

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 454 Second Street, Application Number HDC14-145

DISTRICT: Old West Side Historic District

REPORT DATE: August 14, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, August 11, 2014

	OWNER	APPLICANT
Name:	David and Lauryn Rochlen	Same
Address:	454 Second Street Ann Arbor, MI 48103	
Phone:	(734) 546-6309	

BACKGROUND: Mr. and Mrs. Walz occupied this Queen Anne home in 1894, then known as 30 Second Street. It features a cut stone foundation, elaborate gable trim, three bay windows, a full width front porch, and a wide side porch facing Jefferson on the rear 1 ½ story wing. The 1899 Sanborn Map shows a much smaller front porch facing second, and no bay window facing Jefferson.

LOCATION: The site is located on northwest corner of Second Street and West Jefferson Street.

APPLICATION: The applicant seeks HDC approval to remove a shed addition, renovate an existing door and add a storm door; and construct a new wood stoop and stairs from the door.

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.
- (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.

District or Neighborhood Setting

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

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

Residential Porches

Appropriate: Using replacement features that match the documented historic design. If no documentation exists, using a simple, plain design.

STAFF FINDINGS

- 1) The shed does not appear on Sanborn maps, nor does any sort of porch or stoop in this location. Staff's best guess is that it was added on in the 1970s or 80s, though the materials could be older. The shed sits on a concrete slab and encloses an exterior door, and the house's siding is still intact inside the shed. Removing it should be straightforward, and there appears to be minimal damage to the main house structure.
- 2) Once the shed is removed, a wood storm door (to match the one on the front door) will be installed, and a 4' x 6' wood landing and stairs on top of the existing slab will allow access to the back yard. Since it's unknown how long the door has been there, or what it previously led out to, this simple stoop design is appropriate.
- 3) Staff recommends approval of this application. Removing the shed from the side of the house is appropriate and enhances the historic character of the house.

POSSIBLE MOTION: (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 454 Second Street, a contributing structure in the Old West Side Historic District, to remove a shed addition, renovate an existing door and add a storm door; and construct a new wood stoop and stairs from the door, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for porches, 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 entrances and porches, building site, and neighborhood setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 454 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, photos

454 Second Street

South Elevation (West Jefferson Street Side)



East Elevation (Second Street Side)






City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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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:	454 2nd Street
Historic District:	Old West Side
Name of Property Owner (If different than the applicant):	
Address of Property Owner:	
Daytime Phone and E-mail of Property Owner:	
Signature of Property Owner:	Date:
Section 2: Applicant Information	
Name of Applicant:	David and Lauryn Rochlen
Address of Applicant:	454 2nd Street
Daytime Phone: (734)	546-6309 Fax:()
E-mail:	drochlen@yahoo.com
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	 Date: July 24, 2014
Section 3: Building Use (check all that apply)	
<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
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>DBR</u>	

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

1. Provide a brief summary of proposed changes. _____

Remove poorly constructed pantry shed

Renovate existing door in existing opening and add storm door

Build new exterior stair down to grade

2. Provide a description of existing conditions. _____

The shed was converted to a pantry by previous owners, yet was almost certainly an exterior door, due to the existing siding inside the pantry, door design with window, evidence of a storm door. The shed is unconditioned and sits on a concrete slab.

3. What are the reasons for the proposed changes? _____

The property owners wish to restore the original function of the back door to access the yard.

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

Please see the attached sheets

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:



SOUTH ELEVATION (JEFFERSON STREET SIDE)



EAST ELEVATION (2ND STREET SIDE)



NORTH ELEVATION



WEST ELEVATION



SHED FROM NORTH



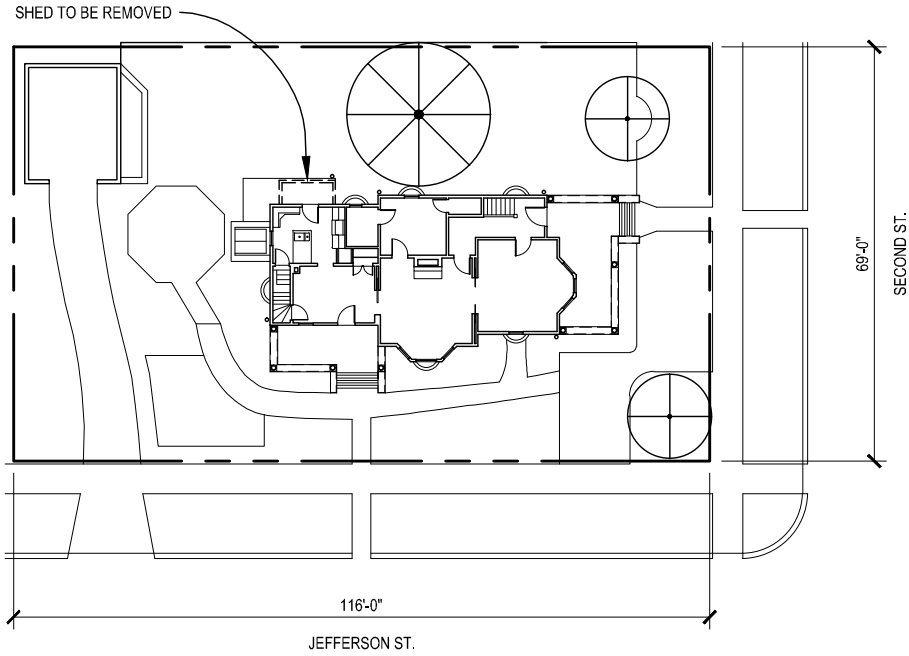
SHED FROM EAST



SHED FROM WEST

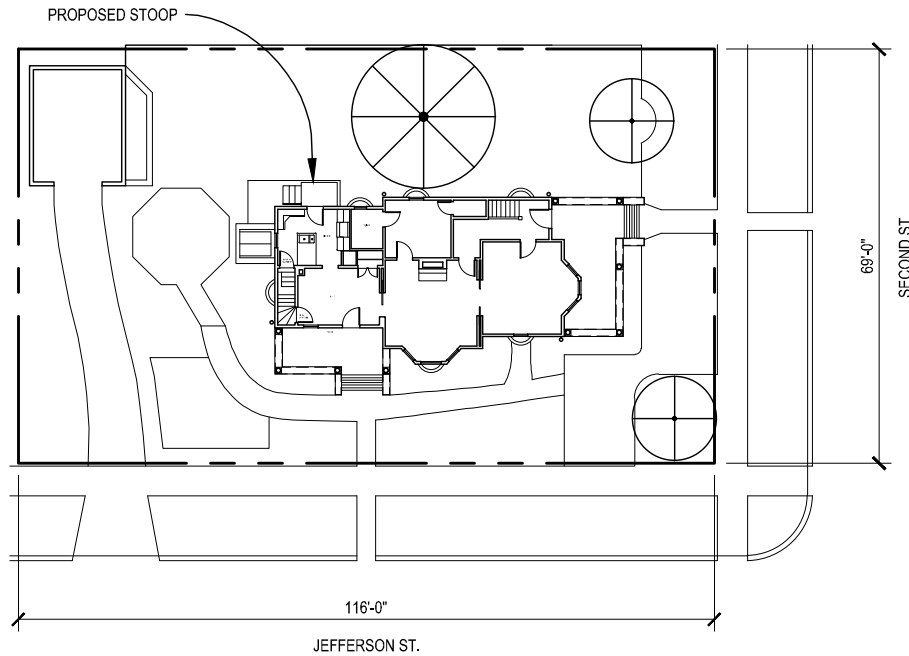


SHED INTERIOR



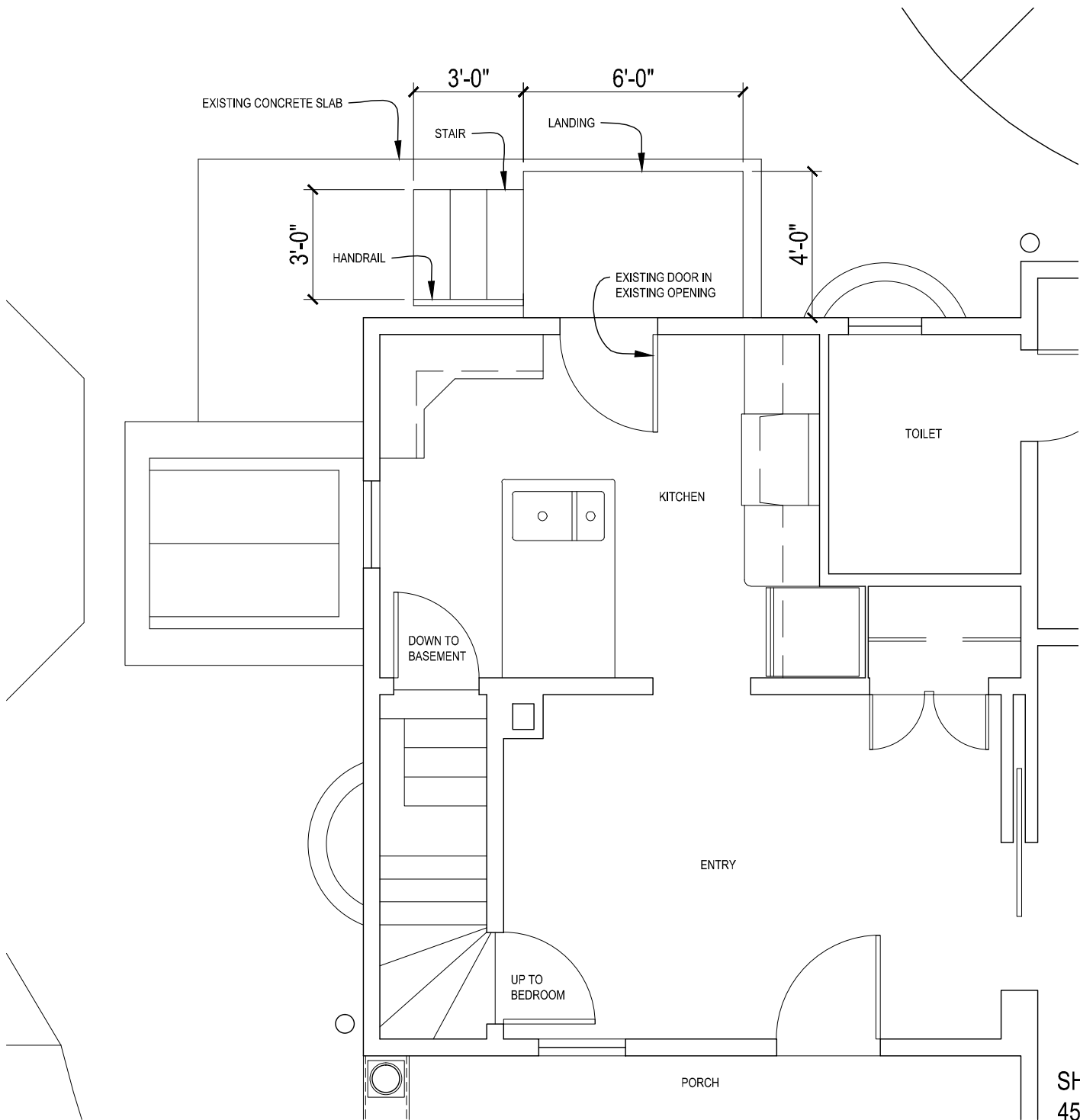
EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN

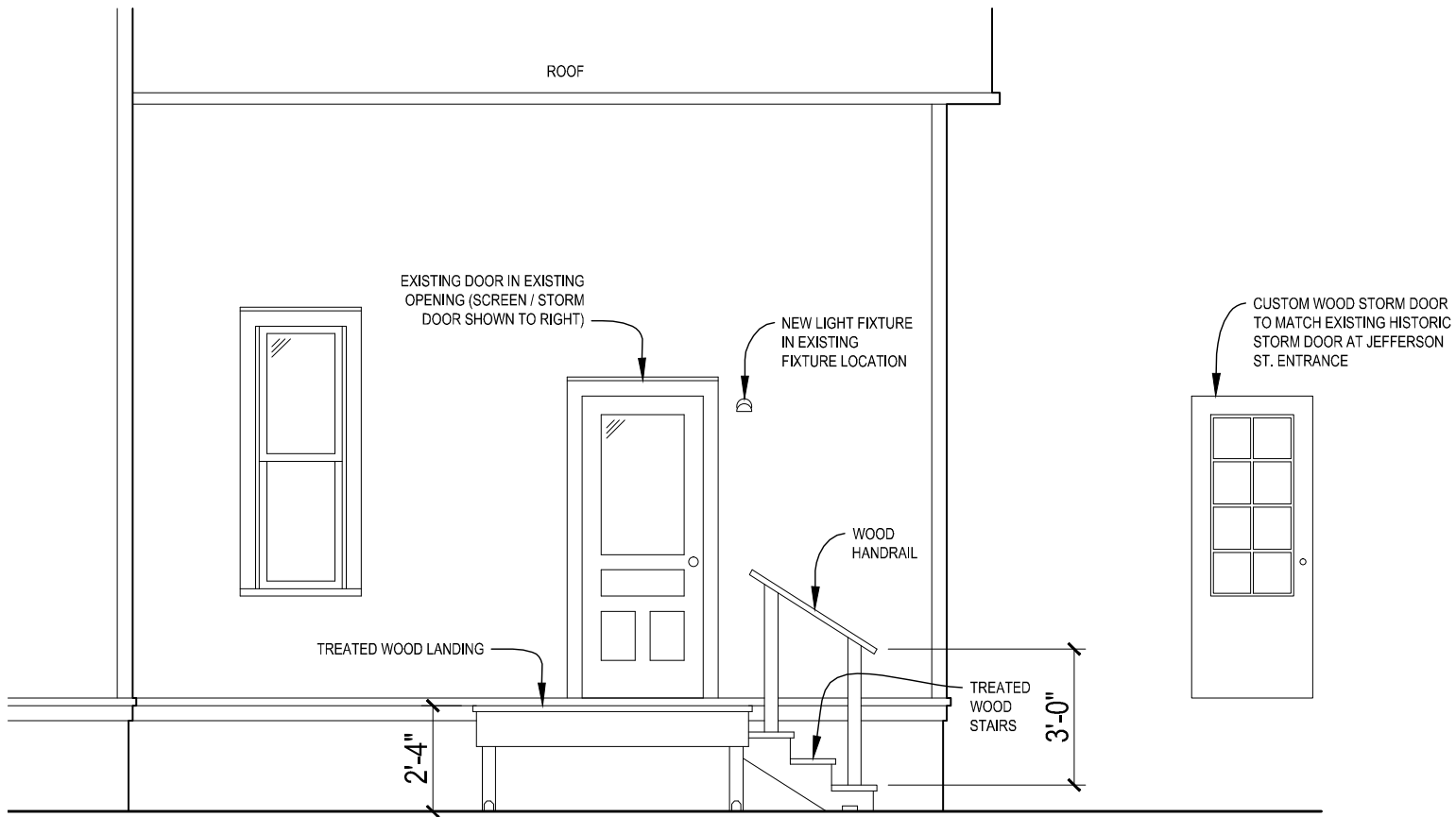
SCALE: 1/16" = 1'-0"



PROPOSED PLAN

SCALE: 1/4" = 1'-0"

SHEET 4 - PROPOSED PLAN
 454 2ND STREET
 HISTORIC DISTRICT COMMISSION SUBMITTAL



PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"

SHEET 5 - PROPOSED ELEVATION
 454 2ND STREET
 HISTORIC DISTRICT COMMISSION SUBMITTAL