

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 614 S Ashley Street, Application Number HDC20-135

DISTRICT: Old West Side Historic District

REPORT DATE: November 12, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: November 9, 2020

| | OWNER | APPLICANT |
|-----------------|---|---|
| Name: | Central Property Development, Inc. | Lanette Williams Vachon Designs, LLC |
| Address: | 614 S. Ashley Street Ann Arbor, MI 48103 | 2793 Manchester Rd Ann Arbor, MI 48104 |
| Phone: | (734) 436-8933 | (734) 277-0152 |

BACKGROUND: The 1913 Dewitt and Mae Ellsworth house features 1 ½ stories, a gambrel roof, full width front porch, and a rusticated concrete block foundation. Mr. Ellsworth was a machinist at A. V. Rothwell.

LOCATION: The house is on the west side of South Ashley, between West Mosley and West Madison.

APPLICATION: The applicant seeks HDC approval to construct a second story addition over parking at the rear of the house.

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: 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.

Not Appropriate: Attaching an addition so that the character-defining features of the property are obscured, damaged, or destroyed.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure, in a subordinate position to the historic fabric.

All New Construction

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

Not Appropriate: Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

STAFF FINDINGS:

1. The house has no post-1944 additions. The back yard is nearly entirely paved with asphalt. The back door, a metal awning over the back porch, vinyl siding and a wheelchair accessible ramp leading to it are modern changes; the pre-1945 windows, front doors, and front porches are all intact. The first floor is a business office and the second floor is the building owner's apartment.
2. The house is 924 square feet, on a 564 square foot foundation. This application proposes a 289 square foot addition, which increases the footprint of the building by 51% and the floor area by 31%. The addition is elevated over the existing ramp to the back door and two parking spaces.
3. The property is currently zoned C2B, which allows the office use on the ground floor. Because of the zoning, this project will require a site plan. Landscape buffer requirements that cannot be met because of the shared driveway will also require a zoning variance. The site plan will require three parking spaces (two for the office use and one for the residential), which are shown on the Dimensional Site Plan sheet (last page of the application attachments). This plan shows all of the existing asphalt remaining. If the site plan process requires asphalt to be removed (most likely along the north and/or west property lines) and landscaping installed, the work can be staff approved.
4. The second floor addition is 16.2' by 16.4' with a hipped roof to match the slope of the

house's upper gambrel roof with a ridge that is 2.5" lower, and a 5' by 10.8' gable roof connector to the building that is 1.3' lower. The roof is designed to follow the lines of the existing roof and an existing south side dormer on the main house. Behind the addition is a 16.2' x 9.8' deck. Along the north side of the addition is an exterior stair leading up to a new entrance door for the second floor apartment. One double hung and one casement window on the second floor would be lost to accommodate the addition.

5. Proposed materials for the addition are engineered wood lap siding and trim and Andersen A-Series fiberglass or composite clad windows. The architect stated that she had not been able to figure out what the siding under the aluminum looks like.
6. Staff has requested clarification on materials of the new deck, new entrance stairs, and their railings
7. The character defining features of this house are on the one-and-a-half-story main block of the house, and none of its existing visible features would be changed or compromised. The new addition will be moderately visible from the sidewalk. The height of the new addition is appropriate. Staff believes the work meets the standards and guidelines followed by the Historic District Commission.

MOTION

(Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will view the site and share their observations at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 614 S Ashley, a contributing property in the Old West Side Historic District, to construct a second story addition over parking at the rear of the house. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Design Guidelines* for Additions and New Construction, 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 District/Neighborhood, Building Site, New Additions, and Windows

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 614 S Ashley 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

614 S Ashley Street (Survey photo, 2008)





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 <i>Central Property Development, Inc.</i> | | HISTORIC DISTRICT <i>Old West Side</i> | |
| PROPERTY ADDRESS <i>614 S. Ashley Street</i> | | CITY ANN ARBOR | |
| ZIP CODE <i>48103</i> | DAYTIME PHONE NUMBER <i>(734) 436-8933</i> | EMAIL ADDRESS <i>Terri Dep-development.com</i> | |
| PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) | | CITY | STATE, ZIP |

PROPERTY OWNER'S SIGNATURE

| | | |
|----------------------------------|--|------------------------|
| SIGN HERE <i>Terri Drenth</i> | PRINT NAME <i>Terri Drenth, Pres.</i> | DATE <i>8/12/20</i> |
|----------------------------------|--|------------------------|

APPLICANT INFORMATION

| | | | |
|--|--------------------------|---|--------------------------|
| NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <i>Lanette Williams, Varchon Designs, LLC</i> | | | |
| ADDRESS OF APPLICANT <i>2793 Manchester Rd.</i> | | | CITY <i>Ann Arbor</i> |
| STATE <i>Mi.</i> | ZIP CODE <i>48104</i> | PHONE / CELL # <i>(734) 277.0152</i> | FAX No <i>()</i> |
| EMAIL ADDRESS <i>Nettew5@gmail.com</i> | | | |

APPLICANT'S SIGNATURE (if different from Property Owner)

| | | |
|--------------------------------------|---|------------------------|
| SIGN HERE <i>Lanette Williams</i> | PRINT NAME <i>x Lanette Williams</i> | DATE <i>8.12.20</i> |
|--------------------------------------|---|------------------------|

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 checked="" type="checkbox"/> COMMERCIAL | <input type="checkbox"/> INSTITUTIONAL |
|---|---------------------------------|---------------------------------|--|--|--|

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

See attachment

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See attachment

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



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

JOHN STROBEL ADDITION
CENTRAL PROPERTY DEVELOPMENT, INC.
614 S. ASHLEY STREET
ANN ARBOR MI. 48103

DRAWING PROVIDED BY:
LANETTE WILLIAMS
VACHON DESIGNS, LLC
2793 MANCHESTER ROAD, ANN ARBOR, MI. 48104
734.277.0152

DATE:
10.23.2020

SHEET: 2



REAR SITE CONDITIONS



REAR SITE CONDITIONS



REAR SITE CONDITIONS



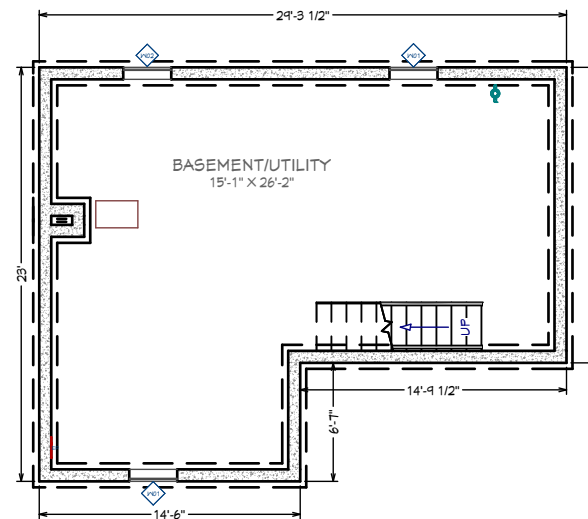
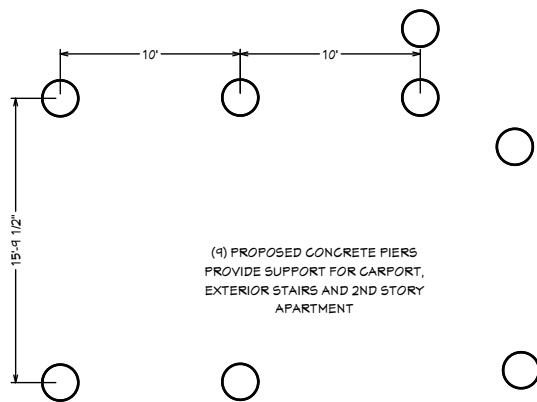
TWO REAR WINDOWS WILL BE REMOVED TO ALLOW FOR
2ND STORY ADDITION

JOHN STROBEL ADDITION
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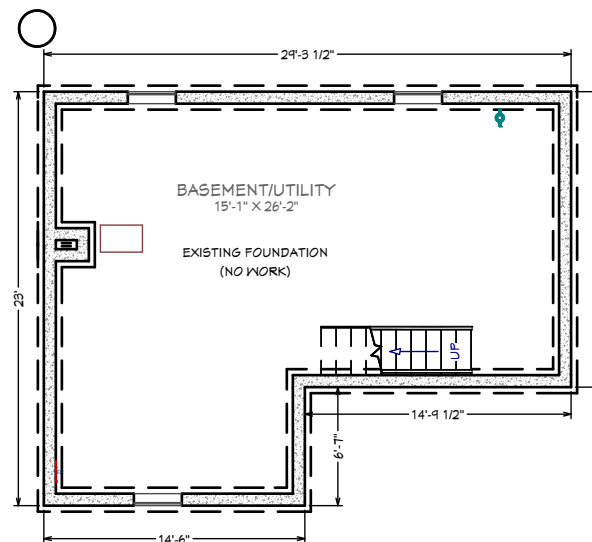
DATE:
10.23.2020

SHEET: 3



EXISTING FOUNDATION PLAN

SCALE: 3/32" = 1'-0"



PROPOSED FOUNDATION PLAN

SCALE: 3/32" = 1'-0"

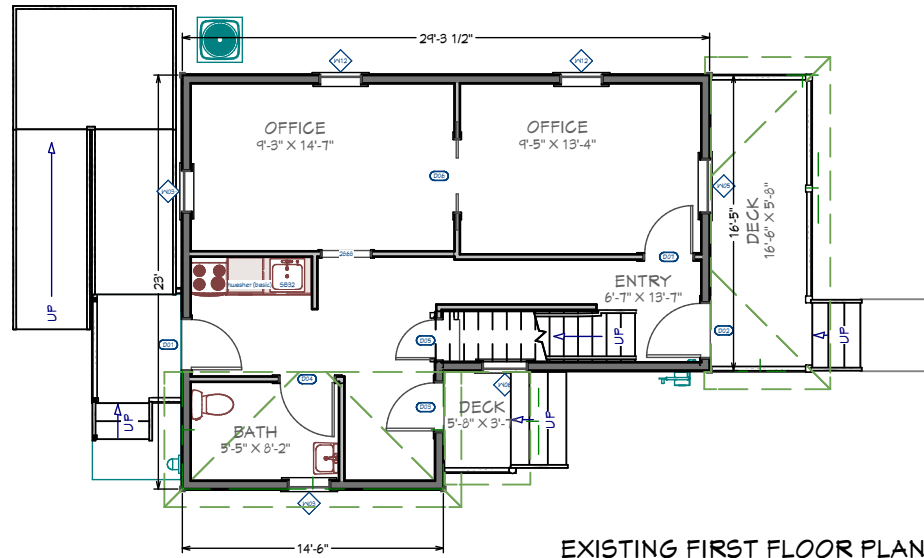
DRAWING PROVIDED BY:

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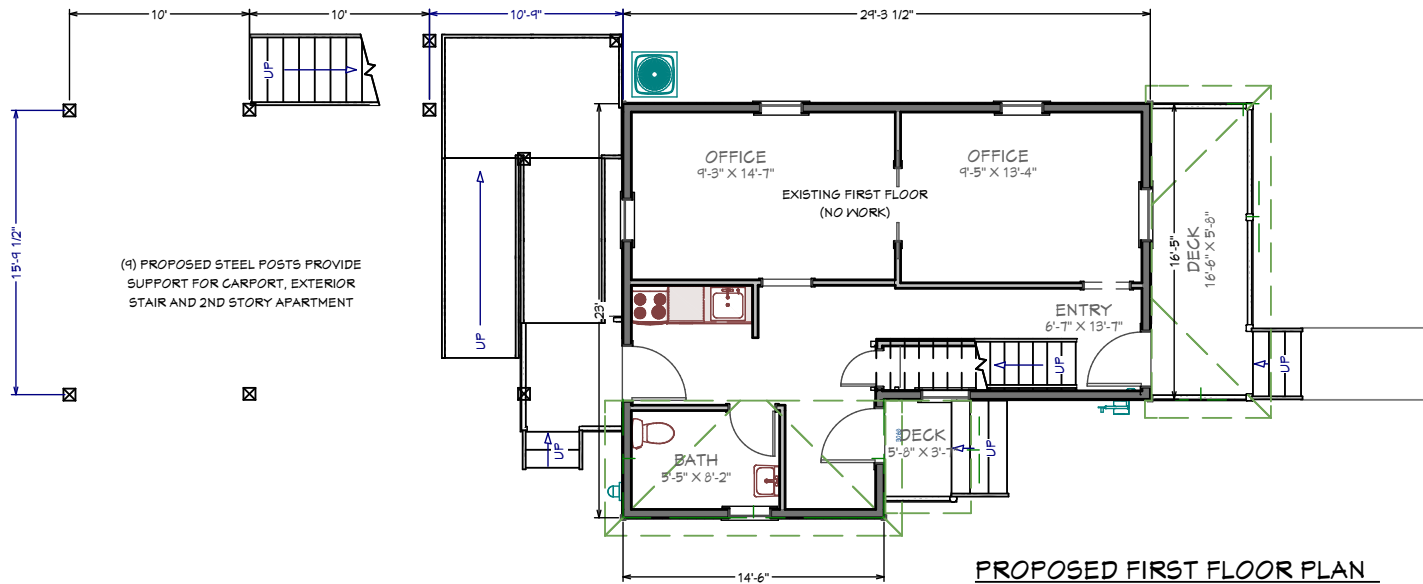
DATE:
10.23.2020

SHEET: 4



EXISTING FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



(9) PROPOSED STEEL POSTS PROVIDE
SUPPORT FOR CARPORT, EXTERIOR
STAIR AND 2ND STORY APARTMENT

PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

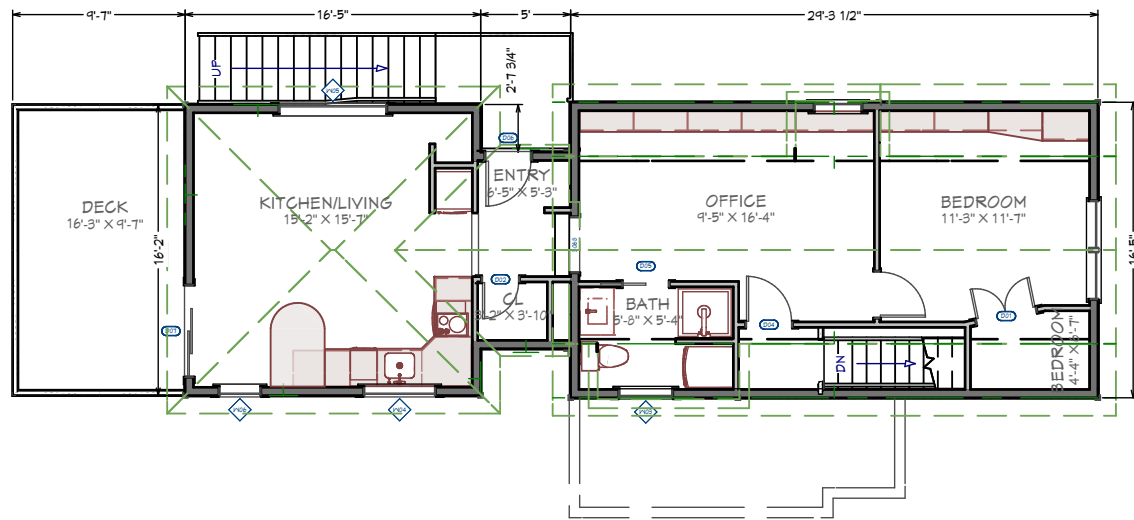
NOTES:
NEW CARPORT AND EXTERIOR STAIR TO
CONSIST OF STEEL, WOOD AND CONCRETE
CONSTRUCTION MATERIALS.

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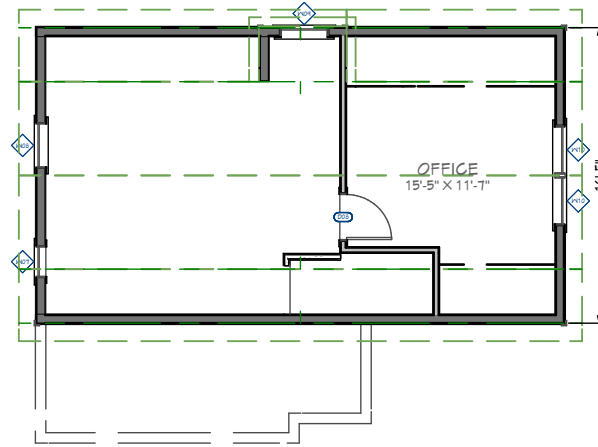
DATE:
10.23.2020

SHEET: 5



PROPOSED SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



EXISTING SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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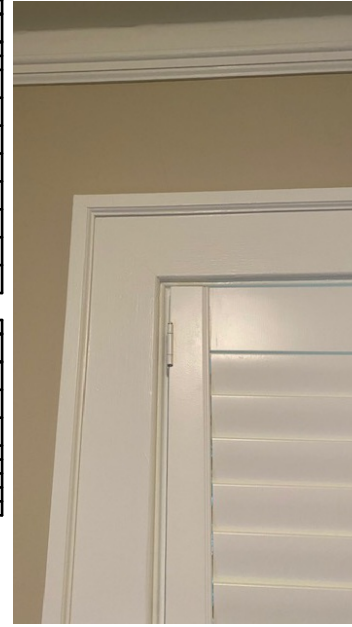
DATE:
10.23.2020

SHEET: 6

EXISTING WINDOW/DOOR SCHEDULES & MATERIALS

| EXISTING WINDOW SCHEDULE | | | | | | | |
|--------------------------|-----|-------|-------|--------|--------------------|-----------------------|-----------------------|
| NUMBER | QTY | FLOOR | WIDTH | HEIGHT | DESCRIPTION | CASING SIZE, INTERIOR | CASING SIZE, EXTERIOR |
| W01 | 2 | 0 | 32" | 22" | FIXED GLASS | | |
| W02 | 1 | 0 | 32" | 22" | FIXED GLASS | | |
| W03 | 2 | 1 | 28" | 54" | DOUBLE HUNG | 5/8"x5" | 1/4"x5" |
| W05 | 1 | 1 | 36" | 64" | DOUBLE HUNG | 5/8"x5" | 1/4"x5" |
| W06 | 1 | 1 | 30" | 24" | FIXED GLASS | 5/8"x5" | 1/4"x5" |
| W07 | 1 | 2 | 21" | 25" | SINGLE CASEMENT-HR | 5/8"x4 1/2" | 1/4"x5" |
| W08 | 1 | 2 | 30" | 64" | DOUBLE HUNG | 5/8"x4 1/2" | 1/4"x5" |
| W09 | 1 | 2 | 32" | 26" | SINGLE AWNING | 5/8"x4 1/2" | 1/4"x5" |
| W10 | 2 | 2 | 32" | 64" | DOUBLE HUNG | 5/8"x4 1/2" | 1/4"x5" |
| W12 | 2 | 1 | 28" | 66" | DOUBLE HUNG | 5/8"x5" | 1/4"x5" |

| EXISTING DOOR SCHEDULE | | | | | | | |
|------------------------|-----|-------|----------|--------|------------------------|-----------------------|-----------------------|
| NUMBER | QTY | FLOOR | WIDTH | HEIGHT | DESCRIPTION | CASING SIZE, INTERIOR | CASING SIZE, EXTERIOR |
| D01 | 1 | 1 | 33 1/2" | 80" | EXT. HINGED-DOOR P09 | 5/8"x2 3/4" | 1/4"x5" |
| D02 | 1 | 1 | 36" | 80" | EXT. HINGED-DOOR E02 | 5/8"x5" | 1/4"x5" |
| D03 | 1 | 1 | 32" | 80" | EXT. HINGED-DOOR E14 | 5/8"x5" | 1/4"x5" |
| D04 | 1 | 1 | 36" | 80" | HINGED-DOOR P03 | 5/8"x5" | 5/8"x5" |
| D05 | 1 | 1 | 26 9/16" | 80" | HINGED-DOOR P03 | 5/8"x5" | 5/8"x5" |
| D06 | 1 | 1 | 48" | 80" | DOUBLE POCKET-DOOR P03 | 5/8"x5" | 5/8"x5" |
| D07 | 1 | 1 | 32" | 80" | HINGED-DOOR P03 | 5/8"x5" | 5/8"x5" |
| D08 | 1 | 2 | 30" | 80" | EXT. HINGED-DOOR P11 | 5/8"x4 1/2" | 5/8"x4 1/2" |



INTERIOR WINDOW FRAME STYLE A



INTERIOR WINDOW FRAME STYLE B



TYPICAL EXISTING DOUBLE HUNG



EXISTING CASEMENT



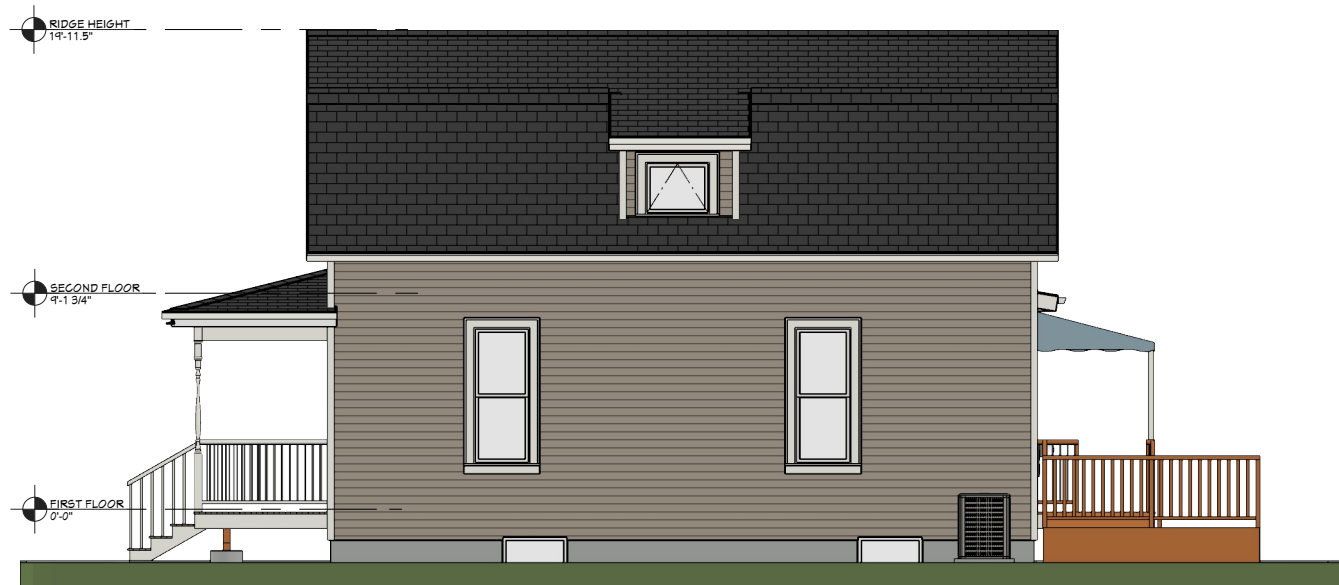
ALL EXISTING EXTERIOR WINDOW/DOOR CASINGS:
VINYL J CHANNEL WITH ALUMINUM WRAPPED FRAME

JOHN STROBEL ADDITION
CENTRAL PROPERTY DEVELOPMENT, INC.
614 S. ASHLEY STREET
ANN ARBOR MI. 48103

DRAWING PROVIDED BY:
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VACHON DESIGNS, LLC
2793 MANCHESTER ROAD, ANN ARBOR, MI. 48104
734.277.0152

DATE:
10.23.2020

SHEET: 7



EXISTING NORTH ELEVATION

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

NOTE:
EXISTING EXTERIOR - VINYL SIDING (HAVEN'T BEEN ABLE TO DETERMINE
WHAT IS UNDER VINYL SIDING), ARCHITECTURAL ASPHALT SHINGLES,
VINYL J CHANNELS WITH ALUMINUM AND WOOD TRIM.

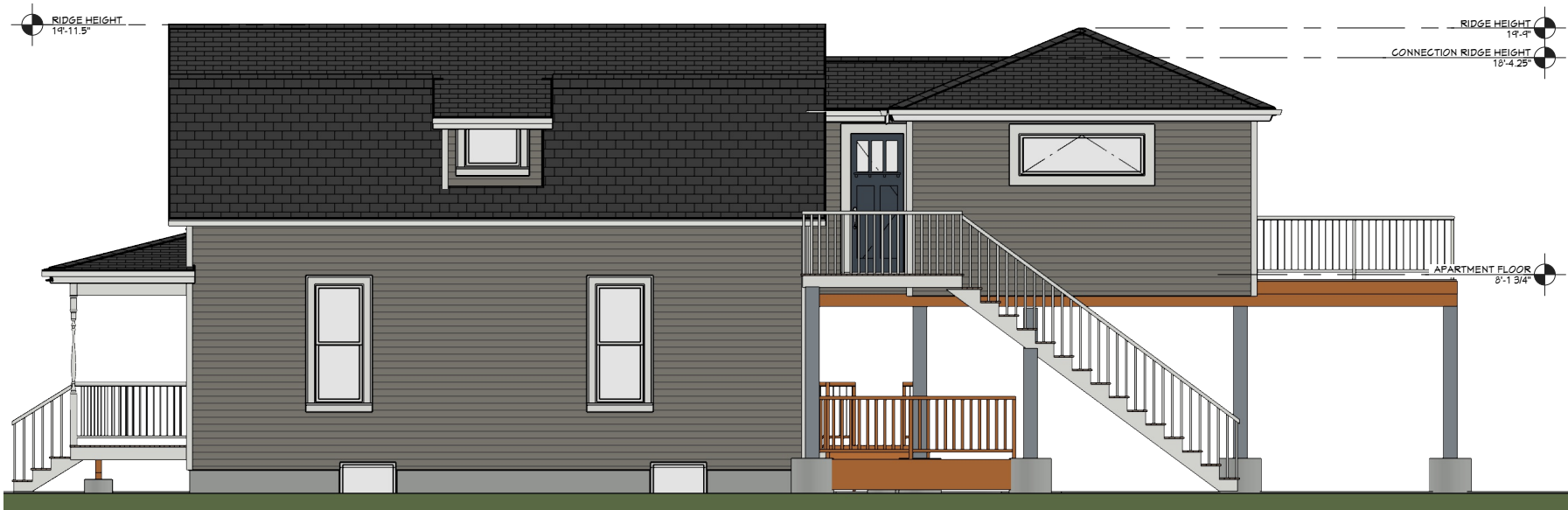
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10.23.2020

SHEET: 9



PROPOSED NORTH ELEVATION

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

NOTES:

PROPOSED EXTERIOR - NEW SECOND STORY ADDITION WILL CONSIST OF WOOD & STEEL FRAMING, LP SMARTSIDE ENGINEERED WOOD SIDING, ANDERSEN A-SERIES WINDOWS, ARCHITECTURAL SHINGLES AND LP SMARTSIDE ENGINEERED WOOD TRIM. THE RIDGE HEIGHT FOR NEW ADDITION WILL BE APPROXIMATELY 2 1/2" LESS THAN THE RIDGE HEIGHT OF THE EXISTING EXISTING STRUCTURE.

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SHEET: 10



EXISTING EAST ELEVATION

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

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DATE:
10.23.2020

SHEET: 11



PROPOSED EAST ELEVATION

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

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DATE:
10.23.2020

SHEET: 12



EXISTING SOUTH ELEVATION

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

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ANN ARBOR MI. 48103

DATE:
10.23.2020

SHEET: 13



PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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DATE:
10.23.2020

SHEET: 14



EXISTING WEST ELEVATION

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

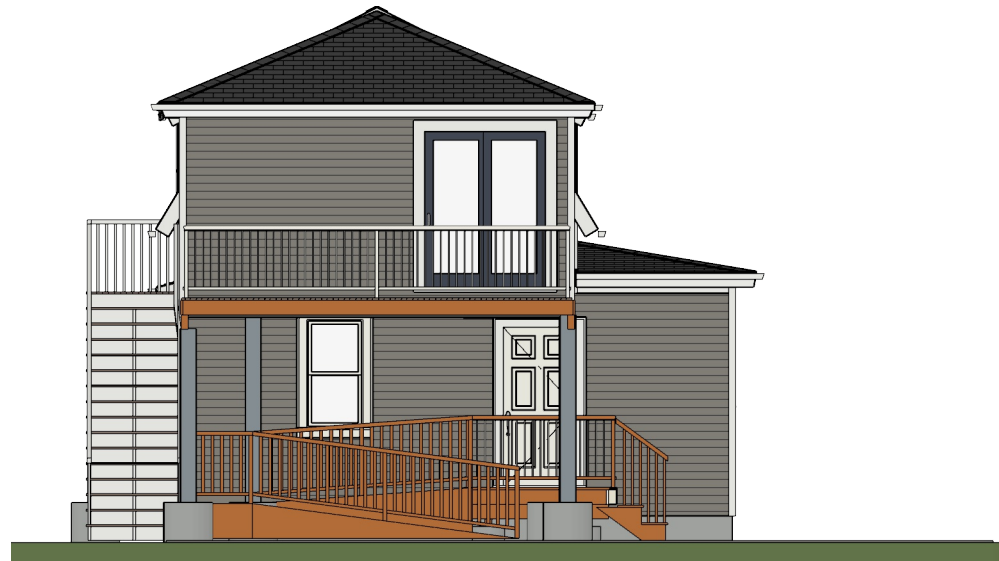
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SHEET: 15



PROPOSED WEST ELEVATION

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

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SHEET: 16