

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 436 Second Street, Application Number HDC12-001

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** January 5 for the January 12, 2012 HDC Meeting

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

**REVIEW COMMITTEE DATE:** Monday, January 9, 2012

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Gregory & Emily McGuire	Meadowlark Builders
<b>Address:</b>	436 Second Street Ann Arbor, MI 48103	3250 W Liberty Ann Arbor, MI 48103
<b>Phone:</b>	(617) 335-1486	(734) 546-2427

**BACKGROUND:** This two-story, gable-end, Queen Anne vernacular home first appears in the 1896 Polk directory as the home of Louis Boes, a teacher. It features wide board trim and fish scale shingles in the front gable. The garage received a Certificate of Appropriateness in 2002 and is a non-contributing structure in the Old West Side Historic District.

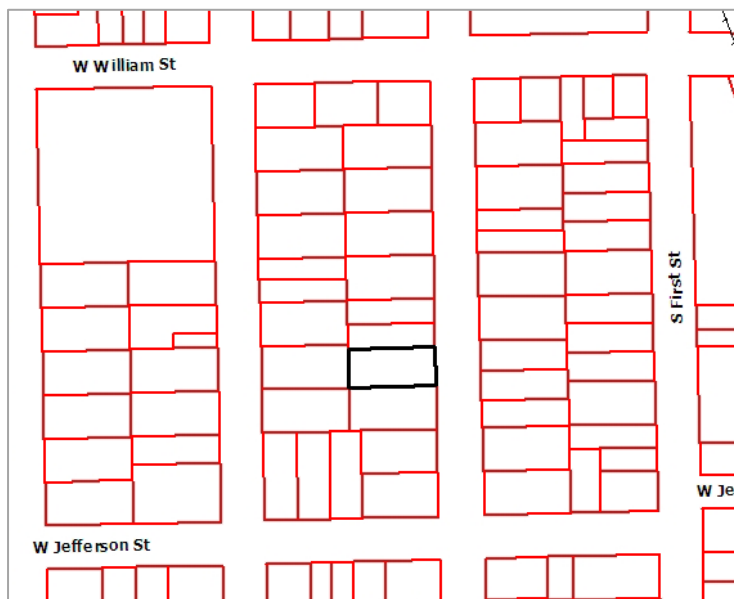
**LOCATION:** The site is located on the west side of Second Street, south of West William and north of West Jefferson.

**APPLICATION:** The applicant seeks HDC approval to replace a window with a new person door on the north elevation of the garage. The door would match an existing door on the same elevation.

#### 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.



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

***Building Site - Alterations/Additions for the New Use***

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

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

**STAFF FINDINGS**

1. The proposed person door on a non-contributing garage will not impact historic structures on the site or in the vicinity.
2. Staff recommends approval of the application since the work is on a non-contributing outbuilding and does not detract from the character of the historic house, district or neighborhood.

**MOTION**

I move that the Commission issue a certificate of appropriateness for the application at 436 Second Street in the Old West Side Historic District to install a person door on the north elevation of the non-contributing garage, as proposed. 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 standard 9 and the guidelines for Building Site.

**MOTION WORKSHEET**

I move that the Commission issue a Certificate of Appropriateness for the work at 436 Second Street in the Old West Side Historic District

\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

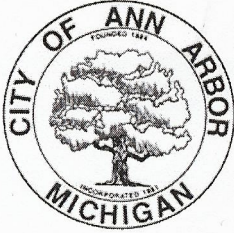
The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** application, photos, drawings

436 Second Street (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](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>436 SECOND STREET</u>
Historic District: _____
Name of Property Owner (If different than the applicant): <u>GREGORY &amp; EMILY MCGUIRE</u>
Address of Property Owner: <u>436 SECOND STREET</u>
Daytime Phone and E-mail of Property Owner: <u>617-335-1486, gregjmcguire@gmail.com</u>
Signature of Property Owner: <u>[Signature]</u> Date: <u>12/21/11</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>MELISSA KENNEDY, MEADOWMARK BUILDERS</u>
Address of Applicant: <u>3250 W LIBERTY ANN ARBOR MI 48103</u>
Daytime Phone: <u>(734) 546.2427</u> Fax: <u>(734) 332-1515</u>
E-mail: <u>MELISSA@MEADOWLARKBUILDERS.COM</u>
Applicant's Relationship to Property: ___owner___ architect ___X___contactor___other <sup>+DESIGNER</sup>
Signature of applicant: <u>[Signature]</u> Date: <u>12/21/11</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family _____ Multiple Family _____ Rental _____ Commercial _____ 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>MK</u>



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

1. Provide a brief summary of proposed changes. NORTH ELEVATION OF EXISTING GARAGE TO HAVE A NEW EXTERIOR DOOR INSTALLED IN LIEU OF EXISTING WINDOW. DOOR STYLE + TRIM TO MATCH EXISTING ADJACENT EXTERIOR DOOR. NEW DOOR SIZE: 3'0" x 6'8".

2. Provide a description of existing conditions. NORTH ELEVATION OF GARAGE HAS ONE EXISTING EXTERIOR DOOR AND ONE ADJACENT WINDOW ON THE GROUND FLOOR LEVEL.

3. What are the reasons for the proposed changes? TO PROVIDE PRIVATE ACCESS TO THE SECOND LEVEL OF THE GARAGE FOR OWNERS USE. EXISTING WINDOWS (2) IN GARAGE MEET EGRESS REQUIREMENTS.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. INCLUDED: PLAN VIEW + EAST ELEVATION PHOTO, EXTERIOR PHOTOS, EAST ELEVATION DRAWING PROPOSAL, DEMOLITION PLAN, PROPOSED FLOOR PLAN.

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:



SITE PLAN

PROPOSED LOCATION OF  
NEW DOOR



To see all the details that are visible on the screen, use the "Print" link next to the map.

436 SECOND STREET  
MCGUIRE RESIDENCE

EAST ELEVATION (STREET VIEW)



436 SECOND STREET  
MCGUIRE RESIDENCE

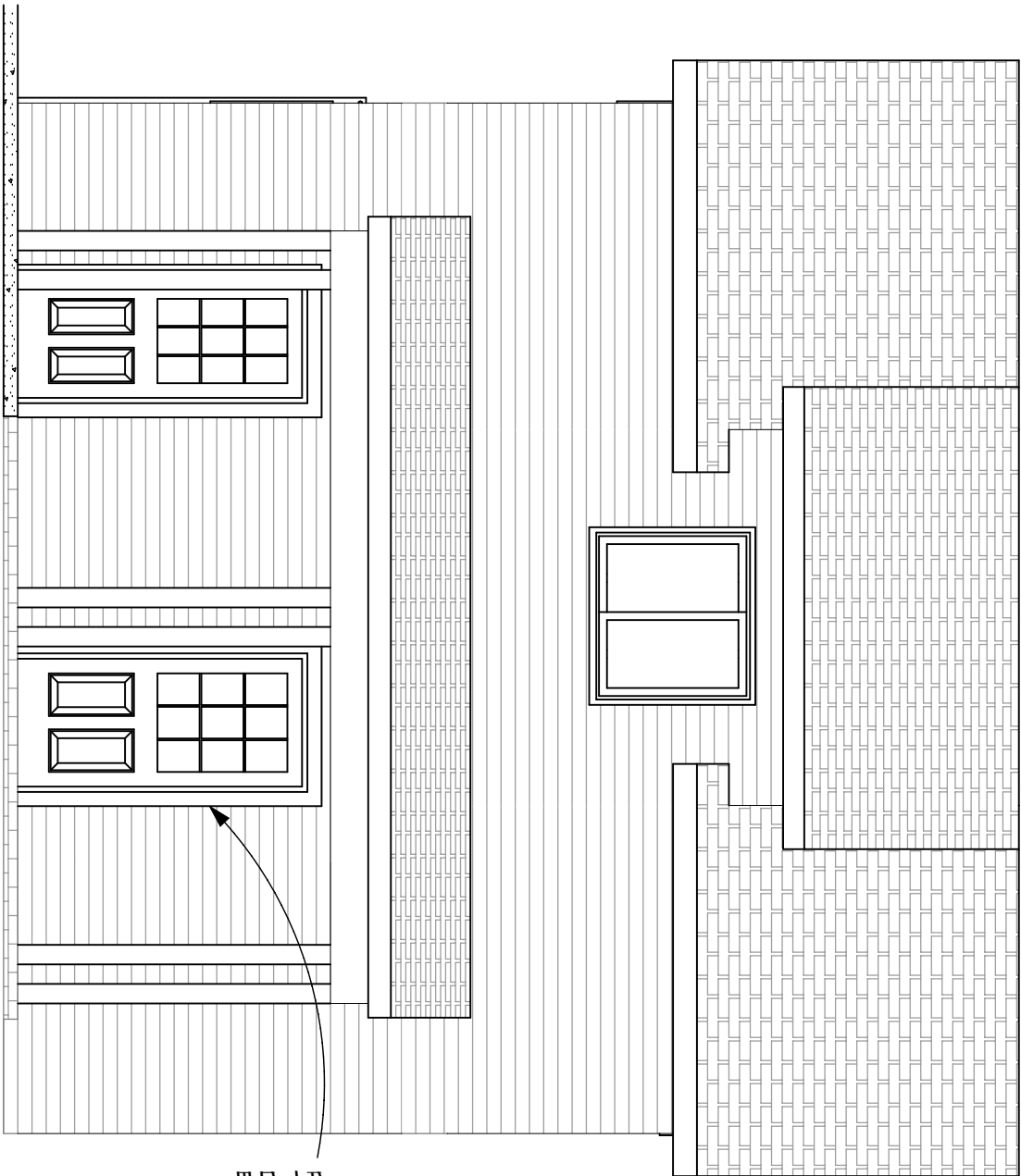
NORTHEAST CORNER OF EXISTING GARAGE



NORTH ELEVATION OF EXISTING GARAGE



PROPOSED LOCATION OF NEW  
DOOR (IN LIEU OF WINDOW)




PROPOSED DOOR,  
TRIM, AND SIDING  
DETAILS TO MATCH  
EXISTING

PROPOSED - Garage East Elevation

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

2

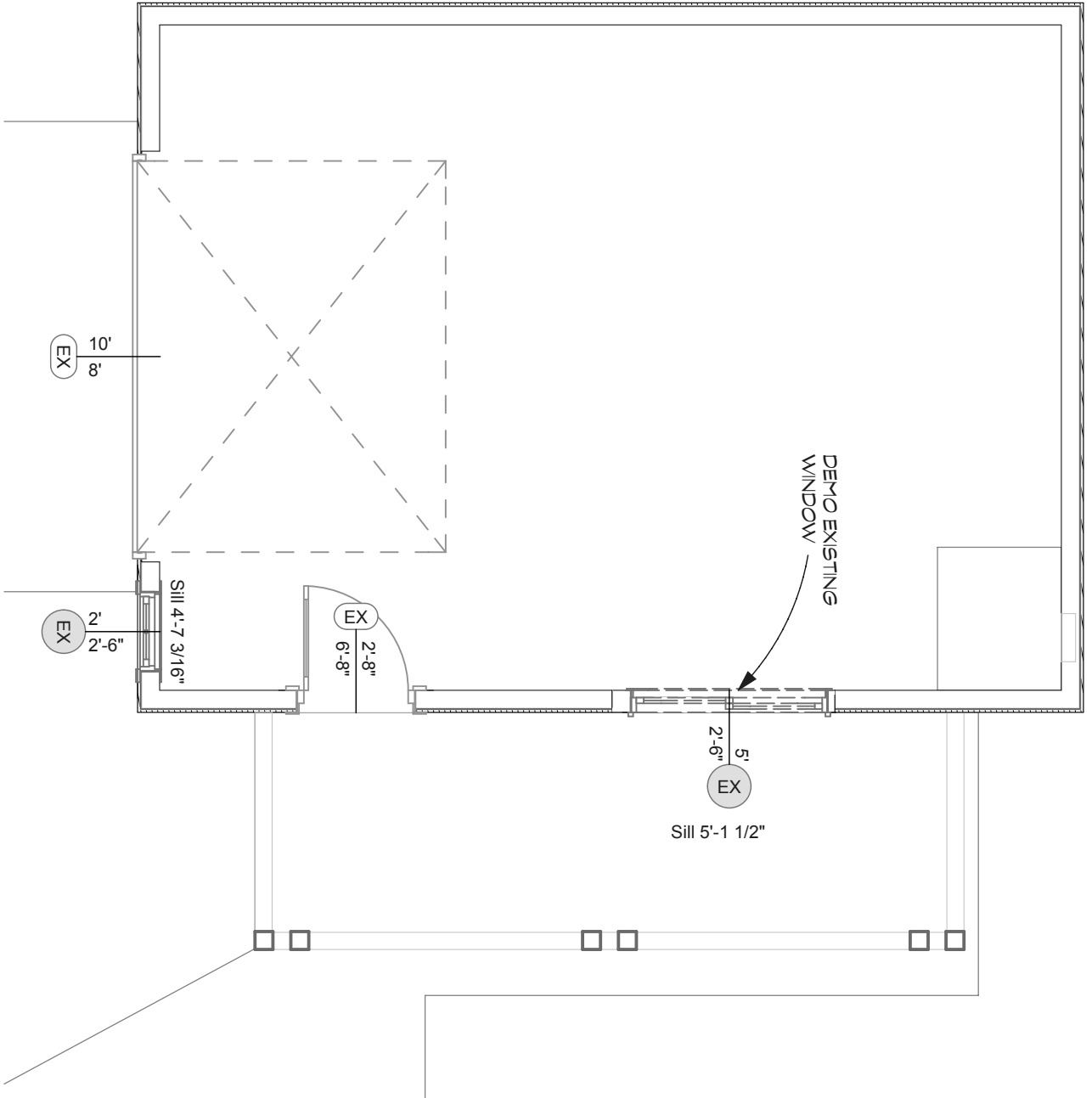
A5.02

**MEADOWLARK BUILDERS**   
711 Fountain St.  
Ann Arbor, MI 48103  
Office: (734) 332-1500

GREG and EMILY MCGUIRE  
436 SECOND STREET ANN ARBOR MI 48103

DATE: 12/22/11




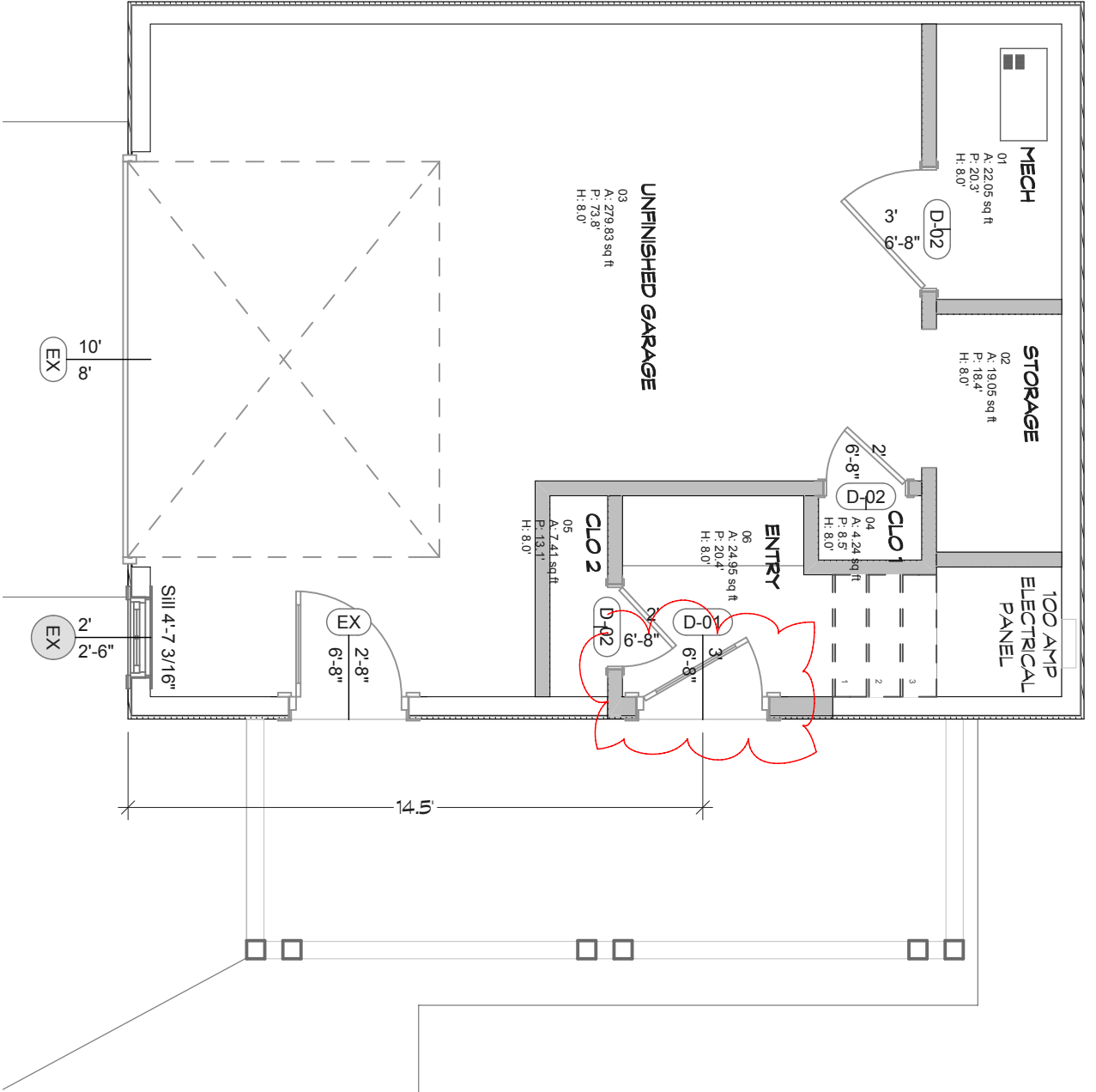


# EXISTING - Garage Plan

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

1

<p>A2.02</p>	<p><b>MEADOWLARK BUILDERS</b> </p> <p>711 Fountain St. Ann Arbor, MI 48103 Office: (734) 332-1500</p>	<p><b>GREG and EMILY MCGUIRE</b> 436 SECOND STREET ANN ARBOR MI 48103</p> <p>DATE: 12/22/11</p>
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# PROPOSED - Garage Plan

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

1

A3.03

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DATE: 12/22/11

HISTORIC DISTRICT SUBMITTAL