

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 508 Second Street, Application Number HDC 12-061

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** April 30, 2012

**REPORT PREPARED BY:** Katie Remensnyder, Interim Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, May 7 for the Thursday, May 10, 2012 HDC meeting

#### OWNER

**Name:** Michael & Barbara Smith  
**Address:** 508 Second Street  
 Ann Arbor, MI 48103  
**Phone:** (734) 994-6532

#### APPLICANT

Harold Kirchen  
 340 Eighth Street  
 Ann Arbor, MI 48103  
 (734) 476-5455

**BACKGROUND:** This two-story, front gable vernacular house features a front porch with square columns spanning the length of the eastern (front) elevation, a wide frieze board below the cornice, a bay window on the southern elevation, and pedimented window surrounds on the second story. Before 1897, the address of the house was 34 Second Street. Although the exact year of construction could not be determined, Conrad and Anna Noll are listed as residing at the house in the 1888-1889 Polk City Directory, where Conrad is listed as a boot and shoemaker.

**LOCATION:** This site is located on the west side of Second Street, between West Jefferson Street and West Madison Street.

**APPLICATION:** The applicant seeks HDC approval to replace a second-floor balcony and to install a new six-foot tall wood fence and gate.

#### APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:



- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

### **From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:**

#### **Additions:**

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Not Recommended: Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

### **STAFF FINDINGS:**

1. The proposed balcony would replace a previous balcony that was removed in fall 2010 because of rotting wood. Currently, the second-story door opens to a ten-foot drop. The proposed balcony is located on the rear elevation and measures nine feet three inches long and five feet wide. The balcony will have untreated Ipe wood decking, posts, and rails, and cedar spindles, fascia, and rake.
2. The proposed fence would extend from the southern elevation of the house along the southern property line to the rear of the lot. The fence is six feet high and also includes a gate facing the street that measures three feet six inches high. The fence will consist of cedar posts and cedar boards spaced one-half inch apart.
3. Staff may approve "installation of new fences, provided they meet the requirements of the *Historic District Design Guidelines*" on the Commission's behalf. Those guidelines say it is appropriate to use wood (picket or alternating board) for fencing. Although this fence does not have alternating boards, the boards are spaced to allow for opacity and staff believes that it is an appropriate design.
4. Staff recommends approval of the proposed balcony and fence. Both are compatible in exterior design, massing, arrangement, texture, material and relationship to the site and the surrounding area, and meet *The Secretary of the Interior's Standards for Rehabilitation*, particularly standard 9.

**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 approve the application at 508 Second Street, a contributing property in the Old West Side Historic District, to construct a new second-story balcony and install a new six-foot tall wood fence, 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 standard 9 and the guidelines for additions.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 508 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, correspondence, drawings



**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**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 508 Second Street  
Historic District: Old West Side  
Name of Property Owner (If different than the applicant):  
Michael / Barbara Smith  
Address of Property Owner: 508 Second Street  
Daytime Phone and E-mail of Property Owner: 994-6532  
Signature of Property Owner: Barbara K Smith Date: 4/18/2012

**Section 2: Applicant Information**

Name of Applicant: ~~same~~ Harold Kirchen  
Address of Applicant: 340 Eighth Street  
Daytime Phone: (734) 476 5455 Fax: ( )  
E-mail: hkirchen@comcast.net  
Applicant's Relationship to Property:  owner  architect  contractor  other  
Signature of applicant: [Signature] Date: 4/20/12

**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: BKS

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

1. Provide a brief summary of proposed changes. a) replace fence with similar design enclosing patio area and preventing access to back-yard pond. b) replace second-floor balcony in rear of house

2. Provide a description of existing conditions. a) fence provides some privacy from traffic but allows access to back yard b) previous balcony was removed in fall 2010 because of rotting wood.

3. What are the reasons for the proposed changes? a) twins born next door in May 2011 b) second-floor door opens to ten-foot drop

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

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: 4/26/12 Application to \_\_\_\_\_ Staff or  X  HDC

Project No.: HDC 12-001 Fee Paid: \$100.00 paid

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 5/10/12

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

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

Comments:

RAILING

- 2x4" IPE CAP
- 2x2 CEDAR SPINDLE
- 2x24 IPE RAIL
- 4x4" IPE POST

MICHAEL &  
 BOGDANS SMITH  
 508 SECOND ST.  
 ANN ARBOR, MI

5" CEDAR FASCIA W/  
 2 1/4" CEDAR RAKE

3/4"x4" IPE POSTS, ~9'-6" tall

1/4" = 1'-0"

REAR ELEVATION

DECK @ 9'-5" X 5'-0"  
 5/4"x4" IPE DECKING

EXISTING BRICK (REPAIR)

BLUESTONE STEP

RAN BAR

GRANITE PAVERS

SLEEVE

POSTS

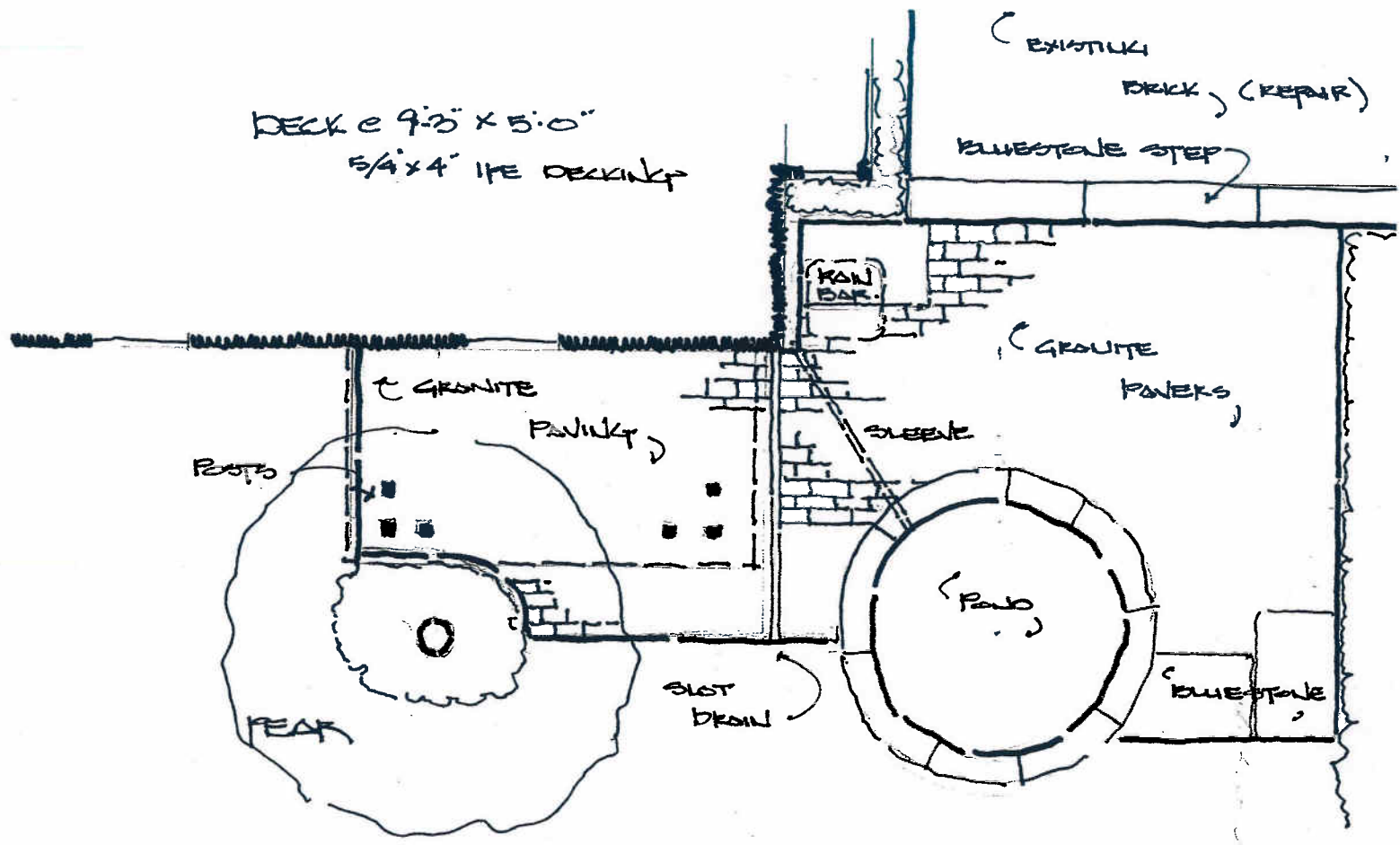
GRANITE PAVING

PAVING

BLUESTONE

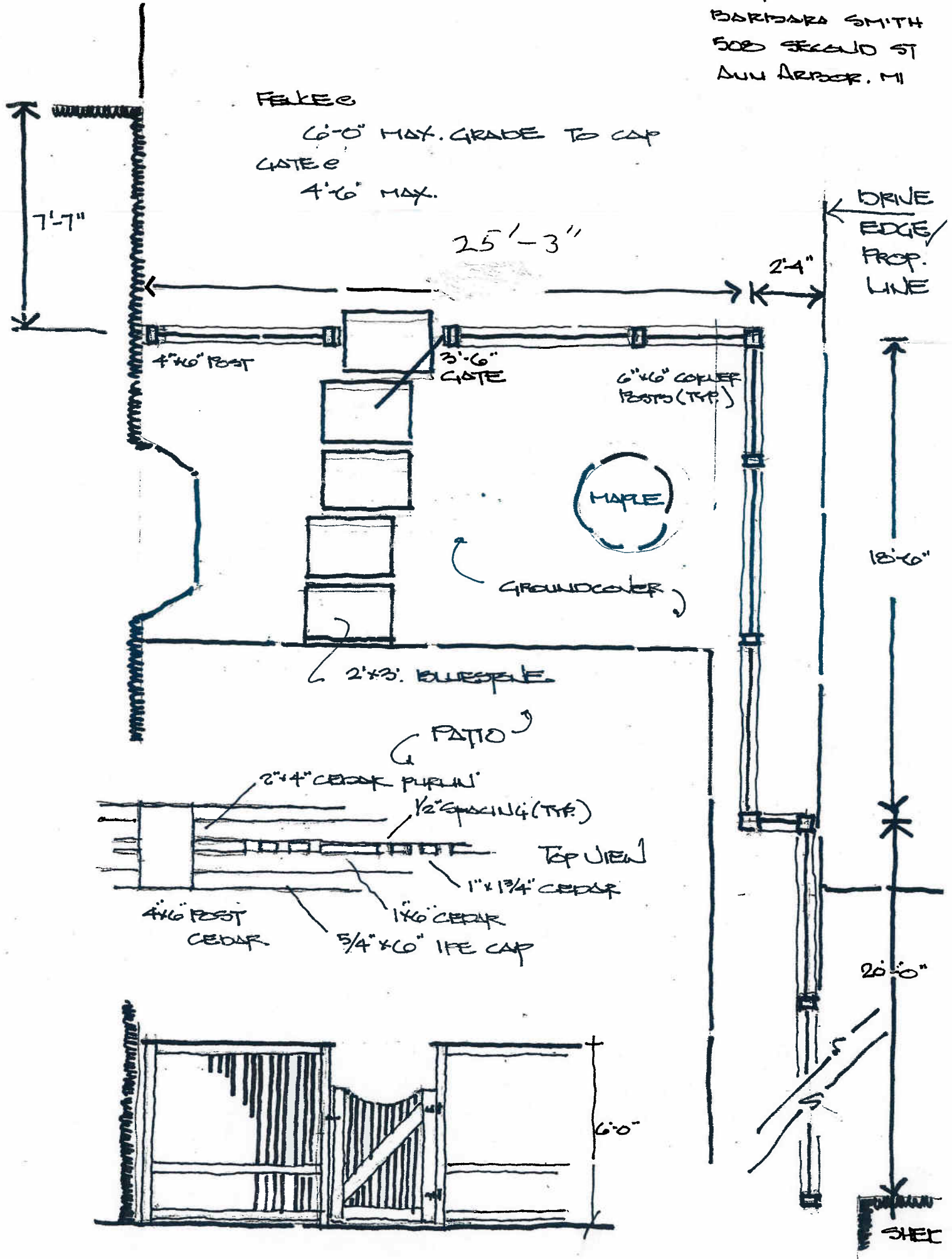
SLOT DRAIN

FEAR

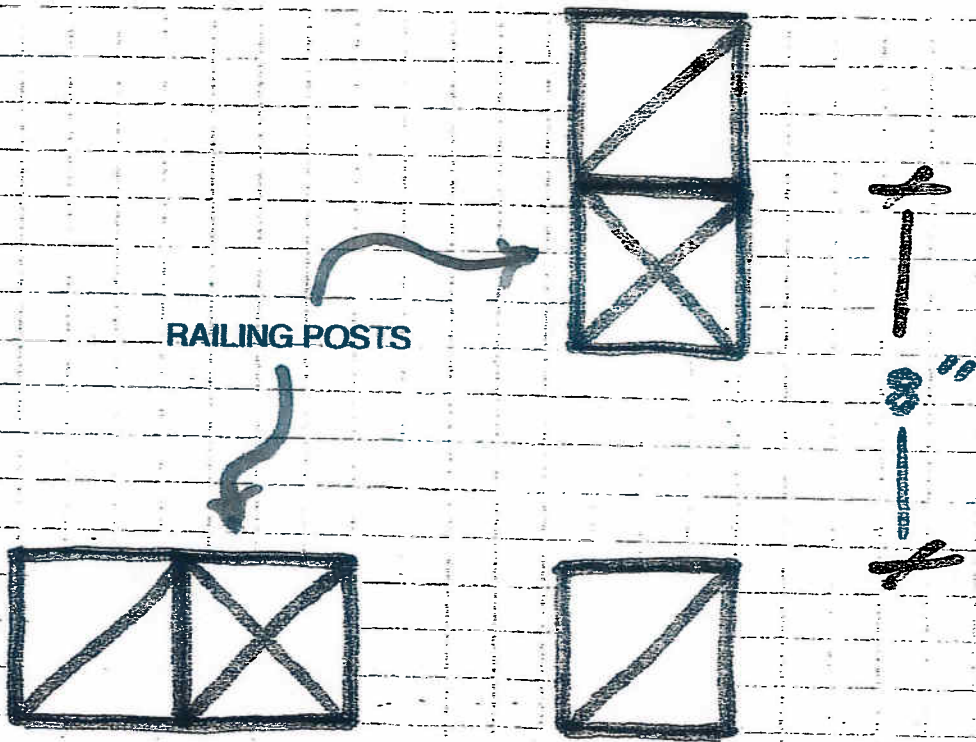


FOR COMMITTEE

MICHAEL &  
BARBARA SMITH  
508 SEWARD ST  
ANN ARBOR, MI



# SUPPORT POST/RAILING POST LAYOUT



$$1/4" = 1"$$









