

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 112 West Madison Street, Application Number HDC14-089

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** July 10, 2014

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

**REVIEW COMMITTEE DATE:** Monday, July 7, 2014

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Jim Ridge	George Vas/ Renaissance Construction
<b>Address:</b>	320 Second Street Ann Arbor, MI 48103	1129 Granger Ann Arbor, MI 48104
<b>Phone:</b>	(734)417-4919	(734) 216-3503

**BACKGROUND:** This one-and-a-half story colonial revival features a gambrel roof and full-width front porch. It first appears in the 1908 Polk City Directory as the home of Frank Martin, an engineer for Weis Manufacturing Co.

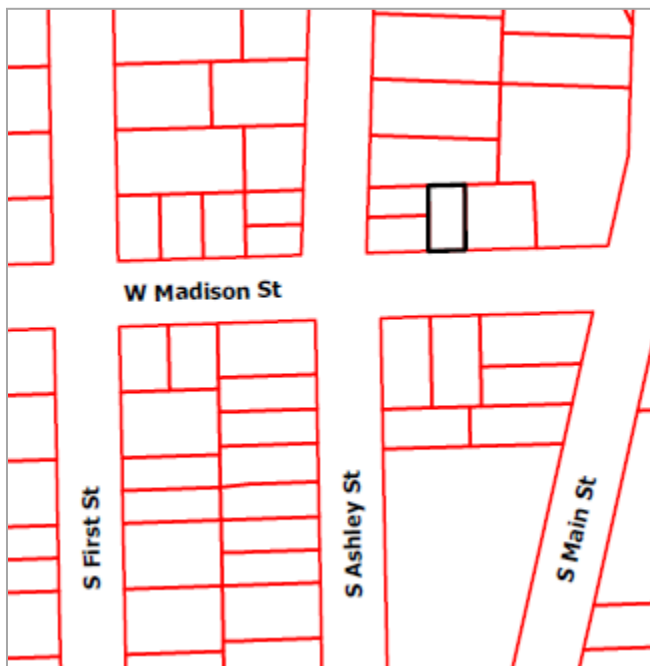
**LOCATION:** The site is located on the north side of West Madison, between South Main and south Ashley Streets.

**APPLICATION:** The applicant seeks HDC approval to 1) replace two porch posts with round posts that match the originals, 2) replace the porch decking, 3) remove a rear window and replace it with a door, and 4) construct a 6'x6' deck off the door.

#### APPLICABLE REGULATIONS:

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

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new



work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

**Doors**

*Not Recommended:* Cutting new entrances on a primary elevation.

**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.

**Residential Porches**

*Appropriate:* Replacing a porch which has deteriorated beyond repair, using physical evidence to guide the new work.

Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

Using replacement features that match the documented historic design. If no documentation exists, using a simple, plain design.

## STAFF FINDINGS

1. Replacing the two existing four-by-fours being used as posts with round columns is appreciated and appropriate, as is replacing the metal guardrail with a wooden one. Staff will work with the applicant on the design of an appropriate simple wood guardrail. The decking is deteriorated to a point that replacement is warranted – see photos for evidence of cracking, splitting, and buckling boards.
2. The applicant proposes to use a door he found in the basement of the house which he refinished and repaired. Per Sanborn maps, there used to be a back door and small porch on the house in the location where the bathroom is now. Replacing the rear window with this door is appropriate since it is likely that the door came from the back of the house originally, and even if it didn't, it is an appropriate style and compatible with the house. The window is old and most likely from the period of significance, but staff feels that making the backyard of the house more accessible is reasonable since no additional character-defining features on the back of the house will be impacted. The deck is small, fits entirely behind the house, and is not attached to the structure.
3. Staff believes the application meets the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings* and the *Ann Arbor Historic District Design Guidelines* and recommends approval of the application.

**POSSIBLE MOTION:** (Note that the motion 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 112 West Madison Street, a contributing structure in the Old West Side Historic District, to repair the front porch using matching materials in matching dimensions, remove a rear window and replace it with a wood door, and build a 6'x6' deck, on the condition that staff reviews the design of the front porch railing and porch posts before building permits are issued. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for signs, and *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10, and the guidelines for doors.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 112 West Madison 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, drawings, photos

112 West Madison Street (2007 survey photo)





103

HDC14.089 6/6/14 copy 112 MADISON

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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 112 W. MADISON ST

Historic District: OLD WEST SIDE

Name of Property Owner (If different than the applicant):  
320 2ND ST Jim Ridge

Address of Property Owner: 320 2ND ST

Daytime Phone and E-mail of Property Owner: 734-417-4919

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Section 2: Applicant Information

Shaman\_ridge@comcast.net

Name of Applicant: George Vas / RENAISSANCE CONST

Address of Applicant: 1129 Granger

Daytime Phone: (734) 214-3503 Fax: ( )

E-mail: JREN1129@gmail.com

Applicant's Relationship to Property: owner architect  contractor other

Signature of applicant: [Signature] 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: \_\_\_\_\_

BUDG 14-0955

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

1. Provide a brief summary of proposed changes. (1) Front Porch Repair (PHOTOS INCL.)  
RESTORE ORIGINAL ROUND COLUMNS, ~~TO~~ REPLACE RAILS (OPEN TO RECOMMENDATION)  
REPAIR FLOOR/REPLACE W/ SAME. (2) BACK DECK CHANGE WINDOW TO DOOR FOR EGRESS  
SAME SIZE ADD 6'x6' DECK WITH STAIRS AND RAIL

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:











1132 W MADISON ST  
ANN ARBOR MICH

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A  
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R  
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○ Column  
8x96  
H/

REPAIR POST

RAIL

DECKING ○



FRONT PORCH REPAIR  
POST RAIL & Probably Floor



21'

20'

HOUSE



84"

PROPOSED  
DECK  
6'0" x 6'0"

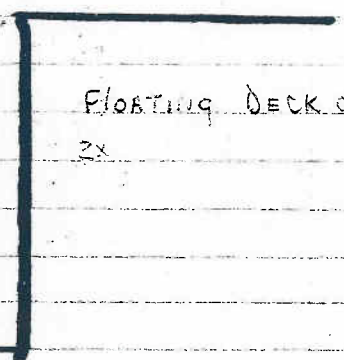
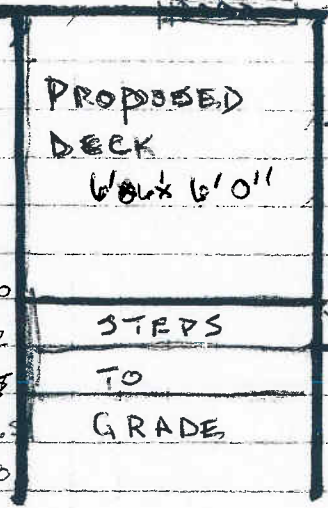
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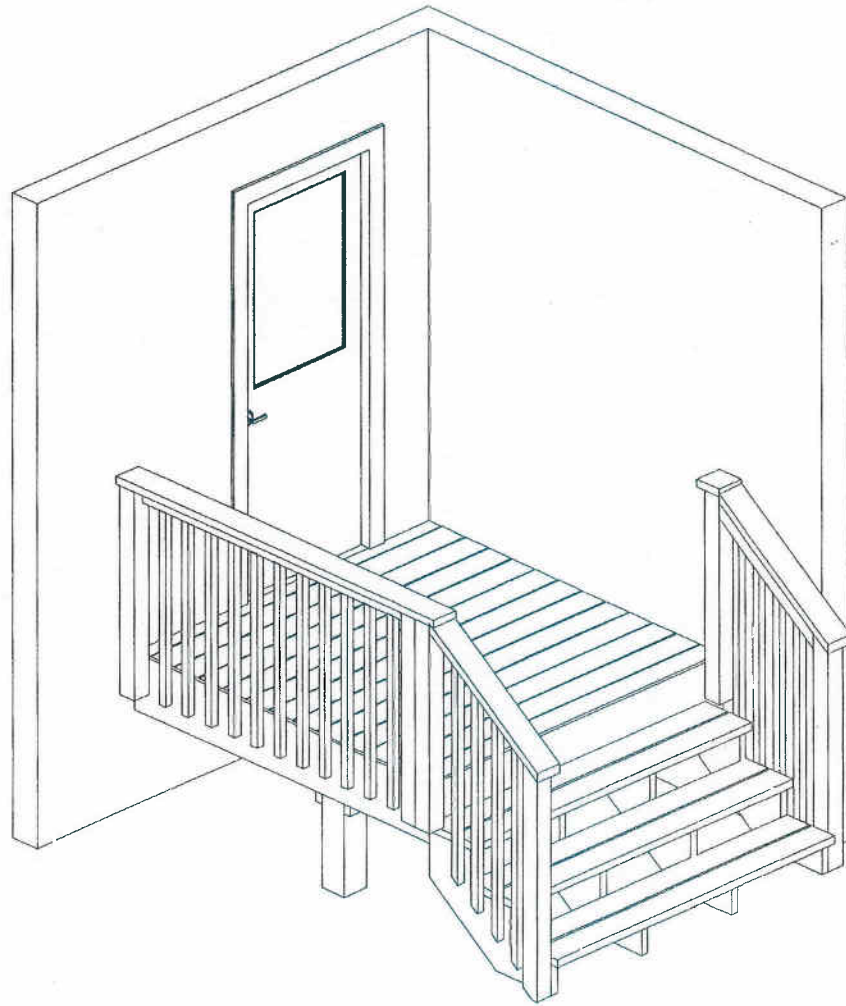
HOUSE

FLOATING DECK OK W/ VARIAN  
3x

- 30
- 25 22
- 19 15
- 13 7.5
- 6 1/2 0

STEPS  
TO  
GRADE

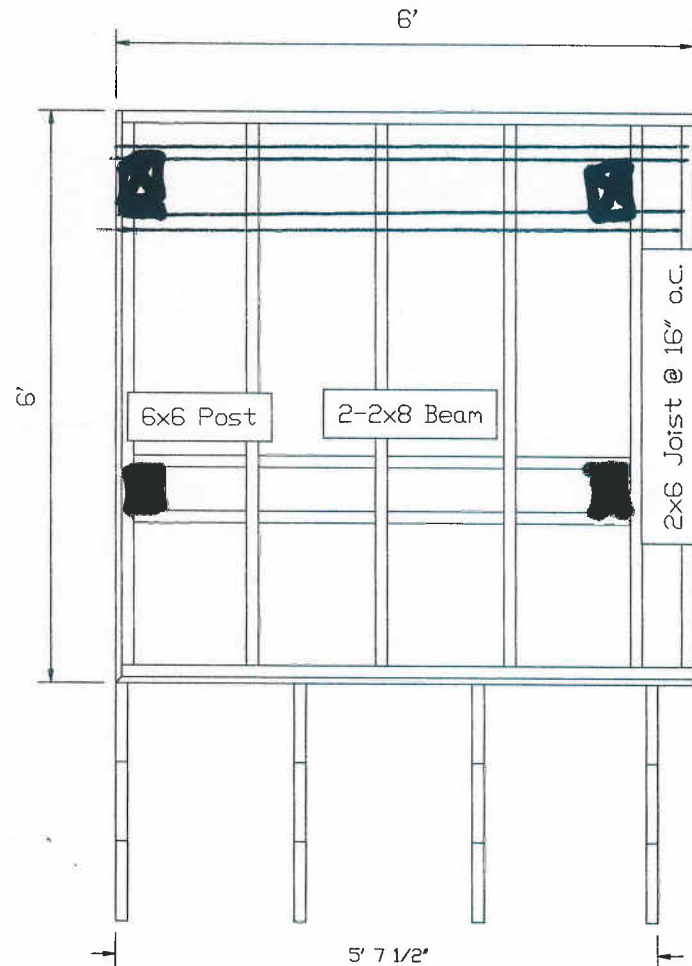




JIM RIDGE  
112 W MADISON ST  
ANN ARBOR MI

REAR PORCH ELEVATION

NO BOND TO HOUSE,  
FLOATING POST AND BEAM



JIM RIDGE  
112 WEST MADISON ST  
ANN ARBOR MI

Plan View  
GENERIC CUSTOMER  
06/02/14  
Ref: Deck14153  
Scale: 1/2" = 1'

Fingerle Lumber Company  
617 S. 5th Ave

Ann Arbor, MI  
(800) 555 1212

STRESS ANALYSIS

CUSTOMER: GENERIC CUSTOMER

DATE: 06/02/14 DESIGN: DECK14153 REF:

SALESMAN #

MEMBER TYPE	SIZE	STRESS FACTOR	FACTOR LOAD	COMPOSITE LOAD
JOISTS	2X6 16"	DEFLECTION	455 PSF	
		BENDING	593 PSF	
		SHEAR	290 PSF	
		COMPRESSION	548 PSF	290 PSF
BEAMS	2-2X8	DEFLECTION	523 PSF	
		BENDING	276 PSF	
		SHEAR	158 PSF	
		COMPRESSION	506 PSF	158 PSF
BOLTS	1/2"	SHEAR	11049 PSF	11049 PSF
POSTS	6X6	STABILITY	4717 PSF	4717 PSF
		TOTAL LOAD		158 PSF
		DEAD LOAD		10 PSF
		LIVE LOAD		148 PSF
STRINGERS	2X12	DEFLECTION	569 PSF	
		BENDING	386 PSF	
		SHEAR	234 PSF	
		COMPRESSION	859 PSF	
		TOTAL LOAD		234 PSF
		DEAD LOAD		10 PSF
		LIVE LOAD		224 PSF

