

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 415 West Madison Street, Application Number HDC19-084

DISTRICT: Old West Side Historic District

REPORT DATE: June 13, 2019

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 10, 2019

	OWNER	APPLICANT
Name:	Rolf Berg	Same
Address:	415 W. Madison Ann Arbor, MI 48103	
Phone:	(734) 761-7319	

BACKGROUND: This two story Colonial Revival features a hipped roof with a half-width front attic gable with corner returns and a half-round window, wide board trim, a street-facing bay window, and a pedimented front stoop. The house first appears in the 1899 City Directory as the home of Charles Herrmann, an upholsterer at Martin Haller furniture, and his wife Bertha.

In 1999 the HDC approved the replacement of iron front porch posts and rails with the wood ones visible today, for the current owner. The turned posts are replicas of surviving porch posts located against the house wall.

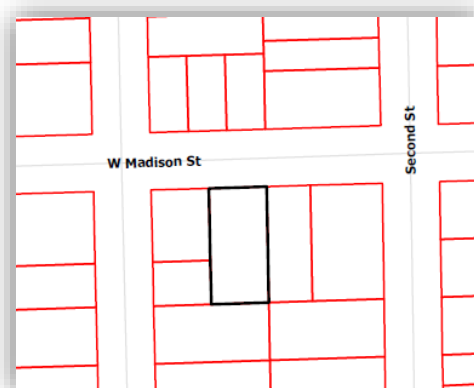
LOCATION: The property is located on the south side of West Madison, between Second and Third Streets.

APPLICATION: The applicant seeks HDC approval to add a screened-in gazebo next to an existing deck, and enlarge the deck slightly.

APPLICABLE REGULATIONS:

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

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (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):

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

Residential Decks and Patios

Appropriate: Installing a deck in the rear of the property that is subordinate in proportion to the building.

Installing a deck that is free standing (self supporting) so that it does not damage historic materials.

Installing railings made of wood. Custom railing designs will be reviewed case-by-case

Using railings that have a chamfered top and bottom rail, and simple square or round spindles that are attached to the underside and top of the rails.

Installing flooring made of wood or composite wood.

Not Appropriate: Installing railings with spindles attached to the sides and top and bottom rails.

Installing top and bottom rails that are vertically proportioned (taller than wide like a 2 x 6 turned vertically).

New Residential Accessory Structures

Appropriate: Retaining the historic relationship between buildings, landscape features, and open spaces.

Locating sheds and garages in the rear yard.

Using exterior wall and roof materials that are compatible with historic materials on the main structure and in the neighborhood.

Not Appropriate: 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 gazebo is proposed on the east side of the house, next to an existing deck that is proposed to be slightly increased in size. There is currently a 6' privacy lattice screen on the front (north) edge of the deck parallel to the street—the plans indicate that this would be replaced by a new 6' privacy screen that resembles a solid board fence with a lattice top band. Three sides of the gazebo would also be privacy screened in this manner. Two more gazebo sides would have a typical wood guardrail, and the other sides would be open. The guardrail would continue down the stair. The gazebo and deck appear to be wood in photos, but since the materials are not specified, staff has conditioned the motion on the use of wood.
2. The gazebo is 12' across. The height is not indicated, but it is shown on the side view drawing of the house as just under 10'. A very large tree is shown on the plan view drawing and in photos. The gazebo would be in close proximity to the tree.
3. It is unusual for an accessory structure to be located in the side yard instead of the rear. Staff believes this application is appropriate because: this is a gazebo (not a shed or garage); there is an existing side door and deck that would be used to access it; the lot is a full 66' wide (many of these original lots have been split into 33' lots in the OWS); and the work is completely reversible.

MOTION

(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 415 W Madison, a contributing property in the Old West Side Historic District, to expand a deck and construct a gazebo in the proposed design, on the condition that they are constructed of wood. As conditioned, 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* for residential patios and decks and residential accessory structures, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2 and 10 and the guidelines for District or Neighborhood Setting.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 415 W Madison 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, photos, drawings

Google Street View September 2014





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# <u>19-084</u>
	BLDG# _____
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
MAY 23 2019	
PLANNING AND DEVELOPMENT SERVICES	

PROPERTY LOCATION/OWNER INFORMATION			
NAME OF PROPERTY OWNER <u>Rolf Berg</u>		HISTORIC DISTRICT	
PROPERTY ADDRESS <u>415 W. Madison</u>			CITY <u>ANN ARBOR</u>
ZIP CODE <u>48103</u>	DAYTIME PHONE NUMBER <u>(734) 761 7319</u>	EMAIL ADDRESS <u>rolfberg40@gmail.com</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)			STATE, ZIP

PROPERTY OWNER'S SIGNATURE			
SIGN HERE	<u>Rolf Berg</u>	PRINT NAME	<u>Rolf Berg</u>
		DATE	<u>5/23/19</u>

APPLICANT INFORMATION			
NAME OF APPLICANT (IF DIFFERENT FROM ABOVE)			
ADDRESS OF APPLICANT			CITY
STATE	ZIP CODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)			
SIGN HERE		PRINT NAME	<u>X</u>
		DATE	

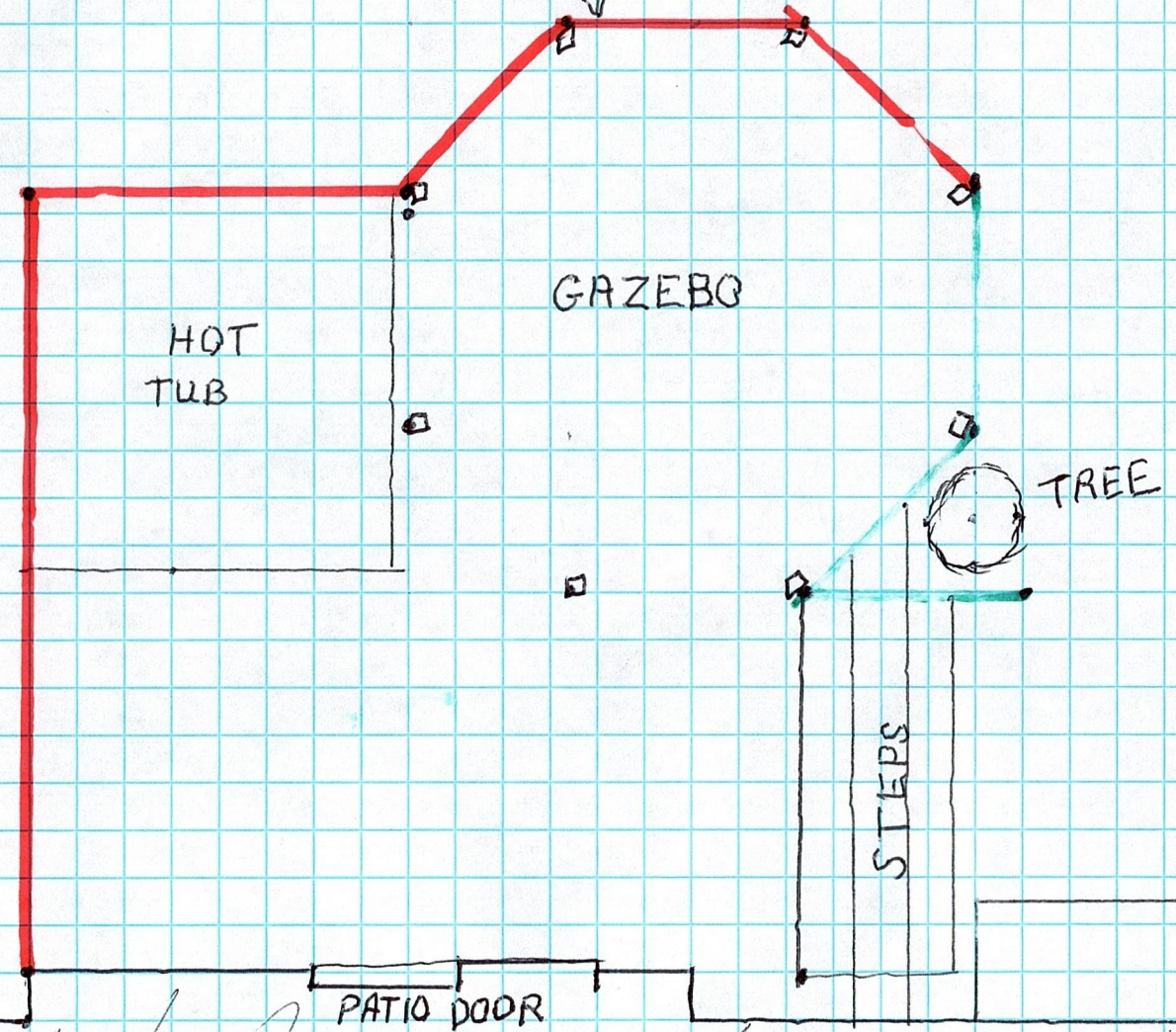
BUILDING USE - CHECK ALL THAT APPLY						
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL	

PROPOSED WORK
Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). <u>See attached materials</u>

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:
<u>need for screened dining on deck and separation from looming adjoining church property.</u>
For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

↑ 11' TO LOT LINE
↓ 14' TO HOUSE

RAILING
FENCE



HOT TUB

GAZEBO

TREE

STEPS

PATIO DOOR

HOUSE

5/4 x 6 x 8' Ground Contact AC2® CedarTone Premium Pressure Treated Decking Board
(Actual Size 1-5/32" x 5-1/2" x 8')

Model Number: [1116137](#) | Menards® SKU: [1116137](#)



\$7.49 each

Length: 8' ▾

! Additional Packaging/Handling Charges May Apply.



Pick Up At Store

99 In-Stock at **ANN ARBOR**
[Check Another Store for Availability](#)



Shipping & Delivery

Available







□ 2'x2'

