

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1211 Traver Street, Application Number HDC15-006

DISTRICT: Broadway Historic District

REPORT DATE: February 12, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 9, 2015

	OWNER	APPLICANT
Name:	Francine Banner-Hubbard	Same
Address:	1211 Traver Ann Arbor, MI 48105	
Phone:	(646) 431-2421	

BACKGROUND: The c.1845 Horace Church house is a two-story side-gable Greek Revival. The original mass of the house is very visible, though significant alterations and a large two-story rear wing render it a non-contributing structure. See the attached survey sheet for more information.

LOCATION: The site is on the west side of Traver Street, just north of the railroad crossing.

APPLICATION: The applicant seeks HDC approval to install a 10' x 10' 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, an asphalt shingle roof, and a single-leaf door. There will be a narrow transom window over the door (not shown on the photo). It will be installed on treated lumber on a 4" gravel base. The house has a three-car garage (and three cars) and an existing shed, but the homeowners are finding themselves in need of additional storage since their basement is damp and unsuitable for storage. 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. It will be next to an existing shed that is also 10'x10' and cedar sided.
2. Staff recommends approval of the application. Given the limited storage space inside the house, the large size of the lot, and the shed's location, staff believes that the design, size, location, and materials of the shed are appropriate and will not detract from the historic character of the 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 1211 Traver, a non-contributing property in the Broadway Historic District, to construct a new 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 1211 Traver Street in the Broadway 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: survey sheet, application, photo, site drawing

Broadway Historic District
Resource Documentation

Address: **1211 Traver**
Historic Name: **Horace Church House**

Date: **ca. 1845**
Level: **Non-Contributing**



Description

Style: Greek Revival
Stories: 2
Material: Vinyl
Windows: Replacement
Window Type: Wood, Double-Hung
Pane Type: 1/1
Character Defining Features:

Roof Shape: Side Gable
Roof Material: Asphalt
Plan Shape: T-Shape
Porch Type: Entry
Dormers: N/A
Dormer Type: N/A

Upright and wing; large, two-story, gable-roof rear wing has a porch tucked under the second floor; gable ridgeline of wing can be seen over the ridgeline of the front section and has two, small, triangular windows set into it; the front door is set far left of the front façade and has a sidelight on one side; sliding frieze window on left front; over some of the first-story windows are vestiges of peaked window hoods.

History

First City Directory: 1868
Original Use: Residential
Current Use: Residential
Occupation (First Dweller): Unknown

Context(s):
Architect: Unknown
Builder: Unknown

Notes: Although significantly altered, this house begins a set of four Greek Revivals, including the Armstrong House on the west side of Traver. This house served as home to a variety of laborers such as carpenters, coopers, teamsters, and cabinetmakers.

Submitted 1/21/14



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	1211 TRAVER ST.
Historic District:	BROADWAY
Name of Property Owner (If different than the applicant):	FRANCINE BANNER-HUBBARD
Address of Property Owner:	1211 TRAVER RD
Daytime Phone and E-mail of Property Owner:	646 431 2421
Signature of Property Owner:	Date: 12/29/14
Section 2: Applicant Information	
Name of Applicant:	FRANCINE BANNER-HUBBARD
Address of Applicant:	1211 TRAVER ST.
Daytime Phone:	646 431 2421 Fax: () N/A
E-mail:	helloTaya@aol.com
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contactor <input type="checkbox"/> other
Signature of applicant:	Date: 12/29/14
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 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:	



STORAGE SHEDS: SR-600

[Sizes & Prices](#)

[Photo Gallery](#)

[Paint & Shingle Colors](#)

[Specifications](#)

[Warranty](#)

[Compare Products](#)

LIVE HELP!
 Speak with a Product Specialist.
 Call 888.883-3743 or Chat Now!



[Start Chat >](#)

Sundance SR-600



Step up to a Sundance Series® SR-600. After many years, the design of The SR-600 hasn't changed much, and it's no wonder why. Simply put, the SR-600 is our most popular storage building, combining great features and a range of sizes that can fit in virtually any backyard. The building includes 6-foot sidewalls with endwall door placement and the TUFF SHED 5-Year Limited Warranty on workmanship and materials.

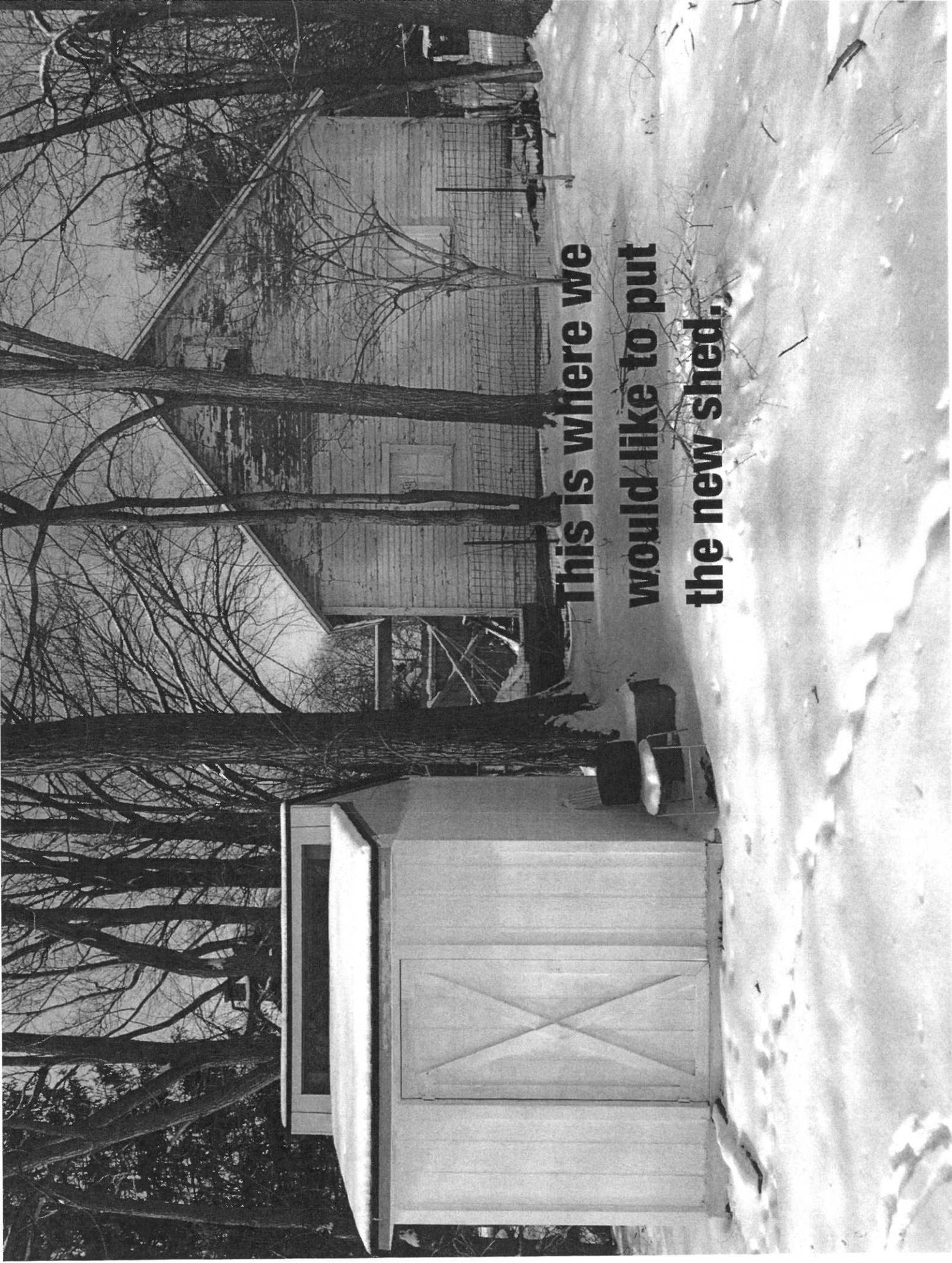
© 2015 Copyright TUFF SHED, Inc. All Rights Reserved. | 888-883-3743

Sizes & Prices

TUFF SHED pricing and installation service varies by location. Please provide the zip code of your intended delivery location in order to view the pricing for your area.

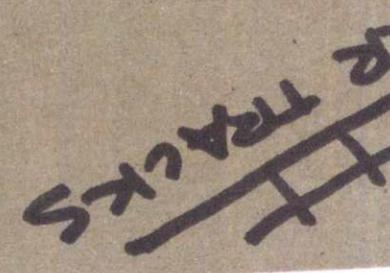
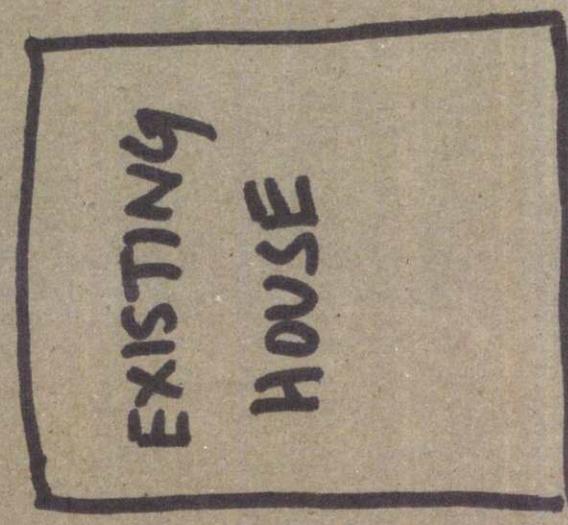
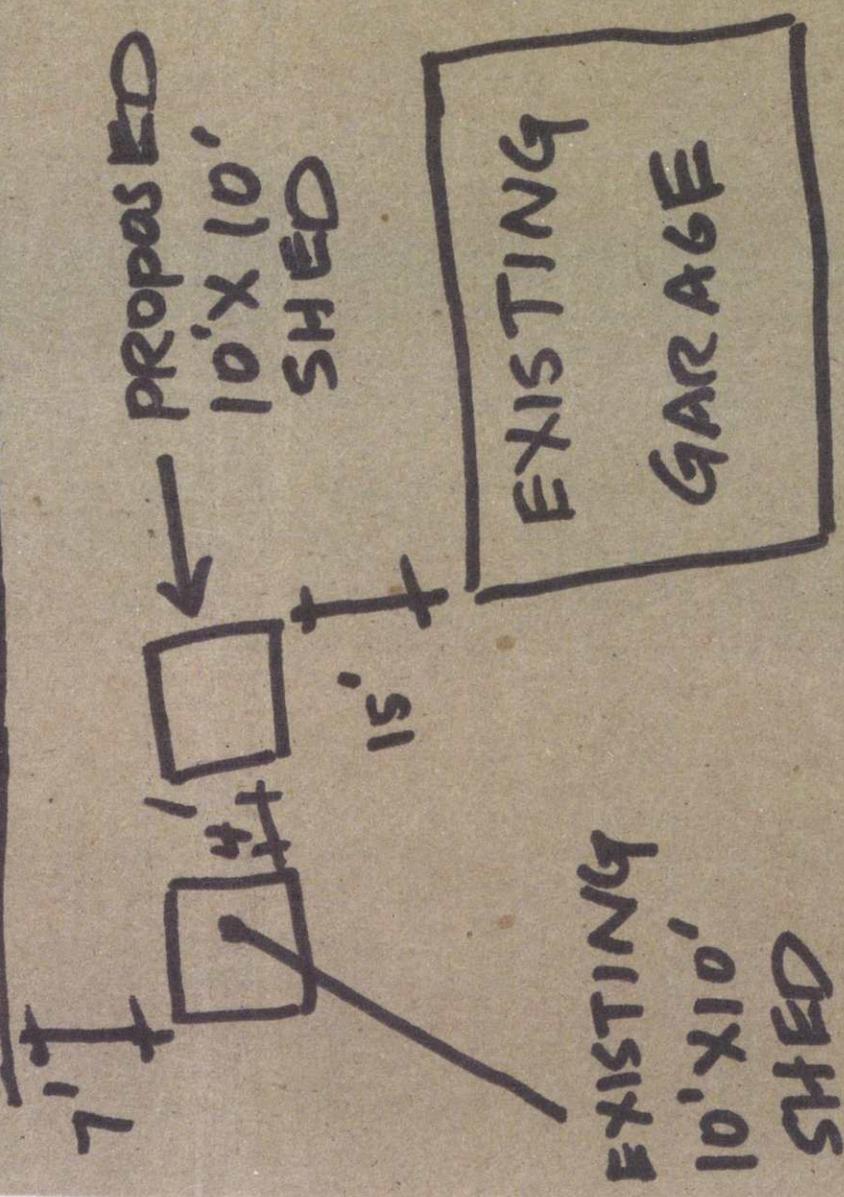
Delivery Zip Code





**This is where we
would like to put
the new shed.**

FENCE · EXISTING FENCE



1211 TRAVER