

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 235 Buena Vista Avenue, Application Number HDC17-156

DISTRICT: Old West Side Historic District

REPORT DATE: August 9, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 7, 2017

| OWNER | APPLICANT |
|--|---|
| Name: Noah Courant | Amos Shirato |
| Address: 235 Buena Vista Ann Arbor, MI 48103 | 3725 E. Delhi Rd Ann Arbor, MI 48103 |
| Phone: (734) 904-2625 | (734) 255-3570 |

BACKGROUND: Platted after 1915, the houses on this short block were all built between 1924 and 1930. This address appears for the first time in the Ann Arbor City Directory in 1929, occupied by Victor Wedemeyer and his wife Hilda. She worked at the Typewriter Exchange. It is barely one and a half stories high, and limited headroom on the half-story is augmented with two original dormers on the front slope of the roof. The house has been sided with aluminum, but retains its original windows.

In June of 2017, staff approved an application for a rear patio and radon system. In 2001, the HDC approved a new rear attic dormer.

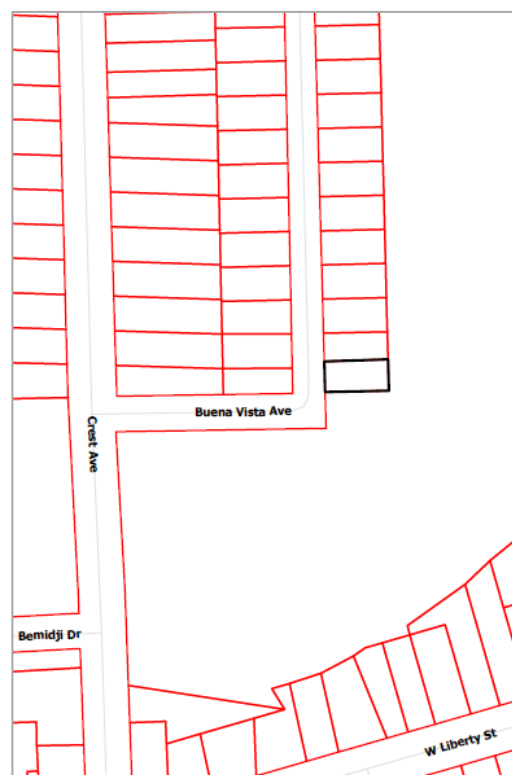
LOCATION: The site is the southernmost lot on the east side of Buena Vista Avenue, south of West Washington Street and east of Crest.

APPLICATION: The applicant seeks HDC approval to convert an original window to a door and construct a 6' by 6' deck behind the house with stairs to access the backyard.

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.



- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterizes a property will be preserved.
- (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.

Entrances and Porches

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

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 rear elevation of the house has several original four-over-one windows, along with a newer basement window and modern dormer. There is also a small, post-1947 addition on 6" x 6" posts in the center of the rear elevation. The southern window, which appears original to the house, would be replaced by a wood Simpson full-lite door. The header of the door would be at the same height as the removed window and other original windows on the rear elevation.
2. The proposed deck is 6' x 6', with stairs down to the backyard and patio. The deck is 62" off the ground, allowing the new door to open directly onto it. A 2" x 8" rim joist ledgered to the house and a 4"x4" post wrapped in composite trim would support the deck. Handrails and guardrails are trex with square 1 1/2" balusters, and decking is trex.
3. The stairs protrude approximately 2' past the sidewall of the house. Since the yard slopes from front to back, from the sidewalk the protrusion is not pronounced, and staff believes it has no negative impact on the historic structure.
4. 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 235 Buena Vista Avenue, a contributing property in the Old West Side Historic District, to replace a window with a door and construct a composite deck off the rear 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 2, 5, 9 and 10 and the *Ann Arbor Historic District Design Guidelines* for Entrances and Porches, and Decks and Patios.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 235 Buena Vista Avenue 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, photo, drawings.

235 Buena Vista Avenue (April-May 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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 235 Buena Vista A² 48103

Historic District: _____

Name of Property Owner (If different than the applicant):

Address of Property Owner: 235 Buena Vista A² 48103

Daytime Phone and E-mail of Property Owner: (734) 904-2625 noahcourant@gmail.com

Signature of Property Owner: [Signature] Date: 7-21-17

Section 2: Applicant Information

Name of Applicant: Amos Shirato

Address of Applicant: 3725 E. Delhi Rd. A² 48103

Daytime Phone: (734) 255-3570 Fax: (734) 997-9253

E-mail: amos@bytherivercarpentry.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 7/21/17

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: [Initials]

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

1. Provide a brief summary of proposed changes. Replace rear window with 3'0" entry door, build deck (5'x9') with stairs down to back patio.

2. Provide a description of existing conditions. No 1st floor egress to backyard

3. What are the reasons for the proposed changes? Facilitate egress from 1st floor to backyard

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: _____

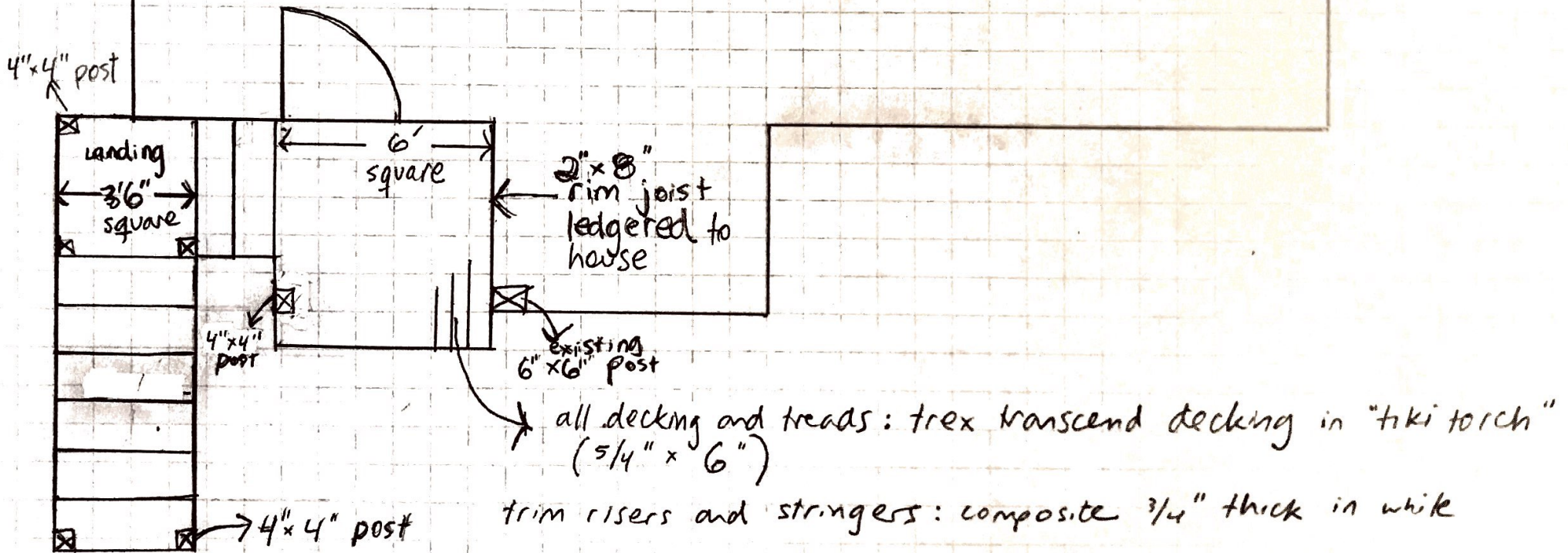
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



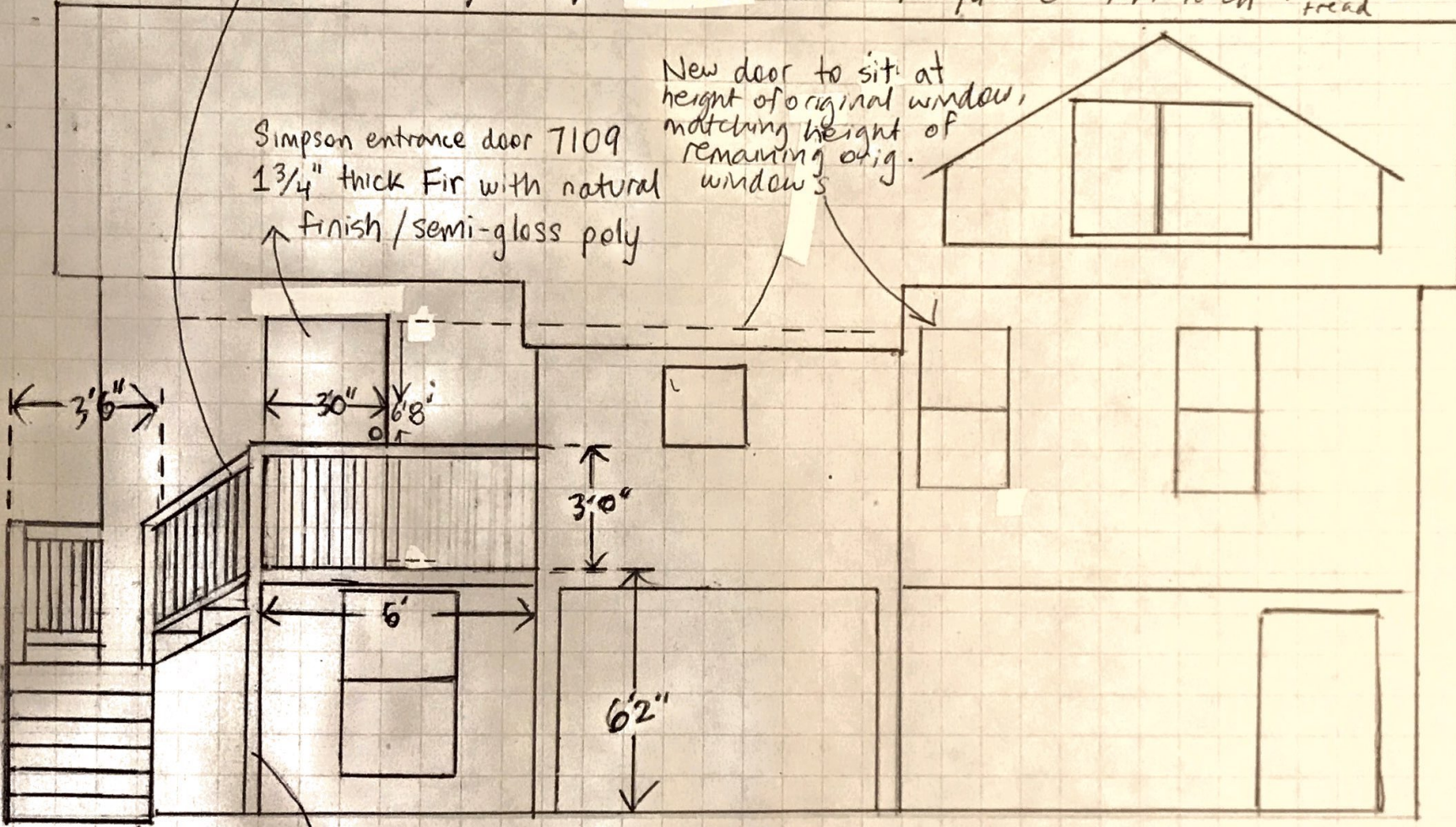
Proposed New Deck Floor Plan
235 Buena Vista



all hand railings: trex transcend railing in white with square 1 1/2" balusters and white post caps. Added hand rail 5/4" x 6" tiki torch trex tread to match dock - see attached photo

Simpson entrance door 7109
1 3/4" thick Fir with natural finish / semi-glass poly

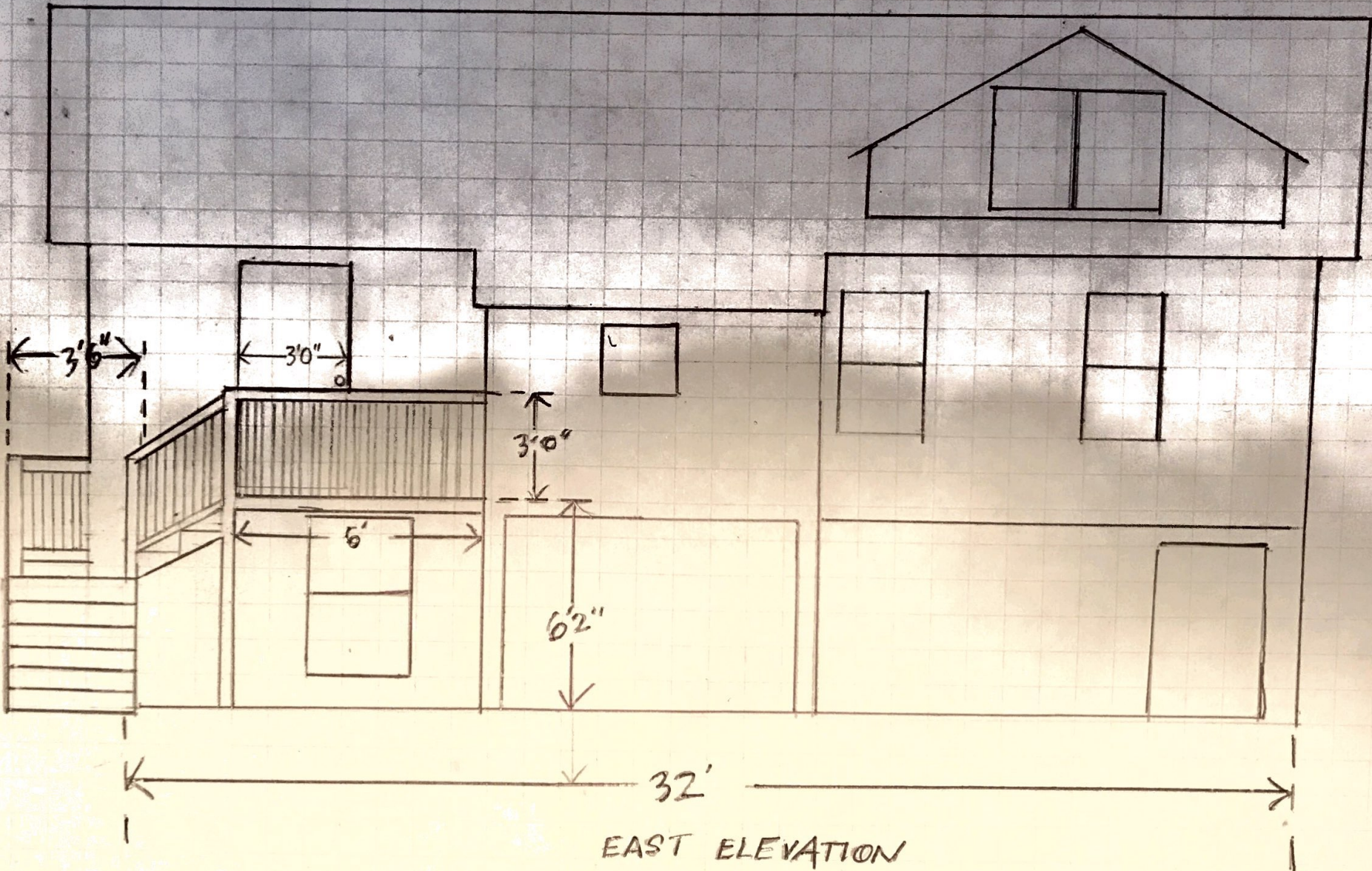
New door to sit at height of original window, matching height of remaining orig. windows



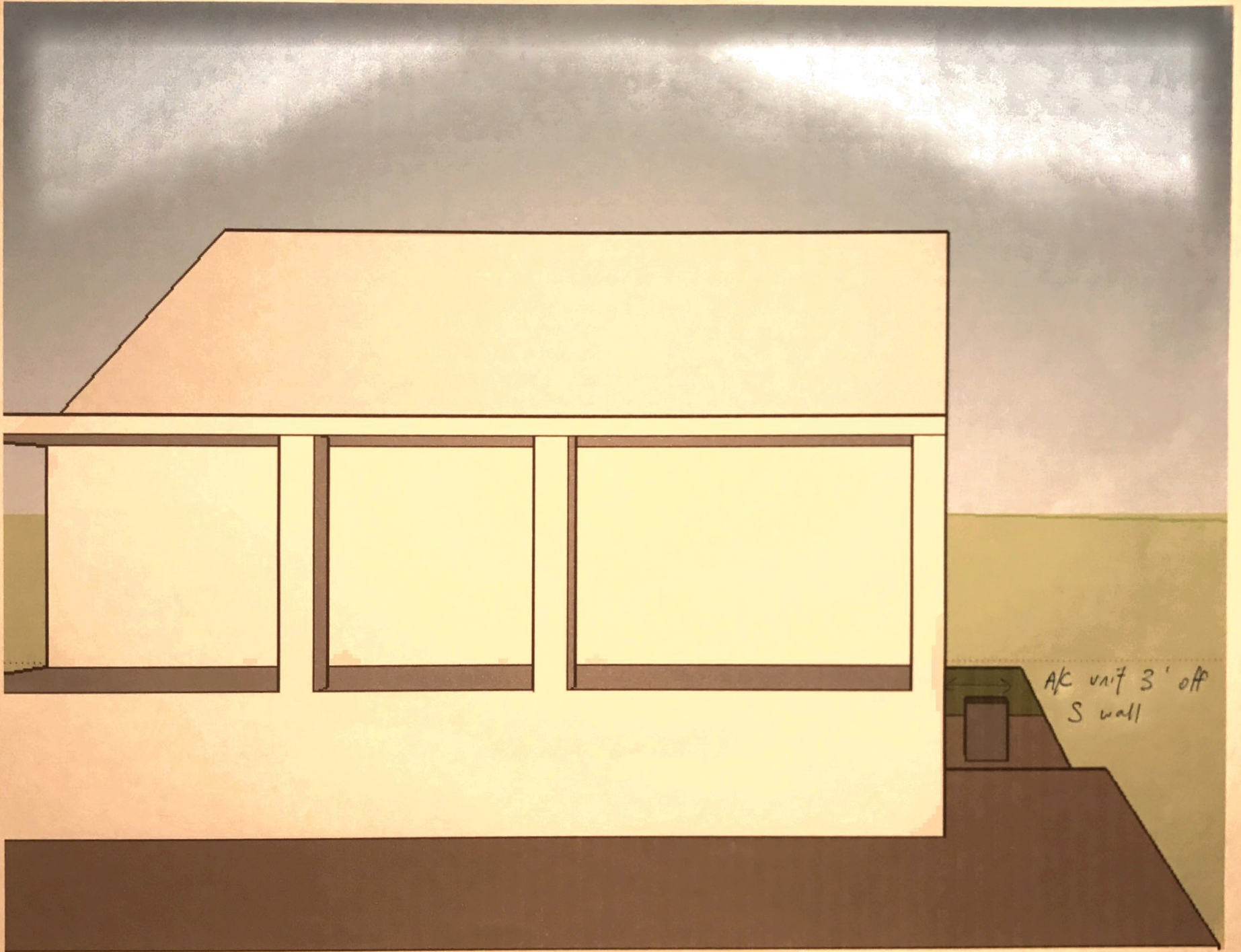
4" x 4" treated post wrapped with 3/4" thick composite trim (square)

32'

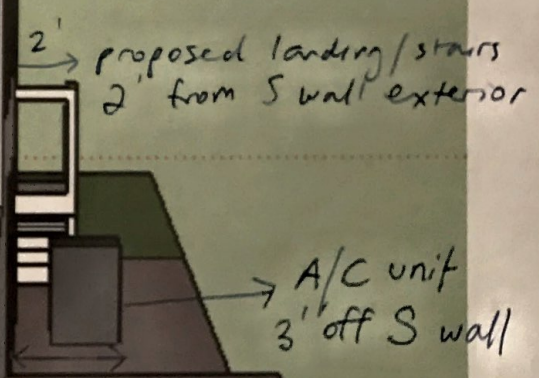
EAST ELEVATION



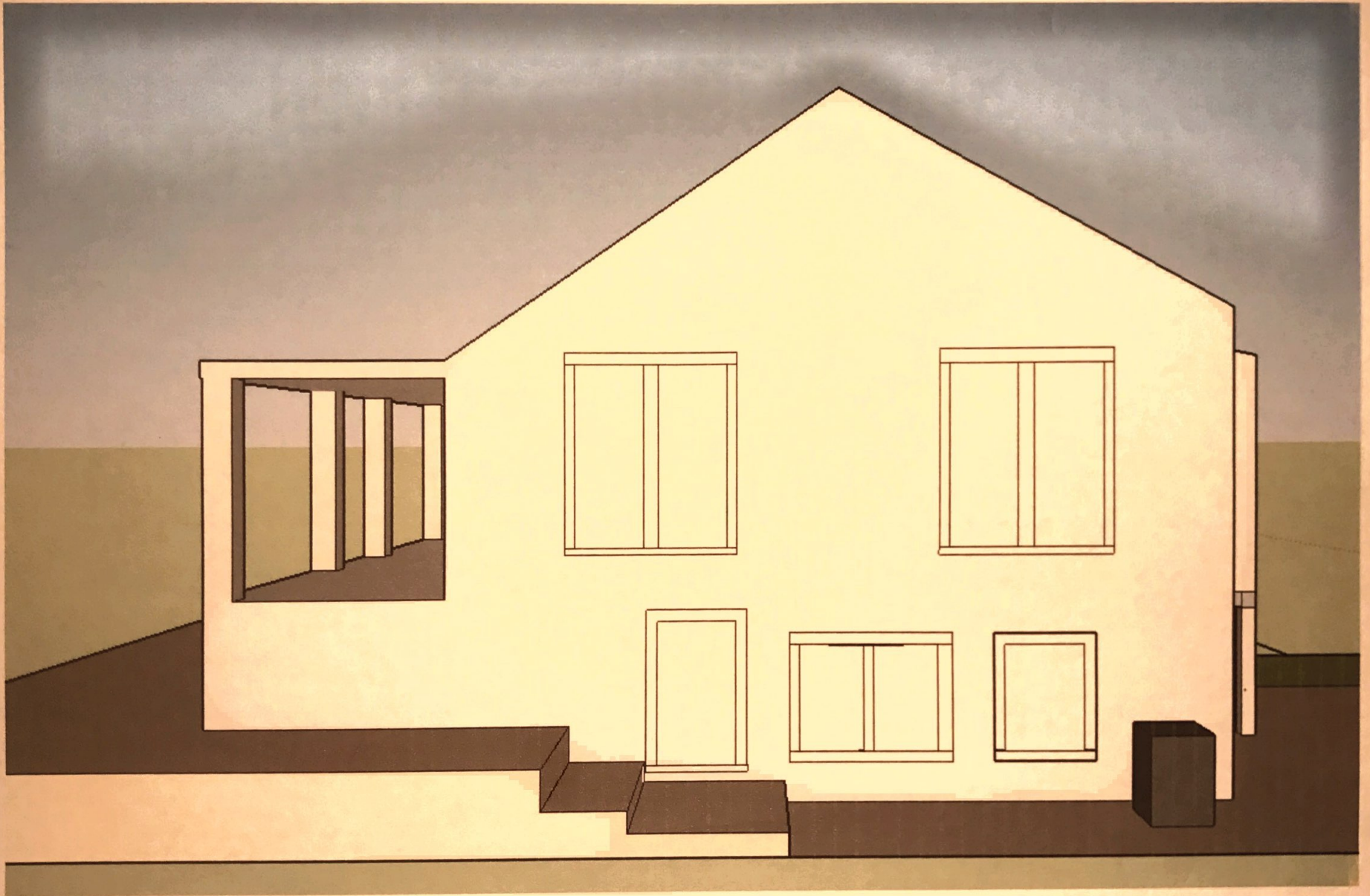
west elevation
street view - current



west elevation
street view - proposed



South elevation
current



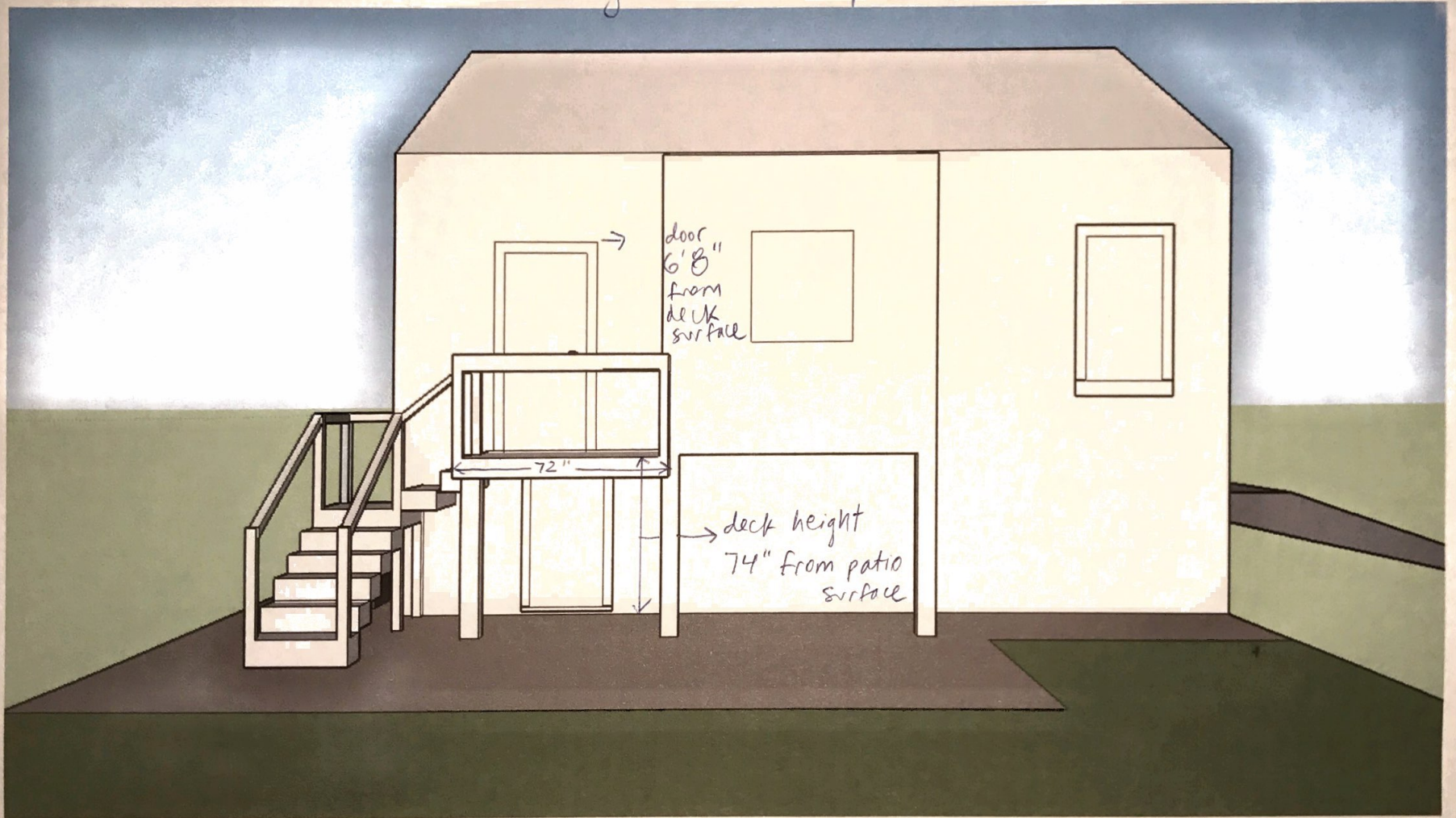
South elevation - proposed



landing deck
from ground

← starts run 9' from east wall exterior →

east elevation
backyard view - proposed





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