

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1341 Traver Road, Application Number HDC14-072

**DISTRICT:** Broadway Historic District

**REPORT DATE:** June 12, 2014

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

**REVIEW COMMITTEE DATE:** June 9, 2014

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Tracy de Peralta	Same
<b>Address:</b> 1341 Traver Road Ann Arbor, MI 48105	
<b>Phone:</b> (734) 904-6727	

**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.

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

**APPLICATION:** The applicant seeks HDC approval to place a 10' x 8' x 9' potting shed on the southwest corner of the lot and install 48" tall fencing around a garden and along the front of the lot.

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



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

**Building Site**

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

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

**Residential Accessory Structures**

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

**Fences**

Appropriate: Locating new fences and walls on lot and setback lines whenever possible.

Using wood (picket or alternating board), wrought iron or metal (wrought iron style), or chain link (rear yards only) for fencing.

Installing custom designs which will be reviewed on a case-by-case basis.

Not Appropriate: Installing fences or walls over three (3) feet in height in the front yard and over six (6) feet in height in the rear yard.

**STAFF FINDINGS:**

1. The shed's design is simple and modern, with a partial glass greenhouse wall. It is a reasonable size, and would be located near the side lot line and driveway, around 30' from the house. The lot is rectangular and wider than it is deep.
2. The owners have requested a 48" ornamental wire or wood picket fence around a garden plot near the shed, and a 48" wood picket fence along the front lot line. The *Ann Arbor Historic District Design Guidelines* suggest limiting the height of front fences to 36". The increased height around the garden fence is intended to help keep deer out, and the front yard fence height is to keep their dog in. The ornamental wire fence is a design that has

been used in Ann Arbor's historic districts since well into their period of significance. Ornamental wire fence would be very complimentary as an installation around the proposed garden plot on this lot. There is existing old wire fence along the tree line in front of the garden area, but it is in poor condition. The width of the lot and spacing between homes and the trees and brush that would remain between the fence and the street for a portion of the front make the 4' height acceptable. On a differently configured lot this might not be the case.

3. Staff believes the design, location, and materials of the shed will not detract from the historic character of the site and surrounding neighborhood, and that the proposed fencing is appropriate in style and height for this particular installation.

**POSSIBLE MOTIONS** (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 Road, a contributing property in the Broadway Historic District, to construct a potting shed and fence, as proposed. The portion of the fence surrounding the garden may be either wood picket or ornamental wire. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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 and 10 and the guidelines for building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures and fences.

## MOTION WORKSHEET

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

1341 Traver Road (2007 Survey Photo)



HDC14-072 5/19/14



**City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>1341 Traver Rd, 48105 Ann Arbor</u>	
Historic District: <u>Broadway</u>	
Name of Property Owner (If different than the applicant): <u>Tracy de Peralta</u>	
Address of Property Owner: <u>1341 Traver R 48105 Ann Arbor</u>	
Daytime Phone and E-mail of Property Owner: <u>734-904-6727</u>	
Signature of Property Owner: <u>[Signature]</u> Date: <u>April 8, 2004</u>	
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>Tracy de Peralta</u>	
Address of Applicant: <u>1341 Traver Rd 48105 Ann Arbor</u>	
Daytime Phone: <u>(734) 904-6727</u> Fax: <u>( )</u>	
E-mail: <u>tdeperal@umich.edu</u>	
Applicant's Relationship to Property: <u>Same</u> <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>April 8, 2014</u>	
<b>Section 3: Building Use (check all that apply)</b>	
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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 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>	

cc 8/29  
100-

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

1. Provide a brief summary of proposed changes. We would like to place a potting shed (description attached with dimensions of 10'x8'x9') on Southwest corner of residential lot with fencing around (wood picket or wire)

2. Provide a description of existing conditions. This area is currently used for veggy garden and flower garden.

3. What are the reasons for the proposed changes? We would like shed for storage of garden tools and fence around to keep out deer from garden area.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. Attached is manufacture discription of potting shed, wire fencing (request wire fencing or wood picket fence at 4' high

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

and 50% opacity

**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

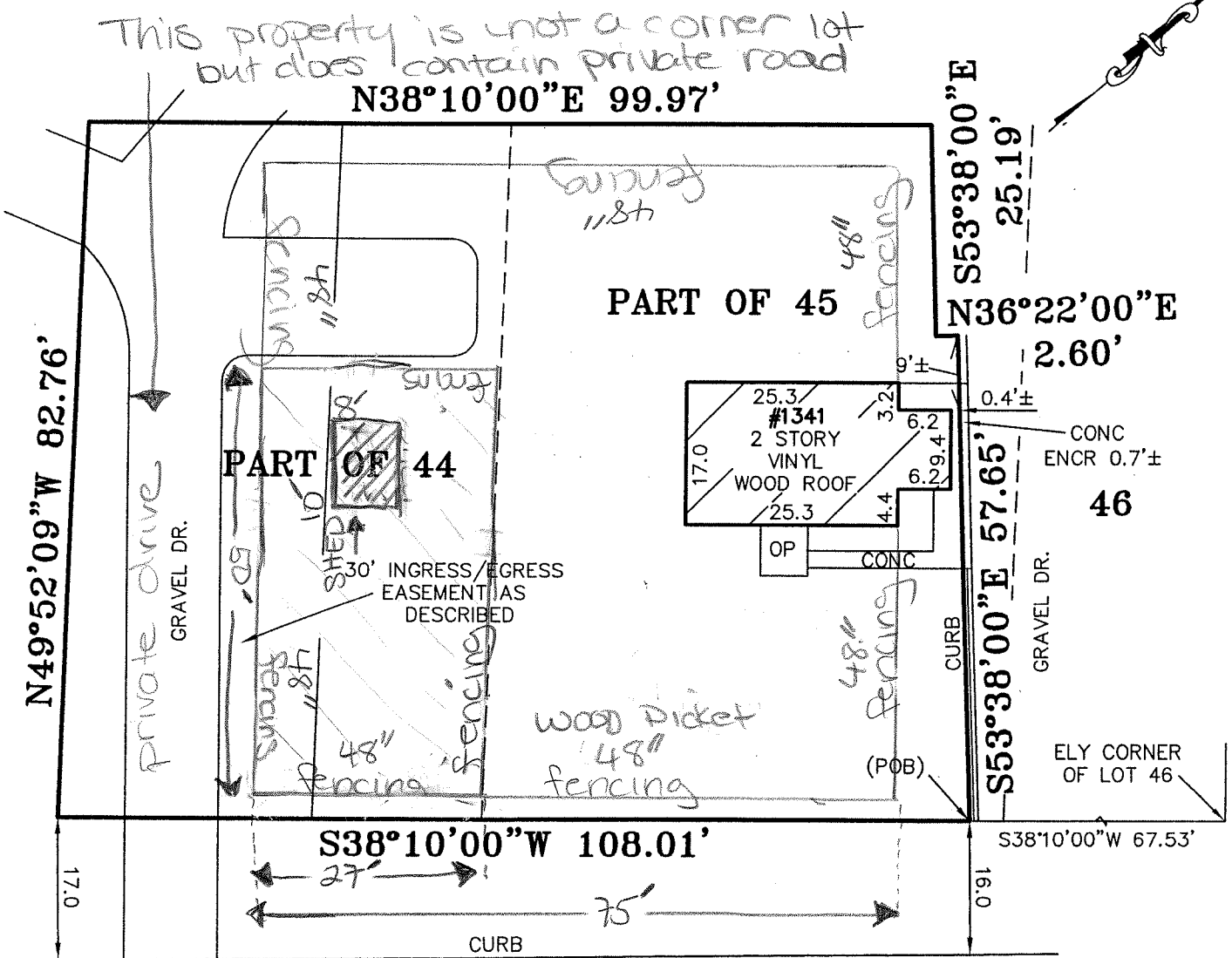
Comments:



AMERICAN TITLE COMPANY OF WASHTENAW

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48066 • (586)774-3000  
 LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

Land situated in the City of Ann Arbor, Washtenaw County, Michigan, described as follows:  
 Part of Lot 44 and part of Lot 45, of ASSESSOR'S PLAT NO. 48, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 16 of Plats, Pages 55, 56 and 57, Washtenaw County Records, described as: Commencing at the most Easterly corner of Lot 46 of ASSESSOR'S PLAT NO. 48; thence along the Northwestern line of Traver Road, South 38 degrees 10 minutes 00 seconds West 67.53 feet to the POINT OF BEGINNING; thence continuing along the Northwestern line of Traver Road, South 38 degrees 10 minutes 00 seconds West 108.01 feet; thence North 49 degrees 52 minutes 09 seconds West 82.76 feet; thence along the Northwestern line of Lot 45 and its extension Southwesterly, North 38 degrees 10 minutes 00 seconds East 99.97 feet; thence South 53 degrees 38 minutes 00 seconds East 25.19 feet; thence North 36 degrees 22 minutes 00 seconds East 2.60 feet; thence South 53 degrees 38 minutes 00 seconds East 57.65 feet to the POINT OF BEGINNING. Subject to and together with a 30 foot wide non-exclusive Easement for Ingress, Egress and Utilities, described as: Commencing at the most Easterly corner of Lot 46 of ASSESSOR'S PLAT NO. 48; thence along the Northwestern line of Traver Road, South 38 degrees 10 minutes 00 seconds West 145.52 feet to the POINT OF BEGINNING; thence continuing along the Northwestern line of Traver Road, South 38 degrees 10 minutes 00 seconds West 30.02 feet; thence North 49 degrees 52 minutes 09 seconds West 82.76 feet; thence North 38 degrees 10 minutes 00 seconds East 30.02 feet; thence South 49 degrees 52 minutes 09 seconds East 82.76 feet to the POINT OF BEGINNING.



**TRAVER ST. 66' WD.**

CERTIFICATE: We hereby certify to: \_\_\_\_\_ AMERICAN TITLE COMPANY OF WASHTENAW  
 that we have inspected the above-described property in accordance with the description furnished and confirmed to be correct by mortgagee or mortgagee's title company for the purpose of a new mortgage loan to be made by RICHARD BOLE AND APARNA BOLE

mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. The location of fences, driveways, other buildings, and non-permanent structures shown are only approximate. Any easements shown are either recorded in













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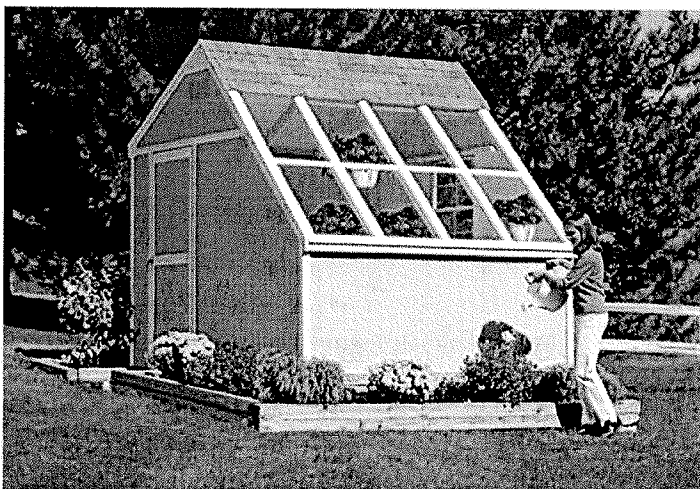
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## Aurora Solar Shed



### Pricing and Availability

*Installed & Delivered*

**\$2,549.00**

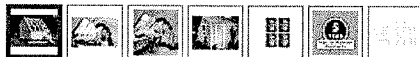
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FREE Heavy-Duty Treated Floor - 10x8 with purchase of Aurora Solar Shed

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### Greenhouse Shed & Outdoor Storage Solution in One...

The Aurora is the ultimate space for a greenhouse shed or sun-filled project room! It's well-built and spacious interior ensures that you have enough room for planting or crafting...the possibilities are endless. With 509 cubic feet of storage, the Aurora can even double as a storage shed.

#### Premium Features:

- FREE delivery\* and professional on-site installation
- 5-Year Materials and Workmanship Warranty
- LP® engineered wood siding, treated to resist termites and fungal decay. [What is LP® Siding?](#)
- 25 year asphalt shingles included, with five colors to choose from. (Colors shown on building in the gallery above)
- Four large aluminum framed roof windows (8 ft. glass roof)
- Four adjustable vents
- Hand-crafted with pride in America



#### Specifications:

- Dimensions: 10'x8'x9' (w x d x h)
- 32'w x 6'h Door - Install on eave or gable side
- 6' High Eave Wall

- 9' High Peak
- 509 cu. ft. of storage space
- Premium 2x4 construction engineered and tested to withstand heavy wind and snow loads

#### Optional Accessories:

- **Solar shades:** block 75% of sunlight and 50% of heat (Set of 4)
- **Power Ventilation Fan:** Removes excess heat and brings in cool, fresh air
- **8 ft. Cedar Bench:** Hand-crafted from select tight-knot cedar.
- Large window with screen to let sunlight in and keep pesky insects out

[Click here to see how the installation & delivery process works.](#)

#### The Benefits of a Greenhouse

By definition, a greenhouse shed (also called a glasshouse) is a building in which plants are grown. Thanks to the 8 ft. glass roof, the Aurora invites plenty of natural sunlight inside. In this type of environment, vegetables and other plants will thrive. After adding the power ventilation system, you will have complete control of the amount of light, temperature, water, fertilizer and atmosphere inside.

#### The Ultimate "Green" Storage Solution

Today's ecologically minded backyard gardeners are thinking about more than maintenance. More and more people are turning toward growing their own food all year round; using green technology and finding alternative ways to enjoy natural sunlight during the winter months. The Aurora is the perfect solution to grow fruit and vegetables right in your backyard all year long.

#### Best Place to Install Potting Sheds...

When it comes to picking out a greenhouse/ potting shed, find a spot in the yard that gets the most sunlight. Morning sunlight from the east is sufficient for most plants. Once the Aurora greenhouse shed is installed, you will be able to enjoy the benefits immediately.

\*Installs within 2-3 weeks. Install times may vary during peak and promotional times. Our local office will contact you **within 3 business days to schedule** an installation date (weather permitting).

**Attention Florida residents:** The Aurora is not available due to Florida Hurricane building code requirements.

**\*\*Paint not included.** However, our Backyard Buildings customers do qualify for a paint discount, courtesy of *Sherwin-Williams*.

\* Free delivery within 50 miles will be based on closest servicing distribution center.

*Disclaimer: Your local building authority may have specific requirements resulting in additional cost. Prices do not include painting, permits, zoning and setback advice and/or compliance, excavation, or leveling beyond 6". All prices and content are subject to change without notice. Promotions are valid with online transactions only and cannot be used in conjunction with promotions at a servicing sales/distribution center or distribution center. Not valid on prior purchases. All stated sizes are nominal dimensions and approximate. Some buildings may be shown with optional items. Additional mileage charges (if applicable) and taxes will be calculated after checkout process is completed.*

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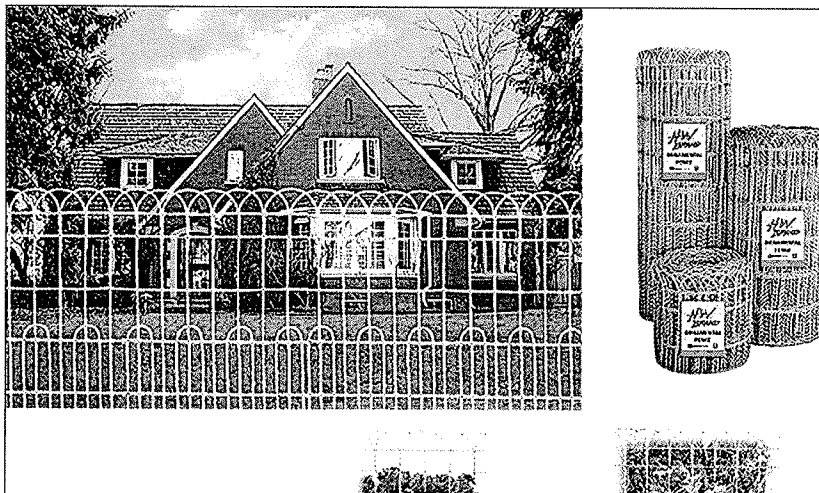
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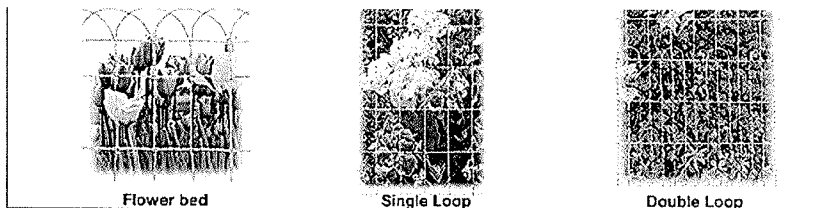
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Ornamental Fence has been produced since the turn of the century and is used as property fence, garden fence and cemetery fence. The distinctive style is made of heavy galvanized wire to prevent the fence from sagging or otherwise losing its shape. The closely woven wires at the bottoms and the double loop make it a very rigid attractive product.

HWBrand Ornamental Fence is made in both single loop and double loop in 36, 42 and 48 heights, or as a flowerbed border in available heights of 16 and 22, all made with 9-gauge to 13-gauge wire. The HWBrand Ornamental Fence comes in 100 rolls and can easily meet the requirements of most fencing projects.

The double loop fencing, 48 height, is \$351.00 per 100 roll; single loop fencing, 48 height, is \$234.00 per 100 roll, plus shipping. Both double loop and single loop are also available in 36 and 42.

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