

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report****ADDRESS:** 241 Murray Avenue, Application Number HDC14-239**DISTRICT:** Old West Side Historic District**REPORT DATE:** November 13, 2014**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, November 10, 2014

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Thomas Marshall	Same
<b>Address:</b>	241 Murray Avenue Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 646-8264	

**BACKGROUND:** This 1 ½ story home first appears in the 1911 Polk City Directory as the home of Amos Worden, a carpenter. It features a hipped-roof front porch, and the back half of the house is a single story with a saltbox or catslide roof covering all. The house next door at 245 Murray was probably built as a twin, though it has since been significantly altered.

**LOCATION:** The site is located on the east side of Murray Avenue, north of West Liberty and south of West Washington.

**APPLICATION:** The applicant seeks HDC approval to install a 6'x9' cedar shed in the backyard.

**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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will 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 preserve the historic relationship between a building or buildings, landscape features, and open

space.

Retaining the historic relationship between buildings, landscape features, and open space.

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

*Not Recommended*: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

### **From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):**

#### **Residential Accessory Structures**

*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 shed's design is simple, with cedar siding, a cedar shake roof, double-leaf doors and a window. It will be installed on a 6' x 9' concrete slab. The house has no garage or other storage buildings. The shed's proposed location on the lot meets zoning setback requirements, which are a minimum of 3' from the side and rear property line.
2. Staff recommends approval of the application. The design, size, location, and materials of the shed are appropriate and will not detract from the historic character of the site and surrounding neighborhood.

**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 241 Murray Avenue, a contributing property in the Old West Side Historic District, to construct a shed in the backyard as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

#### **MOTION WORKSHEET**

I move that the Commission issue a Certificate of Appropriateness for the work at 241 Murray Avenue 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, drawing, photo

241 Murray Avenue (2007 Survey Photo)





### 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

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>241 MURRAY AVE</u>
Historic District:	<u>O.W.S.H.P.</u>
Name of Property Owner (If different than the applicant):	<u>TOM MARSHALL</u>
Address of Property Owner:	_____
Daytime Phone and E-mail of Property Owner:	<u>734.646.8264</u>
Signature of Property Owner:	<u>Thomas Marshall</u> Date: <u>10/24/14</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>Thomas Marshall</u>
Address of Applicant:	<u>241 Murray Ave</u>
Daytime Phone: (734) 646-8264	Fax: (____) _____
E-mail:	<u>th_marshall@aaa-michigan.com</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>Thomas Marshall</u> Date: <u>10/24/14</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input 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
<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: _____	

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

1. Provide a brief summary of proposed changes. CONSTRUCT  
A 6x9 CEDER SHED PER ATTACHED  
PHOTO - W/ CEDER SHAKE ROOF  
ON EXISTING SLAB

2. Provide a description of existing conditions. LANDSCAPED  
FRONT YARD W/STONE PATIO - NO GARAGE

3. What are the reasons for the proposed changes? NO GARAGE SO  
PLACE TO STORE GARDEN TOOLS, BIKES ETC

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

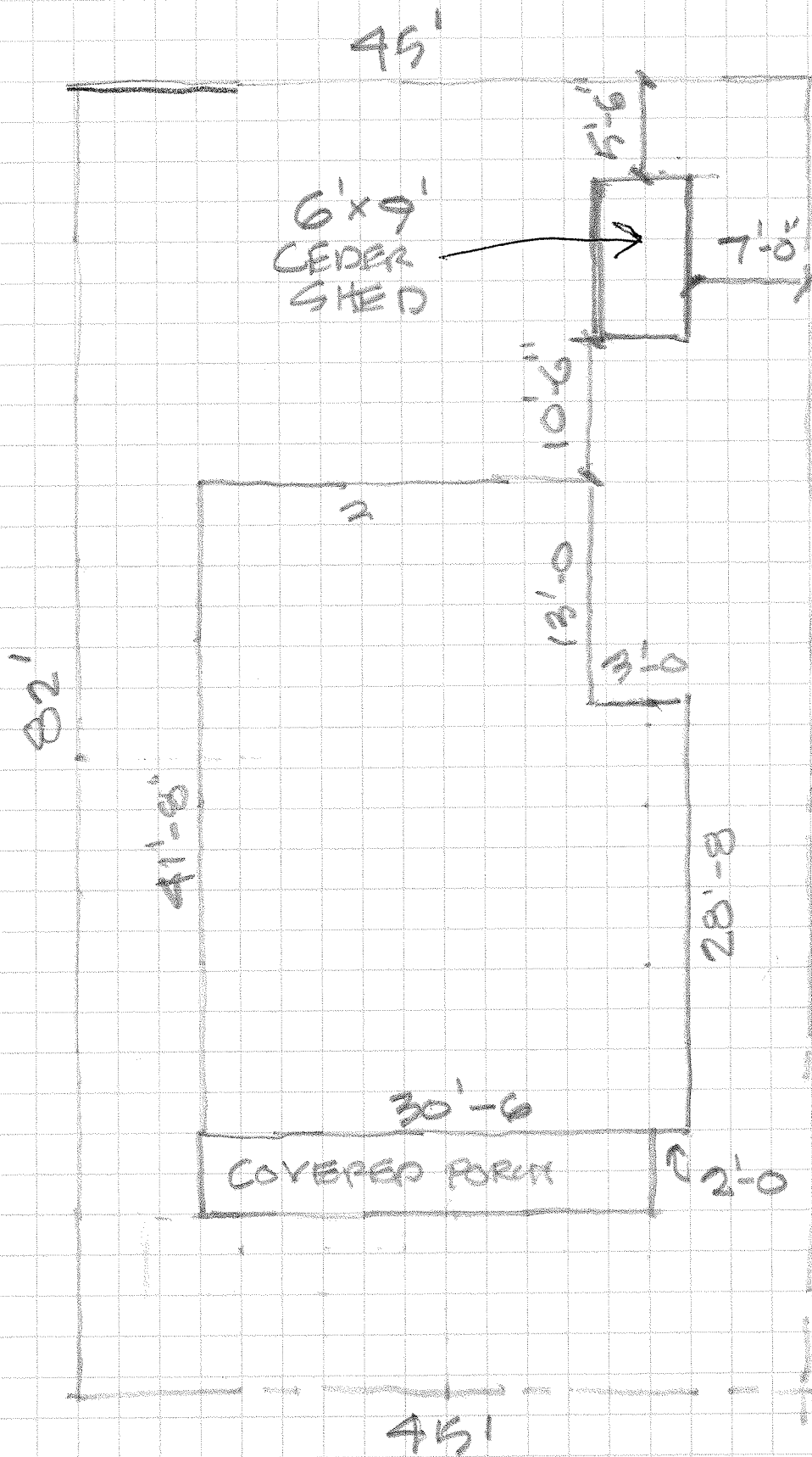
Project No.: HDC \_\_\_\_\_ Fee Paid: \_\_\_\_\_

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

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

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

Comments:



291 MURRAY AVE

RANCHER  
6 FT X 9 FT  
MODEL R66

