

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 829 West Washington Street, Application Number HDC13-186

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** November 14, 2013

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

**REVIEW COMMITTEE DATE:** Tuesday, November 12, 2013

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Donald & Kathryn Sleeman	Same
<b>Address:</b>	829 W Washington Street Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 274-1781	

**BACKGROUND:** This two-story Queen Anne style house features a cut stone foundation, a porch spanning half of the front elevation with elaborate turned posts and brackets, a sunburst pattern in an attic gable dormer, two cantilevered windows, and a front-facing gable with fish scale shingles, diagonal siding, and decorative bargeboard. The house first appears in the 1894 Polk Directory with the address 87 W Washington. Fred O. Martty is listed as the occupant, a clerk at HJ Brown.

In March, 2011 the HDC approved a roof alteration for a stair addition at the rear of the house. In May, 2013 the HDC approved a rear addition to replace an existing rear addition.

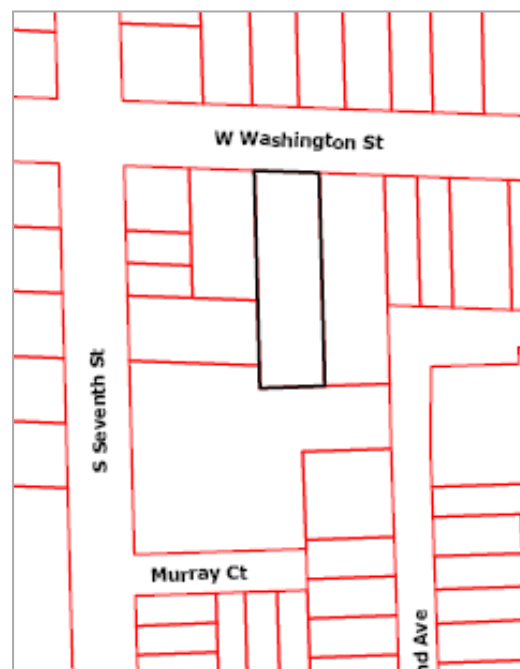
**LOCATION:** The site is located on the south side of West Washington Street, between South Seventh Street and Mulholland Avenue.

**APPLICATION:** The applicant seeks HDC approval to construct a free standing cedar deck behind the rear of 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 shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

**Building Site**

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

**District or Neighborhood Setting**

Not Recommended: Removing or radically changing those features of the setting which are important in defining the historic character.

**From the Ann Arbor Historic District Design Guidelines (other guidelines may apply):**

**Residential Decks and Patios**

Appropriate: Installing a deck in the rear of the property that is subordinate in proportion to the building.

Installing a deck that is free standing (self supporting) so that it does not damage historic materials.

Installing railings made of wood. Custom railing designs will be reviewed on a case-by-case basis

Installing flooring made of wood or composite wood.

**STAFF FINDINGS:**

1. The proposed cedar deck is located off the back of the rear addition to the house and features a wood and cable guardrail and two sets of stairs, one facing the rear yard and one connecting to an existing walkway. The structure is 14' x 18' and the deck is 30" off the ground, allowing the back door to open directly onto the deck.
2. The deck is free standing and located behind the house, at least 90' from the sidewalk. Though a small portion of the eastern side of the deck will be visible from the street, it is set so far back that the design of the cable and wood guardrail is acceptable and may even call less attention to itself than a traditional wood picket guardrail because of its increased transparency.
3. Staff recommends approval of the application since the deck is appropriately designed, scaled and removable. The work is compatible in exterior design, arrangement, material and relationship to the rest of the site and the surrounding area and meets *The Secretary*

of the Interior's Standards and Guidelines and the Ann Arbor Historic District Design Guidelines.

**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 829 W Washington Street, a contributing property in the Old West Side Historic District, to construct a wood deck off the rear addition of the house as detailed in the applicant's submittal. The work is compatible in exterior design, arrangement, material, and relationship to the building 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 *Ann Arbor Historic District Design Guidelines*.

### MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 829 W Washington Street in the Old West Side Historic District

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

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*):

1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** application, drawings.

829 W Washington St (April 2008 survey photo)





**City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

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

Address of Property: 829 West Washington

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: 734-668-0470 kath@umich.edu

Signature of Property Owner: *Kathryn Sleeman* Date: 10/18/13

**Section 2: Applicant Information**

Name of Applicant: kathryn and donald sleeman

Address of Applicant: 829 west washington

Daytime Phone: ( 734 ) 668-0470 Fax: ( \_\_\_\_\_ ) \_\_\_\_\_

E-mail: kath@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 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. add a cedar deck to the rear of  
the house off the kitchen  
we would like to use cable rail.

2. Provide a description of existing conditions. dirt and weeds with a  
small vegetable garden to the left and the driveway to the  
right

3. What are the reasons for the proposed changes? improved use of the outdoor  
space. with the recent removal of the old porch and  
change to the kitchen, the addition of a deck will enhance  
access to the back yard

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

a nice deck will greatly improve the current conditions. see  
attached photo. grubs keep killing the lawn. do not use chemicals

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: 10/18/13. Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

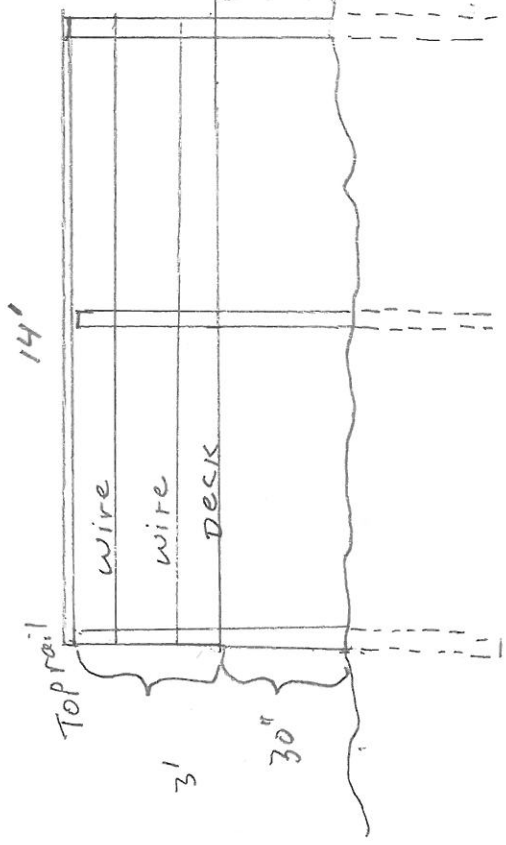
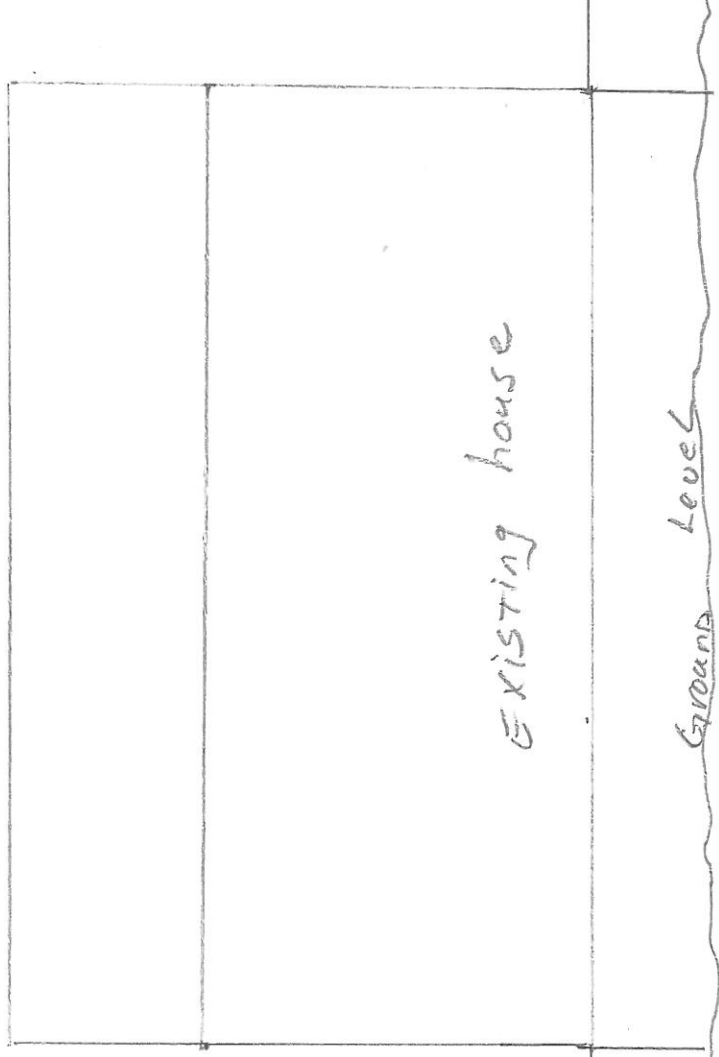
Project No.: HDC 13-186 Fee Paid: 100<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 11/14-2013

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

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

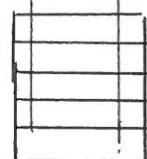
Comments:



Existing  
House

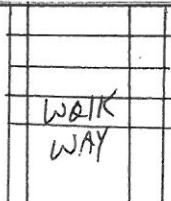
Walkway

Stairs



14'

18'



Stairs

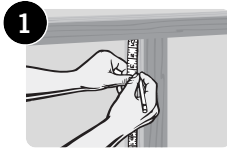
WALK  
WAY

# CABLE·RAIL® Step-by-Step Installation for Wood Frames

by feeney

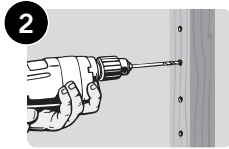
## TOOL CHECKLIST

- Safety Glasses
- Work Gloves
- Pencil
- Measuring Tape
- Electric Drill
- Drill Bits
- Hammer
- Cable Cutters or Cut-Off disk
- Vise-Grip Pliers
- 7/16" Wrench
- Electric Grinder
- Hacksaw or Electric Reciprocating Saw
- Cable Lacing Needle



Mark drill hole locations on posts.

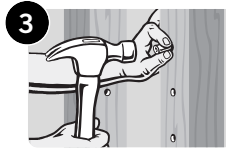
To minimize cable deflection, space cables no more than 3 inches apart and have a post or vertical spacer at least every 3 feet. Also, straight runs of cable (no turns/dips) should not exceed 70 feet. Runs with corners (2 bends at most) should not exceed 40 feet. See Frame Requirements on back page.



Drill holes in posts. Hole diameter depends on cable size and type of fitting. See chart below.

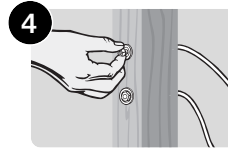
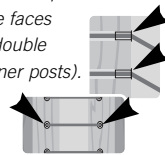
Cable Size	Threaded Term. Post	Intermediate Posts	Quick-Connect Post
1/8"	5/16"	1/4"	3/8"
3/16"	3/8"	1/4"	9/16"
1/4"	7/16"	5/16"	9/16"

If desired, Quick-Connect®SS posts may be through drilled at 5/16" and then counter-bored with the recommended Quick-Connect®SS drill to countersink the fitting.



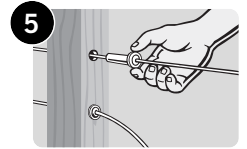
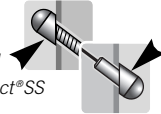
(Wood posts only) Insert Protector Sleeves at necessary locations. Tap in until flush.

Protector Sleeves prevent abrasion at angled transitions on wood posts (e.g. stair transition posts or outside faces of double corner posts).



Insert the Threaded Terminal through the Terminal end post and attach a flat washer and Snug-Grip® Washer-Nut. Spin the nut 2 full turns. Strong resistance will be felt as the Snug-Grip® threads engage; so hold the Terminal shaft with pliers.

Use Beveled Washers for stair termination posts with angled holes. Available for Threaded Terminal and Quick-Connect®SS fittings.

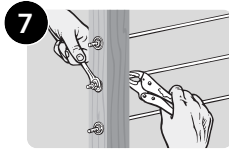


Lace the free end of the cable through the intermediate posts and Quick-Connect®SS end post. Slide-on a flat washer and Quick-Connect®SS fitting until they rest against the face of the post.

Use a Lacing Needle if snagging becomes a problem.

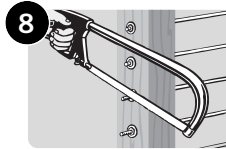


Hold the Quick-Connect®SS fitting with one hand and pull the cable tight with the other. The fitting automatically locks when you release the cable.



Tighten Snug-Grip® Washer-Nuts until you can't flex the cables more than 4 inches apart using your thumb and fingers on one hand. See diagram to the left for tensioning sequence.

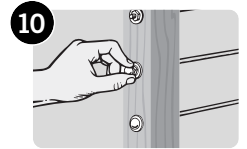
**Important Note: If using electric or pneumatic tools to tighten the Washer Nuts, spin the nuts very slowly otherwise they will heat-up causing the threads to seize.**



Saw off the excess threads as close to the Snug-Grip® Washer-Nut as possible. Touch-up with electric grinder. The special Snug-Grip® threads prevent the nut from loosening.



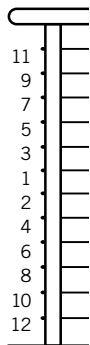
Use cable cutters or cut-off disk to trim the excess cable. Grind flush the exposed cable ends with an electric grinder.



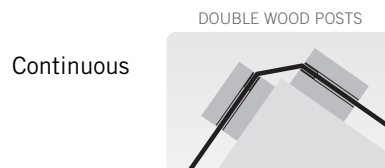
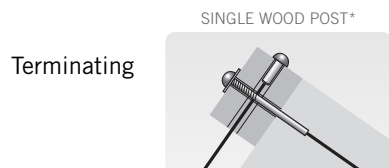
Snap on end caps over the exposed Quick-Connect®SS fittings and the Snug-Grip® Washer-Nuts. You're done.

Enviro-Magic® Cleaner can be applied for lasting protection of stainless steel cable and parts.

Recommended cable tensioning sequence



Cables can either terminate or run through corner posts

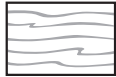


\*Offset drill holes at least 1/2" if you choose to have cables terminating at a single wood post.



# Wood Frame Requirements

Railing frames need to be designed and built strong enough to support the tension of properly installed cables, which is a load in excess of 300 lbs for each cable. Here are some basic guidelines to help you properly prepare your railing frames. These guidelines apply whether you are using 1/8", 3/16" or 1/4" cable (1/4" cable not recommended for wood frames).



**4X6 WOOD**

3-1/2" wide, 5-1/2" thick

## Minimum sizes for all corner and end posts

All other posts should be sized as required for cap rail support strength or for code

## The Basic Frame Design

### Spacing From Walls:

Set end posts 3 to 4 inches away from the house/wall face to allow access for attaching cable end fittings.

### End Posts:

Use minimum end post sizes noted above, and securely bolt or screw to joists or deck surface.

### Cap Rail:

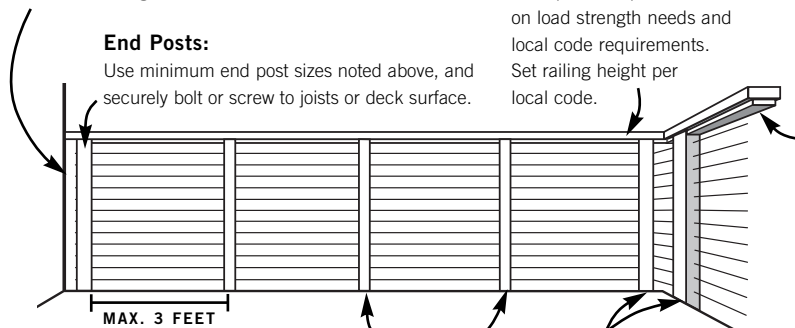
Always include a strong, rigid cap rail that is securely fastened to all posts. Cap size is based on load strength needs and local code requirements. Set railing height per local code.

### Cable Spacing:

Maximum 3 inches apart.

### Wood Blocking (WOOD FRAMES ONLY):

Underneath the cap rail attach minimum 1"x 4" wood blocking between posts to provide additional lateral reinforcement to the posts so that they won't pull out of plumb when the cables are tensioned.



### Maximum Post Spacing:

Space all posts and vertical spacers (see below) a maximum of 3 feet apart to minimize any deflection that may occur if the cables are ever forced apart.

### Intermediate Posts:

Size all intermediate posts as required for cap rail support strength or for code.

### Double Corner Posts:

If possible use double corner posts to allow the cable to run continuously through the corners without terminating (see single corner post option below). Securely bolt or screw posts to joists or deck surface and use minimum corner post sizes noted above.

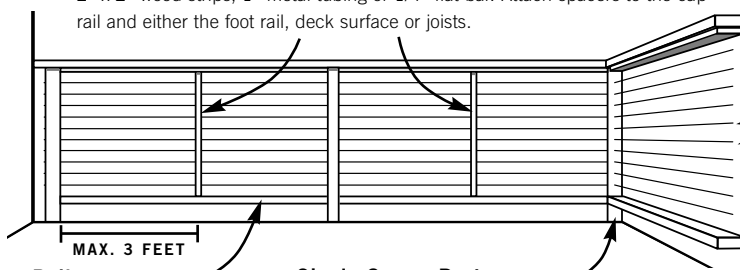
## CONSTRUCTION CHECKLIST

- Space cables no more than 3 inches apart
- Space posts/verticals no more than 3 feet apart
- Observe minimum end/corner post sizes shown above
- Securely fasten all posts and cap rails
- Carefully plan all termination and corner posts for proper clearance, positioning, and maximum cable run lengths
- Straight runs of cable (no turns/dips) should not exceed 70 feet; runs with corner bends (2 bends at most) should not exceed 40 feet

## And Some Other Options

### Vertical Spacers (OPTIONAL):

Slender spacers may be used instead of some of the larger intermediate posts to achieve a more open railing design. These are non-structural members and are only intended to maintain cable spacing and minimize deflection. Examples are 2" x 2" wood strips, 1" metal tubing or 1/4" flat bar. Attach spacers to the cap rail and either the foot rail, deck surface or joists.



### Foot Rails (OPTIONAL):

Foot rails should be spaced no more than 4 inches above the deck surface, or as required by local code, and should be sized as needed for support strength and design appearance.

### Single Corner Post (OPTIONAL):

When terminating on a single corner post, be sure to offset the drill holes at least 1/2" to allow internal clearance for the cable fittings. Use minimum end post sizes noted above and securely bolt or screw to joists or deck surface.

## IMPORTANT NOTE

For railings we recommend spacing the cables no more than 3 inches apart and placing posts or vertical members no more than 3 feet apart.

Please note that since building codes vary by state, county and city, our recommendations may not comply with code requirements in all areas.

Always consult with your local building department before starting your project.







