ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 223 Third Street, Application Number HDC15-160

DISTRICT: Old West Side Historic District

REPORT DATE: October 8, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 9, 2015

OWNER APPLICANT

Name: David Mieras Same

Address: 223 Third St

Ann Arbor, MI 48103

Phone: (231) 670-3907

BACKGROUND: This gable-fronter features corner returns, a stuccoed full-width front porch with round half-height columns, and wood lap siding and trim. The house is a condominium unit that is part of a larger site that includes the house next door to the south and the St. Paul Lutheran Church.

LOCATION: The site is on the east side of Third Street, opposite Krause Street.

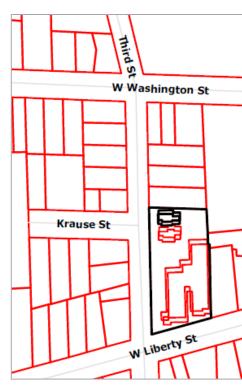
APPLICATION: The applicant seeks HDC approval to construct an 8'x12' shed in the backyard.

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

<u>Recommended</u>: 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.

Retaining the historic relationship between buildings, landscape features, and open space.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

<u>Not Recommended</u>: 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.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

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

Residential Accessory Structures

<u>Not Appropriate</u>: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

STAFF FINDINGS:

- 1. The shed's design is simple, with cementitious lap siding with 3 1/2" exposure to match the house, wood double doors, cornice returns, and wood barn sash windows on the south and east sides. The drawings show the footprint as 8' by 10' and 8' by 12', but staff feels either size would be appropriate.
- 2. The house has two dedicated parking spaces in the parking lot behind the house, but no garage or other exterior storage. The shed would be 3' from the property lines in the back (northeast) corner of the lot.
- 3. Staff recommends approval of the application and believes that the design, size, location, and materials of the shed are appropriate and will not detract from the historic character of the surrounding neighborhood.

POSSIBLE MOTIONS (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 223 Third Street, a contributing property in the Old West Side Historic District, to construct a new shed in the backyard 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 standards 2 and 10 and the guidelines for building site, as well as the Ann Arbor Historic District Design Guidelines, particularly as they pertain to residential accessory structures.

MOTION WORKSHEET

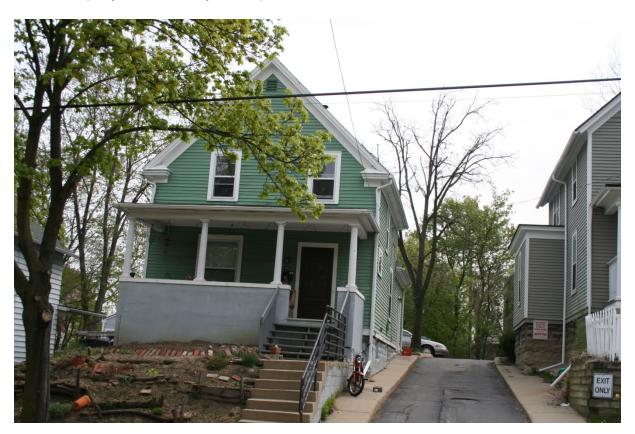
I move that the Commission issue a Certificate of Appropriateness for the work at <u>223 Third Street</u> in the <u>Old West side</u> Historic District

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: drawings, photos, materials description

223 Third (May 2008 Survey Photo)





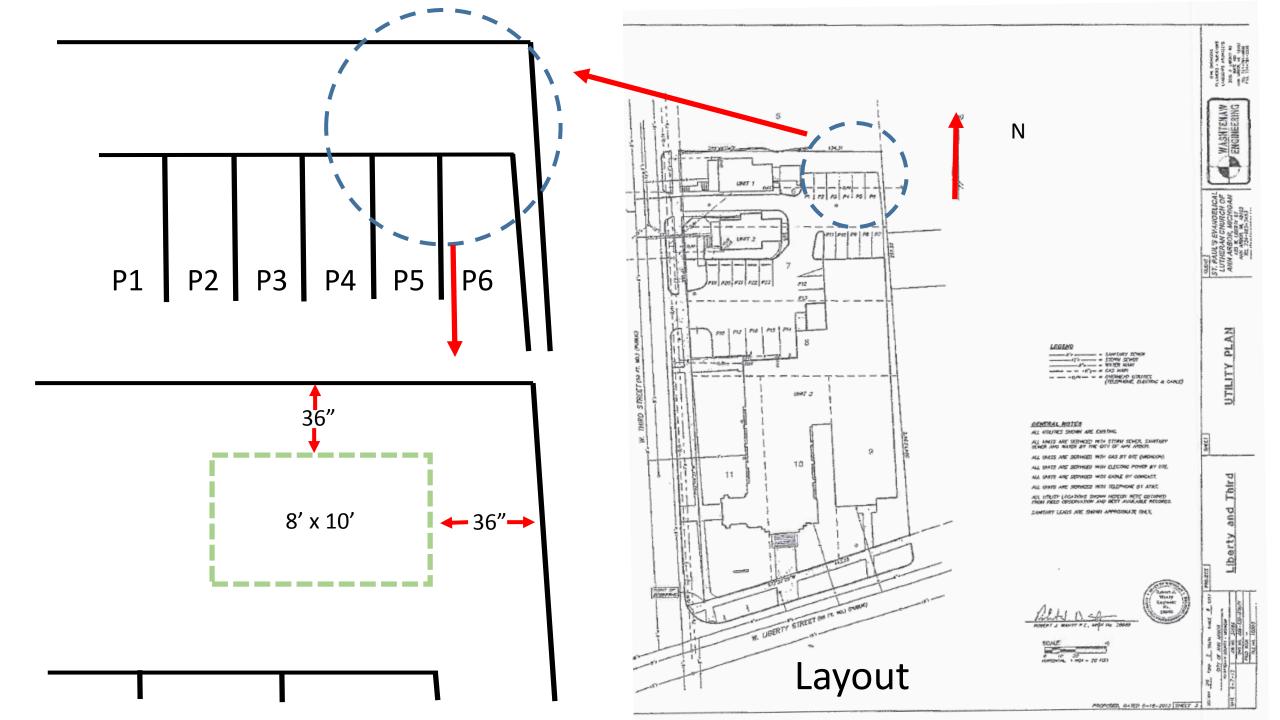
City of Ann Arbor PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

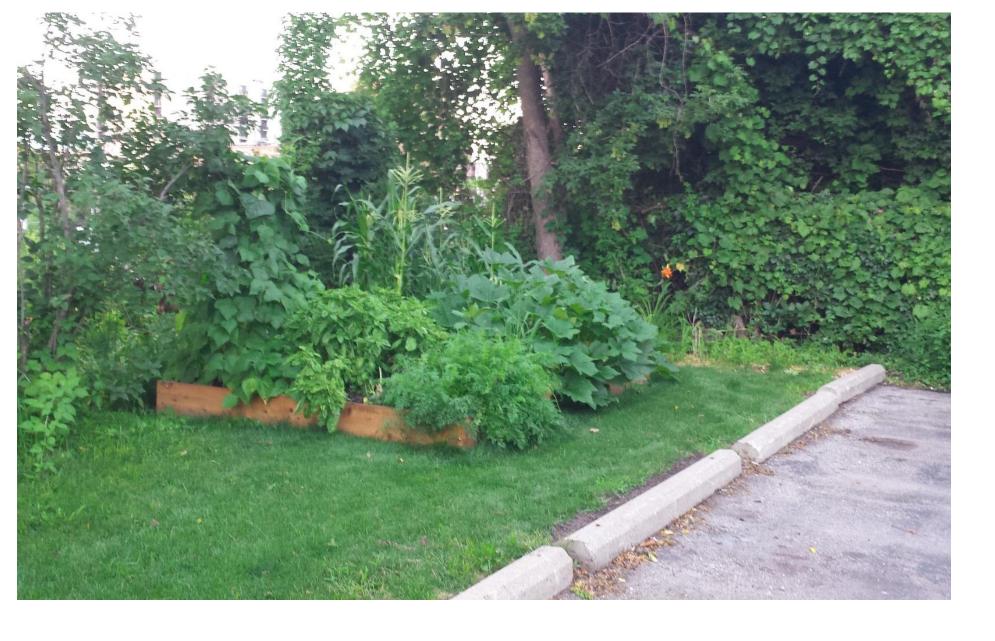
301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647 734.794.6265 734.994.8312 planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

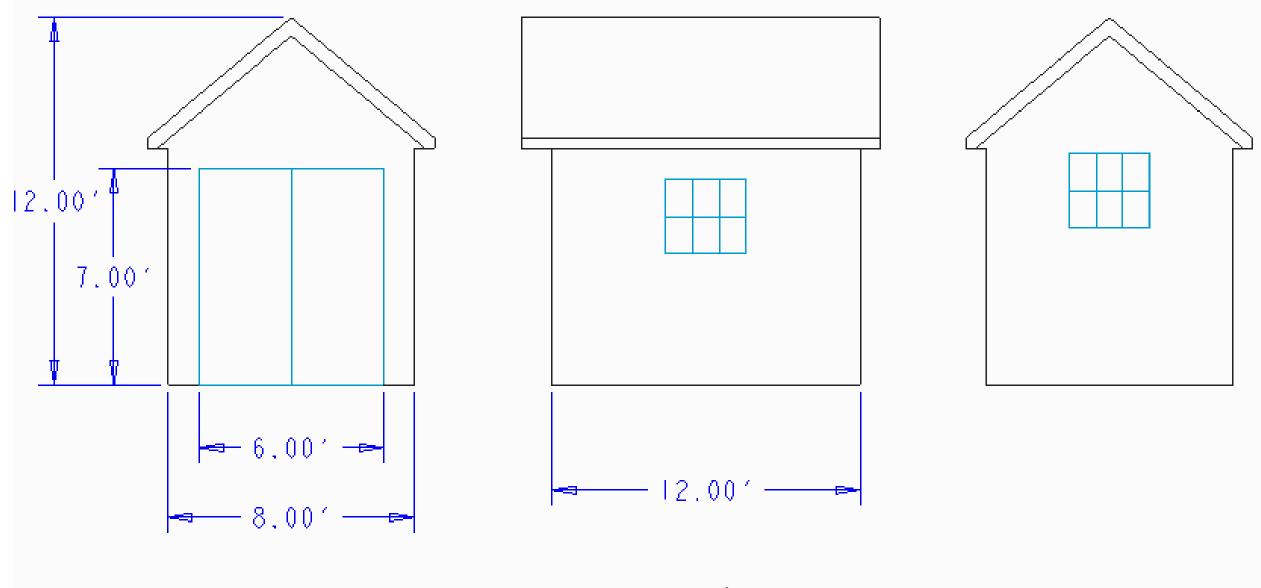
Section 1: Property Being Reviewed and Ownership Information		
Address of Property: 223 3 rd St.		
Historic District: Old West Side		
Name of Property Owner (If different than the applicant):		
Address of Despert, Owner,		
Address of Property Owner:		
Daytime Phone and E-mail of Property Owner: 23/-6//0-930'/		
Signature of Property Owner: david Missal Date: 9/8/15		
Section 2: Applicant Information		
Name of Applicant: David Mieras		
Address of Applicant: 233 3rd St		
Daytime Phone: (13/) 670 - 9307 Fax:()		
E-mail: dmieras@gmail.com		
Applicant's Relationship to Property:ownerarchitectcontactorother		
Signature of applicant: days much Date: 4/8/15		
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 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:		

Section 5: Description of Proposed Changes (attach additional sheets as necessary)		
1. Provide a brief summary of proposed changes On the NE corner of property	construct an 8x10 shed	
2. Provide a description of existing conditions. Ba	ck yard with garden	
3. What are the reasons for the proposed changes? For yard Equipment Tools	exterior storage space	
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. Site Sketch, photo of area, Shed concept		
5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.		
	Application toStaff orHDC Fee Paid:	





Current Site



Facing East Facing North Facing West

Construction Details

- 31 x 29 wooden barn sash windows on south and east sides of shed (fig. 1)
- Slate colored asphalt architectural shingles on roof (fig. 2)
- Smooth fiber cement siding 5 ¼ with 3 ½ exposure (fig 3, same as house)
- 7' x 3' Wooden double doors
- Simple gabled roof with cornice return and molding (fig 3, same as house)



Figure 1



Figure 2



Figure 3