

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 218 Eighth Street, Application Number HDC13-099

DISTRICT: Old West Side Historic District

REPORT DATE: July 5, 2013 for the Thursday, July 11, 2013 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 8, 2013

	OWNER	APPLICANT
Name:	Rita and Dave Nelson	Same
Address:	218 Eighth St Ann Arbor, MI 48103	
Phone:	(734) 662-1627	

BACKGROUND: This two-story vernacular gable-fronter features one-over-one windows and a full width front porch with square battered columns. The house appears in the 1915 City Directory as the residence of Mary, William, and Emanuel Holzapfel. Emanuel is listed as a laborer, and William, a sales agent at Wolverine Soap Company. The house may be older, as the City Assessor lists the date of construction as 1913.

LOCATION: The property is located on the west side of Eighth St, between West Washington St and West Liberty St. It abuts Slauson Middle School.

APPLICATION: The applicant seeks HDC approval to remove the existing concrete porch and construct a new wooden porch.

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.
- (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.



- (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):

New 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.

Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

From the City of Ann Arbor Design Guidelines:

Guidelines for All Additions

Appropriate: Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

Guidelines for Porches

Appropriate: Using replacement features that match the documented historic design. If no documentation exists, using a simple, plain design.

Not Appropriate: Creating a false historical appearance by adding a porch, entrance, feature, or detail that is conjectural or comes from other properties.

STAFF FINDINGS:

1. The existing front porch is concrete, with solid walls, wooden steps, and Craftsman-style columns. The applicant seeks approval to demolish the concrete portion of the porch and

remove the existing columns. The roof will remain. The applicant states that the concrete portions of the porch are deteriorating and in need of replacement. The concrete and the Craftsman columns are clues that this porch is not original, and a letter from a neighbor who recalls an earlier wood porch being removed serves as further evidence.

2. The proposed front porch is constructed of wood. The proposed decking is tongue and groove 1" by 4" IPE. The skirting is 1" by 6" western red cedar and will be infilled with custom-made western red cedar lattice. The lattice will be squares, which is more appropriate than lattice on the diagonal. The railing will also consist of western red cedar, with beveled top and bottom rails and 1.5" square balusters.
3. Two proposed tall columns, one at either end of the porch, will be Turncraft Poly-Classic columns with a simple Tuscan style. These columns consist of a fiberglass-reinforced polymer. Two short columns of the same style and construction will be located at the foot of the stairs.
4. The new work is distinguished by the simple, plain design. The tongue and groove IPE decking and fiberglass columns are acceptable materials since they are not replacing existing historic materials and the new porch is not replicating a historic design. Staff feels that overall design and massing are compatible with the historic house and neighborhood, and meet the *Secretary of the Interior's Standards* and the *Ann Arbor Historic District Design Guidelines*.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 218 Eighth Street, a contributing property in the Old West Side Historic District, to remove and rebuild the front porch as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines*, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for New Additions and District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 218 Eighth 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, letter, photos, drawings

218 Eighth Street (April 2008 photo)





City of Ann Arbor
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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>218 8th Street</u>
Historic District:	<u>Old West Side</u>
Name of Property Owner (if different than the applicant):	<u>Pital & David Nelson</u>
Address of Property Owner:	_____
Daytime Phone and E-mail of Property Owner:	<u>734.662.1627</u>
Signature of Property Owner:	<u>Pital Nelson, 2/20/13</u> Date: <u>7/18/13</u>
Section 2: Applicant Information	
Name of Applicant:	<u>Pital & David Nelson</u>
Address of Applicant:	<u>218 8th Street</u>
Daytime Phone:	<u>(734) 662-1627</u> Fax: ()
E-mail:	<u>Nels4@comcast.net</u>
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>Pital Nelson, 2/20/13</u> Date: <u>7/18/13</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> 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: <u>R/N/DN</u>	

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

1. Provide a brief summary of proposed changes. Remove existing concrete porch + replace with a wooden one compliant with historical guidelines. The roof will remain

2. Provide a description of existing conditions. Both sides are deteriorating. The wall near the left porch will not remain intact through next winter.

3. What are the reasons for the proposed changes? Renovation is necessary and we want the porch to look more consistent with the period in which the house was constructed.

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: _____ 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:

Working Examples

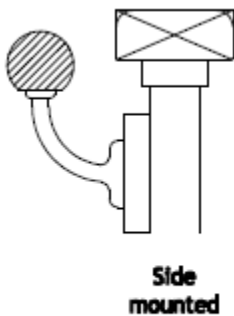
Figure 1.
Porch Stair & Rail Overview



Similar steps previously built by Kirchen.

Perma-Cast columns placed on slab allow for structural steel support and handrail that extends past bottom nosing for safety. Experimental graspable rail deemed too visible: wall rail version hides better behind historically-accurate main rail.

Figure 2.
Graspable Handrail



Note: Skirting below porch deck will consist of vertical/horizontal panel, as found on Representative Washington Street porch (also, see page 7).

Figure 3. Skirting Example



Figure 4. 218 8th Concrete Porch Front View



Figure 5. 218 Eighth Street with Concrete Porch, Left Front Showing Drop off



Figure 6. Note from Robert and Erica Paslick

June, 2013

To Whom It May Concern:

We are writing this letter on behalf of David and Rita Nelson concerning the restoration of the front porch of their Old-West-Side home at 218 Eighth Street. They wish to replace the current concrete structure with a more original wooden one, more in keeping with the architecture of the neighborhood.

We have lived across the street, at 215 Eighth Street since 1964 and witnessed the replacement of the original wooden porch some time ago under one of the previous owners.

Sincerely,

Robert H. Paslick
Erica K. Paslick

Dr. s Robert and Erica K. Paslick

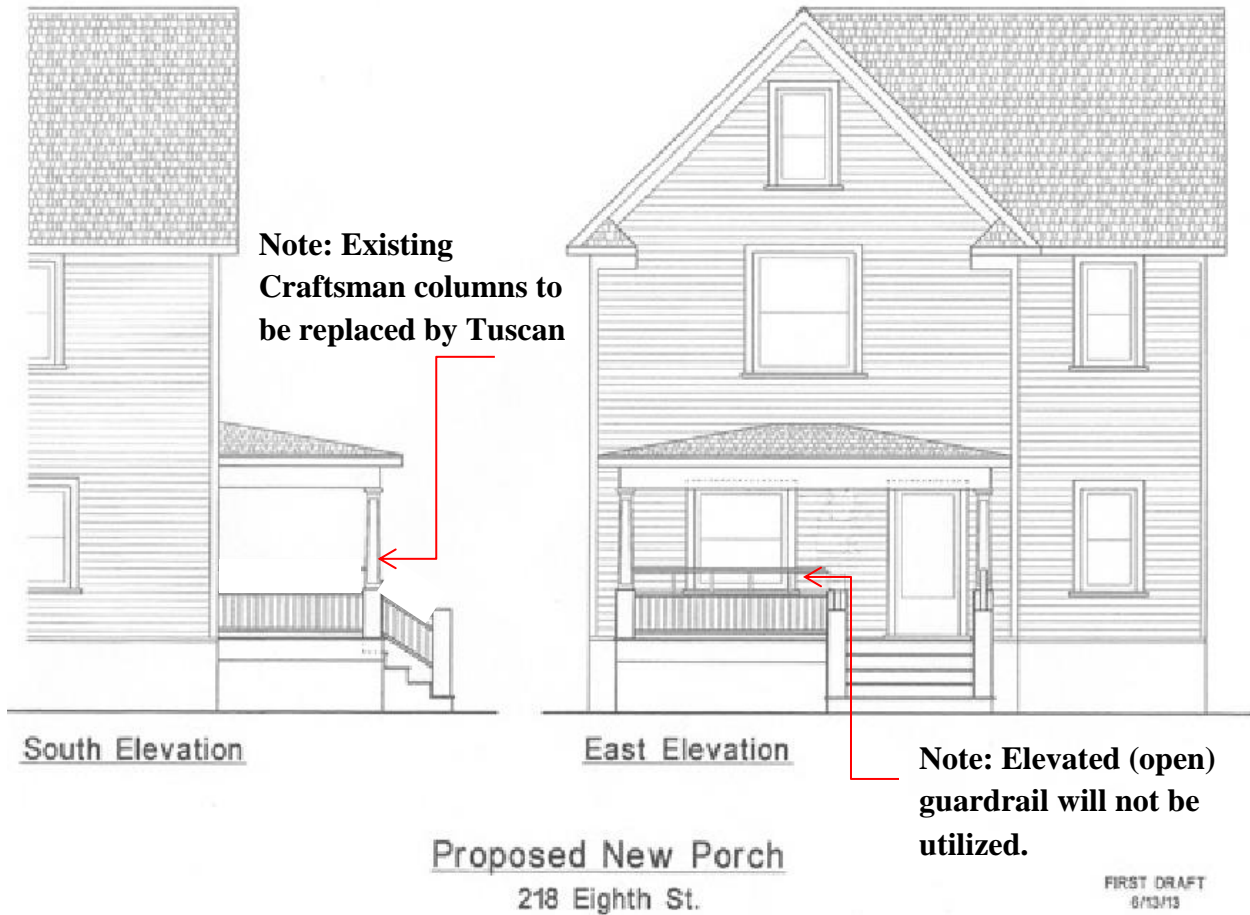
Figure 7. Washington Street Representative Style of Porch Skirting & Graspable Handrail



Figure 8. 215 Eighth Representative Style of Porch



Figure 9. 218 Eighth Street Elevations



Additional Notes:

1. All materials encompassing beam up through existing roof will remain. Columns and concrete porch will be removed/replaced.
2. Materials
 - a. Turn Craft Poly Classic 8” tapered round columns (or equivalent)
 - i. Tall columns at either end of porch, with half-columns at stairs
 - b. Railing
 - i. All parts to be clear western red cedar
 - ii. Cap rail and bottom rail to be beveled
 - iii. Balusters to be 1.5” square
 - iv. Graspable rail to be milled from commercially produced wall rail
 - c. Decking to be tongue & groove 1” x 4” IPE, or equivalent rot resistant
 - d. Skirting to be 1” x 6 “ western red cedar with custom-made western red cedar lattice infill

Figure 10. Column Example

