



**REGULAR SESSION OF THE ANN ARBOR HISTORIC DISTRICT COMMISSION  
THURSDAY, FEBRUARY 11, 2010 AT 7:00 P.M. SECOND FLOOR, CITY COUNCIL  
CHAMBERS, 100 N. 5<sup>th</sup> AVENUE, ANN ARBOR, MI**

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF THE AGENDA**

**A - HEARINGS**

**A-1 HDC10-009 – 517 KRAUSE – Two story rear addition - OWSHD**

**A-2 HDC10-010 – 211 CREST – New single car garage, remove window on rear house elevation - OWSHD**

**A-3 HDC10-011 – 512 FOURTH ST – Two story rear addition – OWSHD**

**A-4 HDC10-012 – 310 SECOND ST – Demolish and rebuild barn - OWSHD**

**A-5 HDC10-014 – 540 S SEVENTH ST – New dormer on side addition - OWSHD**

**B - OLD BUSINESS**

**C - NEW BUSINESS**

**C-1 HDC Retreat Planning**

**AUDIENCE PARTICIPATION – GENERAL (Limited to 3 Minutes per Speaker)**

**D - APPROVAL OF MINUTES**

**D-1 Draft Minutes of the 2009-09-10 Regular Session**

**D-2 Draft Minutes of the 2009-10-08 Regular Session**

**E - REPORTS FROM COMMISSIONERS**

**F - ASSIGNMENTS**

**F-1 Review Committee: Monday, March 8 at noon for the March 11, 2010 Regular Session**

**G - REPORTS FROM STAFF**

**G-1 January 2010**

**H - CONCERNS OF COMMISSIONERS**

**I - COMMUNICATIONS**

**ADJOURNMENT** - Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting Planning Development Services by telephone at 1-734-794-6000, x42666 or by written request addressed to Planning Development Services C/O Board of Appeals, 100 N. Fifth Ave., Ann Arbor, MI 48104, at least 24 hours in advance. Email: [Bacquaviva@a2gov.org](mailto:Bacquaviva@a2gov.org)

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 517 Krause, Application Number HDC10-009

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** February 11, 2010

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, February 8, 2010

#### OWNER

#### APPLICANT

**Name:** Charles Smith & Courtney Piotrowski    Same

**Address:** 517 Krause Street  
Ann Arbor, MI 48103

**Phone:** (734) 255-1618

**BACKGROUND:** This two story gable-front house was first occupied in 1927 by Otto Koch, an installer at Faust-Kennedy-Potter Co. Krause Street has six lots, two of which have houses built in the late 1890s, two in the nineteen-teens, and one in 1961.

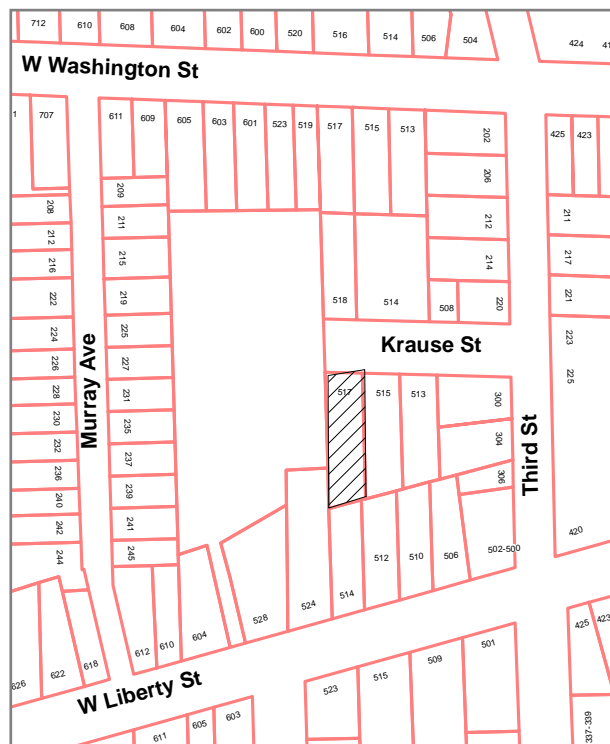
**LOCATION:** The site is located at the end of Krause Street, on the south side, west of Third Street and abutting a large university parking lot.

**APPLICATION:** The applicant seeks HDC approval to add a two-story addition with a shed roof and cementitious board and batten siding on 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.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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):**

**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.

**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.

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.

**STAFF FINDINGS:**

1. The existing house is approximately 1,050 square feet from exterior wall to exterior wall (not livable space, which would be less). The proposed addition is approximately 920

square feet, making the addition nearly equal to the size of the existing house. In most cases this might be considered too large, but this application has several factors that should be considered. a) The lot is deep, 47' by 166'. There will still be roughly 35' of open space between the rear of this addition and a utility/storage building located toward the back of the lot. (See site plan drawing.) b) The house sits at a much lower elevation than the houses to the rear on West Liberty. As a result, the houses to the rear will likely not be able to see the new addition over the utility building, which sit halfway up the hill between Krause and West Liberty. c) Immediately to the west is a very large University of Michigan parking lot. The portion of the addition that juts out beyond the plane of the house is located on the side next to the parking lot. d) The hyphen connection on the second floor helps define the addition and reduce its mass, and the shed roofline keeps its height to a minimum.

If this addition is approved by the HDC, it is staff's opinion that the size of the house in relation to the lot and neighborhood is at a maximum and no future additions should be considered for this house unless this addition is first removed.

2. The windows on the house are regularly spaced but of various sizes and shapes, including square windows on the front and both side elevations. The square windows proposed for the addition are proportionate to the ones on the side elevations and their placement is such that they align horizontally with existing windows on the side elevations. Three of the four wood windows on the rear elevation are replacements, and the rest on the house are original.
3. Staff feels that this proposed addition is a good example of the Secretary of the Interior's Guideline that states "Design for the new work may be contemporary." The board and batten siding is a very traditional cladding but in this case contributes to the contemporary design of the addition. The standing seam steel roof will only be minimally visible on the first floor connector. The addition would likely look awkward if clad in wood shingles to match the house.
4. Features of the rear elevation of the house that would be removed for the addition include a rear door, non-original sliding patio doors, and one second floor window. The other second floor window (non-original) would be retained because of the second-floor hyphen.
5. The design of the handrail was not included in the packet. Staff proposes reviewing it before building permits are issued.
6. The proposed addition is generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2,5,9 and 10, and the guidelines for new additions and building site.

**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 517 Krause Street, a contributing property in the Old West Side Historic District, to add a two-story addition with a shed roof and cementitious board and batten siding on the rear



of the house, on the condition that staff reviews the handrail design before building permits are issued. As conditioned, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2,5,9, and 10 and the guidelines for new additions and building site.

**MOTION WORKSHEET:**

I move that the Commission

\_\_\_\_ Issue a Certificate of Appropriateness

\_\_\_\_ Deny the Application

For the work at 517 Krause Street in the Old West Side Historic District

\_\_\_\_ As proposed.

\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

\_\_\_\_ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

**ATTACHMENTS:** application, drawings, photos.

517 Krause Street (May 2008)



517 Krause Street (1999)





**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312  
 Historic Preservation Coordinator Email: [ithacher@a2gov.org](mailto:ithacher@a2gov.org); [www.a2gov.org](http://www.a2gov.org)

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 517 KRAUSE ST.

Historic District: OLD WEST SIDE

Name of Property Owner (If different than the applicant):  
CHARLES SMITH & COURTNEY PIOTROWSKI

Address of Property Owner: 517 KRAUSE ST.

Daytime Phone and E-mail of Property Owner: 734.255.1618 lovelycourtney@gmail.com

Signature of Property Owner: Courtney Piotrowski date: 12.23.09

**Section 2: Applicant Information**

Name of Applicant: see above

Address of Applicant: \_\_\_\_\_

Daytime Phone: (\_\_\_\_\_) \_\_\_\_\_

Fax: (\_\_\_\_\_) \_\_\_\_\_

E-mail: \_\_\_\_\_

Applicant's Relationship to Property:  owner; \_\_\_\_\_ architect; \_\_\_\_\_ contactor; \_\_\_\_\_ other

Signature of applicant: \_\_\_\_\_ date: \_\_\_\_\_

**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: cup

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

1. Provide a brief summary of proposed changes. Removal of a portion of the rear wall of house and addition of 20'-5" x 25' new structure to back of house. Existing home to remain unaltered on all visible sides.
2. Provide a description of existing conditions. Existing home with out-building. Simple square house w/ shake siding um Parking lot to west.
3. What are the reasons for the proposed changes? Home requires additional sq. ft. to accomodate growing family with more than one restroom and reasonably sized kitchen.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.  
Please note full support of neighbors with attached letters. Also note All homes on street are altered or built post 1960.
5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**Staff Use Only**

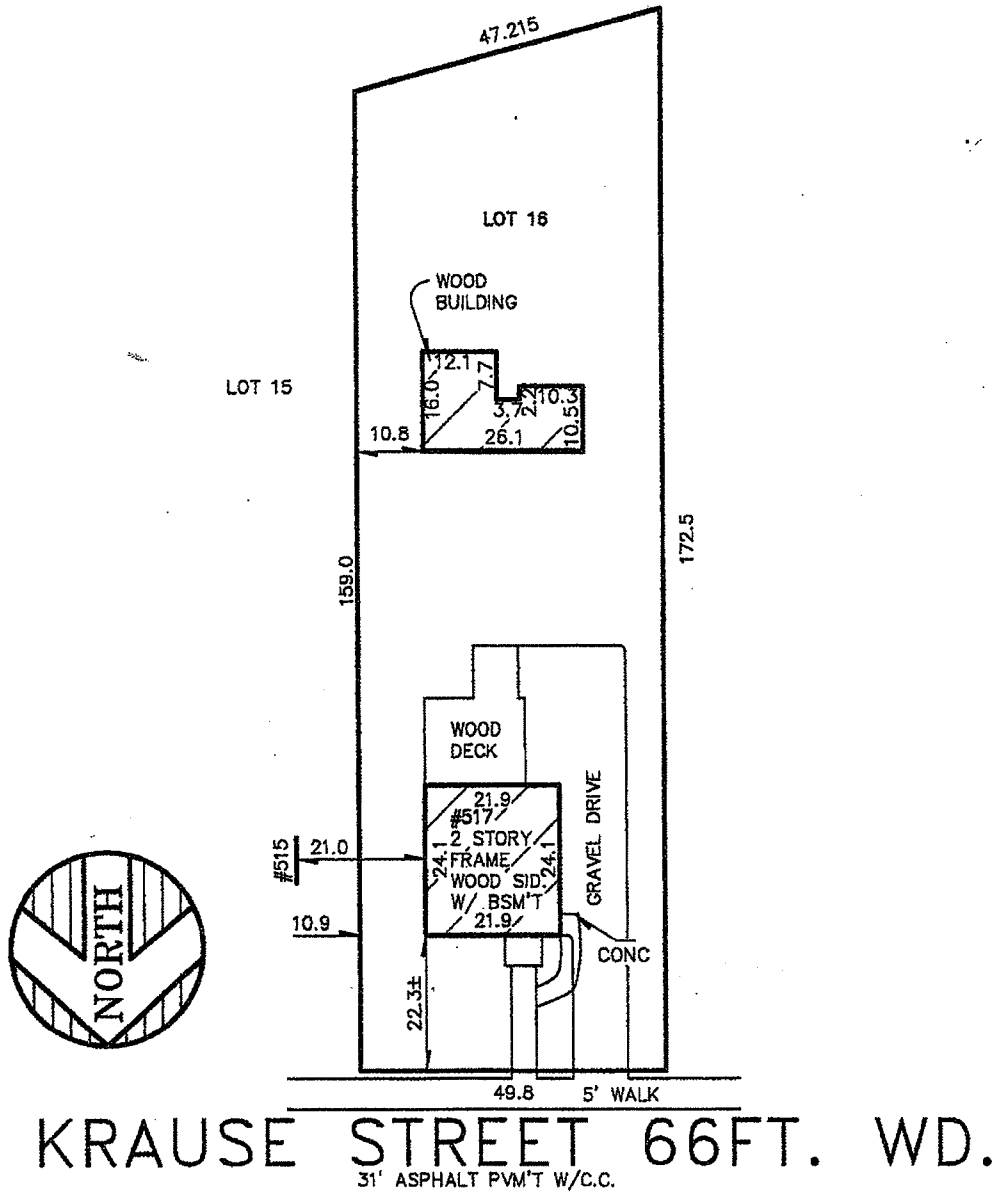
Date Submitted: HDC10-009 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC  
Project No.: HDC Fee Paid: \_\_\_\_\_  
Pre-filing Staff Reviewer & Date: JT Date of Public Hearing: Feb. 11, 2010  
Application Filing Date: 12-24-2009 Action: \_\_\_\_\_ HDC COA; \_\_\_\_\_ HDC Denial  
Staff signature: \_\_\_\_\_ HDC NTP; \_\_\_\_\_ Staff COA  
Comments: \_\_\_\_\_

# MORTGAGE SURVEY

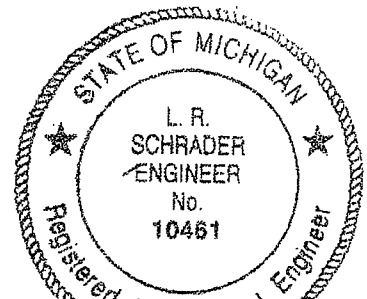
**Applicant:** CHARLES F. SMITH, JR. AND ANNE-LISE F. HALVORSEN

**Property Description:**

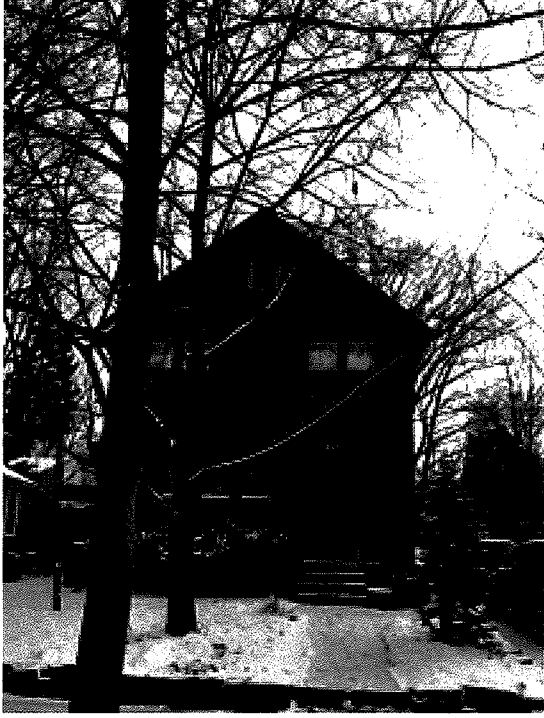
Lot 16; KRAUSE'S ADDITION TO THE CITY OF ANN ARBOR, T.2 S., R.6 E., City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 1 of Plats, Page 22 of Washtenaw County Records.



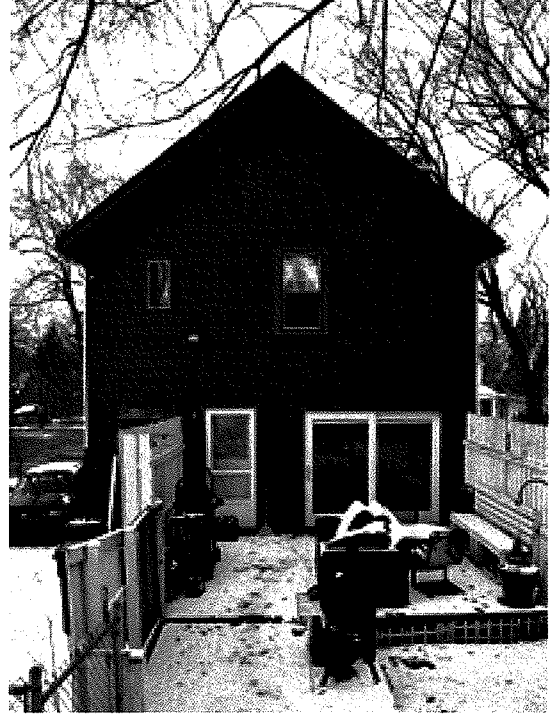
**CERTIFICATE:** We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This



North Elevation



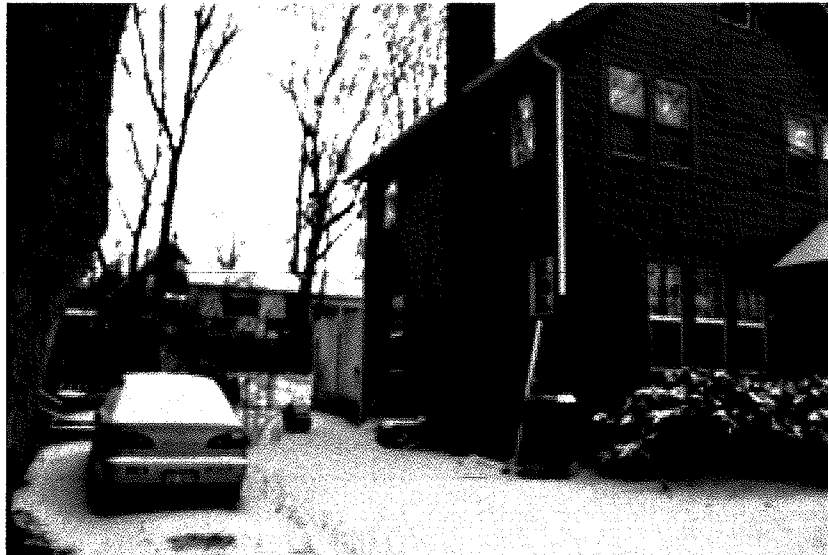
South Elevation

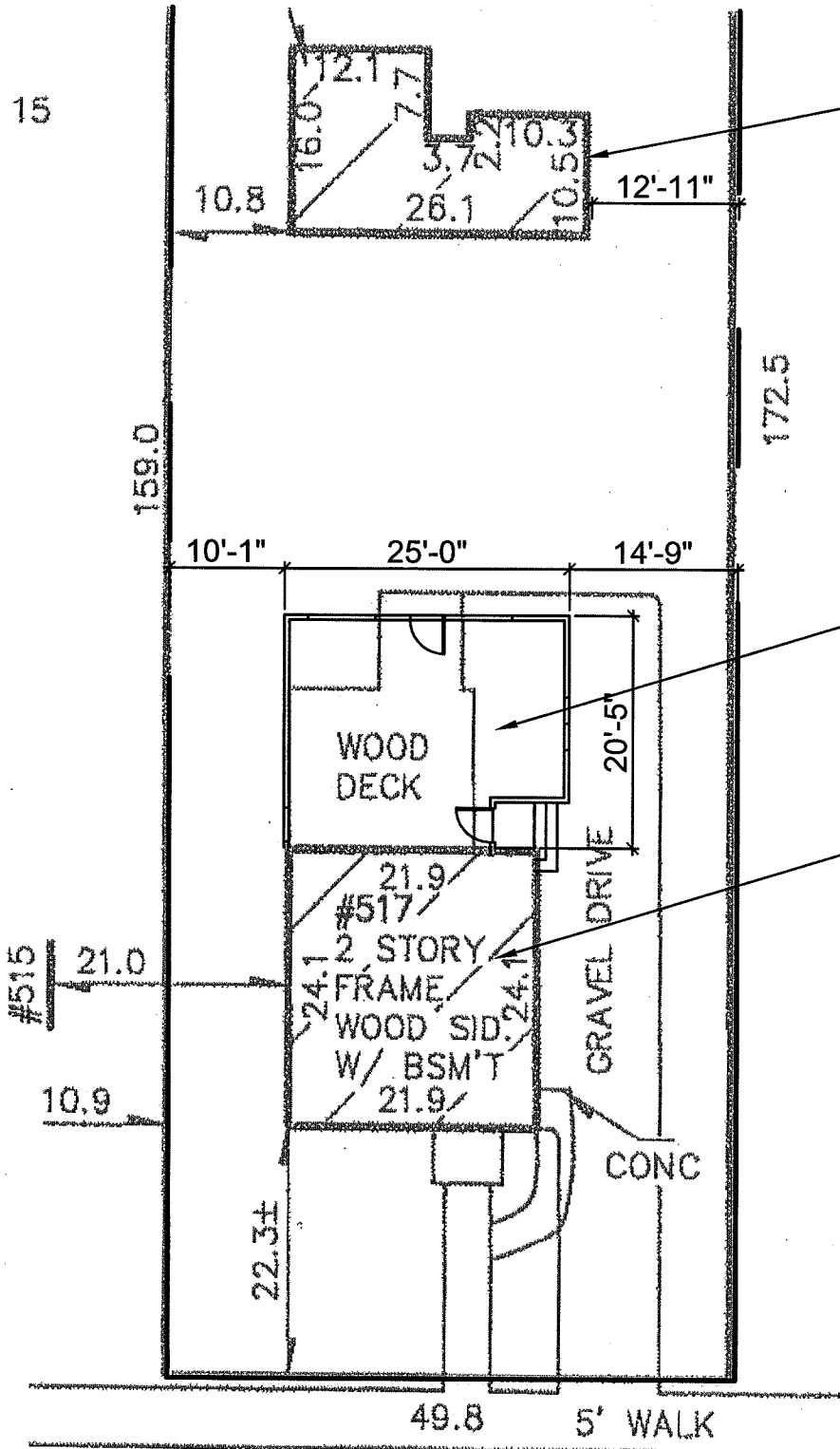


West Elevation



East Elevation





EXISTING  
OUTBUILDING

PROPOSED  
ADDITION

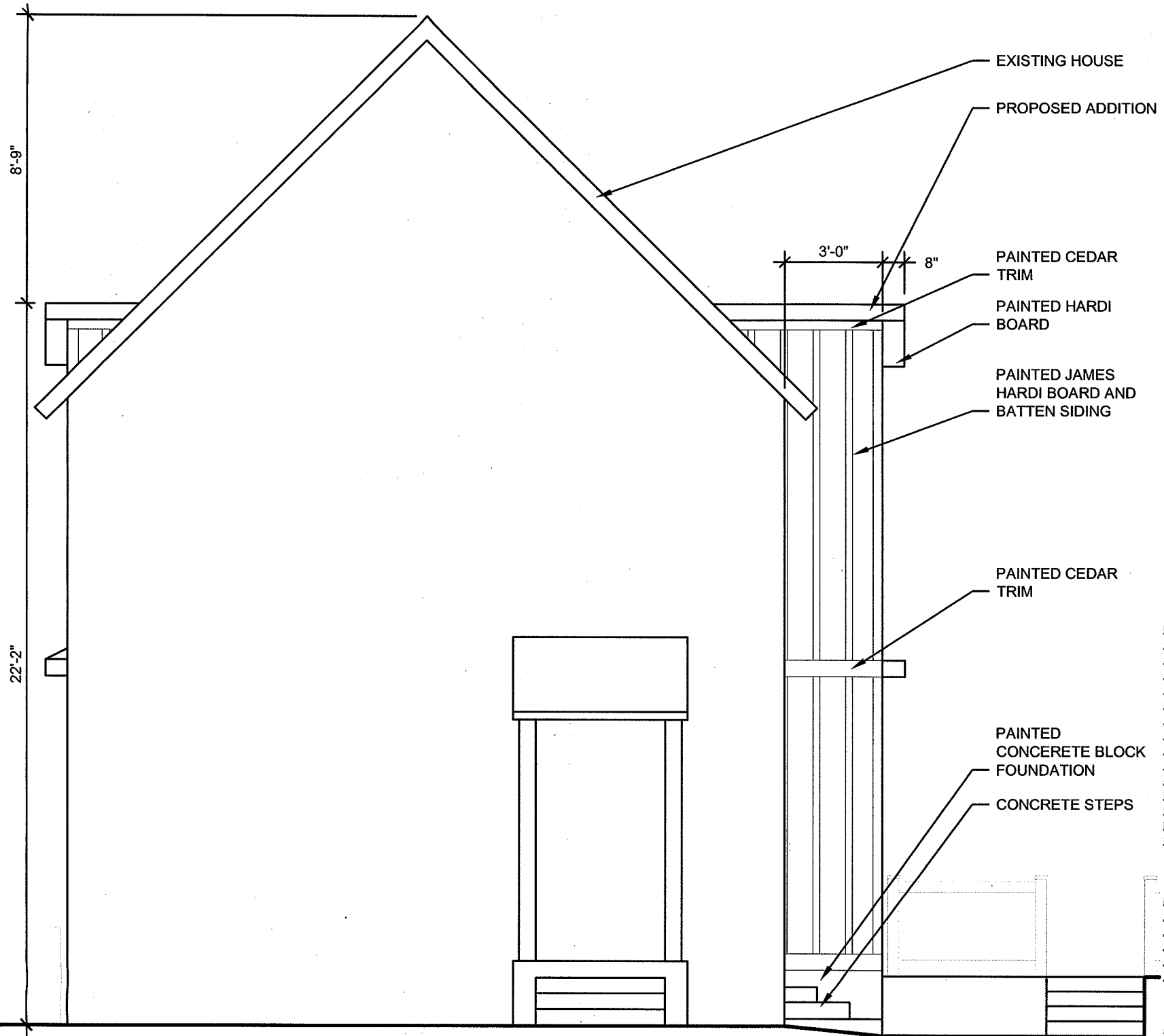
EXISTING HOUSE

UNIVERSITY OF  
MICHIGAN  
PARKING LOT

517 Krause Street  
Ann Arbor, Michigan 48103  
ph. 734.255.1618

Project:	517 Krause Street Addition
	Ann Arbor, Michigan
Sheet:	Site Plan
Job Number:	
Drawn:	
Checked:	
Date:	12/18/09
Scale:	1/16" = 1'-0"
Revised:	
	12.23.2009 Historic District Review
Sheet Number:	A-1





EXISTING HOUSE

PROPOSED ADDITION

3'-0"  
8"  
PAINTED CEDAR TRIM

PAINTED HARDI BOARD

PAINTED JAMES HARDI BOARD AND BATTEN SIDING

PAINTED CEDAR TRIM

PAINTED CONCRETE BLOCK FOUNDATION

CONCRETE STEPS

517 Krause Street  
Ann Arbor, Michigan 48103  
ph. 734.255.1618

Project:  
517 Krause Street Addition  
Ann Arbor, Michigan

Sheet:  
North Elevation

Job Number:

Drawn:

Checked:

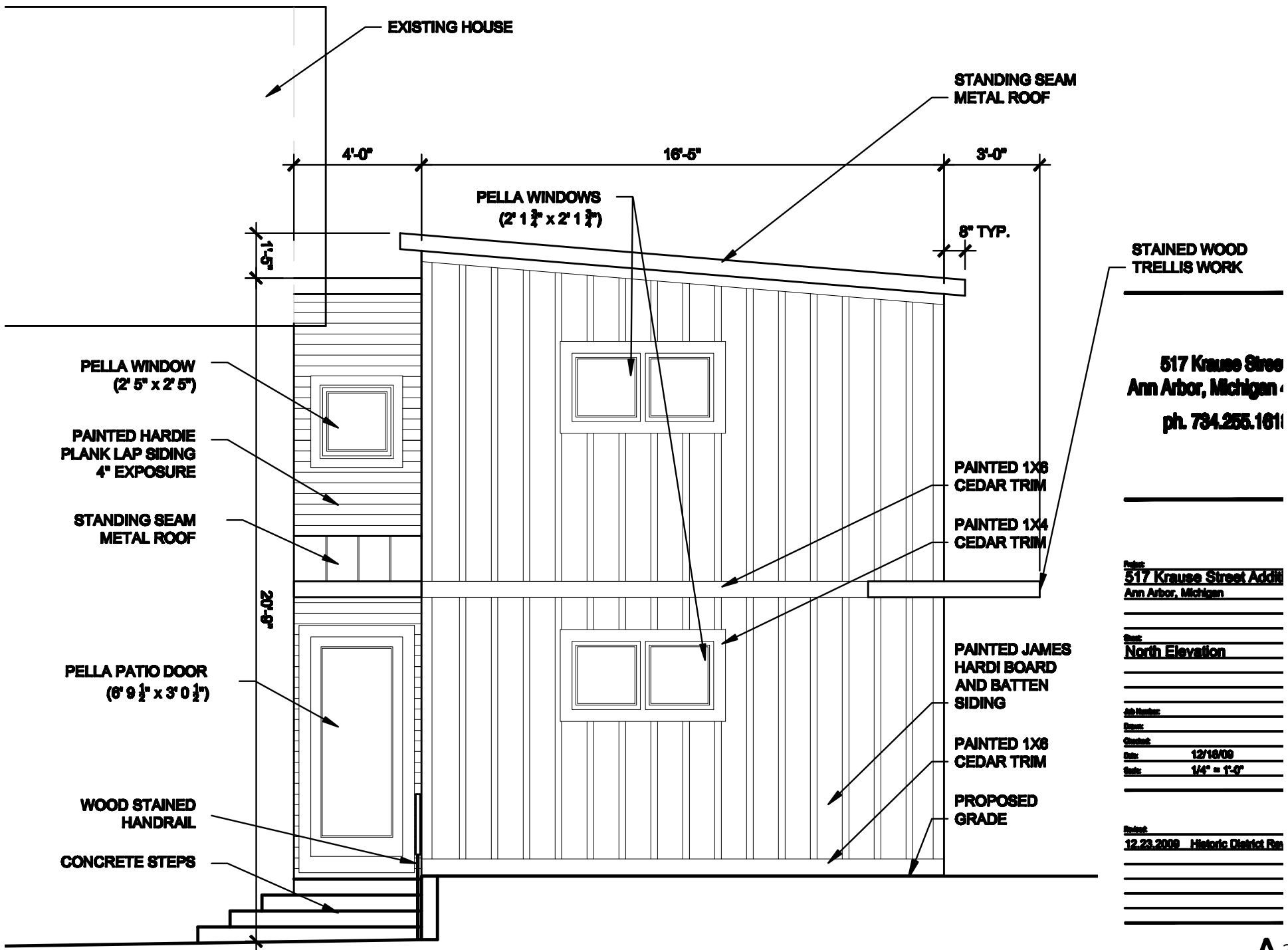
Date: 12/18/09

Scale: 1/4" = 1'-0"

Revised:  
12.23.2009 Historic District Review

Sheet Number: A-2





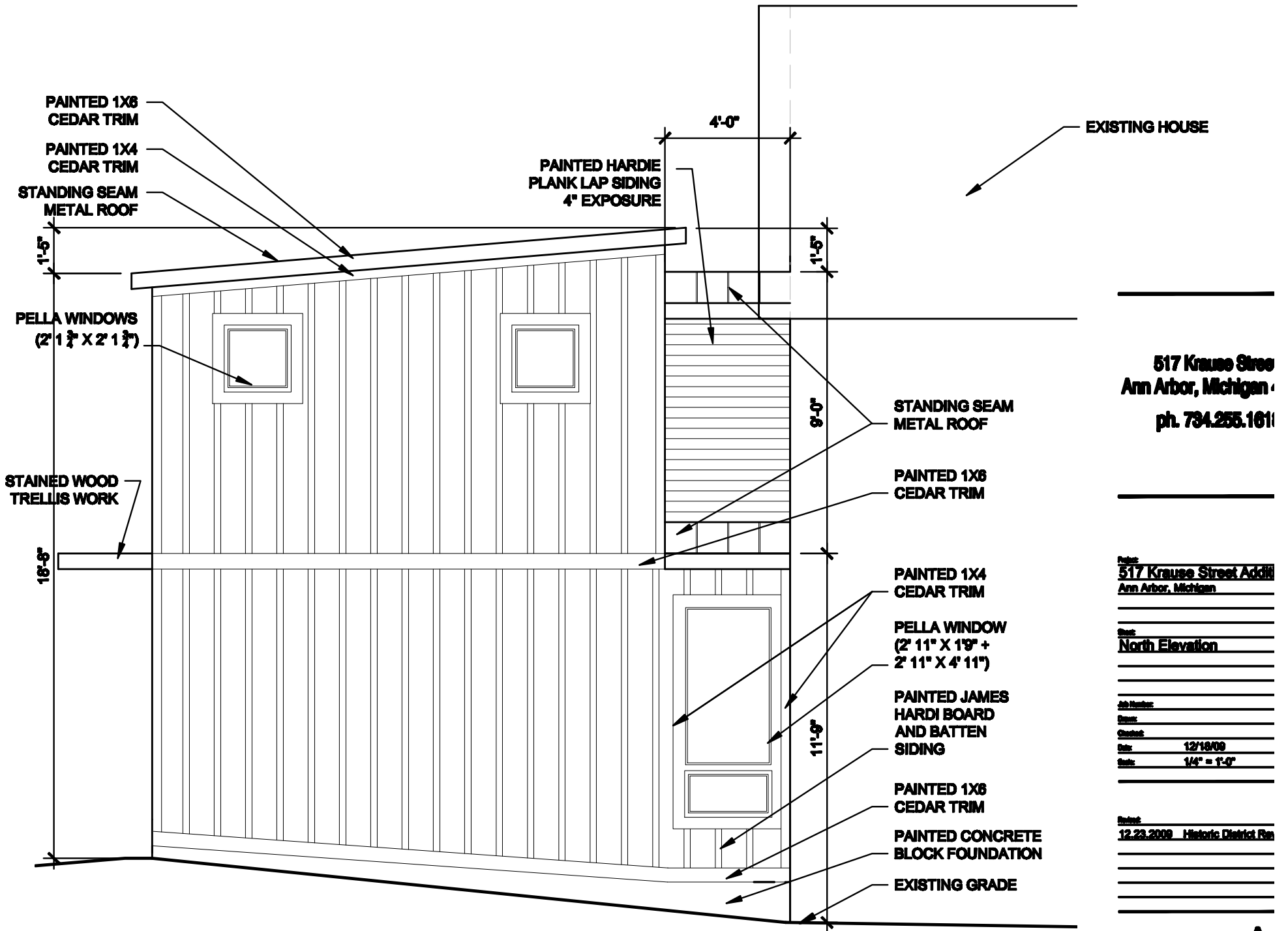
Project: 517 Krause Street Addition  
 Ann Arbor, Michigan

Sheet: North Elevation

Job Number: \_\_\_\_\_  
 Drawn: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Date: 12/18/09  
 Scale: 1/4" = 1'-0"

Revised: 12.23.2009 Historic District Review

Sheet Number: **A-3**



**517 Krause Street  
Ann Arbor, Michigan  
ph. 734.255.1611**

Project: **517 Krause Street Addition**  
Ann Arbor, Michigan

Sheet: **North Elevation**

Job Number: \_\_\_\_\_

Drawn: \_\_\_\_\_

Checked: \_\_\_\_\_

Date: **12/18/09**

Scale: **1/4" = 1'-0"**

Revised: **12.23.2009 Historic District Review**

Sheet Number: **A-4**

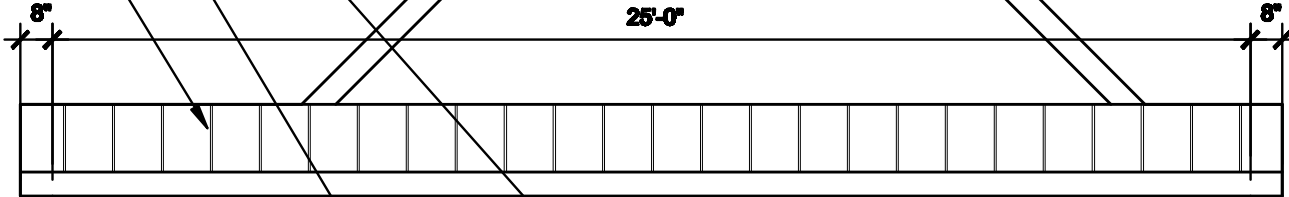
PELLA WINDOWS  
(2' 11" X 1' 9" +  
2' 11" X 4' 11")

PAINTED HARDIE  
BOARD AND  
BATTEN SIDING

STANDING SEAM  
METAL ROOF

EXISTING HOUSE

8'-6"



25'-0"

8"

8"

PELLA PATIO  
DOOR  
(6' 9 1/2" x 3' 0 1/2")

STAINED WOOD  
TRELLIS WORK

PAINTED 1X6  
CEDAR TRIM

517 Krause Street  
Ann Arbor, Michigan  
ph. 734.255.1611

Project:  
517 Krause Street Addition  
Ann Arbor, Michigan

Sheet:  
South Elevation

Job Number:  
Date: 12/18/09  
Scale: 1/4" = 1'-0"

Revised:  
12.23.2009 Historic District Review

Sheet Number: **A-5**

20'-3"

PAINTED 1X4  
CEDAR TRIM

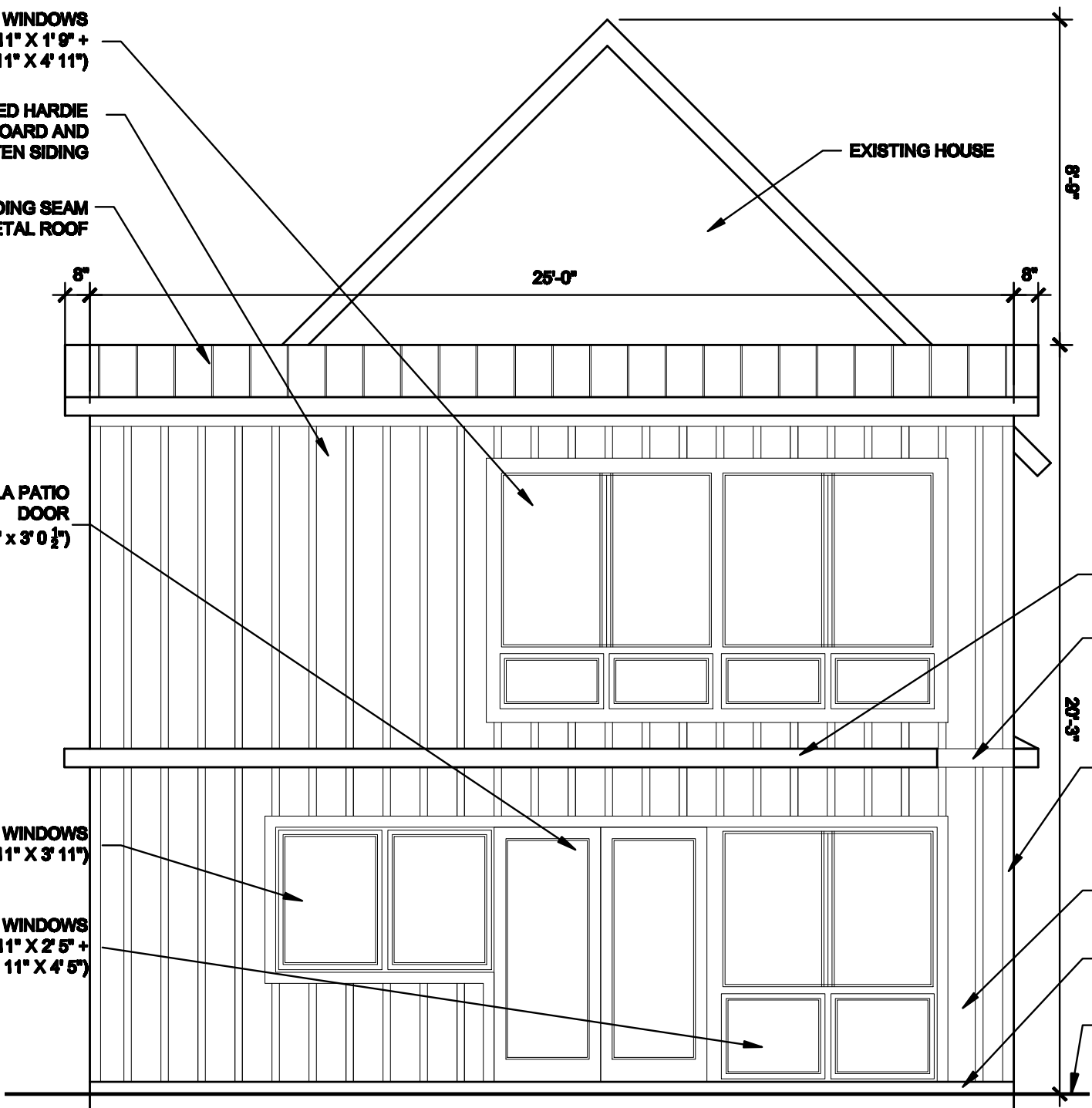
PAINTED  
JAMES HARDI  
BOARD AND  
BATTEN SIDING

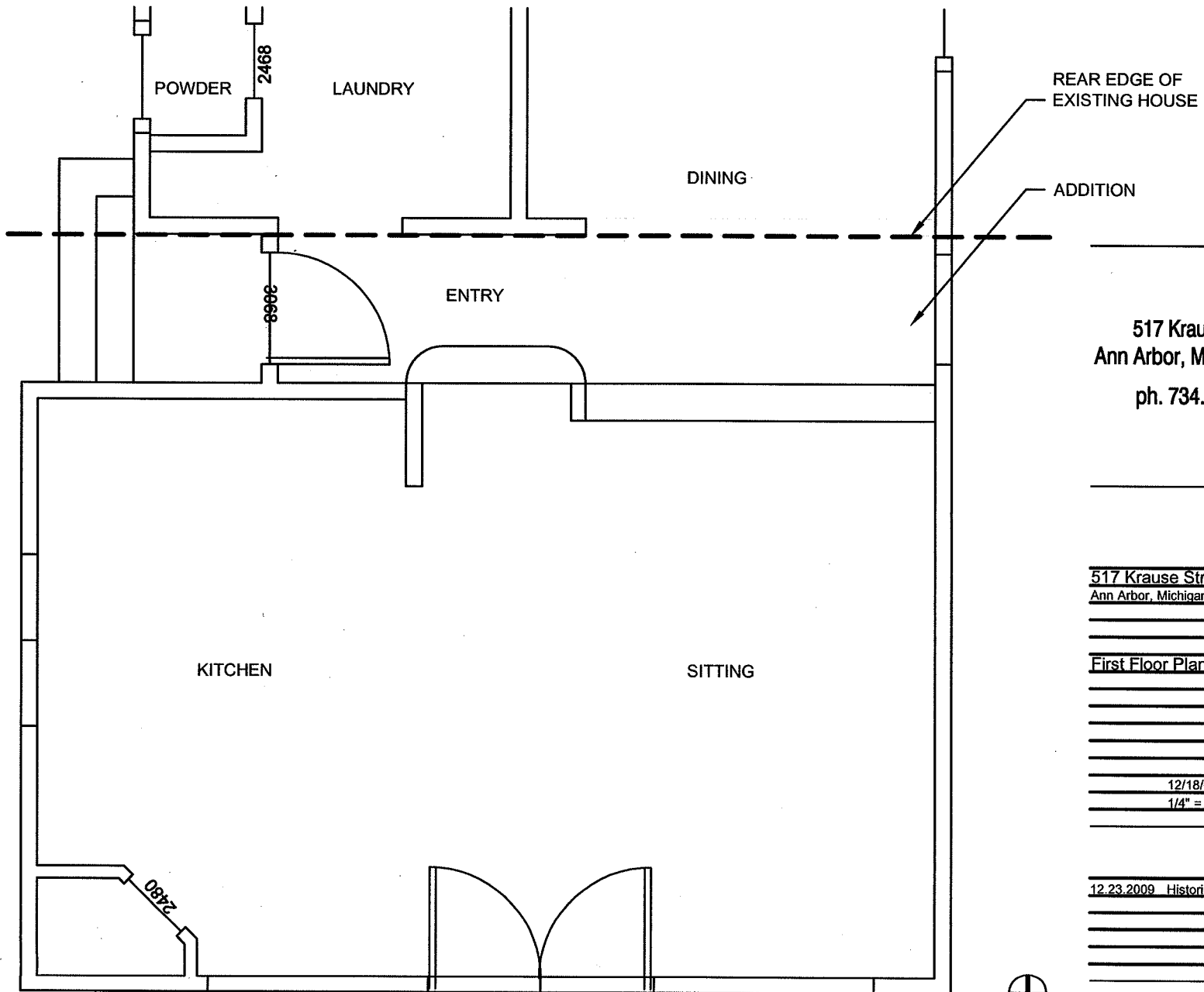
PAINTED 1X6  
CEDAR TRIM

PROPOSED  
GRADE

PELLA WINDOWS  
(2' 11" X 3' 11")

PELLA WINDOWS  
(2' 11" X 2' 5" +  
2' 11" X 4' 5")





517 Krause Street  
 Ann Arbor, Michigan 48103  
 ph. 734.255.1618

517 Krause Street Addition  
Ann Arbor, Michigan

First Floor Plan

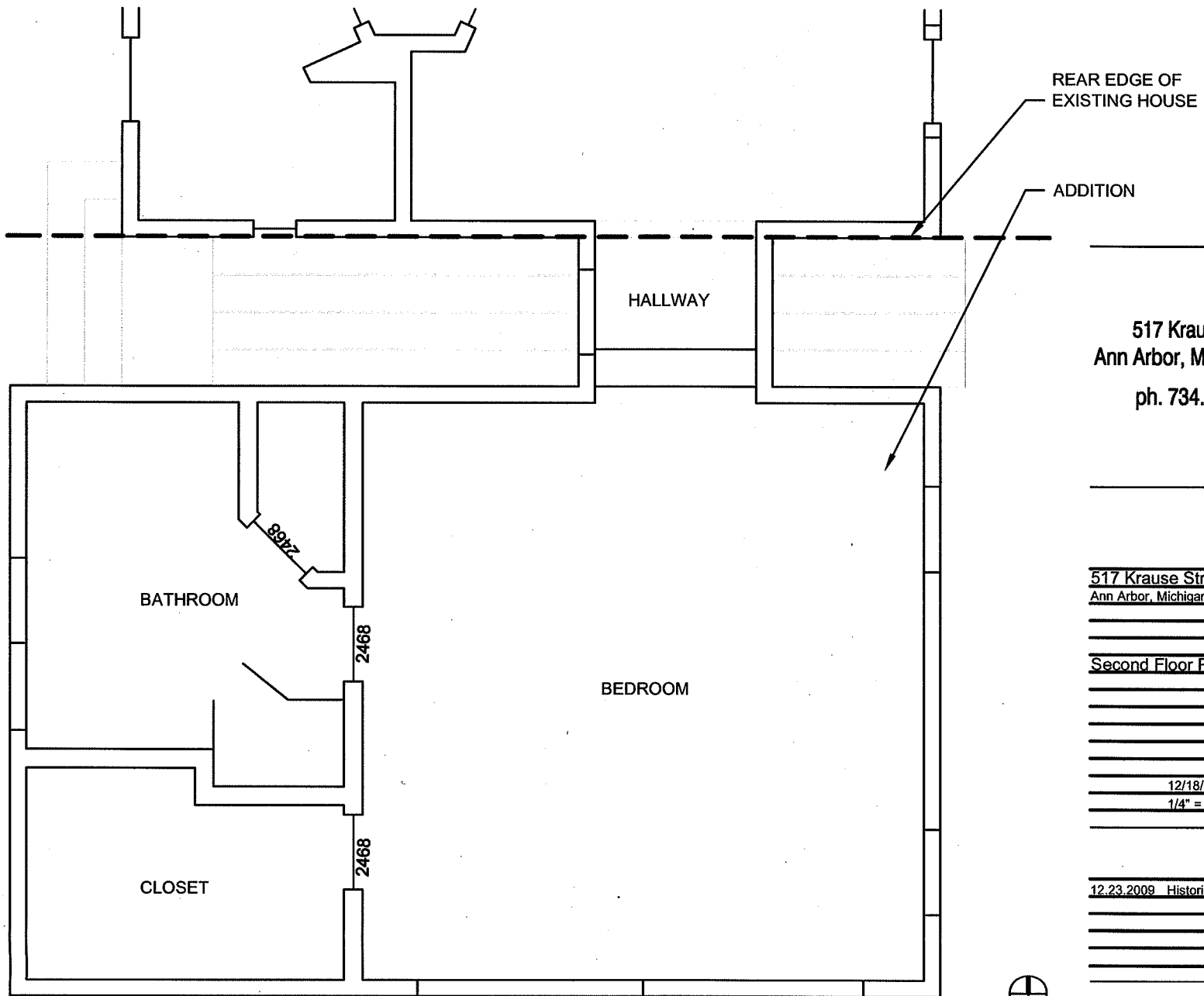
12/18/09  
 1/4" = 1'-0"

12.23.2009 Historic District Review



Sheet Number:

A-6



517 Krause Street  
 Ann Arbor, Michigan 48103  
 ph. 734.255.1618

517 Krause Street Addition  
Ann Arbor, Michigan

Second Floor Plan

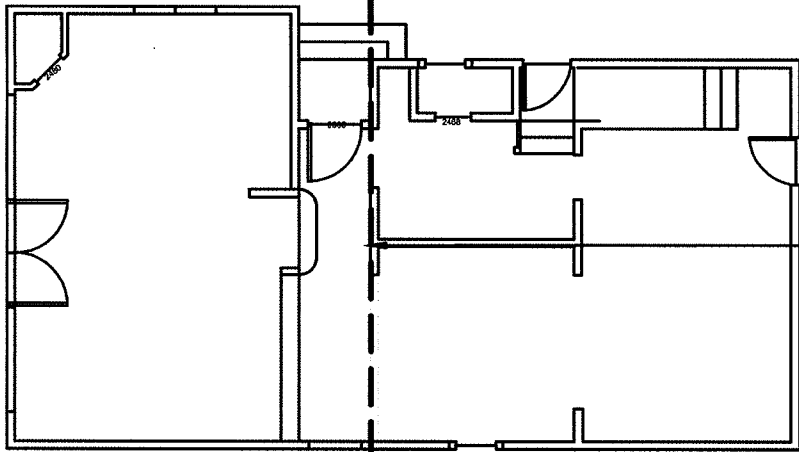
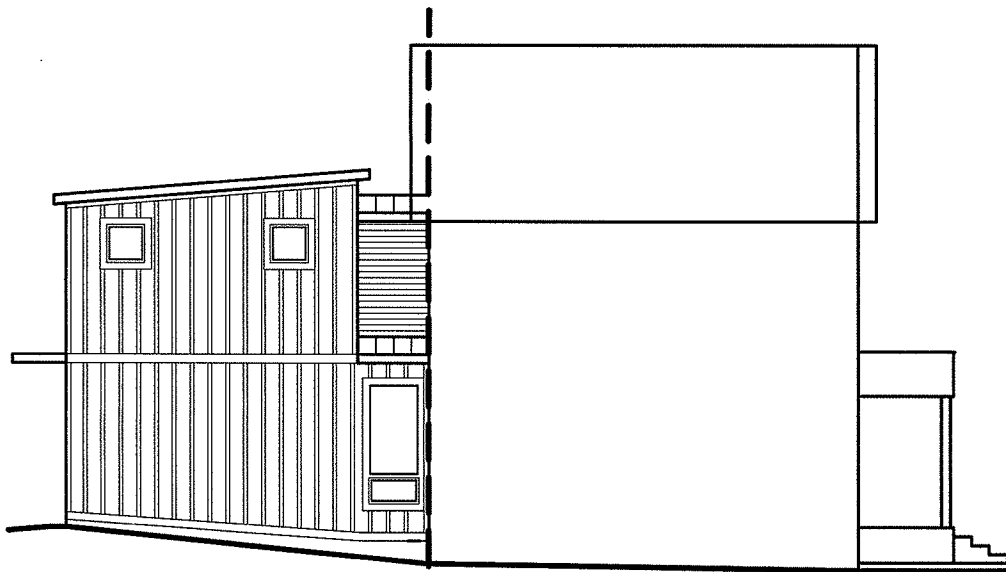
12/18/09  
1/4" = 1'-0"

12.23.2009 Historic District Review

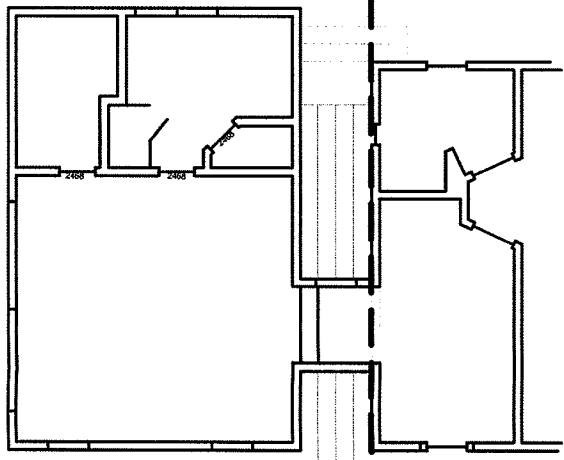
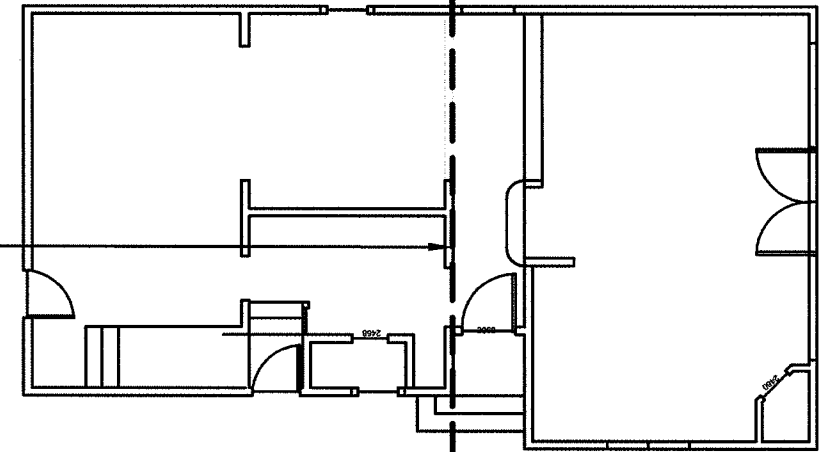


Sheet Number:

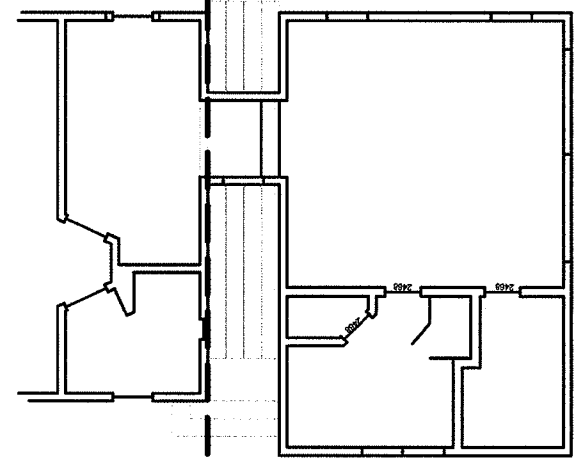
**A-7**



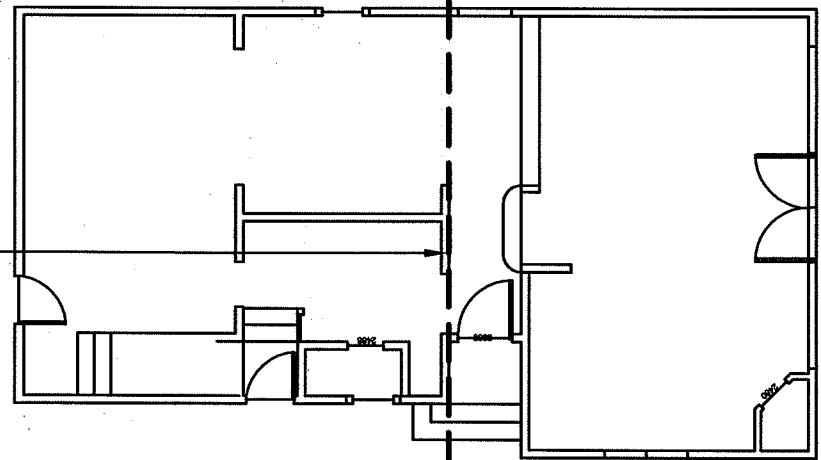
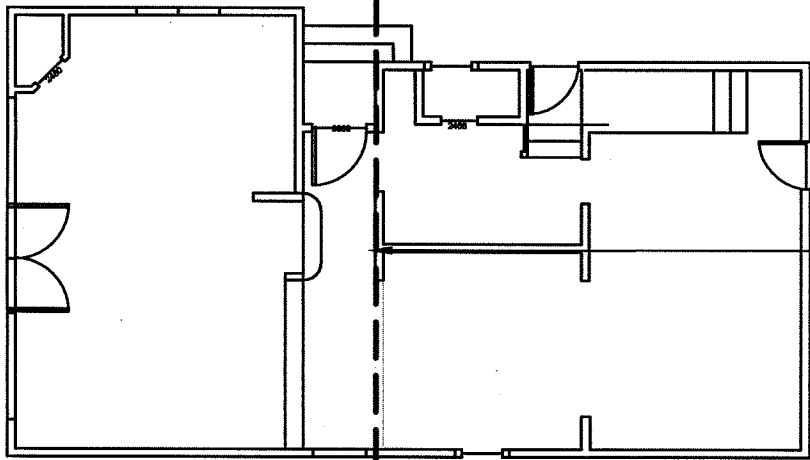
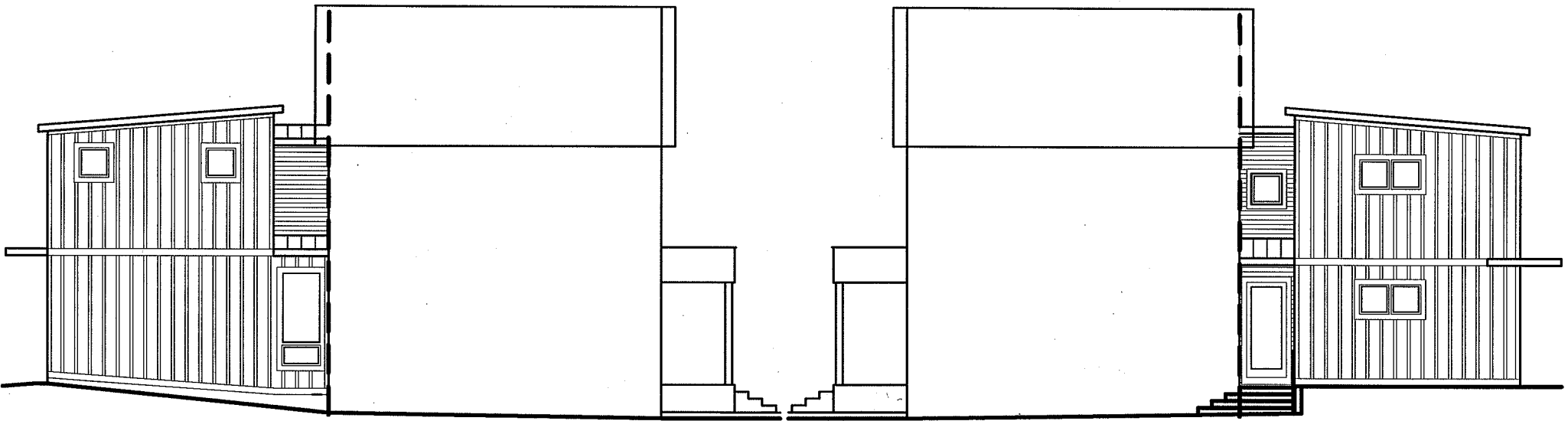
REAR EDGE OF EXISTING HOUSE



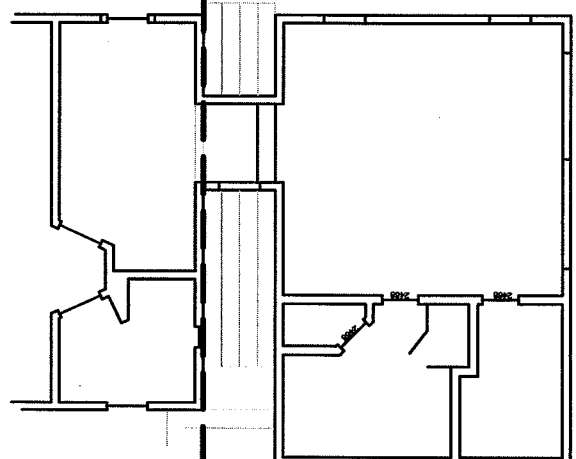
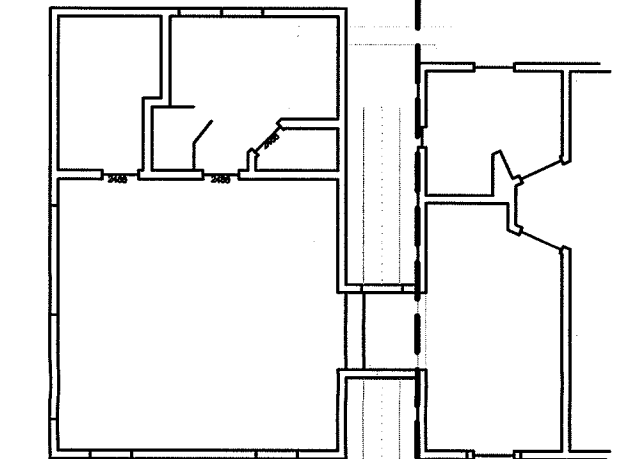
EAST ELEVATION



WEST ELEVATION



REAR EDGE OF  
EXISTING HOUSE



EAST ELEVATION

WEST ELEVATION

## 517 Krause Street Materials List

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### Siding:

**Board and Batten:** James Hardie HardiePanel® Vertical Siding w/ 2.5" wide  
HardieTrim® Boards batten board, or equal cedar product  
[http://www.jameshardie.com/developer/products\\_siding\\_hardiepanelSiding.py](http://www.jameshardie.com/developer/products_siding_hardiepanelSiding.py)  
[http://www.jameshardie.com/developer/products\\_trim\\_hardietrim.py](http://www.jameshardie.com/developer/products_trim_hardietrim.py)

**Lap Siding:** James Hardie HardiePlank® 4" exposure Lap Siding , or equal cedar product  
[http://www.jameshardie.com/developer/products\\_siding\\_hardieplankLapSiding.py](http://www.jameshardie.com/developer/products_siding_hardieplankLapSiding.py)

**Trim Boards:** 4" and 6" width cedar trim boards

### Foundation:

**Concrete Block Foundation:** 8"x8"x16" concrete block

### Roof:

**Metal Roof:** Ultra Seam US-100CS Standing Seam Panel, or equal  
<http://www.ultraseam.com/us100cs.html>

### Windows:

**Awning Windows:** Pella Proline® Series Awning Window with Enduraclad® Aluminim  
exterior without grills or patterns (all lower windows and single  
windows)  
<http://web.pella.com/products/windows/PLawning/Pages/detailpage.aspx>

**Casement Windows:** Pella Proline® Series Casement Window with Enduraclad®  
Aluminim exterior without grills or patterns (all lower upper)  
<http://web.pella.com/products/windows/PLcasement/Pages/detailpage.aspx>

### Doors:

**Doors:** Proline® Series Wood Hinged Patio Doors with Enduraclad® Aluminim exterior  
without grills or patterns  
<http://web.pella.com/products/doors/PLfrenchhingedpatio/Pages/detailpage.aspx>



## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 211 Crest Avenue, Application Number HDC10-010

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** February 11, 2010

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, February 8, 2010

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> John & Christine Martel	Same
<b>Address:</b> 211 Crest Avenue Ann Arbor, MI 48103	
<b>Phone:</b> (802) 310-3339	

**BACKGROUND:** This two-story house has stucco on the first floor and vinyl on the second floor, a full-width hipped front porch with low stucco walls, and three-over-one windows. According to Polk's City Directory, the house was first occupied in 1921 by Agatha Steep, widow of Israel G., and Elmer J. Steep and Clara K. Steep, a clerk at Mack & Co, were boarders.

The application states that there used to be a garage behind the house which was removed in the 1970s.

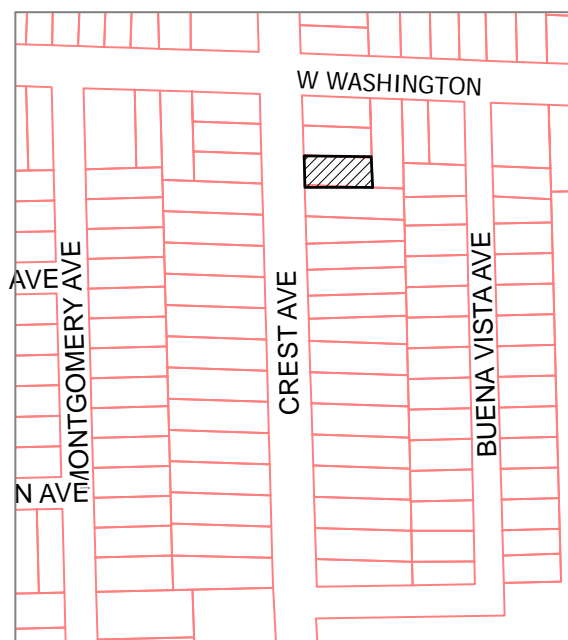
**LOCATION:** The site is located on the east side of Crest Avenue, south of West Washington and north of Buena Vista.

**APPLICATION:** The applicant seeks HDC approval to construct a single-story garage, construct a fence in the backyard, replace the front and rear porch steps, replace a storm door, re-grade around the foundation, pave the driveway, and remove an original window on the rear elevation.

#### **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.



- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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.

***Building Exterior: Windows***

*Recommended:* Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

*Not Recommended:* Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

**STAFF FINDINGS:**

1. The proposed garage is an appropriate design and size (one car) and uses compatible materials, including composite trim and vinyl siding to match the siding on the upper story of the house. (The lower story of the house is stucco.) It would be located in the rear corner of the backyard.
2. The proposed front and rear stairs are an appropriate design. Information is not given on a newel post for the handrail. Staff would like to review this for design compatibility prior to the issuance of building permits.
3. The picket fence and driveway gate are an appropriate design. The wood storm door would be replaced with one to match. The grading around the foundation is necessary to

preserve the stucco and to allow the side door to open freely.

4. There are remnants of a two-track concrete driveway from the street to the front of the house, but the tracks do not extend to the back of the lot where the garage used to be located. If the two track was more intact staff would recommend keeping it, but under the circumstances it is appropriate to remove what's left and install a concrete driveway.
5. The window proposed to be removed on the second floor of the rear elevation is in a closet. Staff has seen other houses of this era with similar square closet windows. Next to the closet is a bathroom that is fairly dysfunctional (the toilet is too close to the tub wall, necessitating sitting a little sideways) and the owners want to combine the two spaces. (See bathroom floorplan.) Pushing the bathtub against one of the outer walls in the combined space will place it either below the rear square window or a larger window on the south wall. The owners desire to remove the rear window to keep it out of the shower and improve the bathroom layout.

Staff's opinion is that this original window is a character defining feature of the house, and this is reflected in the suggested motion below. The Secretary of the Interior's Standards recommend the alteration of non-character-defining interior spaces to accommodate new uses of a building, and staff agrees that the bathroom and closet are non-character-defining spaces. If the Commission finds that the window is not a character-defining feature of the house, it could approve a Certificate of Appropriateness for this work.

6. The proposed single-story garage, fence and gate, front and rear porch steps, storm door replacement, re-grading, and driveway paving are generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meet *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2,5,9 and 10, and the guidelines for building sites.

The proposed window removal on the rear elevation does not meet the *Secretary of the Interior's Standards for Rehabilitation* standard number 2 or the guidelines for windows.

**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 portion of the application at 211 Crest Avenue, a contributing property in the Old West Side Historic District, to construct a single-car garage, construct a fence and gate in the backyard, replace the front and rear porch steps, replace a storm door, re-grade near the foundation, and pave the driveway, on the condition that the handrail and newel post design for the front steps be approved by staff before building permits are issued. As conditioned, the proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2,5,9, and 10 and the guidelines for building sites.

I move that the Commission deny the portion of the application at 211 Crest Avenue to remove a window on the rear elevation. The proposed work does not meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in

particular standard 2, or the guidelines for windows.

**MOTION WORKSHEET:**

I move that the Commission

\_\_\_\_\_ Issue a Certificate of Appropriateness

\_\_\_\_\_ Deny the Application

For the work at 211 Crest Avenue in the Old West Side Historic District

\_\_\_\_\_ As proposed.

\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

\_\_\_\_\_ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

**ATTACHMENTS:** application, drawings, photos.

211 Crest Avenue (May 2008 photos)





ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312
Historic Preservation Coordinator Email: jthacher@a2gov.org; www.a2gov.org

Section 1: Applicant Information

Name of Applicant: John + Christine Martel
Address of Applicant: 211 Crest Ave
Daytime Phone: (802) 310 3339
Fax: ( )
E-mail: martelcm@gmail.com
Applicant's Relationship to Property: [X] owner; architect; contactor; other
Signature of applicant: [Signature] date: 1-12-10

Section 2: Property and Ownership Information

Address of Property: 211 Crest Ave
Historic District: Old West Side
Name of Property Owner (If different than the applicant):
Address of Property Owner:
Daytime Phone and E-mail of Property Owner:
Signature of Property Owner: date:

Section 3: Building Use (check all that apply)

[X] Residential [X] 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 considered complete)

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: [Signature]



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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

See attached for Section 5

\_\_\_\_\_

\_\_\_\_\_

2. Provide a description of existing conditions. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. What are the reasons for the proposed changes? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:

## **Section 5. Description of Proposed Changes**

### **1. Add a garage to the property**

Currently there is no garage on the property. Neighbors have said that a garage did exist on the property but was dilapidated and removed in the 1970s. We would like to add a 16' x 22' one story wood garage on the south east corner of the property.

### **2. Remove shrubbery in front of porch and re-grade front property**

Currently there is dirt built up against the stucco of the porch and shrubbery planted. We would like to remove the shrubbery and pull the dirt away from the stucco to prevent rotting along the bottom of the porch. It will be replanted with grass and a row of perennials in front of the porch.

### **3. Replace Front Steps**

The front steps are currently rotting and have uneven rises. We would like to change this to cedar stairs that have even rises and a 1" bull nose overhang.

### **4. Add Railing to Front Porch Steps**

There is no railing on the front porch steps. We would like to add a handrail on the north side of the steps only that attaches to the front porch. This would attach at a 33" height.

### **5. Match back porch steps to front porch steps**

We would like to replace the treads and risers on the back porch steps with cedar to match the front.

### **6. Replace Storm Door on South Side of house (Driveway Entrance)**

The Storm Door is not original and was hung on the outside of the door framing such that the bottom of the door drags on the ground and is rotting. We would like to replace it with a similar door that fits within the doorframe and properly functions.

### **7. Remove small window in closet on the back of house.**

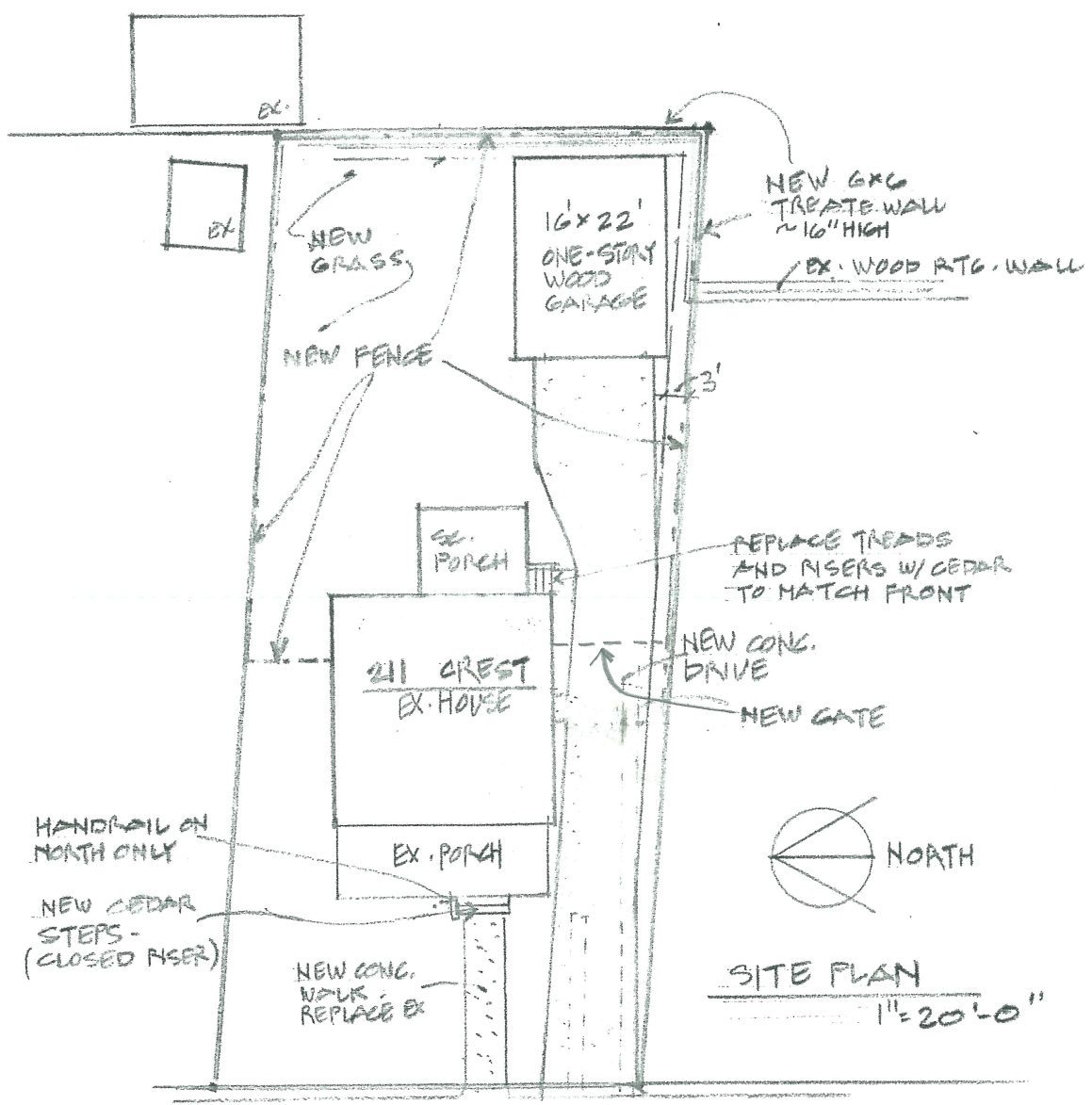
The bathroom currently has a 14" space between the front of the toilet and the tub wall. This is a tight fit and not to code regulations. We would like to remodel the bathroom and use the closet space in the back of the house to make more room in the bathroom. There are two windows in the proposed remodel space- one original in the bathroom and one in the closet. In order

to comply with code regulations for space and fit the tub in the room along a wall, one of the windows will need to be removed. We chose the small closet window on the back of the house. We would like to remove it rather than drywall over it or use glass blocks because a bathtub wall will be against half the window space.

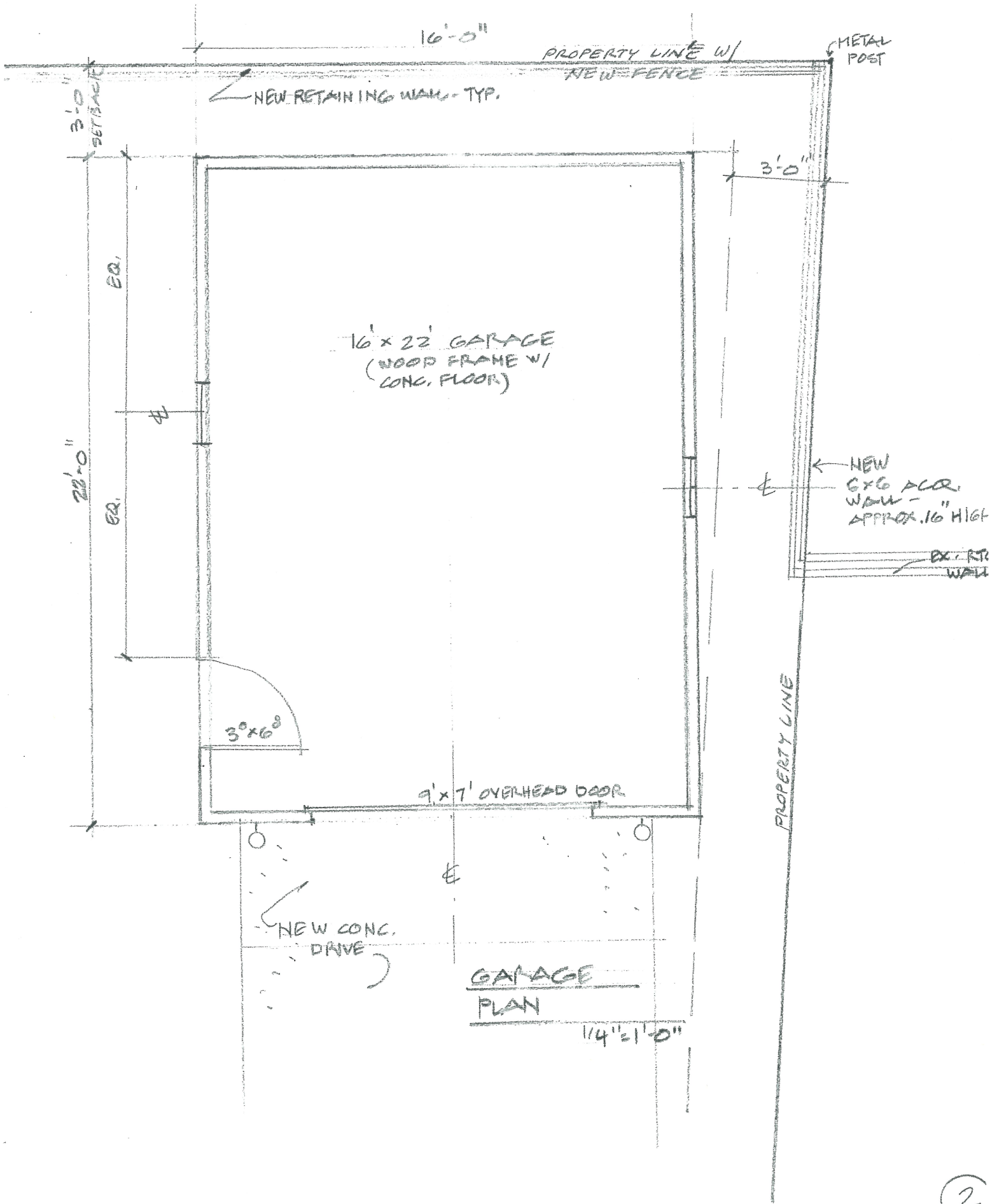
#### 8. Fence the back half of the yard.

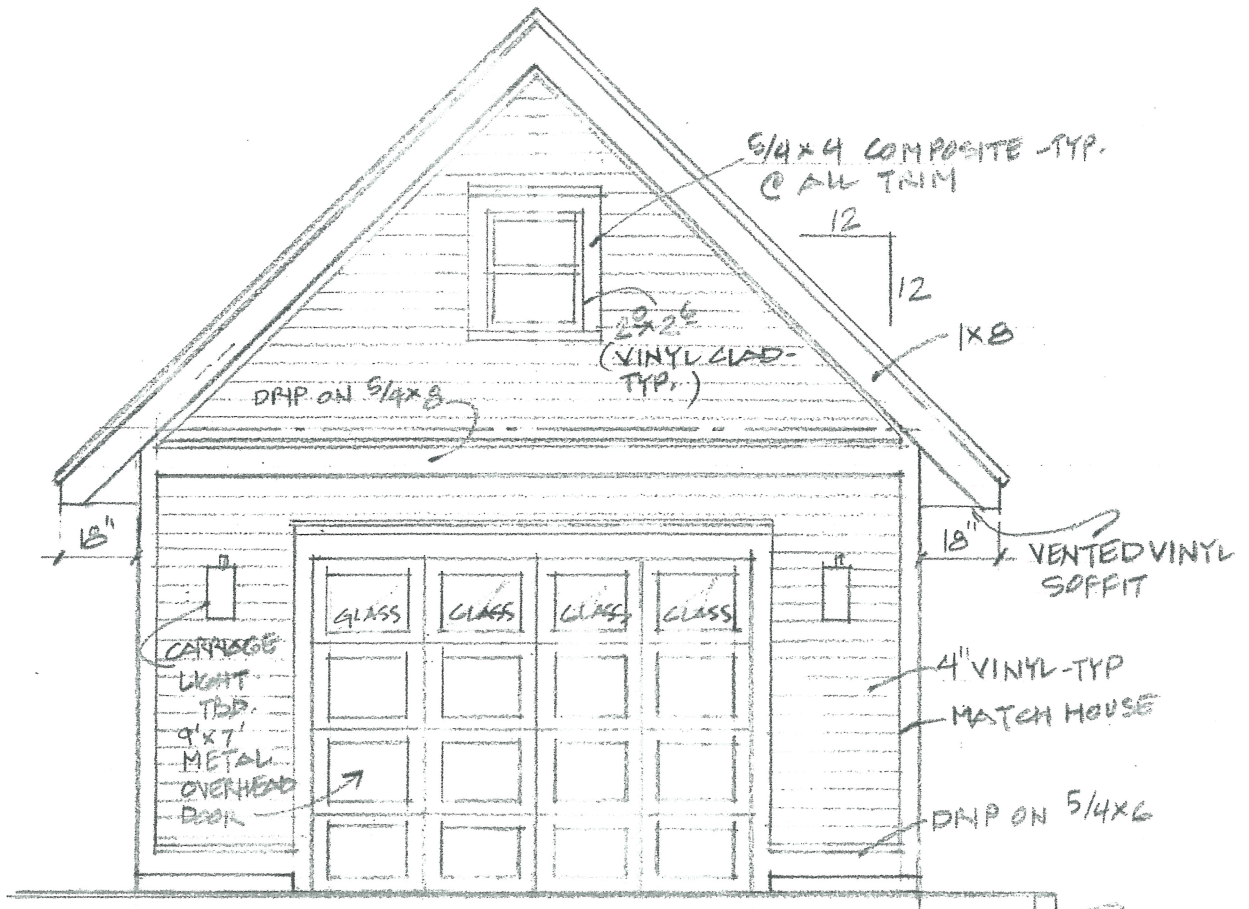
We would like to fence the back of the yard as drawn on the site map. The fence will be a 48" high 1" spaced 4" x 1" wood picket fence. We would like to add a double swinging gate across the driveway that coordinates with the fence.





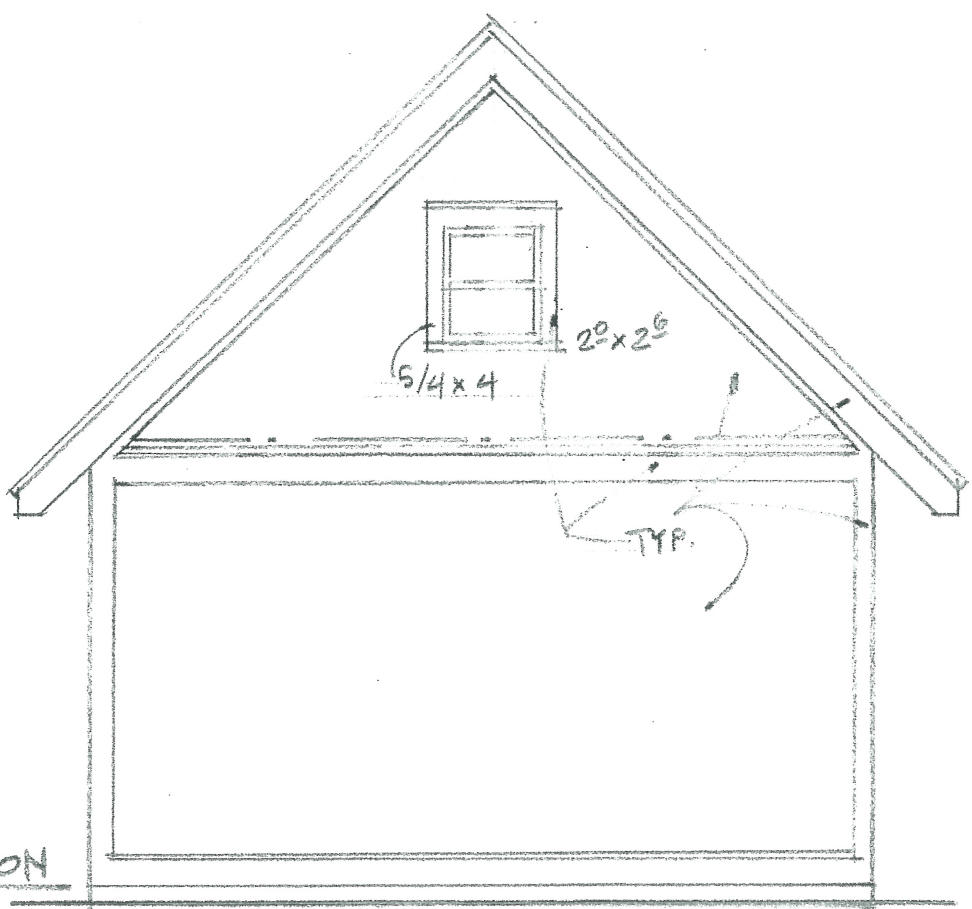
MARTEL GARAGE  
 211 CREST  
 ANN ARBOR  
 11.3.10



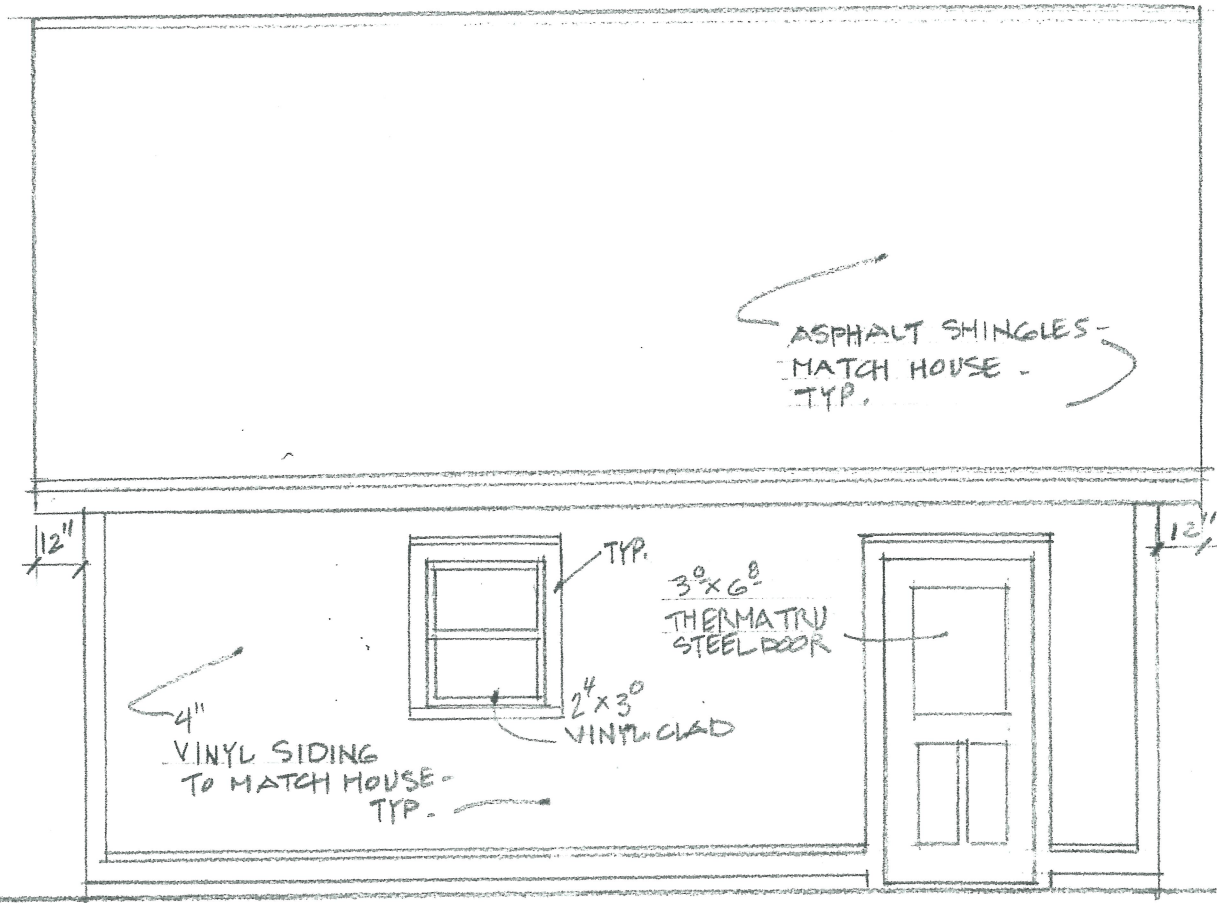


FRONT ELEVATION  
1/4" = 1'-0"

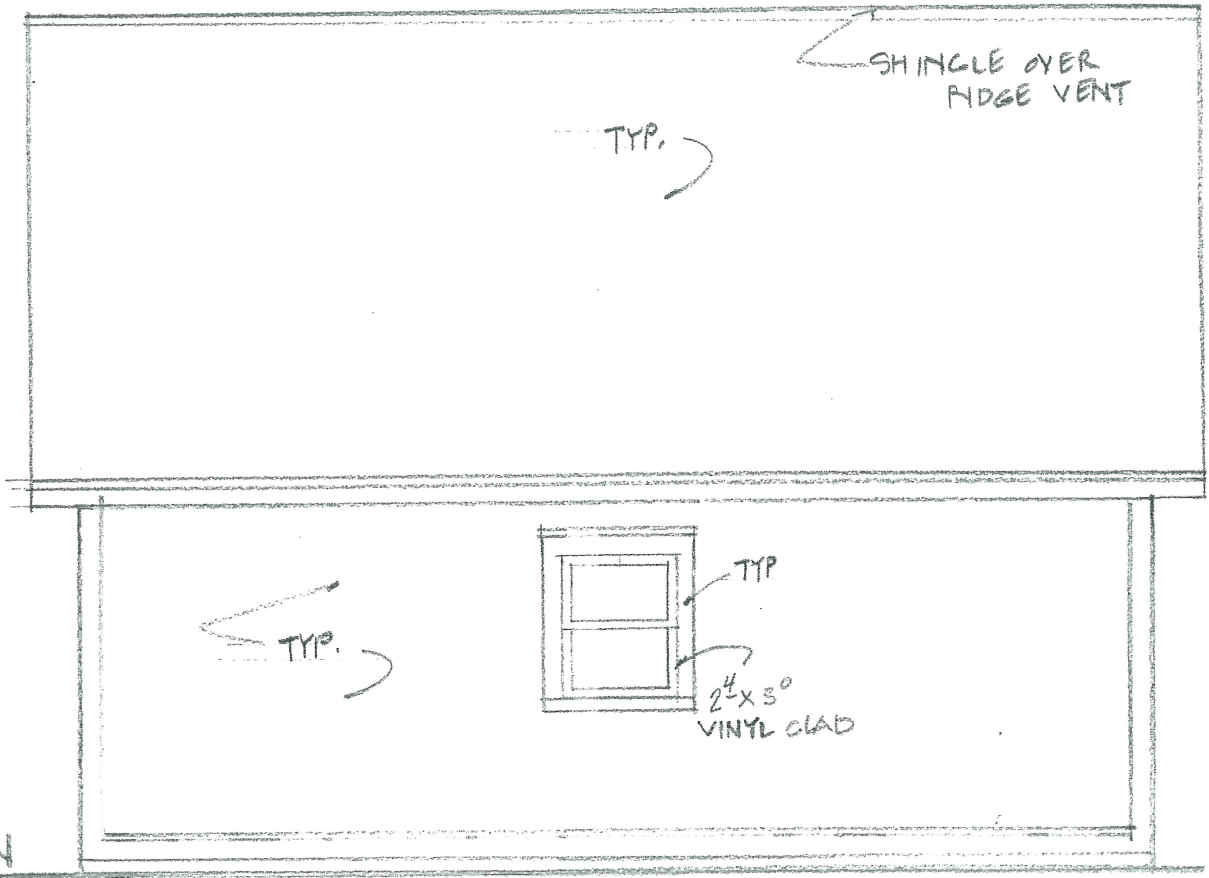
NEW 6x6 RTNG. WALL



REAR ELEVATION



NORTH  
ELEVATION  
1/4" = 1'-0"



SOUTH  
ELEVATION



General View of 211 Crest Ave



Handrail  
added

Shrubbery to be  
removed



Steps on Front Porch to be replaced





Back porch steps to  
match front steps



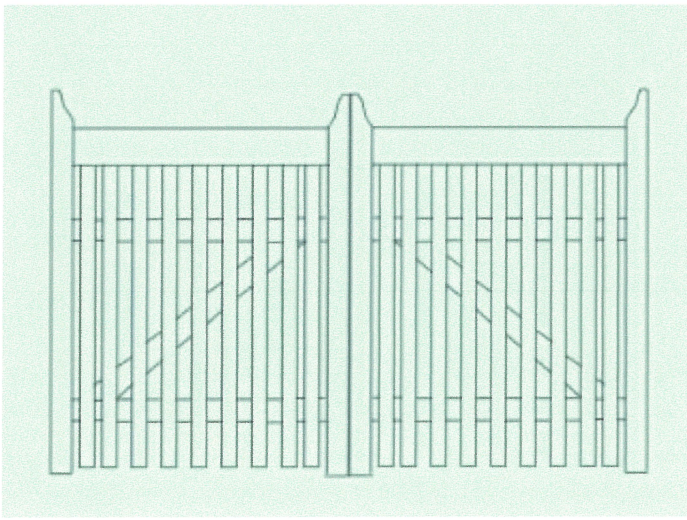
Storm door to be replaced.



General View of Rear of House

Closet Window to be removed





wooden gate across driveway

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 512 Fourth Street, Application Number HDC10-011

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** February 11, 2010

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, February 8, 2010

	OWNER	APPLICANT
<b>Name:</b>	Jeffrey Hogg & Amy Frontier	Same
<b>Address:</b>	512 Fourth Street Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 369-3397	

**BACKGROUND:** This one-and-a-half story house has many classic craftsman features, including deep bracketed eaves with exposed rafters, wide shed-roof dormers centered on both sides of the roof, three over one windows, and a full width gabled front porch. The house was originally constructed before 1900 with a single story. Between 1916 and 1925, according to Sanborn maps, the house was added on to or rebuilt as a two-story dwelling with the full-width front porch and a small rear porch on the north side. More history has been provided by the applicant in the packet.

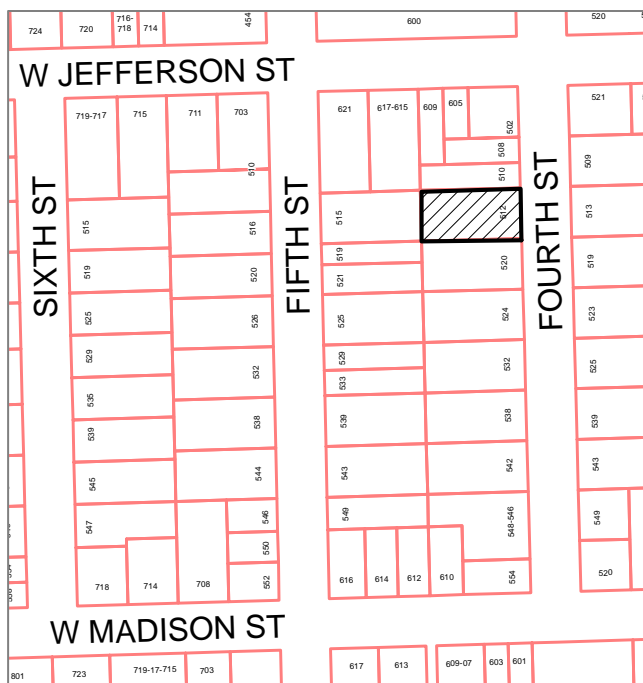
**LOCATION:** The site is located on the west side of Fourth Street, south of West Jefferson and north of West Madison.

**APPLICATION:** The applicant seeks HDC approval to demolish an existing rear addition and add a two-story addition on the rear of the house, a bump-out addition on the south side of the original house, a skylight on the south elevation roof, and paver patios on the south and west sides.

#### 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.

- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (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):**

**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.

**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 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.

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.

### **STAFF FINDINGS:**

1. The existing house is 1,351 square feet per the submitted drawings. The proposed addition adds 298 square feet to the first floor and 475 square feet to the second floor for a total of 773 square feet, or an additional 57%. Staff has included the one-story addition on the rear as part of the original house when calculating the comparative square footage since it existed before the house was converted to two stories between 1916 and 1925. There will also be a new basement beneath the addition with egress windows in a concrete well on the south wall.
2. Most of the two-story addition will extend approximately two feet beyond the plane of the north wall. Staff would prefer that the rear addition step inward against the back of the house instead of outward to make the addition more subordinate to the house.
3. Staff is not always supportive of bumpouts, but the one proposed for the south elevation ties in well with the historic design of the house and helps mitigate the elongation that the proposed addition adds to the house by breaking up the long south wall. It will result in the loss of a pair of character-defining windows.
4. Other features of the house that will be removed by the additions are the current rear addition and a second floor rear window. All of the windows are presumed to be original. Since the current rear addition is of substantially lower quality workmanship than the two-story house, and since it does not reflect the rest of the house's craftsman character or help explain the earlier one-story dwelling, staff feels its removal is appropriate.
5. The proportions and placement of the windows on the addition, which align with existing windows on the side elevations, are complementary to the house. The placement of the proposed skylight is appropriately situated behind a shed dormer toward the rear of the original house.
6. The addition will be distinguished by foundation materials and the preservation of the rear roof corners. The roof ridge will be continuous from the house to the addition. Staff generally prefers a lower roofline on the addition than on the existing house, rather than a continuation of the existing ridge height, both to distinguish the new roofline from the old and to help keep the addition subordinate to the original house.
7. The house is situated in the far northeast corner of a 66' wide lot. As a result, more of the south elevation of the house is visible from the street than on most houses. The lot is large enough to support the proposed addition without unduly infilling the open space or negatively impacting the neighbors. The historic relationship between buildings, landscape features, and open space is adequately retained.
8. Staff had concerns about whether the addition is limited enough in size and scale in relationship to the historic house, but the design is simple and compatible and generally

preserves the integrity of the historic house, and the spaciousness of the site helps prevent the appearance of an overly-large addition shoehorned into a small lot.

9. The proposed two-story addition, bumpout, skylight, and patios are generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2,5,9 and 10, and the guidelines for new additions and building site.

**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 512 Fourth Street, a contributing property in the Old West Side Historic District, to add a two-story addition, bumpout, skylight, and patios as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2,5,9, and 10 and the guidelines for new additions and building site.

#### **MOTION WORKSHEET:**

I move that the Commission

\_\_\_ Issue a Certificate of Appropriateness

\_\_\_ Deny the Application

For the work at 512 Fourth Street in the Old West Side Historic District

\_\_\_ As proposed.

\_\_\_ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

\_\_\_ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

**ATTACHMENTS:** application, drawings.

512 Fourth Street (May 2008 photos)





**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312  
Historic Preservation Coordinator Email: [jthacher@a2gov.org](mailto:jthacher@a2gov.org); [www.a2gov.org](http://www.a2gov.org)

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 512 Fourth Street

Historic District: Old West Side Historic District

Name of Property Owner (If different than the applicant):  
Jeffrey Hoqq & Amy Frontier

Address of Property Owner: 512 Fourth Street

Daytime Phone and E-mail of Property Owner: 349-3397 amfrontier@yahoo.com

Signature of Property Owner: *Amy Frontier* date: 1/19/10

**Section 2: Applicant Information**

Name of Applicant: Rueter Associates Architects

Address of Applicant: 515 FIFTH STREET

Daytime Phone: (734) 769-0070

Fax: (734) 769-0169

E-mail: JSCRIVEN@RUETERARCHITECTS.COM

Applicant's Relationship to Property: owner;  architect; contactor; other

Signature of applicant: *James Scriven* date: 1/19/10

**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: *J.S.*



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

1. Provide a brief summary of proposed changes. SEE ATTACHED

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2. Provide a description of existing conditions. SEE ATTACHED

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3. What are the reasons for the proposed changes? SEE ATTACHED

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

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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: \_\_\_\_\_

## Project Memorandum

**TO:** Ann Arbor Historic District Commission  
312 S. Division Street  
Ann Arbor, MI 48104

**DATE:** January 19, 2010

**PROJECT:** Renovation of 512 Fourth Street  
Ann Arbor

**OWNER:** Jeffrey Hogg and Amy Frontier  
512 Fourth Street  
Ann Arbor, MI 48103

**ARCHITECT:** Rueter Associates Architects  
515 Fifth Street  
Ann Arbor, MI 48103

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**RE:** Application for Determination of Appropriateness

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### *Description of proposed changes:*

The following is a description of the renovations and additions to 512 Fourth Street. The proposed two-story addition will add an additional 773 square feet or 57 percent to the current 1351 square foot house. The gross footprint will add an additional 298 square feet to the building footprint for a 37 percent increase.

#### **1. Site work**

- a. Grading of site shall be limited to portions affected by new structures to provide positive drainage away from foundations and a level area at the patio at the side of the house.

#### **2. Demolition**

- a. The existing kitchen and rear entry addition including concrete foundation will be demolished and the section of sidewall at the lower first floor will be removed, while preserving the overhangs at the corners on both the north and south sides.

#### **3. New Additions**

- a. A new second-story addition will be constructed for the second floor bedrooms /laundry/bath/closet in the same style as the existing structure. See drawings for exact configuration, size and appearance. The windows in the new addition will be 'Weather Shield' wood double-hung or casement units. All exterior trim will match existing conditions as closely as possible. The siding will be horizontal beveled wood and will match the existing exposure. The roof will be asphalt shingles to match existing.
- b. On the new first floor a kitchen and family room will be constructed. See drawings for exact configuration, size and appearance. The side entry porch floor will be IPE wood decking - one step above grade. All exposed wood will be cedar painted to match existing color scheme. A low pitch shingle roof will cover the porch and the kitchen addition on the south face.

#### **4. Exterior Painting and Misc. Repair**

- a. All painted aluminum surfaces affected by demolition will be repainted with repairs made as necessary.

- b. Downspouts affected by new addition will be reworked as needed.

*Reason for proposed changes:*

The Owner has a young family with three children and two adults and the current house has two sleeping rooms. The Owner would like to place a second story addition onto the rear of their residence. The intent of the new addition is to preserve as much of the architectural integrity of this historic residence and provide the owner with an additional bath and sleeping spaces. The proposed addition also provides for renovation of the first floor kitchen and provides additional living space, with a first floor half-bath.

Sincerely,

Jim Scrivens  
*Architect, LEED AP*

RUETER ASSOCIATES  
A R C H I T E C T S  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167

ANN ARBOR HISTORIC DISTRICT COMMISSION  
APPLICATION FOR DETERMINATION OF APPROPRIATENESS  
FOR  
NEW TWO STORY ADDITION



**DRAWING INDEX**

■ T1	DRAWING INDEX & SITE PLAN
■ T2	SANBORN MAP HISTORY
□	
■ X1	EXISTING SITE/PROPOSED ADDITION
■ X2	EXISTING FIRST FLOOR PLAN
■ X3	EXISTING SECOND FLOOR PLAN
■ X4	EXISTING NORTH ELEVATION
■ X5	EXISTING SOUTH ELEVATION
■ X6	EXISTING EAST ELEVATION
■ X7	EXISTING WEST ELEVATION
□	
■ A1	PROPOSED FIRST FLOOR PLAN
■ A2	PROPOSED SECOND FLOOR PLAN
■ A3	PROPOSED NORTH ELEVATION
■ A4	PROPOSED SOUTH ELEVATION
■ A5	PROPOSED EAST ELEVATION
■ A6	PROPOSED WEST ELEVATION

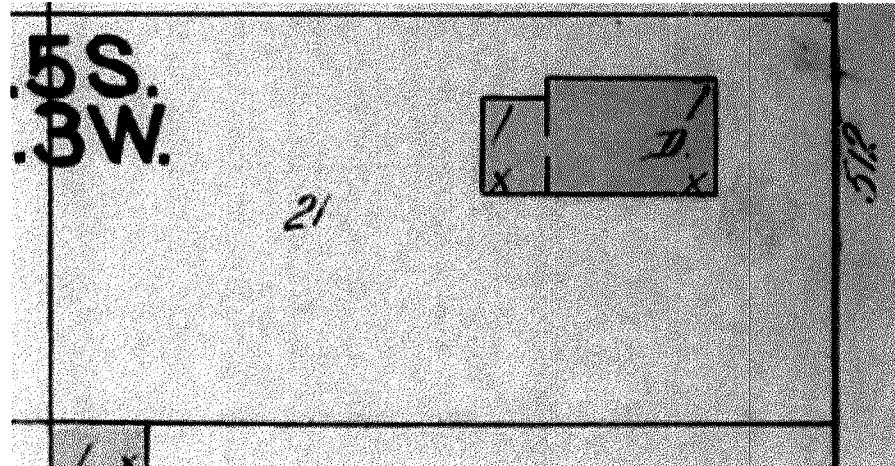
The present house was probably rebuilt as a Craftsman styled house when the second story was added. The first floor sills and basement construction certainly dates to a pre-1900 time. The house appears on the 1888 birds-eye map as a one story without the rear addition and on the 1908 Sanborn as a one story house with a small kitchen addition.

The kitchen addition was probably built sometime after 1900 and before 1908. The construction is very crude with reused materials from another structure. The floor joists are inadequate 2 x 6s 24" o.c. with recycled large plank floor sheathing. The very low cement ratio concrete foundation is similar to others dating from this era. Chunks of bituminous concrete (possibly from earlier sidewalks in the OWS) are embedded in the concrete. The addition clearly does not come close to the construction standards of the original house, nor later standards when it was reconstructed in the Craftsman style sometime between 1916 and 1925.

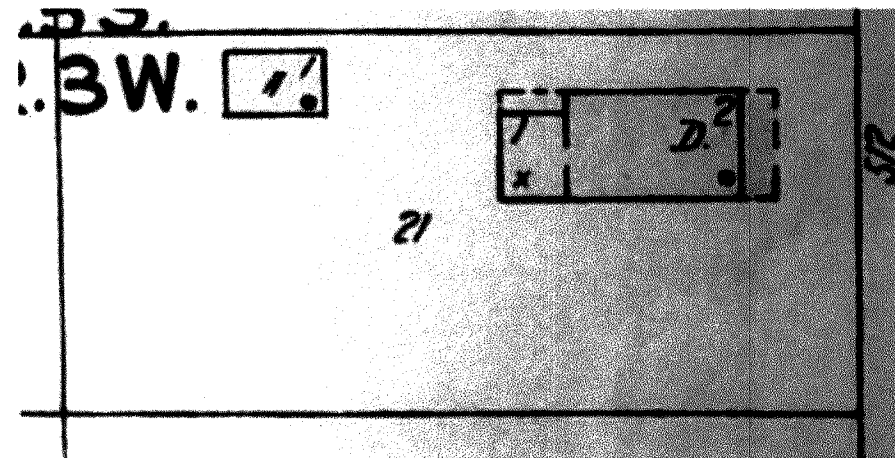
The addition cannot by code support a new second story. In addition to the inadequate width, depth and friable nature of the concrete, the shallow foundation bearing level is undermined by the excavation of a partial basement space below the bottom of the foundation's foot.

This house was completely renovated (possibly demolished to the first floor deck) and rebuilt as a craftsman with attention to details and craftsmanship. The non-original addition was not rebuilt in the Craftsman tradition. Its windows and detailing are not consistent with the rebuilt house. Since the addition is not a part of the original house, nor does it have any Craftsman detailing. Its present character contributes little or nothing to the understanding of the historical record.

The Owners propose to demolish this addition and to construct a new two-story addition.

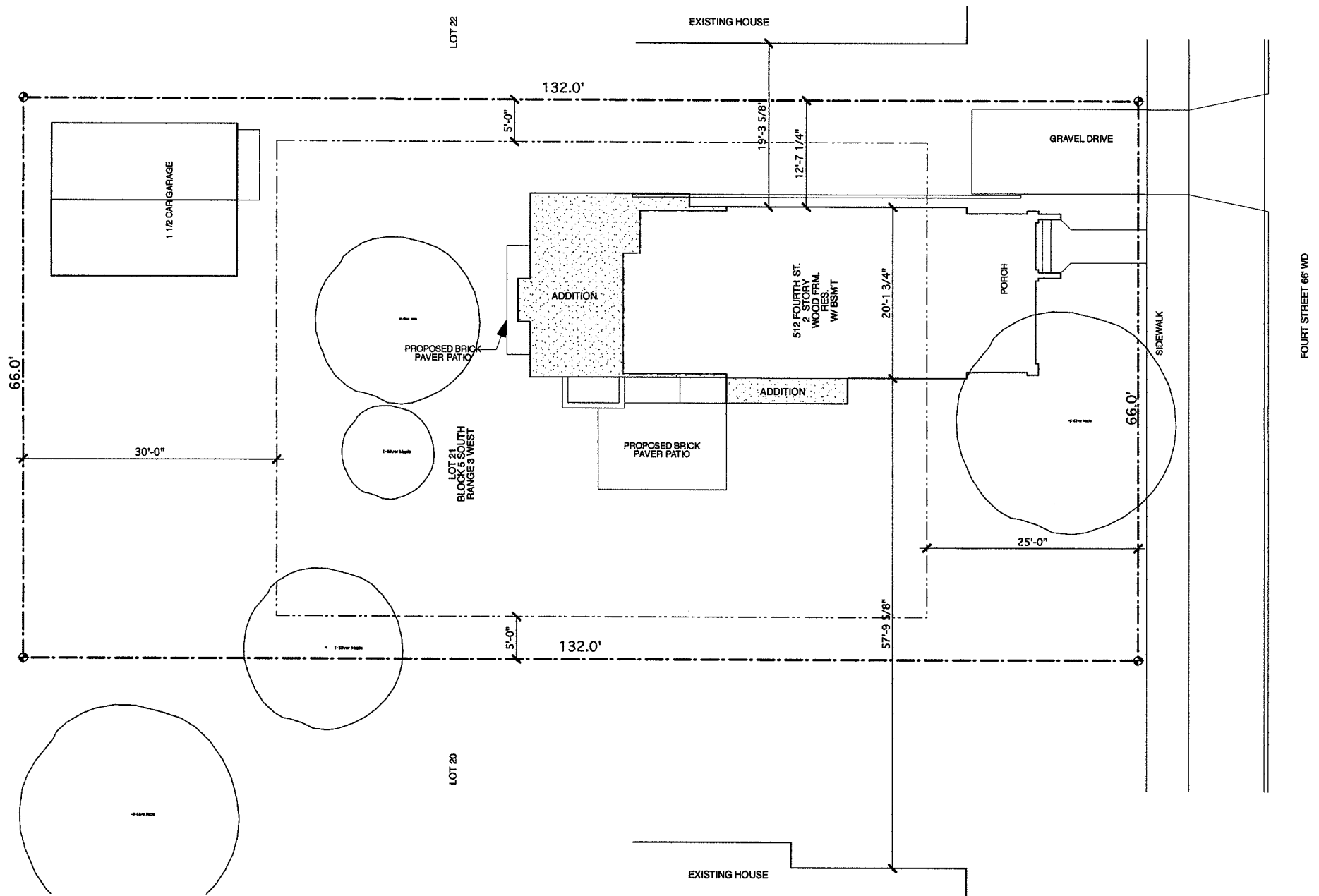


1916 Sanborn Insurance Map (enlarged)



1925 Sanborn Insurance Map (enlarged)

Development history of 512 4th St. from Sanborn Insurance Maps



Property Description:  
 Lot 21 Block 5; South Range 2 WILLIAM S MAYNARD'S ADDITION, to the Village of Ann Arbor (now City of Ann Arbor), Washtenaw County, Michigan, as recorded in Liber 43 of Deeds, Page 626, of Washtenaw County Records.

**X1 Existing Site Plan**

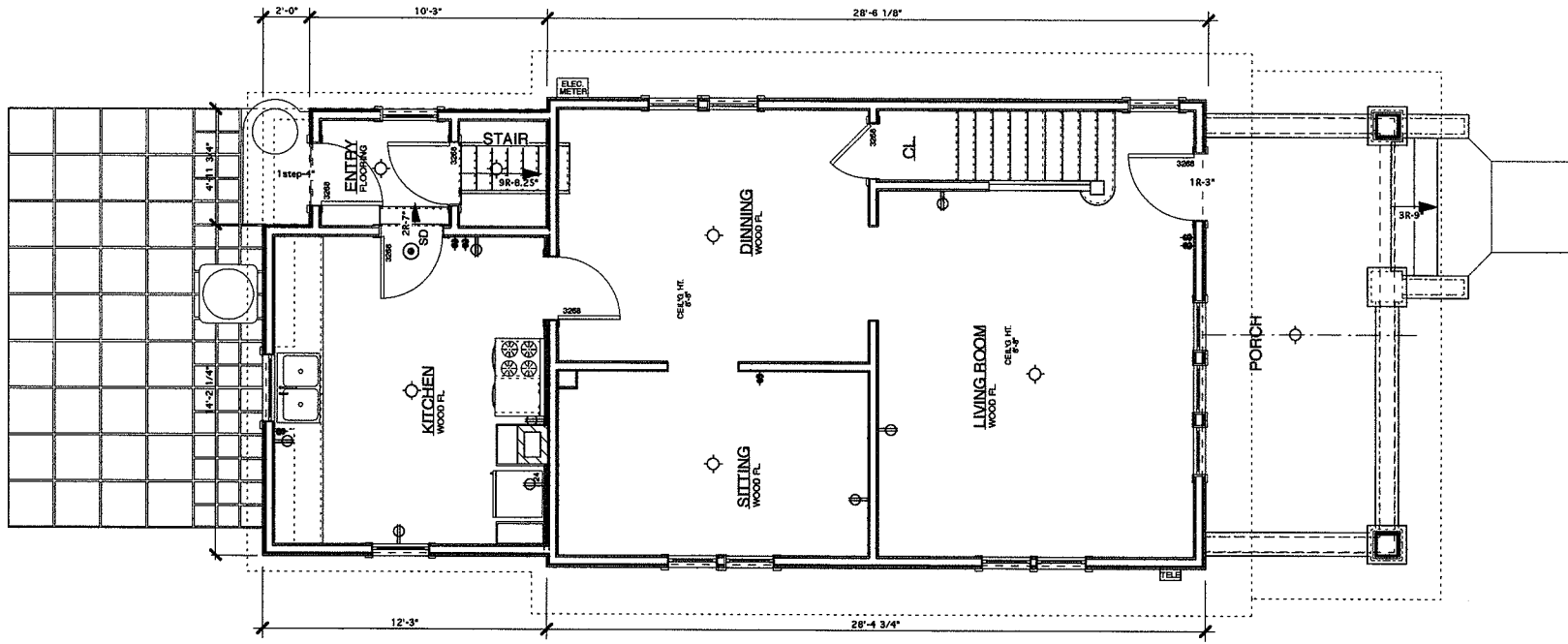
Scale: 1" = 20'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**

512 Fourth Street, Ann Arbor, Michigan 48103



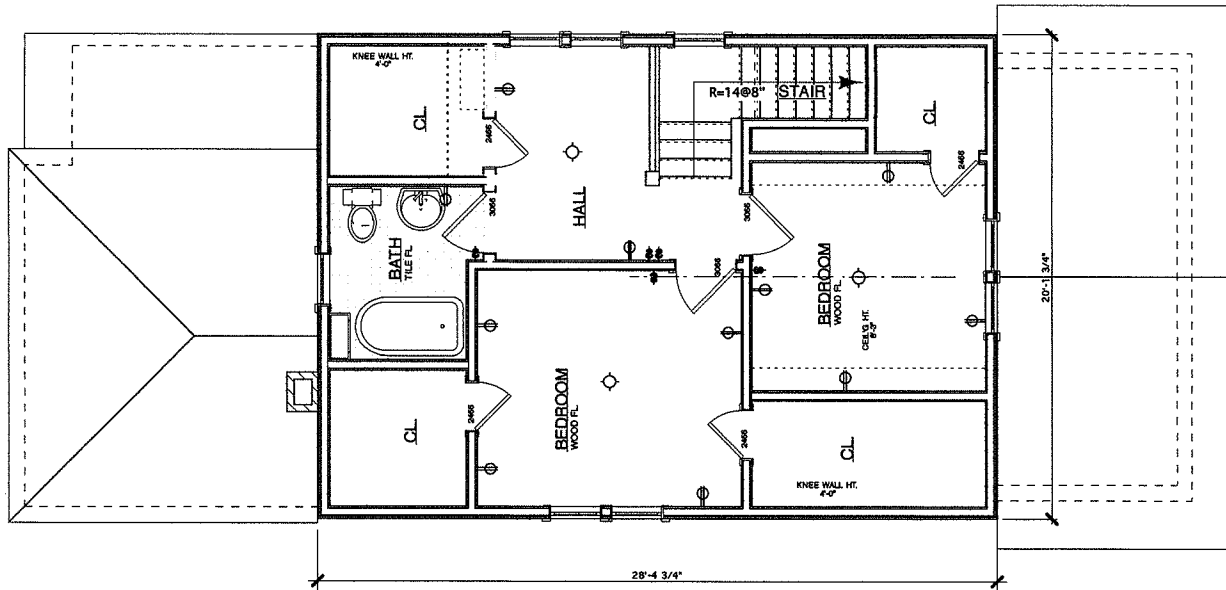
■ **RUETER ASSOCIATES** ■  
 ARCHITECTS  
 515 Fifth Street, Ann Arbor, Michigan 48103  
 phone: (734) 769-0070, fax: (734) 769-0167  
 RAA: 09-004 01.19.10



**X2** Existing First Floor  
 Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
 512 Fourth Street, Ann Arbor, Michigan 48103

■ **RUETER ASSOCIATES** ■  
**ARCHITECTS**  
 515 Fifth Street, Ann Arbor, Michigan 48103  
 phone: (734) 769-0070, fax: (734) 769-0167  
 RAA: 09-004 01.19.10



**X3** Existing Second Floor

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

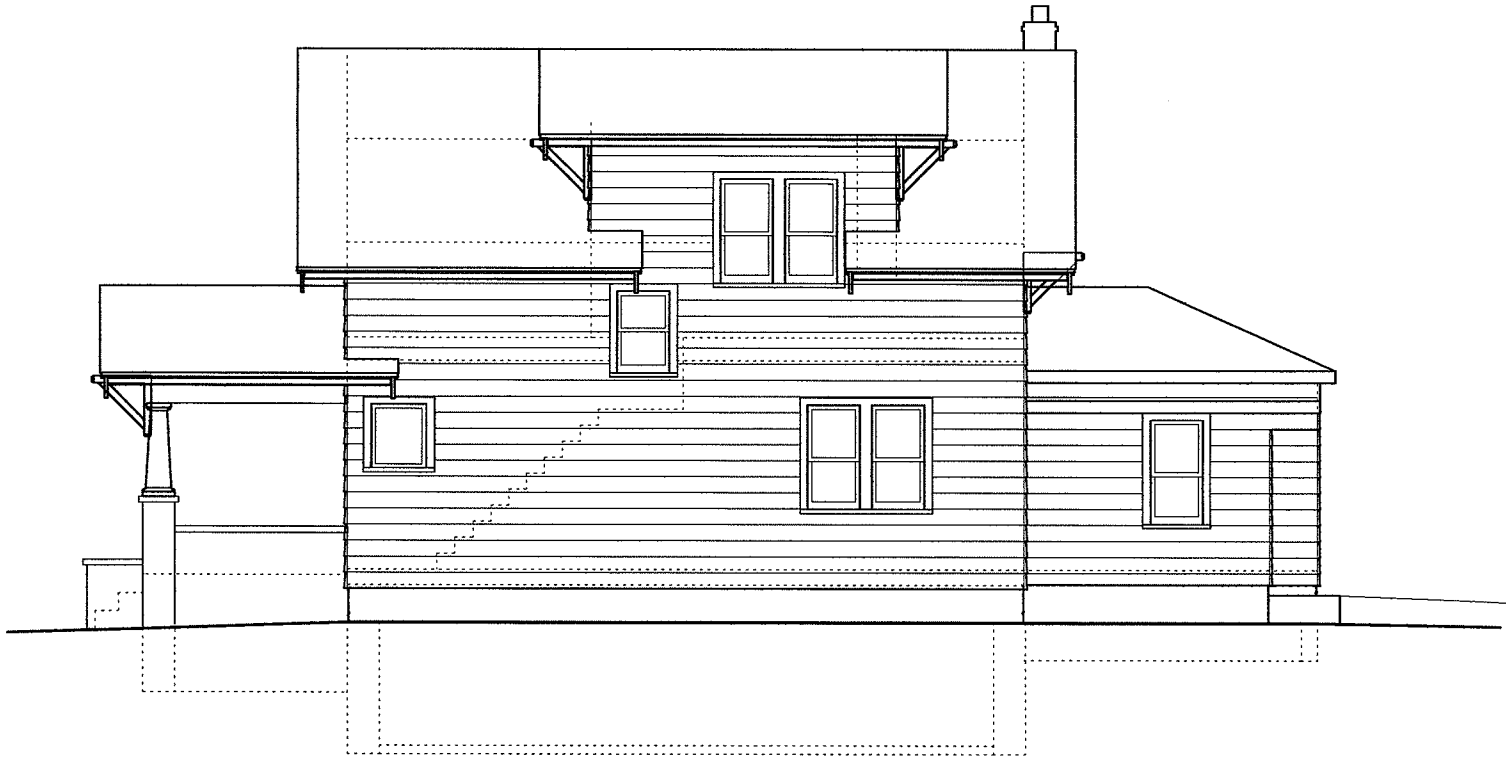
**HOGG / FRONTIER ADDITION**

512 Fourth Street, Ann Arbor, Michigan 48103



■ **RUETER ASSOCIATES** ■  
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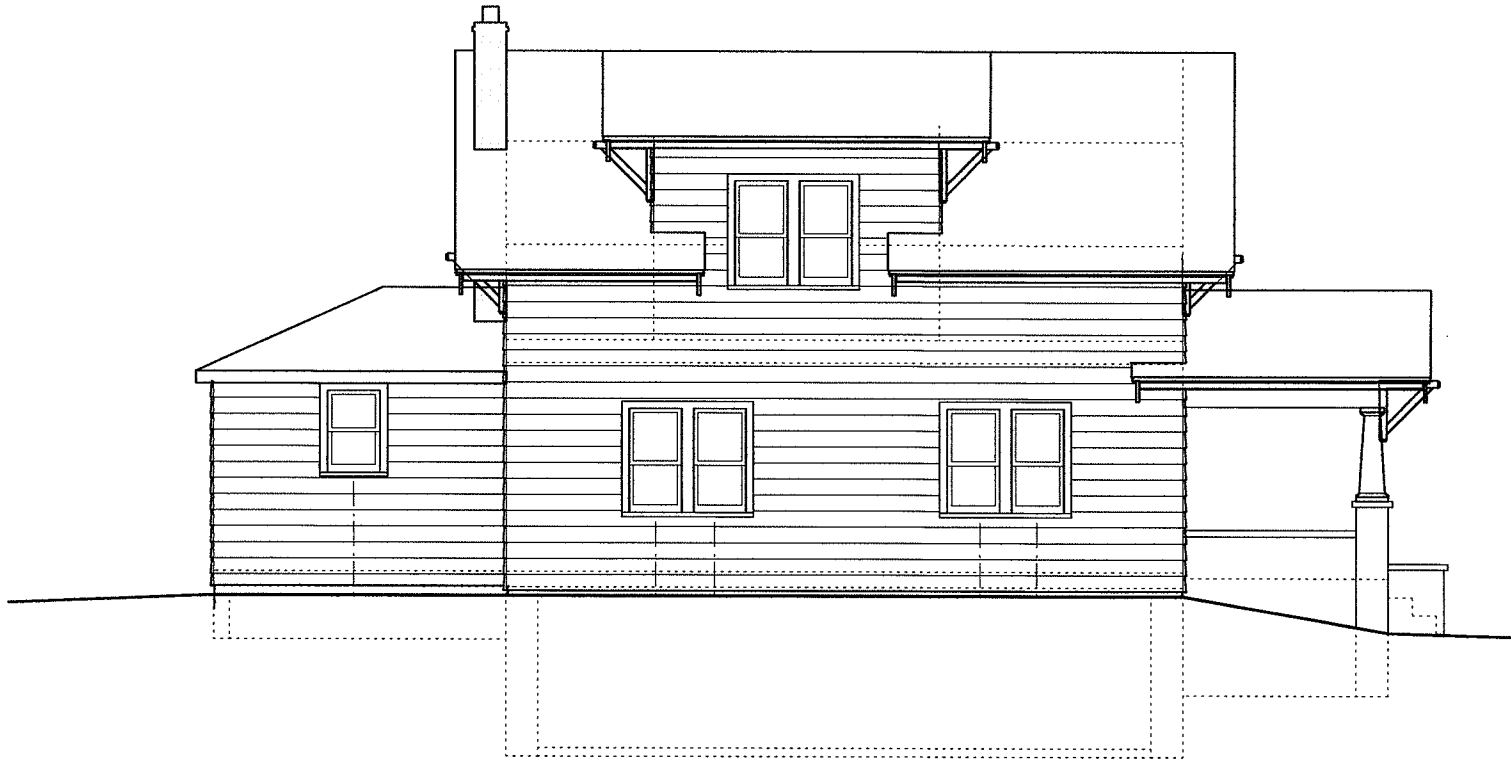




**X4** Existing  
North Elevation  
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
512 Fourth Street, Ann Arbor, Michigan 48103

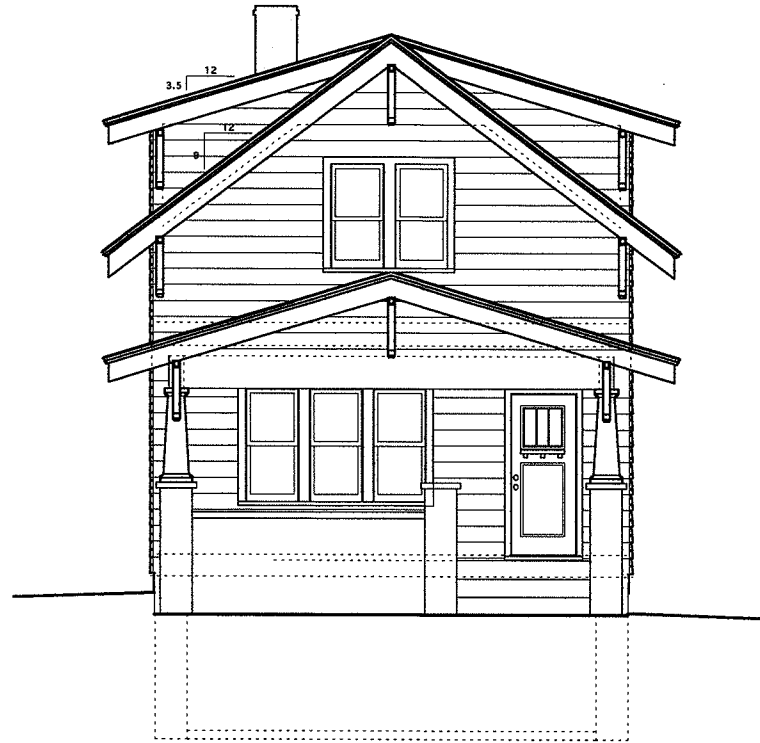
■ **RUETER ASSOCIATES** ■  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 09-004 01.19.10



**X5** Existing  
South Elevation  
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
512 Fourth Street, Ann Arbor, Michigan 48103

■ **RUETER ASSOCIATES** ■  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 09-004 01.19.10

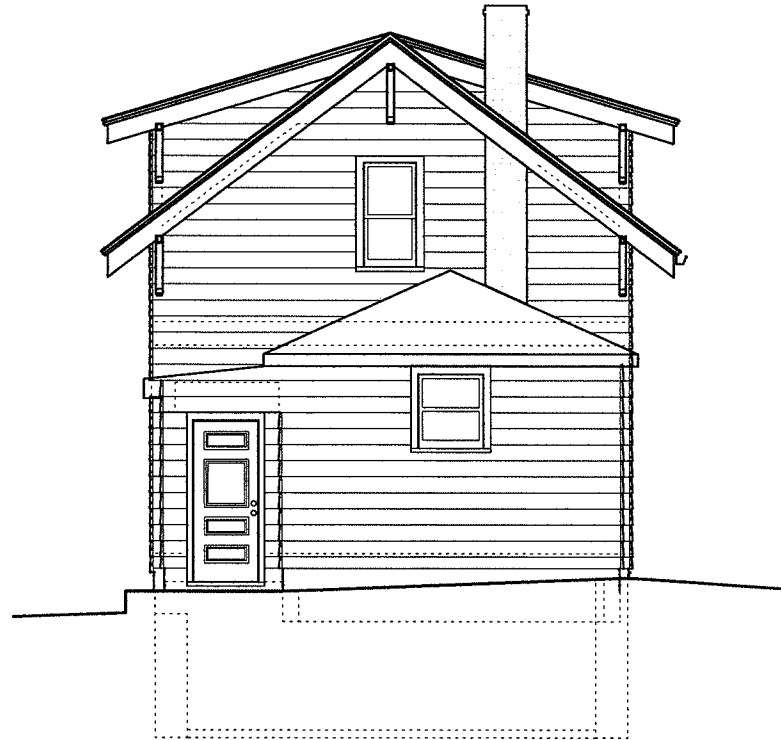


**X6** Existing  
East Elevation

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
512 Fourth Street, Ann Arbor, Michigan 48103

■ **RUETER ASSOCIATES** ■  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 09-004 01.19.10



**X7** Existing  
West Elevation

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
512 Fourth Street, Ann Arbor, Michigan 48103

■ **RUETER ASSOCIATES** ■  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 09-004 01.19.10

**NEW PORCH MATERIAL DESCRIPTION:**

brackets:  
4x4 or 5x5 pine wood bracket painted

FRIEZE BD and PORCH HEADER:  
5/4"X 8" wd bd

PORCH CEILING:  
Painted pine beaded ceiling with bed moulding-sprung

PORCH DECK  
5/4" IPE decking

**NEW ADDITION MATERIAL DESCRIPTION:**

ROOF:  
Asphalt shingles match existing

FASCIA:  
1"X 6" wd bd

GUTTERS:  
5" K style alum gutters

GABLE RAKE BOARD  
1x2 ON 2"x 12" bd

FRIEZE BD (BELOW RAKE)  
5/4"x 12" with bed molding

SOFFITS:  
3/4" preprimed trim with vents

CORNER BOARDS"  
5/4" X 4" WD

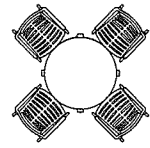
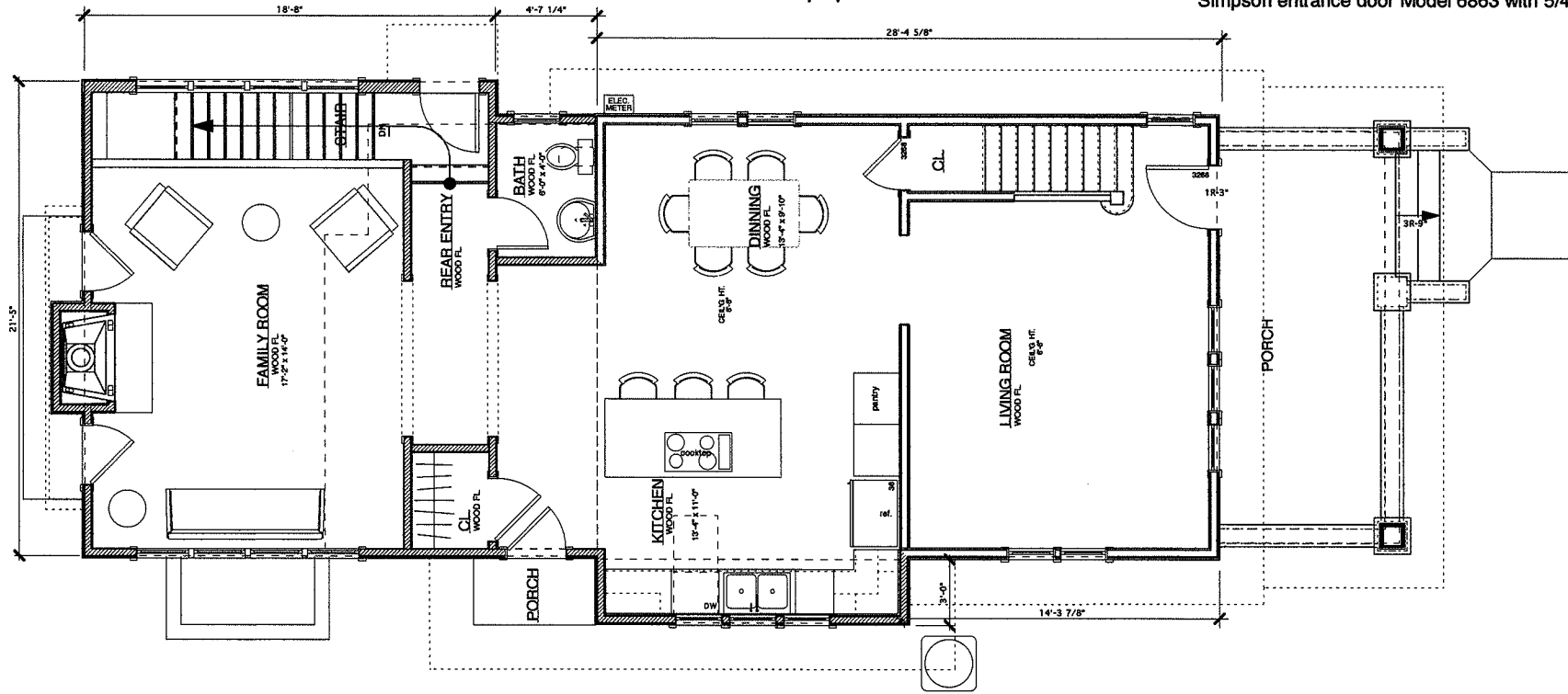
BAND BOARD: on fireplace  
5/4" X 6" wd bd

SIDING:  
7/16"x 5" Cedar wood siding with 4" exposure.

EXPOSED FOUNDATION:  
Existing stone foundation, new poured concrete

WINDOWS:  
Weather Shield wood windows with 5/4" X 4" WD casings

DOORS:  
Simpson entrance door Model 6863 with 5/4" X 4" WD casin



<u>Area First Floor</u>	sf
Existing:	791
New:	298
	1,089

**A1 Proposed First Floor Plan**

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
512 Fourth Street, Ann Arbor, Michigan 48103

■ **RUETER ASSOCIATES** ■  
ARCHITECTS  
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phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 09-004 01.19.10

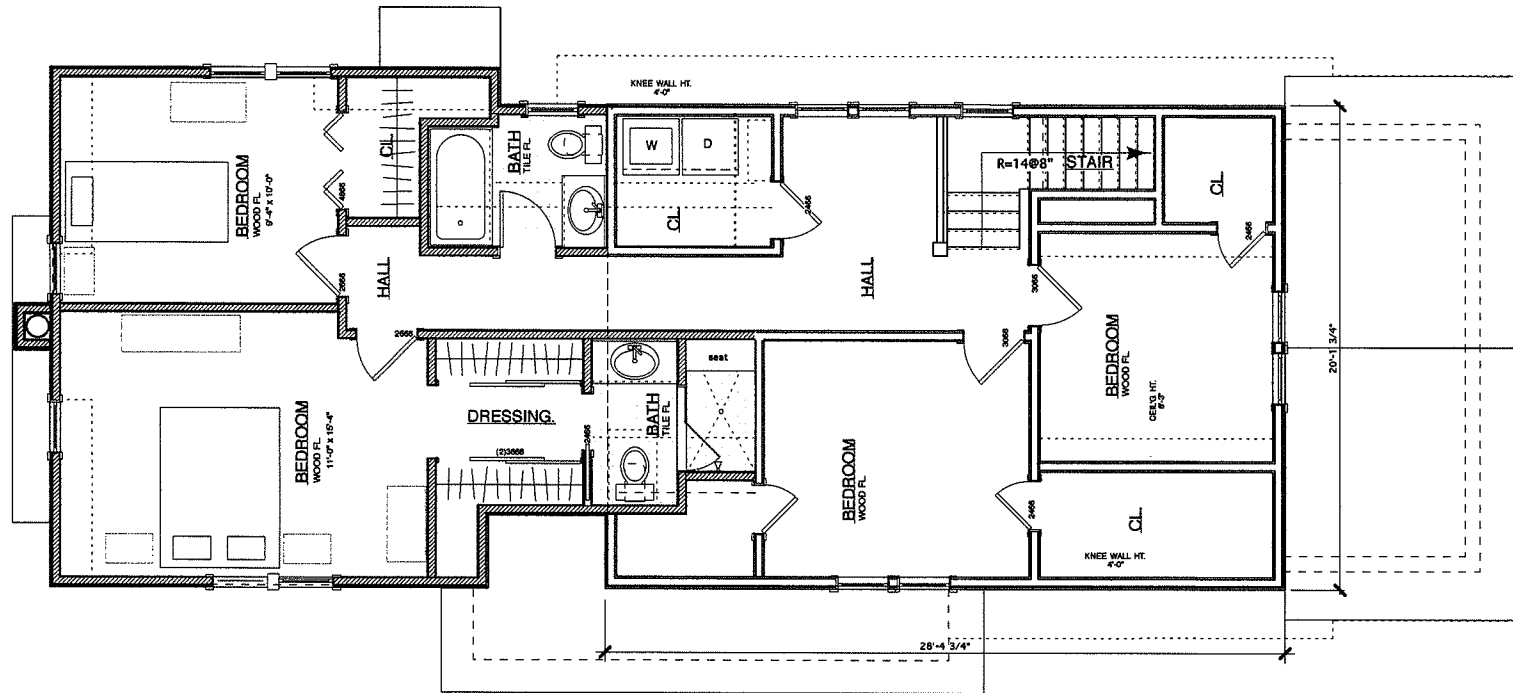
**RENOVATION OF EXISTING RESIDENCE:**

**ROOFING:**

May replace roofing with laminated asphalt shingles

**SIDING:**

repair damaged aluminum siding and trim as required and repaint



<b>Area Second Floor</b>	sf
Existing:	560
New:	+475
	1035

**A2 Proposed Second Floor Plan**

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**

512 Fourth Street, Ann Arbor, Michigan 48103



■ **RUETER ASSOCIATES** ■  
**ARCHITECTS**  
 515 Fifth Street, Ann Arbor, Michigan 48103  
 phone: (734) 769-0070, fax: (734) 769-0167  
 RAA: 09-004 01.19.10

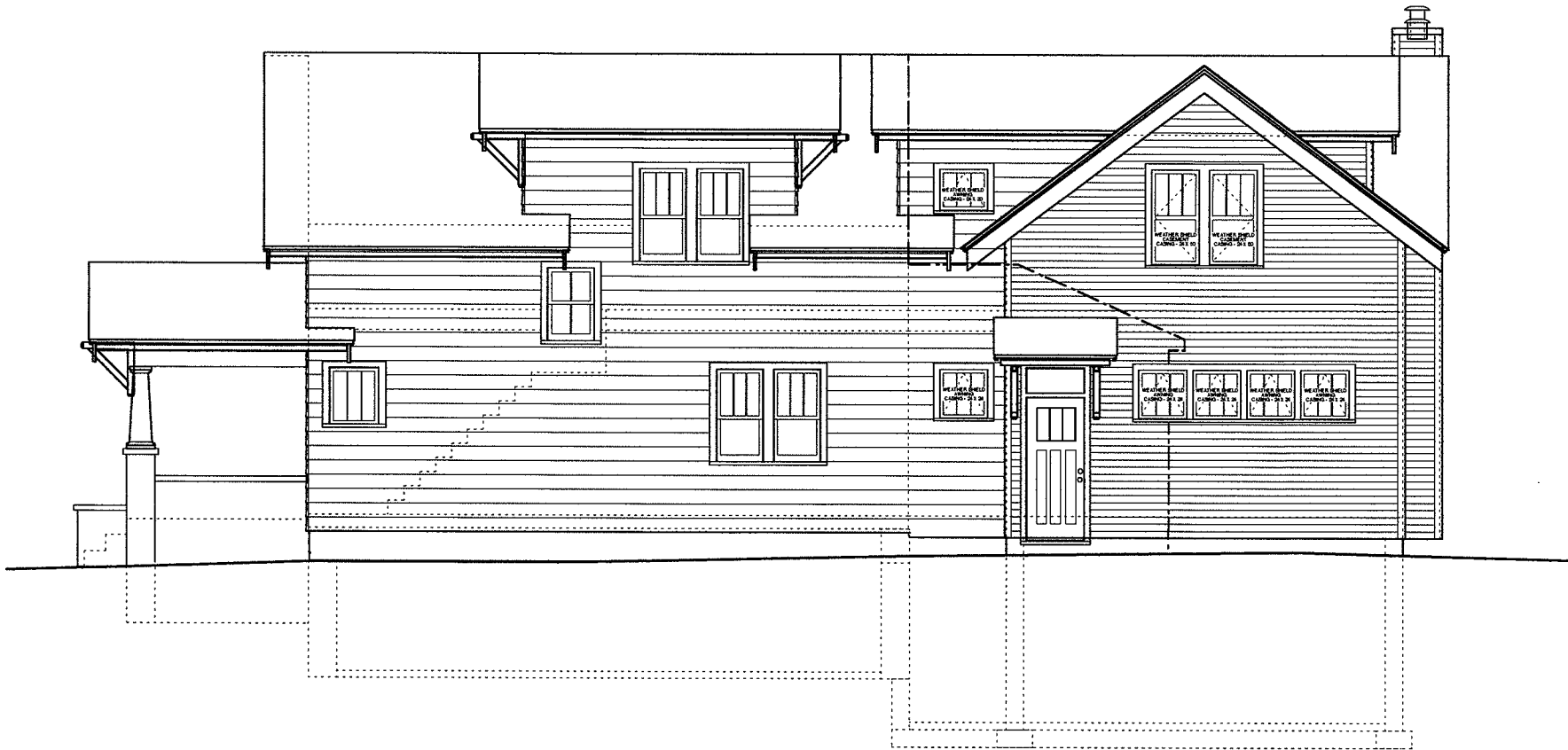


**A3** Proposed  
East Elevation

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
512 Fourth Street, Ann Arbor, Michigan 48103

■ **RUETER ASSOCIATES** ■  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 09-004 01.19.10



**A4** Proposed  
North Elevation

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
512 Fourth Street, Ann Arbor, Michigan 48103

■ **RUETER ASSOCIATES** ■  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 09-004 01.19.10

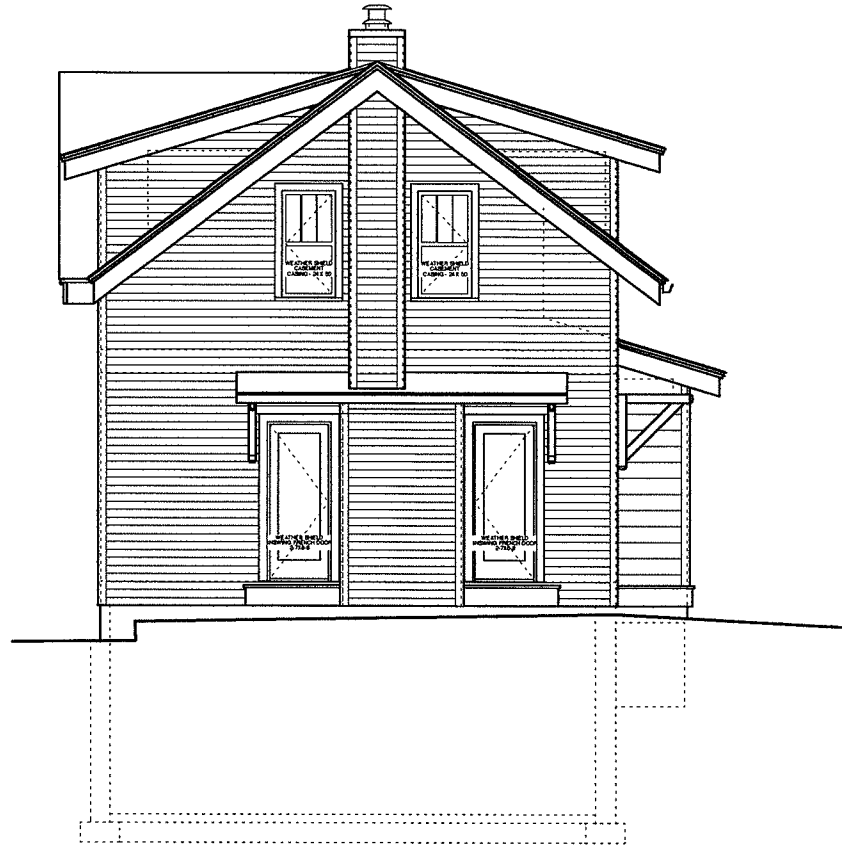




**A5** Proposed  
South Elevation  
Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
512 Fourth Street, Ann Arbor, Michigan 48103

■ **RUETER ASSOCIATES** ■  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 09-004 01.19.10



**A6** Proposed  
West Elevation

Scale: 1/8" = 1'-0" on 8 1/2" x 11"

**HOGG / FRONTIER ADDITION**  
512 Fourth Street, Ann Arbor, Michigan 48103

■ **RUETER ASSOCIATES** ■  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167  
RAA: 09-004 01.19.10

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 310 Second Street, Application Number HDC10-012

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** February 11, 2010

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, February 8, 2010

<b>OWNER</b>	<b>APPLICANT</b>
<p><b>Name:</b> 403 W Liberty LLC Jan Muhleman</p> <p><b>Address:</b> 213 W Liberty Ann Arbor, MI 48104</p> <p><b>Phone:</b> (734) 327-6605</p>	<p>Carl O. Hueter</p> <p>1321 Franklin Blvd Ann Arbor, MI 48103 (734) 665-7610</p>

**BACKGROUND:** 310 Second Street, a simple 1 ½ story gable front with cornice returns, was built before 1853. It was moved to this site in 1898 from the southwest corner of Liberty and Second next door. The applicant believes the rear addition was added around the time of the move.

The barn behind 310 Second was originally part of 413 West Liberty (a Greek Revival house built prior to 1894), and appears on the 1908 Sanborn map. It is possibly much older than 1908, given that 413 West Liberty was probably built before the Civil War. Sanborns mark it as a stable at first, and later an automobile garage. Until at least 1971, it had the address 413 ½ West Liberty. In 1908 there was a one-story addition with the same size footprint next to the existing barn, accessed through the east side door that can be seen in the photographs. The addition was removed between 1925 and 1931. At some point, property lines were redrawn and the barn became part of 310 Second.

In February, 1994 a certificate of appropriateness was issued by the commission to repair and reconstruct the front porch.

In July and August, 2009, a certificate of appropriateness was issued to restore the barn, replace its windows with replicas, install a new sliding front door, and increase the structure's foundation an additional 18".

**LOCATION:** The site is located on the west side of Second Street, south of West Liberty and north of West William.



**APPLICATION:** The applicant seeks approval to demolish the barn and rebuild a replica with the increased foundation height previously approved by the HDC.

**APPLICABLE REGULATIONS:**

**From the Secretary of the Interior's Standards for Rehabilitation:**

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Building Site**

Recommended: Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended: Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

**STAFF FINDINGS:**

1. After receiving a certificate of appropriateness in 2009 to raise the barn up 18", rebuild the south wall, and replicate the windows, the owner attempted to move forward with plans to restore the barn. John Stafford of Stafford Carpentry expressed concerns that the building had deteriorated to a point where it is no longer safe, and the owner had Carl Hueter, AIA, perform a structural evaluation dated December 21, 2009 (which is included in the packet.)
2. Staff visited the site in December and Stafford pointed out the problems. The roof joists are rotted to a point that shoring them with new materials will be inadequate, the bond beam along the front of the structure is more deteriorated than originally thought, and the wall framing is failing. Staff inquired about reusing the siding and Stafford said it's too dry and brittle to remove and reinstall without it falling apart.
3. The barn is a historic feature of the neighborhood and Old West Side Historic district. Staff feels that enough of the building's original fabric is deteriorated beyond repair to allow the demolition and replication of the barn. The amount of intact original materials that could be reused is not meaningful enough to tell the building's story. Therefore, staff would encourage but not require their inclusion on the rebuilt structure where possible. Replacement of the barn with one that matches the old in design, color, texture, and materials meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standard 6 and the guidelines for building site.

**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 310 Second Street, a contributing property in the Old West Side Historic District, to demolish the barn and rebuild a replica with an 18" increase in foundation height, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 6 and the guidelines for building site.

**MOTION WORKSHEET:**

I move that the Commission

\_\_\_\_ Issue a Certificate of Appropriateness

\_\_\_\_ Deny the Application

For the work at 310 Second Street in the Old West Side Historic District

\_\_\_\_ As proposed.

\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

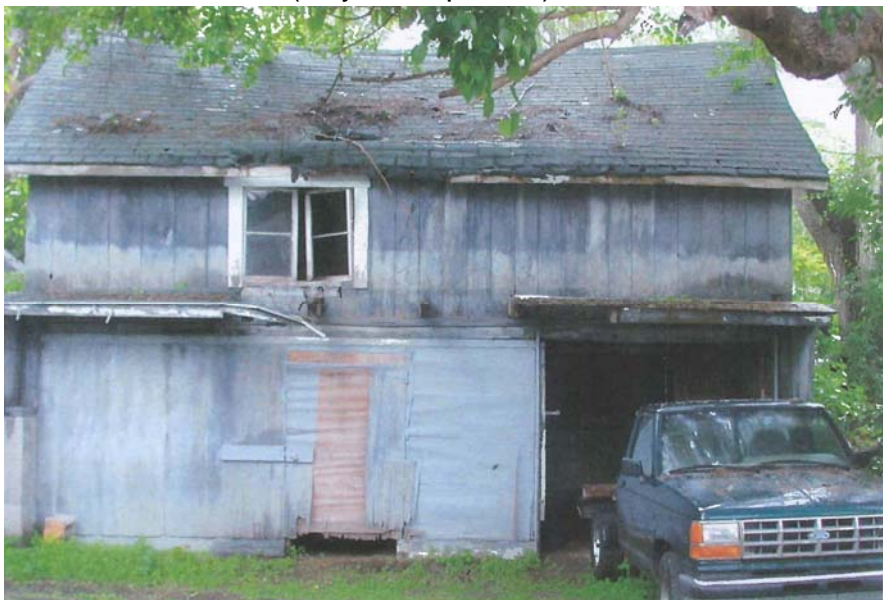
\_\_\_\_ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

**ATTACHMENTS:** application, drawings, photos.

310 Second Street, barn is behind house at left (May 2008 photo)



310 Second Street (July 2009 photos)





**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312  
Historic Preservation Coordinator Email: [jthacher@a2gov.org](mailto:jthacher@a2gov.org); [www.a2gov.org](http://www.a2gov.org)

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 310 SECOND ST. / REAR BARN/GARAGE

Historic District: OLD WEST SIDE

Name of Property Owner (If different than the applicant):  
JAN MUHLEMAN AKA 403 W. LIBERTY LLC

Address of Property Owner: 213 W. LIBERTY

Daytime Phone and E-mail of Property Owner: 734-327-6605 janet.muhleman@reqgroup.us

Signature of Property Owner: \_\_\_\_\_ date: 1/14/2010

**Section 2: Applicant Information**

Name of Applicant: CARL O. HUETER

Address of Applicant: 1321 FRANKLIN BLVD. 48103-5802

Daytime Phone: (734) 445-7619

Fax: (734) 445-8432

E-mail: cohuetter@umich.edu

Applicant's Relationship to Property: \_\_\_ owner;  architect; \_\_\_ contractor; \_\_\_ other

Signature of applicant: \_\_\_\_\_ date: \_\_\_\_\_

**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: \_\_\_\_\_



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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

DEMOLITION OF ALL WOOD FRAMED  
STRUCTURE DOWN TO CONCRETE BLOCK  
FOUNDATION WALL

2. Provide a description of existing conditions. \_\_\_\_\_

WOOD FRAME STRUCTURE HAS DETERIORATED  
TO A POINT THAT IT IS NO LONGER SAFE TO  
WORK ON IT. WILL BE REBUILT AS ORIGINAL  
& PER PREVIOUS GRANTED VARIANCE.

3. What are the reasons for the proposed changes? \_\_\_\_\_

DETERIORATION OF STRUCTURE, NO LONGER  
MAKES BUILDING SAFE TO WORK IN & ON.  
SEE ATTACHED PHOTOS & SUMMARY.

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

SEE ATTACHED 3 PAGES OF PHOTOS  
& PROFESSIONAL ASSESSMENT OF STRUCTURE

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: \_\_\_\_\_

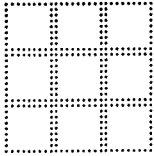
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA; \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ HDC NTP; \_\_\_\_\_ Staff COA

Comments: \_\_\_\_\_





carl o. hueter a.i.a. \* 1321 franklin blvd. \* ann arbor, michigan 48103-5802

21 DECEMBER 2009

**STRUCTURAL EVALUATION / 310 SECOND STREET, ANN ARBOR, MICHIGAN**

This office has been called out to the above noted address to assess structural condition of a ancillary structure barn/garage. Building is at rear western end of existing site. Existing residence is under renovation with appropriate City of Ann Arbor permits. Barn/garage is a contributing structure in the Old West Side Historic District. A previous variance has been granted to raise the elevation of this structure and renovate it. General contractor does not wish to proceed due to the condition of the structure.

- 1) Observable failure conditions from exterior show roof in process of collapse and severe deterioration of wood framing.
- 2) East lintel/bond beam over garage doors supporting second floor was a hewn oak beam and has deteriorated to the point that one can pull the rotted wood out with their bare hands. This rotted state has moved inward to the floor joists (framing into this member). Several of these joists have rotted and no longer provide support for the floor system into this beam member.
- 3) The second floor of this structural has been covered with plywood. There are several areas where this plywood material and the original subfloor have rotted.
- 4) The wall sill and top plates in many areas have rotted through and away.
- 5) Both the east and west roof elevations show area collapsed and have left the interior open to the weather. This condition has been present before the current owner purchased the property. These areas show extensive rotted sheathing and roof joists. Vegetation is growing out of these areas.
- 6) The south wall appears to be leaning or failing inward.
- 7) The west wall appears to be leaning or failing outward.
- 8) The north wall appears to be salvageable.

The deterioration of this structure has been taking place over an extended period of time. It has reached a point that it is no longer safe to attempt to work on or in this building. The condition of the structure is very fragile and failure is eminent. It is recommended barricades be erected around the structure and action be taking immediately to remove it completing to the foundation level.

Sincerely,

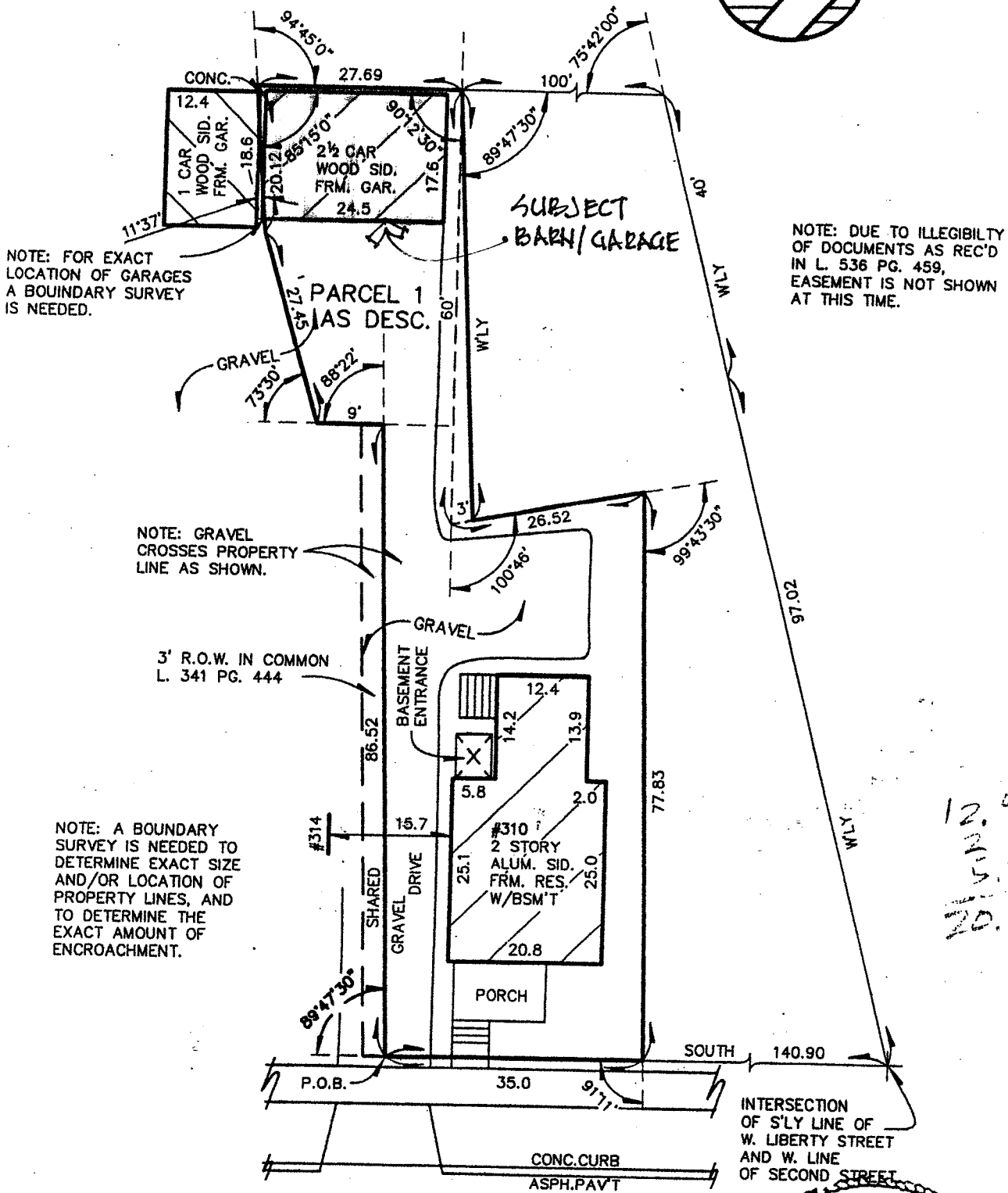
Carl O. Hueter AIA  
Principal  
State of Michigan Registered Architect #27037



Certified to: CHAS. REINHART REALTORS

Applicant: 310-314 SECOND L.L.C.

Property Description:  
SEE PAGE 2 OF 2



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for



# 310 SECOND ST. • BARN

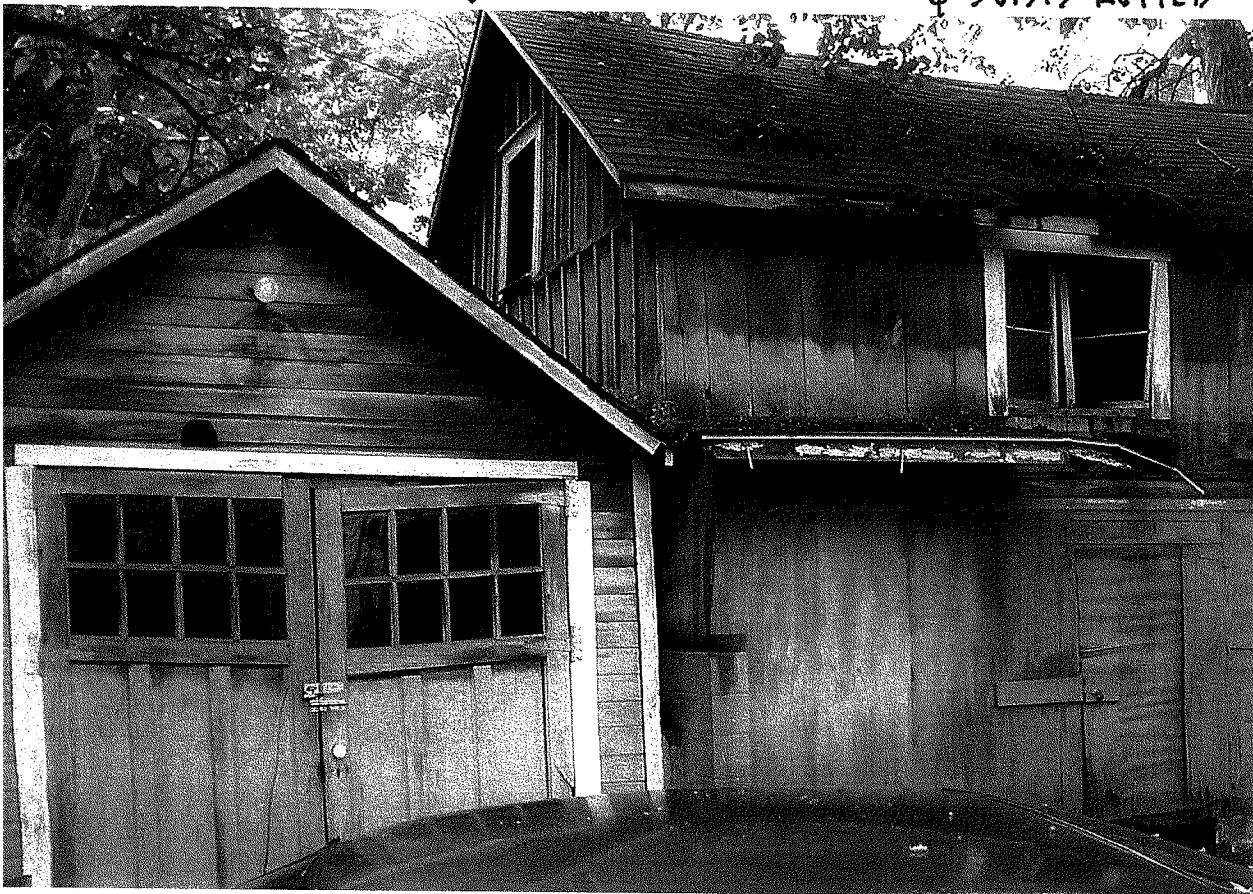
SOUTH / EAST ELEVATION • EXISTING. 6/11/09

FOR 1/20/2010 SUBMISSION •

WALL RS ROTTED, CAVING INWARD

SOUTH WALL W/ ORIGINAL BOARD  
& MOULDED BATTEN SIDING, CAVING  
IN, REBUILD, RESTORE & PAINT

ROOF SHEATHING  
& JOISTS ROTTED



← ROOF ROTTED & COLLAPSING \* 1/20/2010  
REMOVE & REPLACE

← REPLACE WINDOW W/ NEW IDENTICAL

← T-111 PLYWOOD SIDING, REPLACE  
W/ ORIGINAL PATTERN BO & BATTEN  
SIDING

← BOND BEAM ROTTED & COLLAPSING \* 1/20/2010

← FLOOR JOIST END ROTTED

← DOORS DETERIORATED

← UNORIGINAL PLYWOOD DOORS &  
SIDING / REPLACE W/ HISTORIC  
CHARACTER BARN DOORS

310 SECOND ST. BARN  
WEST ELEVATION · EXISTING · 6/11/09

FOR 1/20/2010 SUBMISSION ●

← ROOF SHEATHING  
& JOISTS ROTTED →



← ROOF ROTTED & COLLAPSING } 1/20/2010  
REMOVE & REPLACE

← WALL FRAMING ROTTED  
& FAILING, CAVING OUTWARD

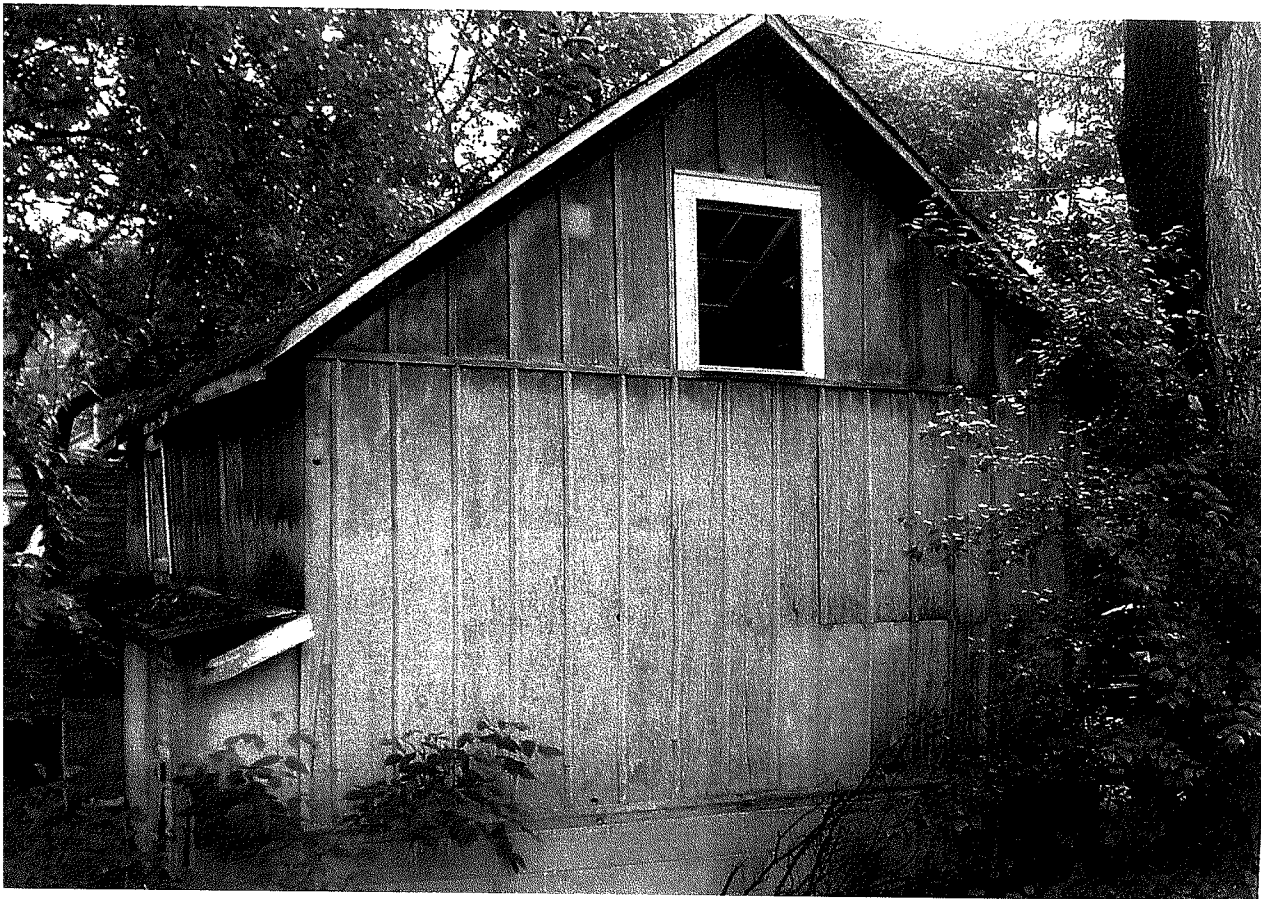
← EXISTING BOARD & MOULDED  
BATTEN SIDING, RESTORE &  
PAINT

← EXPOSED UNORIGINAL CONCRETE  
BLOCK FOUNDATION WALL/  
RAISE 2 COURSES (16")

310 SECOND ST. BARN  
NORTH ELEVATION · EXISTING · 6/11/09

FOR 1/20/2010 SUBMISSION ●

1/20/2010



← RESTORE WINDOW  
ROTTED SILL

← CORNER QUESTIONABLE  
CONDITION

← EXISTING BOARD & MOULDED  
BATTEN SIDING, RESTORE &  
PAINT

← SILL DETERIORATED

EXPOSED UNORIGINAL CONCRETE  
BLOCK FOUNDATION WALL /

← RAISE 2 COURSES (16")

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 540 South Seventh Street, Application Number HDC10-014

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** February 11, 2010

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, February 8, 2010

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Gillian White & James Wollard	Nicholas Durrie
<b>Address:</b> 507 Detroit St #1 Ann Arbor, MI 48104	1444 Jewett Ann Arbor, MI
<b>Phone:</b> (609 937-0458	(734) 223-5153

**BACKGROUND:** This two-story gable-fronter features Queen Ann trim such as fishscale shingles in the front and porch gables and a full-width front porch with turned posts and decorative brackets. It was first occupied in 1902 by Samuel A. Stadel, a carpenter, and his wife Sophia, according to City Directories.

In 2001 the HDC issued a Certificate of Appropriateness for a single-story addition on the north rear side of the house, an open rear porch, and a carport.

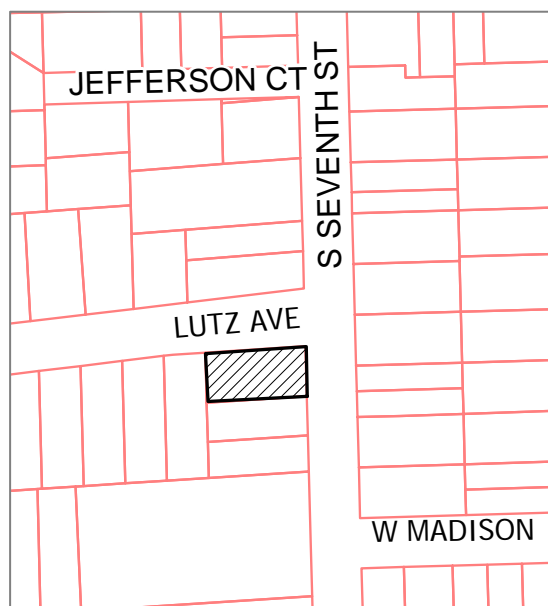
**LOCATION:** The site is located on the southwest corner of South Seventh Street and Lutz Avenue.

**APPLICATION:** The applicant seeks HDC approval to add a 10' wide gabled dormer with a doublehung window to the rear (west) side of the addition and reroof the house.

#### **APPLICABLE REGULATIONS:**

#### **From the Secretary of the Interior's Standards for Rehabilitation:**

- (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):**

**New Additions**

Recommended: 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.

Not Recommended: 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.

**Windows**

Recommended: Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

**STAFF FINDINGS:**

1. The 10' wide dormer is proposed on the back of an addition that was built in 2001. The pitch of the roof matches the other west facing gables on the house, and its proportions are consistent and compatible with the rest of the house. The new work will be visible from Lutz Avenue. The window is wood or clad wood and the wood trim and siding match the existing house, all of which are appropriate. The proposed dormer is compatible in design with the existing house and its location on the least-character-defining elevation of the house is appropriate.
2. The roof is currently dark asphalt shingles and is proposed to be replaced with the same.
3. The applicant has been advised that if the proposed window does not meet egress requirements and the building department requires this, a new application will have to be made to the HDC.
4. The proposed dormer and roofing are generally compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 9 and 10, and the guidelines for new additions and windows.

**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

540 S Seventh Street, a contributing property in the Old West Side Historic District, to add a 10' wide dormer on the rear elevation of the addition and reroof the house as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 9 and 10 and the guidelines for new additions and windows.

**MOTION WORKSHEET:**

I move that the Commission

\_\_\_\_ Issue a Certificate of Appropriateness

\_\_\_\_ Deny the Application

For the work at 540 S Seventh Street in the Old West Side Historic District

\_\_\_\_ As proposed.

\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

\_\_\_\_ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

**ATTACHMENTS:** application, drawings, photos.



540 S Seventh Street (May 2008 photos)





### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-6000, x42608 Fax: (734) 994-8312  
Historic Preservation Coordinator Email: [jthacher@a2gov.org](mailto:jthacher@a2gov.org); [www.a2gov.org](http://www.a2gov.org)

#### Section 1: Property Being Reviewed and Ownership Information

Address of Property: 540 South 7th St.

Historic District: Old West Side

Name of Property Owner (If different than the applicant):  
Gillian White and James Woolard

Address of Property Owner: 507 Detroit St #1 48104

Daytime Phone and E-mail of Property Owner: 609 937 0458 jLwoolard@gmail.com

Signature of Property Owner: [Signature] date: 1/19/10

#### Section 2: Applicant Information

Name of Applicant: Nicholas Durrie

Address of Applicant: 1444 Jewett

Daytime Phone: (734) 223 5153

Fax: ( )

E-mail: durriedesign@yahoo.com

Applicant's Relationship to Property: owner;  architect;  contractor; other

Signature of applicant: [Signature] date: Jan 19 2010

#### 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: ND. [Signature]

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

1. Provide a brief summary of proposed changes. Add dormer to existing attic space

2. Provide a description of existing conditions. New construction, addition to historic building - unfinished attic off of bedroom

3. What are the reasons for the proposed changes? Playroom / storage

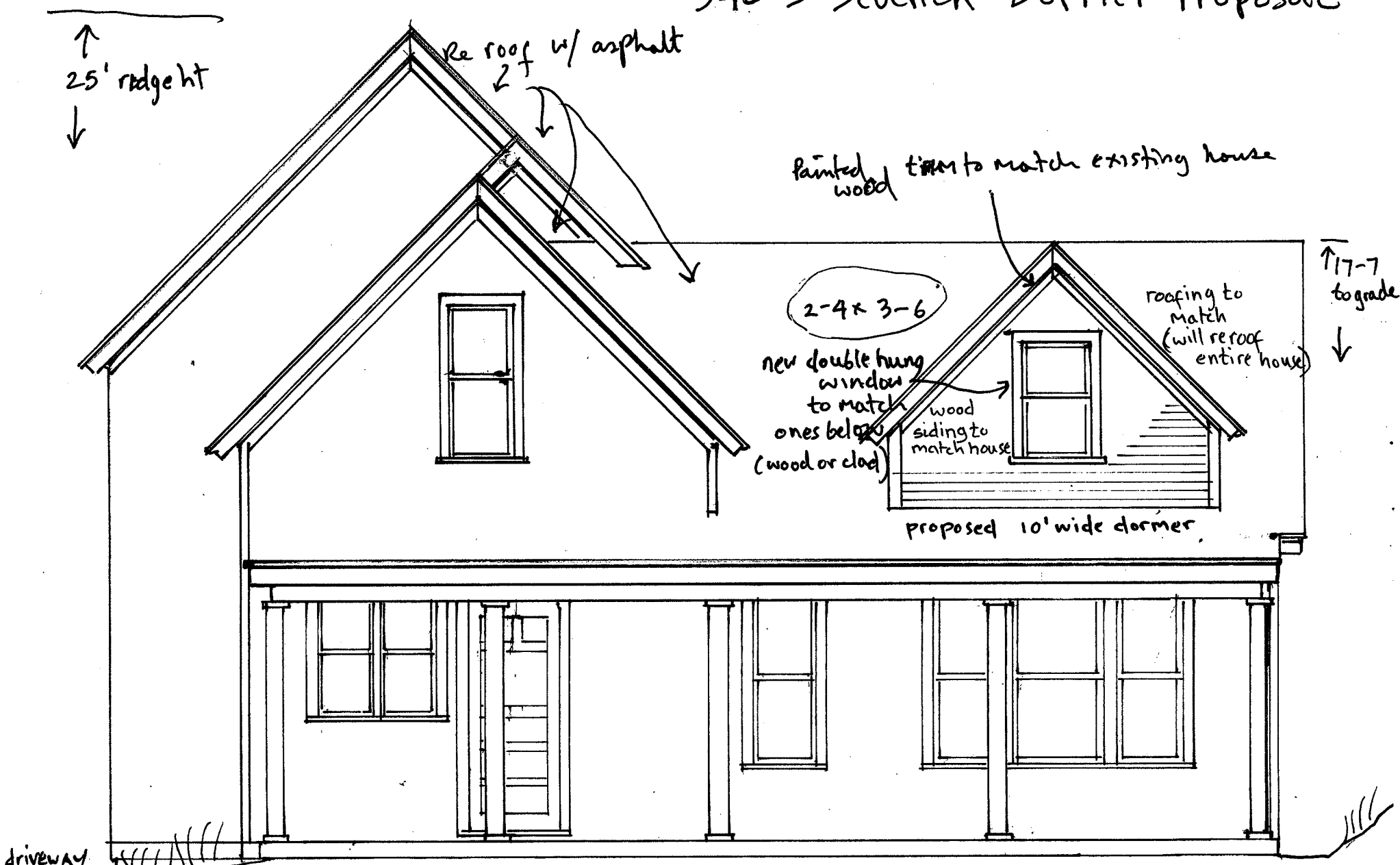
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

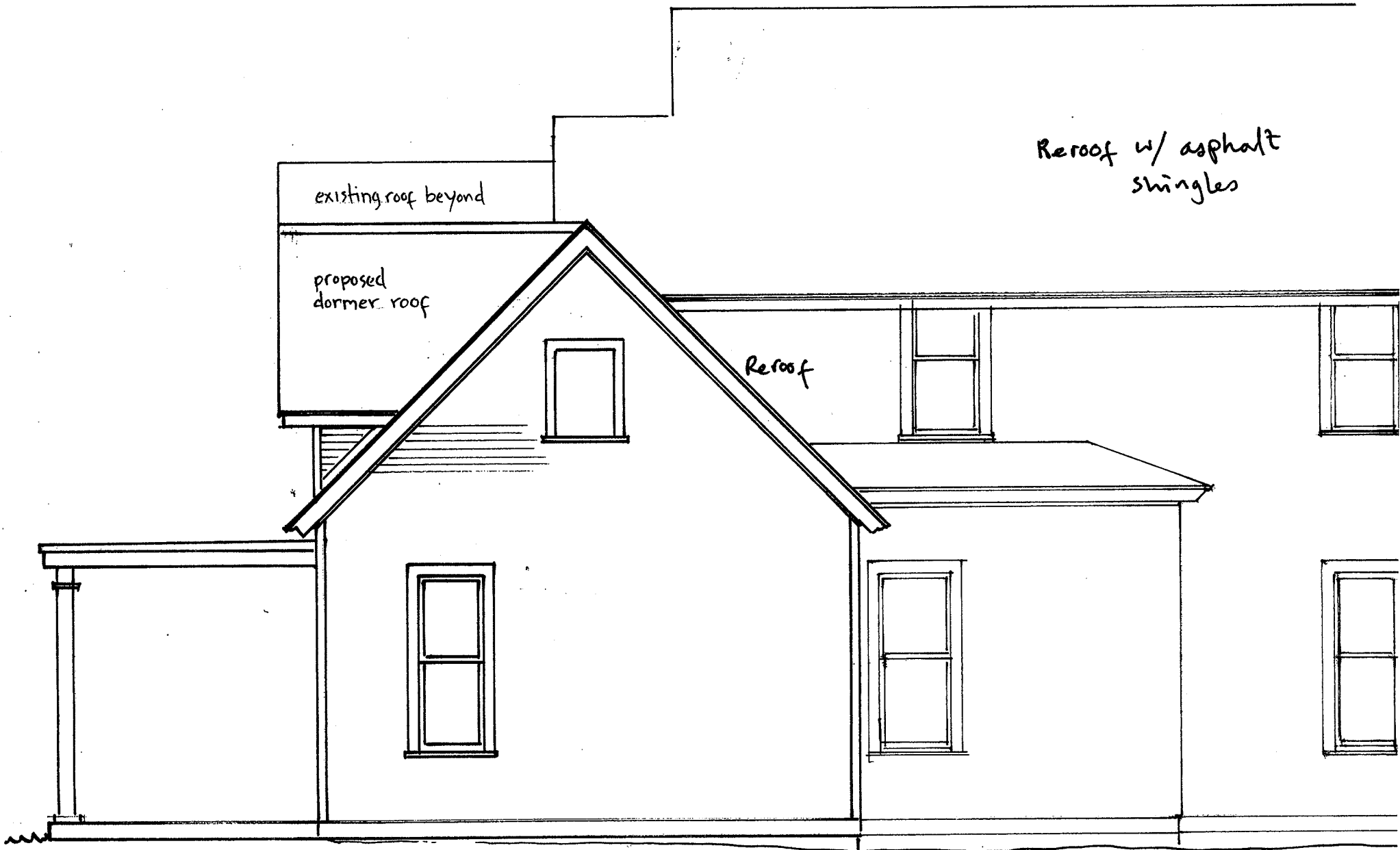
**Staff Use Only**

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: \_\_\_\_\_

# 540 S. Seventh Dormer Proposal



west elevation 1/4" / ft.



existing roof beyond

proposed  
dormer roof

Reroof

Reroof w/ asphalt  
shingles

south elevation 1/4" = 1' = 12"

540 S. Seventh





540 S. Seventh





540 9.9.1917



540 S. Seventh

**D-1 Minutes of the September 9, 2009 Regular Session are not currently available.**

**D-2 Minutes of the October 8, 2009 Regular Session are not currently available.**

**City of Ann Arbor**  
**Projects by Type, Status and Date**  
**For the Period 1/1/2010 thru 1/31/2010**

**PLANNER NAME: Thacher Jill**

Project Number	Project Type Owner Name Site Address	Project Name	Date Applied Date Expired	Status of Project Date Approved Date Closed
HDC10-001	HDC CITY OF ANN ARBOR 2781 PACKARD RD	Duct work for trash chute and dumbwaiter	1/5/2010	APPROVED 1/5/2010
<b>Comments:</b> (1/5/2010 16:15 JT) Staff approval to install ductwork for trash chute and dumbwaiter on rear elevation of non-contributing barn.				
HDC10-002	HDC BILAKOS PETER 111 E ANN ST	Tuckpointing & repair	1/5/2010	APPROVED 1/5/2010
<b>Comments:</b> (1/5/2010 16:14 JT) Staff approval to tuckpoint and replace spalled units on front elevation.				
HDC10-003	HDC ISSA PROPERTIES 217 S STATE ST	Mechanical equipment installed on roof	1/4/2010	APPROVED 1/5/2010
<b>Comments:</b> (1/5/2010 16:21 JT) Install mechanical equipment on roof, not visible from street or sidewalk.				
HDC10-004	HDC Lana Hawkins 217 N INGALLS ST	Replace basement window with egress win	1/8/2010	APPROVED 1/14/2010
<b>Comments:</b> (1/8/2010 11:42 BA) See attachment for HDC Application. Issue to be heard at the January 14, 2010 Regular Session.				
(1/8/2010 13:23 BA) Applicant wants to make basement window into an egress compliant window. When Housing did their inspections, they found an illegal finished room in the basement that had been done without permit. There is now a permit for the work (After the Fact). See "Sub-Permits" for info.				
(1/22/2010 09:34 JT) HDC approved one basement egress window 1/14/10 as proposed in application.				
HDC10-005	HDC ISSA PROPERTIES 217 S STATE ST	Reface existing business sign	1/14/2010	APPROVED 1/14/2010
<b>Comments:</b> (1/14/2010 14:54 JT) Reface existing sign for new business.				
HDC10-006	HDC ISSA PROPERTIES 215 S STATE ST	Replace business sign on storefront	1/14/2010	APPROVED 1/20/2010
<b>Comments:</b> (1/21/2010 11:14 JT) Replace storefront sign with "The Getup" sign. 13" x 132" attached to wood storefront.				
HDC10-007	HDC BILAKOS PETER 109 E ANN ST	New sign on existing bracket	1/20/2010	APPROVED 1/21/2010
<b>Comments:</b>				
HDC10-008	HDC PALMS ANDREW 718 LAWRENCE ST	Strip and reroof	1/22/2010	APPROVED 1/22/2010
<b>Comments:</b> (1/22/2010 10:00 JT) Staff approval to strip 2 layers of asphalt and 1 layer of cedar, install new deck, install pewter gray 30 yr asphalt shingles.				

**City of Ann Arbor**  
**Projects by Type, Status and Date**  
**For the Period 1/1/2010 thru 1/31/2010**

HDC10-013	HDC	Install fan vent on rear of building	APPROVED
	LIBERTY STREET PARTNERS LLC	1/25/2010	1/25/2010
	211 E LIBERTY ST		

**Comments:** (1/25/2010 10:59 JT) Staff approval for 4" bathroom vent penetration through non-original portion of rear of building.

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HDC10-015	HDC	Replace front stairs, stair guardrail and han	APPROVED
	COPI BARBARA TRUST	1/26/2010	1/26/2010
	721 CATHERINE ST		

**Comments:** (1/26/2010 11:21 JT) Staff approval to replace front stairs, non-original stair guardrail, and handrail.

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**Total Projects for Thacher Jill For the Period 1/1/2010 thru 1/31/2010: 10**

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