

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 316 Second Street, Application Number HDC17-224

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** November 16, 2017

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

**REVIEW COMMITTEE DATE:** Monday, November 13, 2017

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Dave Good	Spacemakers Inc
<b>Address:</b>	422 Windsor St Silver Springs, MD 20910	5520 W. Liberty Ann Arbor, MI 48103
<b>Phone:</b>	(248) 635-9995	(734) 935-7454

**LOCATION:** The site is on the west side of Second Street, between West Liberty and West William Streets.

**APPLICATION:** The applicant seeks HDC approval to remove a 14' x 40' garage.

#### **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.

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

###### **Building Site**

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

*Not Recommended:* 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 garage consists of a front, oldest section with a low-pitched roof and non-original tilt-swing car door; a rear section that appears to be a garage from the 1940s or 1950s that was moved onto the site; and a room that connects the two to form one very deep, narrow structure. Between the oldest section and the connector is a drop of about 5" which could prevent parking beyond that section. Staff speculates that the center and rear portions of the garage were used as a shop or for storage. There is an old heating stove in the connector, and what appears to be a salvaged door that was not new when the connector was added. The car door has new framing and the opening may have been enlarged.
2. The 1925 Sanborn map shows a single-car garage that is about 18' deep, located where the front portion of the current garage stands. This portion is also in the worst condition. Parts of the roof are missing, and there is water damage and rot throughout. The rear part of the structure is in the best condition, and could possibly be reused, but the owner desires to remove the entire structure.
3. It may be challenging to ever build a new garage on this site because it lies in the Allen Creek floodway. State permits and mechanisms to allow flood water to flow through the building would be necessary. If a garage is proposed in the future, the most appropriate location would be where the existing front portion of the garage sits.
4. The slab is proposed to stay and become a patio. Staff feels this is appropriate, and that parking cars on the slab would also be appropriate. Parking must stay within the current limits of the driveway and slab.
5. If the front portion of the garage existed in its original footprint, demolition might not be appropriate. Since the entire rear wall has been removed, however, and since repair would require the replacement of most if not all of the historic materials, staff believes that the structure no longer contributes to the character of the district and that its removal is appropriate.

**POSSIBLE MOTIONS:** (Note that the motions are 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 316 Second Street, a contributing property in the Old West Side Historic District, to demolish the garage and leave the slab in place. The work as proposed is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 2 and the guidelines for Building Site.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 316 Second Street in the Main Street Historic District

\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** application, survey, photos.

316 Second Street, August 2016 (photo courtesy Google Streetview)







# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120  
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647  
 Phone: 734.794.6265 ext. 42608 [ithacher@a2gov.org](mailto:ithacher@a2gov.org)  
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <b>17-224</b> BLDG# <b>DEM07-0022</b>
DATE STAMP	
CITY OF ANN ARBOR RECEIVED OCT 26 2017	
PLANNING & DEVELOPMENT SERVICES	

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <b>DAVE GOOD</b>		HISTORIC DISTRICT <b>OLD WEST SIDE</b>
PROPERTY ADDRESS <b>316 2nd STREET</b>		CITY <b>ANN ARBOR</b>
ZIP CODE <b>48104</b>	DAYTIME PHONE NUMBER <b>(248) 635-9995</b>	EMAIL ADDRESS <b>GOOD.DAVE@GMAIL.COM</b>
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <b>422 WINDSOR ST.</b>		CITY STATE, ZIP <b>Silver Springs 20910</b>

### PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME <b>Dave Good</b>	DATE <b>10/25/17</b>
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### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <b>SPACE MAKERS INC</b>			
ADDRESS OF APPLICANT <b>5520 W. LIBERTY</b>			CITY <b>Ann Arbor</b>
STATE <b>MI</b>	ZIP CODE <b>48103</b>	PHONE / CELL # <b>(734) 935-7454</b>	FAX No <b>( )</b>
EMAIL ADDRESS <b>ROEBUCK@COMCAST.NET</b>			

### APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME <b>ALAN D. ROEBUCK</b> X	DATE
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### BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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### PROPOSED WORK

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

**REMOVAL OF EXISTING CATRAME LOCATED ON NORTH WEST CORNER OF PROPERTY. EXISTING SLAB/FOUNDATION TO REMAIN TO BE USED AS PATIO SPACE.**

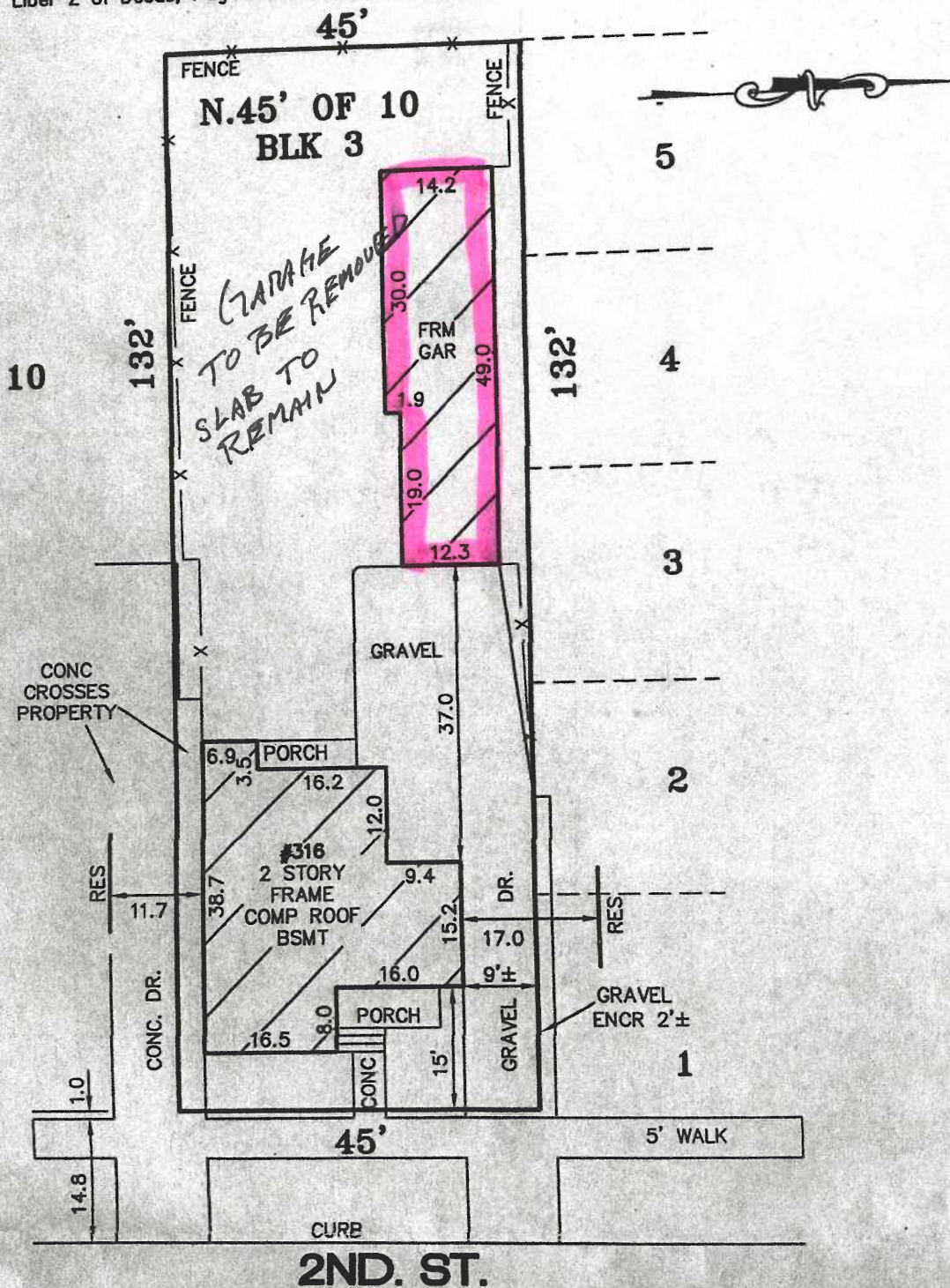
### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

**EXISTING CATRAME BADLY DETERIORATED AND UNSAFE.**

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)

GEORGE JEROME

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48069 (419) 437-1111  
LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)  
The North 45 feet of Lot 10, Block 3 South, Range 1 West, WILLIAM S. MAYNARDS ADDITION TO THE VILLAGE OF ANN ARBOR (now City of Ann Arbor), Washtenaw County, Michigan. Recorded in Liber Z of Deeds, Page 548 of Washtenaw County Records.



**2ND. ST.**

CERTIFICATE: We hereby certify to: JOHN ADAMS MORTGAGE COMPANY  
mortgages that we have surveyed the above-described property in accordance with the description furnished and confirmed to be correct by mortgagee or mortgagee's title company for the purpose of a new mortgage loan to be made by, DAVID E. GOOD

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; and that we examined the Flood Hazard Boundary Maps (Community I.D. NO. 260213 0008 D Effective Date JANUARY 2, 1992) prepared in accordance with the National Flood Insurance Program of 1968 as revised and that the property as shown above, description furnished by you, is located INSIDE ZONE X & AE of a designated flood area as shown on said map. The location of fences, driveways, other buildings, and non-permanent structures shown are only approximate. Any easements shown are either recorded in the subdivision plat or appear in the instrument referenced in the title policy, if both have been furnished to us. This survey does not locate or identify the existence or absence of utilities entering into or crossing above or below the property. This report is to be used for mortgage purposes only and not for the purpose of establishing property lines, nor for construction purposes. No property lines were established and no property corners were set. This is not an ALTA type survey. This cannot be used for future refinance purposes or transferred to any future property owners.

REVISED \_\_\_\_\_

*George Jerome*

