

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1341 Traver, Application Number HDC22-1196

DISTRICT: Broadway Historic District

REPORT DATE: October 13, 2022

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Tuesday, October 11, 2022

	OWNER	APPLICANT
Name:	Lars Fritsche Johanna Foerster	Same
Address:	1341 Traver Road Ann Arbor, MI 48105	
Phone:	(734) 604-2110	

BACKGROUND: This two-story colonial revival home was first occupied by Lauren and Elaine Jedele in 1940. Lauren was a bookkeeper for Swift & Co. The house features a center entry with a simple shed roof and symmetrical fenestration.

In June of 2014 the HDC approved a backyard shed.

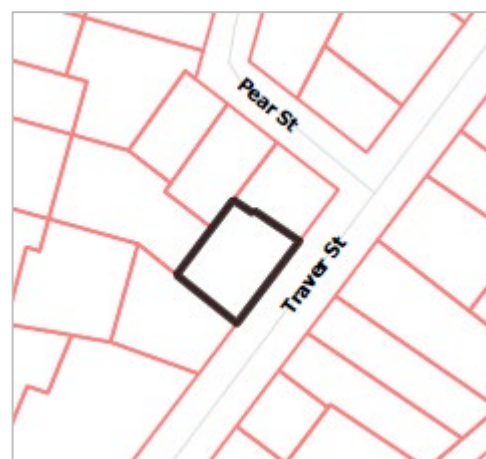
LOCATION: The site is located on the west side of Traver Road, south of Pear Street.

APPLICATION: The applicant seeks HDC approval to add a backyard gazebo on a paver patio.

APPLICABLE REGULATIONS:

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (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.



- (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):

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

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

Residential Decks and Patios

Appropriate: Installing a patio flush with grade using stone, brick pavers, or concrete. Custom materials will be considered on a case-by-case basis.

Residential Accessory Structures

Appropriate: Retaining the historic relationship between buildings, landscape features, and open spaces.

Locating sheds and garages in the rear yard.

Using exterior wall and roof materials that are compatible with historic materials on the main structure and in the neighborhood.

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

STAFF FINDINGS:

1. There is currently a temporary gazebo on Ikea wood outdoor flooring tiles that have rotted. The proposed work is in approximately the same location and slightly larger. The patio is proposed 7' behind the house and is 12' x 14'. The pavers are a mix of sizes in a reddish brown color. The gazebo is cedar with an aluminum roof, 10' x 10', and is attached to the pavers using anchoring hardware. There are no below-grade footers.
2. Staff believes this application is appropriate: the size and materials of the patio and gazebo are appropriate, they are located behind the house and should not be visible from the street, and the work is completely reversible. The gazebo design is modern but simple and compatible. Staff recommends approval.

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 1341 Traver, a contributing property in the Broadway Historic District, to add a 10' x 10' backyard gazebo on a 12' x 14' paver patio, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for residential patios and decks and residential accessory structures, and *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2 and 10 and the guidelines for District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 1341 Traver in the Broadway 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, photos, drawings

1341 Traver Road (2007 Survey Photo)

