meets the design guideline that says "The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area".
3. The first floor addition replaces the side porch with a new north/south oriented module attached to the east elevation. Designing a compatible addition to this house is tricky due to its highly-visible corner lot location. The proposed design keeps the extension of the house to the rear (south) to a minimum while also restricting the width so it aligns to the east elevation's bay window. This allows a very large pear tree to remain to the east of the house. The roof design is somewhat complex, but this is done intentionally to allow its appearance from the street to include a small rear-facing gable with a shed, instead of an unbalanced offset gable. The gable end of the existing rear module of the house is preserved, which helps the addition read as modern construction.
4. The addition is proposed to be clad in fiber cement lap siding to match the exposure of the existing wood siding. The windows are clad wood and complement the proportions of the current windows on the rear wing. A new fiberglass door with two panels and a quarter-height window on top is proposed. The soffit is stained wood. The design guidelines state that previously painted wood trim and soffits should remain painted, but a clear sealant would be appropriate, if desired, since this is a modern addition. The small

rear deck is wood with an appropriate wood guardrail design. The addition's modern elements, plus the modern foundation, cladding, windows and door adequately differentiates the new from the old.

5. The one-story addition will be visible from the street, but staff believes the design minimizes its impact on the historic home, the proposed addition is compatible with the house and neighborhood, and the new work is adequately differentiated from the old.

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 share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 421 W Jefferson Street, a contributing property in the Old West Side Historic District, to construct a single-story, 370 square foot addition on a crawl space. The work as proposed 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, District or Neighborhood Setting, Building Site, and Windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 421 W Jefferson 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, photos, drawings, materials details

421 W Jefferson 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: 734.794.6265 ext. 42608

ithacher@a2gov.org

Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

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

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Quinn Strassel and Adrienne Pisoni		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 421 W Jefferson St			CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 604-4804	EMAIL ADDRESS quinnstrassel@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE →	PRINT NAME → QUINN STRASSEL + ADRIENNE PISONI	DATE → 8/22/2019
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
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).

See attached.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See attached.

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

Ann Arbor Historic District Commission

Application for Certificate of Appropriateness
421 West Jefferson Street
Old West Side Historic District

Project Information

Owner and Applicant Address

Quinn Strassel and Adrienne Pisoni
421 W Jefferson St
Ann Arbor MI, 48103

Proposed Work

This project proposes a partial interior renovation to the existing home and a new addition in the rear yard.

The interior renovation will remove an existing storage room and bathroom adjacent to the existing office. The renovated office will have nicer proportions and a more direct connection to the living room with the addition of new french doors. A modern entry door, a modern double hung window and a small closet will be removed to make way for the proposed addition.

The addition will be built on a crawl space foundation and will add a new entry in a similar location as the one being removed. Elements of the new addition include a mud room, a master bedroom with a cathedral ceiling, and a new full bathroom with washer and dryer. The addition will add approximately 370 square feet.

Conditions That Justify Proposed Changes

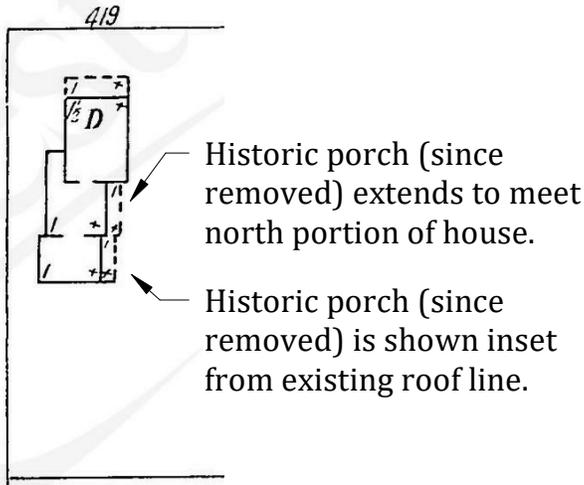
The owners desire another bedroom for their family and an entry with a mud room.

Sheet List

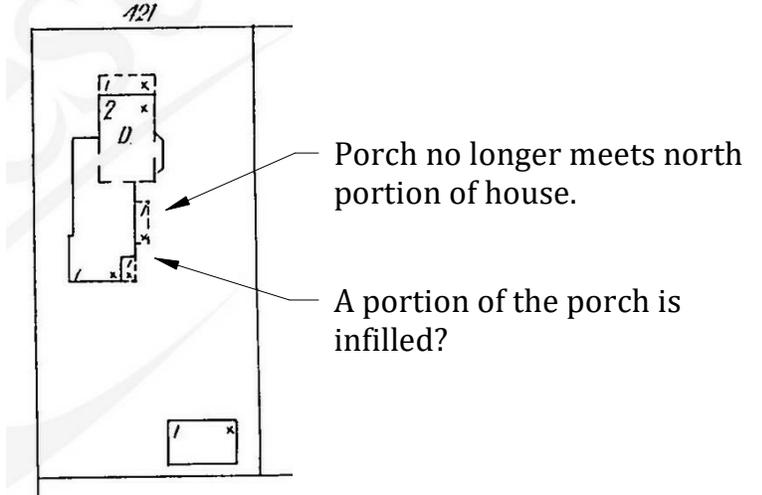
HDC0.0	Cover Sheet
HDC0.1	Sanborn Maps
HDC0.2	Existing Photos
HDC0.3	Existing Photos
HDC0.4	Existing Photos
HDC0.5	Removal Plan
HDC0.6	Removal Plan
HDC0.7	Proposed Addition
HDC0.8	Proposed Addition
HDC1.0	Existing Site Plan
HDC1.1	Existing Basement Floor Plan
HDC1.2	Existing First Floor Plan
HDC1.3	Existing Second Floor Plan
HDC2.0	Existing North and South Elevation
HDC2.1	Existing West Elevation
HDC2.2	Existing East Elevation
HDC3.0	Proposed Site Plan
HDC3.1	Proposed Basement Floor Plan
HDC3.2	Proposed First Floor Plan
HDC3.3	Proposed Second Floor Plan
HDC4.0	Proposed North and South Elevations
HDC4.1	Proposed West Elevation
HDC4.2	Proposed East Elevation
HDC5.0	Sections
HDC6.0	Window and Door Schedule
HDC6.1	Area Calculation
HDC6.2	Material Schedule

Sanborn Maps and Aerial Photo

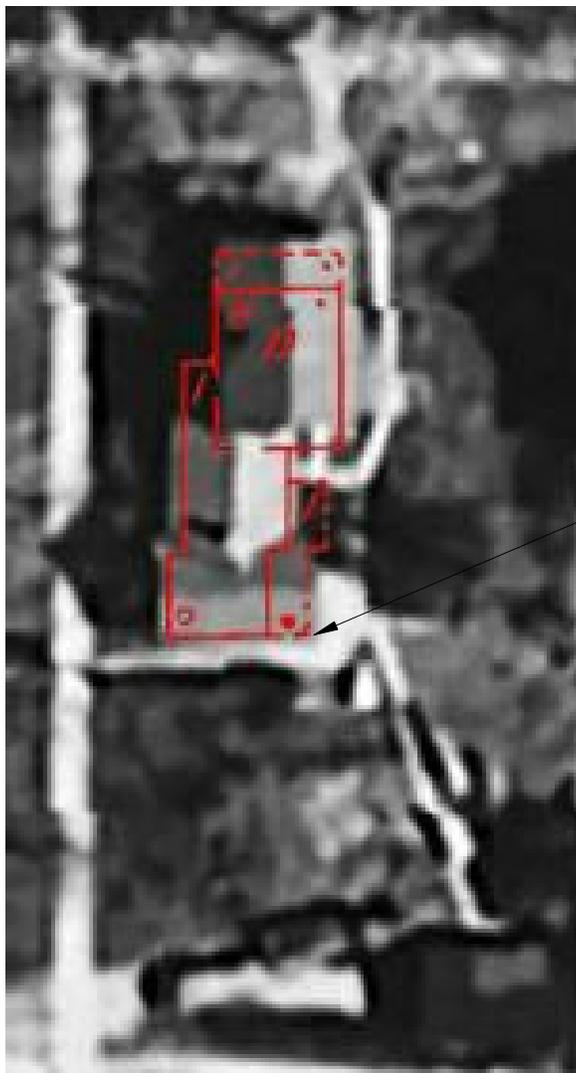
1899



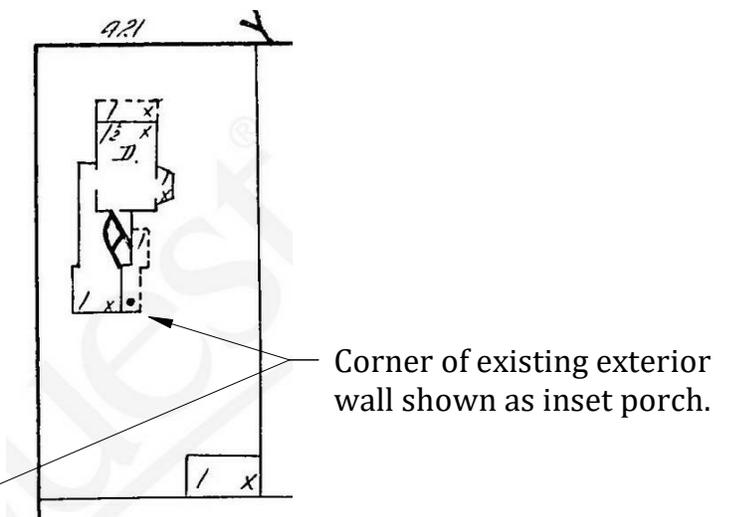
1908



1948 Sanborn + Existing Aerial Overlay



1916, 1925, 1931, 1948



North Elevation



South Elevation

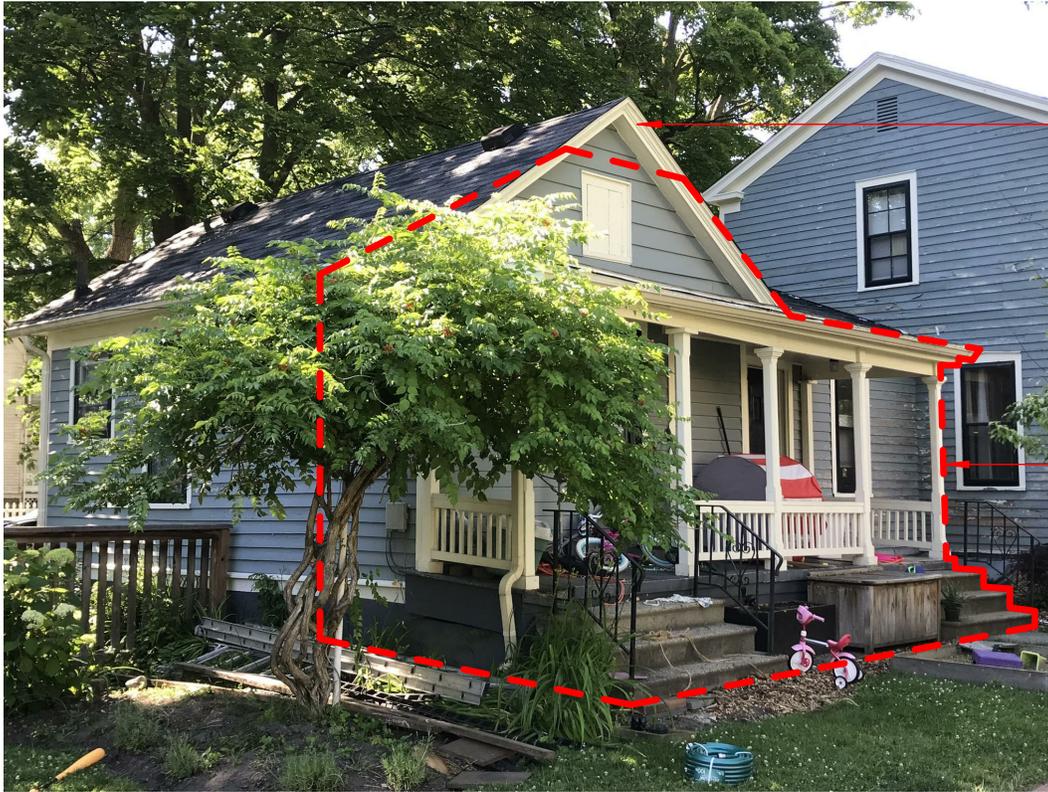


West Elevation



East Elevation





Gable roof peak and top portion of gable wall to remain.

Remove entire porch including roof, ceiling, posts, rail, floor, skirt, stairs and stair rails and all associated structure.



Gable roof peak and top portion of gable wall to remain.

Remove entire porch including roof, ceiling, posts, rail, floor, skirt, stairs and stair rails and all associated structure.

1 Removal Plan

Removal Plan

Evidence of infilled porch on south elevation of south portion of house.



Seam in siding on South Elevation showing location of infilled porch.

Window to be removed.



Door to be removed.



Porch post not embedded into exterior wall.



Proposed Addition

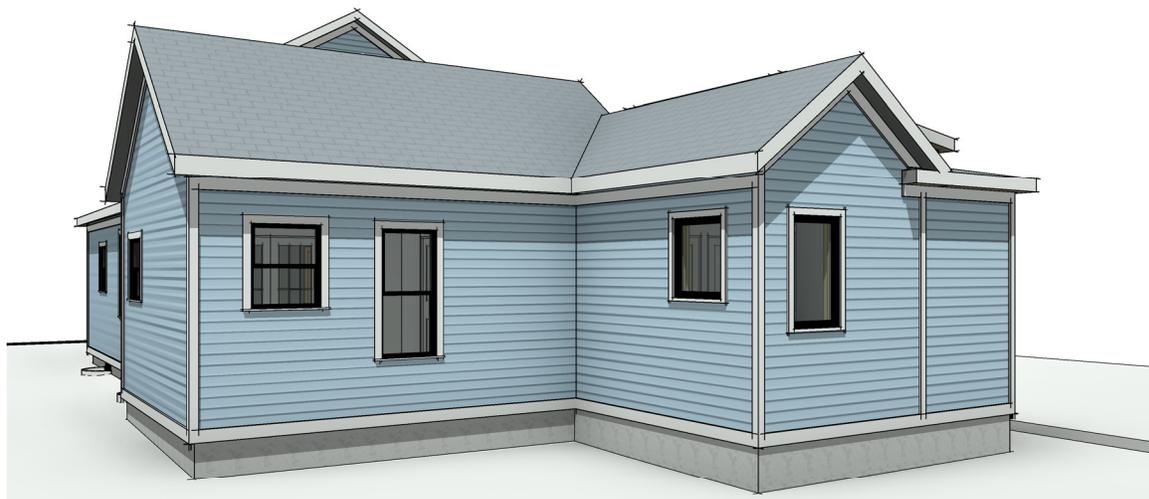


① View from NE



② View from SE

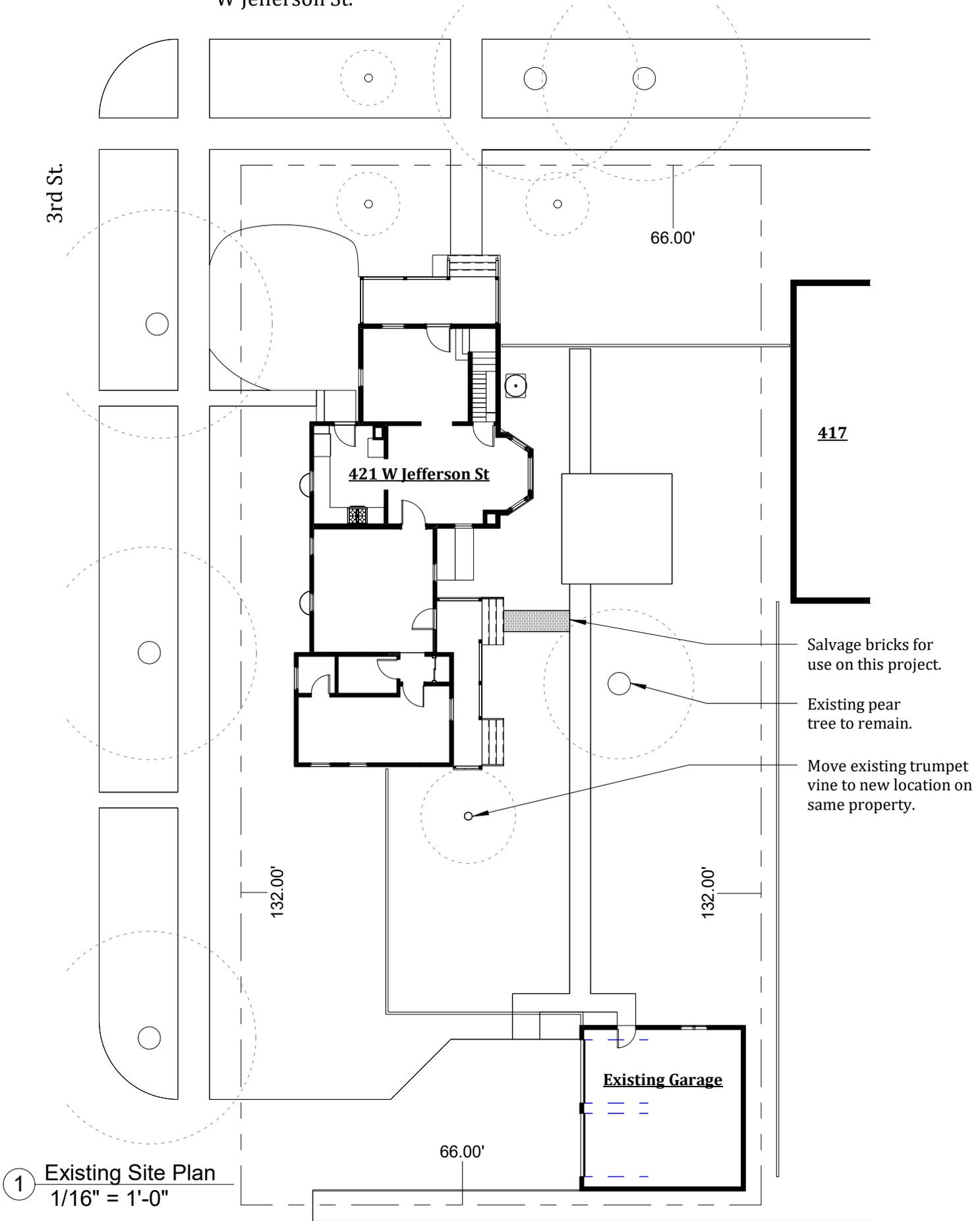
Proposed Addition: View from 3rd Street sidewalk, looking north east.



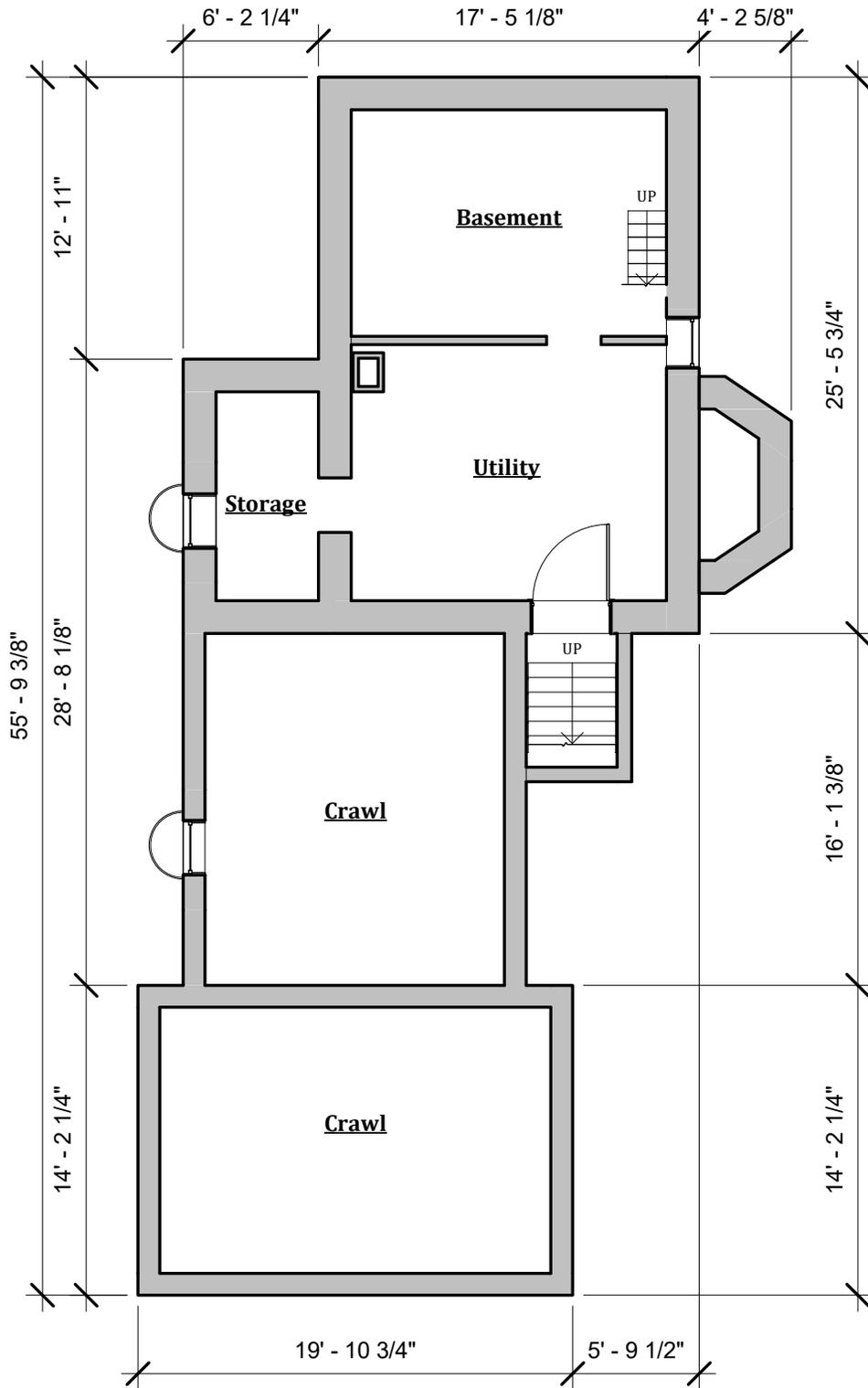
① View from SW

W Jefferson St.

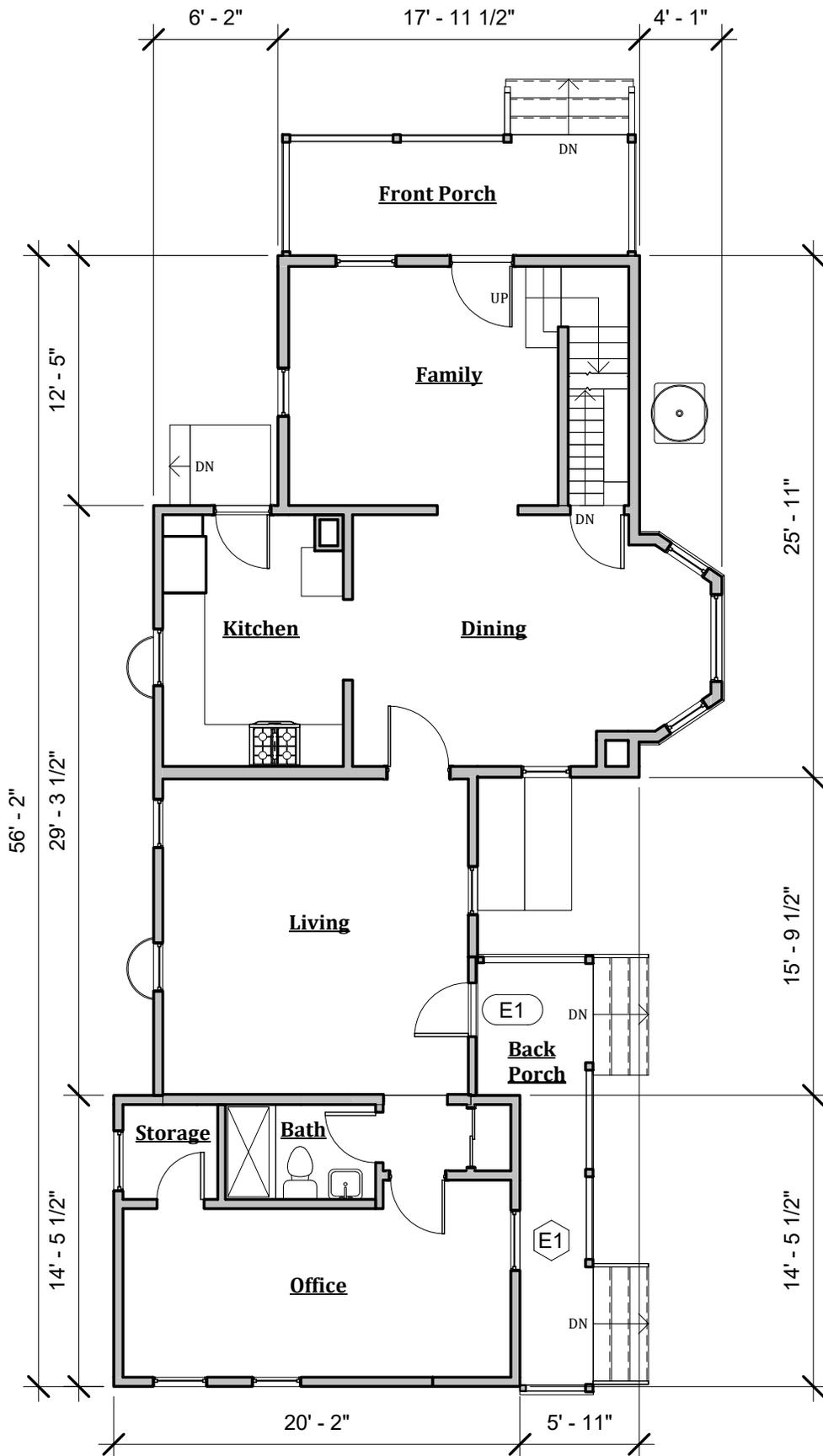
3rd St.



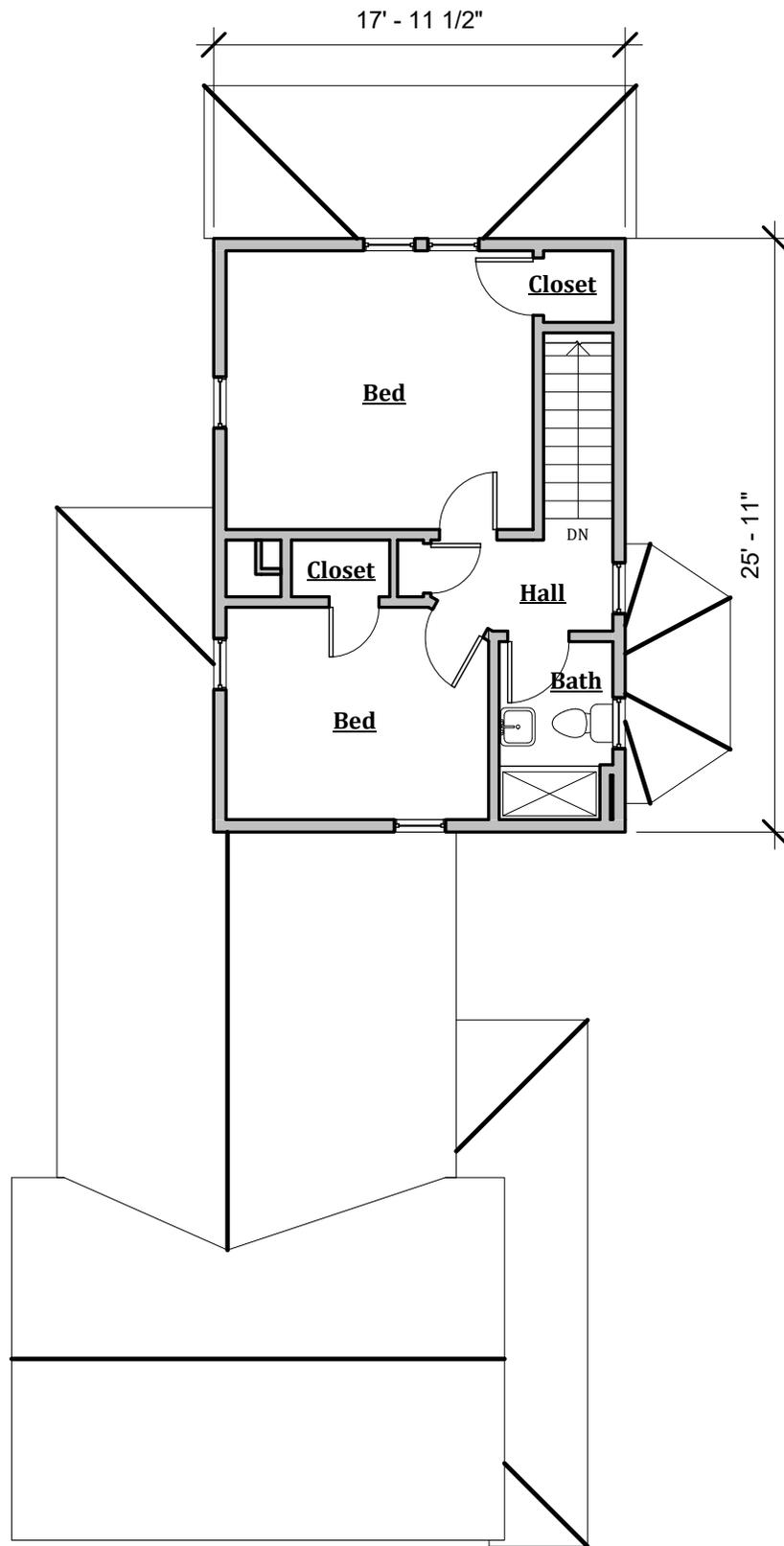
① Existing Site Plan
 1/16" = 1'-0"



① Existing Basement Floor Plan
 1/8" = 1'-0"



① Existing First Floor Plan
 1/8" = 1'-0"



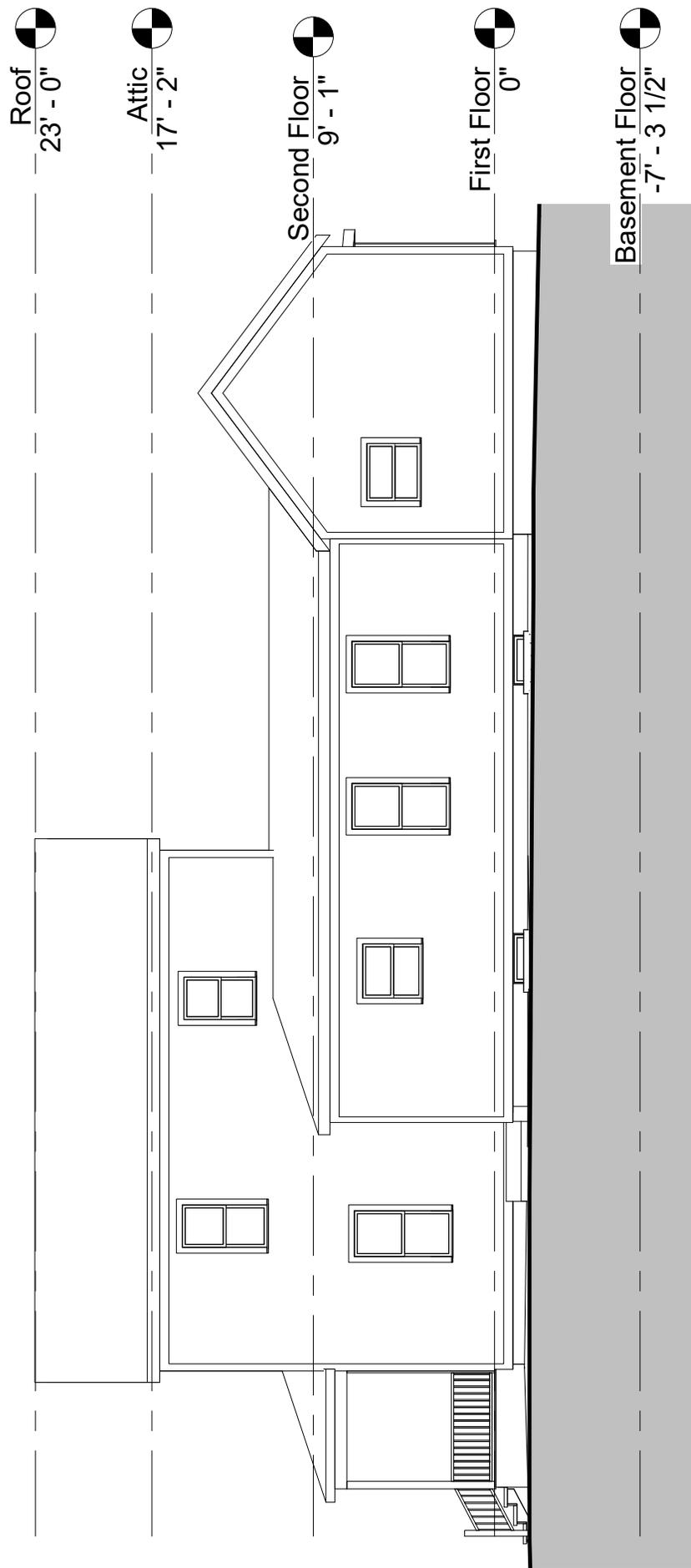
① Existing Second Floor Plan
 1/8" = 1'-0"



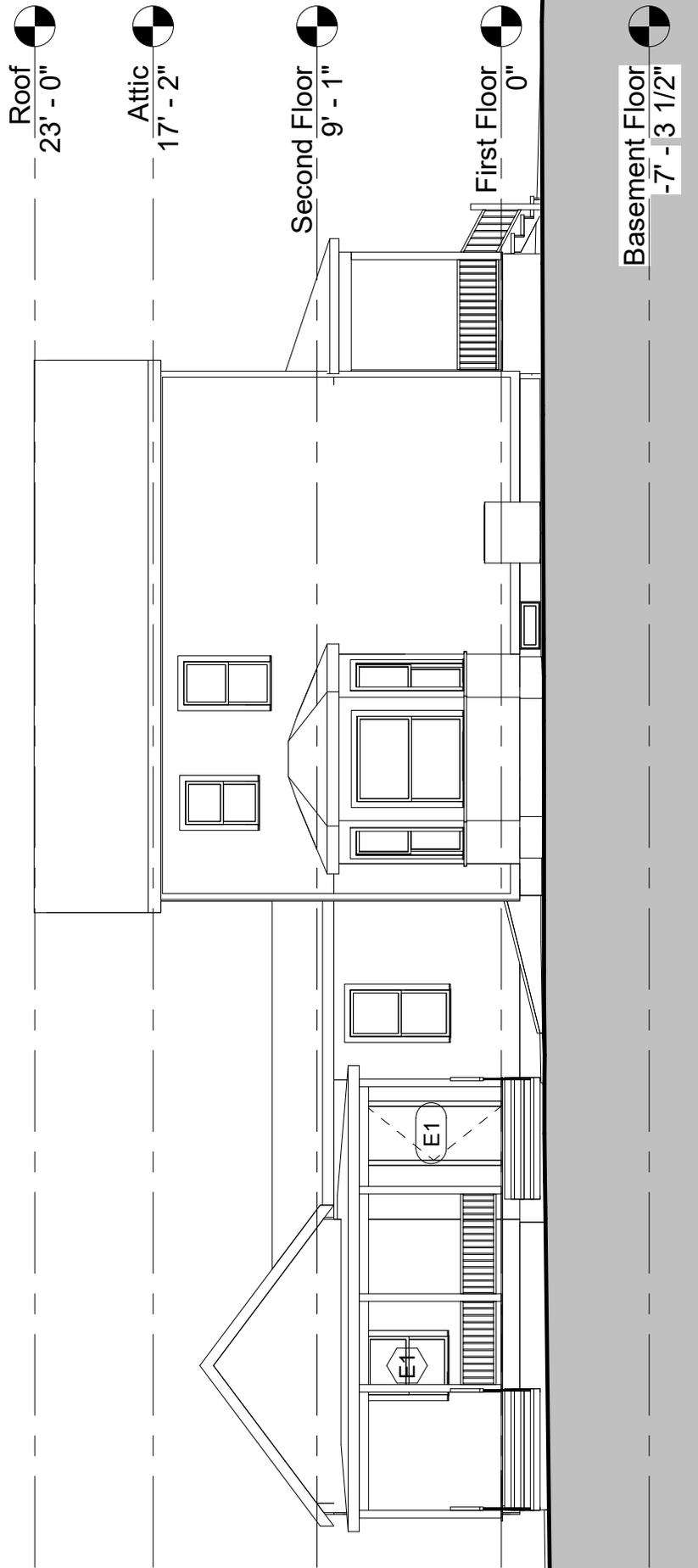
① Existing North Elevation
1/8" = 1'-0"



② Existing South Elevation
1/8" = 1'-0"



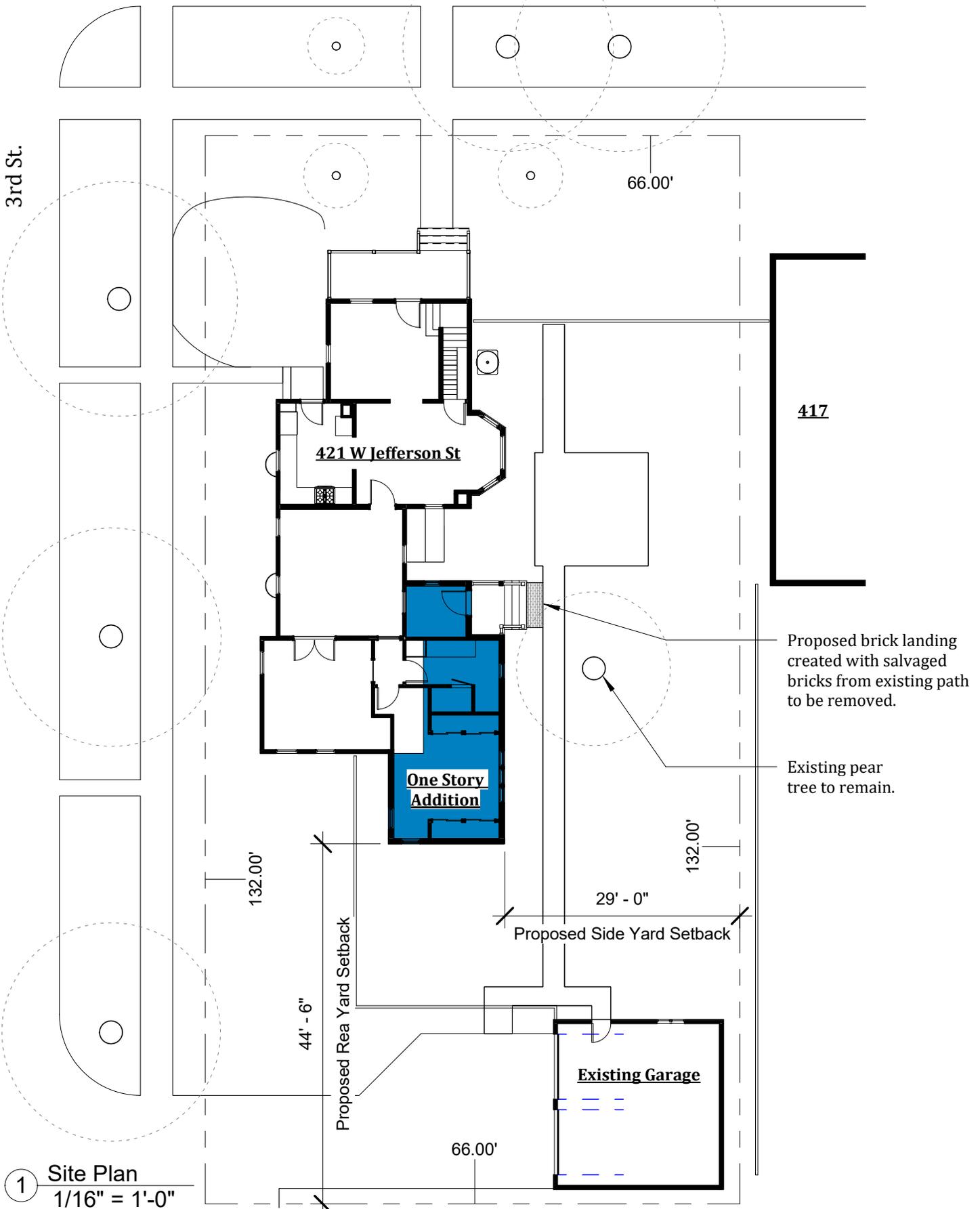
1 Existing West Elevation
 1/8" = 1'-0"



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

W Jefferson St.

3rd St.



417

421 W Jefferson St

One Story Addition

Existing Garage

Proposed brick landing created with salvaged bricks from existing path to be removed.

Existing pear tree to remain.

132.00'

132.00'

29' - 0"

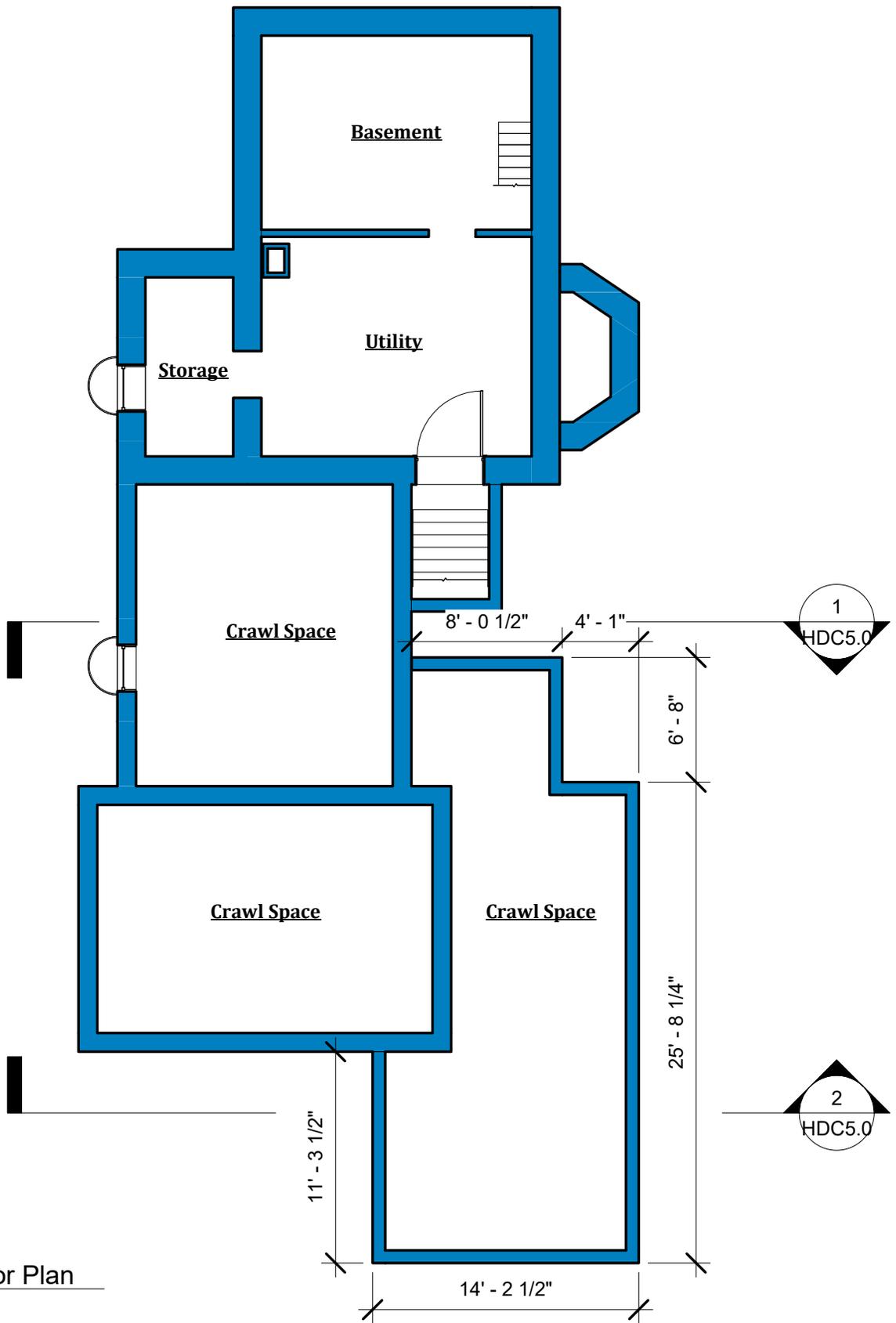
Proposed Side Yard Setback

44' - 6"

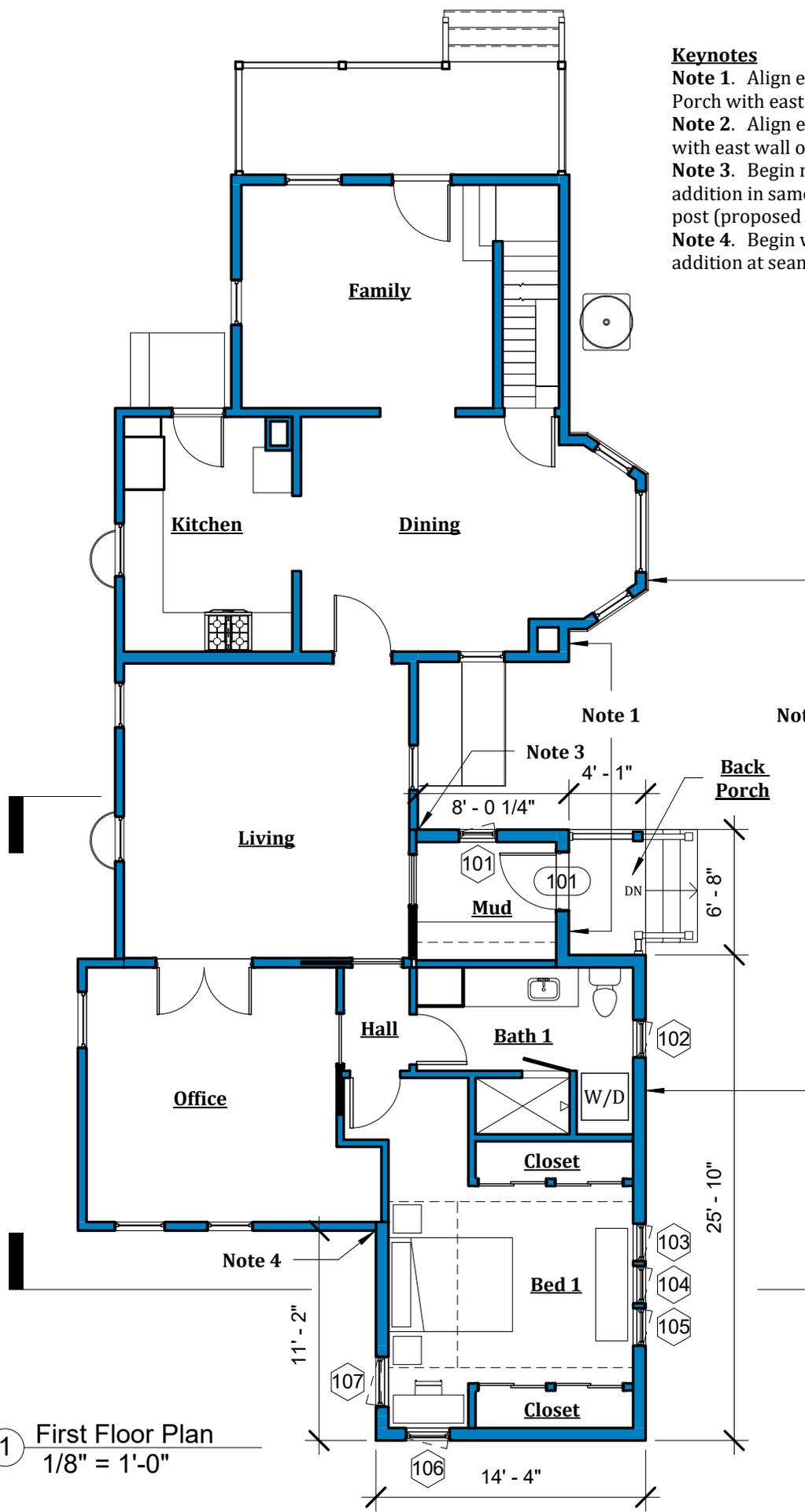
Proposed Rear Yard Setback

66.00'

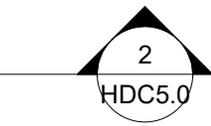
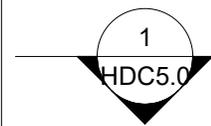
1 Site Plan
1/16" = 1'-0"



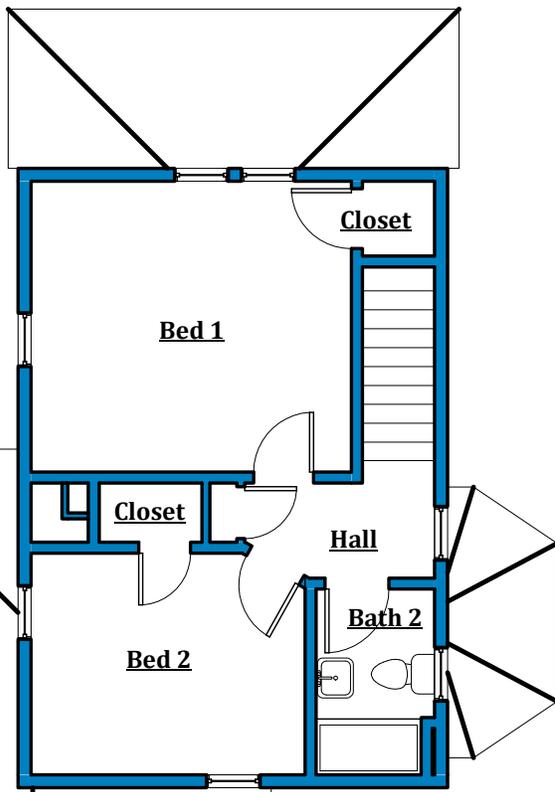
1 Basement Floor Plan
 1/8" = 1'-0"



- Keynotes**
- Note 1.** Align east wall of proposed Back Porch with east wall of existing house.
 - Note 2.** Align east wall of proposed addition with east wall of existing bay window.
 - Note 3.** Begin north wall of proposed addition in same location as existing porch post (proposed to be removed).
 - Note 4.** Begin west wall of proposed addition at seam in cladding.



1 First Floor Plan
1/8" = 1'-0"

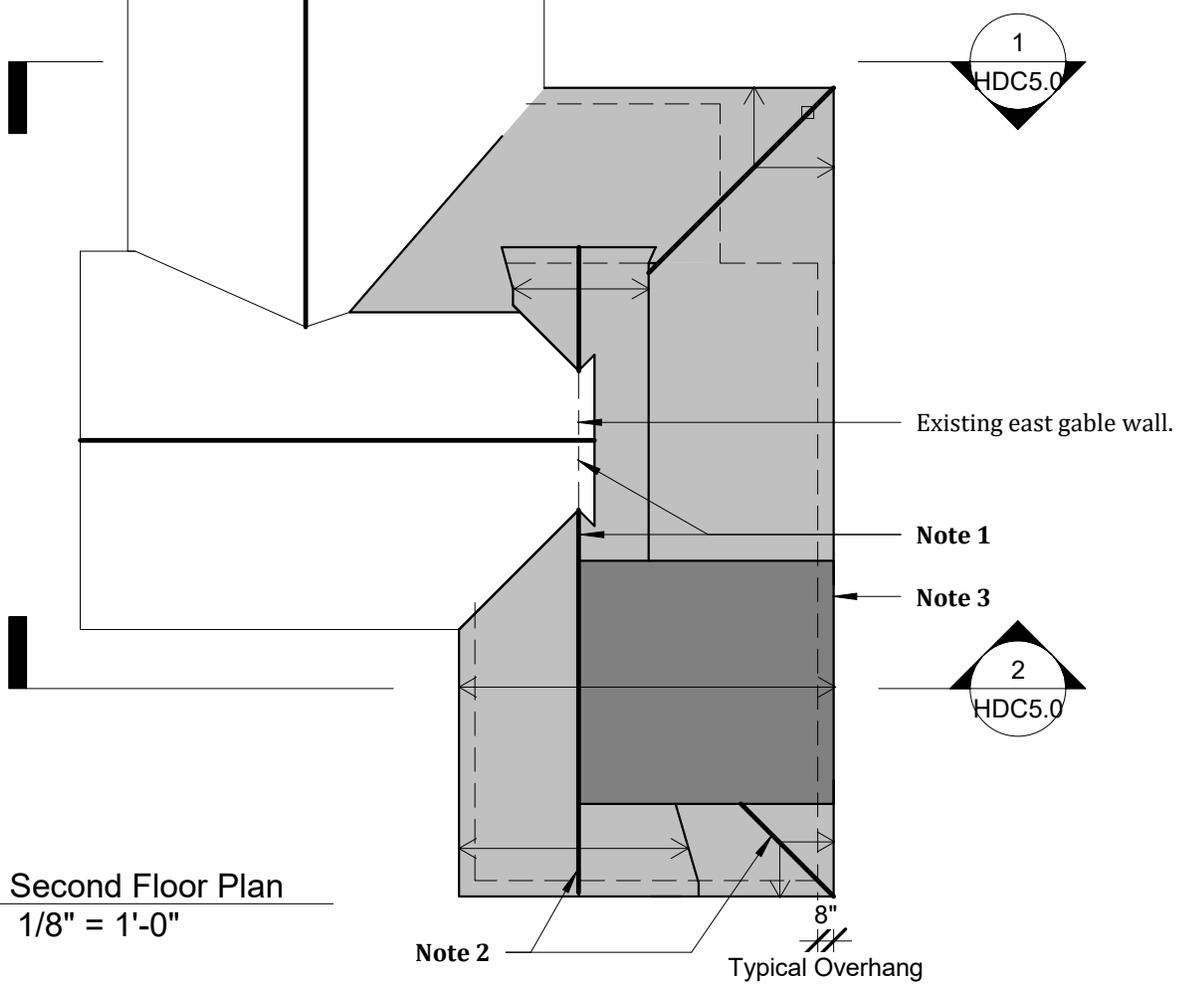


Keynotes

Note 1. The location of the ridge of this proposed roof is fixed based on the location of the existing east gable wall (shown dashed). The ridge is, therefore, off-center of the proposed addition footprint.

Note 2. So instead of a gable or a hip roof with unequal slopes, this project is proposing a small gable roof with equal slopes and a hip roof that wraps the gable to the north and then west.

Note 3. The low hip roof is interrupted by a shed dormer roof to allow for more ceiling height in Bed 1.



① Second Floor Plan
1/8" = 1'-0"

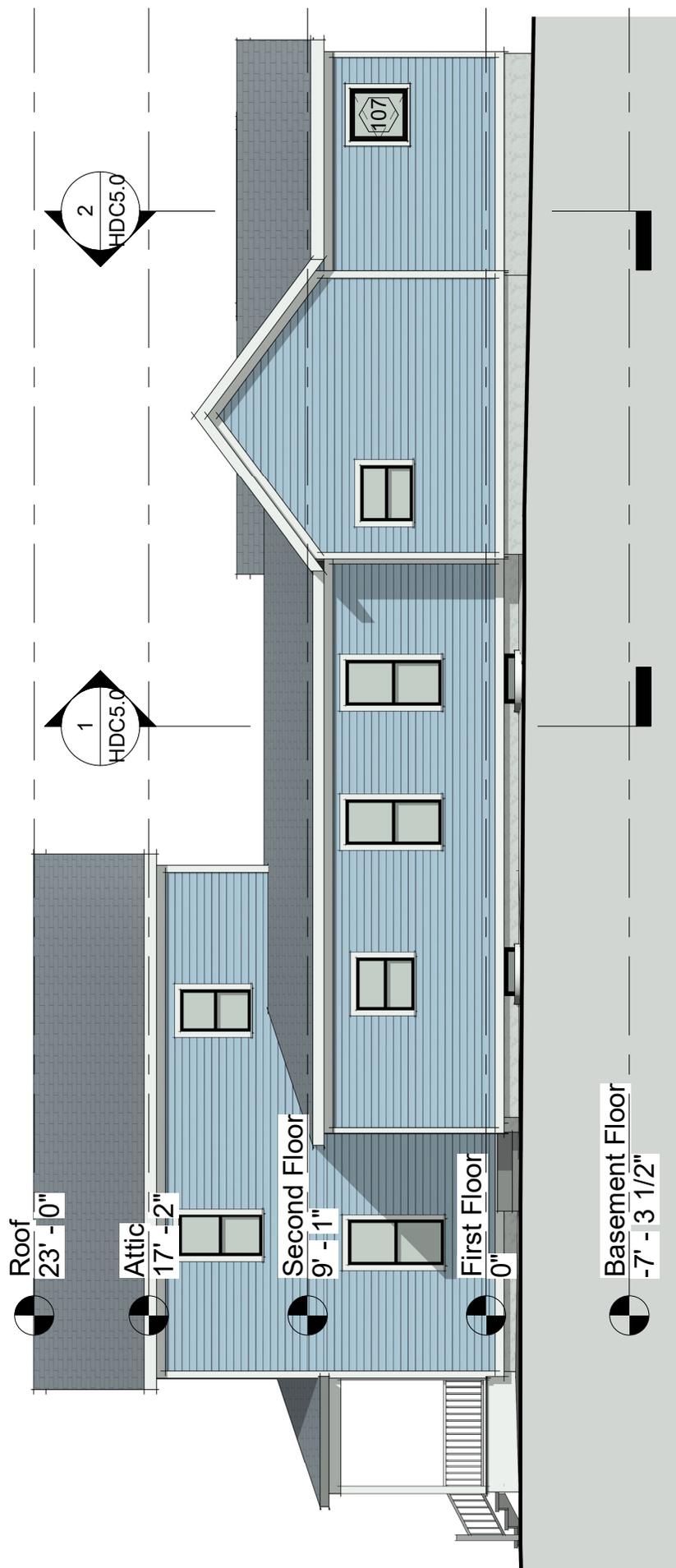
Note 2
8"
Typical Overhang



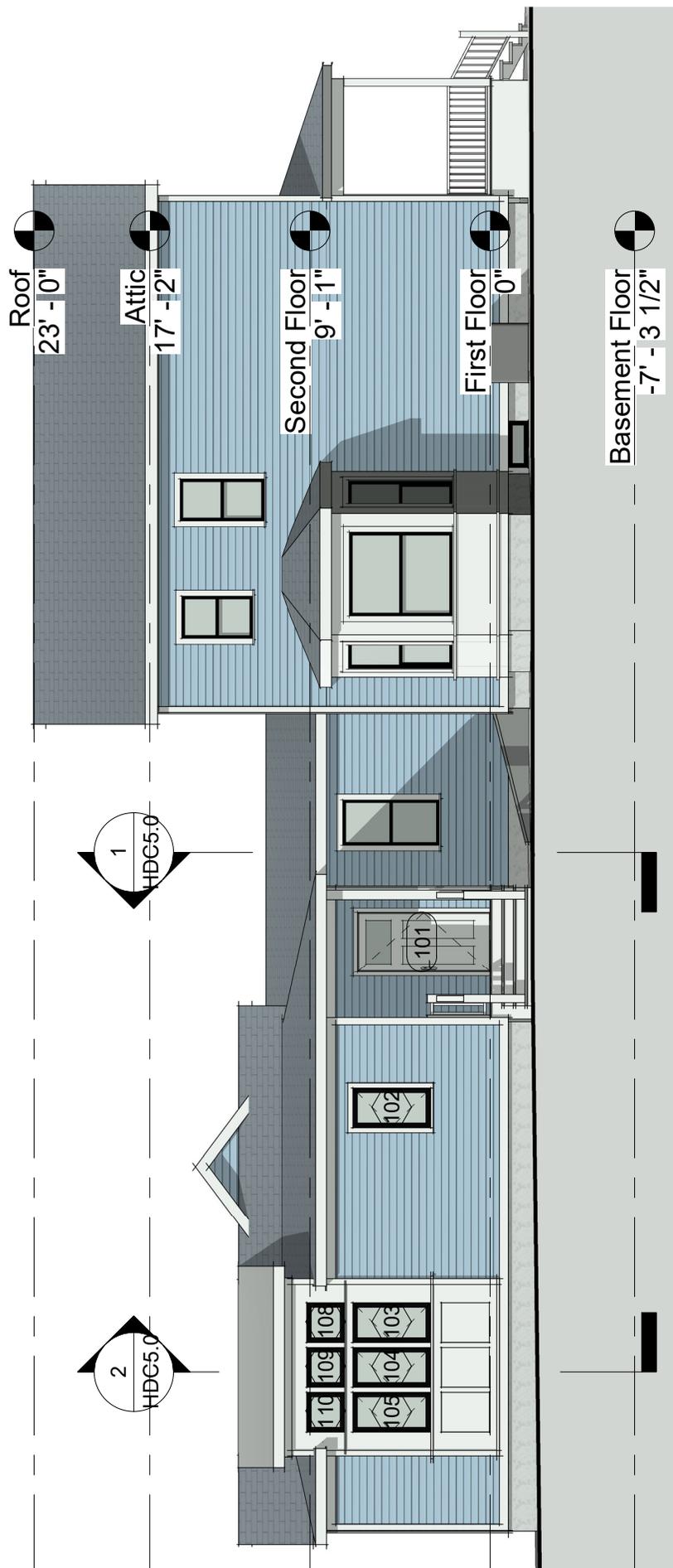
① North Elevation
1/8" = 1'-0"



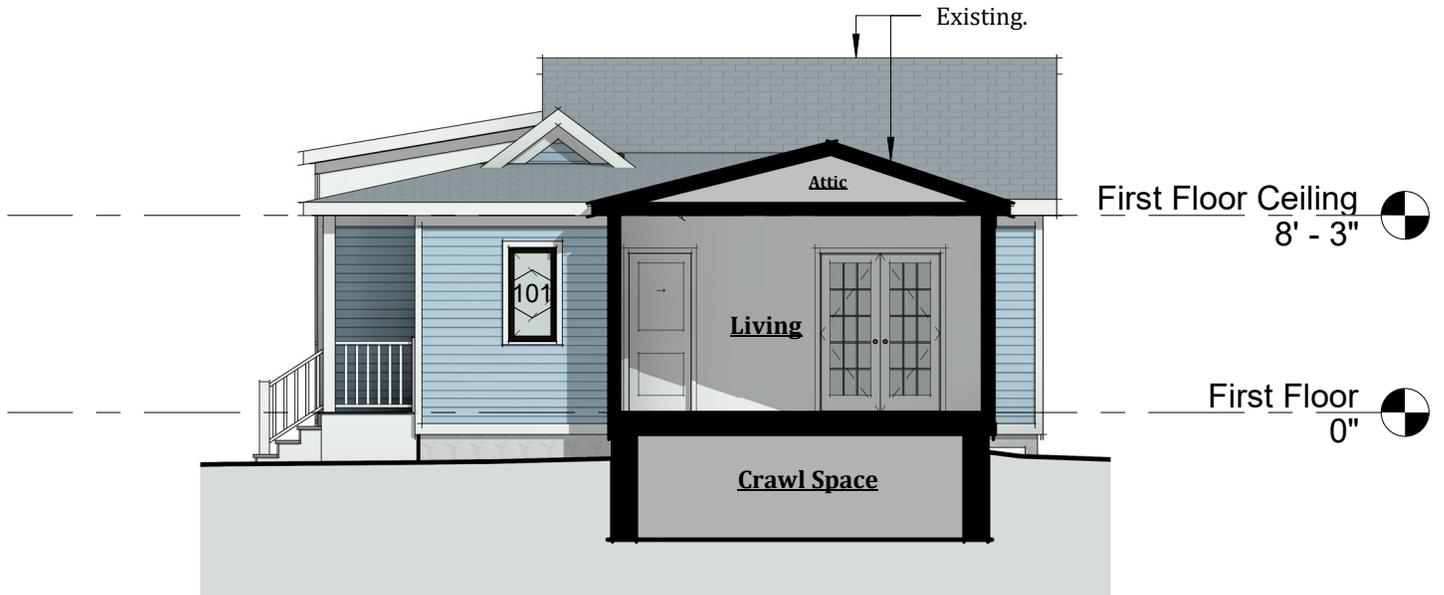
② South Elevation
1/8" = 1'-0"



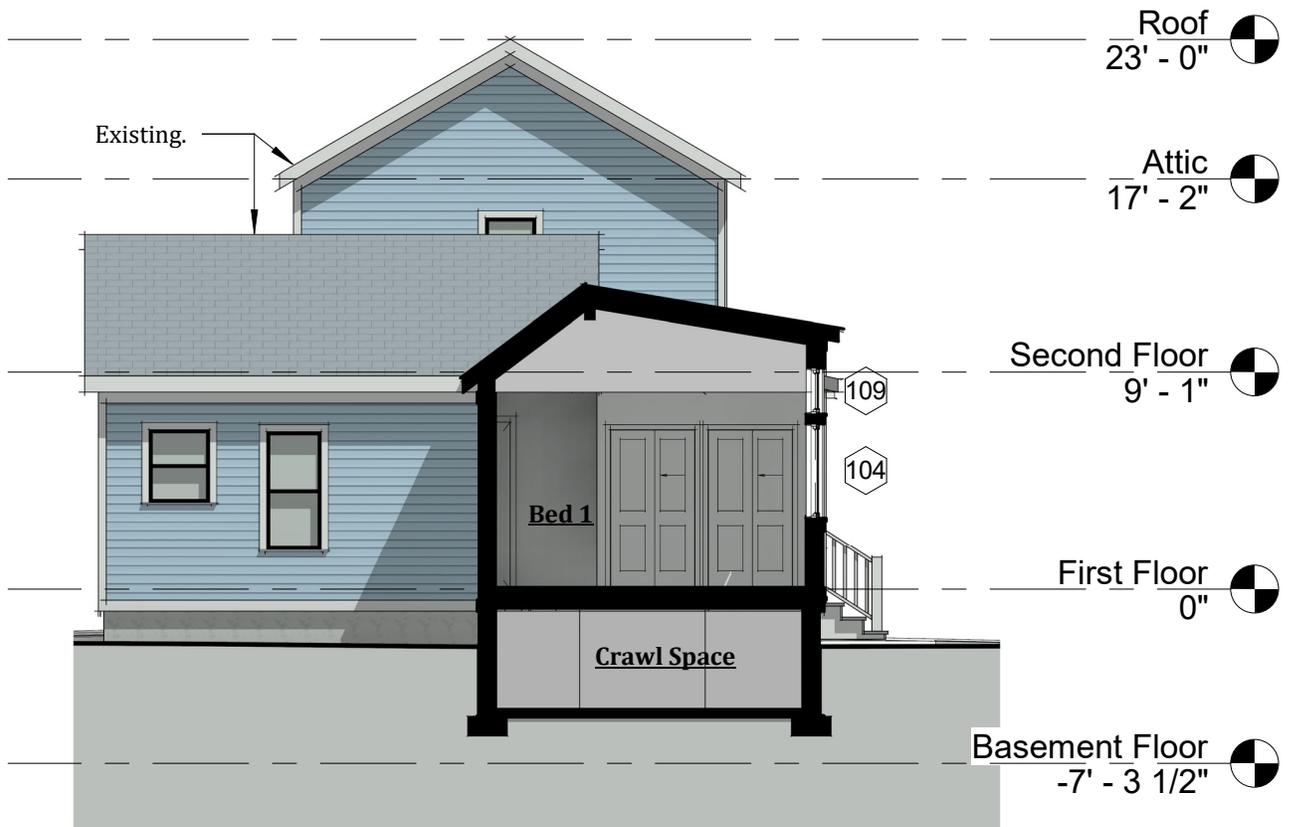
1 West Elevation
1/8" = 1'-0"



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



① E/W Section, Looking South
1/8" = 1'-0"



② E/W Section, Looking North
1/8" = 1'-0"

Window and Door Schedules

Window Schedule - Existing to be Removed

Mark	Width	Height	Description
E1	3' - 0"	4' - 1"	Modern double hung

Window Schedule - Proposed

Mark	Width	Height	Description
101	2' - 0"	4' - 0"	Casement
102	2' - 0"	4' - 0"	Casement
103	2' - 0"	4' - 0"	Casement
104	2' - 0"	4' - 0"	Casement
105	2' - 0"	4' - 0"	Casement
106	2' - 4"	4' - 0"	Casement
107	2' - 8"	3' - 0"	Casement
108	2' - 0"	2' - 0"	Fixed
109	2' - 0"	2' - 0"	Fixed
110	2' - 0"	2' - 0"	Fixed

Door Schedule - Existing to be Removed

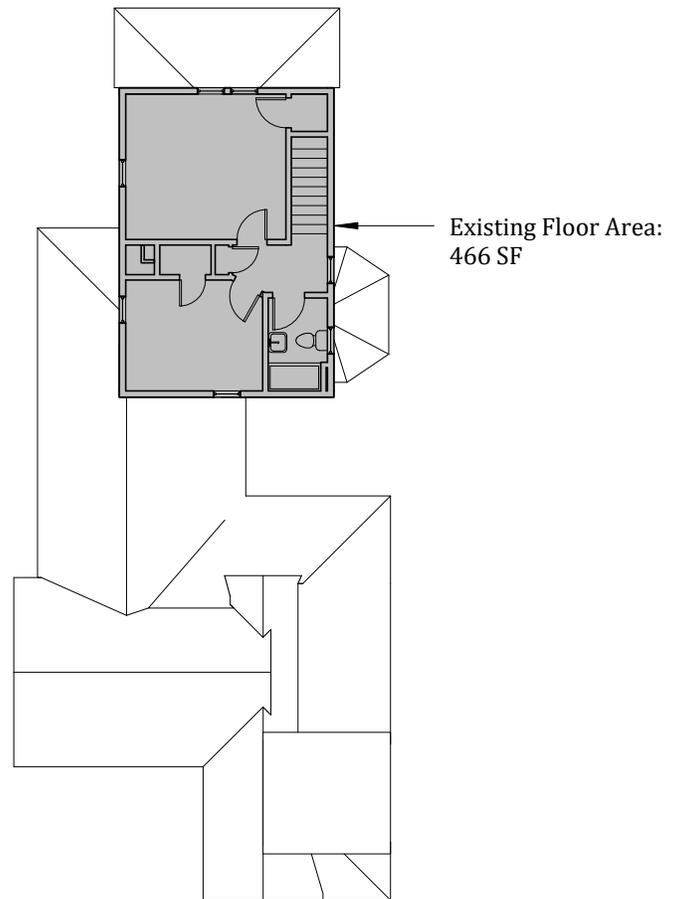
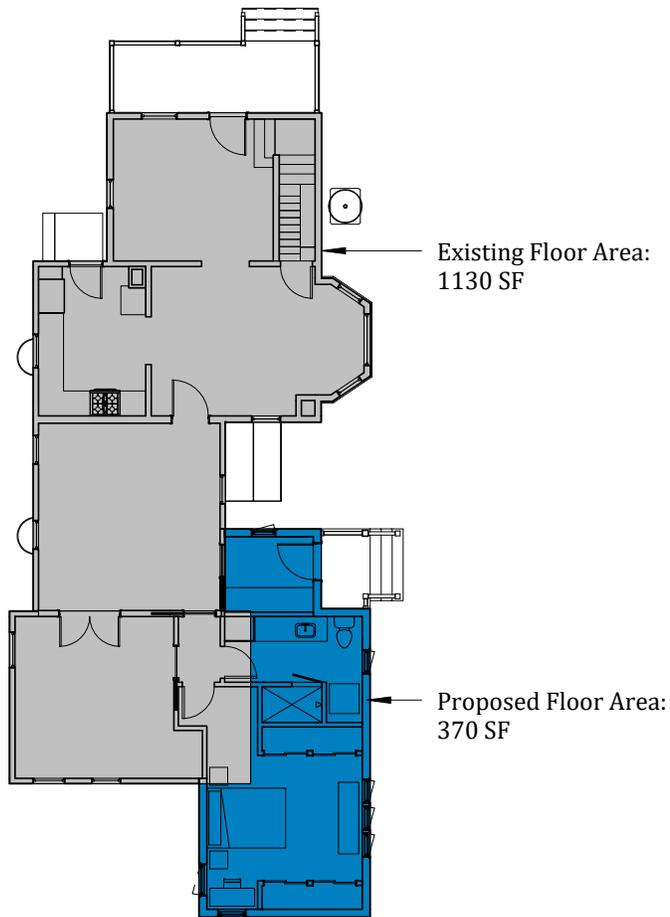
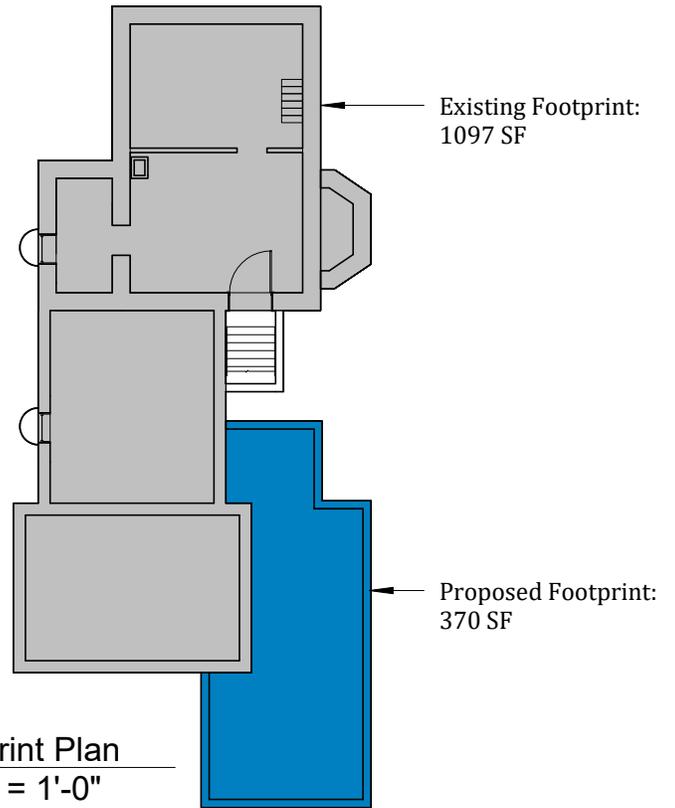
Mark	Width	Height	Description
E1	2' - 8"	6' - 8"	Modern entry door.

Door Schedule - Proposed

Mark	Width	Height	Description
101	3' - 0"	6' - 8"	Fiberglass entry door.

Area Calculation

	Footprint	Floor Area
Proposed Area:	370 SF	370 SF
Existing Area:	1097 SF	1596 SF (1130+466)
Proposed/Existing:	34%	23%



Material Schedule

Item for Addition	Description
Roofing	
<i>Design Concept: Match existing asphalt shingles, except at shed dormer roof.</i>	
Gable and Hip Roofing:	Asphalt roof shingles.
Shed Dormer Roofing:	Standing seam metal roofing or EPDM rubber roofing.
Gutters and Downspouts	Aluminum, K Style 5" gutters with aluminum rectangular downspouts.
Cladding and Trim	
<i>Design Concept: Match existing widths / exposure; differentiate with materials.</i>	
Fascia Board:	Fiber cement board, 5/4 x 5.5", smooth texture.
Soffit Board:	Douglas Fir wood soffit boards, clear grade, stained.
Frieze board:	Fiber cement board, 5/4 x 5.5", smooth texture.
Cladding:	Fiber cement lap siding, smooth texture, match existing exposure.
Corner board:	Fiber cement board, 5/4 x 3.5", smooth texture.
Skirt Board:	2x poly-ash board over fiber cement board, 5/4 x 3.5", smooth texture.
Windows and Doors	
<i>Design Concept: Use complementary window proportions, but do not match existing sizes.</i>	
Windows:	Aluminum or vinyl clad wood casement and fixed windows (Marvin or similar).
Entry Door:	Fiberglass insulated, painted, entry door with 1/2 or 1/4 lite (Therma Tru or similar)
Window and Door Casing	
<i>Design Concept: Match existing widths; differentiate with materials.</i>	
Window and Door Head Trim:	Fiber cement board, 5/4 x 3.5", smooth texture.
Window and Door Side Trim:	Fiber cement board, 5/4 x 3.5", smooth texture.
Window Sill:	2x poly-ash board.
Porch	
<i>Design Concept: Use simple design to be compatible with existing porch.</i>	
Porch Decking:	1 x 3 Douglas Fir, tongue and groove wood decking, painted.
Treads:	2x Painted wood or wood composite.
Risers:	5/4x Painted wood or wood composite.
Guard Rail:	2 x 4 Painted wood board top and bottom rail.
Balusters:	2 x 2 Painted wood balusters.
Porch Post Trim:	Square post with 1x painted wood board, fiber cement board or poly-ash board.
Porch Skirt:	Square grid painted wood lattice.
Foundation	
<i>Design Concept: Use simple design to be compatible with existing foundation.</i>	
Foundation:	Concrete or CMU block with plaster parge coat.