

ANN ARBOR HISTORIC DISTRICT COMMISSION**Staff Report****ADDRESS:** 223 E. Ann Street, Unit 13, Application Number HDC16-010**DISTRICT:** Old Fourth Ward Historic District**REPORT DATE:** February 11, 2016**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, February 8, 2016

	OWNER	APPLICANT
Name:	Douglas Kelbaugh & Kathleen Nolan	Same
Address:	223 E. Ann St., Unit 13 Ann Arbor, MI	
Phone:	(734) 827-2259	

BACKGROUND: The Ann Arbor Armory was constructed in 1911 and was used as an armory until the early 1990s. Its last military occupant was the Company D 156 Signal Battalion. The building housed a drill room, reading room, billiard room, the captain's office, orderly rooms, locker rooms, and an indoor shooting range and kitchen in the basement. It was vacant for several years before being converted to condominiums in 1996.

LOCATION: The site is located at the northeast corner of East Ann Street and North Fifth Avenue.

APPLICATION: The applicant seeks HDC approval to construct an approximately 12' x 6.5' balcony on the second floor of the west elevation and convert a window to a door (with a transom) for access.

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):

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 (other Guidelines may apply):

Residential Porches

Appropriate: 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.

Not Appropriate: Creating a false historical appearance by adding a porch, entrance, feature, or detail that is conjectural or comes from other properties.

STAFF FINDINGS:

1. The balcony would be constructed of steel with wood decking and a guardrail of steel cables capped with a wood top rail. The structure would be attached at the bottom to a 3"x6" steel tube that is bolted to the wall, and hung from 1" steel rods attached to the wall and outer corners of the balcony. The shape is a trapezium – at one end the deck is shallower (4'6") than the other (6'6"). The plans show a highway-guardrail-type bumper attached to the long side as a decorative and screening element.
2. Staff recommends approval of the application since the balcony is a compatible design and scale, it would be easily removable and reversible, and the door is located on an unobtrusive elevation. 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 motions are 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 223 East Ann Street Unit 13, a contributing property in the Old Fourth Ward Historic District, to: construct a 12' x 6.5' metal balcony and convert a window to a door on the

second floor of the west elevation, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of 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, 9 and 10 and the guidelines for entrances and porches and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential porches.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 223 East Ann Street, Unit 13 in the Old Fourth Ward 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.

223 East Ann Street (application photo)





City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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☎ 734.794.6265 ☎ 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 223 E. Ann St., Unit 13

Historic District: Old 4th Ward

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

Douglas S. Kelbaugh & Kathleen Nolan

Address of Property Owner: Same

Daytime Phone and E-mail of Property Owner: 734-827-2259, kelbaugh@umich.edu

Signature of Property Owner: D Sk Kathleen Nolan Date: 1-13-16

Section 2: Applicant Information

Name of Applicant: Doug Kelbaugh

Address of Applicant: 223 E. Ann St., #13

Daytime Phone: (734) 358-9587 Fax: (734) 827-2259

E-mail: kelbaugh@umich.edu

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: D Sk Kathleen Nolan 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 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: D Sk

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

1. Provide a brief summary of proposed changes. Add an exterior balcony off bedroom, facing alley.
2. Provide a description of existing conditions. Brick wall with wood double-hung windows, facing an alley with parking for the building.
3. What are the reasons for the proposed changes? Our unit has no outdoor space.
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. We discussed this balcony concept with the AA Historic District Commission and received a positive reaction about 7 years ago.
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













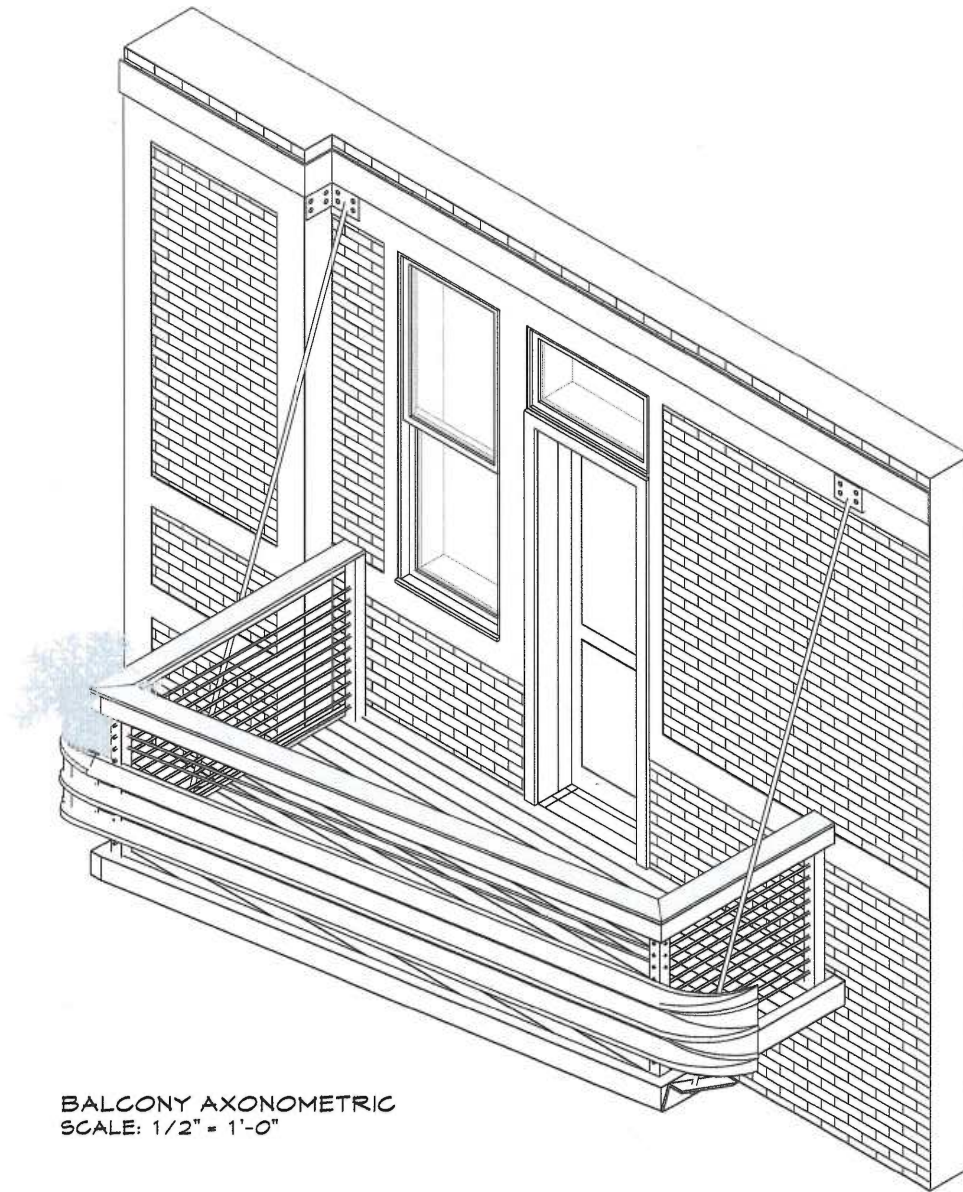
PROPOSED
BALCONY
UNIT 13, THE
ARMORY
223 E. ANN
STREET
ANN ARBOR,
MICHIGAN

RESIDENCE
OF DOUG
KELBAUGH
AND
KATHLEEN
NOLAN

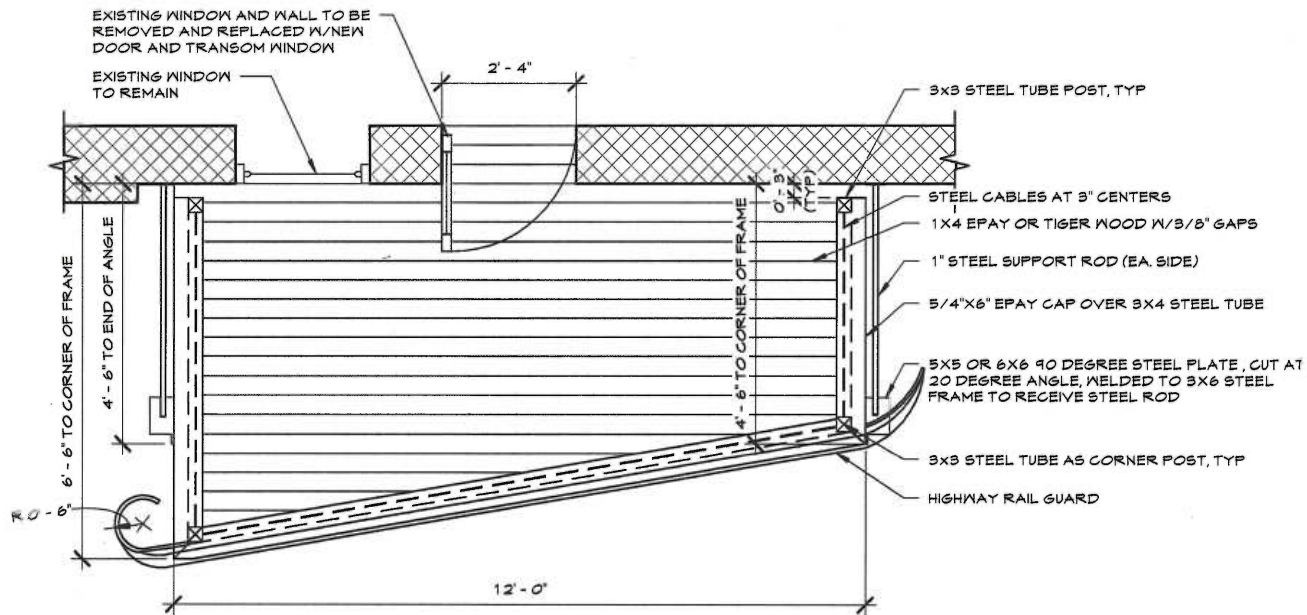
JANUARY
10TH, 2016



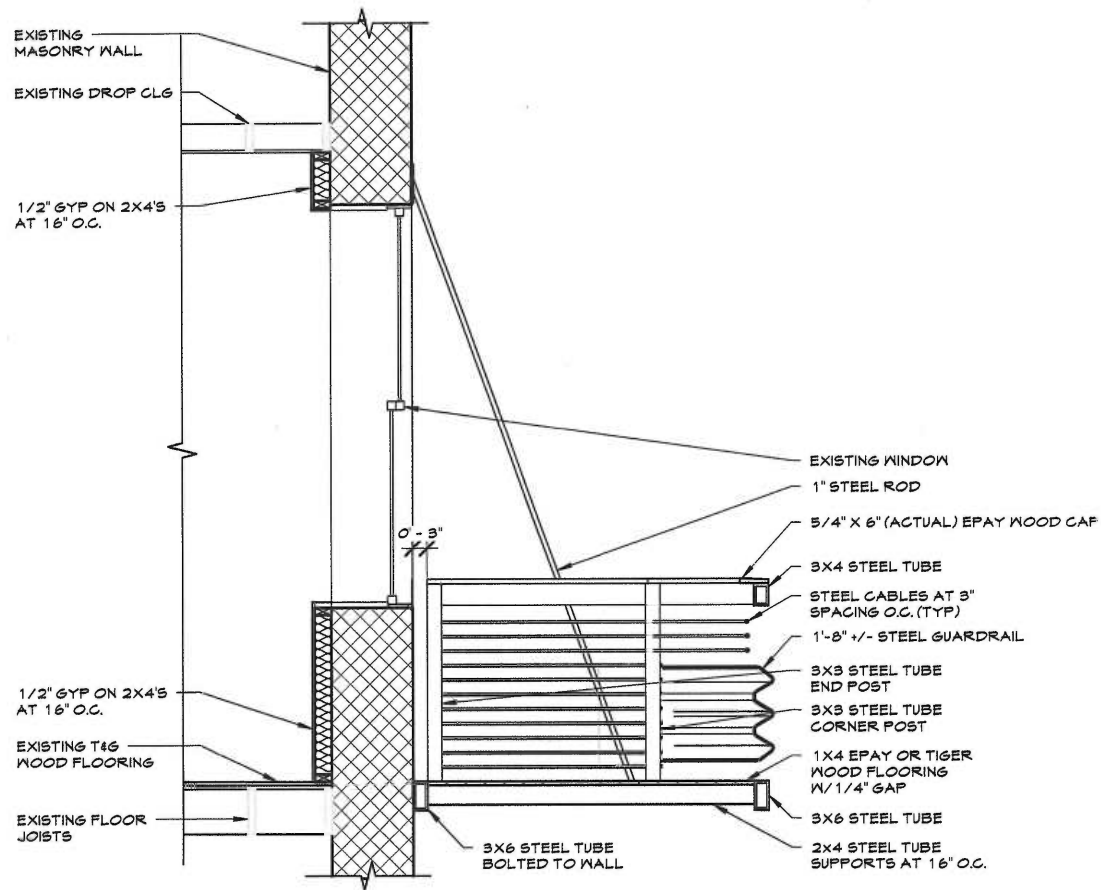
WEST ELEVATION
SCALE: 1/8" = 1'-0"



BALCONY AXONOMETRIC
SCALE: 1/2" = 1'-0"

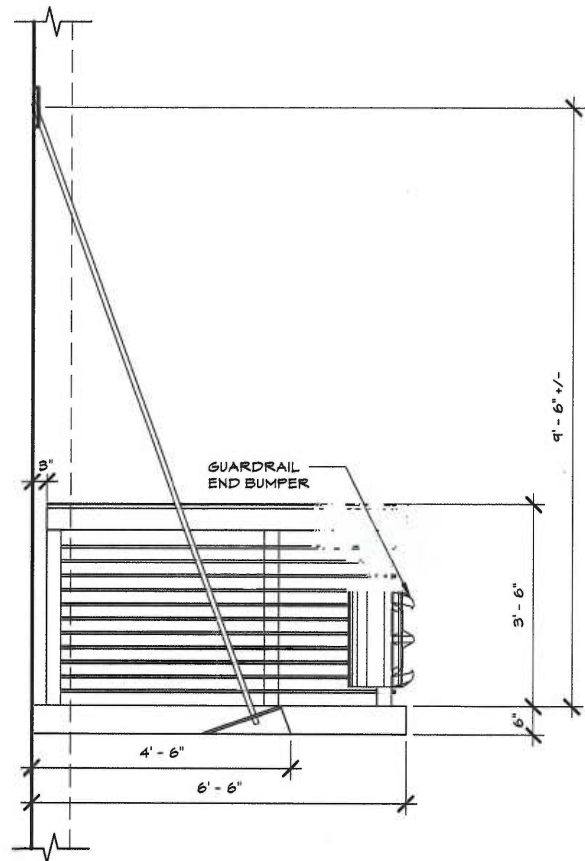


BALCONY FLOOR PLAN
 SCALE = 1/2" = 1'-0"



BALCONY SECTION

SCALE = 1/2" = 1'-0"



BALCONY NORTH ELEVATION

SCALE = 1/2" = 1'-0"