

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 514 S First Street, Application Number HDC22-1095

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** June 9, 2022

**REPORT PREPARED BY:** Alexis DiLeo, City Planner

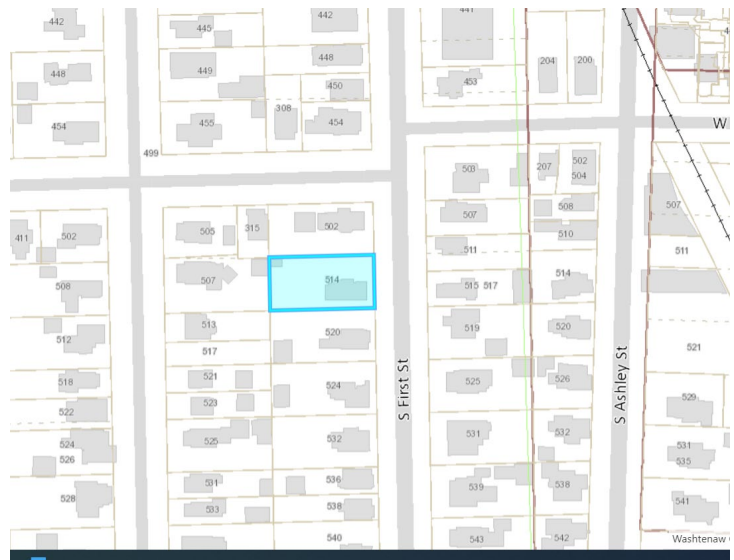
**REVIEW COMMITTEE DATE:** Monday, June 6, 2022

**CONTACTS:** Gabriel Ehrlich and Meredith Pedde – Applicants and Property Owners

**BACKGROUND:** Per information provided to the current owners in previous applications, the house was built in 1892 by Eckhardt Stein. The Stein family lived in the house until 1911. Polk City Directories show Mr. Albert Prochnow occupying the house from 1912 to 1921, and Mr. Charles Allen from 1923 to 1966. The house is a two-story gable-fronter with a cut-stone foundation and decorative shingles in the gables.

Certificates of appropriateness have been approved in 2016 and 2021 to rebuild the missing front porch, add a small addition and deck, and various site improvements such as a backyard patio, driveway pavers, fencing and trellis panels.

**LOCATION:** The site is located on the west side of South First Street, south of West Jefferson and north of West Madison.



**APPLICATION:** The applicant seeks HDC approval to install a small garden shed behind the home near the back left corner of the property. The footprint of the cedar shed measures 70 inches wide and 75 inches deep and is 8 feet 4 inches at its roof peak. Existing 6-foot cedar fence along the left side and rear of the property, plus the home itself and garden plantings, will screen the shed from sidewalk views and adjacent properties.

## APPLICABLE REGULATIONS

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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:* 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 Ann Arbor guidelines may also 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 approximately 6-foot by 6-foot cedar shed is modest in size, well screened from

view anywhere off the property, and appropriate for the property and district. Its material and design are compatible and complimentary.

2. Staff recommends approval of the application. The shed is compatible in design, placement, material, size and relationship to the existing building, property and the surrounding neighborhood and meets the *Ann Arbor Historic District Guidelines* for residential accessory structures, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2 and 10, and the guidelines for building site.

**POSSIBLE MOTIONS:** (Note that the motion supports staff findings and 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 514 S First Street, a contributing property in the Old West Side Historic District, to install a 70" wide and 75" deep, 100" tall cedar shed at the left rear of the site as proposed. The work is compatible in design, placement, material and relationship to the surrounding resources and meets the *Ann Arbor Historic District Guidelines* for residential accessory structures, and *The Secretary of the Interior's Standards for Rehabilitation*, in particular standards 1, 2, and 10, and the guidelines for building site.

**ATTACHMENTS:** application drawings.

514 S First St (May 2008 file photo)



514 South First Street – Google Street View Nov 2020



## Garden Shed Proposal for 514 South 1<sup>st</sup> Street

We are proposing to add a garden shed to the southwest corner of our property to hold our lawn mower and other outdoor tools.

**Proposed Garden Shed:** link to the shed is: [https://eartheasy.com/6-x-6-maximizer-cedar-storage-shed/#reviews\\_pro](https://eartheasy.com/6-x-6-maximizer-cedar-storage-shed/#reviews_pro)

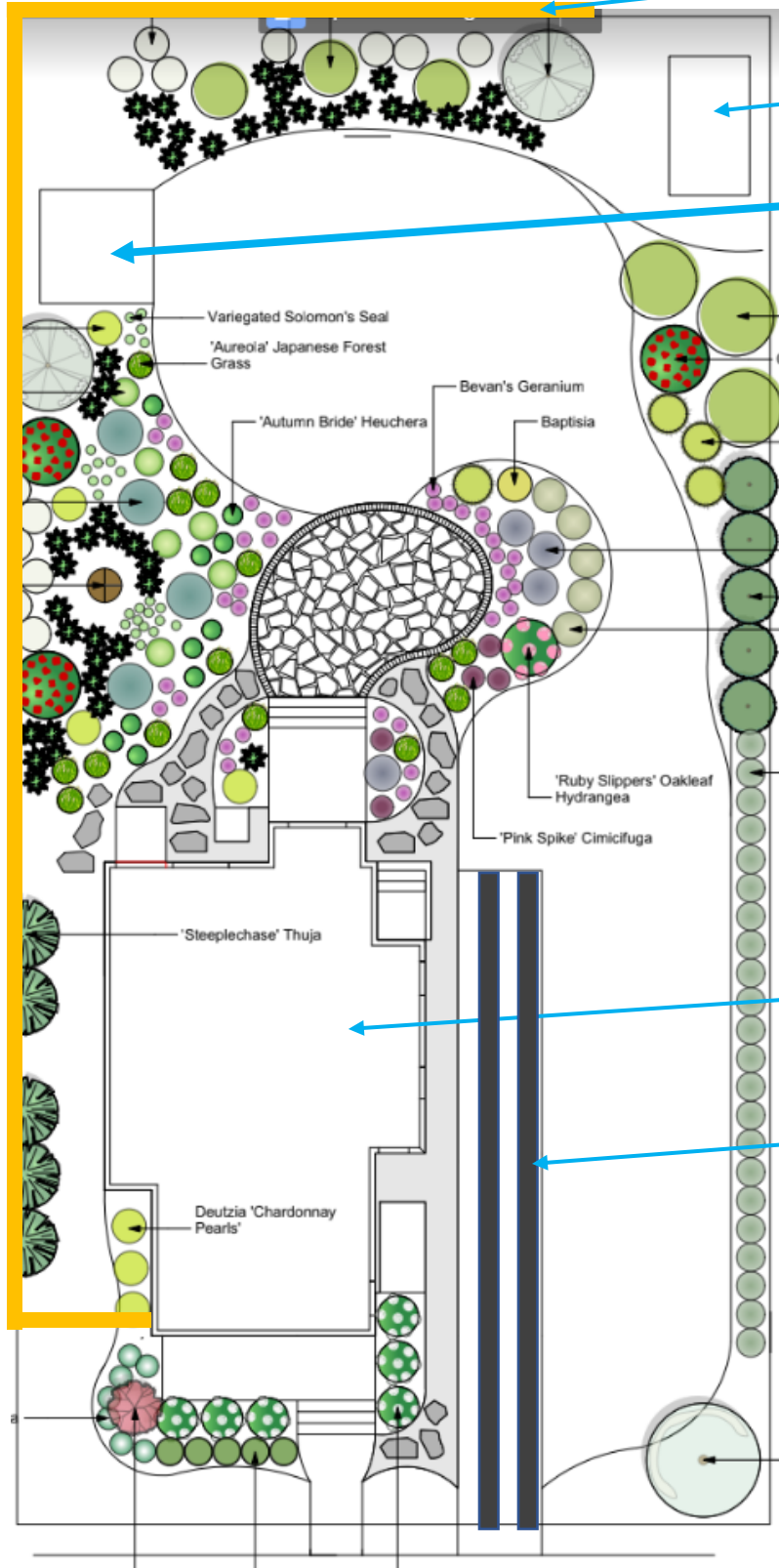


### Existing Conditions:



**Proposed location of Garden**

**Plot Plan:**



Cedar Fence

Existing accessory structure

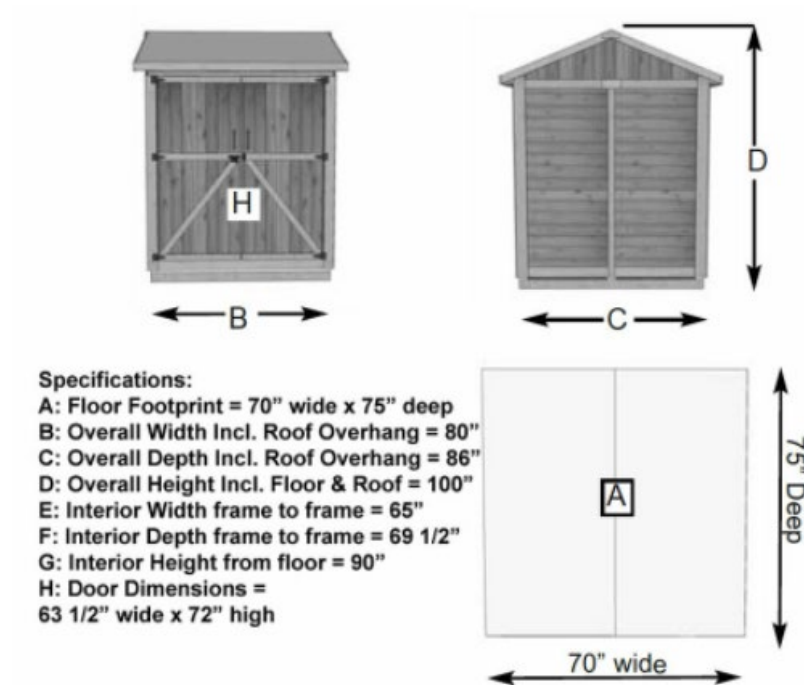
**Proposed Garden Shed**

House Footprint

2-Track Driveway

**Dimensions:**

80"W x 100"H x 86"D (including roof overhang)



**Material:**

Cedar wood (for the entire structure – walls, roof, door, etc.)

**Window and Door Information:**

There are no windows in our proposed garden shed

The door dimensions are

63.5"W x 72"H

The doors are made of cedar