

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 217 West Madison Street, Application Number HDC12-187

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** November 5, 2012

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

**REVIEW COMMITTEE DATE:** Tuesday, November 13 for the Thursday, November 15, 2012  
HDC meeting

#### OWNER

**Name:** John Van Alsburg  
**Address:** 217 W Madison St.  
Ann Arbor, MI 48103  
**Phone:** (734) 657-1642

#### APPLICANT

Same

**BACKGROUND:** This two-story vernacular house features a full-width front porch with a hipped roof that wraps partially around the west elevation, a stone foundation, and large double-hung windows in the front elevation. This contributing house was built in 1900 and was first occupied by Michael Kuebler, a fireman, and his wife, Matilda. In later City Directories, the last name is spelled Keebler and Michael is listed as a teamster. From 1915 to 1933, the house was occupied by Jacob F Graf and his wife Anna.

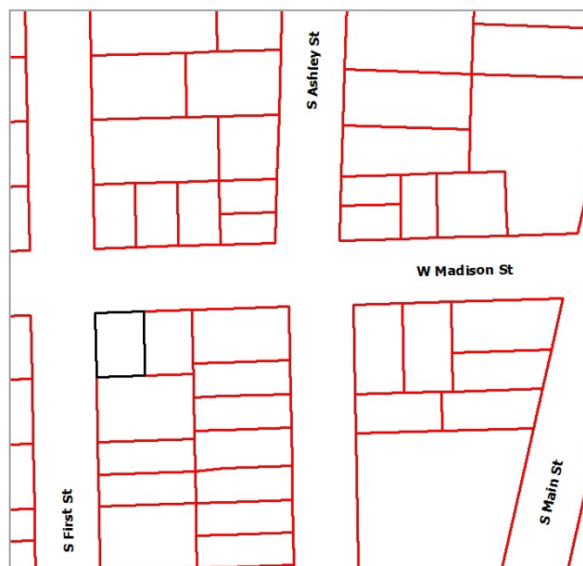
**LOCATION:** The site is located on the southeast corner of the West Madison Street and South First Street intersection.

**APPLICATION:** The applicant seeks HDC approval to remove a small existing shed located along the side of the house and construct a new 9' by 20' shed in the southeast corner of the property.

#### 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 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):**

**Building Site**

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 design of the shed would feature a shed roof sloping away from the house toward the east side property line, with wood barn-sash windows and a fiberglass person-door on the south elevation (facing the rear of the lot). Materials would include an asphalt shingle roof, 1"x4" wood trim, wood T111 siding, concrete block footers, 2x4 wall/roof framing, and 2x6 floor construction.
2. T111 siding is generally not an appropriate material to use on primary structures like houses or commercial buildings in pre-WWII historic districts, but may be appropriate for use on small accessory structures like a shed. Solid wood T111 can look compatible and hold up well if properly maintained. Composite T111 (usually plywood with a hardboard face, or compacted fiberboard) is problematic because of water infiltration and deterioration issues.
3. The shed is less than 200 square feet and would therefore not require a building permit. The property owner plans to construct the shed himself. In 2009, the owner received a staff approval for front porch repairs, which he also completed himself.
4. The simple features and shed roof style are appropriate and compatible with the OWS Historic District. The shed, at 9'x20', is slightly smaller than a single-car garage. (For reference, a standard-sized parking space is 9'x18'.) The work is reversible: the shed could be removed in the future with no adverse effects on historic structures. The review committee visit will clarify placement on the lot and its relationship to neighboring buildings.

**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 217 W Madison Street, a contributing property in the Old West Side Historic District, to remove an existing shed and build a new 9' by 20' shed as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the

rest of 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 2 and 10 and the guidelines for building site.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 217 West Madison 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.

217 West Madison Street (April 2008 photos)







## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120  
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>217 W. MADISON ST.</u>
Historic District: <u>DWS</u>
Name of Property Owner (If different than the applicant): <u>same</u>
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: _____ Date: _____
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>JOHN VAN ALSBURG</u>
Address of Applicant: <u>217 W. MADISON ST.</u>
Daytime Phone: <u>(734) 657-1642</u> Fax: (____) _____
E-mail: <u>JVANALSB@YAHOO.COM</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner _____ architect _____ contractor _____ other
Signature of applicant: <u>[Signature]</u> Date: <u>10/1/2012</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential _____ 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 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>J.V.</u>

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

1. Provide a brief summary of proposed changes. Addition of a shed  
in back yard. Approximately 9' x 20'.

2. Provide a description of existing conditions. Currently no shed, no  
grass due to extremely shady conditions.  
There is a "mini-shed" that will be removed/replaced.  
(see attached picture)

3. What are the reasons for the proposed changes? Need for storage,  
secure bicycles so they no longer are stolen.

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

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area. attached

**STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: \_\_\_\_\_ HDC \_\_\_\_\_ Fee Paid: \_\_\_\_\_

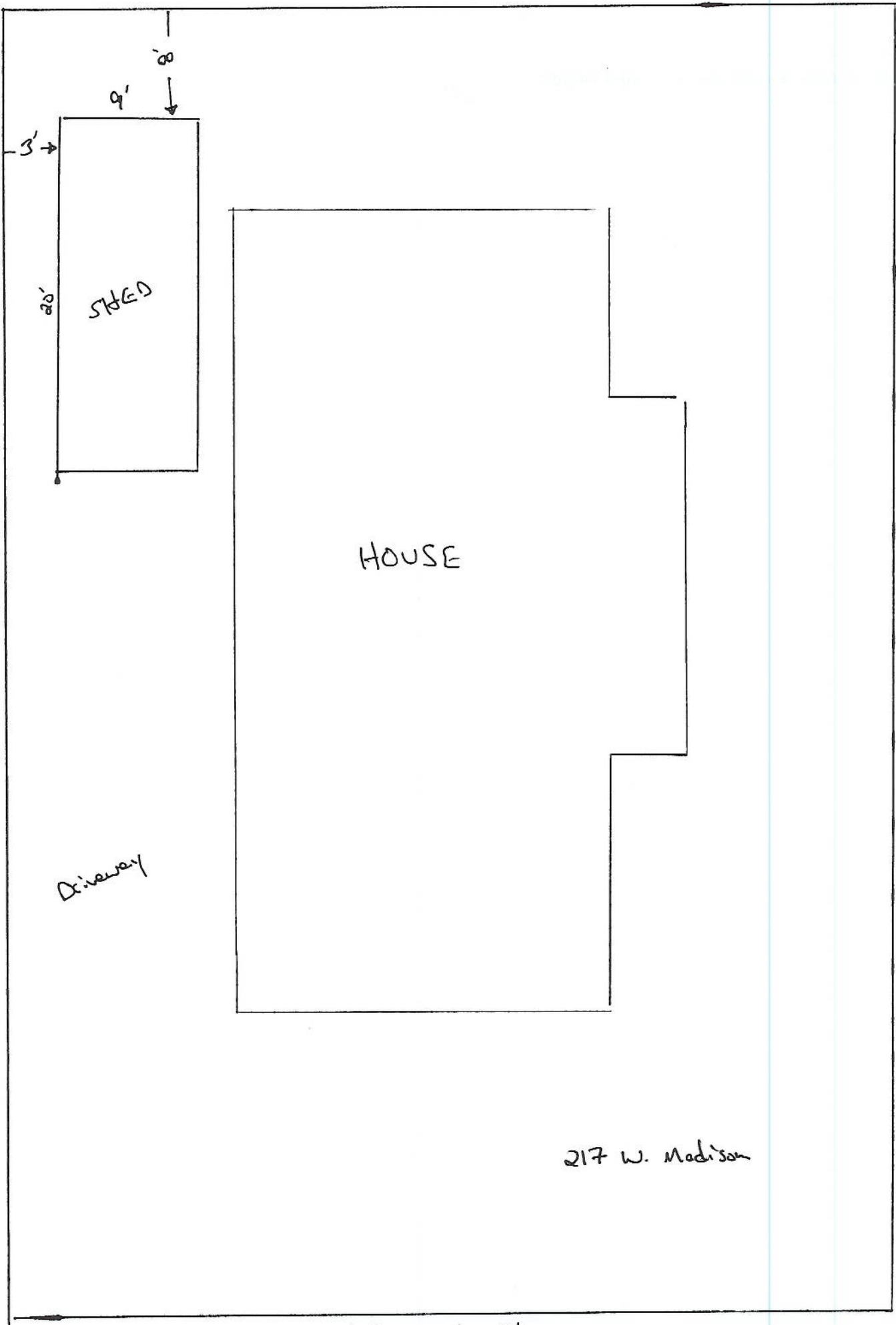
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:





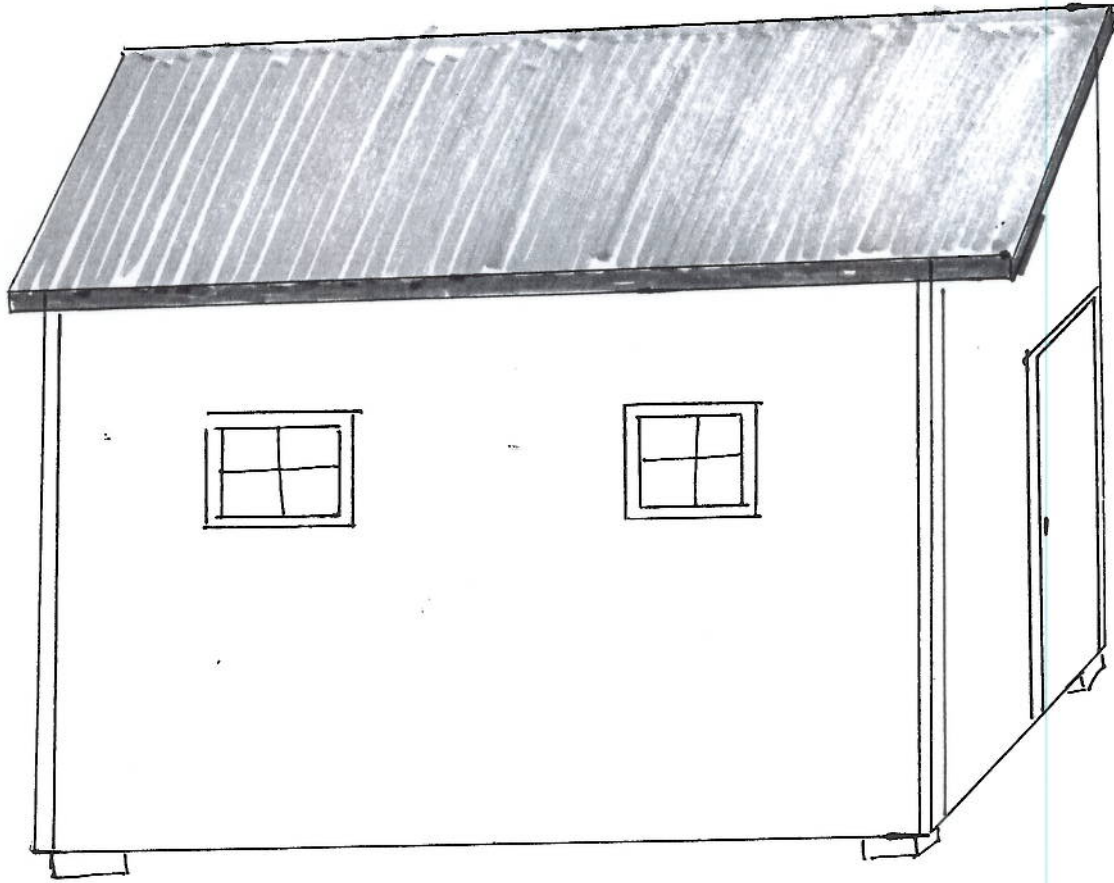
FIRST ST.

217 W. Madison

MADISON ST.







### Materials:

- asphalt shingles
- concrete block footers (on compacted gravel)
- 2x4 wall/roof frame construction
- 2x6 floor construction
- siding: wood composite, 8" grooved "barn siding" - T-11
- two barn sash windows - 20" x 25", single pane
- Dimensions: 9' wide x 20' deep  
roof height: 8' going to 10' on high side
- All trim (windows, doors, corners) are 1x4" pine board.
- Door: 36" x 80". Fiberglass exterior entry door.



