

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 812 W Washington Street, Application Number HDC13-225

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** January 9, 2014

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

**REVIEW COMMITTEE DATE:** Monday, January 6, 2014

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Nadine Hubbs	Wayne Appleyard
<b>Address:</b> 1201 Huron St Dexter, MI 48103	5750 Prospect Hill Grass Lake, MI 49240
<b>Phone:</b> (734) 576-5783	(734) 994-5650

**BACKGROUND:** This two-story gable-fronter was first occupied in 1900 by Herman Allmendinger, a packer at the Ann Arbor Organ Company. It features a full-width front porch and steeply-pitched roof with corner returns. The original siding is covered by aluminum. The rear wing appears in 1916 – 1970 Sanborn maps as one-and-a-half stories, but since then the pitch has been altered to make it a full two stories. A rear porch was added between 1925 and 1931.

In November, 2013 several modifications were approved, including removing a chimney, adding skylights, removing non-original elements, constructing a roof deck on the back, and other work.

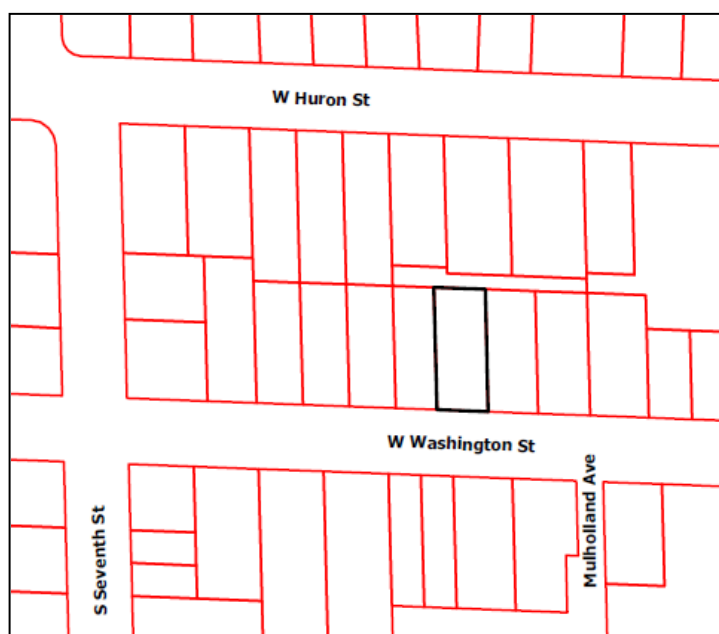
**LOCATION:** The site is located on the north side of West Washington Street, between South Seventh and Mulholland.

**APPLICATION:** The applicant seeks HDC approval to construct a 12' x 18' deck on the east side of the house off the rear addition; install a new door and opening on the rear elevation of the main house block, leading to the deck; and install a bluestone patio.

#### **APPLICABLE REGULATIONS:**

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

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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):**

**Entrances and Porches**

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

**Building Site**

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

**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 on a case-by-case basis

Installing flooring made of wood or composite wood.

**STAFF FINDINGS:**

1. The rear of this lot has a considerable slope. The location of the deck takes advantage of the flattest portion of the yard but is still pushed back behind the main house block. The *Design Guidelines* recommend locating a deck in the rear of the property, but this lot's topography makes the proposed location acceptable. The decking material is composite, which is also acceptable under the design guidelines. The design is minimally intrusive, and the work is reversible. The use of bluestone for a patio to tie the deck to the existing rear door is appropriate.

2. The new door opening is located on the rear of the house, and the design matches one recently approved by the HDC for the balcony rear door.
3. Staff recommends approval of the application since the patio and deck are appropriately designed, scaled and removable, and the door is located on an unobtrusive rear elevation. The work is compatible in exterior design, arrangement, material and relationship to the rest of the site and the surrounding area and meets *The Secretary of the Interior's Standards and Guidelines* and the *Ann Arbor Historic District Design Guidelines*, and does not destroy significant architectural or site features of the house and lot.

**POSSIBLE MOTIONS:** (Note that the motions are 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 812 West Washington Street, a contributing property in the Old West Side Historic District, to: construct a 12' x 18' deck on the east side of the house off the rear addition; install a new door and opening on the rear elevation of the main house block; and install a bluestone patio; as proposed. The 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, 9 and 10 and the guidelines for entrances and porches and building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential decks and patios.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 812 W Washington 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.

812 West Washington Street (2008 Survey Photos)

