

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 315 South Second Street, Application Number HDC11-027

DISTRICT: Old West Side Historic District

REPORT DATE: April 7, 2011 for the April 14, 2011 HDC meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 11 at 5:00pm

OWNER

APPLICANT

Name: Nicholas Levin

Same

Address: 315 Second St #502
Ann Arbor, MI 48103

Phone: (313) 510-0592

BACKGROUND: This block (Liberty/Second/William/First) had a mix of industrial and residential uses from at least 1880, when a tannery and several houses were located here. In 1925 there were five houses, a lodge/club room, and an auto parts manufacturer that covered less than one-eighth of the block. By 1931 the King-Seeley Corporation (manufacturers at that time of liquid depth gauges) had nearly doubled the size of the plant and removed the lodge, though the houses remained. By 1966 the block looked similar to the way it did when the Liberty Lofts (formerly First & William Lofts) project was approved in 2004-5, with a very large manufacturing building, the service station, and the houses at 307 and 311 Second.

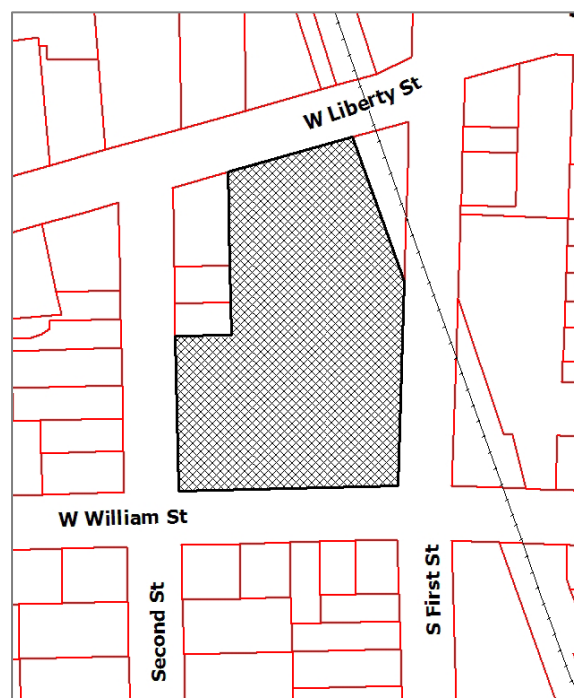
LOCATION: The site covers most of the block defined by West Liberty, Second, West William, and South First Streets.

APPLICATION: The applicant seeks HDC approval to expand an existing rooftop deck.

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: 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.

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.

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.

STAFF FINDINGS:

1. The current roof top deck is approximately 10' by 12'. The new deck would add another 12' by 14' (roughly) with a 4' by 9' section connecting the two. The new railings facing the south (West William Street) and west (Second Street) are set back from the parapet approximately 4' and 13' respectively, making them invisible from the street (see especially the two final photographs taken from the sidewalk).
2. Staff finds the proposed rooftop deck expansion to be 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 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 315 South Second Street, a contributing property in the Old West Side Historic District, to expand a roof top deck. The work is generally 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 building site.

MOTION WORKSHEET:

I move that the Commission

_____ Issue a Certificate of Appropriateness

_____ Deny the Application

For the work at 315 South 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, details, and photographs