

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 314 Second Street, Application Number HDC11-087

DISTRICT: Old West Side Historic District

REPORT DATE: July 8, for the July 14, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2011

| | OWNER | APPLICANT |
|-----------------|--------------------------------------|---|
| Name: | Bryan Peterson | John F. Stafford Stafford Carpentry |
| Address: | 314 Second St Ann Arbor, MI 48103 | 438 Third Street Ann Arbor, MI 48103 |
| Phone: | (314) 497-4778 | (734) 662-0833 |

BACKGROUND: This simple one and three-quarter story home features wide board trim in the front- and rear-facing gables, a cut stone foundation, and double-hung windows. The front porch is not original. It first appears in the Polk Directory in 1897 as the Buechler home.

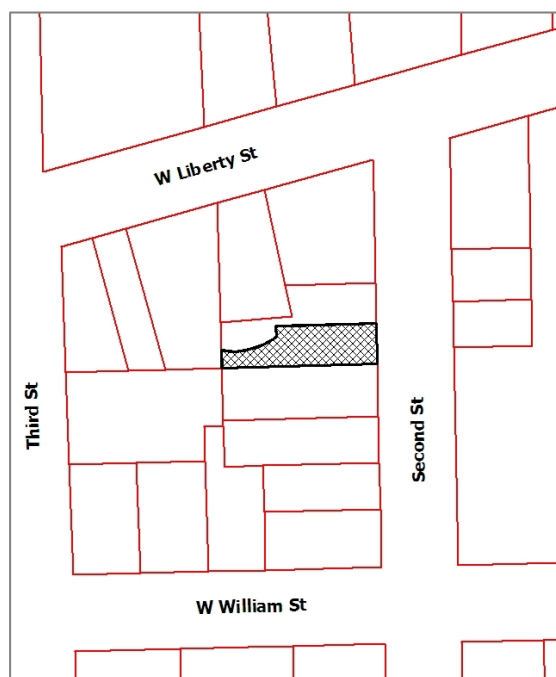
LOCATION: The site is located on the west side of Second Street, south of West Liberty and north of West William.

APPLICATION: The applicant seeks HDC approval to remove a concrete side porch and construct a wood porch, construct a wood deck in the backyard, and install glass block in two basement windows.

APPLICABLE REGULATIONS:

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

- (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):

District or Neighborhood Setting

Not Recommended: Removing or radically changing those features of the setting which are important in defining the historic character.

STAFF FINDINGS:

1. The current side porch is part of a rear one-story wing and is built of concrete with a wood guardrail and steps. The proposed porch is wood, the same depth as the existing concrete porch (5'), and extends 13.5' to the rear corner of the house. It would have wood decking and guardrails, and cedar lattice skirting. The posts would complement those on the front porch.
2. Steps would lead off the porch to a low deck that is approximately 13' x 16' and 8" off the ground. One corner of the deck would be clipped to follow the lines of an existing picket fence that defines the backyard.
3. The two basement windows proposed to be infilled with glass block are on a rear addition that dates to at least 1908. The basement walls on this section of the house are modern concrete masonry units, however, and the two windows are not believed to be from the period of significance. The windows would be fully or partially obstructed by the new porch and deck.
4. Staff recommends approval of the application since the design of the porch is compatible with the historic structure, the deck is appropriately scaled and removable, and the basement windows are not character-defining or from the period of significance. 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 for Rehabilitation*, in particular standards 9 and 10, and the guidelines for district or 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 314 Second Street, a contributing property in the Old West Side Historic District, to construct a wood side porch and wood deck, and infill two basement windows with glass block 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 9 and 10 and the guidelines for district or neighborhood setting.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 314 Second 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.

314 Second St (2008)





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

| Section 1: Property Being Reviewed and Ownership Information |
|---|
| Address of Property: <u>314 Second Street</u> |
| Historic District: <u>Old West Side</u> |
| Name of Property Owner (if different than the applicant): <u>Bryan Petersen</u> |
| Address of Property Owner: <u>314 Second Street</u> |
| Daytime Phone and E-mail of Property Owner: <u>314-497-4778</u> <u>Bryan cp@umich.edu</u> |
| Signature of Property Owner: _____ Date: _____ |
| Section 2: Applicant Information |
| Name of Applicant: <u>John F. Stafford - Stafford Carpentry</u> |
| Address of Applicant: <u>438 Third Street</u> |
| Daytime Phone: <u>(734) 662-8054</u> Fax: <u>(734) 662-0833</u> |
| E-mail: <u>StaffordCarpentry@sbcglobal.net</u> |
| Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contactor <input type="checkbox"/> other |
| Signature of applicant: <u>John Stafford</u> Date: <u>6-24-11</u> |
| Section 3: Building Use (check all that apply) |
| <input 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 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>MS</u> |

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

1. Provide a brief summary of proposed changes. tear out existing concrete landing & STEPS. Construct a cedar landing, STEPS & deck area. Approx deck size 13' x 15'. Landing & STEP area to have trimmed post like front porch area & lattice.
2. Provide a description of existing conditions. concrete landing & STEPS are crumbling.
3. What are the reasons for the proposed changes? existing side porch is crumbling & wanting area for entertaining
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. would also like to block in 2 Basement windows which will be covered or partially covered by decks
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 11-087 Fee Paid: 100.00

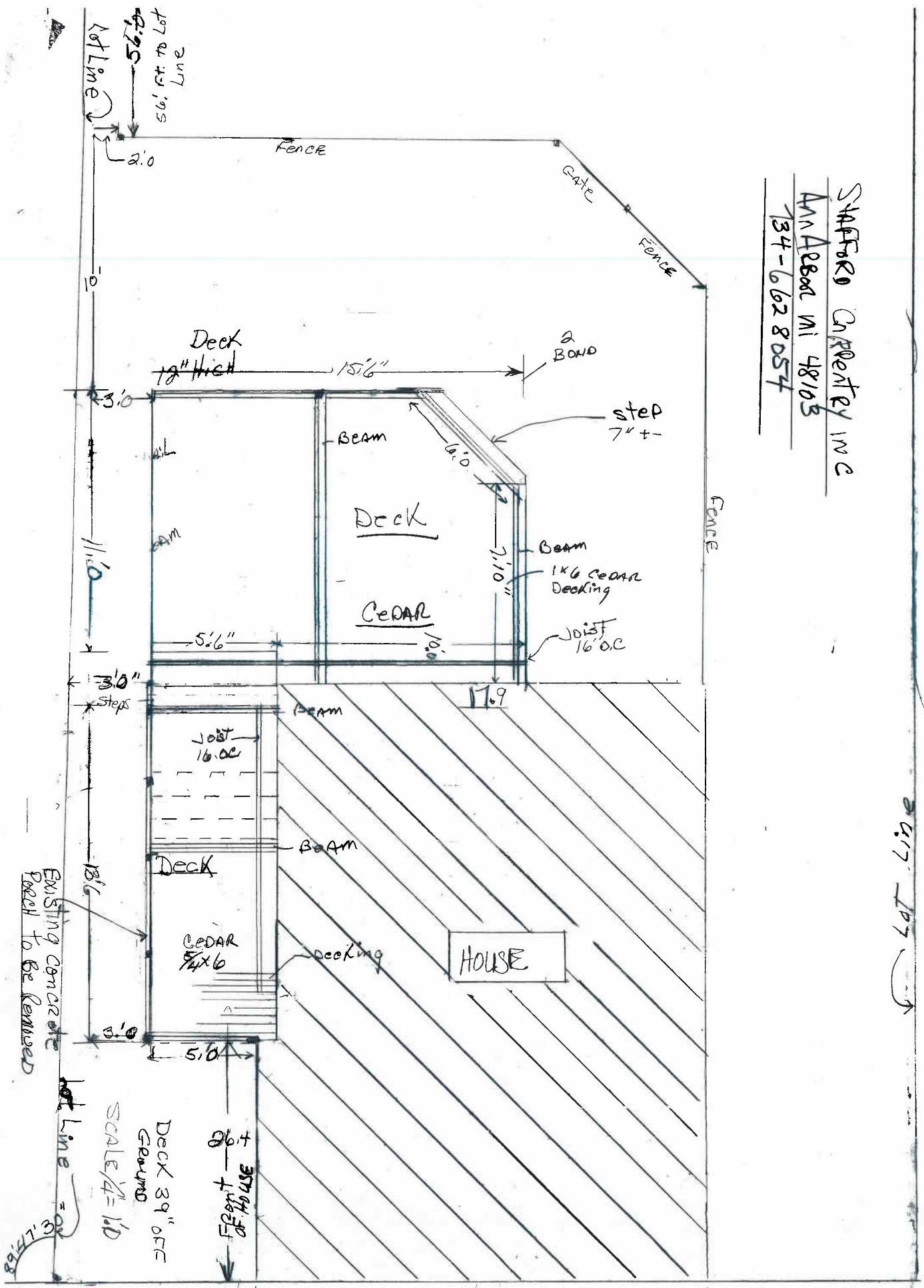
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

STAFFORD CARPENTER INC
 Ann Arbor MI 48103
 314-662-8054



317-197

18'6" Owner BRIAN Peterson
 314 Second St. A2 48103

Owner
BRYAN PETERSON

314 Second St

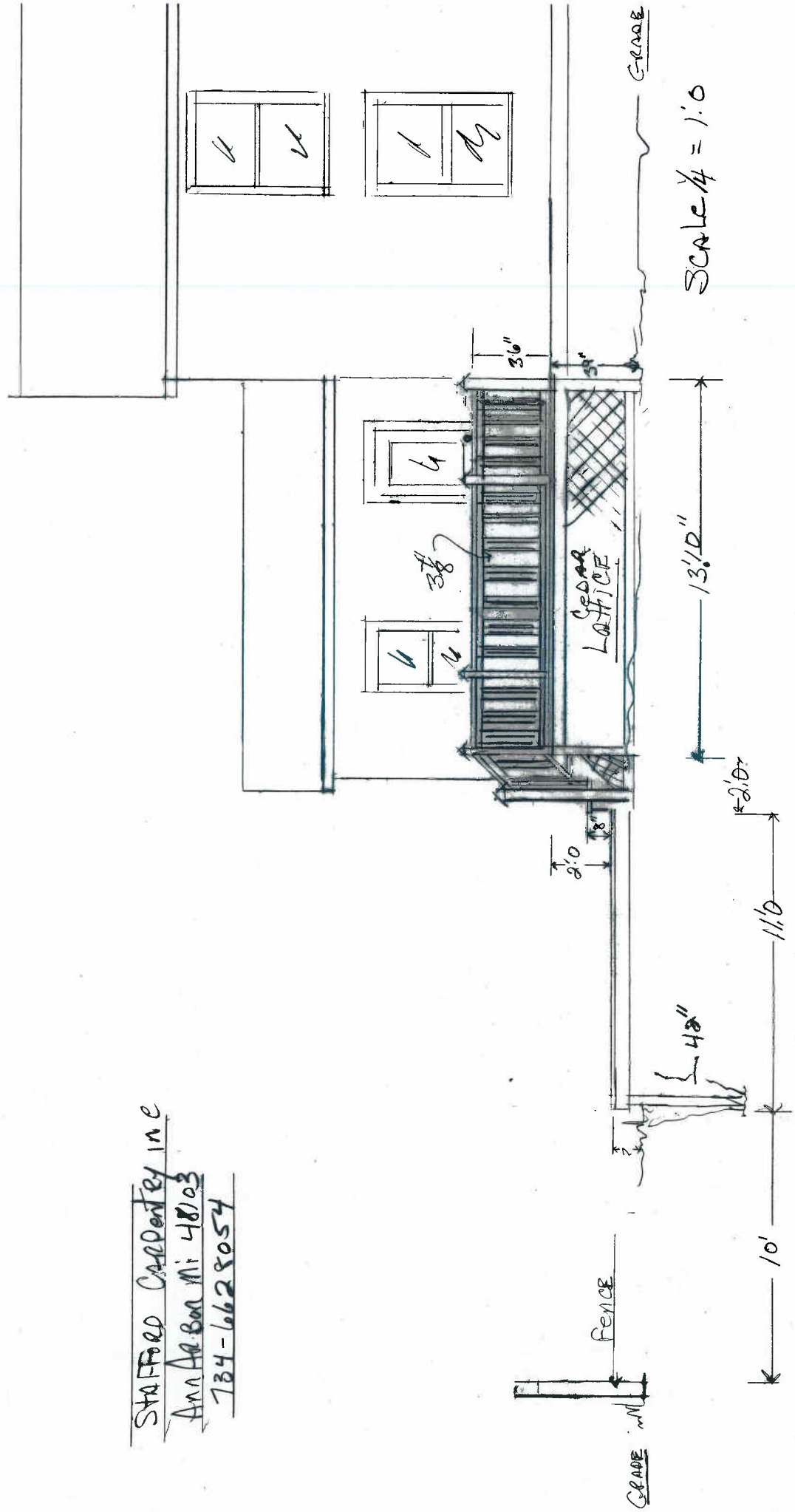
Ann Arbor MI 48103

314-4974778

STAFFORD CARPENTRY INC

Ann Arbor MI 48103

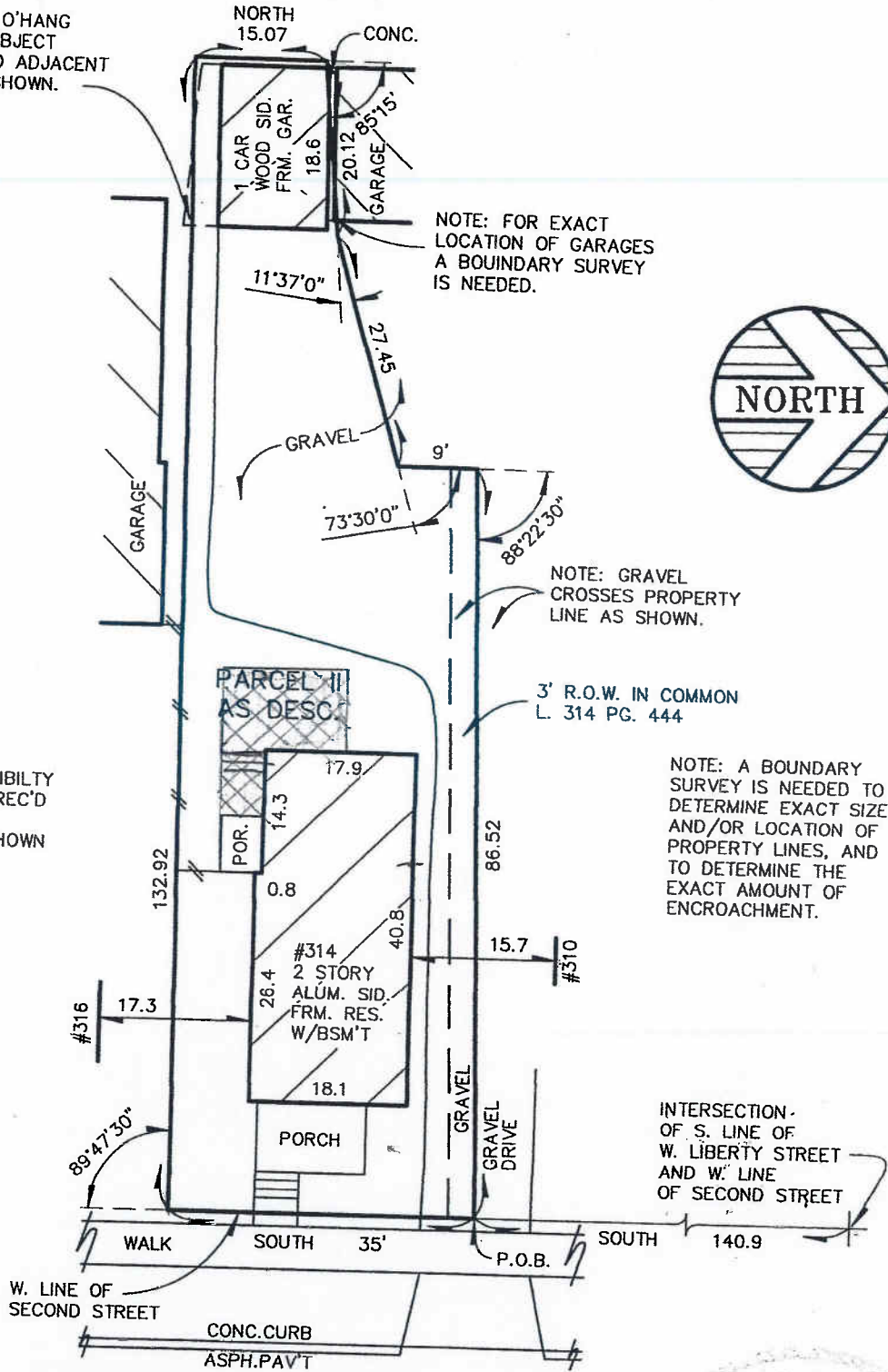
734-6628054



SCALE 1/4" = 1'-0"

Property Description:
SEE PAGE 2 OF 2

NOTE: GARAGE O'HANG
ENCR. FROM SUBJECT
PROPERTY ONTO ADJACENT
PROPERTY AS SHOWN.



NOTE: FOR EXACT
LOCATION OF GARAGES
A BOUNDARY SURVEY
IS NEEDED.



NOTE: GRAVEL
CROSSES PROPERTY
LINE AS SHOWN.

3' R.O.W. IN COMMON
L. 314 PG. 444

NOTE: DUE TO ILLEGIBILITY
OF DOCUMENTS AS REC'D
IN L. 536 PG. 459,
EASEMENT IS NOT SHOWN
AT THIS TIME.

NOTE: A BOUNDARY
SURVEY IS NEEDED TO
DETERMINE EXACT SIZE
AND/OR LOCATION OF
PROPERTY LINES, AND
TO DETERMINE THE
EXACT AMOUNT OF
ENCROACHMENT.

INTERSECTION
OF S. LINE OF
W. LIBERTY STREET
AND W. LINE
OF SECOND STREET

SECOND ST. 66' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, 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. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes



MORTGAGE SURVIVAL

Certified for: C-45 REALTOR REALTOR

Applicant: 310-314 SECOND LLC.

Property Description:

Land situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, described as follows: All that parcel of land situated and being in the City of Ann Arbor, Washtenaw County, Michigan, described as follows: Beginning at an iron pipe in the West line of Second Street 140.9 feet South of line intersection of the West line of Second Street with the Southerly line of West Liberty Street in the City of Ann Arbor, Washtenaw County, Michigan; thence South in the West line of Second Street 35 feet to an iron pipe; thence West deflecting 89 degrees 47 minutes 30 seconds to the right, 132.92 feet to an iron pipe; thence North parallel to Second Street 15.07 feet to an iron pipe; thence Easterly deflecting 85 degrees 15 minutes to the right 20.12 feet to an iron pipe; thence Northeasterly deflecting 11 degrees 37 minutes to the left 27.45 feet to an iron pipe; thence North deflecting 73 degrees 30 minutes to the left 9 feet to an iron pipe; thence deflecting 88 degrees 22 minutes and 30 seconds to the right 86.52 feet to the Point of Beginning. Reserving off from the land granted herein a strip of land 3 feet in width along the North line of the property herein described to be used as a right of way in common with the property immediately adjoining on the North.



