

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 2781 Packard Road, Application Number HDC11-106

**DISTRICT:** Cobblestone Farm Historic District

**REPORT DATE:** August 5, for the August 11, 2011 HDC Meeting

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

**REVIEW COMMITTEE DATE:** Monday, July 11, 2011

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	City of Ann Arbor	Jessica Black
<b>Address:</b>	301 E Huron Ave Ann Arbor, MI 48104	same
<b>Phone:</b>	(734) 794-6230	

**BACKGROUND:** The Ticknor-Campbell house is known as the Cobblestone Farm because of the unique construction technique of the cobblestone house on the property which was built by Dr. Benajah Ticknor in 1844. Built in the Classic Revival style, it is one of the finest of the few examples of cobblestone construction in Michigan. Together with the wooden kitchen ell in the rear, it forms an unusually fine example of a pioneer Michigan farm dwelling. There has been only one alteration to the exterior of the cobblestone house. During the Booth family tenure (1860-1880), an Italianate-style wooden front porch with bracketed columns was added to the front façade. The barn was constructed on the property in 1986 as part of the farmstead restoration after the property was acquired by the City in 1972.

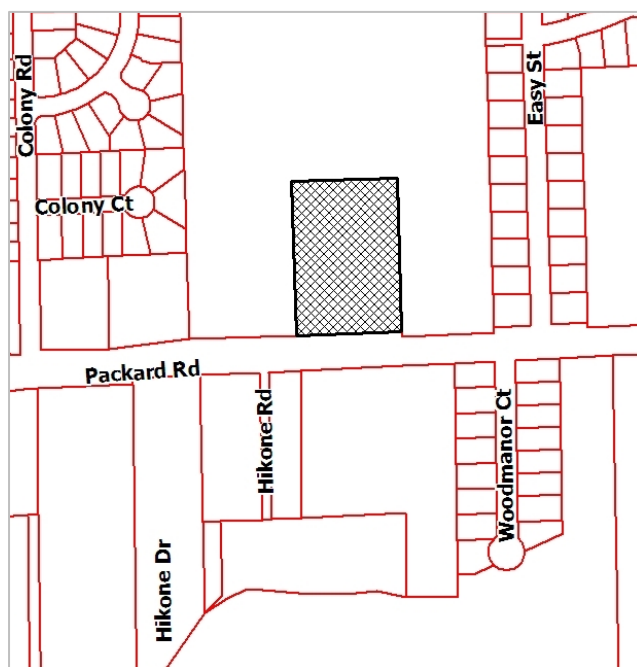
The HDC issued a certificate of appropriateness in 2008 to build a permanent entry awning on the barn and make landscape improvements. Staff has issued certificates of appropriateness since then for window and door replacements and mechanical equipment on the barn.

**LOCATION:** The site is located on the north side of Packard Road, east of Colony Road and west of Easy Street.

**APPLICATION:** The applicant seeks HDC approval to build an 8' x 10' cedar storage shed behind the non-original barn.

#### **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.

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.

**STAFF FINDINGS:**

1. The proposed shed is solid cedar with a cedar shingle roof and installed on a concrete slab. It would remain unpainted and allowed to age to a color similar to the nearby barn and fences. The location is in a service area behind the barn, next to the dumpsters, and the structure would be used to store equipment for the Volunteer Outreach Program. The shed would not have any negative visual impacts on the historic buildings on the site, as it is quite far removed.
2. Staff recommends approval of the application and finds the shed is visually compatible in size, scale, design, texture, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 2 and 10, and the guidelines for building site.

**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 2781 Packard Street, the Cobblestone Farm Historic District, to build an 8' x 10' cedar storage shed as documented in the owner's submittal. 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.

**MOTION WORKSHEET**

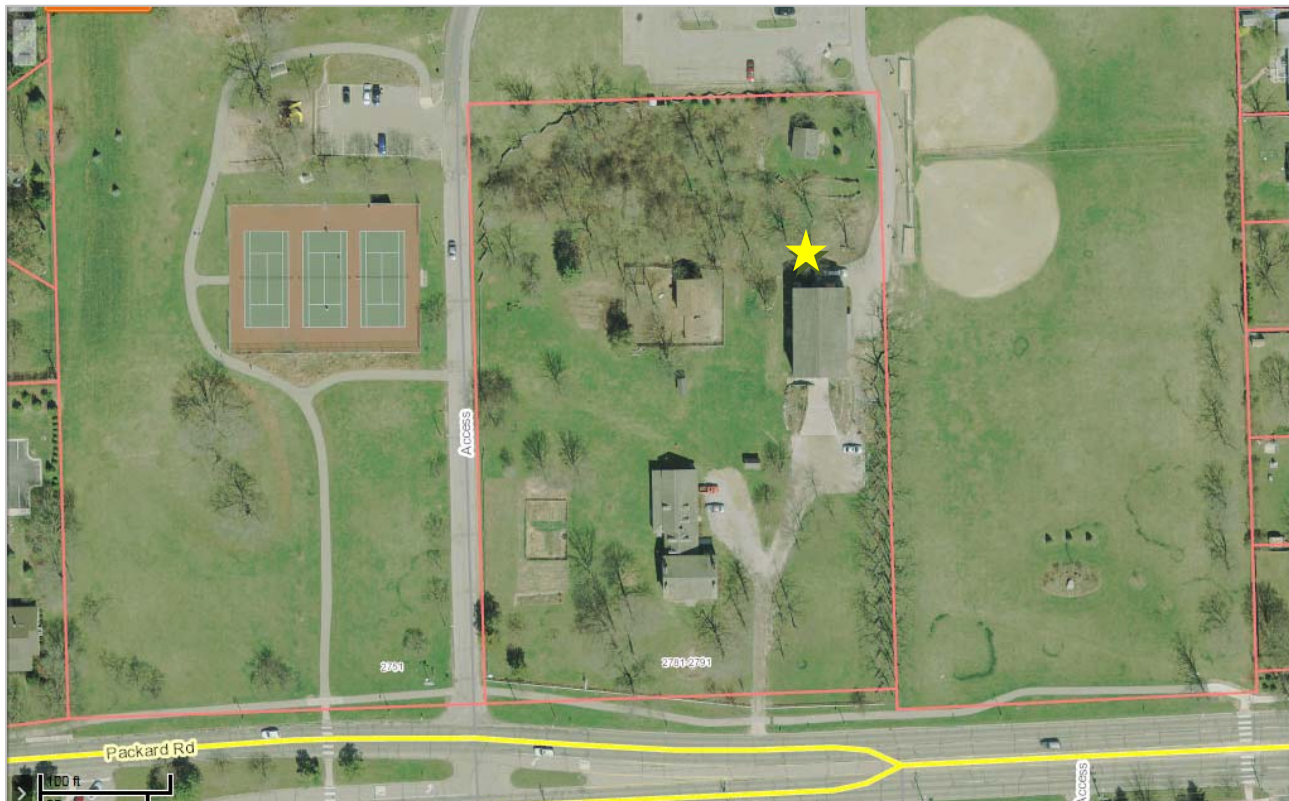
I move that the Commission issue a Certificate of Appropriateness for the work at 2781 Packard Street in the Cobblestone Farm Historic District

\_\_\_\_\_ 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, product information, photos

2010 Aerial Photo





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
100 North Fifth Avenue | 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**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>2781 PACKARD ROAD</u>	
Historic District: <u>COBBLESTONE FARM</u>	
Name of Property Owner (If different than the applicant): <u>CITY OF ANN ARBOR</u>	
Address of Property Owner: <u>301 E. HURON</u>	
Daytime Phone and E-mail of Property Owner: <u>734-794-6230</u>	
Signature of Property Owner: <u>Jeffrey D. [Signature]</u>	Date: <u>7/22/11</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>JESSICA BLACK</u>	
Address of Applicant: _____	
Daytime Phone: (_____) _____ Fax: (_____) _____	
E-mail: _____	
Applicant's Relationship to Property: ___owner ___architect ___contractor ___other	
Signature of applicant: _____ Date: _____	
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input checked="" 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>JAS</u>	

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

1. Provide a brief summary of proposed changes. SEE ATTACHED SHEET

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2. Provide a description of existing conditions. \_\_\_\_\_

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3. What are the reasons for the proposed changes? \_\_\_\_\_

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4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

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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 11-106 Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 8/11-2011

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:




We are seeking approval for a storage shed that was recently installed at Cobblestone Farm which is located at 2781 Packard Road. This storage shed is an 8 x 10 structure with an exterior made of 100% Western Red Cedar Lumber. This is a pre-fabricated unit that was chosen to help fit into the existing landscape. We have completed past renovation work at this site and tried to ensure that the material used closely matched with the existing structures. The storage shed was placed on a concrete slab adjacent to the Cobblestone Barn (next to the dumpster corral) which houses the Parks & Recreation Services Customer Service Office.

The purpose for this shed is to help provide needed storage space for our Volunteer Outreach Program which was created this past year and is located at the Customer Service Office.

We have included pictures as part of our application to help illustrate the location and design of the storage shed. We appreciate your time and consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Straw". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "Straw".

Jeff Straw

Deputy Manager

City of Ann Arbor Parks & Recreation Services



**SPECIAL ORDER**  
**Pedido especial**  
 SOS Item # See below  
 Lead Time: 16 Days

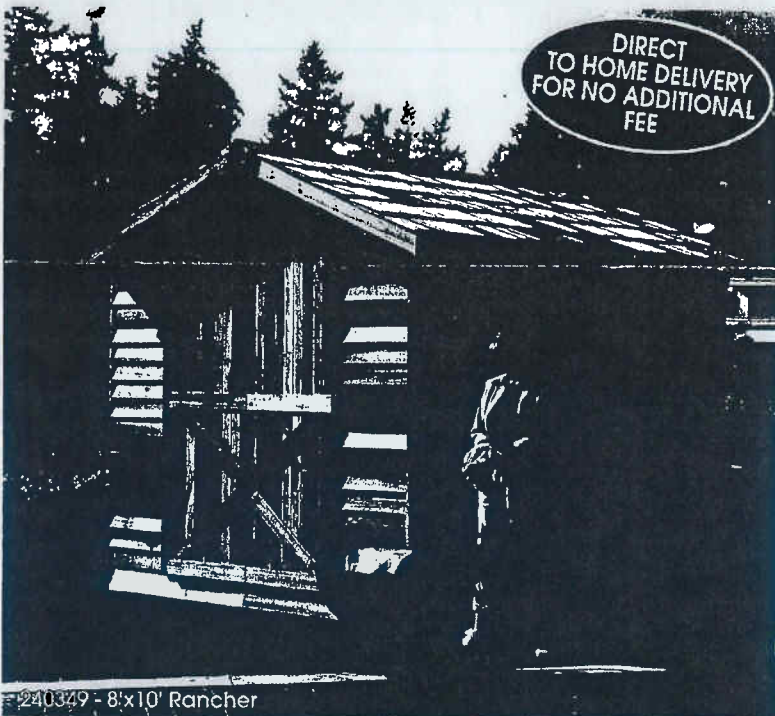
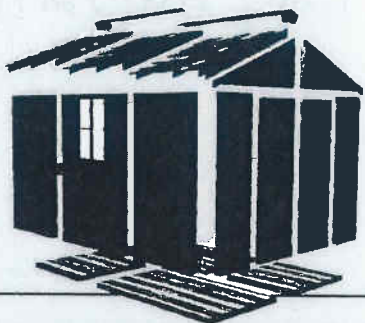
**STORAGE, BUILDING AND SHEDS**  
**LOWE'S**  
 Let's Build Something Together

## RANCHER STORAGE WITH STYLE

The Rancher is our most versatile shed. With its wide double door, the Rancher can accommodate large items such as riding lawn mowers, ATV's, and motorcycles. The addition of a fixed window with flower box and shutters gives it style and yard appeal. Available in 6 sizes, we are sure you'll find a size that suits your needs and yard size.

**CedarShed kits come panelized, making it quick and easy to assemble.**

- Available in six sizes: 6'x6', 6'x9', 6'x12', 8'x10', 8'x12' and 8'x16'
- Exterior finishing is 100% Western Red Cedar lumber
- The 6' high walls are pre-built panels with the windows already installed
- Plywood floor boards with 2x4 cedar floor joist
- Pre-built roof sections (wood shingles already attached)
- Includes one fixed window with decorative shutters and flower box and 5 ft wide double door
- No cutting required
- All assembly hardware included



240349 - 8'x10' Rancher



### SPECIFICATIONS

SOS Item	Model #	Inside Height	Outside Height	Outside Dimensions	Door Opening	Window Opening	Floor size	Weight
53697	R66 - 6'x6'	88"	99"	83" x 87"	60" x 72"	16¼" x 25¼"	69" x 74"	800 lbs
53721	R69 - 6'x9'	88"	99"	83" x 120"	60" x 72"	16¼" x 25¼"	69" x 109"	975 lbs
53781	R612 - 6'x12'	88"	99"	83" x 154½"	60" x 72"	16¼" x 25¼"	69" x 143"	1300 lbs
240349	R810 - 8'x10'	94"	105"	105" x 132"	60" x 72"	23" x 25¼"	93" x 120½"	1240 lbs
53806	R812 - 8'x12'	94"	105"	105" x 148"	60" x 72"	23" x 25¼"	93" x 144½"	1375 lbs
53823	R816 - 8'x16'	94"	105"	105" x 194½"	60" x 72"	23" x 25¼"	93" x 191"	1600 lbs

Vendor # 54774

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Catalog ID CAT-BLD-0910 / CAT-ODH-0884

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Market Area: Continental US

Prices may be subject to change.



















