

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 630 Third Street, Application Number HDC15-053

DISTRICT: Old West Side Historic District

REPORT DATE: May 13, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 11, 2015

OWNER

Name: Rick & Deb Schmelz
Address: 630 Third St
 Ann Arbor, MI 48105
Phone: (734) 341-0912

APPLICANT

John Cullen/Celtic Gardens
 12800 Oak Hill Drive
 Ann Arbor, MI 48130
 (734) 424-9950

BACKGROUND: This one-story gable fronter features a half-width front porch and first appears in Polk City Directories in 1923 as #632, the home of Frank Marsden, yard manager for Staebler Oil. A large rear addition to the house was constructed between 1988 and 1990, and the two-car garage was built in 1993 or 1994.

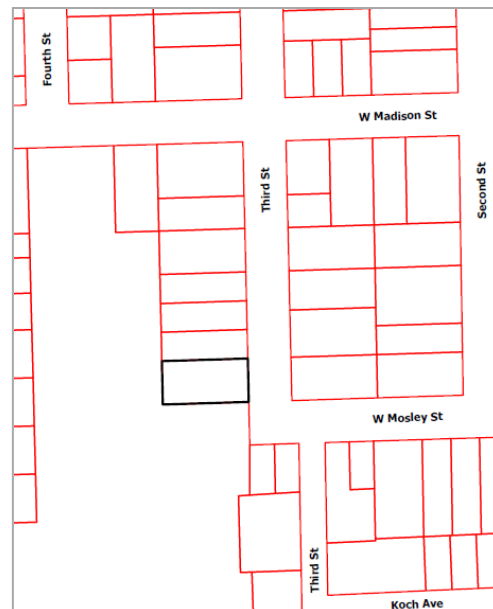
LOCATION: The site is located on the west side of Third Street, south of W. Madison and just north of West Mosley. Wurster Park abuts the property to the west and south.

APPLICATION: The applicant seeks HDC approval to replace a stoop on the south side of the house with a larger one, extend the driveway to the garage and resurface it with gravel, install fieldstone retaining walls in the front yard, replace a rear deck with a concrete patio, install traditional lattice on the front porch, and replace the front porch and front walk stairs with matching.

APPLICABLE REGULATIONS

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

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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):

Setting

Recommended: Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

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.

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.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Fencing and Walls

Appropriate: Using brick or stone for new walls. Custom masonry products will be reviewed on a case-by-case basis.

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 side door on the south side of the house was added as part of the 1990s addition. It currently has a canopy and two sets of stairs, and a very small landing. Enlarging the landing into a 7'x9' porch will give the homeowners maneuvering space to get in and out of the door plus room for a couple of chairs. The porch would be located far enough back as to not detract from the original part of the house, and would tie in better than the current stoop. The canopy would remain as it is now. Guardrails would match the current design, which meets the *Historic District Design Guidelines*.
2. The lot slopes down about six feet from the front yard to the sidewalk. Most neighboring houses on this side of the street have some sort of retaining wall system in their front yards. The use of fieldstone for front yard and driveway retaining walls is appropriate and compatible with this particular house, and will replace modern interlocking blocks along the driveway.
3. Gravel is a traditional driveway material, so replacing the brick paver driveway with gravel is appropriate, as is extending it to reach the garage.
4. The remaining work on the application, including replacing the lattice on the front porch with vertical/horizontal lattice instead of diagonal, replacing the two sets of deteriorated front stairs with new ones to match, and replacing the modern rear deck with a patio are all appropriate.
5. Staff finds that the proposed work meets the *Ann Arbor Historic District Design Guidelines* and the *SOI Standards and Guidelines*, and is appropriate and compatible with the historic house, yard, and neighborhood setting.

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 630 Third Street, a contributing property in the Old West Side Historic District, to replace a stoop on the south side of the house with a deck, extend the driveway to the garage and resurface it with gravel, install fieldstone retaining walls in the front yard, replace a rear deck with a concrete patio, install traditional lattice on the front porch, and replace the front porch and front walk stairs with matching. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for fencing and walls, 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 Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 630 Third 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, photos.

630 Third Street (2008 survey photo)





HOCIS-053 4/22/15

**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:	<u>630 THIRD ST., ANN ARBOR, MI 48103</u>
Historic District:	<u>OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant):	<u>RICK & DEB SCHMELZ</u>
Address of Property Owner:	<u>(SAME AS ABOVE)</u>
Daytime Phone and E-mail of Property Owner:	<u>(734) 341 0912 / SCHMELZR@dtteenergy.com</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>4-22-15</u>
Section 2: Applicant Information	
Name of Applicant:	<u>JOHN CULLEN (CELTIC GARDENS)</u>
Address of Applicant:	<u>12800 OAK HILL DR. DEXTER, MI 48130</u>
Daytime Phone:	<u>(734) 424-9950</u> Fax: <u>() N/A</u>
E-mail:	<u>jjcullen@celticgardens.com</u>
Applicant's Relationship to Property:	<u>owner</u> <u>architect</u> <u>contactor</u> <input checked="" type="checkbox"/> <u>other garden Designer</u>
Signature of applicant:	<u>[Signature]</u> Date: <u>4/21/15</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> 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: <u>[Signature]</u>	

OK 6311 100-

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

1. Provide a brief summary of proposed changes. LANDSCAPING CHANGES INCLUDE:
REMOVE EXISTING BRICK PAVEMENT DRIVEWAY AND REPLACE W/ GRAVEL (CRUSHED GRANITE)
EXTEND THE DRIVEWAY TO EXISTING GARAGE / BUILD RETAINING WALLS IN FRONT OF HOUSE /
REPLACE DERELICT DECK IN REAR W/ CONCRETE (EXPOSED AGGREGATE) PATIO W/ PATH TO GARAGE /
REBUILD SLIGHTLY LARGER DECK ON SOUTH SIDE OF HOUSE / REPLACE EXISTING CONCRETE STEPS
FRONT WALK W/ NEW CONCRETE / GARDENING / SEED LAWN AREAS
2. Provide a description of existing conditions. THE SOUTHSIDE DECK THAT LEADS OFF THE
'ADDITION' IS VERY SMALL AND ~~POORLY~~ POORLY CONFIGURED (NOTE: THAT WHEN THE
CLIENT COMES UP THE STAIRS TO THE DECK, HE OFTEN HITS HIS HEAD ON THE
WOOD BRACKET FOR THE SMALL ROOF (ROOFE) OVER THE DOOR. CONCERNING THE LAND-
SCAPING, IT HAS BEEN NEGLECTED FOR YEARS AND REQUIRES CARE. THE EXISTING
DRIVEWAY DOES NOT EXTEND TO THE GARAGE.
3. What are the reasons for the proposed changes? THE FRONT CONCRETE STEPS & WALKWAY
ALONG W/ THE BACK DECK ARE DERELICT & ARE IN NEED OF REPLACEMENT FOR SAFETY -
SAME W/ FRONT WOODEN STEPS TO PORCH / THE REMAINING WALLS WILL KEEP STORM
WATER FROM ERODING STEEP GRADE IN FRONT OFF SIDEWALK / REMOVAL OF PAVERS AND THE
REPLACEMENT ~~GRAVEL~~ GRAVEL WILL KEEP STORM WATER ON PROPERTY / GENERAL AESTHETIC REASONS
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
THE HOME OWNERS WOULD LIKE THEIR PROPERTY TO BE MORE 'GREEN' & KEEP STORM
WATER FROM SEWER & DRAIN / PREVIOUS PROJECTS LIKE THE BRICK PAVERS & REAR DECK
APPEAR TO HAVE BEEN DONE UNPROFESSIONALLY & IN THE 1980'S.
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:



The South side of the front porch oddly has siding down to ground. Home owners would like to have existing lattice run vertical and horizontal and not diagonal and would like it to continue on the South side as rendered.



Image of the back patio that is falling apart and unprofessionally designed and built.



Existing Concrete Steps are cracking and deteriorating



Exist steps, driveway, concrete retaining wall and block wall (very odd collection of materials)

