

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 556 Second Street, Application Number HDC13-080

DISTRICT: Old West Side Historic District

REPORT DATE: June 7, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 10, 2013 for the Thursday, June 13 HDC meeting

OWNER

APPLICANT

Name: Sarah Handeyside and Adam Tremblay

Same

Address: 556 Second Street
Ann Arbor, MI 48103

Phone: (734) 678-5975

BACKGROUND: This two-story, frame upright house has its gable facing Second Street. Character-defining features include the steep gable, decorative siding, full-width front porch, and window trim. The house was the home of mason John L. Mahlke and later his widow, Ida, from sometime before 1894 to after 1925. The house is not depicted on the 1880 bird's eye-view map of Ann Arbor.

In 2008, the HDC issued a certificate of appropriateness to add a two-story addition to the rear and side of the house, and a new one-story, 2-car garage. That work was completed.

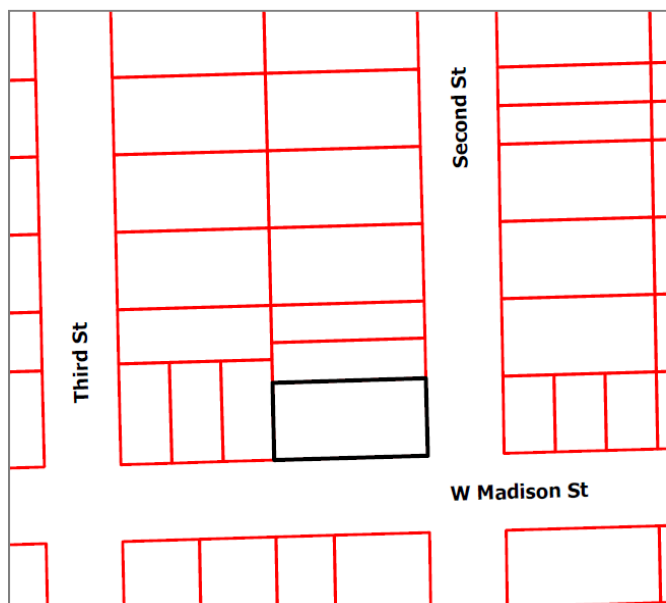
LOCATION: The site is located on the southwest corner of Second Street and West Madison Street.

APPLICATION: The applicant seeks HDC approval to redesign the property's garden and landscape which will include (1) regrading the south side of the lot; (2) installing stone retaining walls with a 2 foot wood picket fence on top, the total height of which will not exceed 4feet; and (3) replacing the paving on the front walkway with stone instead of concrete.

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):

Setting

Recommended: Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Fencing and Walls

Appropriate: Installing fences and walls that meet Chapter 104 of the Code of the City of Ann Arbor, and that are no higher than three (3) feet in the front yard and six (6) feet in the rear yard.

Locating new fences and walls on lot and setback lines whenever possible.

Using wood (picket or alternating board), wrought iron or metal (wrought iron style), or chain link (rear yards only) for fencing.

Using brick or stone for new walls. Custom masonry products will be reviewed on a case-by-case basis.

Using hedges in place of fencing, and planting vegetation along fencing.

STAFF FINDINGS

1. The house's situation on a corner lot shifts much of the usable yard to the two fronts along Second and West Madison Streets. The lot currently slopes down from Madison toward the house. Minor regrading and installing the stone retaining wall would result in a more usable yard space for kids, pets, and gardening.
2. The new combination retaining wall and fence would not exceed 4' tall. The base wall would be constructed of stone, with a wood picket-type fence on top. Along Second Street, the wall would extend north 26' from the face of the house, with a simple arbor over a wood gate. Extending south from the face of the house would be 18' of wall and another gate. Along West Madison, the wall would be 65' long with stone steps leading up to Madison. Along the driveway would be another 36' of wall.
3. Per the *Ann Arbor Historic District Guidelines*, custom masonry will be reviewed on a case by case basis. Staff believes that the design of the wall and fence is traditional, yet not typical for the Old West Side. In that respect, it blends well with the historic landscape, but is less likely to be mistaken for a historic feature of the lot. The two-part design (fence atop wall) should minimize the appearance of the height of the wall and fence because of the break in the center and shortened pickets.
4. The walls are located appropriately on setback and property lines (with room for

vegetation in front along West Madison).

5. Stone is a traditional walkway material, and replacing the concrete walk with stone is compatible and appropriate. There are still a few examples of historic stone front walks in the Old West Side Historic District.
6. Staff recommends approval of the application since the size, scale, design, and materials of the proposed work are compatible with the historic character of the building and surrounding historic resources.

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 556 Second Street, a contributing property in the Old West Side Historic District, to regrade a portion of the yard, install a stone wall with wood fence, and pave the front walk with stone, as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for fencing and walls, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the Guidelines for Setting.

MOTION WORKSHEET:

I move that the Commission

___ Issue a Certificate of Appropriateness

___ Deny the Application

For the work at 556 Second Street in the Old West Side Ward Historic District

___ As proposed.

___ Provided the following condition(S) is (ARE) met: 1) 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) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

___ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, drawings.

556 Second (2008, pre-addition)





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: 556 2nd St, Ann Arbor 48103
Historic District: _____
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: Sarah Handeyside / Adam Tremblay
Address of Applicant: 556 2nd St
Daytime Phone: (734) 678-5975 Fax: ()
E-mail: shandey@s@umich.edu, astrembl@umich.edu
Applicant's Relationship to Property: owner architect contractor other
Signature of applicant: S Handeyside / A S O Date: 5/23/13

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 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: SAH

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

1. Provide a brief summary of proposed changes. GARDEN / LANDSCAPE RE-DESIGN
OF PROPERTY. LAWN AREAS WILL BE MADE LEVEL AND RETAINING
WALLS WE BE USED. STONE WALLS ON THE SOUTH / NORTH SIDE OF
HOUSE WILL HAVE ~~HAVE A~~ TWO FOOT FENCE ON TOP. TOTAL HEIGHT
OF WALL / FENCE WILL NOT EXCEED 4 FOOT.

2. Provide a description of existing conditions. GRADE IS NOT LEVEL AND
HAS EXISTING LANDSCAPE.

3. What are the reasons for the proposed changes? BEAUTIFICATION AND THE
EXISTING RETAINING WALLS ARE DANGEROUS.

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

N/A

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: 5/23/13 Application to _____ Staff or HDC

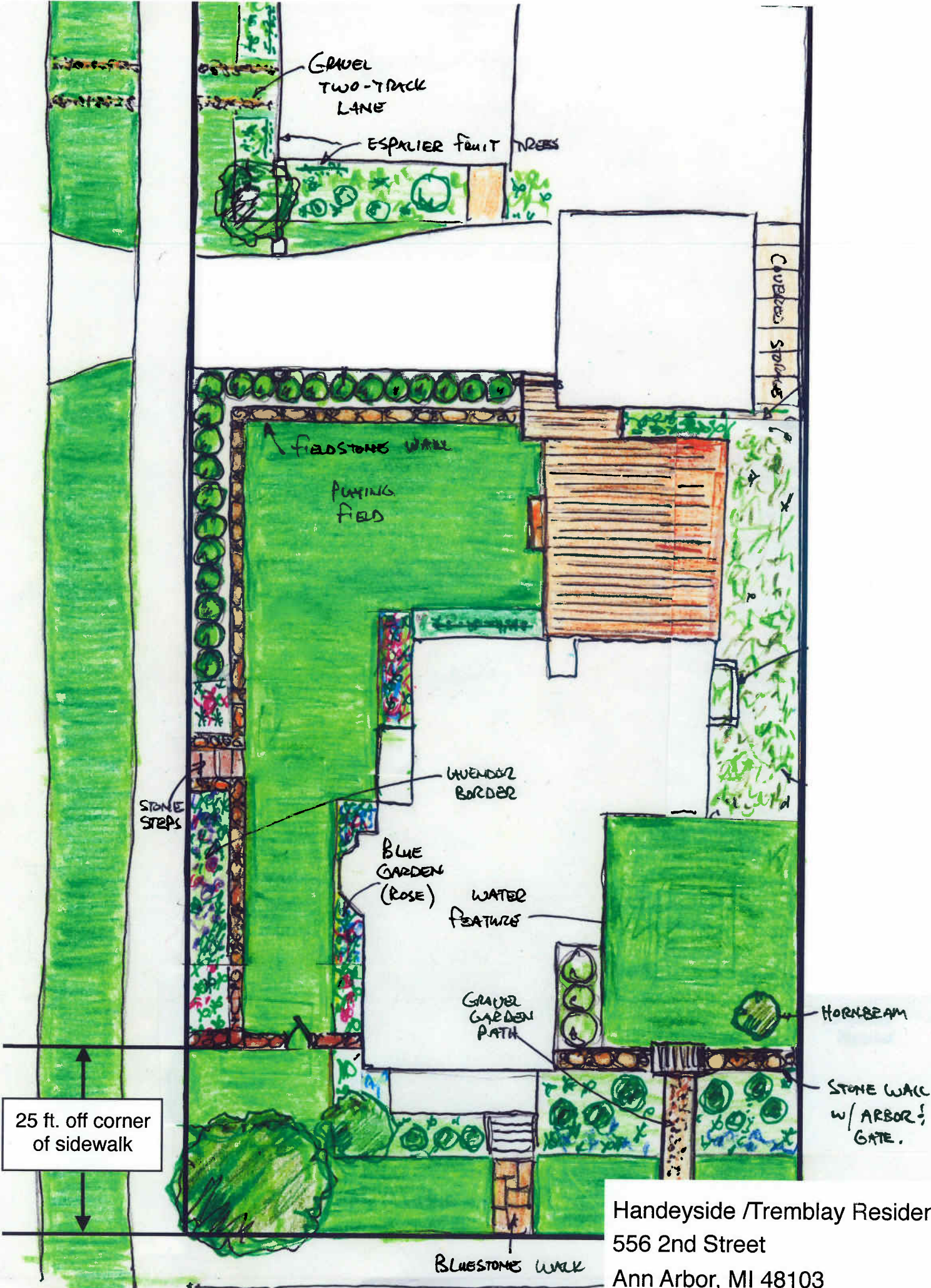
Project No.: HDC 13-080 Fee Paid: 25⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 6/13/13

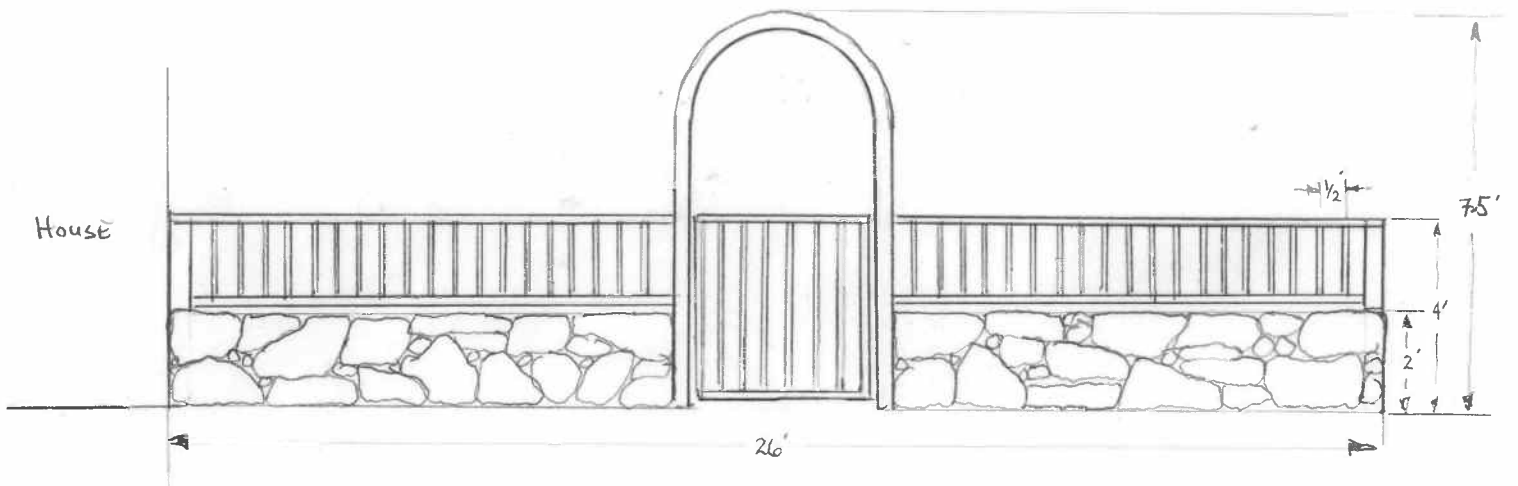
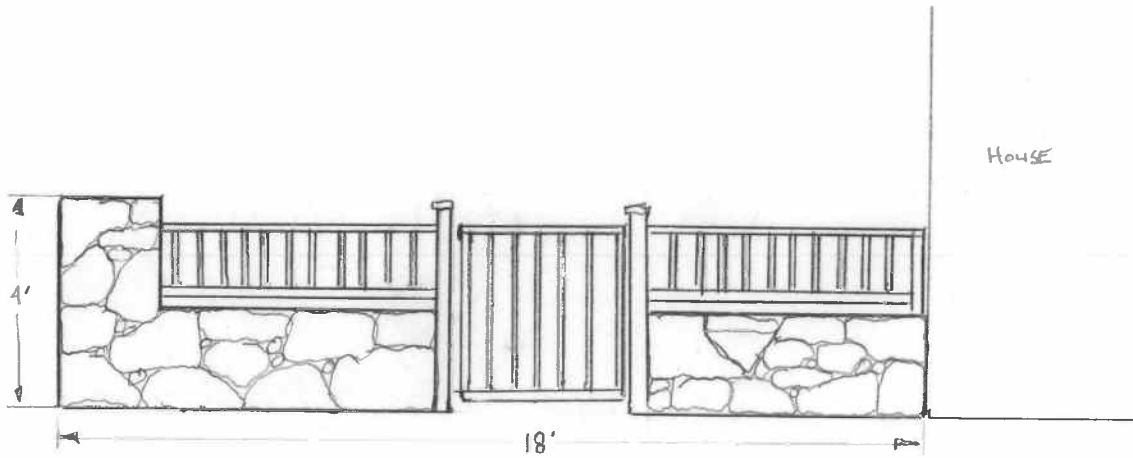
Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:



Handeyside / Tremblay Residence
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